



December 12, 2024

Adam B. Kerr, P.E.  
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**Engineering and  
 Public Works Department**

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 FAX: (561) 684-4050  
 www.pbc.gov

**RE: Palms West Hospital  
 FLUA Amendment Policy 3.5-d Review  
 Round 2023-24-B**

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 November 13, 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:

<b>Location:</b>	North of Southern Boulevard, app. 2,260 feet west of Forest Hill Boulevard	
<b>PCN:</b>	00-41-43-17-01-904-0040	
<b>Acres:</b>	18.85 acres	
	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>FLU:</b>	Institutional & Public Facilities (INST)	Institutional & Public Facilities (INST)
<b>Zoning:</b>	Agricultural Reserve (AR) and Rural Services (RSER)	Institutional and Public Facilities (IPF)
<b>Density/ Intensity:</b>	0.10 FAR	0.45 FAR
<b>Maximum Potential:</b>	Hospital = 82,111 SF	Hospital = 369,498 SF
<b>Proposed Potential:</b>	None	Hospital = 335,000 SF <i>(Voluntary restriction)</i>
<b>Net Daily Trips:</b>	2,785 (maximum – current) 2,451 (proposed – current)	
<b>Net PH Trips:</b>	273 (183/90) AM, 286 (100/186) PM (maximum) 247 (166/81) AM, 259 (91/168) PM (proposed)	
* <i>Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

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

**Palm Beach County  
 Board of County  
 Commissioners**

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- Sara Baxter, Vice Mayor
- Gregg K. Weiss
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- Marci Woodward
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**County Administrator**

Verdenia C. Baker

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Adam B. Kerr, P.E.  
December 12, 2024  
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of the Palm Beach County Comprehensive Plan at the **proposed potential** densities shown above based on the condition that the proposal shall be limited to the proposed development potential or equivalent trips.

Please do not hesitate to reach out with any questions or concerns at 561-684-4030 or [DSimeus@pbc.gov](mailto:DSimeus@pbc.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "DS", is written over the typed name.

Dominique Simeus, P.E.  
Professional Engineer  
Traffic Division

DS:jb

ec:

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  
Maria Bello – 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  
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**PALMS WEST**  
**PALM BEACH COUNTY, FL**  
**TIER CHANGE TRAFFIC ANALYSIS**



# TIER CHANGE TRAFFIC ANALYSIS

## **PALMS WEST** **PALM BEACH COUNTY, FL**

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

**Kimley»»Horn**

November 13, 2024  
Kimley-Horn Project # 144283030  
Registry No. 64773  
Kimley-Horn and Associates, Inc.  
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West Palm Beach, Florida 33401  
561/840-0848 TEL



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Adam B. Kerr, P.E.  
Florida Registration Number 64773



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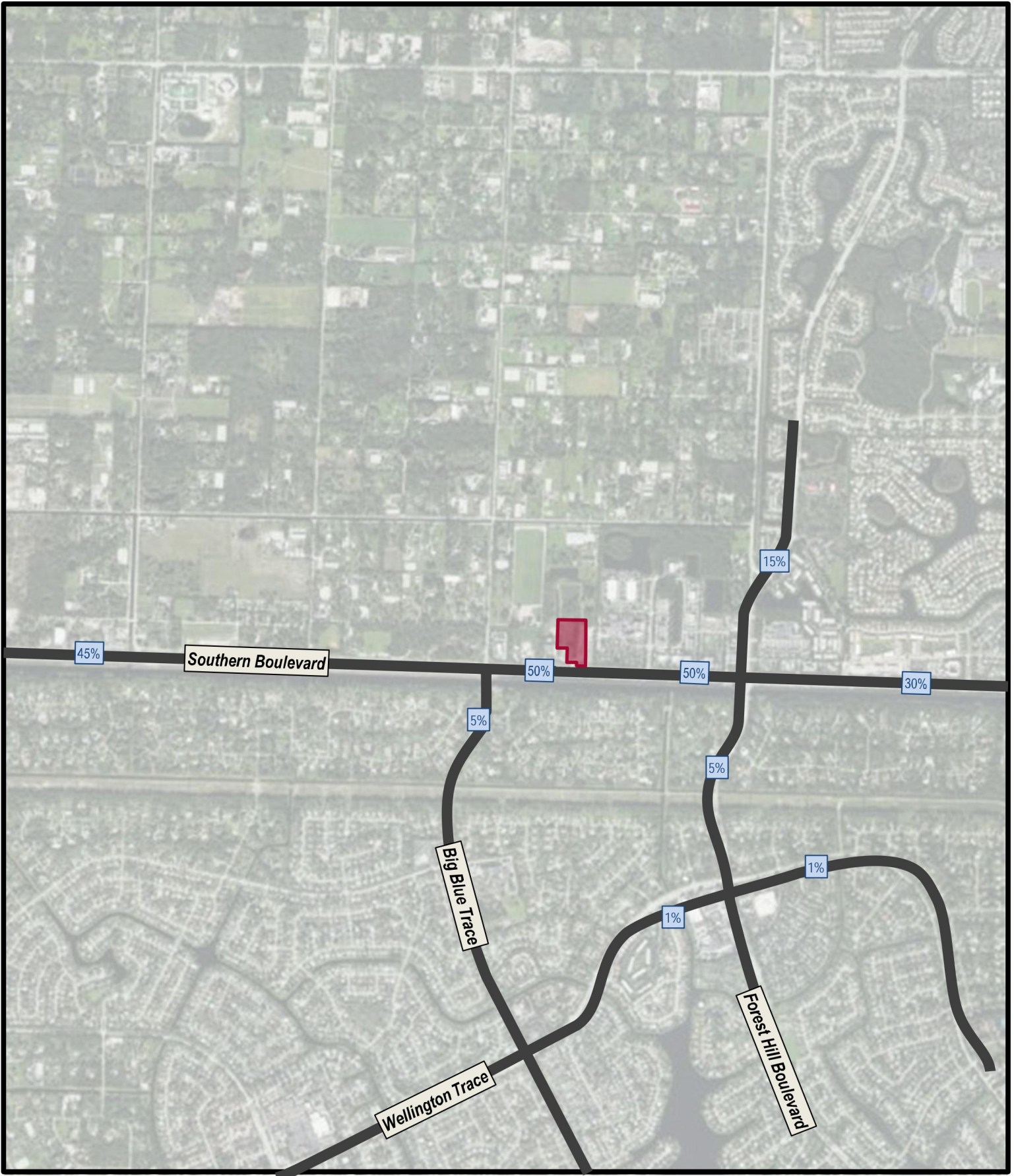
## INTRODUCTION

Kimley-Horn and Associates, Inc. has been retained to prepare a Tier Change Future Land Use (FLU) Amendment traffic analysis for an 18.85-acre site located on the north side of Southern Boulevard, west of Palms West Parkway in unincorporated Palm Beach County, Florida. **Figure 1** illustrates the location of the project site. The site currently has a Palm Beach County FLU designation of Institutional (INST) in the Rural Tier. It is proposed to change the proposed FLU designation to Institutional (INST) within the Urban/Suburban Tier.

The parcel control number for this site is 00-41-43-17-01-904-0040.

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 an Institutional designation in the Rural Tier, which permits a maximum floor area ratio (FAR) of 0.1. The proposed future designation is also Institutional but in the Urban/Suburban Tier, which permits a maximum FAR of 0.45. Hence, the 18.85-acre site can permit 369,498 square feet of institutional use.

This analysis was conducted following short-range and long-range analysis procedures used to evaluate comprehensive plan amendments in Palm Beach County. For this analysis, the maximum possible intensity of 0.45 FAR for the future Tier was used. This report summarizes the finding of the comprehensive plan land use amendment traffic analysis.



**LEGEND**



-  Site Location
-  Trip Assignment

FIGURE 1  
 Palms West  
 KH # 144283030  
 Site Location

## PROJECT TRAFFIC

The project traffic volumes evaluated in this analysis are defined as the vehicle trips expected to be generated by the maximum possible site intensity and of the proposed intensity of 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 the following scenarios:

#### Existing Site Development

This scenario represents the currently trip generation occurring on site. The site is currently vacant; hence, no trips are 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 in the Rural Tier. For the trip generation comparison shown in **Table 1**, Hospital and Light Industrial uses were compared. The maximum intensity of development under the currently adopted future land use designation is 82,111 square feet, with the Hospital use generating more daily, AM and PM peak hour trips. The existing future land use has the potential to generate 796 net external daily trips, 60 net external AM peak hour trips (40 inbound, 20 outbound), and 64 net external PM peak hour trips (22 inbound, 42 outbound).

#### Proposed Future Land Use Maximum Potential Development

This scenario represents the maximum development permitted on site under the proposed FLU designation in the Urban/Suburban Tier, which equates to 369,498 square feet of institutional use. Hospital and Light Industrial uses were analyzed to determine the maximum impact; the hospital use is the maximum intensity development potential for the site. As indicated in **Table 1**, the maximum density of development under the proposed Tier has the potential to generate 2,785 net new external daily trips, 213 net new external AM peak hour trips (143 inbound, 70 outbound), and 222 net new external PM peak hour trips (78 inbound, 144 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 (2029) 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 Future Land Use Proposed Development

This scenario represents the proposed development, on which is a voluntary restriction from the permitted maximum development under the proposed FLU designation, which equates to a 335,000 square-foot hospital. As indicated in Table 1, the proposed development potential has the potential to generate 3,247 net external daily trips, 247 net external AM peak hour trips (+166 inbound, +81 outbound), and 259 PM peak hour trips (+91 inbound, +168 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 (2029) 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



**Table 1: Trip Generation Calculations Summary**

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Existing Tier (0.1 FAR Industrial)</b>								
Hospital	82.111 ksf	884	67	45	22	71	25	46
Pass-By Capture Hospital	10.0%	88	7	5	2	7	3	4
Net External Trips		796	60	40	20	64	22	42
Light Industrial	82.102 ksf	400	61	54	7	53	7	46
Pass-By Capture Light Industrial	10.0%	40	6	5	1	5	1	4
Net External Trips		360	55	49	6	48	6	42
Maximum Trips (Hospital)		796	60	40	20	64	22	42
<b>Proposed Tier (0.45 FAR Industrial)</b>								
Hospital	369.498 ksf	3,979	303	203	100	318	111	207
Pass-By Capture Hospital	10.0%	398	30	20	10	32	11	21
Net External Trips		3,581	273	183	90	286	100	186
Light Industrial	369.458 ksf	1,799	273	240	33	240	34	206
Pass-By Capture Light Industrial	10.0%	180	27	24	3	24	3	21
Net External Trips		1,619	246	216	30	216	31	185
Maximum Trips (Hospital)		3,581	273	183	90	286	100	186
Net New Trips (Proposed - Existing)		3,581	273	183	90	286	100	186
Proposed Tier Trips - Existing Tier Trips		2,785	213	143	70	222	78	144
<b>Proposed Tier (0.45 FAR Industrial) - Limited</b>								
Hospital	335.000 ksf	3,608	275	184	91	288	101	187
Pass-By Capture Hospital	10.0%	361	28	18	10	29	10	19
Net External Trips		3,247	247	166	81	259	91	168
Proposed Tier Trips - Existing Tier Trips		2,451	187	126	61	195	69	126
<u>Land Use</u>	<u>Daily</u>	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>			<u>Pass By</u>		
Hospital	10.77 trips/ksf	0.82 trips/ksf (67% in, 33% out)	0.86 trips/ksf (35% in, 65% out)			10.0%		
Light Industrial	4.87 trips/ksf	0.74 trips/ksf (88% in, 12% out)	0.65 trips/ksf (14% in, 86% out)			10.0%		

## 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 short-range planning horizon (2029), and long-range planning horizon (2045) conditions on links within the RDI.

### Short-Range (Year 2029)

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 the Urban/Suburban Tier 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 the Urban/Suburban Tier in comparison to the maximum development potential under the existing FLU in the Rural Tier.

## SHORT-RANGE (2029) PLANNING HORIZON

The maximum development under the proposed future land use is 369,458 square feet of hospital use. Therefore, the net increase in peak hour trip generation potential is 273 net new external AM peak hour trips (183 inbound, 90 outbound) and 286 net new external PM peak hour trips (100 inbound, 186 outbound). For the purposes of this analysis, the radius of development influence is 2 miles. Significance was determined in accordance with the Test 2 LOS E peak-hour peak-directional service volumes provided 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**, the following roadway links are projected to be significantly impacted by the proposed project under Test 2 standards:

- Southern Boulevard – from Big Blue Trace to the site (AM and PM peak hour)
- Southern Boulevard – from the site to Forest Hill Boulevard (AM and PM peak hour)

Therefore, capacity analyses were subsequently performed.

**Table 3: Short-Range (Year 2029) AM and PM Peak Hour Significance Analysis**

ROADWAY SEGMENT		COMMITTED NUMBER OF LANES	LOS E GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS											
						AM PEAK HOUR					PM PEAK HOUR						
						PROJECT TRIPS		% IMPACT			PROJECT TRIPS		% IMPACT				
NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?	NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?						
Southern Boulevard																	
Binks Forest Drive	Big Blue Trace	6LD	2,940	45%	i	82	41	2.79%	No	1.39%	No	45	84	1.53%	No	2.86%	No
Big Blue Trace	Site	6LD	2,830	50%	i	92	45	3.25%	Yes	1.59%	No	50	93	1.77%	No	3.29%	Yes
Site	Forest Hill Boulevard	6LD	2,830	50%	o	45	92	1.59%	No	3.25%	Yes	93	50	3.29%	Yes	1.77%	No
Forest Hill Boulevard	Royal Palm Beach Boulevard	6LD	2,940	30%	o	27	55	0.92%	No	1.87%	No	56	30	1.90%	No	1.02%	No
Wellington Trace																	
Greenview Shores Boulevard	Big Blue Trace	4LD	1,960	1%	i	2	1	0.10%	No	0.05%	No	1	2	0.05%	No	0.10%	No
Big Blue Trace	Forest Hill Boulevard	4LD	1,960	1%	o	1	2	0.05%	No	0.10%	No	2	1	0.10%	No	0.05%	No
Forest Hill Boulevard (N)	Forest Hill Boulevard (S)	2L	1,440	1%	o	1	2	0.07%	No	0.14%	No	2	1	0.14%	No	0.07%	No
Big Blue Trace																	
Southern Boulevard	Wellington Trace	2L	880	5%	i	9	5	1.02%	No	0.57%	No	5	9	0.57%	No	1.02%	No
Wellington Trace	South Shore Boulevard	2L	880	2%	i	4	2	0.45%	No	0.23%	No	2	4	0.23%	No	0.45%	No
Forest Hill Boulevard																	
Okeechobee Boulevard	Southern Boulevard	4LD	1,870	15%	o	14	27	0.75%	No	1.44%	No	28	15	1.50%	No	0.80%	No
Southern Boulevard	Wellington Trace	6LD	2,830	5%	i	9	5	0.32%	No	0.18%	No	5	9	0.18%	No	0.32%	No
Wellington Trace	Wellington Trace (South)	4LD	1,960	2%	i	4	2	0.20%	No	0.10%	No	2	4	0.10%	No	0.20%	No

**Capacity Analysis Short Range (Year 2029)**

The future traffic volume on each roadway identified in **Table 3** 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 4** and **Table 5** provide the AM and PM peak hour capacity analysis on the significantly impacted Thoroughfare network and local roadways. Traffic volumes from the Palm Beach County Engineering and Public Works Website and Palm Beach County TPS were utilized. A compound annual growth rate was determined using data collected from the Florida Department of Transportation (FDOT) Traffic Information Database and Palm Beach County Traffic Division.

As shown below, the significantly impacted roadways are not projected to meet the applicable LOS standards. The analyzed links of Southern Boulevard from Big Blue Trace to the site is expected to be over capacity in the background scenario with the addition of project traffic. However, with a voluntary restriction to 335,000 square feet of hospital use, the proposed change in land use will not significantly impact the surrounding roadway network.



**Table 4: Short-Range (Year 2029) Test 2 Link Capacity Analysis- AM Peak Hour**

Roadway From To			Committed		Direction	Significantly Impacted?	Count Year	Count Year Traffic Volume	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2029 Total Traffic	Meets Standard ??	Back-ground Def. ??
			Lanes	LOS D 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					
Southern Boulevard	Big Blue Trace	Site	6LD	2,830	EB	Yes	2022	1,866	451	135	586	11.93%	2.99%	427	586	92	2,544	Yes	-
			6LD	2,830	WB	No	2022	2,036	386	-	-	-	-	-	-	-	-	-	-
Southern Boulevard	Site	Forest Hill Boulevard	6LD	2,830	EB	No	2022	1,866	451	-	-	-	-	-	-	-	-	-	-
			6LD	2,830	WB	Yes	2022	2,036	386	147	533	11.93%	2.99%	466	533	92	2,661	Yes	-

**Table 5: Short-Range (Year 2029) Test 2 Link Capacity Analysis- PM Peak Hour**

Roadway From To			Committed		Direction	Significantly Impacted?	Count Year	Count Year Traffic Volume	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2029 Total Traffic	Meets Standard ??	Back-ground Def. ??
			Lanes	LOS D 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					
Southern Boulevard	Big Blue Trace	Site	6LD	2,830	EB	No	2022	1,938	497	-	-	-	-	-	-	-	-	-	-
			6LD	2,830	WB	Yes	2022	2,067	528	149	677	2.99%	2.99%	473	677	93	2,837	No	No
Southern Boulevard	Site	Forest Hill Boulevard	6LD	2,830	EB	Yes	2022	1,938	497	140	637	2.99%	2.99%	444	637	93	2,668	Yes	-
			6LD	2,830	WB	No	2022	2,067	528	-	-	-	-	-	-	-	-	-	-

## LONG-RANGE (2045) PLANNING HORIZON

As noted, the existing land use is vacant for the 18.85 acre-site. The maximum development under the proposed institutional land use for the Urban/Suburban Tier is 369,498 square feet of hospital use. Therefore, the net increase in daily trip generation potential is 2,785 daily trips compared to the same land use in the Rural Tier. For this analysis the radius of developmental influence is one mile. 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 6**.

**Table 6: 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*

Projected traffic volumes were provided by the Palm Beach Transportation Planning Agency (TPA) in their 2045 Long Range Transportation Plan (LRTP), which accounts for known planned development.

As shown in **Table 7**, none of the roadway links are projected to be significantly impacted by the proposed project under significance determination standards

**Table 7: Long-Range (Year 2045) Daily Significance Analysis**

ROADWAY SEGMENT		2045 FEASIBLE NUMBER OF LANES (1)	LOS D GEN. SVC. VOLUME	DAILY TRIPS					2045 AADT 2-WAY (1)	2045 LRTP LANEAGE	2045 LRTP LOS D	TOTAL TRIPS 2-WAY	v/c
				PROJECT % ASSIGNMENT	2-WAY PROJECT TRAFFIC	% IMPACT	SIGNIFICANCE THRESHOLD	SIG?					
Southern Boulevard													
Binks Forest Drive	Big Blue Trace	6LD	50,300	45%	1,253	2.49%	3.00%	No	56,200	8LD	67,300	57,453	0.85
Big Blue Trace	Site	6LD	50,300	50%	1,393	2.77%	3.00%	No	70,600	8LD	67,300	71,993	1.07
Site	Forest Hill Boulevard	6LD	50,300	50%	1,393	2.77%	3.00%	No	70,600	8LD	67,300	71,993	1.07
Forest Hill Boulevard	Royal Palm Beach Boulevard	6LD	50,300	30%	836	1.66%	3.00%	No	73,900	8LD	67,300	74,736	1.11
Wellington Trace													
Big Blue Trace	Forest Hill Boulevard	4LD	33,200	1%	28	0.08%	3.00%	No	25,600	4LD	33,200	25,628	0.77
Forest Hill Boulevard (N)	Forest Hill Boulevard (S)	2L	15,200	1%	28	0.18%	3.00%	No	5,200	2L	15,200	5,228	0.34
Big Blue Trace													
Southern Boulevard	Wellington Trace	2L	15,200	5%	139	0.91%	3.00%	No	14,300	2L	15,200	14,439	0.95
Forest Hill Boulevard													
Okeechobee Boulevard	Southern Boulevard	4LD	33,200	15%	418	1.26%	3.00%	No	39,233	6LD	50,300	39,651	0.79
Southern Boulevard	Wellington Trace	6LD	50,300	5%	139	0.28%	3.00%	No	45,400	6LD	50,300	45,539	0.91

## PROPOSED VOLUNTARY RESTRICTION – PROPOSED FLU

### Short-Range (2029) Planning Horizon

The maximum development under the proposed future land use is 369,498 square foot of institutional use. However, the maximum development potential has been voluntarily restricted to a proposed 335,000 square foot hospital. Therefore, the net increase in peak hour trip generation potential associated with a development of this intensity is 247 net new external AM peak-hour trips (+166 inbound, +81 outbound), 259 net new external PM peak-hour trips (+91 inbound, +168 outbound). For the purposes of this analysis, the radius of development influence is two miles. Significance was determined in accordance with the Test 2 LOS E peak-hour peak-directional service volumes provided in the Palm Beach County Traffic Performance Standards Ordinance (TPSO). **Table 8** summarizes the thresholds 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 8: 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*

As indicated in Table 9 none of the roadway links are significantly impacted by the project traffic, therefore, no further link analysis is necessary.

**Table 9: Short-Range (Year 2029) Peak Hour Significance Analysis – Restricted**

ROADWAY SEGMENT		COMMITTED NUMBER OF LANES	LOS E GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS											
						AM PEAK HOUR						PM PEAK HOUR					
						PROJECT TRIPS		% IMPACT		PROJECT TRIPS		% IMPACT					
NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?	NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?						
Southern Boulevard																	
Binks Forest Drive	Big Blue Trace	6LD	2,940	45%	i	75	36	2.55%	No	1.22%	No	41	76	1.39%	No	2.59%	No
Big Blue Trace	Site	6LD	2,830	50%	i	83	41	2.93%	No	1.45%	No	46	84	1.63%	No	2.97%	No
Site	Forest Hill Boulevard	6LD	2,830	50%	o	41	83	1.45%	No	2.93%	No	84	46	2.97%	No	1.63%	No
Forest Hill Boulevard	Royal Palm Beach Boulevard	6LD	2,940	30%	o	24	50	0.82%	No	1.70%	No	50	27	1.70%	No	0.92%	No
Wellington Trace																	
Greenview Shores Boulevard	Big Blue Trace	4LD	1,960	1%	i	2	1	0.10%	No	0.05%	No	1	2	0.05%	No	0.10%	No
Big Blue Trace	Forest Hill Boulevard	4LD	1,960	1%	o	1	2	0.05%	No	0.10%	No	2	1	0.10%	No	0.05%	No
Forest Hill Boulevard (N)	Forest Hill Boulevard (S)	2L	1,440	1%	o	1	2	0.07%	No	0.14%	No	2	1	0.14%	No	0.07%	No
Big Blue Trace																	
Southern Boulevard	Wellington Trace	2L	880	5%	i	8	4	0.91%	No	0.45%	No	5	8	0.57%	No	0.91%	No
Wellington Trace	South Shore Boulevard	2L	880	2%	i	3	2	0.34%	No	0.23%	No	2	3	0.23%	No	0.34%	No
Forest Hill Boulevard																	
Okeechobee Boulevard	Southern Boulevard	4LD	1,870	15%	o	12	25	0.64%	No	1.34%	No	25	14	1.34%	No	0.75%	No
Southern Boulevard	Wellington Trace	6LD	2,830	5%	i	8	4	0.28%	No	0.14%	No	5	8	0.18%	No	0.28%	No
Wellington Trace	Wellington Trace (South)	4LD	1,960	2%	i	3	2	0.15%	No	0.10%	No	2	3	0.10%	No	0.15%	No

**Long-Range (2045) Planning Horizon**

As previously noted, the maximum permitted development under the existing future land use is vacant. The maximum development under the proposed future land use is 369,498 square foot hospital use. However, the maximum development potential has been voluntarily restricted to a proposed 335,000 square foot hospital. Therefore, the net increase in daily trip generation potential is 2,451 daily trips. For the purposes of this analysis, the radius of development is one mile. 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 10**

**Table 10: 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 indicated in Table 11, none of the roadway links are significantly impacted by the project traffic; therefore, no further analysis is necessary.



**Table 11: Long-Range (Year 2045) Daily Significance Analysis - Restricted**

ROADWAY SEGMENT		2045 FEASIBLE NUMBER OF LANES (1)	LOS D GEN. SVC. VOLUME	DAILY TRIPS					2045 AADT 2-WAY (1)	2045 LRTP LANEAGE	2045 LRTP LOS D	TOTAL TRIPS 2-WAY	v/c
				PROJECT % ASSIGNMENT	2-WAY PROJECT TRAFFIC	% IMPACT	SIGNIFICANCE THRESHOLD	SIG?					
Southern Boulevard													
Binks Forest Drive	Big Blue Trace	6LD	50,300	45%	1,103	2.19%	3.00%	No	56,200	8LD	67,300	57,303	0.85
Big Blue Trace	Site	6LD	50,300	50%	1,226	2.44%	3.00%	No	70,600	8LD	67,300	71,826	1.07
Site	Forest Hill Boulevard	6LD	50,300	50%	1,226	2.44%	3.00%	No	70,600	8LD	67,300	71,826	1.07
Forest Hill Boulevard	Royal Palm Beach Boulevard	6LD	50,300	30%	735	1.46%	3.00%	No	73,900	8LD	67,300	74,635	1.11
Wellington Trace													
Big Blue Trace	Forest Hill Boulevard	4LD	33,200	1%	25	0.08%	3.00%	No	25,600	4LD	33,200	25,625	0.77
Forest Hill Boulevard (N)	Forest Hill Boulevard (S)	2L	15,200	1%	25	0.16%	3.00%	No	5,200	2L	15,200	5,225	0.34
Big Blue Trace													
Southern Boulevard	Wellington Trace	2L	15,200	5%	123	0.81%	3.00%	No	14,300	2L	15,200	14,423	0.95
Forest Hill Boulevard													
Okeechobee Boulevard	Southern Boulevard	4LD	33,200	15%	368	1.11%	3.00%	No	39,233	6LD	50,300	39,601	0.79
Southern Boulevard	Wellington Trace	6LD	50,300	5%	123	0.24%	3.00%	No	45,400	6LD	50,300	45,523	0.91

## CONCLUSION

The foregoing comprehensive plan traffic analysis has been conducted to evaluate the proposed future land use designation change from the existing Institutional (INST) land use in the Rural Tier to the proposed future land use designation of Institutional (INST) in the Urban/Suburban Tier. The project is located on the north side of Southern Boulevard, west of Palms West Parkway, in unincorporated Palm Beach County, Florida. Based on the analyses conducted for each of the planning horizons (short-range and long-range), Southern Boulevard near the site will be significantly impacted in the short-range planning horizon. However, with a voluntary restriction to 335,000 square feet of hospital use, the proposed change in land use will not significantly impact the surrounding roadway network. Therefore, the traffic associated with the proposed Tier change meets the requirements of Article 3.5-d of the Future Land Use Element.

**APPENDIX**

A B C D E F G H I  
 Input Data  
 ROAD NAME: Southern Blvd STATION: 3413 Report Created  
 CURRENT YEAR: 2022 FROM: MIDPOINT 10/21/2024  
 ANALYSIS YEAR: 2029 TO: Crestwood Blvd  
 GROWTH RATE: 0% COUNT DATE: 3/7/2022  
 PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3797	1866	2036	3945	1938	2067
Peak Volume	3797	1866	2036	3945	1938	2067
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3797	1866	2036	3945	1938	2067

Committed Developments	Type	% Complete	buildout year	insignificant		
Palms West Medical	NR	92%	2014			
Arden PUD	Res	30%	2035			
Cypress Key	NR	70%	2007			
Loxahatchee Retail	NR	0%	2013			
City of Westlake	NR	37%	2035			
Southern Center	NR	90%	2008			
278 ProfessionalWay	NR	65%	2021			
Loxahatchee Groves Commons	NR	80%	2023			
Palm Beach State College	NR	35%	2016			
Wellington North	NR	0%	2027	yes		
Avenir	Res	1%	2035			
Indian Trails Grove DRI	Res	0%	2044			
Okeechobee Folsom Commercial	NR	0%	2019			
Central Park of Commerce	NR	0%	2035			
Flying Cow Ranch	Res	0%	2021			
Village Royale Charter School	NR	0%	2019			
Village Royale Pod 2,4 & 6 - Residential	Res	0%	2019			
Village Royale Pods 2,4 & 6 - Non Residential	NR	0%	2019			
Groves Town Center						
Southern Palm Crossing						
Total Committed Developments	835	483	421	960	548	565
Total Committed Residential	433	295	138	516	205	311
Total Committed Non-Residential	402	161	244	444	261	184
Double Count Reduction	80	32	35	89	51	37
Total Discounted Committed Developments	755	451	386	871	497	528
Historical Growth	0	0	0	0	0	0
Comm Dev+1% Growth	1029	586	533	1156	637	677
Growth Volume Used	1029	586	533	1156	637	677
Total Volume	4826	2452	2569	5101	2575	2744

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

Input Data  
 ROAD NAME: Southern Blvd STATION: 0 Report Created  
 CURRENT YEAR: 2022 FROM: Big Blue Trce 10/21/2024  
 ANALYSIS YEAR: 2029 TO: Midpoint  
 GROWTH RATE: 0% COUNT DATE: NA  
 PSF: 0

Link Analysis

Time Period	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



A B C D E F G H I  
 Input Data  
 ROAD NAME: Southern Blvd STATION: 3413 Report Created  
 CURRENT YEAR: 2022 FROM: MIDPOINT 10/21/2024  
 ANALYSIS YEAR: 2029 TO: Crestwood Blvd  
 GROWTH RATE: 0% COUNT DATE: 3/7/2022  
 PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3797	1866	2036	3945	1938	2067
Peak Volume	3797	1866	2036	3945	1938	2067
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3797	1866	2036	3945	1938	2067

Committed Developments	Type	% Complete	buildout year	insignificant
Palms West Medical	NR	92%	2014	
Arden PUD	Res	30%	2035	
Cypress Key	NR	70%	2007	
Loxahatchee Retail	NR	0%	2013	
City of Westlake	NR	37%	2035	
Southern Center	NR	90%	2008	
278 ProfessionalWay	NR	65%	2021	
Loxahatchee Groves Commons	NR	80%	2023	
Palm Beach State College	NR	35%	2016	
Wellington North	NR	0%	2027	yes
Avenir	Res	1%	2035	
Indian Trails Grove DRI	Res	0%	2044	
Okeechobee Folsom Commercial	NR	0%	2019	
Central Park of Commerce	NR	0%	2035	
Flying Cow Ranch	Res	0%	2021	
Village Royale Charter School	NR	0%	2019	
Village Royale Pod 2,4 & 6 - Residential	Res	0%	2019	
Village Royale Pods 2,4 & 6 - Non Residential	NR	0%	2019	
Groves Town Center				
Southern Palm Crossing				
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	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	YES	YES	YES	NO	YES	NO
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data  
 ROAD NAME: Southern Blvd STATION: 0 Report Created  
 CURRENT YEAR: 2022 FROM: Big Blue Trce 10/21/2024  
 ANALYSIS YEAR: 2029 TO: Midpoint  
 GROWTH RATE: 0% COUNT DATE: NA  
 PSF: 0

Link Analysis

Time Period	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





**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
3804	935090	US-1	36th St	45th St	4	4T	20,849	-	20,500	24,500	19,095	25,977	27,900
3882	935090	US-1	45th St	59th St	4	4T	28,985	22,210	18,796	24,500	19,095	25,977	25,600
3304	930675	US-1	59th St	MLK Blvd	4	4T	32,003	23,783	21,783	24,500	17,706	26,042	32,000
2818	930755	US-1	MLK Blvd	Blue Heron Blvd	5	5T	32,546	25,842	22,166	25,000	16,005	23,133	29,300
2800	930103	US-1	Blue Heron Blvd	Northlake Blvd	4	4T	30,966	24,134	25,989	26,716	17,318	24,876	33,500
2832	935252	US-1	Northlake Blvd	Lighthouse Dr	6	6	33,144	-	29,136	30,990	17,469	22,173	33,800
2838	930756	US-1	Lighthouse Dr	PGA Blvd	4	4	27,583	23,420	27,529	26,582	18,124	23,262	32,700
2822	930379	US-1	PGA Blvd	Universe Blvd	4	4	36,642	26,236	30,777	32,808	31,075	35,535	35,200
2840	937201	US-1	Universe Blvd	Donald Ross Rd	4	4	27,406	20,044	22,272	25,745	20,580	23,301	25,200
1312	930729	US-1	Donald Ross Rd	Marcinski Rd	4	4	32,717	28,216	30,280	30,661	23,396	26,888	33,800
1816	930006	US-1	Marcinski Rd	Ocean Way	4	4	-	-	22,630	24,125	20,964	25,267	27,300
1810	930006	US-1	Ocean Way	Indiantown Rd	4	4	28,832	25,098	27,722	30,623	20,964	25,267	32,000
1802	930150	US-1	Indiantown Rd	Beach Rd	4	4	24,992	20,996	20,185	21,992	13,358	15,314	22,100
1304	930090	US-1	Beach Rd	Martin County Line	4	4	26,617	24,652	22,584	29,000	32,607	42,936	32,900
7032	930268	US-27	Broward County Line	CR-827	4	6	16,240	11,425	11,906	9,430	12,386	16,489	15,800
7030	935169	US-27	CR-827	SR-80	4	6	14,884	9,542	8,860	10,800	16,197	21,575	14,200
7033	930132	US-27	SR-80	Levee Rd	4	6	26,365	17,340	17,867	18,300	16,589	14,423	15,500
7034	930148	US-27	Levee Rd	Miami Canal Rd	4	6	15,359	16,142	15,566	15,500	15,617	21,508	21,400
NEW	TPA023	US-27 CONNECTOR	SR-80/US-27	SR-715	0	2	-	-	-	-	-	22,518	22,500
	937644	VIA DELRAY	El Clair Ranch Rd	Military Tr	2	2	-	-	-	-	2,324	4,778	4,800
3632	937518	VILLAGE BLVD	Community Dr	Palm Beach Lakes Blvd	4	4	30,662	-	23,296	6,100	3,090	5,314	25,500
3660	937669	VILLAGE BLVD	Cumberland Dr	Shenandoah Dr	4	4	17,264	-	13,165	13,100	902	3,091	15,400
3630	937507	VILLAGE BLVD	45TH St	Cumberland Dr	4	4	21,084	-	16,364	3,100	6,747	8,964	18,600
	937611	W CANAL ST	Nw 16 St	Nw 2 St	2	2	-	-	-	-	322	274	300
	937654	W OCEAN AVE	Broadway St	US-1	2	2	-	-	-	-	652	841	800
3652	937156	WABASSO DR	Okeechobee Bl	Westgate Ave	2	2	7,233	5,313	5,649	6,144	4,371	7,602	8,900
3932	938517	WASHINGTON RD	Dyer St	Southern Blvd	2	2	7,017	-	6,500	5,500	506	1,959	8,000
	937513	WATERTOWER ROAD	N Congress Ave	Old Dixie Hwy	2	2	-	-	-	-	5,269	2,148	2,100
	937682	WEISMAN WAY	SR-7	Sansbury Way	2	2	-	-	-	-	2,595	3,510	3,500
	937576	WELLINGTON TRACE	Greenbriar Blvd	Greenview Shores Blv	4	4	-	-	-	-	1,411	1,695	1,700
3435	937321	WELLINGTON TRACE	Greenview Shores Bl	Big Blue Trace	4	4	26,138	26,296	24,941	23,500	20,898	23,854	28,500
3433	937320	WELLINGTON TRACE	Big Blue Trace	Forest Hill Blvd	4	4	24,900	-	22,292	22,000	20,211	23,172	25,600
	937488	WELLINGTON TRCE	Forest Hill Blvd	Forest Hill Blvd	2	2	-	-	-	-	2,952	5,201	5,200
3663	937334	WESTGATE AVE	Military Tr	Wabasso Dr	5	5	16,940	13,117	13,764	14,115	15,473	21,380	19,000
3669	937335	WESTGATE AVE	Wabasso Dr	Congress Ave	5	5	12,267	8,495	8,641	8,916	11,724	13,091	10,000
	937552	WINCHESTER PARK BLVD	Boynton Beach Blvd	Old Boynton Rd	2	2	-	-	-	-	6,314	6,288	6,300
5662	937300	WOOLBRIGHT RD	Hagen Ranch Rd	Jog Rd	4	4	-	12,007	12,551	13,080	32,856	38,094	17,800
5655	937300	WOOLBRIGHT RD	Jog Rd	El Clair Ranch Rd	4	4	13,029	17,386	18,273	18,545	32,856	38,094	23,500
5647	937300	WOOLBRIGHT RD	El Clair Ranch Rd	Military Tr	4	4	21,972	22,396	22,375	21,787	32,856	38,094	27,600
5645	937299	WOOLBRIGHT RD	Military Tr	Congress Ave	4	4	25,502	28,851	26,108	27,578	11,711	15,909	30,300

**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
3924	937191	AUSTRALIAN AVE	Banyan Blvd	Palm Beach Lakes Blvd	4	4	34,463	22,437	23,397	28,700	25,389	33,769	31,100
3820	937195	AUSTRALIAN AVE	Palm Beach Lakes Blvd	15th St	4	4	32,425	24,987	27,794	29,366	30,216	37,972	34,900
3816	937194	AUSTRALIAN AVE	15th St	25th St	4	4	34,077	22,669	27,149	28,549	24,216	31,943	35,800
3810	937193	AUSTRALIAN AVE	25th St	36th St	4	4	29,412	21,566	23,335	27,618	17,385	23,791	29,700
3802	937192	AUSTRALIAN AVE	36th St	45th St	4	4	31,677	23,808	24,939	30,097	20,242	25,392	31,300
2306	937196	AUSTRALIAN AVE	45th St	Port Rd (SR-710)	4	4	23,347	17,287	16,813	17,400	9,120	13,808	21,500
2834	937197	AUSTRALIAN AVE	Port Rd (SR-710)	Blue Heron Blvd	4	4	17,568	12,805	13,636	14,015	7,503	10,516	16,600
7027	930079	AVE 'E'	SR-715	Main St	4	4	9,097	8,345	7,958	7,700	3,630	4,218	8,500
7022	930760	AVE 'E'	Main St	CR 880	4	4	8,876	8,311	7,126	8,900	3,450	3,309	7,000
	937504	AVOCADO BLVD	60th St N	Orange Blvd	2	2			-	-	2,291	4,499	4,500
3839	937473	BANYAN ST	Tamarind Ave	Australian Ave	5	5	27,573	-	16,935	14,700	18,382	19,341	17,800
	937496	BARFIELD HWY	SR-15	E Main St	2	2			-	-	2,739	4,857	4,900
5628	937369	BARWICK RD	Lake Ida Rd	Atlantic Ave	2	2	12,426	10,212	10,556	10,100	8,595	10,600	13,000
3427	937102	BELVEDERE RD	SR-7	Sansbury's Way	6	6	25,235	21,895	18,958	21,456	35,242	46,526	30,200
3425	937101	BELVEDERE RD	Sansbury's Way	Skees Rd	6	6	33,006	24,314	21,655	25,477	22,241	35,636	34,700
3211	937100	BELVEDERE RD	Skees Rd	Jog Rd	6	6	27,000	26,517	22,540	27,023	12,765	24,835	34,600
3679	937105	BELVEDERE RD	Jog Rd	Drexel Rd	4	4	25,000	23,908	20,251	24,457	20,852	26,060	25,300
3609	937103	BELVEDERE RD	Drexel Rd	Haverhill Rd	4	4	26,000	25,737	23,750	27,776	13,944	22,284	32,100
3645	937104	BELVEDERE RD	Haverhill Rd	Military Tr	4	4	27,000	26,071	24,033	26,854	8,499	13,955	29,500
3623	937269	BELVEDERE RD	Military Tr	Congress Ave	6	6	25,000	24,665	23,481	26,024	11,425	20,505	32,600
3605	937268	BELVEDERE RD	Congress Ave	Australian Ave	6	6	33,000	32,739	31,148	36,437	12,872	22,703	41,000
3213	937267	BELVEDERE RD	Australian Ave	Hillsboro Rd	6	6	33,000	31,303	32,001	33,000	19,362	25,204	37,800
	930172	BELVEDERE RD	Hillsboro Rd	I-95	6	6			-	-	23,917	29,197	29,200
3311	930173	BELVEDERE RD	I-95	Parker Ave	4	4	29,548	25,652	27,808	29,500	36,662	40,889	32,000
3821	937270	BELVEDERE RD	Parker Ave	Dixie Hwy	5	5	18,851	16,040	17,328	18,892	6,615	7,807	18,500
3416	937005	BENOIST FARMS RD	Southern Blvd	Belvedere Rd	2	3	5,484	4,547	4,704	5,720	3,773	7,803	9,700
3456	937006	BENOIST FARMS RD	Belvedere Rd	Okeechobee Bl	2	2	4,990	4,685	6,317	6,397	9,316	10,892	7,900
3434	937323	BIG BLUE TRACE	South Shore Blvd	Wellington Trace	2	2	12,699	12,405	11,759	12,400	5,961	7,599	13,400
3422	937322	BIG BLUE TRACE	Wellington Trace	Southern Blvd	2	2	10,768	11,579	11,715	12,000	3,503	6,083	14,300
3436	937128	BINKS FOREST DR	Greenview Shores Bl	Southern Blvd	4	4	10,119	8,336	9,589	10,700	5,449	10,970	15,100
2601	930067	BLUE HERON BLVD	Bee Line Hwy	Military Tr	4	4	16,120	18,029	21,790	22,994	31,873	41,733	31,700
2211	935405	BLUE HERON BLVD	Military Tr	I-95	6	6	33,282	33,088	41,754	48,000	44,876	60,188	56,000
2311	935406	BLUE HERON BLVD	I-95	Congress Ave	6	6	51,386	42,056	49,934	50,500	26,407	34,817	58,300
2607	937176	BLUE HERON BLVD	Congress Ave	Australian Ave	6	6	37,356	34,095	36,520	38,822	24,009	39,269	51,800
2823	930070	BLUE HERON BLVD	Australian Ave	SR-811	6	6	34,101	29,652	31,650	34,467	20,620	32,852	43,900
	930066	BLUE HERON BLVD	SR-811	Ave F	5	5			-	-	17,433	31,239	31,200
2811	930071	BLUE HERON BLVD	Ave F	US 1	5	5	22,447	20,196	17,600	25,058	13,815	21,566	25,400
6832	930045	BOCA RATON BLVD	Palmetto Park Rd	Glades Rd	4	4	10,846	8,494	25,500	10,307	18,494	25,330	32,300
6822	937416	BOCA RATON BLVD	Glades Rd	20th St NW	5	5	20,099	15,939	21,277	20,567	14,849	15,433	21,900
6818	937416	BOCA RATON BLVD	20th St NW	28th St NW	5	5	20,794	16,509	25,334	22,497	14,849	15,433	25,900



**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
4604	937172	CONGRESS AVE	French Ave	10th Ave N	6	6	47,387	39,769	38,733	43,904	31,160	40,852	50,800
4210	930695	CONGRESS AVE	10th Ave N	Forest Hill Blvd	6	6	44,674	36,680	34,955	40,729	22,563	34,046	46,400
3644	937170	CONGRESS AVE	Forest Hill Blvd	Summit Blvd	6	6	35,421	29,709	26,658	33,222	12,234	20,733	35,200
3674	937171	CONGRESS AVE	Summit Blvd	Gun Club Rd	6	6	40,820	34,458	33,418	36,802	37,999	50,073	44,000
3618	930494	CONGRESS AVE	Gun Club Rd	Southern Blvd	6	6	44,515	34,224	33,642	35,000	38,451	47,941	41,900
3668	937268	CONGRESS AVE	Turnage Blvd (PBlA)	Belvedere Rd	2	2	7,890	3,748	3,374	6,083	12,872	22,703	13,200
3606	937250	CONGRESS AVE	Belvedere Rd	Okeechobee Blvd	4	4	24,328	15,252	15,323	17,541	9,644	16,527	22,200
3305	937249	CONGRESS AVE	Okeechobee Blvd	Palm Beach Lakes Blvd	4	4	25,375	16,832	17,673	19,422	15,507	23,718	27,000
3930	937252	CONGRESS AVE	Palm Beach Lakes Blvd	Presidential Way	5	5	29,729	18,035	17,099	19,066	14,504	24,294	28,600
3928	937251	CONGRESS AVE	Presidential Way	45th St	5	5	28,624	16,857	18,929	20,089	10,736	19,144	27,300
2308	930051	CONGRESS AVE	45th St	Cheney Way	6	6	34,417	25,403	25,291	30,500	39,323	61,599	47,600
	930065	CONGRESS AVE	Cheney Way	SR-710	6	6			-	-	34,115	56,421	56,400
2618	933505	CONGRESS AVE	SR-710	Blue Heron Blvd	4	4	27,055	18,586	19,670	20,977	17,546	27,152	30,400
2622	937248	CONGRESS AVE	Blue Heron Blvd	Silverbeach Rd	4	4	24,398	-	22,390	25,322	15,688	17,342	24,000
2620	937248	CONGRESS AVE	Silverbeach Rd	Northlake Blvd	4	4	25,819	22,667	25,054	25,463	15,688	17,342	26,700
	937733	COUNTRY CLUB DR	Tequesta Dr	Martin Co Line	2	2			-	-	2,388	1,832	1,800
	937407	COUNTY LINE RD	Riverside Memorial P	US-1	2	2			-	-	4,607	5,586	5,600
	930743	CR-707	Jupiter Inlet Bridge	N/A	2	2			-	-	5,853	6,627	6,600
7011	935237	CR-717	State Market Rd SR-729	SR-700, US-98	2	2	3,171	-	2,794	2,600	4,046	5,887	4,600
	937658	CR-827	US-27	CR-827-A	2	2			-	-	4,296	6,614	6,600
	937701	CR-827-A	CR-827	SR-80	2	2			-	-	4,296	6,650	6,700
	937608	CR-880	CR-700	Tractor Crossing	2	2			-	-	10,200	9,421	9,400
7024	930360	CR-880	Duda Rd	MLK Bl	2	2	6,410	5,588	5,091	4,887	9,939	8,609	3,800
7001	930414	CR-880	Airport Rd	SR-80	2	2	4,210	3,037	2,497	2,319	9,910	8,517	1,100
4641	937316	CRESTHAVEN BLVD	Jog Rd	Sherwood Forest Blvd	2	2	9,192	8,125	8,729	9,601	8,095	8,888	9,600
4633	937314	CRESTHAVEN BLVD	Sherwood Forest Blvd	Haverhill Rd	2	2	8,305	8,404	8,527	8,364	3,333	4,215	9,400
4635	937315	CRESTHAVEN BLVD	Haverhill Rd	Military Tr	2	2	9,195	7,357	7,753	8,063	8,566	8,325	7,500
3428	937091	CRESTWOOD BLVD	Southern Blvd	Folsom Rd	6	6	30,361	28,340	28,120	28,712	15,472	24,536	37,200
3444	930011	CRESTWOOD BLVD	Folsom Rd	Sparrow Rd	4	4	23,291	-	29,500	26,500	38,452	62,323	53,400
3440	937088	CRESTWOOD BLVD	Sparrow Rd	Okeechobee Bl	4	4	23,291	17,994	18,563	20,546	13,062	21,818	27,300
3464	937144	CRESTWOOD BLVD	Okeechobee Bl	Royal Palm Beach Bl	4	4	17,443	14,955	15,327	16,800	10,932	16,402	20,800
	937585	CUMBERLAND DR	Military Trail	Village Blvd	2	2			-	-	1,077	1,293	1,300
	937567	DAVIS RD	Forest Hill Blvd	Summit Blvd	2	2			-	-	1,654	2,562	2,600
3834	937185	DIXIE HWY	Banyan Blvd	Quadriille Rd	4	4		9,409	8,089	11,500	9,450	10,472	9,000
	930701	DONALD ROSS RD	US 1	CR-A1A	2	2			-	-	2,543	2,654	2,700
1105	930180	DONALD ROSS RD	Jog Rd	I-95 Interchange	4	4	13,058	12,542	16,037	17,986	8,949	9,964	17,100
1219	930181	DONALD ROSS RD	I-95	Parkside Dr	6	6		31,621	39,132	36,000	32,151	46,470	56,600
1205	937011	DONALD ROSS RD	Parkside Dr	Central Blvd	6	6	29,489	29,532	32,270	34,264	15,960	21,509	37,800
1211	937012	DONALD ROSS RD	Central Blvd	SR 811	6	6	30,818	29,830	30,092	32,453	8,573	21,993	43,500
1805	937364	DONALD ROSS RD	SR 811	Prosperity Farms Rd	6	6	27,409	27,372	28,848	31,854	12,959	17,021	32,900

**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
1801	937363	DONALD ROSS RD	Prosperity Farms Rd	Ellison-Wilson Rd	4	6	27,337	26,081	27,134	30,207	9,981	14,807	32,000
1801	937363	DONALD ROSS RD	Ellison-Wilson Rd	US 1	4	6	27,337	26,081	27,134	30,207	9,981	14,807	32,000
	930701	DONALD ROSS RD	US 1	A1A	3	3	27,337		-	-	2,543	2,654	2,700
3638	937332	DREXEL RD	Okeechobee Bl	Belvedere Rd	2	2	10,638	10,286	9,989	10,698	14,509	12,234	7,700
	937619	DUDA RD	G2 Canal Rd	Cr-880	2	2			-	-	322	328	300
	937703	DYER BLVD	Haverhill Blvd	Military Tr	2	2			-	-	3,507	5,390	5,400
	937494	E CANAL ST	SR-717	SR-80	2	2			-	-	1,275	1,562	1,600
	937569	E OCEAN AVE	Seacrest Blvd	Federal Hwy	2	2			-	-	5,890	8,860	8,900
5634	937297	EL CLAIR RANCH RD	Lake Ida Rd	W Atlantic Ave	2	2	6,566	5,120	5,585	6,141	2,951	3,306	5,900
5636	937298	EL CLAIR RANCH RD	Woolbright Rd	Piper's Glen Blvd	2	2	8,001	7,414	7,080	7,093	4,941	4,853	7,000
5632	937296	EL CLAIR RANCH RD	Boynton Beach Blvd	Woolbright Rd	2	2	5,562	5,359	4,998	5,563	6,121	8,272	7,100
2844	937058	ELLISON-WILSON RD	PGA Blvd	Universe Blvd	2	2	11,653	13,804	10,237	10,985	8,630	10,355	12,300
2304	938519	ELLISON-WILSON RD	Universe Blvd	Donald Ross Rd	2	2	6,147	5,669	6,291	6,845	4,413	6,809	8,700
3661	937333	ELMHURST RD	Haverhill Rd	Military Tr	2	2	10,363	7,776	8,269	8,716	7,100	8,535	9,900
6850	937499	FAU BLVD	Glades Rd	20th St NW	4	4	9,953	-	10,400	6,900	7,521	17,482	20,400
6876	937499	FAU BLVD	20th St NW	Spanish River Blvd	2	2	11,757	13,691	10,400	17,771	7,521	17,482	20,400
4824	930221	FEDERAL HWY	6th Ave S	Lake Ave (LW)	2	2	13,121	9,333	9,428	9,200	4,932	6,289	10,800
4802	935056	FEDERAL HWY	Lucerne Ave	6th Ave N	2	2	14,217	9,925	10,693	9,300	7,398	8,538	11,800
3912	935081	FLAGLER DR	Forest Hill Blvd	Plymouth Rd	2	2	2,609	-	6,400	-	942	1,925	7,400
3894	935081	FLAGLER DR	Plymouth Rd	Southern Blvd	2	2	3,162	-	6,400	-	942	1,925	7,400
3870	938517	FLAGLER DR	Southern Blvd	Barcelona Rd	2	2	7,006	-	6,500	5,500	506	1,959	8,000
3854	938517	FLAGLER DR	Barcelona Rd	Okeechobee Bl	4	4	13,375	-	6,500	5,500	506	1,959	8,000
3852	938516	FLAGLER DR	Okeechobee Bl	Banyan Blvd	4	4	17,558	-	9,700	9,600	7,949	10,560	12,900
3838	938516	FLAGLER DR	Banyan Blvd	Loftin St	4	4	15,587	-	9,700	9,600	7,949	10,560	12,900
3832	938516	FLAGLER DR	Loftin St	Palm Beach Lakes Blvd	4	4	17,980	-	9,700	9,600	7,949	10,560	12,900
3824	938516	FLAGLER DR	Palm Beach Lakes Blvd	26th St	4	4	17,973	-	9,700	9,600	7,949	10,560	12,900
3808	938516	FLAGLER DR	26th St	36th St	2	2	11,294	-	9,700	9,600	7,949	10,560	12,900
PBC036	PBC036	FLAVOR PICT RD	SR-7	Lyons Rd	2	4			-	-	1,098	12,146	12,100
PBC035	PBC035	FLAVOR PICT RD	Lyons Rd	Hagen Ranch Rd	0	4			-	-	-	19,834	19,800
5663	937151	FLAVOR PICT RD	Hagen Ranch Rd	Jog Rd	2	2		5,343	6,827	7,559	6,670	9,901	10,100
5654	937151	FLAVOR PICT RD	Jog Rd	Military Tr	2	2	5,725	6,947	6,768	8,472	6,670	9,901	10,000
3840	938530	FLORIDA AVE / ROSEMARY	Banyan Blvd	Lakeview Ave	2	2	5,119	-	5,200	5,400	12,929	14,038	6,300
	937554	FLORIDA MANGO RD	Belvedere Rd	Old Okeechobee Rd	2	2			-	-	3,657	4,256	4,300
4212	937028	FLORIDA MANGO RD	10th Ave N	Forest Hill Blvd	2	3	14,340	10,014	10,995	11,389	9,089	9,548	11,600
3646	937027	FLORIDA MANGO RD	Forest Hill Blvd	Summit Blvd	2	3	8,650	6,565	6,289	6,876	4,051	6,294	8,500
3438	937326	FOLSOM RD	Crestwood Blvd	Okeechobee Bl	2	2	4,989	4,492	4,684	5,000	1,509	1,828	5,000
	937545	FORDHAM DR	N Dixie Hwy	Federal Hwy	2	2			-	-	2,310	2,519	2,500
3402	938524	FOREST HILL BLVD	Southern Blvd	Wellington Trace	6	6	39,091	34,180	35,877	39,500	21,164	30,642	45,400
3430	937087	FOREST HILL BLVD	Wellington Trc	South Shore Blvd	4	4	36,110	28,360	28,571	32,000	23,424	32,205	39,300
3407	937086	FOREST HILL BLVD	South Shore Blvd	SR-7	6	6	57,143	45,720	47,835	50,083	61,989	66,987	52,800



**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
7023	935177	SR-80	Ave G	MLK Blvd	4	4	29,505	22,818	24,628	22,500	13,799	15,617	26,400
7020	930147	SR-80	MLK Blvd	Gator Blvd	4	4	20,799	20,314	20,345	20,500	13,906	16,852	23,300
7016	930035	SR-80	Gator Blvd	Hooker Hwy	4	4	13,309	14,551	17,318	16,800	10,747	13,721	20,300
7015	930762	SR-80	Hooker Hwy	Hatton Hwy	4	4	11,374	13,531	10,472	11,200	8,333	19,000	21,100
7003	930764	SR-80	Hatton Hwy	CR 880	4	4	8,935	12,907	9,000	10,700	8,211	18,842	20,700
3101	930019	SR-80	CR 880	Arden Way	4	4	17,567	19,702	16,177	16,700	26,371	39,463	29,300
3101	930019	SR-80	Arden Way	Lion Country Safari	6	6	17,567	19,702	16,177	16,700	26,371	39,463	29,300
3467	937225	SR-80	Lion Country Safari	Seminole Pratt Whitney Rd	6	6		22,490	21,463	26,952	30,018	54,294	45,700
3443	930011	SR-80	Seminole Pratt Whitney Rd	Binks Forest Drive	6	6	37,182	28,630	30,197	38,408	38,452	62,323	54,100
3431	937223	SR-80	Binks Forest Drive	Big Blue Trace	6	8	35,256	35,305	31,648	-	39,800	64,313	56,200
3413	937222	SR-80	Big Blue Trace	Forest Hill/Crestwood	6	8	45,385	46,881	46,151	52,643	47,074	71,970	70,600
3417	930102	SR-80	Forest Hill/Crestwood	Cypress Head	6	8	42,335	54,303	57,424	67,949	55,015	70,829	73,900
3437	937224	SR-80	Cypress Head	Royal Palm Beach Blvd	6	8	45,352	53,158	55,995	-	56,014	73,678	73,700
3405	930101	SR-80	Royal Palm Beach Blvd	Lamstein Ln	8	10	48,779	-	69,098	71,905	65,614	84,065	88,500
3409	930101	SR-80	Lamstein Ln	SR-7	8	10	51,263	65,897	74,163	81,282	65,614	84,065	95,000
3415	930139	SR-80	SR-7	Sansbury's Way	8	10	38,854	64,566	68,835	66,000	69,875	85,135	83,900
3105	930749	SR-80	Sansbury's Way	Pike Rd	8	10	43,644	62,010	64,009	84,104	50,796	65,789	79,000
3215	930740	SR-80	Pike Rd	Fla Turnpike Entrance	8	10	45,951	56,749	73,033	19,700	12,831	13,777	74,000
3643	935417	SR-80	Jog Rd	Haverhill Rd	8	10	32,658	61,432	69,801	88,500	54,362	74,115	89,600
3635	930021	SR-80	Haverhill Rd	Military Tr	8	10	30,884	51,286	77,359	76,500	38,767	55,137	93,700
3673	930384	SR-80	Kirk Rd	Congress Ave SB	8	10	33,449	58,752	65,258	79,013	42,742	57,154	79,700
3639	935419	SR-80	Congress Ave SB	Congress Ave NB	8	10	53,584	-	53,000	50,500	13,316	18,329	58,000
3675	935415	SR-80	Congress Ave NB	Gem Lake	8	10	53,584	58,349	62,500	58,000	36,675	47,372	73,200
3217	935415	SR-80	Gem Lake	I-95	8	10	31,292	51,969	58,703	58,000	36,675	47,372	69,400
3313	935416	SR-80	I-95	Parker Ave	5	5	30,197	30,776	34,484	31,500	31,873	33,427	36,200
3823	935113	SR-80	Parker Ave	Dixie Hwy	5	5	22,160	22,301	25,426	24,951	30,970	32,191	26,600
3825	935213	SR-80	Dixie Hwy	Olive Ave	5	5	13,377	11,595	17,152	-	13,245	13,937	17,800
	935411	SR-80	Olive Ave	Flagler Dr	5	5			-	-	12,750	14,210	14,200
3827	930674	SR-80	Flagler Dr	Ocean Blvd	2	2	14,504	12,830	14,411	10,900	13,198	13,820	15,100
2814	930706	SR-811	Northlake Blvd	Lighthouse Dr	4	4	23,192	22,822	23,262	22,970	22,613	21,772	22,400
2828	935257	SR-811	Lighthouse Dr	Burns Rd	4	4	23,538	18,599	24,382	23,500	26,419	26,678	24,600
2826	930012	SR-811	Burns Rd	RCA Blvd	4	4	26,262	27,160	27,993	23,500	26,106	25,707	27,600
2824	930081	SR-811	RCA Blvd	PGA Blvd	4	4	23,755	26,308	26,611	30,373	24,701	19,374	20,900
2820	937220	SR-811	PGA Blvd	Hood Rd	6	6	29,957	42,098	42,954	-	52,390	48,124	38,700
	930707	SR-811	PGA Blvd	N/A	6	6			-	-	31,074	25,798	25,800
2830	930028	SR-811	Hood Rd	Donald Ross Rd	6	6	21,258	30,104	33,222	35,492	40,799	48,699	41,100
1308	930728	SR-811	Donald Ross Rd	Toney Penna Dr	6	6	23,574	25,207	30,883	31,132	34,278	37,215	33,500
1808	930082	SR-811	Toney Penna Dr	Indiantown Rd	6	6	32,158	26,804	33,507	34,067	45,722	49,911	37,700
1604	935229	SR-811	Indiantown Rd	Center St	6	6	33,675	31,130	35,033	39,500	44,994	52,999	43,000
1800	930151	SR-811	Center St	US 1	6	6	41,973	36,517	42,521	41,000	57,133	68,558	53,900

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2023 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
2023	61000 C	E 30000	W 31000	9.00	58.10	10.00
2022	54000 C	E 26500	W 27500	9.00	59.60	8.90
2021	45500 C	E 22000	W 23500	9.00	58.70	9.80
2020	43500 F	E 22000	W 21500	9.00	58.20	9.80
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

STN#	ROAD	FROM	TO	LANES	HISTORICAL DAILY TRAFFIC VOLUMES					2022 DAILY		DIR LOS STD	2022 AM PEAK HOUR			2022 PM PEAK HOUR		
					2017	2018	2019	2020	2021	VOL	DATE		2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
3418	SKEES RD	Okeechobee Bl	Belvedere Rd	2	5558	5829	5839	6162	6583	6785	4/13/2022	880	544	320	224	569	282	299
3467	SOUTHERN BLVD	Lion Country Safari	Seminole Pratt Whitn	6D		26952				31221	3/7/2022	4980	2287	1006	1346	2448	1437	1014
3443	SOUTHERN BLVD	Seminole Pratt Whitney	Binks Forest Drive	6D	34095	38408				45124	3/7/2022	2940	3623	1920	1713	3559	1752	1807
3413	SOUTHERN BLVD	Big Blue Trace	Forest Hill/Crestwoo	6D	50434	52643				51695	3/7/2022	2680	3797	1866	2036	3945	1938	2067
3417	SOUTHERN BLVD	Forest Hill/Crestwood	Cypress Head	6D	64468	67949		60864		64554	11/3/2021	2940	4872	2923	1968	5036	2364	2717
3409	SOUTHERN BLVD	Lamstein Ln	SR-7	8D		81282	79525	77839		81595	3/7/2022	3940	6108	3676	2513	6114	2862	3275
3105	SOUTHERN BLVD	Sansbury's Way	Pike Rd	8D	79440	84104	81489	76137		81499	3/7/2022	3940	6405	3569	2860	6195	2792	3403
3223	SOUTHERN BLVD	Fla Turnpike Entrance	Jog Rd	8D		75049	74118	70594		78925	3/7/2022	3940	6290	3368	2922	6137	2984	3153
3823	SOUTHERN BLVD	Parker Ave	Dixie Hwy	5	23113	24951	24224	21650	22272	24411	12/1/2021	1770	1903	1186	791	2033	810	1242
3469	SR-7	60th St N	Persimmon Blvd	2	9012	10303	11316	11373	10663	11576	1/24/2022	1140	972	317	723	1098	716	386
3468	SR-7	Orange Grove Blvd	Okeechobee Blvd	2	19134	20034	20917	21265	19733	20699	1/24/2022	1140	1769	468	1341	1939	1229	728
3404	SR-7	Okeechobee Bl	Belvedere Rd	6D		41440	41073	41016	39127	40944	11/8/2021	2680	2964	1192	1791	3578	1944	1670
3406	SR-7	Belvedere Rd	Southern Blvd	8D		52881	51682	50239		52697	4/13/2022	3590	3442	1660	1831	4347	2219	2144
3408	SR-7	Southern Blvd	Pioneer Rd	8D		63674	61864	62626		63289	11/30/2021	3940	4333	2336	2110	5065	2509	2620
3452	SR-7	Pioneer Rd	Forest Hill Blvd	8D	64437	65204	65513	63166		64057	1/24/2022	3940	4543	2340	2203	5481	2508	2973
4102	SR-7	Forest Hill Blvd	Stribling Way	8D		55559	54672	56157	54464	54399	1/24/2022	3940	4422	2255	2167	4562	2385	2246
4406	SR-7	Stribling Way	Lake Worth Rd	8D	64268	66899	66947	65181	63210	65789	10/26/2021	3940	5238	2706	2559	5721	2713	3027
4400	SR-7	Lake Worth Rd	Lantana Rd	6D		44964	46059	46822		47210	1/19/2022	2940	4516	2001	2515	4187	2344	1893



Year	Site Location & Number	
	Southern Boulevard at Palms West Parkway #7222	
2023		61000
2022	*	51695
2021		45500
2020		43500
2019		44500
2018	*	52643
5-Year Growth Rate		2.99%

\* Used Palm Beach County Volumes