



June 8, 2021

Adam B. Kerr
Kimley-Horn
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

**RE: Arden - Test 2 Analysis
FLUA Amendment Policy 3.5-d Review
Round 2020-21-A**

Dear Mr. Kerr:

Palm Beach County Traffic Division has reviewed the Arden Test 2 Analysis for the Land Use Plan Amendment Application Transportation Analysis for the above referenced project, revised May 4, 2021, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The above project had been previously approved for Land Use Amendment with a condition of approval that limited its development potential to 1,000 single family dwelling units and 50,000 square feet of commercial use (or a combination of land use that produces equivalent number of trips) before December 31, 2024. The current request is to remove the limitation of the development potential in the condition by demonstrating that the short term test (Test 2) could be met for the full development potential by doing Test 2 as part of the concurrent Zoning application for compliance with Traffic Performance Standards (TPS).

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 for the proposed potential land uses: 1,758 DUs of Residential Single Family, 576 DUs of Residential Multi Family – 2 Story, and 50,000 SF of Specialty Retail, **provided a Proportionate Share Agreement for the improvements required to meet Test 2 as part of the concurrent Zoning application has been executed concurrently with the approval of the traffic impact study for compliance with the TPS, without which, this conditional land use amendment approval will be rendered null and void.**

Please contact me at 561-684-4030 or email to DSimeus@pbcgov.org with any questions.

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS/rb

cc: Addressee
Collene Walter, - Urban Design Studio (cwalter@udsflorida.com)
Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Steve Bohovsky – Technical Assistant III, Traffic Division
Lisa Amara – Senior Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review
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**Department of Engineering
and Public Works**

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April 1, 2021

Mr. Quazi Bari, P.E.
Manager - Growth Management
Palm Beach County Traffic Division
2300 North Jog Road
West Palm Beach, Florida 33411

**RE: *Arden Test 2 Analysis – Southern Boulevard & Arden Lake Way
Palm Beach County, Florida***

Dear Quazi:

Kimley-Horn has prepared a Test 2 analysis with updated conditions to address the modification of a Condition of Approval for the Arden Development. Arden is located on the north side of Southern Boulevard, west of Seminole-Pratt Whitney Road in unincorporated Palm Beach County, Florida. The development has been approved for 1,758 single-family residential units, 576 multi-family residential units, and 50,000 square feet of commercial use.

The current development order includes the following condition:

3. Per LGA 2021-003, condition 2: A maximum of 1,000 single family dwelling units and 50,000 square feet of commercial uses (or a combination of land use that produces equivalent number of trips) shall be built before December 31, 2024 unless it is demonstrated that the Test 2 standards are met by use of proportionate share or otherwise for the Traffic Concurrency/Zoning Analysis pursuant to the ULDC. (BLDG/PMT/DATE: MONITORING - Planning)

An updated analysis has been prepared to analyze Test 2 conditions through year 2026 (5 years from current year). No changes to the TPS analysis are proposed; the plan of development and buildout year are not proposed to be modified as part of this Test 2 update.

TRIP GENERATION

Trip generation calculations for this site were based on the previously approved *Concurrency Traffic Impact Analysis* dated August 5, 2020, prepared by PTC. All land use intensities, internal capture calculations and pass-by trip capture percentages remain unchanged from the approved analysis. As illustrated in Table 1 the overall trip generation for the site was determined to be 20,489 daily trips, 1,537 (+377 in, +1,160 out) AM peak hour trips, and 1,830 (+1,155 in, +675 out) PM peak hour trips. Using Table 12.B.2.D-7 3A of Article 12, in the Palm Beach County Traffic Performance Standards, the radius of development influence (RDI) was determined to be 4 miles, plus any roadway with a significant impact of greater than five percent.

Table 1: Trip Generation Calculations

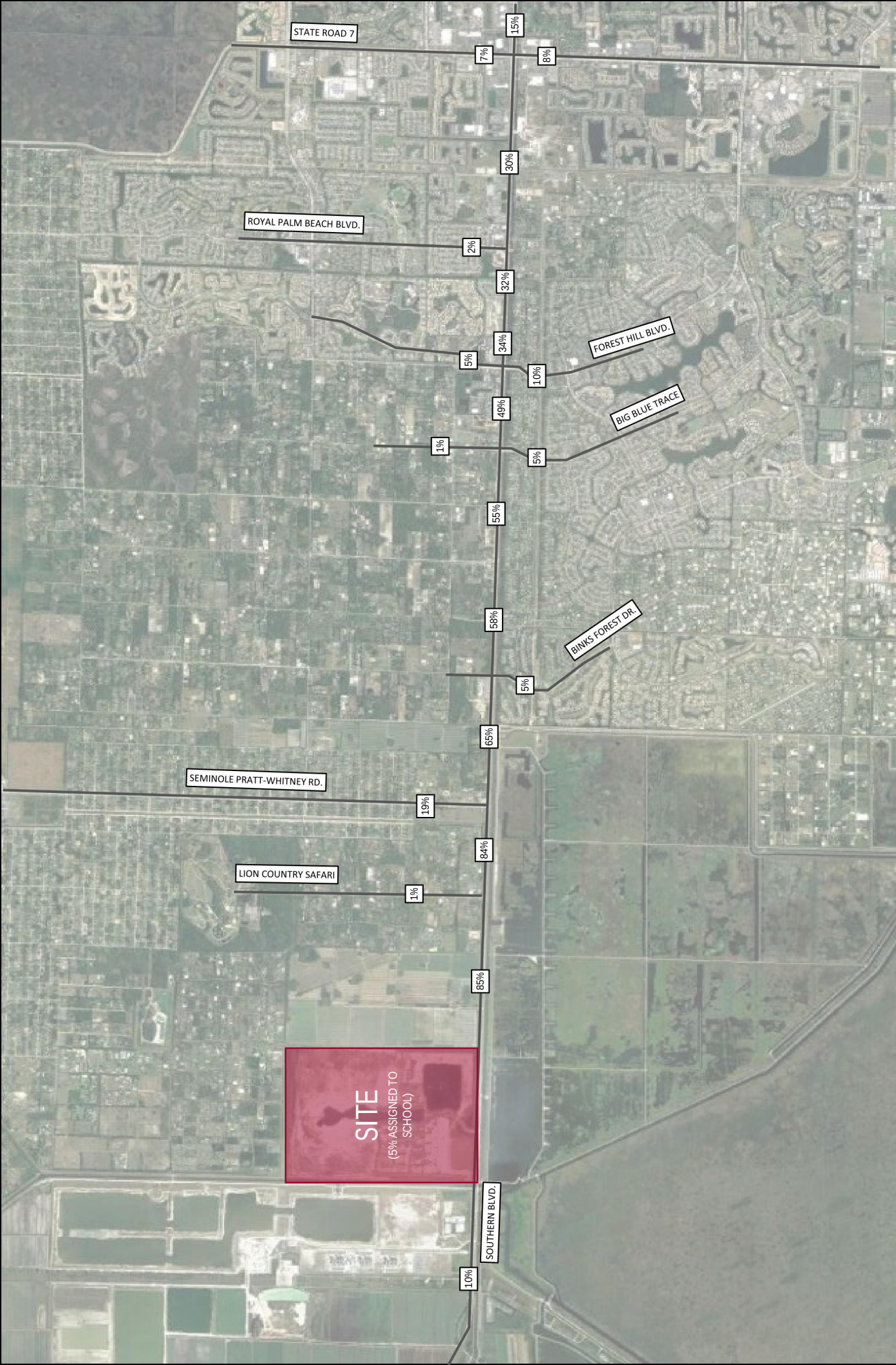
Land Use	Intensity			Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Proposed Scenario										
Single Family-Detached	1,758 DU			17,580	1,301	325	976	1,592	1,003	589
Multifamily Low-Rise	576 DU			4,216	265	61	204	323	203	120
General Commercial	50 KSF			2,177	47	29	18	141	62	79
	Subtotal			23,973	1,613	415	1,198	2,056	1,268	788
Internal Capture	% Daily	% AM	% PM							
Single Family-Detached	8.00%	2.40%	5.90%	1,406	31	14	17	94	48	46
Multifamily Low-Rise	7.96%	2.50%	5.90%	336	7	3	4	19	9	10
General Commercial	80.00%	80.00%	80.00%	1,742	38	21	17	113	56	57
	Subtotal			3,484	76	38	38	226	113	113
Pass-By Capture										
Single Family-Detached	0.0%			0	0	0	0	0	0	0
Multifamily Low-Rise	0.0%			0	0	0	0	0	0	0
General Commercial	0.0%			0	0	0	0	0	0	0
	Subtotal			0	0	0	0	0	0	0
Driveway Volumes				20,489	1,537	377	1,160	1,830	1,155	675
Net New External Trips				20,489	1,537	377	1,160	1,830	1,155	675
Proposed Net External Trips-Existing Net New External				20,489	1,537	377	1,160	1,830	1,155	675
Radius of Development Influence:				4 miles						
Land Use	Daily			AM Peak Hour			PM Peak Hour		Pass By	
Single Family-Detached	10 trips/DU			.74 trips/DU (25% in, 75% out)			Ln(T) = .96Ln(X) + .2 (63% in, 37% out)		0.0%	
Multifamily Low-Rise	7.32 trips/DU			.46 trips/DU (23% in, 77% out)			.56 trips/DU (63% in, 37% out)		0.0%	
General Commercial	T = 42.78(X) + 37.66			.94 trips/1,000 sf (62% in, 38% out)			T = 2.4(X) + 21.48 (44% in, 56% out)		0.0%	

SIGNIFICANCE ANALYSIS

The trip generation volumes determined in Table 1 were distributed to the surrounding roadway links based on the previously approved distribution as illustrated in Figure 1. All roadway links within the RDI were analyzed to determine if the addition of project traffic is expected to significantly impact the roadway based on thresholds provided in Article 12 of the Palm Beach County Traffic Performance Standards for purposes of Test 2.

Within the RDI, a link is determined to be significantly impacted if the project traffic is determined to be greater than 3% of the LOS E service volume for the respective roadway link. Outside of the RDI, a link is determined to be significantly impacted if the additional project traffic is greater than 5% of the LOS E service volume.

Table 2 and Table 3 summarize the significance analysis for the AM and PM peak hours, respectively. Roadway links outside the RDI are highlighted in gray, and those roadway links that exceed the significance thresholds are highlighted in red.



Legend

XX% % PROJECT TRAFFIC

Table 2: Test 2 AM Peak Hour Significance Analysis

Roadway	Link	Within RDI?	Lanes	Class	Dir	In/Out	Project Traffic		Total Project Impact	LOS E Service Vol.	Significant Impact?
							% Dist.	Pk Hour Trips			
Big Blue Trace*	South Shore Blvd to Wellington Trace	No	2L	I	NB	i	2%	8	0.9%	880	No
		No			SB	o	2%	23	2.6%	880	No
	Wellington Trace to Paddock Dr	No	2L	I	NB	i	4%	15	1.70%	880	No
		No			SB	o	4%	46	5.23%	880	YES
	Paddock Dr to Southern Blvd (3)	No	2/4L	I	NB	i	5%	19	2.1%	880	No
Binks Forest Drive*		No			SB	o	5%	58	2.96%	1960	No
	Greenview Shores Blvd to Southern Blvd	No	4LD	I	NB	i	5%	19	0.97%	1960	No
Crestwood Blvd		No			SB	o	5%	58	2.96%	1960	No
	Southern Blvd to Folsom Rd	No	6LD	I	NB	o	5%	58	1.97%	2,940	No
		No			SB	i	5%	19	0.65%	2,940	No
	Folsom Rd to Okeechobee Blvd	No	4LD	I	NB	o	4%	46	2.35%	1960	No
Folsom Rd		No			SB	i	4%	15	0.77%	1960	No
	Crestwood Blvd to Okeechobee Blvd	No	2L	Unint.	NB	o	1%	12	0.83%	1440	No
Forest Hill Blvd		No			SB	i	1%	4	0.28%	1440	No
	Wellington Trace to Southern Blvd	No	6LD	II	NB	i	10%	38	142%	2,680	No
Greenview Shores Blvd*		No			SB	o	10%	116	4.33%	2,680	No
	South Shore Blvd to Wellington Trace	No	4LD	I	NB	i	2%	8	0.4%	1960	No
		No			SB	o	2%	23	1.17%	1960	No
	Wellington Trace to Binks Forest Dr	No	2L	I	NB	i	4%	15	1.70%	880	No
Okeechobee Blvd		No			SB	o	4%	46	5.23%	880	YES
	Seminole Pratt Whitney Rd to B Road	No	2L	Unint.	EB	o	5%	58	4.03%	1440	No
		No			WB	i	5%	19	132%	1440	No
	B Road to 40th (E Road)	No	2L	Unint.	EB	o	4%	46	3.1%	1440	No
		No			WB	i	4%	15	104%	1440	No
	40th (E Road) to Crestwood Blvd	No	2L	Unint.	EB	o	3%	35	2.43%	1440	No
Seminole Pratt Whitney Rd		No			WB	i	3%	11	0.76%	1440	No
	Southern Blvd to Okeechobee Blvd	Yes	4LD	I	NB	o	19%	220	1122%	1960	YES
		Yes			SB	i	19%	72	3.67%	1960	YES
	Okeechobee Blvd to Sycamore Dr	No	4LD	Unint.	NB	o	14%	162	4.3%	3,760	No
Southern Blvd		No			SB	i	14%	53	14%	3,760	No
	CR 700 to CR 880 (2)	Yes	4LD	Unint.	EB	i	10%	38	10%	3,760	No
		Yes			WB	o	10%	116	3.09%	3,760	YES
	CR 880 to Site (2)	Yes	4LD	I	EB	i	10%	38	194%	1960	No
		Yes			WB	o	10%	116	5.92%	1960	YES
	Site to Lion Country Safari (2)	Yes	6LD	I	EB	o	85%	986	33.54%	2,940	YES
		Yes			WB	i	85%	320	10.88%	2,940	YES
	Lion Country Safari to Seminole Pratt	Yes	6LD	I	EB	o	84%	974	33.1%	2,940	YES
		Yes			WB	i	84%	317	10.78%	2,940	YES
	Seminole Pratt to Binks Forest Dr	Yes	6LD	I	EB	o	65%	754	25.65%	2,940	YES
		Yes			WB	i	65%	245	8.33%	2,940	YES
	Binks Forest Dr to Big Blue Tr	No	6LD	I	EB	o	58%	673	22.89%	2,940	YES
		No			WB	i	58%	219	7.45%	2,940	YES
	Big Blue Trace to Palms West Pkwy	No	6LD	II	EB	o	49%	568	20.07%	2,830	YES
		No			WB	i	49%	185	6.54%	2,830	YES
	Palms West Pkwy to Forest Hill Blvd	No	6LD	II	EB	o	49%	568	20.07%	2,830	YES
		No			WB	i	49%	185	6.54%	2,830	YES
	Forest Hill Blvd to Cypress Head	No	6LD	I	EB	o	34%	394	13.40%	2,940	YES
		No			WB	i	34%	128	4.35%	2,940	No
	Cypress Head to Royal Palm Beach Blvd	No	6LD	I	EB	o	32%	371	12.62%	2,940	YES
		No			WB	i	32%	121	4.12%	2,940	No
	Royal Palm Beach Blvd to SR 7	No	8LD	I	EB	o	30%	348	8.83%	3,940	YES
		No			WB	i	30%	113	2.87%	3,940	No
	SR 7 to Sansbury's Way	No	8LD	I	EB	o	15%	174	4.42%	3,940	No
		No			WB	i	15%	57	145%	3,940	No
SR 7	Pioneer Rd to Southern Blvd	No	8LD	I	NB	i	8%	30	0.76%	3,940	No
		No			SB	o	8%	93	2.36%	3,940	No
	Southern Blvd to Belvedere Rd	No	8LD	II	NB	o	7%	81	2.14%	3,780	No
		No			SB	i	7%	26	0.69%	3,780	No
Wellington Trace*	Greenview Shores Blvd to Big Blue Trace	No	4LD	I	EB	o	1%	12	0.6%	1960	No
		No			WB	i	1%	4	0.20%	1960	No
	Big Blue Trace to Forest Hill Blvd	No	4LD	I	EB	o	1%	12	0.6%	1960	No
		No			WB	i	1%	4	0.20%	1960	No

*Village Road

Table 3: Test 2 PM Peak Hour Significance Analysis

Roadway	Link	Within RDI?	Lanes	Class	Dir	In/Out	Project Traffic		Total Project Impact	LOS E Service Vol.	Significant Impact?
							% Dist.	Pk Hour Trips			
Big Blue Trace*	South Shore Blvd to Wellington Trace	No	2L	I	NB	i	2%	23	2.6%	880	No
		No			SB	o	2%	14	1.59%	880	No
	Wellington Trace to Paddock Dr	No	2L	I	NB	i	4%	46	5.23%	880	YES
		No			SB	o	4%	27	3.07%	880	No
	Paddock Dr to Southern Blvd (3)	No	2/4L	I	NB	i	5%	58	6.59%	880	YES
Binks Forest Drive*		No			SB	o	5%	34	1.73%	1960	No
	Greenview Shores Blvd to Southern Blvd	No	4LD	I	NB	i	5%	58	2.96%	1960	No
Crestwood Blvd		No			SB	o	5%	34	1.16%	2,940	No
	Southern Blvd to Folsom Rd	No	6LD	I	NB	o	5%	34	1.16%	2,940	No
		No			SB	i	5%	58	1.97%	2,940	No
	Folsom Rd to Okeechobee Blvd	No	4LD	I	NB	o	4%	27	1.38%	1960	No
Folsom Rd		No			SB	i	4%	46	2.35%	1960	No
	Crestwood Blvd to Okeechobee Blvd	No	2L	Unint.	NB	o	1%	7	0.49%	1440	No
Forest Hill Blvd		No			SB	i	1%	12	0.83%	1440	No
	Wellington Trace to Southern Blvd	No	6LD	II	NB	i	10%	116	4.33%	2,680	No
Greenview Shores Blvd*		No			SB	o	10%	68	2.54%	2,680	No
	South Shore Blvd to Wellington Trace	No	4LD	I	NB	i	2%	23	1.17%	1960	No
		No			SB	o	2%	14	0.71%	1960	No
	Wellington Trace to Binks Forest Dr	No	2L	I	NB	i	4%	46	5.23%	880	YES
Okeechobee Blvd		No			SB	o	4%	27	3.07%	880	No
	Seminole Pratt Whitney Rd to B Road	No	2L	Unint.	EB	o	5%	34	2.36%	1440	No
		No			WB	i	5%	58	4.03%	1440	No
	B Road to 40th (E Road)	No	2L	Unint.	EB	o	4%	27	1.88%	1440	No
		No			WB	i	4%	46	3.19%	1440	No
	40th (E Road) to Crestwood Blvd	No	2L	Unint.	EB	o	3%	20	1.39%	1440	No
Seminole Pratt Whitney Rd		No			WB	i	3%	35	2.43%	1440	No
	Southern Blvd to Okeechobee Blvd	Yes	4LD	I	NB	o	19%	128	6.53%	1960	YES
		Yes			SB	i	19%	219	11.7%	1960	YES
	Okeechobee Blvd to Sycamore Dr	No	4LD	Unint.	NB	o	14%	95	2.53%	3,760	No
Southern Blvd		No			SB	i	14%	162	4.31%	3,760	No
	CR 700 to CR 880 (2)	Yes	4LD	Unint.	EB	i	10%	116	3.09%	3,760	YES
		Yes			WB	o	10%	68	1.81%	3,760	No
	CR 880 to Site (2)	Yes	4LD	I	EB	i	10%	116	5.92%	1960	YES
		Yes			WB	o	10%	68	3.47%	1960	YES
	Site to Lion Country Safari (2)	Yes	6LD	I	EB	o	85%	574	19.52%	2,940	YES
		Yes			WB	i	85%	982	33.40%	2,940	YES
	Lion Country Safari to Seminole Pratt	Yes	6LD	I	EB	o	84%	567	19.29%	2,940	YES
		Yes			WB	i	84%	970	32.99%	2,940	YES
	Seminole Pratt to Binks Forest Dr	Yes	6LD	I	EB	o	65%	439	14.93%	2,940	YES
		Yes			WB	i	65%	751	25.54%	2,940	YES
	Binks Forest Dr to Big Blue Tr	No	6LD	I	EB	o	58%	392	13.33%	2,940	YES
		No			WB	i	58%	670	22.79%	2,940	YES
	Big Blue Trace to Palms West Pkwy	No	6LD	II	EB	o	49%	331	11.70%	2,830	YES
		No			WB	i	49%	566	20.00%	2,830	YES
	Palms West Pkwy to Forest Hill Blvd	No	6LD	II	EB	o	49%	331	11.70%	2,830	YES
		No			WB	i	49%	566	20.00%	2,830	YES
	Forest Hill Blvd to Cypress Head	No	6LD	I	EB	o	34%	230	7.82%	2,940	YES
		No			WB	i	34%	393	13.37%	2,940	YES
	Cypress Head to Royal Palm Beach Blvd	No	6LD	I	EB	o	32%	216	7.35%	2,940	YES
		No			WB	i	32%	370	12.59%	2,940	YES
	Royal Palm Beach Blvd to SR 7	No	8LD	I	EB	o	30%	203	5.15%	3,940	YES
		No			WB	i	30%	347	8.81%	3,940	YES
	SR 7 to Sansbury's Way	No	8LD	I	EB	o	15%	101	2.56%	3,940	No
		No			WB	i	15%	173	4.39%	3,940	No
SR 7	Pioneer Rd to Southern Blvd	No	8LD	I	NB	i	8%	92	2.34%	3,940	No
		No			SB	o	8%	54	1.37%	3,940	No
	Southern Blvd to Belvedere Rd	No	8LD	II	NB	o	7%	47	1.24%	3,780	No
Wellington Trace*		No			SB	i	7%	81	2.14%	3,780	No
	Greenview Shores Blvd to Big Blue Trace	No	4LD	I	EB	o	1%	7	0.36%	1960	No
		No			WB	i	1%	12	0.61%	1960	No
	Big Blue Trace to Forest Hill Blvd	No	4LD	I	EB	o	1%	7	0.36%	1960	No
		No			WB	i	1%	12	0.61%	1960	No

*Village Road

CAPACITY ANALYSIS

All the county thoroughfare roadway links that were determined to be significantly impacted with the addition of project were analyzed to determine if any capacity deficiencies exist or are directly caused by the addition of project traffic. A buildout year of 2026 was used for this analysis per Test 2 requirements.

Existing Traffic

The existing volumes were determined for each of the significantly impacted roadway links. The most recent link volume data published by Palm Beach County Traffic Division was used to determine the existing volume on each roadway link. This count data is attached in the *Appendix* for reference. Although FDOT provides traffic volumes at some locations in the study area collected in 2019, these volumes are generally lower than the earlier year volumes, which is inconsistent with general growth in this corridor. Therefore, the Palm Beach County counts were utilized.

Committed Traffic

Committed development traffic includes all approved but unbuilt projects in the area expected to be on the roadways through year 2026. The Palm Beach County TPS database was used to calculate committed trips that must be added to the calculate future background link volumes. Consistent with the previously-approved Test 2 analysis, the following projects committed trips were previously manually calculated due to inconsistencies in the TPS database:

- City of Westlake
- Avenir
- Indian Trails Grove DRI

For these three projects, committed trips were calculated by determining the total project traffic expected for each link after full buildout, and interpolating between the TPS database current year and the full buildout year of the respective project. Additionally, consistent with the previously-approved Test 2 analysis, projects that were included in the TPS database but did not significantly impact the analyzed link at full buildout were removed from the Total Discounted Committed Development summation. Committed development sheets are attached for reference in the *Appendix*.

Project Traffic

For the purposes of Test 2 analysis, no credit was taken for existing project trips and therefore all the project traffic is accounted for in the capacity analysis. Project traffic is defined as the portion of traffic that is expected to be on the roadways in the 2026 buildout year. The same project distribution as illustrated in Figure 1 was used to determine project traffic on each link for the capacity analysis. For purposes of Test 2 analysis, it was assumed that all the project's traffic will be on the roadway network by 2026.

Growth Rate

To develop 2026 background volumes, it was necessary to calculate an area wide growth rate for the study area. Daily count data was utilized on roadway links where data was available and where the link was significantly impacted within the RDI. A three-year annual compounding growth rate was calculated for the appropriate links and was determined to be 2.49%. This annual growth rate was used to grow the existing volumes to future background year 2026 conditions.

Table 4 and Table 5 summarize the findings of the future year 2026 capacity analysis for the AM and PM peak hours, respectively.

Table 4: Test 2 AM Peak Hour Capacity Analysis

Roadway	Link	Lanes	Dir	Sig. Imp?	Site #	Count Year	AM PEAK HOUR												
							Existing Vol.	Committed Dev. Analysis (2)			Growth		Total Bkgd.	Meets Std?	Arden Project	Total 2026	Service Volume	Meets Std?	Bkgd. Def.?
								Projects	1.0% Gwth	Total	Volume	%/Year							
Seminole Pratt Whitney Rd	Southern Blvd to Okeechobee Blvd	4LD	NB	YES	3420	2020	659	292	41	333	105	2.49%	992	Yes	220	1,212	1,960	Yes	-
			SB	YES	3420	2020	1,162	457	71	528	185	2.49%	1,690	Yes	72	1,762	1,960	Yes	-
Southern Blvd	CR 700 to CR 880	4LD	EB	No	3467	2018	990	36	82	118	215	2.49%	1,205	Yes	38	1,243	3,760	Yes	-
			WB	YES	3467	2018	1,288	0	107	107	280	2.49%	1,568	Yes	116	1,684	3,760	Yes	-
	CR 880 to Site	4LD	EB	No	3467	2018	990	169	82	251	215	2.49%	1,241	Yes	38	1,279	1,960	Yes	-
			WB	YES	3467	2018	1,288	579	107	686	280	2.49%	1,974	NO	116	2,090	1,960	NO	Yes
	Site to Lion Country Safari	6LD	EB	YES	3467	2018	990	169	82	251	215	2.49%	1,241	Yes	986	2,227	2,940	Yes	-
			WB	YES	3467	2018	1,288	579	107	686	280	2.49%	1,974	Yes	320	2,294	2,940	Yes	-
	Lion Country Safari to Seminole Pratt	6LD	EB	YES	3467	2018	990	169	82	251	215	2.49%	1,241	Yes	974	2,215	2,940	Yes	-
			WB	YES	3467	2018	1,288	579	107	686	280	2.49%	1,974	Yes	317	2,291	2,940	Yes	-
	Seminole Pratt to Binks Forest Dr	6LD	EB	YES	3443	2018	1,608	571	133	704	350	2.49%	2,312	Yes	754	3,066	2,940	NO	NO
			WB	YES	3443	2018	1,432	753	119	872	311	2.49%	2,304	Yes	245	2,549	2,940	Yes	-
	Binks Forest Dr to Big Blue Tr	6LD	EB	YES	3413	2018	2,192	502	182	684	477	2.49%	2,876	Yes	673	3,549	2,940	NO	NO
			WB	YES	3413	2018	2,065	818	171	989	449	2.49%	3,054	NO	219	3,273	2,940	NO	Yes
	Big Blue Trace to Palms West Pkwy	6LD	EB	YES	3413	2018	2,192	464	182	646	477	2.49%	2,838	NO	568	3,406	2,830	NO	Yes
			WB	YES	3413	2018	2,065	698	171	869	449	2.49%	2,934	NO	185	3,119	2,830	NO	Yes
	Palms West Pkwy to Forest Hill Blvd	6LD	EB	YES	3413	2018	2,192	464	182	646	477	2.49%	2,838	NO	568	3,406	2,830	NO	Yes
			WB	YES	3413	2018	2,065	698	171	869	449	2.49%	2,934	NO	185	3,119	2,830	NO	Yes
	Forest Hill Blvd to Cypress Head	6LD	EB	YES	3417	2018	3,262	250	270	520	709	2.49%	3,971	NO	394	4,365	2,940	NO	Yes
			WB	No	3417	2018	2,065	478	171	649	449	2.49%	2,714	Yes	128	2,842	2,940	Yes	-
	Cypress Head to Royal Palm Beach Blvd	6LD	EB	YES	3417	2018	3,262	250	270	520	709	2.49%	3,971	NO	371	4,342	2,940	NO	Yes
			WB	No	3417	2018	2,065	478	171	649	449	2.49%	2,714	Yes	121	2,835	2,940	Yes	-
	Royal Palm Beach Blvd to SR 7	8LD	EB	YES	3409	2019	3,304	600	238	838	621	2.49%	4,142	NO	348	4,490	3,940	NO	Yes
			WB	No	3409	2019	2,442	526	176	702	459	2.49%	3,144	Yes	113	3,257	3,940	Yes	-

Table 5: Test 2 PM Peak Hour Capacity Analysis

Roadway	Link	Lanes	Dir	Sig. Imp?	Site #	Count Year	PM PEAK HOUR												
							Existing Vol.	Committed Projects	Dev. Analysis (2) 1.0% Gwth	Total	Growth Volume	%/Year	Total Bkgd.	Meets Std?	Arden Project	Total 2026	Service Volume	Meets Std?	Bkgd. Def.?
Seminole Pratt Whitney Rd	Southern Blvd to Okeechobee Blvd	4LD	NB	YES	3420	2020	1,108	539	68	607	176	2.49%	1,715	Yes	128	1,843	1,960	Yes	-
			SB	YES	3420	2020	698	441	43	484	111	2.49%	1,182	Yes	219	1,401	1,960	Yes	-
Southern Blvd	CR 700 to CR 880	4LD	EB	YES	3467	2018	1,360	0	113	113	296	2.49%	1,656	Yes	116	1,772	3,760	Yes	-
			WB	No	3467	2018	947	38	78	116	206	2.49%	1,153	Yes	68	1,221	3,760	Yes	-
	CR 880 to Site	4LD	EB	YES	3467	2018	1,360	689	113	802	296	2.49%	2,162	NO	116	2,278	1,960	NO	Yes
			WB	YES	3467	2018	947	263	78	341	206	2.49%	1,288	Yes	68	1,356	1,960	Yes	-
	Site to Lion Country Safari	6LD	EB	YES	3467	2018	1,360	689	113	802	296	2.49%	2,162	Yes	574	2,736	2,940	Yes	-
			WB	YES	3467	2018	947	263	78	341	206	2.49%	1,288	Yes	982	2,270	2,940	Yes	-
	Lion Country Safari to Seminole Pratt	6LD	EB	YES	3467	2018	1,360	689	113	802	296	2.49%	2,162	Yes	567	2,729	2,940	Yes	-
			WB	YES	3467	2018	947	263	78	341	206	2.49%	1,288	Yes	970	2,258	2,940	Yes	-
	Seminole Pratt to Binks Forest Dr	6LD	EB	YES	3443	2018	1,537	955	127	1,082	334	2.49%	2,619	Yes	439	3,058	2,940	NO	NO
			WB	YES	3443	2018	1,502	706	124	830	327	2.49%	2,332	Yes	751	3,083	2,940	NO	NO
	Binks Forest Dr to Big Blue Tr	6LD	EB	YES	3413	2018	1,866	1045	155	1,200	406	2.49%	3,066	NO	392	3,458	2,940	NO	Yes
			WB	YES	3413	2018	2,045	765	169	934	445	2.49%	2,979	NO	670	3,649	2,940	NO	Yes
	Big Blue Trace to Palms West Pkwy	6LD	EB	YES	3413	2018	1,866	838	155	993	406	2.49%	2,859	NO	331	3,190	2,830	NO	Yes
			WB	YES	3413	2018	2,045	618	169	787	445	2.49%	2,832	NO	566	3,398	2,830	NO	Yes
	Palms West Pkwy to Forest Hill Blvd	6LD	EB	YES	3413	2018	1,866	838	155	993	406	2.49%	2,859	NO	331	3,190	2,830	NO	Yes
			WB	YES	3413	2018	2,045	618	169	787	445	2.49%	2,832	NO	566	3,398	2,830	NO	Yes
	Forest Hill Blvd to Cypress Head	6LD	EB	YES	3417	2018	2,442	675	202	877	531	2.49%	3,319	NO	230	3,549	2,940	NO	Yes
			WB	YES	3417	2018	1,778	500	147	647	387	2.49%	2,425	Yes	393	2,818	2,940	Yes	-
	Cypress Head to Royal Palm Beach Blvd	6LD	EB	YES	3417	2018	2,442	675	202	877	531	2.49%	3,319	NO	216	3,535	2,940	NO	Yes
			WB	YES	3417	2018	1,778	500	147	647	387	2.49%	2,425	Yes	370	2,795	2,940	Yes	-
	Royal Palm Beach Blvd to SR 7	8LD	EB	YES	3409	2019	2,702	640	195	835	508	2.49%	3,537	Yes	203	3,740	3,940	Yes	-
			WB	YES	3409	2019	3,585	572	259	831	674	2.49%	4,416	NO	347	4,763	3,940	NO	Yes

As shown in Table 4 and Table 5 the following links are not expected to meet the adopted Level of Service standard in the year 2026:

- Southern Blvd. – CR 880 to Site Driveway (AM Peak: WB, PM Peak: EB)
- Southern Blvd. – Seminole Pratt-Whitney Rd. to Binks Forest Dr. (AM Peak: EB, PM Peak: EB/WB)
- Southern Blvd. – Binks Forest Dr. to Big Blue Tr. (AM Peak: EB/WB, PM Peak: EB/WB)
- Southern Blvd. – Big Blue Tr. to Palms West Pkwy (AM Peak: EB/WB, PM Peak: EB/WB)
- Southern Blvd. – Palms West Pkwy. to Forest Hill Blvd (AM Peak: EB/WB, PM Peak: EB/WB)
- Southern Blvd. – Forest Hill Blvd. to Cypress Head (AM Peak: EB, PM Peak: EB)
- Southern Blvd. – Cypress Head to Royal Palm Beach Blvd. (AM Peak: EB, PM Peak: EB)
- Southern Blvd. – Royal Palm Beach to SR7 (AM Peak: EB, PM Peak: WB)

Of these links which are expected to be over capacity during the future year 2026 conditions, only the following links are over capacity due to the addition of project traffic:

- Southern Blvd. – Seminole Pratt-Whitney Rd. to Binks Forest Dr. (AM Peak: EB, PM Peak: EB/WB)
- Southern Blvd. – Binks Forest Dr. to Big Blue Tr. (AM Peak: EB)

All other previously noted links are expected to be over capacity without the addition of project traffic.

PROPORTIONATE SHARE ANALYSIS

The previously-approved proportionate share analysis was updated to add the impacts of the Test 2 analysis. The proportionate share of the above-mentioned links that are not expected to meet the adopted Level of Service standard through 2026, and which were not determined to be deficient in the background conditions, was then calculated. The costs for the overall improvements were not modified from the previously-approved costs. The maximum proportionate share percentage of the previously-approved amount (for TPS purposes) or this Test 2 analysis were utilized in determining the overall proportionate share percentage. It should be noted that proportionate share contribution was required for the link of Southern Boulevard between Big Blue Trace and Forest Hill Boulevard to meet Test 2 requirements in the previously-approved study; however, with the updated analysis, proportionate share contribution is no longer required for this link. Table 6, Table 7, and Table 8 illustrate the proportionate share calculation, and Table 9 illustrates the updated proportionate share costs.

Table 6: AM Peak Hour Proportionate Share Calculations

AM PEAK HOUR															
Roadway	Link	Exist Lanes	Dir	Service Volume	Prop. Lanes	New Service Volume	Capacity Created	2024 Bkgd Traffic	Bkgd Def.	Project Traffic	2024 Total Traffic	Req'd Project Mitig. (2)	Project Share Of Cost	Previous Share Of Cost	Max Share Of Cost
Southern Blvd	Seminole Pratt Whitney Rd to Binks Forest Dr	6LD	EB	2940	8LD	3940	1000	2,312	-628	754	3,066	126	12.6%	41.0%	41.0%
			WB	2940		3940	1000	Not Required				0	0.0%	0.0%	0.0%
	Binks Forest Dr to Big Blue Trace	6LD	EB	2940	8LD	3940	1000	2,876	-64	673	3,549	609	60.9%	36.0%	60.9%
			WB	2940		3940	1000	Not Required				0	0.0%	3.1%	3.1%
	Big Blue Trace to Palms West Pkwy	6LD	EB	2830	8LD	3590	760	Not Required				0	0.0%	0.0%	0.0%
			WB	2830		3590	760	Not Required				0	0.0%	0.0%	0.0%
	Palms West Pkwy to Forest Hill Blvd	6LD	EB	2830	8LD	3590	760	Not Required				0	0.0%	0.0%	0.0%
			WB	2830		3590	760	Not Required				0	0.0%	0.0%	0.0%
	Big Blue Trace to Palms West Pkwy	8LD	EB	3940	10LD	4940	1000	Not Required				0	0.0%	9.7%	9.7%
			WB	3940		4940	1000	Not Required				0	0.0%	0.0%	0.0%
	Palms West Pkwy to Forest Hill Blvd	8LD	EB	3940	10LD	4940	1000	Not Required				0	0.0%	9.7%	9.7%
			WB	3940		4940	1000	Not Required				0	0.0%	0.0%	0.0%
	Forest Hill Blvd to Cypress Head	6LD	EB	2940	8LD	3940	1000	Not Required				0	0.0%	0.0%	0.0%
			WB	2940		3940	1000	Not Required				0	0.0%	0.0%	0.0%
	Forest Hill Blvd to Cypress Head	8LD	EB	3940	10LD	4940	1000	Not Required				0	0.0%	0.0%	0.0%
			WB	3940		4940	1000	Not Required				0	0.0%	0.0%	0.0%
	Cypress Head to Royal Palm Beach	6LD	EB	2940	8LD	3940	1000	Not Required				0	0.0%	0.0%	0.0%
			WB	2940		3940	1000	Not Required				0	0.0%	0.0%	0.0%
	Cypress Head to Royal Palm Beach Blvd	8LD	EB	3940	10LD	4940	1000	Not Required				0	0.0%	0.0%	0.0%
			WB	3940		4940	1000	Not Required				0	0.0%	0.0%	0.0%

Table 7: PM Peak Hour Proportionate Share Calculations

PM PEAK HOUR															
Roadway	Link	Exist Lanes	Dir	Service Volume	Prop. Lanes	New Service Volume	Capacity Created	2024 Bkgd Traffic	Bkgd Def.	Project Traffic	2024 Total Traffic	Req'd Project Mitig. (2)	Project Share Of Cost	Previous Share Of Cost	Max Share Of Cost
Southern Blvd	Seminole Pratt Whitney Rd to Binks Forest Dr	6LD	EB	2940	8LD	3940	1000	2,619	-321	439	3058	118	11.8%	26.2%	26.2%
			WB	2940		3940	1000	2,332	-608	751	3083	143	14.3%	26.7%	26.7%
	Binks Forest Dr to Big Blue Trace	6LD	EB	2940	8LD	3940	1000	Not Required				0	0.0%	33.4%	33.4%
			WB	2940		3940	1000	Not Required				0	0.0%	21.7%	21.7%
	Big Blue Trace to Palms West Pkwy (Test 2)	6LD	EB	2830	8LD	3780	950	Not Required				0	0.0%	0.0%	0.0%
			WB	2830		3780	950	Not Required				0	0.0%	13.5%	13.5%
	Palms West Pkwy to Forest Hill Blvd (Test 2)	6LD	EB	2830	8LD	3780	950	Not Required				0	0.0%	0.0%	0.0%
			WB	2830		3780	950	Not Required				0	0.0%	13.1%	13.1%
	Big Blue Trace to Palms West Pkwy	8LD	EB	3940	10LD	4940	1000	Not Required				0	0.0%	0.0%	0.0%
			WB	3940		4940	1000	Not Required				0	0.0%	0.0%	0.0%
	Palms West Pkwy to Forest Hill Blvd	8LD	EB	3940	10LD	4940	1000	Not Required				0	0.0%	0.0%	0.0%
			WB	3940		4940	1000	Not Required				0	0.0%	0.0%	0.0%
	Forest Hill Blvd to Cypress Head	6LD	EB	2940	8LD	3940	1000	Not Required				0	0.0%	13.6%	13.6%
			WB	2940		3940	1000	Not Required				0	0.0%	0.0%	0.0%
	Forest Hill Blvd to Cypress Head	8LD	EB	3940	10LD	4940	1000	Not Required				0	0.0%	0.0%	0.0%
			WB	3940		4940	1000	Not Required				0	0.0%	24.5%	24.5%
	Cypress Head to Royal Palm Beach	6LD	EB	2940	8LD	3940	1000	Not Required				0	0.0%	6.3%	6.3%
			WB	2940		3940	1000	Not Required				0	0.0%	0.0%	0.0%
	Cypress Head to Royal Palm Beach	8LD	EB	3940	10LD	4940	1000	Not Required				0	0.0%	0.0%	0.0%
			WB	3940		4940	1000	Not Required				0	0.0%	22.2%	22.2%

Table 8: Peak Hour Proportionate Cost Calculations

PEAK HOUR SUMMARY					
Roadway	Link	Lane Improve.	Dir	Highest Share of Cost	Project Share of Link Improvement
Southern Blvd	Seminole Pratt Whitney Rd to Binks Forest Dr	6LD - 8LD	EB WB	41.0% 26.7%	33.9%
	Binks Forest Dr to Big Blue Trace	6LD - 8LD	EB WB	60.9% 21.7%	41.3%
	Big Blue Trace to Palms West Pkwy (Test 2)	6LD - 8LD	EB WB	0.0% 13.5%	6.7%
	Palms West Pkwy to Forest Hill Blvd (Test 2)	6LD - 8LD	EB WB	0.0% 13.1%	6.5%
	Big Blue Trace to Palms West Pkwy	8LD - 10LD	EB WB	9.7% 0.0%	4.8%
	Palms West Pkwy to Forest Hill Blvd	8LD - 10LD	EB WB	9.7% 0.0%	4.8%
	Forest Hill Blvd to Cypress Head	6LD - 8LD	EB WB	13.6% 0.0%	6.8%
	Forest Hill Blvd to Cypress Head	8LD - 10LD	EB WB	0.0% 24.5%	12.3%
	Cypress Head to Royal Palm Beach Blvd	6LD - 8LD	EB WB	6.3% 0.0%	3.2%
	Cypress Head to Royal Palm Beach Blvd	8LD - 10LD	EB WB	0.0% 22.2%	11.1%

Table 9: Proportionate Share Cost Summary

Roadway	Link	Exist Lanes	Prop. Lanes	Project Share of Link Improvement	Total Cost Estimate	Project Cost
Southern Blvd	Seminole Pratt Whitney Rd to Binks Forest Dr	6LD	8LD	33.9%	\$7,638,400	\$2,585,598
	Binks Forest Dr to Big Blue Trace	6LD	8LD	41.3%	\$15,012,000	\$6,199,956
	Big Blue Trace to Palms West Pkwy (Test 2)	6LD	8LD	6.7%	\$3,848,400	\$259,261
	Palms West Pkwy to Forest Hill Blvd (Test 2)	6LD	8LD	6.5%	\$3,050,600	\$199,092
	Big Blue Trace to Palms West Pkwy	8LD	10LD	4.8%	\$4,313,800	\$208,579
	Palms West Pkwy to Forest Hill Blvd	8LD	10LD	4.8%	\$4,629,800	\$223,858
	Forest Hill Blvd to Cypress Head	6LD	8LD	6.8%	\$7,963,700	\$541,532
	Forest Hill Blvd to Cypress Head	8LD	10LD	12.3%	\$3,981,500	\$487,734
	Cypress Head to Royal Palm Beach Blvd	6LD	8LD	3.2%	\$5,997,600	\$188,924
	Cypress Head to Royal Palm Beach Blvd	8LD	10LD	11.1%	\$27,841,300	\$3,090,384
Total Link Proportionate Share:						\$13,984,918
Total Intersection Proportionate Share:						\$635,480
Total:						\$14,620,398

CONCLUSION

Kimley-Horn has prepared this updated Test 2 analysis considering year 2026 conditions to support the modification of the previously-approved conditions of approval. Based on this analysis, additional proportionate share contribution will be required to meet the requirements of Test 2.

If there are any questions regarding the information provided herein, please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration
Number 64773
Engineering Business
Number 696
Attachments

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APPENDIX

Year	Site Location & Number						
	Southern (East of Binks) #0011	Southern (West of Site) #0019	Southern (West of RPB) #0102	Southern (West of Crestwood) #7222	Southern (West of Big Blue) #7223	Southern (West of Sem. Pratt) #7225	Seminole Pratt (N of Southern) #7357
2019	27500	17300	63500	44500	39000	24000	17800
2018	26500	16700	53500	50500	36500	23000	17200
2017	27500	13200	57500	47500	34500	22000	16300
2016	26500	11700	59500	45500	29000	21000	16100
2015	29500	13900	58500	42000	30000	19800	14300
2014	28500	13100	56000	41500	29500	18500	12900
Growth Rate	1.24%	13.93%	2.19%	-0.74%	10.38%	4.55%	3.40%

233600
223900
218500
209300
208000
200000

Total Average
2.49%

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 93 - PALM BEACH

SITE: 0011 - SR 80/SOUTHERN BLVD - E.OF BINKS FOREST DR/'B' RD (COUNTY LINK: 3443)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2019	27500	F	E 14500		W 13000	9.00	62.10	8.00
2018	26500	C	E 14000		W 12500	9.00	59.50	8.00
2017	27500	C	E 14500		W 13000	9.00	59.40	6.20
2016	26500	C	E 13500		W 13000	9.00	60.40	6.60
2015	29500	C	E 15000		W 14500	9.00	61.20	7.80
2014	28500	C	E 14500		W 14000	9.00	57.80	11.60
2013	28000	C	E 14000		W 14000	9.00	57.80	10.10
2012	25000	C	E 12500		W 12500	9.00	57.50	21.80
2011	26000	C	E 13000		W 13000	9.00	55.70	10.50
2010	25000	C	E 12500		W 12500	9.63	53.63	10.10
2009	29500	C	E 14500		W 15000	10.15	59.35	10.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 93 - PALM BEACH

SITE: 0019 - SR 80/US 441-E OF SR 700/US 98 (COUNTY LINK: 3101)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2019	17300	C	E 8600		W 8700	9.50	62.10	13.80
2018	16700	C	E 8500		W 8200	9.50	59.50	16.70
2017	13200	C	E 6700		W 6500	9.50	59.40	4.70
2016	11700	C	E 6100		W 5600	9.00	60.40	13.40
2015	13900	C	E 6800		W 7100	9.00	61.20	13.20
2014	13100	C	E 6600		W 6500	9.00	57.80	13.90
2013	14100	C	E 7500		W 6600	9.00	57.80	19.40
2012	13200	C	E 6500		W 6700	9.00	57.50	15.00
2011	13400	C	E 6600		W 6800	9.00	55.70	22.90
2010	15900	C	E 8300		W 7600	9.63	53.63	10.80
2009	12400	C	E 6000		W 6400	10.15	59.35	14.80
2008	14400	C	E 7300		W 7100	10.11	59.09	17.50
2007	11600	C	E 5800		W 5800	9.43	62.25	20.60
2006	12500	C	E 6200		W 6300	9.31	60.74	8.90
2005	12200	C	E 6200		W 6000	9.50	59.70	18.30
2004	11200	C	E 5500		W 5700	9.80	61.50	18.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 93 - PALM BEACH

SITE: 0102 - SR 80/SOUTHER BLVD .5 MILES W OF ROYAL BCH BLVD (COUNTY LINK: 3417)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2019	63500	C	E 30000		W 33500	9.00	62.10	7.70
2018	53500	C	E 26500		W 27000	9.00	59.50	7.10
2017	57500	C	E 29000		W 28500	9.00	59.40	8.10
2016	59500	C	E 30000		W 29500	9.00	60.40	5.20
2015	58500	C	E 29000		W 29500	9.00	60.30	8.30
2014	56000	C	E 28000		W 28000	9.00	60.30	7.70
2013	56000	C	E 28000		W 28000	9.00	60.60	8.00
2012	52000	C	E 26000		W 26000	9.00	60.60	3.30
2011	56000	C	E 27500		W 28500	9.00	60.90	6.40
2010	51500	C	E 26000		W 25500	9.73	61.28	7.20
2009	85000	C	E 40000		W 45000	9.88	61.89	4.80
2008	100500	C	E 50500		W 50000	10.36	61.44	4.80
2007	48000	F				10.30	61.43	7.70
2006	44000	C	E 22000		W 22000	10.13	58.32	7.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 93 - PALM BEACH

SITE: 7222 - SR 80/SOUTHERN BLVD - BIG BLUE TRACE TO FOREST HILL BLVD (COUNTY LINK: 3413)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2019	44500	C	E 22500		W 22000	9.00	62.10	6.80
2018	50500	F	E 26000		W 24500	9.00	59.50	8.10
2017	47500	C	E 24500		W 23000	9.00	59.40	7.10
2016	45500	C	E 23500		W 22000	9.00	60.40	6.50
2015	42000	C	E 21500		W 20500	9.00	61.20	6.90
2014	41500	C	E 21500		W 20000	9.00	57.80	7.60
2013	37000	F	E 19000		W 18000	9.00	57.80	8.50
2012	38000	C	E 19500		W 18500	9.00	57.50	10.70
2011	39500	C	E 20000		W 19500	9.00	55.70	8.30
2010	42000	C	E 21500		W 20500	9.63	53.63	7.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 93 - PALM BEACH

SITE: 7223 - SOUTHERN BLVD(SR80)-FROM BINKS FOREST DR TO BIG BLUE TR.(COUNTY LINK:3431)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2019	39000	C	E 19500		W 19500	9.00	62.10	6.80
2017	36500	F	E 18000		W 18500	9.00	59.40	7.10
2016	34500	C	E 17000		W 17500	9.00	60.40	6.50
2015	29000	C	E 14500		W 14500	9.00	61.20	6.90
2014	30000	C	E 15000		W 15000	9.00	57.80	7.60
2013	29500	F	E 15000		W 14500	9.00	57.80	8.50
2012	29500	C	E 15000		W 14500	9.00	57.50	10.70
2011	28000	C	E 14000		W 14000	9.00	55.70	8.30
2010	31500	C	E 16500		W 15000	9.63	53.63	7.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 93 - PALM BEACH

SITE: 7225 - SOUTHERN BLVD(SR80)-FROM LION COUNTRY SAF. TO S PRAT WHTNEY RD(COUNTY LINK:3467)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2019	24000	C	E 12000		W 12000	9.00	62.10	14.90
2018	23000	S	E 11000		W 12000	9.00	59.50	8.10
2017	22000	F	E 10500		W 11500	9.00	59.40	7.10
2016	21000	C	E 10000		W 11000	9.00	60.40	6.50
2015	19800	C	E 10000		W 9800	9.00	61.20	6.90
2014	18500	C	E 9100		W 9400	9.00	57.80	7.60
2013	15700	F	E 7400		W 8300	9.00	57.80	8.50
2012	15900	C	E 7500		W 8400	9.00	57.50	10.70
2011	16800	C	E 8400		W 8400	9.00	55.70	8.30
2010	19800	C	E 10000		W 9800	9.63	53.63	7.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 93 - PALM BEACH

SITE: 7357 - ON SEMINOLE PRATT-WHIT FROM SOUTHERN BLVD TO OKEECHOBEE BLVD (COUNTY LINK:3420)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR	
----	-----		-----		-----	-----	-----	-----	
2019	17800	S	N	9100	S	8700	9.00	62.10	4.50
2018	17200	F	N	8800	S	8400	9.00	59.50	4.50
2017	16300	C	N	8300	S	8000	9.00	59.40	4.60
2016	16100	C	N	8100	S	8000	9.00	60.40	4.00
2015	14300	C	N	7200	S	7100	9.00	61.20	1.70
2014	12900	C	N	6500	S	6400	9.00	57.80	2.70
2013	13900	C	N	7000	S	6900	9.00	57.80	3.60
2012	12600	F	N	7600	S	5000	9.00	57.50	4.20
2011	12900	C	N	7800	S	5100	9.00	55.70	3.30
2010	12600	C	N	6900	S	5700	9.63	53.63	4.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					2018 DAILY		17-18 GR	3YR GR	2018 AM PEAK HOUR			2018 PM PEAK HOUR		
						2013	2014	2015	2016	2017	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
4654	SHERWOOD FOREST BL	Cresthaven Blvd	10th Ave N	2	810	8145	8622	8499	9108	10064	10573	2/7/2018	5.06%	7.55%	874	363	511	1007	571	447
2615	SILVER BEACH RD	Congress Ave	Old Dixie Hwy	2	880	11598	13490	13765	14485	15103	15245	3/6/2018	0.94%	3.46%	1192	580	621	1292	635	664
2807	SILVER BEACH RD	Old Dixie Hwy	US-1	2	880	10795	11939	12264	12967	13754	12806	3/6/2018	-6.89%	1.45%	961	436	529	1114	591	523
3418	SKEES RD	Okeechobee Bl	Belvedere Rd	2	880	4673	4663	4644	5411	5558	5829	2/28/2018	4.88%	7.87%	501	275	226	533	288	248
3467	SOUTHERN BLVD	Lion Country Safari	Seminole Pratt Whitn	4D	3320	19744	20081	21463	21367		26952	2/7/2018		7.89%	2217	990	1288	2109	1360	947
3443	SOUTHERN BLVD	Seminole Pratt Whitney	Binks Forest Drive	4D	1960	28400	29957	30197	31426	34095	38408	2/7/2018	12.65%	8.35%	2987	1608	1432	3020	1537	1502
3413	SOUTHERN BLVD	Big Blue Trace	Forest Hill/Crestwoo	4D	1770	37398	46540	46151	45756	50434	52643	2/7/2018	4.38%	4.48%	4257	2192	2065	3853	1866	2045
3417	SOUTHERN BLVD	Forest Hill/Crestwood	Cypress Head	6D	2940	56449	55493	57424	61162	64468	67949	3/27/2018	5.40%	5.77%	5327	3262	2065	5189	2442	1778
3409	SOUTHERN BLVD	Lamstein Ln	SR-7	8D	3940	66355	72235	74163	73406		81282	3/27/2018		3.10%	6155	3737	2449	6234	2824	3410
3105	SOUTHERN BLVD	Sansbury's Way	Pike Rd	8D	3940	63709	72578	64009	67937	79440	84104	3/27/2018	5.87%	9.53%	6909	4204	2718	6581	2885	3741
3223	SOUTHERN BLVD	Fla Turnpike Entrance	Jog Rd	8D	3940	64572	67154	65967	69271		75049	3/27/2018		4.39%	6154	3644	2544	5891	2707	3184
3673	SOUTHERN BLVD	Kirk Rd	Congress Ave	8D	3940	61462	64701	65258	72807	74638	79013	1/17/2018	5.86%	6.58%	6476	4354	2128	6942	2722	4240
3823	SOUTHERN BLVD	Parker Ave	Dixie Hwy	5	1770	23852	23010	25426	23838	23113	24951	2/26/2018	7.95%	-0.63%	2008	1161	847	2118	917	1216
3469	SR-7	60th St N	Persimmon Blvd	2	1140					9012	10303	3/5/2018	14.33%		924	213	741	942	677	291
3468	SR-7	Orange Grove Blvd	Okeechobee Blvd	2	1140	16657	17844	17803	19068	19134	20034	1/24/2018	4.70%	4.01%	1734	385	1415	1883	1206	692
3404	SR-7	Okeechobee Bl	Belvedere Rd	6D	2680	38237	39216	38417	40112		41440	3/12/2018		2.56%	2886	1112	1780	3524	1944	1587
3406	SR-7	Belvedere Rd	Southern Blvd	8D	3590	49924	50845	51645	49645		52881	3/12/2018		0.79%	3422	1752	1700	4398	2271	2129
3408	SR-7	Southern Blvd	Pioneer Rd	8D	3940	55870	59715	56643	62631		63674	3/12/2018		3.98%	4575	2605	1985	4983	2520	2490
3452	SR-7	Pioneer Rd	Forest Hill Blvd	8D	3940	54973	62721	58868	60814	64437	65204	2/28/2018	1.19%	3.47%	4419	2157	2262	5253	2468	2819

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					2019 DAILY		18-19 GR	3YR GR	2019 AM PEAK HOUR			2019 PM PEAK HOUR		
						2014	2015	2016	2017	2018	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
2807	SILVER BEACH RD	Old Dixie Hwy	US-1	2	880	11939	12264	12967	13754	12806	13149	3/11/2019	2.68%	0.47%	959	459	500	1048	492	566
3418	SKEES RD	Okeechobee Bl	Belvedere Rd	2	880	4663	4644	5411	5558	5829	5839	3/4/2019	0.17%	2.57%	485	302	191	478	270	240
3467	SOUTHERN BLVD	Lion Country Safari	Seminole Pratt Whitn	4D	3320	20081	21463	21367		26952		3/25/2019								
3443	SOUTHERN BLVD	Seminole Pratt Whitney	Binks Forest Drive	4D	1960	29957	30197	31426	34095	38408		3/25/2019								
3413	SOUTHERN BLVD	Big Blue Trace	Forest Hill/Crestwoo	6D	2680	46540	46151	45756	50434	52643		3/25/2019								
3417	SOUTHERN BLVD	Forest Hill/Crestwood	Cypress Head	6D	2940	55493	57424	61162	64468	67949		4/3/2019								
3409	SOUTHERN BLVD	Lamstein Ln	SR-7	8D	3940	72235	74163	73406		81282	79525	4/22/2019	-2.16%	2.70%	5445	3304	2442	6268	2702	3585
3105	SOUTHERN BLVD	Sansbury's Way	Pike Rd	8D	3940	72578	64009	67937	79440	84104	81489	4/22/2019	-3.11%	6.25%	6513	4006	2693	6381	2661	3771
3223	SOUTHERN BLVD	Fla Turnpike Entrance	Jog Rd	8D	3940	67154	65967	69271		75049	74118	4/22/2019	-1.24%	2.28%	6310	3654	2703	5791	2543	3260
3673	SOUTHERN BLVD	Kirk Rd	Congress Ave	8D	3940	64701	65258	72807	74638	79013	80151	5/29/2019	1.44%	3.26%	7067	4618	2455	6678	2702	3976
3823	SOUTHERN BLVD	Parker Ave	Dixie Hwy	5	1770	23010	25426	23838	23113	24951	24224	3/27/2019	-2.91%	0.54%	1792	1120	672	1950	961	1060
3469	SR-7	60th St N	Persimmon Blvd	2	1140				9012	10303	11316	2/11/2019	9.83%		876	435	718	935	646	292
3468	SR-7	Orange Grove Blvd	Okeechobee Blvd	2	1140	17844	17803	19068	19134	20034	20917	5/29/2019	4.41%	3.13%	1792	433	1402	1837	1214	673
3404	SR-7	Okeechobee Bl	Belvedere Rd	6D	2680	39216	38417	40112		41440	41073	2/11/2019	-0.89%	0.79%	2949	1161	1788	3545	1976	1569
3406	SR-7	Belvedere Rd	Southern Blvd	8D	3590	50845	51645	49645		52881	51682	2/11/2019	-2.27%	1.35%	3440	1772	1671	4207	2229	2029
3408	SR-7	Southern Blvd	Pioneer Rd	8D	3940	59715	56643	62631		63674	61864	2/11/2019	-2.84%	-0.41%	4353	2356	2010	4888	2395	2493
3452	SR-7	Pioneer Rd	Forest Hill Blvd	8D	3940	62721	58868	60814	64437	65204	65513	2/11/2019	0.47%	2.51%	4561	2440	2152	5369	2569	2800
4102	SR-7	Forest Hill Blvd	Stribling Way	8D	3940	51702	49645	50926		55559	54672	2/11/2019	-1.60%	2.39%	4376	2094	2282	4466	2325	2145
4406	SR-7	Stribling Way	Lake Worth Rd	8D	3940	58931	65398	61289	64268	66899	66947	2/11/2019	0.07%	2.99%	5576	2636	3013	5455	3007	2572

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					*2020 DAILY		19-20 GR	3YR GR	2020 AM PEAK HOUR			2020 PM PEAK HOUR		
						2015	2016	2017	2018	2019	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
2408	SEMINOLE PRATT-WHIT	Orange Bl	60Th St N	4D	1960	13600	14873	16514		17708	18316	2/5/2020	3.32%	3.51%	1779	912	933	1568	764	811
3442	SEMINOLE PRATT-WHIT	60Th St N	Sycamore Dr E	4D	1960	16772	19259			19875										
3424	SEMINOLE PRATT-WHIT	Sycamore Dr E	Okeechobee Blvd	4D	3320	18026	18997	20942	21347	21565										
3420	SEMINOLE PRATT-WHIT	Okeechobee Blvd	Southern Blvd	4D	1960	14153	15965	17000	16737	20676	21431	2/3/2020	3.52%	8.03%	1816	659	1162	1794	1108	698
4200	SHERWOOD FOREST BL	Forest Hill Blvd	Cresthaven Blvd	2	880	7078	7360	7652	7595	8237	7925	3/9/2020	-3.94%	1.18%	559	405	230	720	288	433
4654	SHERWOOD FOREST BL	Cresthaven Blvd	10th Ave N	2	810	8499	9108	10064	10573	10881	10446	3/9/2020	-4.16%	1.25%	823	313	510	920	508	421
4644	SHERWOOD FOREST BL	10th Ave N	Lake Worth Rd	2	880	7925	7883	8213		9655	10593	3/9/2020	8.85%	8.85%	1155	619	536	843	471	372
2615	SILVER BEACH RD	Congress Ave	Old Dixie Hwy	4D	1960	13765	14485	15103	15245	16081										
2807	SILVER BEACH RD	Old Dixie Hwy	US-1	2	880	12264	12967	13754	12806	13149										
3418	SKEES RD	Okeechobee Bl	Belvedere Rd	2	880	4644	5411	5558	5829	5839	6162	3/9/2020	5.24%	3.50%	571	368	205	525	278	255
3467	SOUTHERN BLVD	Lion Country Safari	Seminole Pratt Whitn	6D	4980	21463	21367		26952											
3443	SOUTHERN BLVD	Seminole Pratt Whitney	Binks Forest Drive	6D	2940	30197	31426	34095	38408											
3413	SOUTHERN BLVD	Big Blue Trace	Forest Hill/Crestwoo	6D	2680	46151	45756	50434	52643											
3673	SOUTHERN BLVD	Kirk Rd	Congress Ave	8D	3940	65258	72807	74638	79013	80151	77222	3/9/2020	-3.79%	1.14%	6635	4469	2242	6527	2525	4026
3823	SOUTHERN BLVD	Parker Ave	Dixie Hwy	5	1770	25426	23838	23113	24951	24224	21650	3/9/2020	-11.89%	-2.16%	1636	1055	612	1770	827	960
3469	SR-7	60th St N	Persimmon Blvd	2	1140			9012	10303	11316	11373	2/19/2020	0.50%	8.06%	999	237	801	1018	718	328
3468	SR-7	Orange Grove Blvd	Okeechobee Blvd	2	1140	17803	19068	19134	20034	20917	21265	2/3/2020	1.64%	3.58%	1924	456	1517	1973	1292	681
3404	SR-7	Okeechobee Bl	Belvedere Rd	6D	2680	38417	40112		41440	41073	41016	2/3/2020	-0.14%		2909	1147	1771	3486	1910	1594
3452	SR-7	Pioneer Rd	Forest Hill Blvd	8D	3940	58868	60814	64437	65204	65513										

A	B	C	D	E	F	G	H	I
Input Data								
ROAD NAME: Pratt Whitney			STATION: 3420			Report Created		
CURRENT YEAR: 2020			FROM: Southern Blvd			3/4/2021		
ANALYSIS YEAR: 2026			TO: Midpoint					
GROWTH RATE: 8.03%			DATE: 2/3/2020					
			PSF: 1					

Link Analysis						
AM			PM			
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1816	659	1162	1794	1108	698
Peak Volume	1816	659	1162	1794	1108	698
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1816	659	1162	1794	1108	698

Committed Developments							Type	% Complete
Arden PUD							Res	18%
City of Westlake	349	178	170	369	171	198	NR	15%
278 ProfessionalWay						12	NR	45%
Groves Town Center	87	36	51	198	107	91	NR	0%
Loxahatchee Groves Commons	32	16	16	68	34	33	NR	55%
Palm Beach State College	45		39	57	26	31	NR	35%
Avenir	66	35	31	81	33	48	Res	0%
Indian Trails Grove DRI	164	48	115	184	115	69	Res	0%
Okeechobee Folsom Commercial							NR	0%
Central Park of Commerce	85			72	94	78	NR	0%
Palm Beach Aggregates							NR	25%
Suess Medical							NR	0%
Flying Cow Ranch							Res	0%
Total Committed Developments	828	313	494	1051	576	470		
Total Committed Residential	230	83	146	265	148	117		
Total Committed Non-Residential	598	230	348	786	428	353		
Double Count Reduction	58	21	37	66	37	29		
Total Discounted Committed Developments	770	292	457	985	539	441		
Historical Growth	1070	388	685	1057	653	411		
Comm Dev+1% Growth	882	333	528	1095	607	484		
Growth Volume Used	1070	388	685	1095	653	484		
Total Volume	2886	1047	1847	2889	1761	1182		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data								
ROAD NAME: Pratt Whitney			STATION: 3420			Report Created		
CURRENT YEAR: 2020			FROM: Midpoint			3/4/2021		
ANALYSIS YEAR: 2026			TO: Okeechobee Blvd					
GROWTH RATE: 8.03%			DATE: 2/3/2020					
			PSF: 1					

Link Analysis						
AM			PM			
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1816	659	1162	1794	1108	698
Peak Volume	1816	659	1162	1794	1108	698
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1816	659	1162	1794	1108	698

Committed Developments							Type	% Complete
Arden PUD							Res	18%
City of Westlake	349	178	170	369	171	198	NR	15%
278 ProfessionalWay						12	NR	45%
Groves Town Center	87	36	51	198	107	91	NR	0%
Loxahatchee Groves Commons	32	16	16	68	34	33	NR	55%
Palm Beach State College	45		39	57	26	31	NR	35%
Avenir	66	35	31	81	33	48	Res	0%
Indian Trails Grove DRI	164	48	115	184	115	69	Res	0%
Okeechobee Folsom Commercial							NR	0%
Central Park of Commerce	85			72	94	78	NR	0%
Palm Beach Aggregates							NR	25%
Suess Medical							NR	0%
Flying Cow Ranch							Res	0%
Total Committed Developments	828	313	494	1051	576	470		
Total Committed Residential	230	83	146	265	148	117		
Total Committed Non-Residential	598	230	348	786	428	353		
Double Count Reduction	58	21	37	66	37	29		
Total Discounted Committed Developments	770	292	457	985	539	441		
Historical Growth	1070	388	685	1057	653	411		
Comm Dev+1% Growth	882	333	528	1095	607	484		
Growth Volume Used	1070	388	685	1095	653	484		
Total Volume	2886	1047	1847	2889	1761	1182		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I
Input Data								
ROAD NAME: State Road 80			STATION: 0			Report Created		
CURRENT YEAR: 2018			FROM: Midpoint			3/4/2021		
ANALYSIS YEAR: 2026			TO: County Road 880					
GROWTH RATE: 0%			DATE: NA					
			PSF: 0					

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

Committed Developments						Type	% Complete
20 Mile Bend Public Use	32			34		NR	15%
Central Park of Commerce	42	36		46	38	NR	0%
Palm Beach Aggregates						NR	25%
Total Committed Developments	74	36	0	80	0	38	
Total Committed Residential	0	0	0	0	0	0	
Total Committed Non-Residential	74	36	0	80	0	38	
Double Count Reduction	0	0	0	0	0	0	
Total Discounted Committed Developments	74	36	0	80	0	38	

Historical Growth	0	0	0	0	0	0
Comm Dev+1% Growth	74	36	0	80	0	38
Growth Volume Used	74	36	0	80	0	38
Total Volume	74	36	0	80	0	38

Lanes	4LD					
LOS D Capacity	3220	3320	3320	3220	3320	3320
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	3760	3760	3400	3760	3760
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data								
ROAD NAME: State Road 80			STATION: 0			Report Created		
CURRENT YEAR: 2018			FROM: Us Highway 98			3/4/2021		
ANALYSIS YEAR: 2026			TO: Midpoint					
GROWTH RATE: 0%			DATE: NA					
			PSF: 0					

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

Committed Developments						Type	% Complete
20 Mile Bend Public Use	32			34		NR	15%
Central Park of Commerce	42	36		46	38	NR	0%
Palm Beach Aggregates						NR	25%
Total Committed Developments	74	36	0	80	0	38	
Total Committed Residential	0	0	0	0	0	0	
Total Committed Non-Residential	74	36	0	80	0	38	
Double Count Reduction	0	0	0	0	0	0	
Total Discounted Committed Developments	74	36	0	80	0	38	

Historical Growth	0	0	0	0	0	0
Comm Dev+1% Growth	74	36	0	80	0	38
Growth Volume Used	74	36	0	80	0	38
Total Volume	74	36	0	80	0	38

Lanes	4LD					
LOS D Capacity	3220	3320	3320	3220	3320	3320
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	3760	3760	3400	3760	3760
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A **B** **C** **D** **E** **F** **G** **H** **I**
 Input Data
 ROAD NAME: Southern Blvd STATION: 3467 Report Created
 CURRENT YEAR: 2018 FROM: MIDPOINT 3/4/2021
 ANALYSIS YEAR: 2026 TO: Seminole Pratt Whitney Rd
 GROWTH RATE: 7.89% DATE: 2/7/2018
 PSF: 1

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2217	990	1288	2109	1360	947
Peak Volume	2217	990	1288	2109	1360	947
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2217	990	1288	2109	1360	947

Committed Developments							Type	% Complete
Arden PUD							Res	3%
City of Westlake	66	34		70		38	NR	0%
20 Mile Bend Public Use	224	36	189	237	174	63	NR	15%
Groves Town Center	43			99	45	54	NR	0%
Loxahatchee Groves Commons	26			56	28	29	NR	25%
Palm Beach State College	41	36		53			NR	0%
Avenir							Res	0%
Indian Trails Grove DRI				33			Res	0%
Central Park of Commerce	418	63	355	464	385	79	NR	0%
Palm Beach Aggregates	40		35	69	57		NR	25%
Suess Medical							NR	0%
Flying Cow Ranch							Res	0%
Total Committed Developments	858	169	579	1081	689	263		
Total Committed Residential	0	0	0	33	0	0		
Total Committed Non-Residential	858	169	579	1048	689	263		
Double Count Reduction	0	0	0	8	0	0		

Total Discounted Committed Developments 858 169 579 1073 689 263

Historical Growth	1852	827	1076	1762	1136	791
Comm Dev+1% Growth	1042	251	686	1248	802	341
Growth Volume Used	1852	827	1076	1762	1136	791
Total Volume	4069	1817	2364	3871	2496	1738

Lanes	4LD					
LOS D Capacity	3220	3320	3320	3220	3320	3320
Link Meets Test 1?	NO	YES	YES	NO	YES	YES
LOS E Capacity	3400	3760	3760	3400	3760	3760
Link Meets Test 2?	NO	YES	YES	NO	YES	YES

Input Data
 ROAD NAME: Southern Blvd STATION: 3101 Report Created
 CURRENT YEAR: 2016 FROM: County Road 880 3/4/2021
 ANALYSIS YEAR: 2026 TO: Midpoint
 GROWTH RATE: 6.69% DATE: 3/2/2016
 PSF: 1

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1632	541	1166	1472	880	589
Peak Volume	1632	541	1166	1472	880	589
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1632	541	1166	1472	880	589

Committed Developments							Type	% Complete
Arden PUD							Res	0%
City of Westlake	66	34		70		38	NR	0%
20 Mile Bend Public Use	224	36	189	237	174	63	NR	15%
Groves Town Center	43			99	45	54	NR	0%
Loxahatchee Groves Commons	26			56	28	29	NR	25%
Palm Beach State College	41	36		53			NR	0%
Avenir							Res	0%
Indian Trails Grove DRI				33			Res	0%
Central Park of Commerce	48	40		53		44	NR	0%
Palm Beach Aggregates							NR	25%
Suess Medical							NR	0%
Flying Cow Ranch							Res	0%
Total Committed Developments	448	146	189	601	247	228		
Total Committed Residential	0	0	0	33	0	0		
Total Committed Non-Residential	448	146	189	568	247	228		
Double Count Reduction	0	0	0	8	0	0		

Total Discounted Committed Developments 448 146 189 593 247 228

Historical Growth	1486	493	1062	1341	801	536
Comm Dev+1% Growth	619	203	311	747	339	290
Growth Volume Used	1486	493	1062	1341	801	536
Total Volume	3118	1034	2228	2813	1681	1125

Lanes	4LD					
LOS D Capacity	3220	3320	3320	3220	3320	3320
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	3760	3760	3400	3760	3760
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I
Input Data								
ROAD NAME: Southern Blvd			STATION: 3443			Report Created		
CURRENT YEAR: 2018			FROM: Midpoint			3/4/2021		
ANALYSIS YEAR: 2026			TO: Binks Forest Dr					
GROWTH RATE: 8.35%			DATE: 2/7/2018					
			PSF: 1					

Time Period	Link Analysis			Link Analysis		
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2987	1608	1432	3020	1537	1502
Peak Volume	2987	1608	1432	3020	1537	1502
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2987	1608	1432	3020	1537	1502

Committed Developments	Type	% Complete
Arden PUD	Res	3%
City of Westlake	NR	0%
Binks Pointe	Res	0%
278 ProfessionalWay	NR	15%
Groves Town Center	NR	0%
Loxahatchee Groves Commons	NR	25%
Palm Beach State College	NR	0%
Avenir	Res	0%
Indian Trails Grove DRI	Res	0%
Okeechobee Folsom Commercial	NR	0%
Central Park of Commerce	NR	0%
Palm Beach Aggregates	NR	25%
Suess Medical	NR	0%
Flying Cow Ranch	Res	0%
Brown Landholding Relocation	NR	0%
Total Committed Developments		
Total Committed Residential		
Total Committed Non-Residential		
Double Count Reduction		
Total Discounted Committed Developments		
Historical Growth		
Comm Dev+1% Growth		
Growth Volume Used		
Total Volume		
Lanes		
LOS D Capacity		
Link Meets Test 1?		
LOS E Capacity		
Link Meets Test 2?		

Input Data								
ROAD NAME: Southern Blvd			STATION: 3443			Report Created		
CURRENT YEAR: 2018			FROM: Seminole Pratt Whitney Rd			3/4/2021		
ANALYSIS YEAR: 2026			TO: MIDPOINT					
GROWTH RATE: 8.35%			DATE: 2/7/2018					
			PSF: 1					

Time Period	Link Analysis			Link Analysis		
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2987	1608	1432	3020	1537	1502
Peak Volume	2987	1608	1432	3020	1537	1502
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2987	1608	1432	3020	1537	1502

Committed Developments	Type	% Complete
Arden PUD	Res	3%
City of Westlake	NR	0%
Binks Pointe	Res	0%
278 ProfessionalWay	NR	15%
Groves Town Center	NR	0%
Loxahatchee Groves Commons	NR	25%
Palm Beach State College	NR	0%
Avenir	Res	0%
Indian Trails Grove DRI	Res	0%
Okeechobee Folsom Commercial	NR	0%
Central Park of Commerce	NR	0%
Palm Beach Aggregates	NR	25%
Suess Medical	NR	0%
Flying Cow Ranch	Res	0%
Brown Landholding Relocation	NR	0%
Total Committed Developments		
Total Committed Residential		
Total Committed Non-Residential		
Double Count Reduction		
Total Discounted Committed Developments		
Historical Growth		
Comm Dev+1% Growth		
Growth Volume Used		
Total Volume		
Lanes		
LOS D Capacity		
Link Meets Test 1?		
LOS E Capacity		
Link Meets Test 2?		

A	B	C	D	E	F	G	H	I
Input Data								
ROAD NAME: Southern Blvd			STATION: 3431			Report Created		
CURRENT YEAR: 2016			FROM: MIDPOINT			3/4/2021		
ANALYSIS YEAR: 2026			TO: Big Blue Trce					
GROWTH RATE: 2.59%			COUNT DATE: 1/13/2016					
			PSF: 1					

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2885	1687	1288	2963	1496	1467
Peak Volume	2885	1687	1288	2963	1496	1467
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2885	1687	1288	2963	1496	1467

Committed Developments	Type	% Complete
Palms West Medical	NR	92%
Grove Medical	NR	100%
Palms West Hospital	NR	95%
Arden PUD	Res	0%
Cypress Key	NR	15%
Southern Palm Crossing	NR	100%
Everglades Farm Equipment	NR	50%
City of Westlake	NR	0%
Binks Pointe	Res	0%
278 ProfessionalWay	NR	15%
Groves Town Center	NR	0%
Loxahatchee Groves Commons	NR	25%
Palm Beach State College	NR	0%
Avenir	Res	0%
Indian Trails Grove DRI	Res	0%
RaceTrac - Southern Blvd	NR	60%
Okeechobee Folsom Commercial	NR	0%
Central Park of Commerce	NR	0%
Palm Beach Aggregates	NR	25%
Suess Medical	NR	0%
Flying Cow Ranch	Res	0%
Total Committed Developments		
Total Committed Residential		
Total Committed Non-Residential		
Double Count Reduction		
Total Discounted Committed Developments	1281	476
Historical Growth	834	491
Comm Dev+1% Growth	1581	652
Growth Volume Used	1581	652
Total Volume	4446	2339

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

Input Data								
ROAD NAME: Southern Blvd			STATION: 3431			Report Created		
CURRENT YEAR: 2016			FROM: Binks Forest Dr			3/4/2021		
ANALYSIS YEAR: 2026			TO: Midpoint					
GROWTH RATE: 2.59%			COUNT DATE: 1/13/2016					
			PSF: 1					

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2885	1687	1288	2963	1496	1467
Peak Volume	2885	1687	1288	2963	1496	1467
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2885	1687	1288	2963	1496	1467

Committed Developments	Type	% Complete
Palms West Medical	NR	92%
Grove Medical	NR	100%
Palms West Hospital	NR	95%
Arden PUD	Res	0%
Cypress Key	NR	0%
Southern Palm Crossing	NR	100%
Everglades Farm Equipment	NR	50%
City of Westlake	NR	0%
Binks Pointe	Res	0%
278 ProfessionalWay	NR	15%
Groves Town Center	NR	0%
Loxahatchee Groves Commons	NR	25%
Palm Beach State College	NR	0%
Avenir	Res	0%
Indian Trails Grove DRI	Res	0%
RaceTrac - Southern Blvd	NR	10%
Okeechobee Folsom Commercial	NR	0%
Central Park of Commerce	NR	0%
Palm Beach Aggregates	NR	25%
Suess Medical	NR	0%
Flying Cow Ranch	Res	0%
Total Committed Developments	1329	537
Total Committed Residential	191	140
Total Committed Non-Residential	1138	397
Double Count Reduction	48	35
Total Discounted Committed Developments	1281	502
Historical Growth	834	491
Comm Dev+1% Growth	1581	678
Growth Volume Used	1581	678
Total Volume	4446	2365

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

A	B	C	D	E	F	G	H	I
Input Data								
ROAD NAME: Southern Blvd			STATION: 3413			Report Created		
CURRENT YEAR: 2018			FROM: MIDPOINT			3/4/2021		
ANALYSIS YEAR: 2026			TO: Crestwood Blvd					
GROWTH RATE: 4.49%			DATE: 2/7/2018					
			PSF: 1					

Time Period			Link Analysis					
			AM			PM		
Direction			2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume			4257	2192	2065	3853	1866	2045
Peak Volume			4257	2192	2065	3853	1866	2045
Diversions(%)			0	0	0	0	0	0
Volume after Diversion			4257	2192	2065	3853	1866	2045

Committed Developments							Type	% Complete
Palms West Medical	16	3	12	18	13	5	NR	92%
Grove Medical							NR	100%
Village Royale - Phase I							Res	0%
Palms West Hospital	12	4	8	12	8	5	NR	95%
Arden PUD							Res	3%
Western Plaza							NR	75%
Cypress Key	24			88	39	49	NR	15%
Southern Palm Crossing							NR	100%
Everglades Farm Equipment				17			NR	50%
Wellington Mall				5			NR	90%
City of Westlake	340	166	174	360	193	167	NR	0%
Southern Center				7	3	4	NR	90%
278 ProfessionalWay				50	36		NR	15%
Groves Town Center	95	39	56	217	118	100	NR	0%
Loxahatchee Groves Commons	58	29	30	124	63	61	NR	25%
Palm Beach State College	124		108	158	72	85	NR	0%
Avent	52	24	28	64	38	26	Res	0%
Indian Trails Grove DRI	104	73	31	117	44	73	Res	0%
Wellington Plaza	104	1		4	1	2	NR	97%
RaceTrac - Southern Blvd							NR	60%
Okeechobee Folsom Commercial							NR	0%
Central Park of Commerce	251	38	213	278	231	48	NR	0%
Flying Cow Ranch							Res	0%
Village Royale Charter School	182	111	71				Res	0%
Total Committed Developments	1234	512	731	1519	859	625		
Total Committed Residential	338	208	130	181	82	99		
Total Committed Non-Residential	896	304	601	1338	777	526		
Double Count Reduction	85	52	33	45	21	25		
Total Discounted Committed Developments	1149	460	698	1474	838	600		
Historical Growth	1790	922	868	1620	785	860		
Comm Dev+1% Growth	1502	642	869	1793	993	769		
Growth Volume Used	1790	922	869	1793	993	860		
Total Volume	6047	3114	2934	5646	2859	2905		

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	NO	NO	NO	NO	NO	NO
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	NO	NO	NO	NO	NO	NO

Input Data								
ROAD NAME: Southern Blvd			STATION: 0			Report Created		
CURRENT YEAR: 2018			FROM: Big Blue Trce			3/4/2021		
ANALYSIS YEAR: 2026			TO: Midpoint					
GROWTH RATE: 0%			DATE: NA					
			PSF: 0					

Time Period			Link Analysis					
			AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	0	0	0	0	0	0		
Peak Volume	0	0	0	0	0	0		
Diversions(%)	0	0	0	0	0	0		
Volume after Diversion	0	0	0	0	0	0		

Committed Developments							Type	% Complete
Palms West Medical	9	7		11	3	8	NR	92%
Grove Medical	0	0	0	0	0	0	NR	100%
Village Royale - Phase I							Res	0%
Palms West Hospital	7	4	2	7	3	5	NR	95%
Arden PUD							Res	3%
Western Plaza							NR	75%
Cypress Key		24		88	39	49	NR	15%
Southern Palm Crossing	0	0	0	0	0	0	NR	100%
Everglades Farm Equipment				29	14	15	NR	50%
Wellington Mall				5			NR	90%
City of Westlake	340	166	174	360	193	167	NR	0%
Southern Center				7	3	4	NR	90%
278 ProfessionalWay				50	36		NR	15%
Groves Town Center	95	39	56	217	118	100	NR	0%
Loxahatchee Groves Commons	58	29	30	124	63	61	NR	25%
Palm Beach State College	124		108	158	72	85	NR	0%
Avent	52	24	28	64	38	26	Res	0%
Indian Trails Grove DRI	104	73	31	117	44	73	Res	0%
Wellington Plaza		1		4	1	2	NR	97%
RaceTrac - Southern Blvd							NR	60%
Okeechobee Folsom Commercial							NR	0%
Central Park of Commerce	251	38	213	278	231	48	NR	0%
Flying Cow Ranch							Res	0%
Village Royale Charter School	182	111	71				Res	0%
Total Committed Developments	1222	516	713	1519	858	643		
Total Committed Residential	338	208	130	181	82	99		
Total Committed Non-Residential	884	308	583	1338	776	544		
Double Count Reduction	85	52	33	45	21	25		
Total Discounted Committed Developments	1137	464	680	1474	837	618		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	1137	464	680	1474	837	618		
Growth Volume Used	1137	464	680	1474	837	618		
Total Volume	1137	464	680	1474	837	618		

Lanes	4LD					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1870	1870	3400	1870	1870
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A **B** **C** **D** **E** **F** **G** **H** **I**
 Input Data
 ROAD NAME: Southern Blvd STATION: 3437 Report Created
 CURRENT YEAR: 2016 FROM: Midpoint 3/4/2021
 ANALYSIS YEAR: 2026 TO: Blvd
 GROWTH RATE: 3.64% DATE: 2/29/2016
 PSF: 1

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	4955	3042	1920	4545	2096	2449
Peak Volume	4955	3042	1920	4545	2096	2449
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	4955	3042	1920	4545	2096	2449

Committed Developments							Type	% Complete
Target Center	0	0	0	0	0	0	NR	100%
Palms West Medical	7		6	8	6		NR	92%
Groves at Royal Palm	0	0	0	0	0	0	NR	100%
Grove Medical	0	0	0	0	0	0	NR	100%
Village Royale - Phase I				59	38		Res	0%
Palms West Hospital	5	2	4	6	4	2	NR	95%
Arden PUD							Res	0%
Western Plaza	26	14	12	71	34	37	NR	75%
Isla Verde							NR	68%
Cypress Key	66		42	155	87	68	NR	0%
Southern Palm Crossing	0	0	0	0	0	0	NR	100%
Olympia	0	0	0	0	0	0	Res	100%
Tract 115-Village Center							NR	60%
Everglades Farm Equipment							NR	50%
Wellington Mall							NR	90%
Southern Mills							NR	55%
City of Westlake	282	138	144	298	161	138	NR	0%
Southern Center	5	3		25	12	13	NR	90%
Pioneer Road Commercial / Residential				51			NR	10%
Seven Eleven							NR	25%
Groves Town Center				69	38	32	NR	0%
Loxahatchee Groves Commons				39			NR	25%
Palm Beach State College			36	53			NR	0%
Avenir	29	14	16	36	21	15	Res	0%
Indian Trails Grove DRI	83	58	25	59	35	24	Res	0%
Wellington Plaza	2	1	1	7	5	3	NR	97%
RaceTrac - Southern Blvd	75	38	38	70	35	35	NR	10%
Okeechobee Folsom Commercial							NR	0%
Central Park of Commerce	185		157	206	171	35	NR	0%
Total Committed Developments	765	268	481	1212	647	402		
Total Committed Residential	112	72	41	154	94	39		
Total Committed Non-Residential	653	196	440	1058	553	363		
Double Count Reduction	28	18	10	39	24	10		
Total Discounted Committed Developments	737	250	471	1173	623	392		
Historical Growth	2130	1307	825	1953	901	1053		
Comm Dev+1% Growth	1255	568	672	1649	842	648		
Growth Volume Used	2130	1307	825	1953	901	1053		
Total Volume	7085	4349	2745	6498	2997	3502		

Lanes	6LD					
LOS D Capacity	4880	2940	2940	4880	2940	2940
Link Meets Test 1?	NO	NO	YES	NO	NO	NO
LOS E Capacity	5150	2940	2940	5150	2940	2940
Link Meets Test 2?	NO	NO	YES	NO	NO	NO

Input Data
 ROAD NAME: Southern Blvd STATION: 3417 Report Created
 CURRENT YEAR: 2016 FROM: Crestwood Blvd 3/4/2021
 ANALYSIS YEAR: 2026 TO: MIDPOINT
 GROWTH RATE: 2.71% DATE: 3/7/2016
 PSF: 1

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	4882	3097	1815	4825	2075	2757
Peak Volume	4882	3097	1815	4825	2075	2757
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	4882	3097	1815	4825	2075	2757

Committed Developments							Type	% Complete
Target Center	0	0	0	0	0	0	NR	100%
Palms West Medical	7		6	8	6		NR	92%
Groves at Royal Palm	0	0	0	0	0	0	NR	100%
Grove Medical	0	0	0	0	0	0	NR	100%
Village Royale - Phase I				59	38		Res	0%
Palms West Hospital	5	2	4	6	4	2	NR	95%
Arden PUD							Res	0%
Western Plaza	26	14	12	71	34	37	NR	75%
Isla Verde							NR	68%
Cypress Key	134		49	315	139	176	NR	0%
Southern Palm Crossing	0	0	0	0	0	0	NR	100%
Olympia	0	0	0	0	0	0	Res	100%
Tract 115-Village Center							NR	60%
Everglades Farm Equipment							NR	50%
Wellington Mall							NR	90%
Southern Mills							NR	55%
City of Westlake	282	138	144	298	161	138	NR	0%
Southern Center	5	3		25	12	13	NR	90%
Pioneer Road Commercial / Residential				51			NR	10%
Seven Eleven							NR	25%
Groves Town Center				69	38	32	NR	0%
Loxahatchee Groves Commons				39			NR	25%
Palm Beach State College			36	53			NR	0%
Avenir	29	14	16	36	21	15	Res	0%
Indian Trails Grove DRI	83	58	25	59	35	24	Res	0%
Wellington Plaza	2	1	1	7	5	3	NR	97%
RaceTrac - Southern Blvd	75	38	38	70	35	35	NR	10%
Okeechobee Folsom Commercial							NR	0%
Central Park of Commerce	185		157	206	171	35	NR	0%
Total Committed Developments	833	268	488	1372	699	510		
Total Committed Residential	112	72	41	154	94	39		
Total Committed Non-Residential	721	196	447	1218	605	471		
Double Count Reduction	28	18	10	39	24	10		
Total Discounted Committed Developments	805	250	478	1333	675	500		
Historical Growth	1496	949	556	1479	636	845		
Comm Dev+1% Growth	1316	574	668	1838	892	788		
Growth Volume Used	1496	949	556	1479	636	845		
Total Volume	6378	4046	2483	6663	2967	3602		

Lanes	6LD					
LOS D Capacity	4880	2940	2940	4880	2940	2940
Link Meets Test 1?	NO	NO	YES	NO	NO	NO
LOS E Capacity	5150	2940	2940	5150	2940	2940
Link Meets Test 2?	NO	NO	YES	NO	NO	NO

A	B	C	D	E	F	G	H	I		
Input Data										
ROAD NAME: Southern Blvd				STATION: 3409		Report Created				
CURRENT YEAR: 2018				FROM: Midpoint		3/4/2021				
ANALYSIS YEAR: 2026				TO: S State Road 7						
GROWTH RATE: 3.10%				DATE: 3/27/2018						
				PSF: 1						
Link Analysis										
AM										
PM										
Time Period										
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB				
Existing Volume	8155	3737	2449	8234	2824	3419				
Peak Volume	8155	3737	2449	8234	2824	3419				
Diversion(%)	0	0	0	0	0	0				
Volume after Diversion	8155	3737	2449	8234	2824	3419				
Committed Developments										
Target Center	0	0	0	0	0	0	Type	% Complete		
Palms West Medical				4	6	4	NR	92%		
Groves at Royal Palm			0	0	0	0	NR	100%		
Village Royale - Phase I	123	93	314	114	201	Res	0%			
Palms West Hospital	4	3	4	3	2	NR	95%			
Arden RUD							Res	3%		
Western Plaza	34	18	16	95	46	49	NR	75%		
Belvedere Commerce Center							NR	0%		
Isla Verde				37	18	19	NR	79%		
Cypress Key				108	60	48	NR	85%		
Southern Palm Crossing	0	0	0	0	0	0	NR	100%		
Ching SR 7	0	0	0	0	0	0	NR	100%		
Olympia	0	0	0	0	0	0	NR	100%		
United Auto Group	29	22	40	16	24	NR	70%			
Lots of Wellington	0	0	0	0	0	0	NR	0%		
Royal Palm Retail	0	0	0	0	0	0	NR	100%		
Tract 115-Village Center	0	0	0	0	0	0	NR	65%		
Wellington Mall				12	6	6	NR	90%		
Southern Mills	15		13	16	13	NR	85%			
Shoppes At Southern Pines							NR	93.70%		
Wellington Regional Medical Center	21	15	25	25	17	NR	75%			
City of Westlake	252	123	291	144	123	NR	75%			
Pioneer Trail	0	0	0	0	0	0	Res	100%		
Southern Center	17	9	8	NR	90%					
Aisl / Royal Palm Industrial				53	26	27	NR	45%		
Pioneer Road Commercial / Residential				53	26	27	NR	35%		
Village Green	0	0	0	0	0	0	NR	65%		
Enclave at Royal Palm Beach	0	0	0	0	0	0	Res	100%		
Seven Eleven	0	0	0	0	0	0	NR	65%		
Palm Beach Auto Auction	0	0	0	0	0	0	NR	50%		
03-M Marginal Elementary	40	18	21	45	28	20	Res	36%		
PBC Stockade	40	18	21	45	28	20	Res	0%		
Avenir	60	42	19	67	25	42	Res	0%		
Indian Trails Grove DRI	44	22	22	41	20	21	NR	60%		
Anthony Groves Plaza-Lot 1	44	22	22	41	20	21	NR	60%		
RaceTrac - Southern Blvd	163		138	180	150	31	NR	0%		
Cheerchobee Folsom Commercial	163		138	180	150	31	NR	0%		
Central Park of Commerce	163		138	180	150	31	NR	0%		
Southern Station	122	47	74				NR	0%		
CarMax Auto Royal Palm Beach	122	47	74				NR	0%		
Village Royale Charter School	122	47	74				NR	0%		
WAWA - SB 1327	122	47	74				NR	0%		
Total Committed Developments										
Total Committed Residential	345	200	113	429	167	263				
Total Committed Non-Residential	562	200	325	901	515	375				
Double Count Reduction	86	40	28	107	42	66				
Total Discounted Committed Developments	821	360	410	1223	640	572				
Historical Growth										
1704	1035	678	1726	782	944					
Comm Dev+1% Growth	1331	670	613	1740	874	855				
Growth Volume Used	1704	1035	678	1740	874	944				
Total Volume	7859	4772	3127	7974	3698	4354				
Lanes										
BLD										
LOS D Capacity	6530	3940	3940	6530	3940	3940				
Link Meets Test 17	NO	NO	YES	NO	YES	NO				
LOS E Capacity	6880	3940	3940	6880	3940	3940				
Link Meets Test 27	NO	NO	YES	NO	YES	NO				

Input Data							Report Created	
ROAD NAME: Southern Blvd				STATION: 3405		3/4/2021		
CURRENT YEAR: 2018				FROM: Blvd				
ANALYSIS YEAR: 2026				TO: MIDPOINT				
GROWTH RATE: 0%				DATE: NA				
				PSF: 0				
		Link Analysis						
		AM			PM			
Time Period		2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	
Direction		0	0	0	0	0	0	
Existing Volume		0	0	0	0	0	0	
Peak Volume		0	0	0	0	0	0	
Diversion(%)		0	0	0	0	0	0	
Volume after Diversion		0	0	0	0	0	0	
Committed Developments							Type % Complete	
Target Center							NR 100%	
Palms West Medical							NR 92%	
Groves at Royal Palm							NR 100%	
Village Royale - Phase I							Res 0%	
Palms West Hospital							NR 95%	
Arden RUD							Res 3%	
Western Plaza							NR 75%	
Belvedere Commerce Center							NR 0%	
Isla Verde							NR 79%	
Cypress Key							NR 15%	
Southern Palm Crossing							NR 100%	
Ching SR 7							NR 100%	
Olympia							NR 100%	
United Auto Group							NR 70%	
Lots of Wellington							NR 0%	
Royal Palm Retail							NR 100%	
Tract 115-Village Center							NR 65%	
Wellington Mall							NR 90%	
Southern Mills							NR 85%	
Shoppes At Southern Pines							NR 93.70%	
Wellington Regional Medical Center							NR 75%	
City of Westlake							NR 0%	
Pioneer Trail							NR 100%	
Southern Center							NR 90%	
Aisl / Royal Palm Industrial							NR 45%	
Pioneer Road Commercial / Residential							NR 35%	
Village Green							NR 65%	
Enclave at Royal Palm Beach							NR 100%	
Seven Eleven							NR 65%	
Palm Beach Auto Auction							NR 50%	
03-M Marginal Elementary							NR 100%	
PBC Stockade							NR 36%	
Avenir							NR 0%	
Indian Trails Grove DRI							NR 0%	
Anthony Groves Plaza-Lot 1							NR 0%	
RaceTrac - Southern Blvd							NR 60%	
Cheerchobee Folsom Commercial							NR 0%	
Central Park of Commerce							NR 0%	
Southern Station							NR 0%	
CarMax Auto Royal Palm Beach							NR 0%	
Village Royale Charter School							NR 0%	
WAWA - SB 1327							NR 0%	
Total Committed Developments							1264 642 568 1230 670 496	
Total Committed Residential							708 431 276 322 158 135	
Total Committed Non-Residential							556 211 312 908 512 363	
Double Count Reduction							111 42 62 81 40 34	
Total Discounted Committed Developments							1153 600 526 1149 630 464	
Historical Growth							0 0 0 0 0 0	
Comm Dev+1% Growth							1153 600 526 1149 630 464	
Growth Volume Used							1153 600 526 1149 630 464	
Total Volume							1153 600 526 1149 630 464	
Lanes								
BLD								
LOS D Capacity								6530 3940 3940 6530 3940 3940
Link Meets Test 17								YES YES YES YES YES YES
LOS E Capacity								6880 3940 3940 6880 3940 3940
Link Meets Test 27								YES YES YES YES YES YES