



March 29, 2024

Adam B. Kerr, P.E.
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 West Palm Beach, FL 33401

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 and Public Works**
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**RE: Northlake Boulevard & Seminole-Pratt Whitney Site/West End
 Crossing
 FLUA Amendment Policy 3.5-d Review
 Round 2022-24-A**

Dear Mr. Kerr:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Analysis for the proposed Future Land Use Amendment for the above-referenced project, revised on March 21, 2024, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

**Palm Beach County
 Board of County
 Commissioners**

Maria Sachs, Mayor
 Maria G. Marino, Vice Mayor
 Gregg K. Weiss
 Michael A. Barnett
 Marci Woodward
 Sara Baxter
 Mack Bernard

County Administrator
 Verdenia C. Baker

Location:	SE corner of Northlake Boulevard and Seminole Pratt Whitney Road	
PCN:	00-41-42-18-00-000-7930 (<i>others on file</i>)	
Acres:	Gross: 5.92 acres Net: 4.41 acres	
	Current FLU	Proposed FLU
FLU:	Rural Residential – 2.5 (RR 2.5)	Commercial Low (CL)
Zoning:	Agricultural Residential (AR)	Multiple Use Planned Development (MUPD)
Density/ Intensity:	0.4 Unit/Acre	0.10 FAR
Maximum Potential:	Single Family Detached = 2 DUs	Fast Food Restaurant + DT = 25,831 SF <i>(based on gross area)</i>
Proposed Potential:	None	Gas Station = 12 FPs Convenience Store = 4,874 SF Fast Food Restaurant + DT = 2,000 SF Strip Retail Plaza (<40 ksf) = 7,000 SF Carwash (Automated) = 1 Lane
Net Daily Trips:	6,139 (maximum – current) 1,850 (proposed – current)	
Net PH Trips:	588 (300/288) AM, 435 (226/209) PM (maximum) 143 (72/71) AM, 140 (71/70) PM (proposed)	
	* <i>Maximum</i> indicates typical FAR and maximum trip generator. <i>Proposed</i> indicates	

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Adam B. Kerr, P.E.

March 29, 2024

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the specific uses and intensities/densities anticipated in the zoning application.

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **maximum potential** intensity shown above.

Please do not hesitate to reach out with any questions or concerns at 561-684-4030 or DSimeus@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "DS", is written over a light blue horizontal line.

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb

cc:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Bryan Davis – Principal Planner, Planning Division
Stephanie Gregory – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
David Wiloch – Senior Planner, Planning Division
Alberto Lopez Tagle - Technical Assistant III, Traffic Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\24-A\Northlake Boulevard & Seminole-Pratt Whitney Site.docx

NORTHLAKE BOULEVARD & SEMINOLE-PRATT WHITNEY SITE

PALM BEACH COUNTY, FL

**FUTURE LAND USE PLAN
AMENDMENT TRAFFIC ANALYSIS**



FUTURE LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

NORTHLAKE BOULEVARD & SEMINOLE-PRATT WHITNEY SITE PALM BEACH COUNTY, FL

Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida

Kimley»Horn

March 21, 2024
Kimley-Horn Project # 24105300
Registry No. 64773
Kimley-Horn and Associates, Inc.
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by Adam B Kerr
Date: 2024.03.21
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Adam B. Kerr, P.E.
Florida Registration Number 64773

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INTRODUCTION

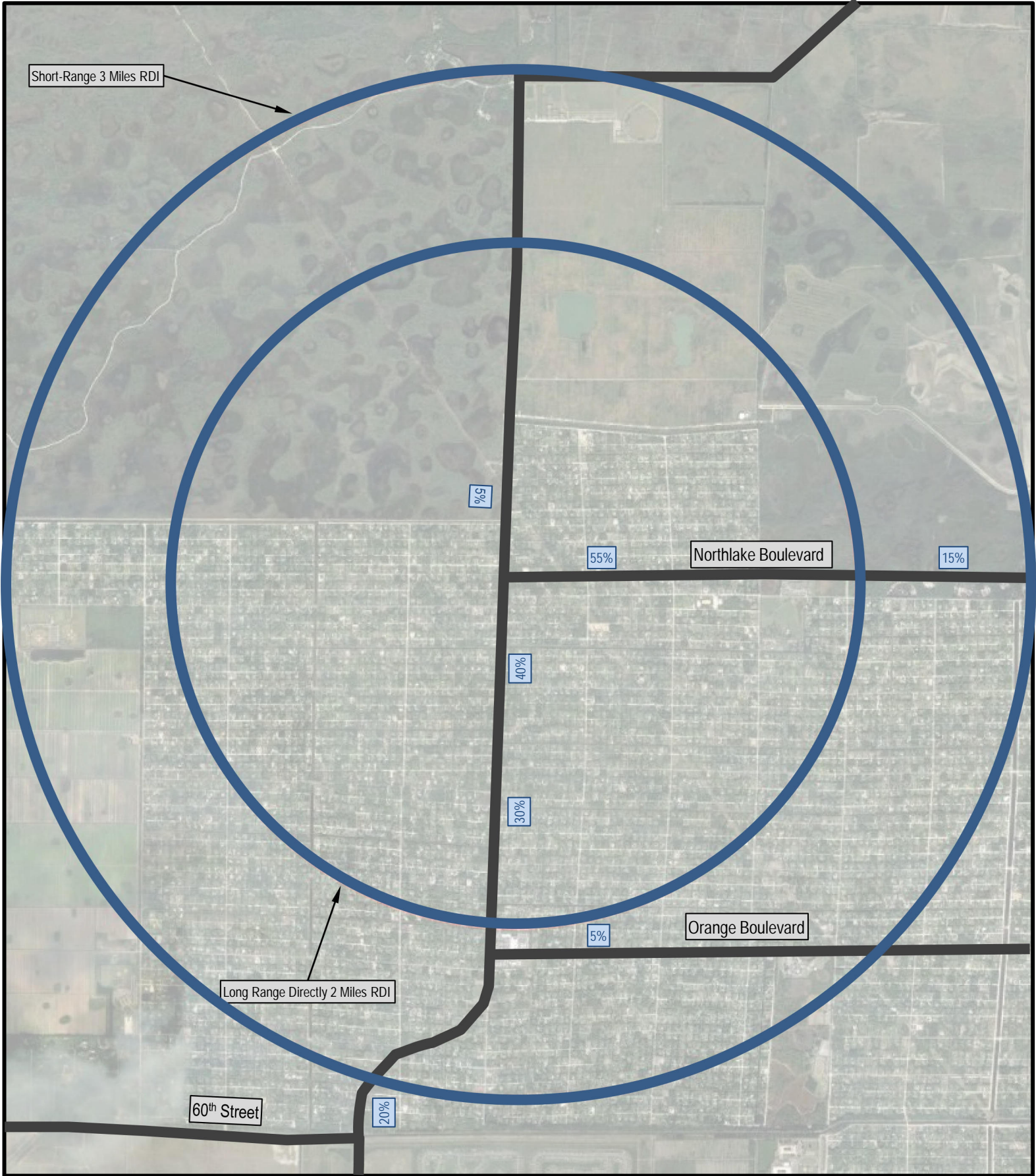
Kimley-Horn and Associates, Inc. has been retained to prepare a Future Land Use (FLU) Amendment traffic analysis for a 5.93-acre site located on the southeast corner of Northlake Boulevard and Seminole Pratt Whitney Road, in Palm Beach County Florida. **Figure 1** illustrates the location of the project site. The site currently has a Palm Beach County FLU designation of Rural Residential (RR). The proposed FLU designation that is the subject of this analysis is Commercial Low (CL).

The parcel control numbers for this site are:

- 00-41-42-18-00-000-7930
- 00-41-42-18-00-000-7920
- 00-41-42-18-00-000-7910

The traffic impacts from the proposed future land use amendment were analyzed based on the procedures outlined in Policy 3.5-d of the Palm Beach County Comprehensive Plan. Currently, the site has a rural residential designation (RR 2.5), which permits 0.4 dwelling units per acre. The proposed future designation is commercial low, which permits a maximum floor area ratio (FAR) of 0.10. Hence the 5.93-acre site allows 25,831 square feet of fast-food use.

This analysis was conducted following short-range and long-range analysis procedures used to evaluate comprehensive plan amendments in Palm Beach County. This report summarizes the finding of the comprehensive plan land use amendment traffic analysis.



Short-Range 3 Miles RDI

Long Range Directly 2 Miles RDI

60th Street

Northlake Boulevard

Orange Boulevard

5%

55%

15%

40%

30%

5%

20%

LEGEND



Site Location



Project Traffic %

FIGURE 1

FLUPA Seminole Pratt & Northlake Boulevard
KH# 241053000
Site Location



PROJECT TRAFFIC

The project traffic volumes evaluated in this analysis are defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Trip Generation

The trip generation calculations are based on the trip generation rates published by Palm Beach County. Trip generation calculations have been performed for three scenarios:

Existing Site Development

This scenario represents the currently trip generation occurring on site. The site is currently vacant hence, no trips have been generated for current daily, AM peak hour and PM peak hour conditions.

Existing Future Land Use Potential Development

This scenario represents the maximum development potential for the site under the existing FLU designation. For the Trip Generation Comparison shown in **Table 1**, Single Family Detached was used for the land use, the maximum intensity of development under the currently adopted future land use designation has the potential to generate 20 net new external daily trips, 1 net new external AM peak hour trips (0 inbound, 1 outbound), 2 net new external PM peak hour trips (1 inbound, 1 outbound).

Proposed Future Land Use Potential Development

This scenario represents the maximum development permitted on site under the proposed FLUE designation, which equates to 25,831 square feet of commercial retail use. The most intense commercial use was determined to be fast-food restaurant with drive through. As indicated in **Table 1**, the maximum density of development under the proposed future land use designation has the potential to generate 6,159 net new external daily trips, 588 net new external AM peak hour trips (300 inbound, 288 outbound), 435 net new external PM peak hour trips (226 inbound, 209 outbound).

Because the proposed amendment for the subject site results in an overall net increase in the trip generation potential of the site on a daily, AM, and PM peak-hour basis in comparison to existing uses on site, it was necessary to determine if any of the roadway links within the project Radius of Development Influence (RDI) are expected to be significantly impacted. Roadway link analyses were conducted for the short-range (2028) scenario using the Test 2 criteria defined in Chapter 12 of the Palm Beach County ULDC. Roadway link analysis was conducted for the long-range (2045) scenario using Policy 3.5-d of the Future Land Use Element as published by Palm Beach County.

Proposed Zoning

This scenario represents the proposed planned development on site with a total of 13,874 square feet of land use, consisting of a car wash, gas station with convenience store, retail and restaurant. The proposed planned development generates 1,870 net new external daily trips, 143 net new external AM peak hour (+72 inbound, +71 outbound), 140 net new external PM peak hour (+71 inbound, +70 outbound). The proposed planned development scenario generates fewer trips than the proposed FLU maximum intensity scenario. Therefore, no further analysis has been performed for this scenario.

Table 1: Trip Generation Calculations Summary

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Site Development								
Vacant		0	0	0	0	0	0	0
	<i>Subtotal</i>	0	0	0	0	0	0	0
Pass-By Capture								
Vacant	0.0%	0	0	0	0	0	0	0
	<i>Subtotal</i>	0	0	0	0	0	0	0
Driveway Volumes			0	0	0	0	0	0
Net New External Trips			0	0	0	0	0	0
Existing FLU Maximum Intensity								
Single Family Detached	2 DU	20	1	0	1	2	1	1
	<i>Subtotal</i>	20	1	0	1	2	1	1
Pass-By Capture								
Single Family Detached	0.0%	0	0	0	0	0	0	0
	<i>Subtotal</i>	0	0	0	0	0	0	0
Driveway Volumes			20	1	0	1	2	1
Net New External Trips			20	1	0	1	2	1
Proposed FLU Maximum Intensity								
Fast Food Restaurant + DT	25.831 KSF	12,076	1,152	588	564	853	444	409
	<i>Subtotal</i>	12,076	1,152	588	564	853	444	409
Pass-By Capture								
Fast Food Restaurant + DT	49.0%	5,917	564	288	276	418	218	200
	<i>Subtotal</i>	5,917	564	288	276	418	218	200
Net New External Trips			6,159	588	300	288	435	226
Proposed Zoning								
Gas Station	12 FP	2,111	148	74	74	148	74	74
Convenience Store	4.874 KSF	1,080	76	38	38	76	38	38
Strip Retail Plaza (<40ksf)	7 KSF	381	17	10	7	46	23	23
Fast Food Restaurant + DT	2 KSF	935	89	45	44	66	34	32
Carwash (Automated)	1 Lane	166	12	6	6	14	7	7
	<i>Subtotal</i>	4,673	342	173	169	350	176	174
Internal Capture	% Daily % AM % PM							
Gas Station	0.0% 0.0% 0.0%		0			0		
Convenience Store	10.0% 10.0% 10.0%	108	8	4	4	8	4	4
Strip Retail Plaza (<40ksf)	10.0% 9.7% 9.5%	38	2	1	1	4	2	2
Fast Food Restaurant + DT	21.4% 8.3% 20.5%	200	7	4	3	14	6	8
Carwash (Automated)	0.0% 0.0% 0.0%		0			0		
	<i>Subtotal</i>	346	17	9	8	26	12	13
Pass-By Capture								
Gas Station	61.0%	1,288	90	45	45	90	45	45
Convenience Store	61.0%	593	42	21	21	42	21	21
Strip Retail Plaza (<40ksf)	63.0%	216	10	6	4	26	13	13
Fast Food Restaurant + DT	49.0%	360	40	20	20	26	14	12
Carwash (Automated)	0.0%	0	0	0	0	0	0	0
	<i>Subtotal</i>	2,457	182	92	90	184	93	91
Driveway Volumes			4,327	325	164	161	324	164
Net New External Trips			1,870	143	72	71	140	70
Proposed FLU Maximum Trips-Existing Development Trips (Short-range)			6,159	588	300	288	435	226
Short-Range Radius of Development Influence:			3 miles					
Proposed FLU Maximum Trips-Existing FLU Maximum Trips (Long-range)			6,139	587	300	287	433	225
Long-Range Radius of Development Influence:			2 Miles					
Land Use	Daily	AM Peak Hour			PM Peak Hour			Pass By
Single Family Detached	10 trips/DU	0.7 trips/DU (26% in, 74% out)			0.94 trips/DU (63% in, 37% out)			0.0%
Fast Food Restaurant + DT	467.48 trips/1,000 sf	44.61 trips/1,000 sf (51% in, 49% out)			33.03 trips/1,000 sf (52% in, 48% out)			49.0%
Gas Station	14.3 PM trips	12.3 trips/FP (50% in, 50% out)			12.3 trips/FP (50% in, 50% out)			61.0%
Convenience Store	221.65 trips/1,000 sf	15.5 trips/1,000 sf (50% in, 50% out)			15.5 trips/1,000 sf (51% in, 49% out)			61.0%
Strip Retail Plaza (<40ksf)	54.45 trips/1,000 sf	2.36 trips/1,000 sf (60% in, 40% out)			6.59 trips/1,000 sf (50% in, 50% out)			63.0%
Carwash (Automated)	166 trips/Lane	11.97 trips/Lane (50% in, 50% out)			13.65 trips/1,000 sf (50% in, 50% out)			49.0%

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to surrounding roadways within the project RDI based upon a review of the proposed roadway network to be in place at the time of buildout and its travel time characteristics.

The daily and peak-hour trips for the project were then assigned to the surrounding roadway network proposed to be in place for each respective analysis year. **Figure 1** also illustrates the project traffic assignment to the surrounding roadway network.

LEVEL OF SERVICE ANALYSIS

Consistent with comprehensive plan amendment evaluation requirements, roadway segment analyses were conducted to address the traffic conditions for the existing, short-range planning horizon (2028), and long-range planning horizon (2045) conditions on links within the RDI.

Short-Range (Year 2028)

This analysis is based on the Test 2 standards of the Palm Beach County Traffic Performance Standards Ordinance (TPSO) and was conducted using the LOS E peak hour, peak direction link service volumes published by Palm Beach County.

As stated previously, this analysis utilizes the net increase in peak-hour trip generation potential of the maximum development potential under the proposed FLU designation in comparison to traffic generated by the existing site development.

Long-Range (Year 2045)

This analysis is based on Policy 3.5-d of the Palm Beach County Future Land Use Element and was conducted using the LOS D daily link service volumes published by Palm Beach County.

As stated previously, this analysis utilizes the net increase in daily trip generation potential of the maximum development potential under the proposed FLU designation in comparison to the maximum development potential under the existing FLU.

SHORT-RANGE (2028) PLANNING HORIZON

The maximum development under the proposed future land use is 25,831 square feet of fast-food use. Therefore, the net increase in peak hour trip generation potential is 588 net new external AM peak hour trips (300 inbound, 288 outbound) and 435 net new external PM peak hour trips (226 inbound, 209 outbound). For the purposes of this analysis, the radius of development influence is 3 miles. Significance was determined in accordance with the Test 2 LOS E peak-hour peak directional service volumes provide in the Palm Beach County Traffic Performance Standards Ordinance (TPSO). **Table 2** summarizes the threshold for determining significance as outlined in Article 12 of the Palm Beach County TPSO. As per the TPSO, during the short-range horizon, a link is considered significantly impacted if project traffic accounts for more than 3% of the LOS E general service volume.

Table 2: Short-Range Significance Determination

NET EXTERNAL PEAK HOUR TWO-WAY TRIP GENERATION			RADIUS
1	through	20	Directly Accessed Link(s)
21	through	50	0.5 miles
51	through	100	1 mile
101	through	500	2 miles
501	through	1,000	3 miles
1,001	through	2,000	4 miles
2,001	and	Up	5 miles

Note: Source table 12.B.2.D-7 3A - Radius of Development Influence of Article 12

Significance Analysis

As indicated in **Table 3** and **Table 4**, the following roadway links are projected to be significantly impacted by the proposed project under Test 2 standards:

- Northlake Boulevard – From Seminole Pratt Whitney Road to 140th Avenue (AM and PM peak hour)
- Seminole Pratt Whitney Road – From Northlake Boulevard to Orange Boulevard (AM peak hour)
- Seminole Pratt Whitney Road – From Orange Boulevard to 60th Street (AM Peak Hour, SB only)

Table 3: Short-Range (Year 2028) AM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS E GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							AM PEAK HOUR					
							TRIPS		% IMPACT		SIG?	
NB/EB	SB/WB	NB/EB	SIG?	SB/WB	SIG?							
Northlake Boulevard	Seminole Pratt Whitney Road	140th Avenue	4LD	1,960	55%	o	158	165	8.06%	Yes	8.42%	Yes
Northlake Boulevard	140th Avenue	Coconut Boulevard	4LD	1,960	15%	o	43	45	2.19%	No	2.30%	No
Orange Boulevard	Seminole Pratt Whitney Road	140th Avenue	2L	880	5%	o	14	15	1.59%	No	1.70%	No
Orange Boulevard	140th Avenue	Coconut Boulevard	2L	880	5%	o	14	15	1.59%	No	1.70%	No
Seminole Pratt Whitney Road	120th Street North	Northlake Boulevard	2L	860	5%	i	15	14	1.74%	No	1.63%	No
Seminole Pratt Whitney Road	Northlake Boulevard	Orange Boulevard	4LD	3,760	40%	o	115	120	3.06%	Yes	3.19%	Yes
Seminole Pratt Whitney Road	Orange Boulevard	60th Street	4LD	1,960	20%	o	58	60	2.96%	No	3.06%	Yes

Table 4: Short-Range (Year 2028) PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS E GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							PM PEAK HOUR					
							TRIPS		% IMPACT		SIG?	
NB/EB	SB/WB	NB/EB	SIG?	SB/WB	SIG?							
Northlake Boulevard	Seminole Pratt Whitney Road	140th Avenue	4LD	1,960	55%	o	115	124	5.87%	Yes	6.33%	Yes
Northlake Boulevard	140th Avenue	Coconut Boulevard	4LD	1,960	15%	o	31	34	1.58%	No	1.73%	No
Orange Boulevard	Seminole Pratt Whitney Road	140th Avenue	2L	880	5%	o	10	11	1.14%	No	1.25%	No
Orange Boulevard	140th Avenue	Coconut Boulevard	2L	880	5%	o	10	11	1.14%	No	1.25%	No
Seminole Pratt Whitney Road	120th Street North	Northlake Boulevard	2L	860	5%	i	11	10	1.28%	No	1.16%	No
Seminole Pratt Whitney Road	Northlake Boulevard	Orange Boulevard	4LD	3,760	40%	o	84	90	2.23%	No	2.39%	No
Seminole Pratt Whitney Road	Orange Boulevard	60th Street	4LD	1,960	20%	o	42	45	2.14%	No	2.30%	No

Contracts are being let for the widening of Northlake Boulevard and Seminole-Pratt Whitney Road to four lanes; therefore, for purposes of this analysis, these roads were assumed to be four lanes.

Capacity Analysis

The future traffic volume on each roadway identified in **Table 3** and **4** to be significantly impacted by the projected traffic were evaluated upon the Test 2 criteria defined in Article 12 of the Palm Beach County Unified Land Development Code. **Table 5** and **6** provide the AM and PM peak hour capacity analyses, respectively, on the significantly impacted Thoroughfare network and local roadways. Traffic volumes were provided by Palm Beach County TPS. As indicated in **Table 5** and **Table 6**, the significantly impacted roadways during the AM and PM peak hours are projected to meet the applicable LOS standards.

Table 5: Short Range (Year 2028) Test 2 Link Capacity Analysis-AM Peak Hour

Roadway From To			Existing			Direction	Significantly Impacted?	Count Year	Count Year Traffic Volume	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2028 Total Traffic	Meets Standard	Back-ground Def.
			Lanes	Facility Type	LOS E Service Volume					Committed Traffic (from TPS)	1.0% Traffic Growth	Committed plus 1.0%	Historic Growth Rate (from TPS)	Max Historic Growth or 1%	Max Historic Growth					
Northlake Boulevard	Seminole Pratt Whitney Road	140th Avenue	4LD	Class I	1960	NB/EB	Yes	2023	768	564	39	603	3.64%	3.64%	150	603	158	1529	Yes	-
			4LD	Class I	1960	SB/WB	Yes	2023	380	551	19	570	3.64%	3.64%	74	570	158	1108	Yes	-
Seminole Pratt Whitney Road	Northlake Boulevard	Orange Boulevard	4LD	Uninterrupted	3760	NB/EB	Yes	2023	759	340	39	379	2.04%	2.04%	81	379	115	1253	Yes	-
			4LD	Uninterrupted	3760	SB/WB	Yes	2023	717	329	37	366	2.04%	2.04%	76	366	115	1198	Yes	-
Seminole Pratt Whitney Road	Orange Boulevard	60th Street	4LD	Class I	1960	NB/EB	No	2023	-	-	-	-	-	-	-	-	-	-	-	-
			4LD	Class I	1960	SB/WB	Yes	2023	1071	559	55	614	3.83%	3.83%	221	614	58	1743	Yes	-

Table 6: Short Range (Year 2028) Test 2 Link Capacity Analysis-PM Peak Hour

Roadway From To			Existing			Direction	Significantly Impacted?	Count Year	Count Year Traffic Volume	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2028 Total Traffic	Meets Standard	Back-ground Def.
			Lanes	Facility Type	LOS E Service Volume					Committed Traffic (from TPS)	1.0% Traffic Growth	Committed plus 1.0%	Historic Growth Rate (from TPS)	Max Historic Growth or 1%	Max Historic Growth					
Northlake Boulevard	Seminole Pratt Whitney Road	140th Avenue	4LD	Class I	1960	NB/EB	Yes	2023	377	1,310	19	1329	3.64%	3.64%	74	1329	115	1821	Yes	-
			4LD	Class I	1960	SB/WB	Yes	2023	732	647	37	684	3.64%	3.64%	143	684	124	1540	Yes	-

LONG-RANGE (2045) PLANNING HORIZON

As noted, the existing land use is rural residential for the 5.93-acre site, equating to 2 dwelling unit of Single Family Detached. The maximum development under the proposed commercial low land use is 25,831 square feet of fast-food use. Therefore, the net increase in daily trip generation potential is 6,139 daily trips. For this analysis the radius of developmental influence 2 miles. Significance was determined in accordance with Table 3.5-1 from the Palm Beach County Future Land Use Element (FLUE). As per the FLUE, during the long-range horizon, a link is considered significantly impacted where the net trip increase impacting roads is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service “D” capacity on an AADT basis of the link affected up to the limits set forth in **Table 7**.

Table 7: Long-Range Significance Determination

NET EXTERNAL DAILY TRIP GENERATION			RADIUS
1	through	50	No Significant Impact
50	through	1,000	Directly Accessed Link(s)
1,001	through	4,000	1 mile
4,001	through	8,000	2 miles
8,001	through	12,000	3 miles
12,001	through	20,000	4 miles
20,000	and	Up	5 miles

Note: Source table 3.5-1 - Significant Impact of PBC FLUE

As shown in **Table 8**, the following roadway links are projected to be significantly impacted by the proposed project under significance determination standards:

- Northlake Boulevard – From Seminole Pratt Whitney Road to 140th Avenue
- Seminole Pratt Whitney Road – From Northlake Boulevard to Orange Boulevard

The significantly impacted roadway links that are mentioned above are projected to meet LOS D standards in the year 2045.

Table 8: Long-Range (Year 2045) Daily Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	2045 ADJUSTED DAILY VOLUME	PROJECT TRIPS					2045 Total Volumes	Meet Standards
						PROJECT % ASSIGNMENT	DAILY TRIPS	v/c with project traffic	% IMPACT	SIG?		
Northlake Boulevard	Seminole Pratt Whitney Road	140th Avenue	6LD	50,300	31,000	55%	3,376	0.68	6.71%	Yes	34,376	Yes
Seminole Pratt Whitney Road	120th Street North	Northlake Boulevard	4LD	33,200	29,000	5%	307	0.88	0.92%	No	-	-
Seminole Pratt Whitney Road	Northlake Boulevard	Orange Boulevard	6LD	50,300	29,000	40%	2,456	0.63	4.88%	Yes	31,456	Yes

CONCLUSION

The foregoing comprehensive plan traffic analysis has been conducted to evaluate the proposed future land use designation change from the existing Rural Residential (RR 2.5) to the proposed future land use of Commercial Low (CL). The project is located on the southeast side Northlake Boulevard and Seminole Pratt Whitney Road, in Palm Beach County, Florida. Based on the analyses conducted for each of the planning horizons (short-range and long-range), there are several significantly impacted links. However, under further analysis, these links are projected to meet LOS standards.

APPENDIX

COUNTY OF PALM BEACH STATE OF FLORIDA

SIGNING & PAVEMENT MARKING PLANS SEMINOLE PRATT WHITNEY ROAD AND NORTHLAKE BOULEVARD

BOARD OF COUNTY COMMISSIONERS
PROJECT NO. 97512A3

HAL R. VALECHE
DISTRICT 1

GREGG K. WEISS
DISTRICT 2

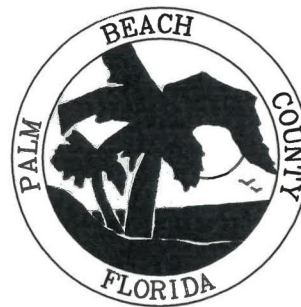
DAVE KERNER
DISTRICT 3

ROBERT S. WEINROTH
DISTRICT 4

MARY LOU BERGER
DISTRICT 5

MELISSA MCKINLAY
DISTRICT 6

MACK BERNARD
DISTRICT 7

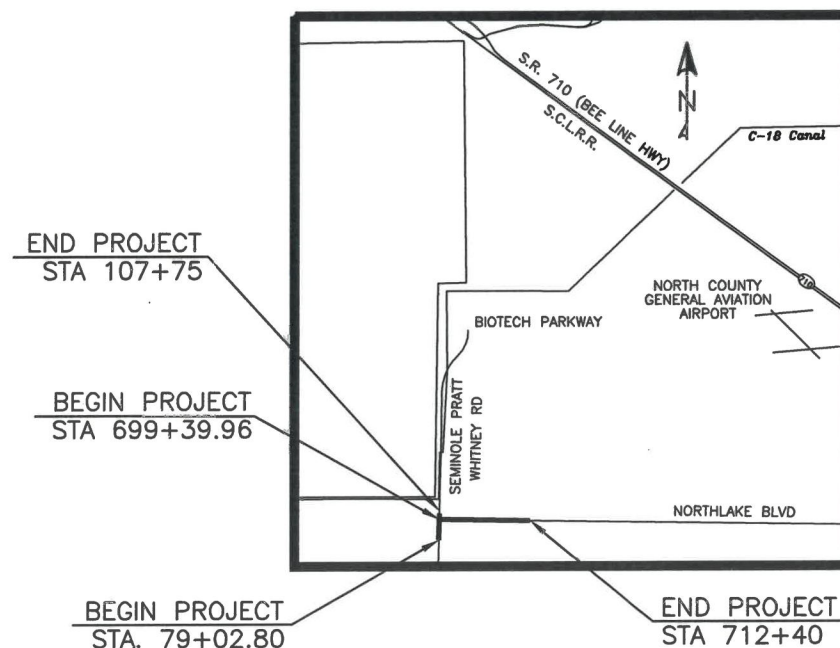


INDEX OF SHEETS	
SHEET No.	DESCRIPTION
S-1	COVER SHEET
S-2 TO S-10	SIGNING AND PAVEMENT MARKING PLANS

SUMMARY OF QUANTITIES		
THERMOPLASTIC, STANDARD, WHITE, SOLID, 6"	NM	2.15
THERMOPLASTIC, STANDARD, WHITE, SOLID, 8"	NM	0.29
THERMOPLASTIC, STANDARD, WHITE, SOLID, 12"	LF	373
THERMOPLASTIC, STANDARD, WHITE, SOLID, 18"	LF	487
THERMOPLASTIC, STANDARD, WHITE, SOLID, 24"	LF	332
THERMOPLASTIC, STANDARD, WHITE, SKIP, 6" 10-30	GM	1.62
THERMOPLASTIC, STANDARD, WHITE, SKIP, 6" 6-10	GM	0.16
THERMOPLASTIC, STANDARD, WHITE, SKIP, 6" 2-4	GM	0.29
THERMOPLASTIC, STANDARD, YELLOW, SOLID, 6"	NM	1.95
THERMOPLASTIC, STANDARD, YELLOW, SOLID, 18"	LF	327
THERMOPLASTIC, STANDARD, YELLOW, SKIP, 6" 6-10	GM	0.09
THERMOPLASTIC, STANDARD, YELLOW, SKIP, 6" 2-4	GM	0.02
RPM BI-DIRECTIONAL AMBER/AMBER	EA	315
RPM BI-DIRECTIONAL WHITE/RED	EA	364
THERMOPLASTIC, STANDARD, WHITE, ARROW	EA	56
THERMOPLASTIC, STANDARD, WHITE, MESSAGE, ONLY	EA	20
SINGLE POST SIGN, INSTALL 12 TO 20 SF	AS	-
R1-1 R3-5R		1
R1-1 D-3		3
R1-1 R3-5R D-3		9
R2-1		3
R3-5R R3-5R R3-5F R3-5F		3
R3-5L R3-5L R3-5B R3-5B		4
R3-5R R3-5F		4
R4-7		1
R4-7 CASE 1		3
R6-1		7
CASE 1		1
W11-2 W16-7L		1
W11-2 W16-7P		1
W11-2 W16-7R		1
SIGN PANAEL, RELOCATE	EA	2
SINGLE POST SIGN, RELOCATE	EA	4
SINGLE POST SIGN, REMOVE	EA	16

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, DESIGN STANDARDS (DATED JANUARY, 2018) AND SUPPLEMENTS THERETO.

GOVERNING SPECIFICATIONS:
THE FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, DATED 2010, SUPPLEMENTS THERETO, AND SPECIAL PROVISIONS THERETO IF NOTED IN THE CONTRACT SPECIFICATIONS FOR THIS PROJECT.



LOCATION MAP
N.T.S.

SEC. 18, 19 TWP. 42S, RGE. 41E

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLANS AND DESIGN ARE IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN STANDARDS AND CRITERIA IN EFFECT ON THIS DATE FOR PALM BEACH COUNTY ENGINEERING DEPARTMENT AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.

DATE: _____ PROFESSIONAL ENGINEER # 26640

ROBERT W. LAWSON, P.E.

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
P.O. BOX 21229
WEST PALM BEACH, FLORIDA



No:	
Revision:	
By:	
Date:	
Scale:	N.T.S.
Approved:	HWD
Drawn:	AJG
Checked:	HWD
Date:	9/2019

Project:
SIGNING & PAVEMENT MARKING PLANS
FOR
SEMINOLE PRATT WHITNEY ROAD
AND NORTHLAKE BLVD.

Sheet:	S-1
Of:	S-10
Project No.	97512A3
LNW#	A585



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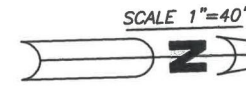
EB7917 / LB7092

STRIPING KEY

- Ⓐ = 6" SOLID WHITE
- Ⓑ = 8" SOLID WHITE
- Ⓒ = 12" SOLID WHITE
- Ⓓ = 18" SOLID WHITE
- Ⓔ = 24" SOLID WHITE
- Ⓚ = 6" SKIP WHITE TYP. (10' - 30')
- Ⓛ = 6" SKIP WHITE TYP. (6' - 10')
- Ⓜ = 6" SKIP WHITE TYP. (2' - 4')
- Ⓝ = 6" SOLID YELLOW
- Ⓟ = 18" SOLID YELLOW
- Ⓢ = 6" DOUBLE YELLOW
- Ⓣ = 6" SKIP YELLOW TYP. (10' - 30')
- Ⓤ = 6" SKIP YELLOW TYP. (6' - 10')
- ⓖ = 6" SKIP YELLOW TYP. (2' - 4')
- Ⓡ = RPM BI-DIRECTIONAL AMBER/AMBER
- Ⓩ = FDP WHITE
- ⓐ = FDP YELLOW
- ⓑ = RPM BI-DIRECTIONAL WHITE/RED
- ⓓ = REFLECTIVE PAVEMENT MARKER

NOTES

ALL PAVEMENT MARKINGS & GEOMETRICS AND REFLECTIVE PAVEMENT MARKERS SHALL BE IN ACCORDANCE WITH PALM BEACH COUNTY TYPICAL DRAWING NO. T-P-18, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

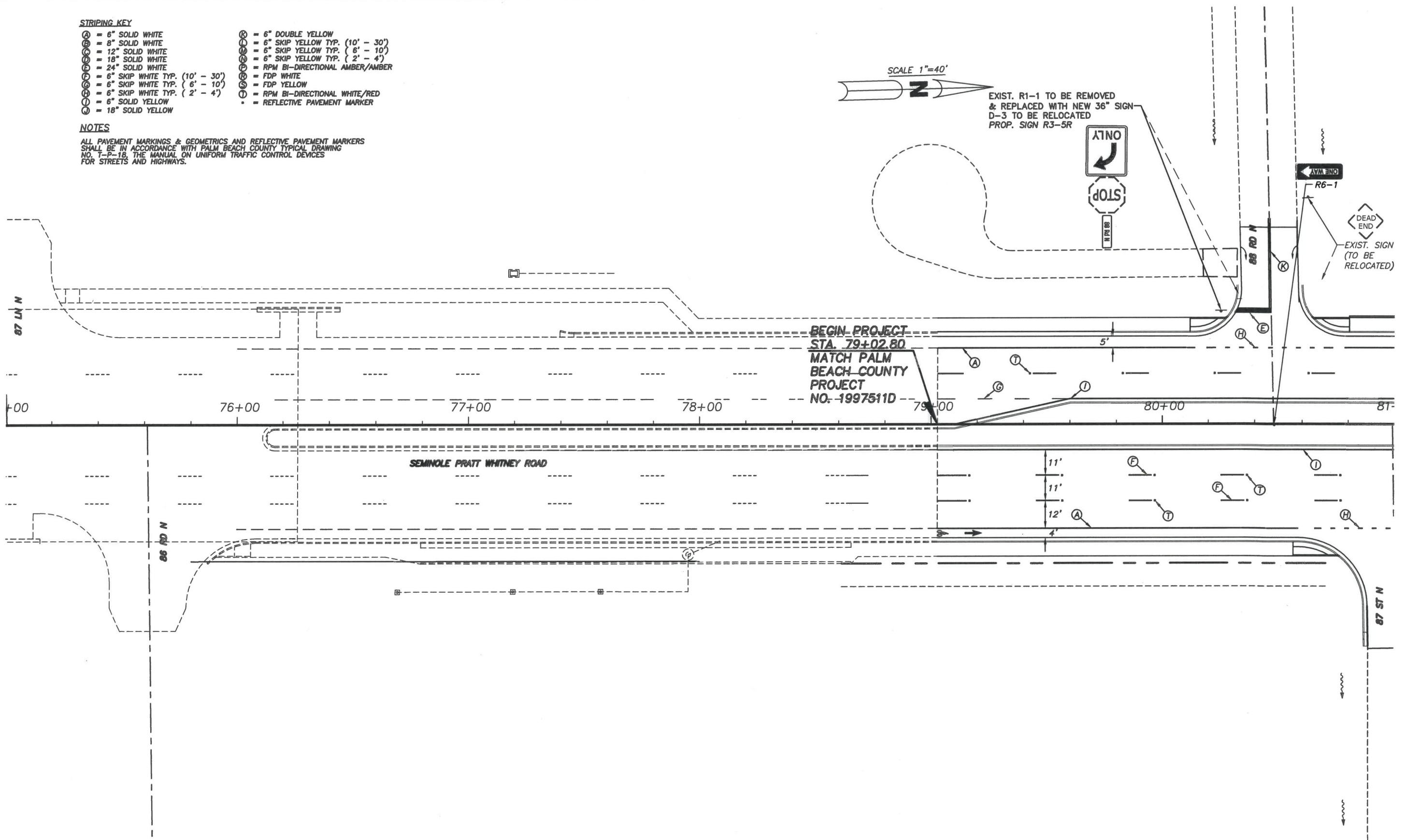


EXIST. R1-1 TO BE REMOVED & REPLACED WITH NEW 36" SIGN
D-3 TO BE RELOCATED
PROP. SIGN R3-5R



EXIST. SIGN (TO BE RELOCATED)

BEGIN PROJECT STA. 79+02.80
MATCH PALM BEACH COUNTY PROJECT NO. 1997511D



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Revision: _____
By: _____
Date: _____

No: _____
Revision: _____
By: _____
Date: _____

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
P.O. BOX 21229
WEST PALM BEACH, FLORIDA

Scale: 1" = 40'
Approved: RWL
Drawn: AJG
Checked: RWL
Date: 2/2020
Field Book No: _____

Project:
SIGNING & PAVEMENT MARKING PLANS
FOR
INTERSECTION IMPROVEMENTS
SEMINOLE PRATT WHITNEY ROAD
AND NORTHLAKE BLVD.

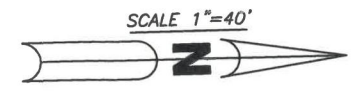
Sheet: S-2
Of: S-10
Project No. 97512A3
LNW# A585

STRIPING KEY

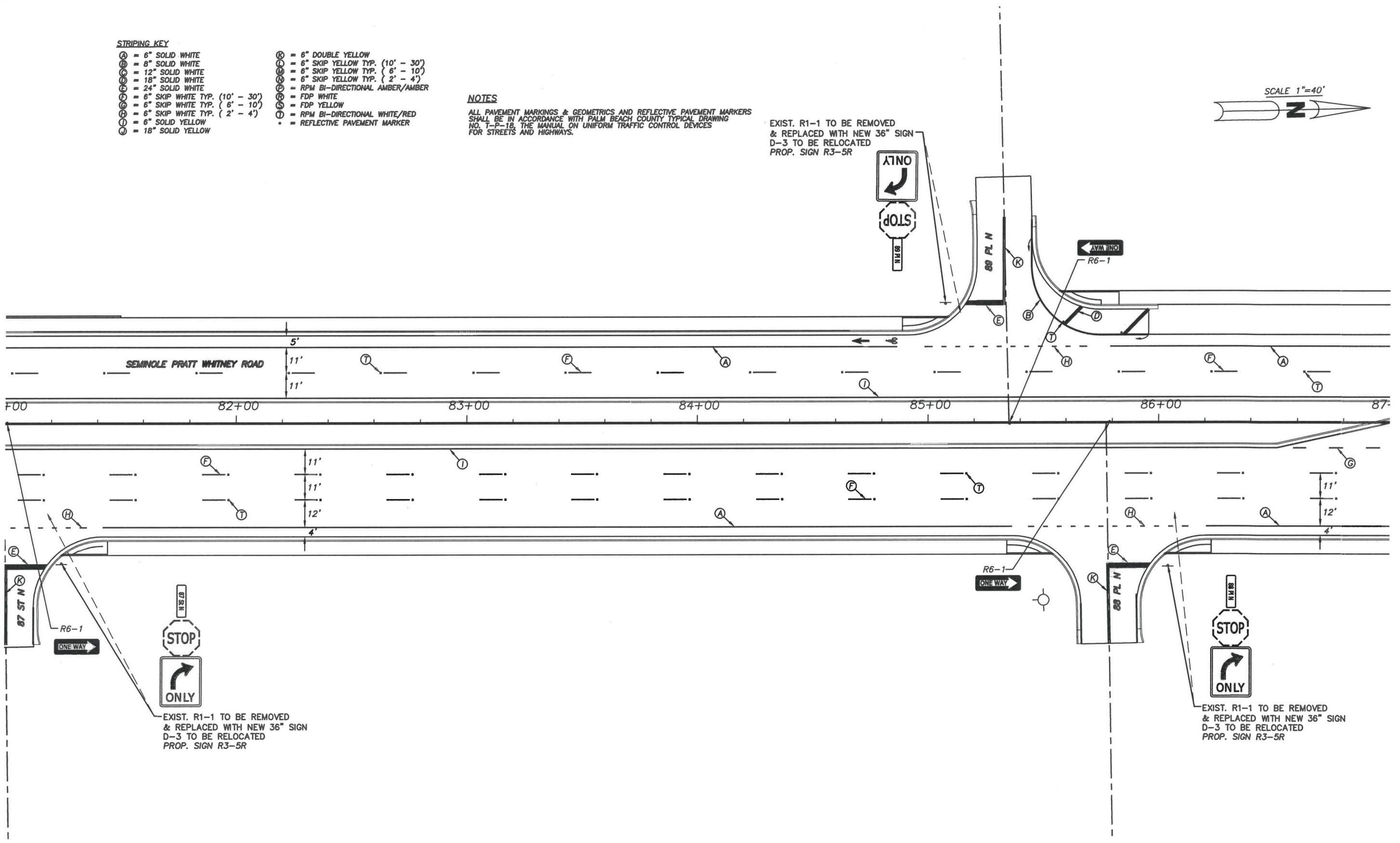
- (A) = 6" SOLID WHITE
- (B) = 8" SOLID WHITE
- (C) = 12" SOLID WHITE
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- (E) = 24" SOLID WHITE
- (F) = 6" SKIP WHITE TYP. (10' - 30')
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- (O) = RPM BI-DIRECTIONAL AMBER/AMBER
- (P) = FDP WHITE
- (Q) = FDP YELLOW
- (R) = RPM BI-DIRECTIONAL WHITE/RED
- (S) = REFLECTIVE PAVEMENT MARKER

NOTES

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EXIST. R1-1 TO BE REMOVED & REPLACED WITH NEW 36" SIGN D-3 TO BE RELOCATED PROP. SIGN R3-5R



EXIST. R1-1 TO BE REMOVED & REPLACED WITH NEW 36" SIGN D-3 TO BE RELOCATED PROP. SIGN R3-5R

EXIST. R1-1 TO BE REMOVED & REPLACED WITH NEW 36" SIGN D-3 TO BE RELOCATED PROP. SIGN R3-5R

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No. _____ Revision: _____ By: _____ Date: _____

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
P.O. BOX 21229
WEST PALM BEACH, FLORIDA

Scale: 1" = 40'
Approved: RWL
Drawn: AJG
Checked: RWL
Date: 2/2020
Field Book No: _____

Project:
SIGNING & PAVEMENT MARKING PLANS
FOR
INTERSECTION IMPROVEMENTS
SEMINOLE PRATT WHITNEY ROAD
AND NORTHLAKE BLVD.

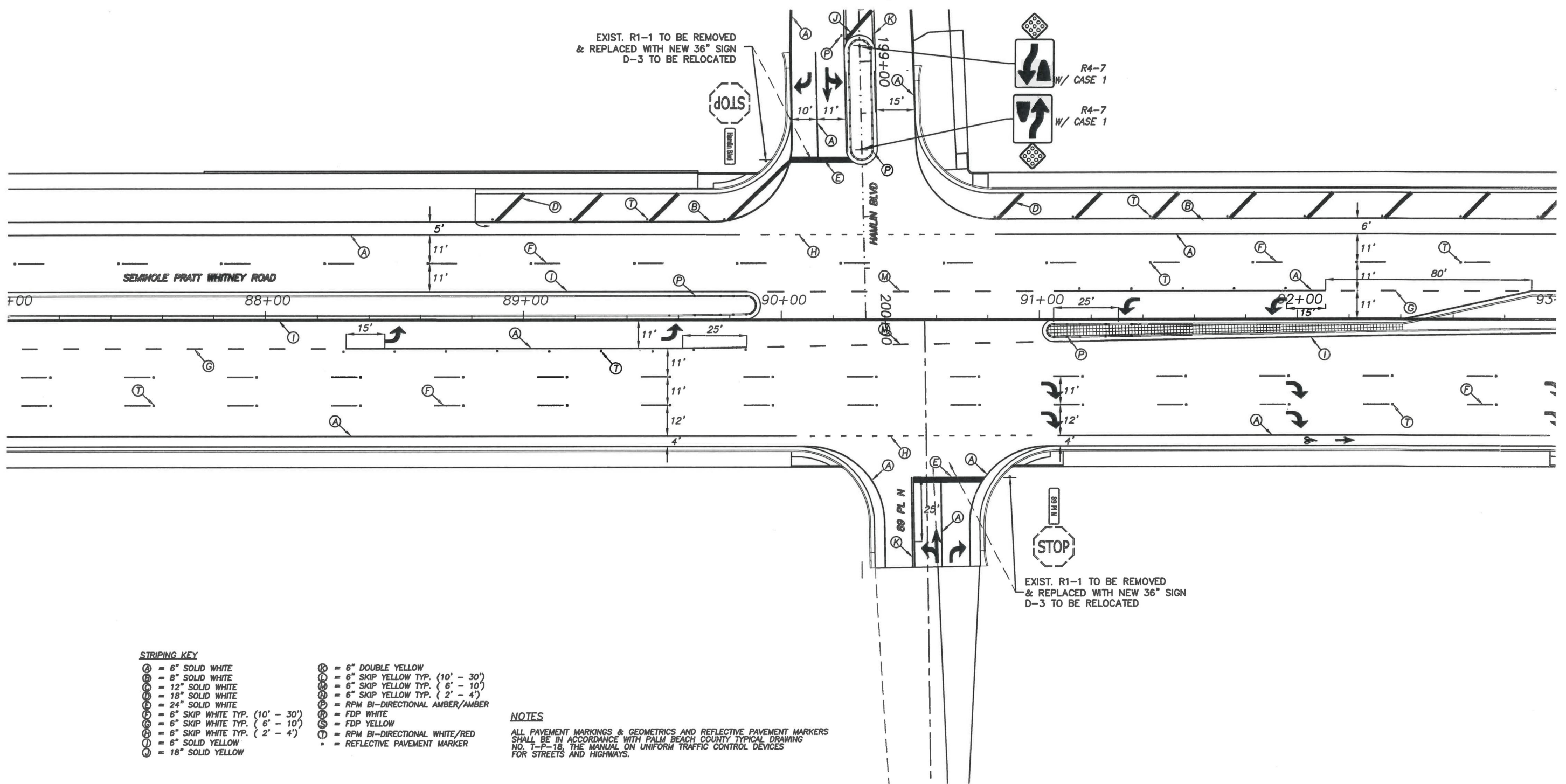
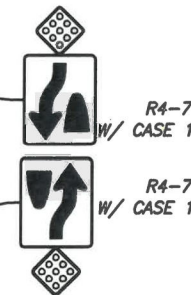
Sheet: S-3
Of: S-10
Project No. 97512A3
LNW# A585

SCALE 1"=40'



MATCHLINE SHEET# S-10

EXIST. R1-1 TO BE REMOVED
& REPLACED WITH NEW 36" SIGN
D-3 TO BE RELOCATED



EXIST. R1-1 TO BE REMOVED
& REPLACED WITH NEW 36" SIGN
D-3 TO BE RELOCATED

STRIPING KEY

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- (O) = RPM BI-DIRECTIONAL AMBER/AMBER
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- (Q) = FDP YELLOW
- (R) = RPM BI-DIRECTIONAL WHITE/RED
- (S) = REFLECTIVE PAVEMENT MARKER

NOTES

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ROADWAY PRODUCTION
P.O. BOX 21229
WEST PALM BEACH, FLORIDA

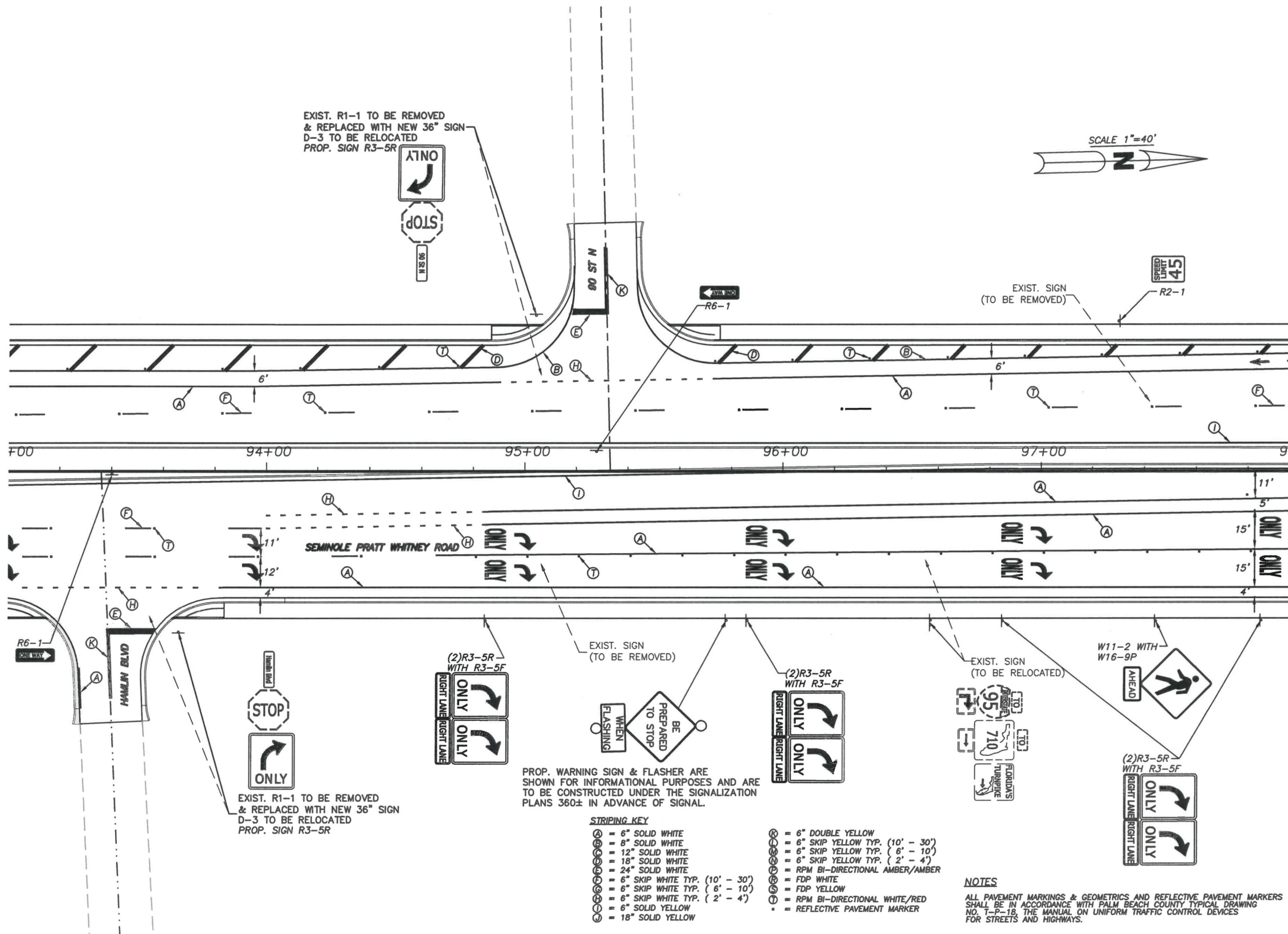
Scale: 1" = 40'
Approved: RWL
Drawn: AJG
Checked: RWL
Date: 2/2020
Field Book No:

Project:
SIGNING & PAVEMENT MARKING PLANS
FOR
INTERSECTION IMPROVEMENTS
SEMINOLE PRATT WHITNEY ROAD
AND NORTHLAKE BLVD.

Sheet: S-4
Of: S-10
Project No.
97512A3
LNW# A585

EXIST. R1-1 TO BE REMOVED
& REPLACED WITH NEW 36" SIGN
D-3 TO BE RELOCATED
PROP. SIGN R3-5R

SCALE 1"=40'



EXIST. R1-1 TO BE REMOVED
& REPLACED WITH NEW 36" SIGN
D-3 TO BE RELOCATED
PROP. SIGN R3-5R

PROP. WARNING SIGN & FLASHER ARE SHOWN FOR INFORMATIONAL PURPOSES AND ARE TO BE CONSTRUCTED UNDER THE SIGNALIZATION PLANS 360± IN ADVANCE OF SIGNAL.

STRIPING KEY

- ⊙ = 6" SOLID WHITE
- ⊙ = 8" SOLID WHITE
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ENGINEERING AND PUBLIC WORKS
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WEST PALM BEACH, FLORIDA

Scale: 1" = 40'
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Drawn: AJG
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Date: 2/2020
Field Book No:

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SIGNING & PAVEMENT MARKING PLANS
FOR
INTERSECTION IMPROVEMENTS
SEMINOLE PRATT WHITNEY ROAD
AND NORTHLAKE BLVD.

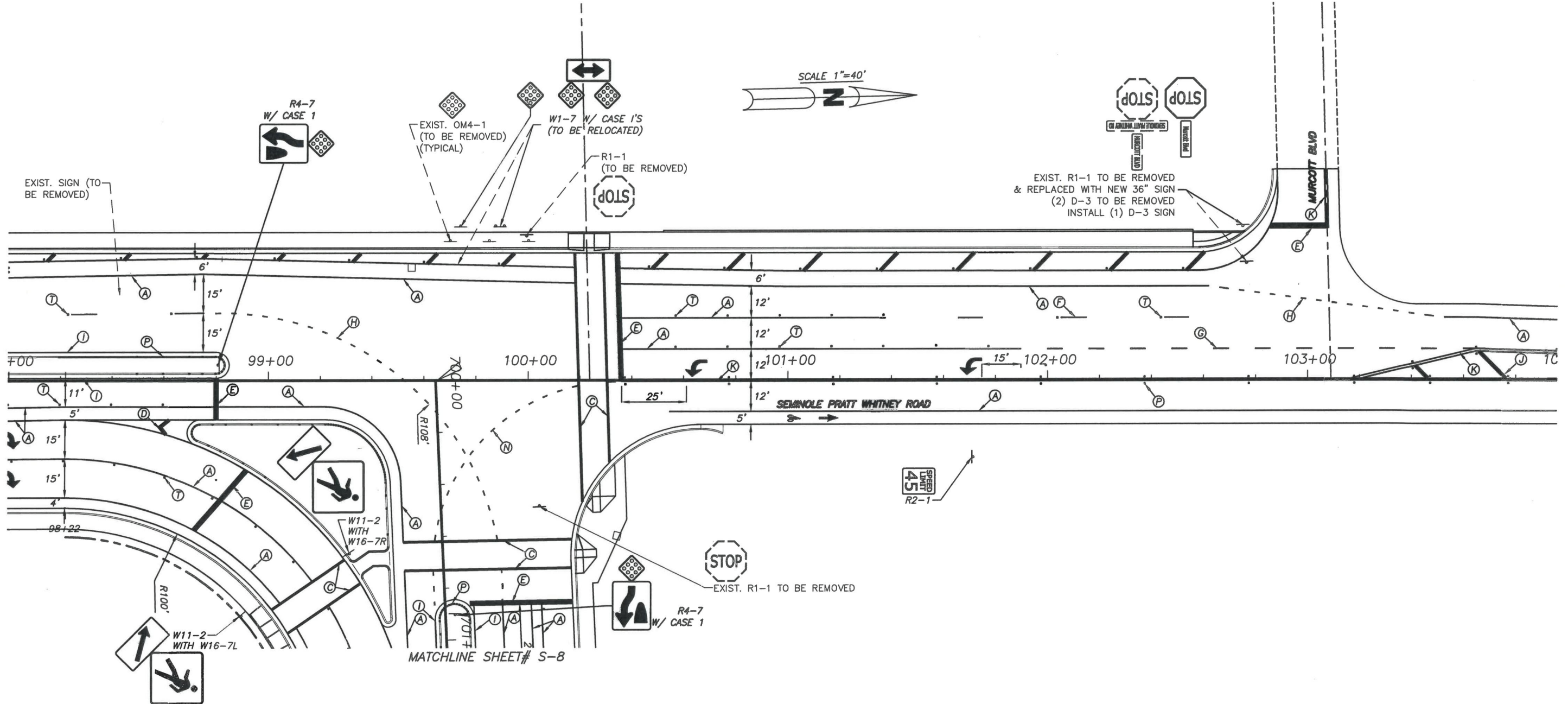
Sheet: S-5
Of: S-10
Project No.
97512A3
LNW# A585

STRIPING KEY

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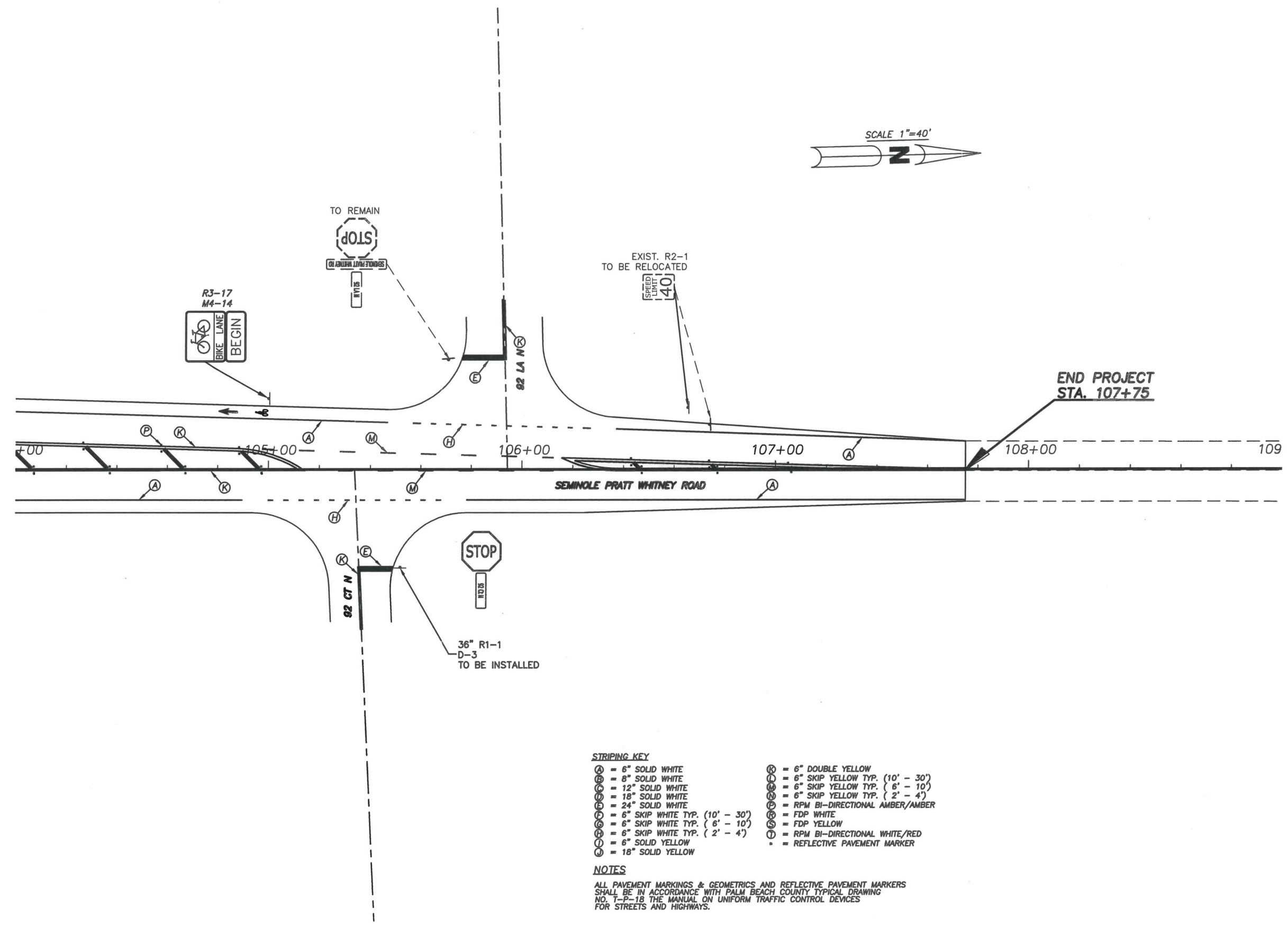
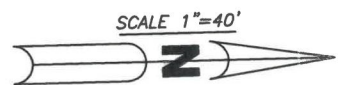
No:	Revision:	By:	Date:

PALM BEACH COUNTY
 ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
 P.O. BOX 21229
 WEST PALM BEACH, FLORIDA

Scale: 1" = 40'
 Approved: RWL
 Drawn: AJG
 Checked: RWL
 Date: 2/2020
 Field Book No:

Project:
SIGNING & PAVEMENT MARKING PLANS
 FOR
INTERSECTION IMPROVEMENTS
SEMINOLE PRATT WHITNEY ROAD
AND NORTHLAKE BLVD.

Sheet: S-6
 Of: S-10
 Project No.
 97512A3
 LNW# A585



STRIPING KEY

- (A) = 6" SOLID WHITE
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NOTES

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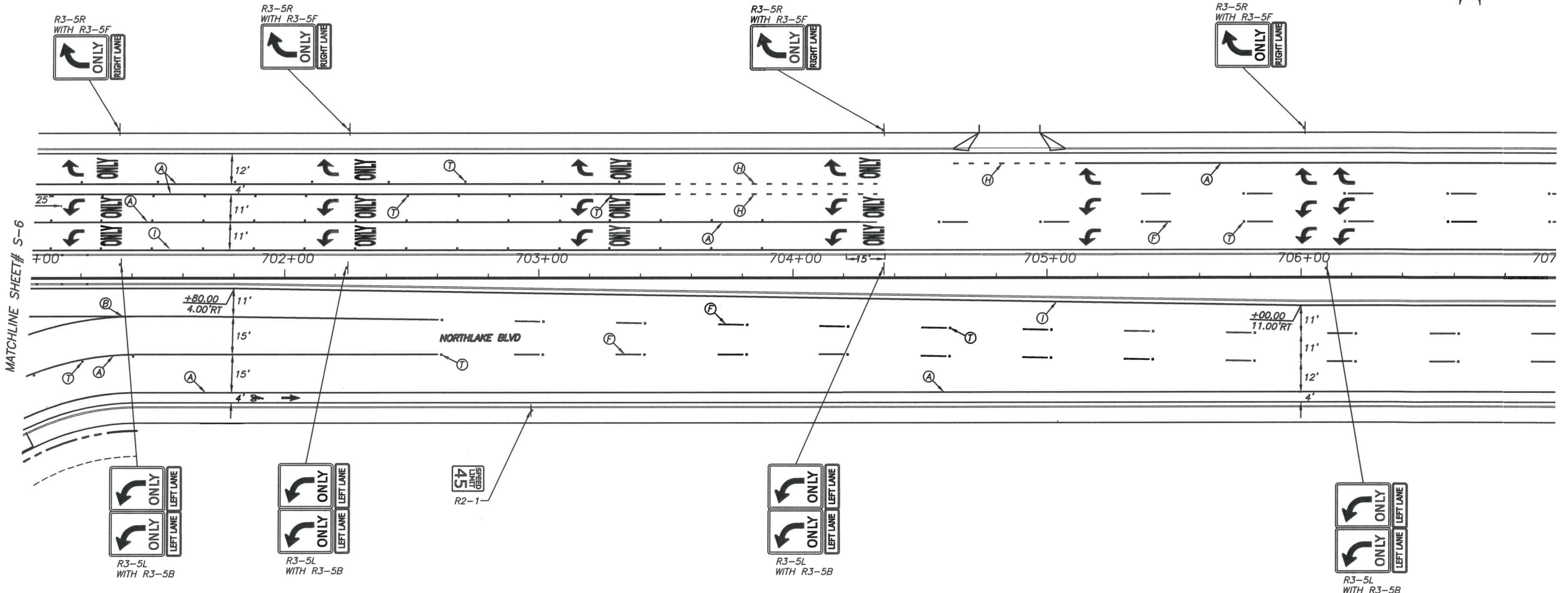
No:	Revision:	By:	Date:

PALM BEACH COUNTY
 ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
 P.O. BOX 21229
 WEST PALM BEACH, FLORIDA

Scale: 1" = 40'
 Approved: RWL
 Drawn: AJG
 Checked: RWL
 Date: 2/2020
 Field Book No:

Project:
 SIGNING & PAVEMENT MARKING PLANS
 FOR
**INTERSECTION IMPROVEMENTS
 SEMINOLE PRATT WHITNEY ROAD
 AND NORTHLAKE BLVD.**

Sheet: S-7
 Of: S-10
 Project No.
 97512A3
 LNW# A585



MATCHLINE SHEET# S-6

- STRIPING KEY**
- ⊖ = 6" SOLID WHITE
 - ⊖ = 8" SOLID WHITE
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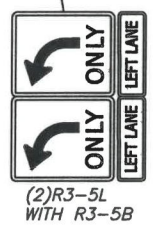
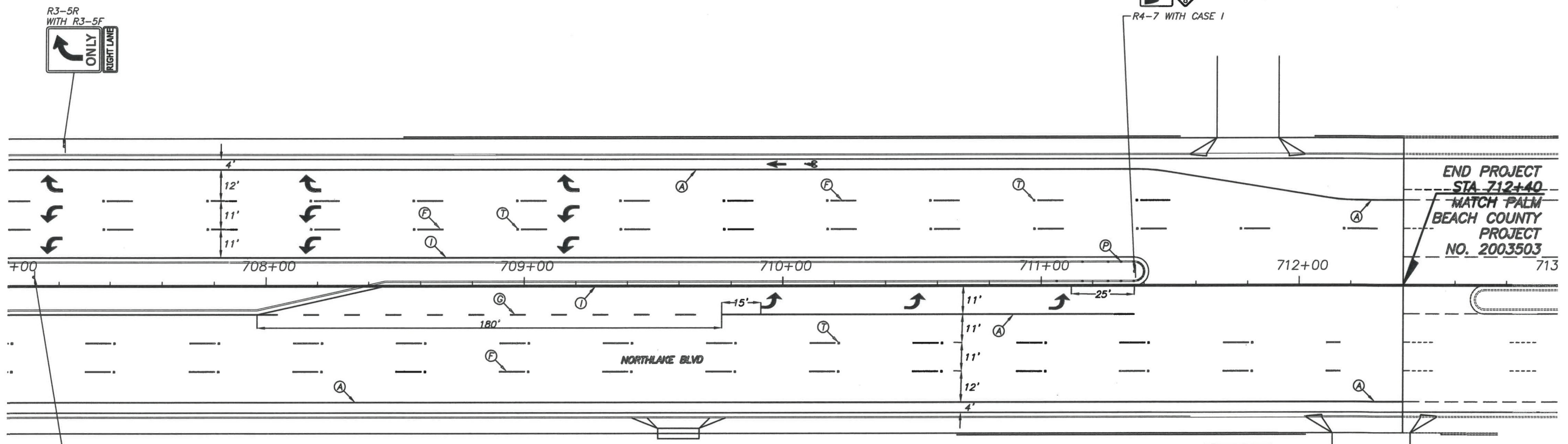
No:	Revision:	By:	Date:

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 WEST PALM BEACH, FLORIDA

Scale: 1" = 40'
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Project:
 SIGNING & PAVEMENT MARKING PLANS
 FOR
 INTERSECTION IMPROVEMENTS
 SEMINOLE PRATT WHITNEY ROAD
 AND NORTHLAKE BLVD.

Sheet: S-8
 Of: S-10
 Project No.
 97512A3
 LNW# A585



END PROJECT
 STA 712+40
 MATCH PALM
 BEACH COUNTY
 PROJECT
 NO. 2003503

- STRIPING KEY**
- (A) = 6" SOLID WHITE
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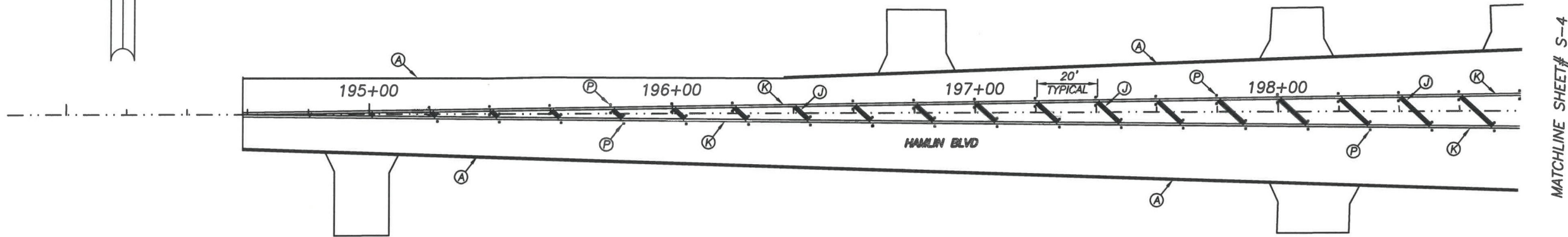
Revision:	By:	Date:

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Project:
 SIGNING & PAVEMENT MARKING PLANS
 FOR
 INTERSECTION IMPROVEMENTS
 SEMINOLE PRATT WHITNEY ROAD
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Sheet: S-9
Of: S-10
Project No. 97512A3 LNW# A585



MATCHLINE SHEET# S-4

STRIPING KEY

- | | |
|------------------------------------|-------------------------------------|
| Ⓐ = 6" SOLID WHITE | Ⓚ = 6" DOUBLE YELLOW |
| Ⓑ = 8" SOLID WHITE | Ⓛ = 6" SKIP YELLOW TYP. (10' - 30') |
| Ⓒ = 12" SOLID WHITE | Ⓜ = 6" SKIP YELLOW TYP. (6' - 10') |
| Ⓓ = 18" SOLID WHITE | Ⓨ = 6" SKIP YELLOW TYP. (2' - 4') |
| Ⓔ = 24" SOLID WHITE | Ⓟ = RPM BI-DIRECTIONAL AMBER/AMBER |
| Ⓛ = 6" SKIP WHITE TYP. (10' - 30') | Ⓠ = FDP WHITE |
| Ⓜ = 6" SKIP WHITE TYP. (6' - 10') | Ⓡ = FDP YELLOW |
| Ⓨ = 6" SKIP WHITE TYP. (2' - 4') | Ⓡ = RPM BI-DIRECTIONAL WHITE/RED |
| Ⓚ = 6" SOLID YELLOW | • = REFLECTIVE PAVEMENT MARKER |
| Ⓛ = 18" SOLID YELLOW | |

NOTES

ALL PAVEMENT MARKINGS & GEOMETRICS AND REFLECTIVE PAVEMENT MARKERS SHALL BE IN ACCORDANCE WITH PALM BEACH COUNTY TYPICAL DRAWING NO. T-P-18, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

ARCADIS U.S., Inc.
 1500 Gateway Boulevard, Suite 200
 Boynton Beach, Florida 33426
 Tel: (561) 697-7000 Fax: (561) 369-4731
 www.arcadis.com

No.	Revision:	By:	Date:

PALM BEACH COUNTY
 ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
 P.O. BOX 21229
 WEST PALM BEACH, FLORIDA

Scale: 1" = 40'
 Approved: RWL
 Drawn: AJG
 Checked: RWL
 Date: 2/2020
 Field Book No:

Project:
 SIGNING & PAVEMENT MARKING PLANS
 FOR
 INTERSECTION IMPROVEMENTS
 SEMINOLE PRATT WHITNEY ROAD
 AND NORTHLAKE BLVD.

Sheet: S-10
 Of: S-10
 Project No. 97512A3
 LNW# A585

Property Detail

Parcel Control Number: 00-41-42-18-00-000-7930 Location Address:
 Owners: NORTHLAKE SEMINOLE PROP LLC
 Mailing Address: 2972 W FONTANA CT, ROYAL PALM BEACH FL 33411 6808
 Last Sale: FEB-2012 Book/Page#: 25071 / 1588 Price: \$10
 Property Use Code: 0000 - VACANT Zoning: AR - Agricultural Residential (00-UNINCORPORATED)
 Legal Description: 18-42-41, N 389.44 FT OF S 638.49 FT (LESS E 5047 FT) OF SEC A/K/A AC-414 Total SF: 0 Acres: 2.19

2022 Values (Preliminary)

Improvement Value \$0
 Land Value \$181,831
 Total Market Value \$181,831
 Assessed Value \$63,902
 Exemption Amount \$0
 Taxable Value \$63,902

All values are as of January 1st each year.

2022 Taxes (Preliminary)

Ad Valorem \$1,845
 Non Ad Valorem \$2,313
 Total Tax \$4,158

2022 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 0)



Subarea and Square Footage (Building 0)

Description	Area	Sq. Footage
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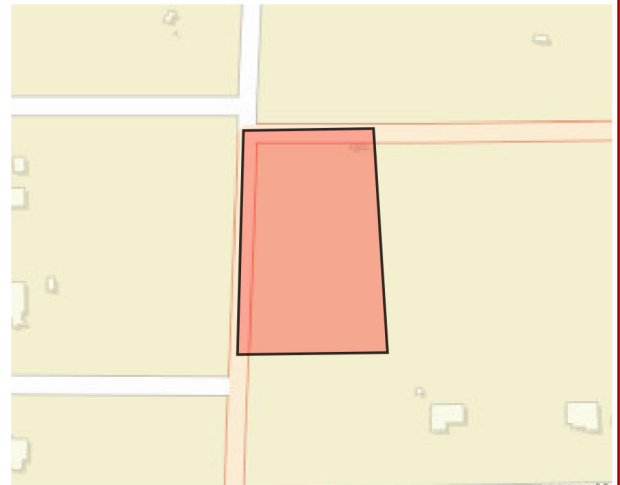
Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 0)

Description

MAP



Property Detail

Parcel Control Number: 00-41-42-18-00-000-7920 Location Address:
 Owners: NORTHLAKE SEMINOLE PROPERTY LLC
 Mailing Address: 2972 W FONTANA CT, ROYAL PALM BEACH FL 33411 6808
 Last Sale: FEB-2016 Book/Page#: 28094 / 1322 Price: \$10
 Property Use Code: 0000 - VACANT Zoning: AR - Agricultural Residential (00-UNINCORPORATED)
 Legal Description: 18-42-41, N 389.49 FT OF S 638.49 FT OF W 209 FT OF E 5047 FT OF SEC IN Total SF: 0 Acres 1.87
 OR2680P17

2022 Values (Preliminary)

Improvement Value \$0
 Land Value \$165,613
 Total Market Value \$165,613
 Assessed Value \$103,179
 Exemption Amount \$0
 Taxable Value \$103,179

All values are as of January 1st each year.

2022 Taxes (Preliminary)

Ad Valorem \$2,144
 Non Ad Valorem \$1,973
 Total Tax \$4,117

2022 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 0)



Subarea and Square Footage (Building 0)

Description	Area	Sq. Footage
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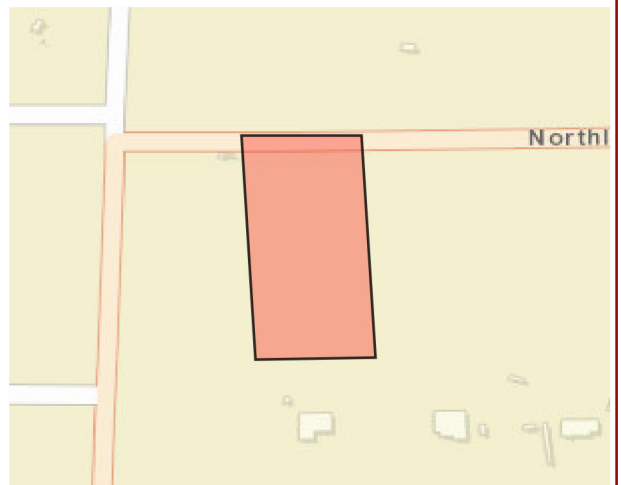
Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 0)

Description

MAP



Property Detail

Parcel Control Number: 00-41-42-18-00-000-7910 Location Address:
 Owners: NORTHLAKE SEMINOLE PROPERTY LLC
 Mailing Address: 2972 W FONTANA CT, ROYAL PALM BEACH FL 33411 6808
 Last Sale: DEC-2015 Book/Page#: 27998 / 1815 Price: \$250,000
 Property Use Code: 0000 - VACANT Zoning: AR - Agricultural Residential (00-UNINCORPORATED)
 Legal Description: 18-42-41, W 209 FT OF E 4838 FT OF N
 389.44 FT OF S 638.49 FT OF SEC A/K/A AC-404 Total SF: 0 Acres 1.87

2022 Values (Preliminary)

Improvement Value \$0
 Land Value \$165,613
 Total Market Value \$165,613
 Assessed Value \$102,244
 Exemption Amount \$0
 Taxable Value \$102,244

All values are as of January 1st each year.

2022 Taxes (Preliminary)

Ad Valorem \$2,135
 Non Ad Valorem \$1,973
 Total Tax \$4,108

2022 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 0)



Subarea and Square Footage (Building 0)

Description	Area	Sq. Footage
-------------	------	-------------

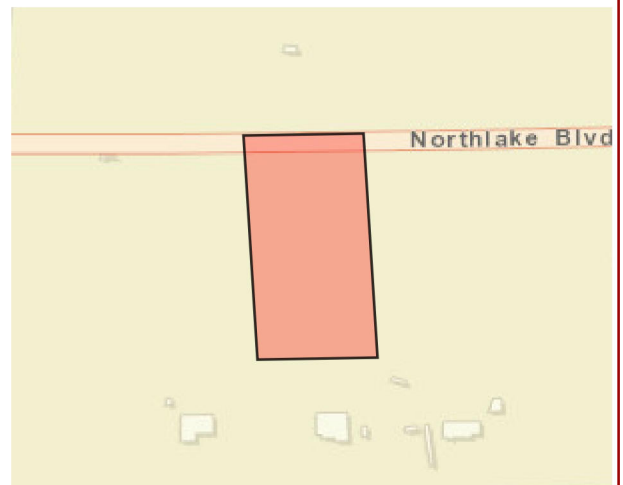
Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 0)

Description

MAP



A	B	C	D	E	F	G	H	I
	Input Data							
	ROAD NAME: Northlake Blvd			STATION: 2413			Report Created	
	CURRENT YEAR: 2023			FROM: Midpoint			3/29/2023	
	ANALYSIS YEAR: 2028			TO: 140th Ave N				
	GROWTH RATE: 3.64%			COUNT DATE: 1/3/2023				
	PSF: 1							

Time Period	Link Analysis					
	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1018	768	380	1086	377	732
Peak Volume	1018	768	380	1086	377	732
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1018	768	380	1086	377	732

Committed Developments							Type	% Complete
Coconut Palm Plaza	29	16	14	53	26	27	NR	0%
Shops at Indian Trails	71	38	33	97	50	47	NR	0%
Avacado Northlake Charter School	144	87	57	44	21	23	NR	0%
Seminole Orange Plaza	20	9	11	54	28	26		
City of Westlake	850	414	436	1709	1185	524		
Total Committed Developments	1114	564	551	1957	1310	647		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	29	16	14	53	26	27		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	1114	564	551	1957	1310	647		
Historical Growth	243	184	91	260	90	175		
Comm Dev+1% Growth	1177	611	574	2024	1333	692		
Growth Volume Used	1177	611	574	2024	1333	692		
Total Volume	2195	1379	954	3110	1710	1424		

Lanes	2L					
LOS D Capacity	1480	880	880	1480	880	880
Link Meets Test 1?	NO	NO	NO	NO	NO	NO
LOS E Capacity	1570	880	880	1570	880	880
Link Meets Test 2?	NO	NO	NO	NO	NO	NO

A	B	C	D	E	F	G	H	I
	Input Data							
	ROAD NAME: Northlake Blvd			STATION: 2413			Report Created	
	CURRENT YEAR: 2022			FROM: Seminole			3/29/2023	
	ANALYSIS YEAR: 2028			TO: Midpoint				
	GROWTH RATE: 3.64%			COUNT DATE: #####				
	PSF: 1							

Time Period	Link Analysis					
	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1147	819	406	1055	424	646
Peak Volume	1147	819	406	1055	424	646
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1147	819	406	1055	424	646

Committed Developments							Type	% Complete
Coconut Palm Plaza	29	16	14	53	26	27	NR	0%
Total Committed Developments	29	16	14	53	26	27		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	29	16	14	53	26	27		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	29	16	14	53	26	27		
Historical Growth	274	196	97	252	101	154		
Comm Dev+1% Growth	100	66	39	118	52	67		
Growth Volume Used	274	196	97	252	101	154		
Total Volume	1421	1015	503	1307	525	800		

Lanes	2L					
LOS D Capacity	1480	880	880	1480	880	880
Link Meets Test 1?	YES	NO	YES	YES	YES	YES
LOS E Capacity	1570	880	880	1570	880	880
Link Meets Test 2?	YES	NO	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I
Input Data								
ROAD NAME: Seminole Pratt Whitney Rd			STATION: 2406			Report Created		
CURRENT YEAR: 2023			FROM: Orange Blvd			3/29/2023		
ANALYSIS YEAR: 2028			TO: Midpoint					
GROWTH RATE: 2.04%			COUNT DATE: 2/1/2023					
			PSF: 1					

Time Period Direction	Link Analysis					
	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1446	759	717	1496	732	764
Peak Volume	1446	759	717	1496	732	764
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1446	759	717	1496	732	764

Committed Developments	Type	% Complete					
Planet Kids IX - SPW	21	11	10	22	10	12	50
City of Westlake	343	167	176	689	478	211	25
Avenir	193	100	93	254	143	111	1
Avacado Northlake Charter School	72	44	28	22	11	11	1
Seminole Orange Plaza	40	18	22	107	56	51	1
Total Committed Developments	669	340	329	1094	698	396	
Total Committed Residential	0	0	0	0	0	0	
Total Committed Non-Residential	0	0	0	0	0	0	
Double Count Reduction	0	0	0	0	0	0	
Total Discounted Committed Developments	669	340	329	1094	698	396	
Historical Growth	187	98	93	193	94	99	
Comm Dev+1% Growth	758	387	373	1186	743	443	
Growth Volume Used	758	387	373	1186	743	443	
Total Volume	2204	1146	1090	2682	1475	1207	

Lanes	2L					
LOS D Capacity	1480	1140	1140	1480	1140	1140
Link Meets Test 1?	NO	NO	YES	NO	NO	NO
LOS E Capacity	1570	1440	1440	1570	1440	1440
Link Meets Test 2?	NO	YES	YES	NO	NO	YES

Input Data								
ROAD NAME: Seminole Pratt Whitney Rd			STATION: 2406			Report Created		
CURRENT YEAR: 2022			FROM: Midpoint			3/29/2023		
ANALYSIS YEAR: 2028			TO: Northlake Blvd					
GROWTH RATE: 2.04%			COUNT DATE: 1/12/2022					
			PSF: 1					

Time Period Direction	Link Analysis					
	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1263	673	660	1274	635	643
Peak Volume	1263	673	660	1274	635	643
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1263	673	660	1274	635	643

Committed Developments	Type	% Complete					
Total Committed Developments	0	0	0	0	0	0	
Total Committed Residential	0	0	0	0	0	0	
Total Committed Non-Residential	0	0	0	0	0	0	
Double Count Reduction	0	0	0	0	0	0	
Total Discounted Committed Developments	0	0	0	0	0	0	
Historical Growth	163	87	85	164	82	83	
Comm Dev+1% Growth	0	0	0	0	0	0	
Growth Volume Used	0	0	0	0	0	0	
Total Volume	0	0	0	0	0	0	

Lanes	2L					
LOS D Capacity	1480	1140	1140	1480	1140	1140
Link Meets Test 1?	0	0	0	0	0	0
LOS E Capacity	1570	1440	1440	1570	1440	1440
Link Meets Test 2?	0	0	0	0	0	0

A	B	C	D	E	F	G	H	I
		Input Data						
	ROAD NAME: Seminole Pratt Whitney Rd		STATION: 2408				Report Created	
	CURRENT YEAR: 2023		FROM: 60th St N				3/21/2024	
	ANALYSIS YEAR: 2028		TO: Orange Blvd					
	GROWTH RATE: 3.83%		COUNT DATE: 2/1/2023					
			PSF: 1					

Link Analysis

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2041	1037	1071	1749	861	888
Peak Volume	2041	1037	1071	1749	861	888
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2041	1037	1071	1749	861	888

Committed Developments							Type	% Complete
Arden PUD	54	41	13	64	24	40	Res	55%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	389	190	199	781	542	240	NR	37%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Avenir	151	78	73	199	112	87	Res	3%
Indian Trails Grove DRI	307	87	220	438	243	195	Res	0%
Central Park of Commerce	44	9	35	47	35	12	NR	0%
Silver Lakes	126	96	30	152	56	97	Res	0%
Avacado Northlake Charter School	72	44	28	22	11	11		
Total Committed Developments	1165	556	608	1755	1048	708		
Total Committed Residential	638	302	336	853	435	419		
Total Committed Non-Residential	455	210	244	880	602	278		
Double Count Reduction	91	42	49	176	109	56		
Total Discounted Committed Developments	1074	514	559	1579	939	652		
Historical Growth	421	214	221	361	178	183		
Comm Dev+1% Growth	1178	567	614	1668	983	697		
Growth Volume Used	1178	567	614	1668	983	697		
Total Volume	3219	1604	1685	3417	1844	1585		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	NO	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	NO	YES	YES

SERPM 8 2045 Cost Feasible Adjusted Two-Way Traffic Volumes - Palm Beach County

PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
2602	930496	MILITARY TRL	Investment Lane	Northlake Blvd	6	6T	35,413	29,135	32,036	32,709	17,495	21,401	35,900
2600	930703	MILITARY TRL	Northlake Blvd	Holly Dr	6	6T	43,999	37,391	40,246	39,718	43,502	52,674	48,700
2606	930708	MILITARY TRL	Holly Dr	PGA Blvd	6	6T	44,353	37,111	40,379	40,619	33,833	41,386	49,400
2624	930758	MILITARY TRL	PGA Blvd	I-95	6	6	38,882	33,368	36,533	38,807	35,239	30,712	31,800
	930759	MILITARY TRL	I-95 SB	I-95 NB	6	6			-	-	32,751	25,454	25,500
2604	937230	MILITARY TRL	I-95	Hood Rd	6	6	27,564	24,838	27,257	25,429	29,070	24,525	23,000
2208	937229	MILITARY TRL	Hood Rd	Donald Ross Rd	6	6	23,883	24,233	24,568	24,066	20,760	25,265	29,900
1602	937227	MILITARY TRL	Donald Ross Rd	Frederick Small Rd	6	6	30,572	34,542	34,822	35,789	37,768	48,029	44,300
1608	937228	MILITARY TRL	Frederick Small Rd	Indian Creek Blvd	6	6	28,570	30,300	29,706	30,553	23,626	29,093	35,200
1600	937226	MILITARY TRL	Indian Creek Blvd	Indiantown Rd	6	6	25,419	24,322	24,049	24,593	24,099	30,701	30,600
	937421	MINER RD	Seacrest Blvd	US-1	2	2			-	-	2,317	2,525	2,500
	PBC067	MINER RD	Military Tr	Lawrence Rd	0	3			-	-	-	22,435	22,400
4690	937647	MINER RD	Congress Ave	High Ridge Rd	2	3		-	6,882	8,337	11,028	15,045	10,900
6835	937641	MIZNER BLVD	US-1 (Federal Hwy)	Palmetto Park Rd	4	4	4,895	9,033	10,000	11,457	6,773	12,353	15,600
6834	937641	MIZNER BLVD	Palmetto Park Rd	Federal Hwy	4	4	10,273	10,001	10,000	15,479	6,773	12,353	15,600
	937426	N 7TH AVE	N A St	US-1	2	2			-	-	238	252	300
	937486	NE 10 AVE/MLK BLVD	Seacrest Blvd	Federal Hwy	2	2			-	-	2,746	8,364	8,400
	937520	NE 1ST ST	N Swinton Ave	Ne 6 Ave	2	2			-	-	385	570	600
2413	937063	NORTHLAKE BLVD	Seminole Pratt Whitney Rd	140th Ave N	4	6	11,089	10,074	10,450	11,902	17,078	37,650	31,000
2421	2421	NORTHLAKE BLVD	140th Ave N	Coconut Blvd	2	6		-	17,476	19,781	20,571	37,650	32,000
2411	937062	NORTHLAKE BLVD	Coconut Blvd	SR-7	4	6	29,704	25,889	28,370	33,168	33,951	63,056	52,700
2407	935503	NORTHLAKE BLVD	SR-7	SR-710	4	6	36,674	32,431	35,364	39,992	40,647	71,422	62,100
2401	935504	NORTHLAKE BLVD	SR-710	Ryder Cup Blvd	6	6	23,949	21,045	20,782	24,470	23,750	45,531	39,800
2205	938546	NORTHLAKE BLVD	Ryder Cup Blvd	Steeplechase Dr / Ballenises D	6	6	34,280	30,702	33,499	33,500	41,039	58,274	50,700
2605	938547	NORTHLAKE BLVD	Steeplechase Dr / Ballenises Dr	Military Tr	6	6	45,285	56,776	48,126	45,612	52,841	67,314	61,300
2207	930511	NORTHLAKE BLVD	Military Tr	I-95	6	6	51,985	46,823	53,098	48,094	55,542	69,463	66,400
2309	935241	NORTHLAKE BLVD	I-95	Congress Ave	6	6I	53,292	56,351	61,294	53,500	45,629	58,140	73,800
2815	937362	NORTHLAKE BLVD	Congress Ave	SR 811	6	6	44,623	41,315	45,198	46,241	33,665	36,805	48,300
2821	935256	NORTHLAKE BLVD	SR 811	Prosperity Farms Rd	6	6	31,068	33,679	35,300	37,198	25,205	29,260	39,400
2817	935255	NORTHLAKE BLVD	Prosperity Farms Rd	Southwind Dr	6	6	36,214	32,680	37,157	34,500	16,001	18,673	39,800
2819	935254	NORTHLAKE BLVD	Southwind Dr	US-1	6	6	27,179	26,990	27,771	29,933	10,314	12,702	30,200
	937498	NOTTINGHAM BLVD	Parker Ave	S Olive Ave	2	2			-	-	686	459	500
	937500	NW 12TH AVE	Nw 8 St	Nw 15 St	2	2			-	-	12,651	15,046	15,000
	937638	NW 13TH ST	Nw 15 Ave	Meadows Rd	2	2			-	-	9,633	11,225	11,200
	937639	NW 15TH ST	Nw 12 Ave	Nw 10 Ave	2	2			-	-	6,276	7,496	7,500
	937542	NW 28TH ST	Nw Boca Raton Blvd	N Dixie Hwy	2	2			-	-	9,359	10,495	10,500
	937441	NW AVE	SR-715	W Canal St	2	2			-	-	972	1,066	1,100
5801	930162	OCEAN AVE	Federal Hwy	N Ocean Blvd SR A1A	2	2	6,836	6,031	8,353	7,584	2,374	2,856	8,800
4803	930676	OCEAN AVE	SR A1A	US-1	2	2	17,736	15,418	14,487	11,300	9,700	10,211	15,000
	937652	OCEAN AVE/LANTANA RD	US-1	ICWW	2	2			-	-	9,700	10,211	10,200

SERPM 8 2045 Cost Feasible Adjusted Two-Way Traffic Volumes - Palm Beach County

PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
2836	937054	PROSPERITY FARMS RD	Lighthouse Dr	Burns Rd	3	3	20,604	17,850	18,259	18,663	12,955	15,533	20,800
2804	937052	PROSPERITY FARMS RD	Burns Rd	PGA Blvd	5	5	27,931	27,164	28,544	28,161	16,366	19,604	31,800
2802	937057	PROSPERITY FARMS RD	PGA Blvd	Hood Rd	4	4	17,850	18,843	19,537	21,519	4,801	6,257	21,000
2302	937056	PROSPERITY FARMS RD	Hood Rd	Donald Ross Rd	2	2	11,672	9,970	9,256	9,915	2,462	3,130	9,900
4637	937317	PURDY LN	Jog Rd	Haverhill Rd	2	2	7,532	8,536	7,658	8,000	5,405	6,153	8,400
4639	937318	PURDY LN	Haverhill Rd	Military Tr	2	2	13,248	9,583	10,281	10,900	2,755	5,613	13,100
3938	930779	QUADRILLE BLVD	Okeechobee Blvd	Fern St	4	4	9,895	-	13,800	12,500	15,217	17,591	16,000
3936	930780	QUADRILLE BLVD	Fern St	Clematis St	4	4	14,807	-	10,900	12,200	11,517	14,181	13,400
3934	930781	QUADRILLE BLVD	Clematis St	SR-5	4	4	14,089	-	12,300	11,100	9,142	11,487	14,600
2831	937286	RCA BLVD	Alt A1A	Prosperity Farms Rd	2	2	10,090	9,138	10,010	10,710	5,957	11,496	15,500
	937685	RIVERSIDE DR	Palmetto Park Rd	Glades Rd	2	2			-	-	542	738	700
3107	937143	ROEBUCK RD	Jog Rd	Haverhill Rd	4	4	18,602	17,913	19,457	22,137	14,648	24,955	29,800
3681	937143	ROEBUCK RD	Haverhill Rd	Military Trail	2	2		8,588	9,916	8,966	14,648	24,955	20,200
3412	937328	ROYAL PALM BEACH BLVD	Southern Blvd	Okeechobee Blvd	2	2	15,190	15,911	13,973	15,400	4,476	5,862	15,400
3410	937327	ROYAL PALM BEACH BLVD	Okeechobee Blvd	Persimmon Blvd	5	5	38,067	22,123	20,912	22,000	11,247	12,660	22,300
3426	937327	ROYAL PALM BEACH BLVD	Persimmon Blvd	60th St	2	5	32,722	16,753	13,868	22,000	11,247	12,660	15,600
2402	937327	ROYAL PALM BEACH BLVD	60th St	Orange Blvd	2	5	17,113	15,825	15,664	18,810	11,247	12,660	17,100
3819	930699	ROYAL PALM BRIDGE	N Flagler Dr	S County Rd	4	4	22,925	20,023	30,161	24,000	15,660	16,082	30,600
	937475	ROYAL PALM WAY	County Rd	S. Ocean Blvd.	2	2			-	-	3,787	4,553	4,600
3833	930087	ROYAL POINCIANA WAY	N Flagler Dr	Royal Poinciana Wy	4	4	24,543	15,122	17,000	16,170	17,570	18,542	17,900
	935291	ROYAL POINCIANA WAY	Cocconut Row	County Rd	4	4			-	-	7,039	7,157	7,200
	937564	S 57TH AVE	Lake Worth Rd	10th Ave N	2	2			-	-	7,202	7,625	7,600
	930725	S COUNTY RD	S Ocean Ave	Royal Palm Way	2	2			-	-	6,257	6,874	6,900
3414	937390	SANSBURYS WAY	Southern Blvd	Belvedere Rd	2	2	5,869	9,200	11,057	13,500	13,127	17,074	14,400
3454	938551	SANSBURYS WAY	Belvedere Rd	Okeechobee Bl	2	2	4,803	7,691	6,607	7,806	15,265	16,516	7,900
	937510	SE 1ST ST	A St	Se 6th Ave	2	2			-	-	267	478	500
	937444	SE AVE G	SR-80	CR-880	2	2			-	-	9,362	8,012	8,000
	937565	SEACREST BLVD	Lake Ida Rd	NE 22nd St	2	2			-	-	7,346	8,321	8,300
5802	938542	SEACREST BLVD	NE 22nd St	Gulfstream Blvd	3	3		21,073	21,450	20,756	21,121	22,595	22,900
5802	938542	SEACREST BLVD	Gulfstream Blvd	SE 28th Ave	2	2		21,073	21,450	20,756	21,121	22,595	22,900
5802	938542	SEACREST BLVD	SE 28th Ave	23rd Ave	5	5		21,073	21,450	20,756	21,121	22,595	22,900
5802	938542	SEACREST BLVD	23rd Ave	Woolbright Rd	5	5	22,554	21,073	21,450	20,756	21,121	22,595	22,900
5800	937277	SEACREST BLVD	Woolbright Rd	Boynton Beach Blvd	5	5	17,989	13,982	12,985	13,767	13,111	23,555	23,300
5302	937276	SEACREST BLVD	Boynton Beach Blvd	Gateway Blvd	5	5	14,795	12,733	13,215	13,844	4,555	13,866	22,500
4806	937022	SEACREST BLVD	Gateway Blvd	Hypoluxo Rd	5	5	14,029	11,637	11,738	13,086	6,785	11,885	16,800
3420	937357	SEMINOLE PRATT-WHITNEY RD	Southern Blvd	Okeechobee Blvd	4	6	18,769	13,922	14,153	16,737	14,707	35,894	34,500
3424	937358	SEMINOLE PRATT-WHITNEY RD	Okeechobee Blvd	Sycamore Dr E	4	6	22,377	16,483	18,026	21,347	17,797	38,833	39,300
3442	937359	SEMINOLE PRATT-WHITNEY RD	Sycamore Dr E	60TH ST N	4	6	18,742	16,151	16,772	21,500	14,139	37,613	44,600
2408	937356	SEMINOLE PRATT-WHITNEY RD	60TH ST N	Orange Bl	4	6	14,646	14,772	13,600	14,000	11,877	28,586	32,700
2406	937355	SEMINOLE PRATT-WHITNEY RD	Orange Bl	Northlake Blvd	4	6	15,781	9,974	11,577	13,953	10,894	27,276	29,000

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour
based on the *Trip Generation Handbook*, 3rd Edition, published by the Institute of Transportation Engineers

Methodology for Daily
based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

SUMMARY

GROSS TRIP GENERATION

INPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office						
	Retail	731	731	48	45	61	61
	Restaurant	468	468	45	44	34	32
	Cinema/Entertainment						
	Residential						
	Hotel						
		1,198	1,198	93	89	95	93

INTERNAL TRIPS

OUTPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	0	0	0	0	0	0
	Retail	129	153	4	6	13	10
	Restaurant	153	129	6	4	10	13
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	0	0	0	0	0	0
	Hotel	0	0	0	0	0	0
		282	282	10	10	23	23
	% Reduction		23.5%		11.0%		24.5%

EXTERNAL TRIPS

OUTPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	0	0	0	0	0	0
	Retail	602	578	44	39	48	51
	Restaurant	315	339	39	40	24	19
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	0	0	0	0	0	0
	Hotel	0	0	0	0	0	0
		916	916	83	79	72	70