

LACONTE ENGINEERING
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January 15, 2026

Deanna Freeman, Community & Economic Development Director
Village of Indiantown
Community Development Department
15516 SW Osceola Street, Suite B
Indiantown, FL 34956

RE: **Traffic Statement for Silver Fox Grid Station P.U.D.**

Dear Mrs. Freeman,

LaConte Engineering has been retained by Silver Fox 606 LLC to provide a traffic statement for the proposed Silver Fox Grid Station P.U.D., as shown on the Master Site Plan prepared by Lucido & Associates. The proposed development includes a Data Center with an estimated 141 employees per shift. This traffic statement evaluates multiple development scenarios, including: (1) the proposed Data and (2) a worst-case by-right scenario in which the entire developable site is assumed to be developed as General Heavy Industrial. The purpose of this analysis is to demonstrate that the proposed Data Center development, as well as a potential industrial buildout under both existing and planned roadway conditions, can be supported while maintaining acceptable traffic operations on SR-710. Based on the ITE 11th edition trip generation rates the total trips are estimated as follows:

Proposed Use (Data Center)

<u>Description/ITE Code</u>	<u>Unit</u>	<u>ITE Trip Gen Rate</u>	<u>Expected Units</u>	<u>Total Gen. Trips</u>
R&D Center 760	Employees	2.77	141	Daily 391, AM Hour 61

The Level of Service impacts are estimated as follows;

<u>Use</u>	<u>Road Name</u>	<u>2023 Capacity</u>	<u>Project Trips</u>	<u>Traffic Impact</u>
Data Center	SR 710 (Fox Brown to Allapattah)	730	100% 61 AM Pk Hr	8.4% Pk Hr

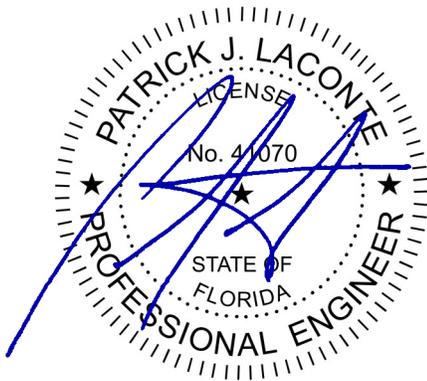
As demonstrated in the peak-hour capacity analysis for the SR-710 (Warfield Boulevard) corridor segment between Fox Brown Road and CR-609 (Allapattah Road), the proposed Data Center project is projected to generate **61 AM peak-hour directional trips**, representing approximately **8.4 percent** of the available peak-hour capacity based on the adopted **730 vehicles per hour (vph) directional LOS C capacity** for this rural two-lane roadway segment. With the addition of the proposed project, peak-hour directional volume increases from **362 vph to 423 vph**, resulting in a **volume-to-capacity ratio of approximately 0.58**, which remains **well within the LOS C operating range** and substantially below the threshold for LOS D. Therefore, the **SR-710 segment will continue to operate acceptably at LOS C** following development of the proposed Data Center, with no degradation in the adopted Level of Service standard.

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Furthermore, for planning-level worst-case evaluation, the proposed Data Center campus was analyzed assuming future buildout of the remaining developable area as General Heavy Industrial (ITE Land Use 120). Using the ITE 120 AM peak-hour trip generation rate of 0.51 trips per 1,000 square feet, **the existing two-lane segment of SR-710 (Fox Brown Road to CR-609/Allapattah Road) can accommodate approximately 722,000 square feet of additional Heavy Industrial development** above the 2023 baseline while maintaining LOS C. Following FDOT's funded **widening of SR-710 to a four-lane divided facility**, the available LOS C capacity increases substantially; applying a conservative planning-level four-lane LOS C directional capacity of approximately 2,000 vehicles per hour, **the corridor would accommodate approximately 3.21 million square feet of additional Heavy Industrial development** while maintaining LOS C. This worst-case analysis demonstrates that the proposed development, including future industrial buildout, will not result in unacceptable traffic operations on SR-710.

Should you have any questions, or require any additional information, please do not hesitate to call.

Sincerely,



Patrick J. LaConte, P.E.
FL REG PE #41070
LACONTE ENGINEERING

Martin County 2023 Roadway Level of Service Inventory Report

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

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

Martin County 2023 Roadway Level of Service Inventory Report

Road Name	From	To	Context Classification	Generalized Service Capacity	2023 Average Annual Daily Traffic	2023 Peak Hour Directional Volume	2023 Generalized LOS	Avg. Annual Growth Rate
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	C4	1790	19,136	869	C	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	C4	870	9,681	395	TCEA	2.1%
CR-708 (Bridge Rd)	SR-76	CR-711	C2	730	1,212	69	A/B	6.8%
CR-708 (Bridge Rd)	CR-711	I-95	C2	730	4,606	279	C	4.3%
CR-708 (Bridge Rd)	I-95	Powerline Ave	C2	730	10,060	657	D	2.3%
CR-708 (Bridge Rd)	Powerline Ave	SR-5	C3R	890	11,249	624	TCEA	1.6%
CR-708 (Bridge Rd)	SR-5	CR-A1A	C4	695	8,379	484	TCEA	0.5%
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	C4	695	7,845	397	TCEA	0.5%
CR-708 (Bridge Rd)	Gomez Ave	CR-707	C4	695	4,572	259	D	0.5%
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	C2	730	4,557	466	D	8.0%
CR-711 (Pratt Whitney Rd)	CR-708	Meadowlark Cir	C2	730	5,438	302	C	4.4%
CR-711 (Pratt Whitney Rd)	Meadowlark Cir	SR-76	C3R	1165	6,311	301	C	1.0%
CR-713 (High Meadow Ave)	I-95	CR-714	C3C	1125	14,293	1,207	E	2.1%
CR-713 (High Meadow Ave)	CR-714	SR-714	C3R	1165	9,701	514	C	0.5%
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	C3R	1165	12,673	534	C	0.5%
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	C2	730	4,358	185	A/B	6.3%
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	C2	730	4,336	189	A/B	4.2%
CR-714 (Martin Hwy)	CR-609	I-95	C2	730	6,885	333	C	4.6%
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	C3C	1900	20,434	1,410	C	0.5%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	C3C	1900	22,867	1,190	C	0.5%
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	C3C	1900	24,744	1,443	C	0.8%
CR-723 (Savanna Rd)	CR-707	NE 24th St	C3R	1165	8,521	391	C	0.5%

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CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	C3R	1165	9,649	437	C	0.5%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	C2	730	3,253	187	A/B	4.0%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	C2	730	3,298	189	A/B	7.3%
CR-76A (Citrus Blvd.)	CR-726	SR-714	C2	730	4,663	221	A/B	2.2%
CR-76A (SW 96th St)	CR-726	Bobcat Dr	C2	730	4,677	275	C	5.0%
CR-76A (SW 96th St)	Bobcat Dr	SR-76	C3R	1165	8,959	431	C	2.6%
CR-A1A (Dixie Hwy)	SR-5	CR-708	C2	730	4,301	240	TCEA	5.9%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	C3R	890	7,574	505	TCEA	0.5%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	C3R	1110	7,070	386	C	1.8%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	C2	730	7,701	344	C	1.9%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	C4	870	12,000	498	TCEA	0.5%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	C4	870	16,817	703	TCEA	0.5%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	C3R	890	13,746	727	C	0.5%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	C4	1790	17,816	781	TCEA	0.5%
CR-A1A (Dixie Hwy)	Indian St	SR-714	C3C	1810	16,596	858	C	0.5%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	C4	870	6,220	346	D	0.5%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	C3C	855	3,396	141	C	4.8%
Fox Brown Rd	SR-710	CR-714	C2	730	425	26	A/B	5.2%
Goldenrod Rd	Britt Rd	SR-732	C3C	1810	4,960	281	C	0.8%
Goldenrod Rd	SR-732	SR-5	C3C	1125	6,621	342	C	0.5%
Goldenrod Rd	SR-5	Westmoreland Blvd	C3C	1070	4,795	245	C	0.9%
Gomez Ave	CR-708	Crossrip St	C3R	1110	3,565	156	C	0.5%

Segments with shaded LOS require additional analysis.
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Gomez Ave	Crossrip St	Osprey St	C3R	1110	1,211	58	C	3.3%
Green River Parkway	Dixie Hwy	Baker Rd	C3R	890	8,789	479	C	6.5%
Green River Parkway	Baker Rd	SR-732	C3R	1110	9,706	671	C	3.9%
Green River Parkway	SR-732	St. Lucie County	C2	730	10,443	572	D	4.8%
Horseshoe Point Rd	CR-A1A	Kubin Ave	C4	695	5,457	228	D	0.5%
Indian St	SR-76	Willoughby Blvd	C3C	1900	31,136	1,788	D	1.5%
Indian St	Willoughby Blvd	SR-5	C3C	1900	30,177	1,295	C	2.0%
Indian St	SR-5	Commerce Ave	C4	1790	24,486	1,071	C	2.3%
Indian St	Commerce Ave	CR-A1A	C4	1790	25,398	1,123	C	0.5%
Indian St	CR-A1A	St Lucie Blvd	C4	870	6,583	335	TCEA	0.5%
Indian River Dr	Palmer St	CR-707	C3R	1110	8,559	338	C	3.3%
Island Way	Palm Beach County	Jupiter Road	C3R	1110	5,107	452	C	3.3%
Island Way	Jupiter Road	Country Club Dr	C3R	890	5,548	261	C	3.4%
Jack James Rd	SR-76	Blue Water Wy	C3C	1070	3,572	252	C	3.3%
Lares St	CR-708	CR-A1A	C4	695	2,692	139	TCEA	0.5%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	C3R	1110	2,309	95	C	0.5%
Locks Rd	Canal St	SR-76	C3R	1110	3,682	171	C	0.5%
MacArthur Blvd	Sailfish Point	SR-A1A	C3R	1110	5,756	342	C	0.5%
Mapp Rd	South End	CR-714	C3R	1110	5,981	325	C	3.4%
Mapp Rd	CR-714	SR-714	C4	870	11,818	564	TCEA	0.5%
Mapp Rd	SR-714	Matheson Ave	C3R	1110	4,849	251	C	0.5%
Mapp Rd	Matheson Ave	North End	C3R	1110	7,457	304	C	0.5%

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Matheson Ave	SR-714	Mapp Rd	C3R	1110	6,332	325	C	2.0%
Monroe St	SR-5	Commerce Ave	C3C	1070	1,620	114	C	0.5%
Murphy Rd	Mapp Rd	High Meadow Ave	C3R	1110	5,474	302	C	0.5%
Murphy Rd	High Meadow Ave	St Lucie County	C3R	1110	9,804	859	C	0.5%
Ocean Blvd	Flagler Ave	Palm Beach Rd	C4	915	9,241	498	D	0.5%
Ocean Blvd	Palm Beach Rd	SR-714	C4	1880	11,882	581	C	0.5%
Osprey St	SR-5	CR-A1A	C3R	1110	5,871	238	C	3.1%
Osprey St	CR-A1A	Gomez Ave	C3R	1110	2,270	110	C	4.2%
Palm Beach Rd	SR-714	Ocean Blvd	C4	915	8,379	509	D	0.5%
Palm City Rd	SR-714	SR-5	C3R	890	7,871	394	C	0.5%
Palmer St	CR-707	Indian River Dr	C3R	1110	3,375	212	C	2.1%
Pineapple Wy	CR-707A(Jensen Beach Blvd.)	SR-732	C4	870	11,309	608	TCEA	0.5%
Pomeroy St	SR-76	Willoughby Blvd	C3R	1110	10,189	510	C	3.8%
Pomeroy St	Willoughby Blvd	SR-5	C4	915	9,651	486	D	2.7%
Salerno Rd	SR-76	Willoughby Blvd	C3R	1110	8,049	434	C	0.7%
Salerno Rd	Willoughby Blvd	SR-5	C4	915	9,026	544	D	0.5%
Salerno Rd	SR-5	Commerce Ave	C4	870	8,798	373	TCEA	0.5%
Salerno Rd	Commerce Ave	CR-A1A	C4	870	7,166	290	TCEA	0.5%
Seabranh Blvd	Doubletree Dr	SR-5	C3R	1850	5,904	269	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	C3R	1110	11,397	476	C	4.7%
Skyline Dr	CR-707A	CR-707	C3R	1110	1,846	98	C	3.1%
SR-5 (US-1)	Palm Beach County	CR-A1A	C2	2910	19,846	916	A/B	0.5%

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SR-5 (US-1)	CR-A1A	CR-708	C3R	1850	16,983	876	C	0.5%
SR-5 (US-1)	CR-708	Osprey St	C3C	1810	23,762	1,551	D	0.5%
SR-5 (US-1)	Osprey St	Seabbranch Blvd	C3R	1850	25,850	1,158	C	2.3%
SR-5 (US-1)	Seabbranch Blvd	Cove Rd	C3C	2680	30,175	1,411	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	C3C	2680	31,914	1,465	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	C3C	2680	39,484	1,704	C	0.5%
SR-5 (US-1)	Monroe St	Indian St	C3C	2680	36,506	1,727	C	0.5%
SR-5 (US-1)	Indian St	SR-714	C3C	2680	45,276	2,176	C	0.5%
SR-5 (US-1)	SR-714	SR-5A	C4	2810	36,743	1,753	C	0.5%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	C4	2810	33,378	1,336	C	0.6%
SR-5 (US-1)	SR-76	Palm City Rd	C4	2810	47,809	1,793	C	0.5%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	C4	2810	56,184	2,178	C	0.6%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	C3C	2815	59,047	2,827	E	0.5%
SR-5 (US-1)	Wright Blvd	Baker Rd	C3C	2680	51,265	2,215	C	0.5%
SR-5 (US-1)	Baker Rd	Britt Rd	C3C	2680	47,243	2,203	C	0.5%
SR-5 (US-1)	Britt Rd	SR-732	C3C	2930	55,790	2,543	C	0.5%
SR-5 (US-1)	SR-732	Westmoreland Blvd	C3C	3180	65,367	2,867	C	0.5%
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	C3C	3180	63,100	2,855	C	1.1%
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	C2	730	7,253	307	C	3.4%
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	C2	730	8,597	362	C	3.8%
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	C2_T	940	14,316	811	C	3.8%
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	C2	2910	14,316	811	A/B	3.8%

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SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	C2	2910	12,617	545	A/B	3.5%
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	C2	2910	9,176	414	A/B	7.2%
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	C3R	1110	14,984	744	C	2.1%
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	C3C	1810	22,005	1,175	C	0.8%
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	C3C	1810	21,489	940	C	0.9%
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	C3R	1850	31,000	1,256	C	3.2%
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	C3R	1850	32,528	1,724	D	0.5%
SR-714 (Palm City Bridge)	Mapp Rd	SR-76	C3C	1900	35,988	2,131	E	0.9%
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	C3C	1810	26,408	1,198	C	4.1%
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	C3C	1810	25,813	1,310	C	1.1%
SR-714 (Monterey Rd)	Monterey Extension	SR-5	C3C	1900	18,812	874	C	0.9%
SR-714 (Monterey Rd)	SR-5	CR-A1A	C3C	1900	20,071	1,264	C	0.5%
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	C3C	1810	19,912	894	C	0.6%
SR-732 (Causeway Blvd)	CR-707	SR-A1A	C3R	1110	13,568	762	C	1.8%
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	C3R	1850	24,707	1,334	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	C3R	1945	24,777	1,156	C	1.0%
SR-76 (Kanner Hwy)	SR-15	SR-710	C2	730	2,170	101	A/B	0.5%
SR-76 (Kanner Hwy)	SR-710	CR-708	C2	730	3,653	183	A/B	1.7%
SR-76 (Kanner Hwy)	CR-708	Waterside	C2	730	4,251	231	A/B	8.0%
SR-76 (Kanner Hwy)	Waterside	CR-711/CR-76A	C3C	1900	4,251	231	C	8.0%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	C3R	1945	14,335	889	C	1.7%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	C3C	1900	19,442	930	C	0.5%

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SR-76 (Kanner Hwy)	Jack James	Cove Rd	C3C	2815	50,473	2,651	D	3.6%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	C3C	2815	41,471	2,117	C	4.7%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	C3R	2865	37,689	1,634	C	5.1%
SR-76 (Kanner Hwy)	Indian St	SR-714	C3C	2815	25,896	1,071	C	5.2%
SR-76 (Kanner Hwy)	SR-714	SR-5	C3C	2815	27,309	1,092	C	2.1%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	C3C	1900	20,956	1,111	C	1.9%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	C3R	1945	23,666	1,135	C	0.7%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	C3R	1165	14,409	676	C	1.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	C3R	1165	8,439	410	C	0.5%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	C3R	1165	14,790	880	C	0.5%
St Lucie Blvd	CR-A1A	Indian St	C3R	1110	3,899	194	C	4.2%
St Lucie Blvd	Indian St	SR-A1A	C3R	1110	7,602	379	C	0.5%
Westmoreland Blvd	St Lucie County	SR-5	C3C	1125	11,299	550	C	0.5%
Willoughby Blvd	Cove Rd	Salerno Rd	C3C	1125	3,669	305	C	0.5%
Willoughby Blvd	Salerno Rd	Pomeroy St	C3R	1165	8,977	488	C	0.5%
Willoughby Blvd	Pomeroy St	Indian St	C3R	1945	10,277	517	C	0.5%
Willoughby Blvd	Indian St	SR-714	C3C	1900	10,792	522	C	0.5%
Wright Blvd	SR-5	Dixie Highway	C4	915	10,602	525	D	0.5%

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