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Sharon R. Bock, CLERK & COMPTROLLER  
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Prepared by and return to:

David M. Layman, Esquire  
Greenberg Traurig, P.A.  
777 South Flagler Drive  
Suite 300 East  
West Palm Beach, FL 33401

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made as of the 14<sup>th</sup> day of May, 2014, by **CSC LAKE WORTH LIMITED PARTNERSHIP**, a Delaware limited partnership, having an address of 1801 S. Australian Avenue, West Palm Beach, FL 33409, hereinafter called Grantor, to: **HH GULFSTREAM LAND HOLDINGS, LLC**, a Delaware limited liability company, having an address of 310 SE 1<sup>st</sup> Street, Delray Beach, FL 33483, hereinafter called Grantee:

(Wherever used herein the terms "**Grantor**" and "**Grantee**" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situated in Palm Beach County, Florida, viz:

THE LAND IS DESCRIBED ON EXHIBIT A

hereinafter collectively called the Land,

SUBJECT TO the following (collectively, the "**Permitted Exceptions**"): real property taxes for the year 2013 and all subsequent years; comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; and conditions, restrictions, reservations, limitations and easements of record, without intent to reimpose same.

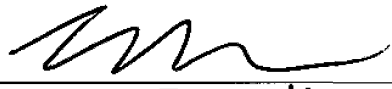
TO HAVE AND TO HOLD, the same in fee simple forever,

AND, subject to the Permitted Exceptions: (i) Grantor hereby covenants with the Grantee that Grantor has good right and lawful authority to sell and convey the Property; and (ii) Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

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

Witnesses:

  
Print Name: Adam Schlesinger

  
Print Name: Torrey Noyes

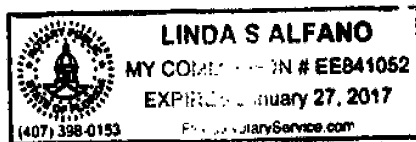
**CSC LAKE WORTH LIMITED  
PARTNERSHIP**, a Delaware limited  
partnership

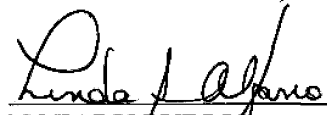
By: CSC Lake Worth GP Corporation, a  
Delaware corporation, its general partner

By:   
Adam Schlesinger, President

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of May, 2014, by Adam Schlesinger, as President of CSC Lake Worth GP Corporation, a Delaware corporation, as general partner of CSC LAKE WORTH LIMITED PARTNERSHIP, a Delaware limited partnership, on behalf of the limited partnership.



  
NOTARY PUBLIC  
Print Name: LINDA S. ALFANO  
Serial No. EE841052  
My Commission Expires: 1-27-2017

☒ Personally known to me **OR** ☐ Produced Identification  
Type of Identification Produced: \_\_\_\_\_

**EXHIBIT A**

**LAND - LEGAL DESCRIPTION**

**Parcel 1**

Lots 9, 10, 11 and the Northerly 24.50 feet of Lot 12, Block 33, THE PALM BEACH FARMS CO. PLAT NO. 2, Lucerne Townsite, according to the Plat thereof, as recorded in Plat Book 2, Pages 29 through 40, of the Public Records of Palm Beach County, Florida, said land lying in the Lucerne Townsite, Palm Beach County, Florida.

**AND**

Lots 7 and 8, Block 33, THE PALM BEACH FARMS CO. PLAT NO. 2, Lucerne Townsite, according to the Plat thereof, as recorded in Plat Book 2, Pages 29 through 40, inclusive, of the Public Records of Palm Beach County, Florida, said land lying in the Lucerne Townsite, Palm Beach County, Florida.

**AND**

Lots 1 through 6, Block 33, THE PALM BEACH FARMS CO. PLAT NO. 2, Lucerne Townsite, according to the Plat thereof, as recorded in Plat Book 2, Pages 29 through 40, inclusive, of the Public Records of Palm Beach County, Florida, said lands lying in the Lucerne Townsite, Palm Beach County, Florida.

**AND**

**Parcel 2**

That certain 10 foot wide strip of land lying west of and adjacent to the following described parcel:

Lots 9, 10, 11 and the Northerly 24.50 feet of Lot 12, Block 33, THE PALM BEACH FARMS CO. PLAT NO. 2, Lucerne Townsite, (now known as Lake Worth), according to the Plat thereof as recorded in Plat Book 2, Pages 29 through 40 of the Public Records of Palm Beach County, Florida, said land lying in the Lucerne Townsite, Palm Beach County, Florida.

*WPB 383196822v2*

## **OPINION OF TITLE**

To: City of Lake Worth Beach, Florida

With the understanding that this Opinion of Title is furnished to the City of Lake Worth Beach, Florida, to accompany a submission for entitlements and/or governmental approvals, it is hereby certified that we have examined and based this Opinion solely upon the following described title evidence (the "Title Evidence"): that certain Ownership and Encumbrance Report, issued by Chicago Title Insurance Company under File Number 10254662, having an effective date of January 21, 2022 at 11:00 p.m. (collectively, the "Title Evidence Effective Date"). The Title Evidence purports to cover the real property described in Exhibit "A" attached hereto and made a part hereof (the "Property").

*WE HEREBY CERTIFY* that we have reviewed the Title Evidence.

Therefore, we are of the opinion, based solely on our review of the Title Evidence, that on the Title Evidence Effective Date, the fee simple title to the above-described real property was vested in:

HH GULFSTREAM LAND HOLDINGS, LLC, a Delaware limited  
liability company

The Property is subject to the following encumbrances, liens and other exceptions:

A. **RECORDED MORTGAGES:**

MORTGAGE AND SECURITY AGREEMENT, recorded May 15, 2014 in OR Book 26793, Page 1346; as affected by COLLATERAL ASSIGNMENT OF RENTS AND LEASES recorded May 15, 2014 in OR Book 26793, Page 1359; COLLATERAL ASSIGNMENT OF RIGHTS AND AGREEMENTS AFFECTING REAL ESTATE recorded May 15, 2014 in OR Book 26793, Page 1366; UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM recorded May 15, 2014 in OR Book 26793, Page 1373; MORTGAGE MODIFICATION AND EXTENSION AGREEMENT recorded September 5, 2017 in OR Book 29333, Page 1781; ASSIGNMENT OF NOTE, MORTGAGE, AND OTHER LOAN DOCUMENTS recorded April 6, 2018, in OR Book 29765, Page 154; and ASSIGNMENT UNIFORM COMMERCIAL CODE FINANCING STATEMENT AMENDMENT FORM recorded April 6, 2018, in OR Book 29765, Page 158.

B. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

None.

C. **GENERAL EXCEPTIONS:**

1. Any rights, interests or claims of parties in possession of the land not shown by the public records.
2. Any rights, interest or claims affecting the land which a correct survey would disclose and which are not shown by the public records.
3. Any lien for services, labor, or materials in connection with improvements, repairs or renovations provided, not shown by the public records.
4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land and any adverse claim to all or part of the land that is or was previously under water.
5. Taxes or special assessments not shown as lien in the public records or in the records of the local tax collecting authority.
6. Any minerals or mineral rights leased, granted or retained by current or prior owners.

D. **SPECIAL EXCEPTIONS:**

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. AGREED ORDER GRANTING CONSIDERATION FOR SALE recorded July 10, 2015 in Official Records Book 27660, Page 238.
3. NOTICE OF COMMENCEMENT recorded July 29, 2021 in OR Book 32731, Page 621.
4. NOTICE OF COMMENCEMENT recorded October 28, 2021 in OR Book 33004, Page 379.
5. GRANT OF EASEMENT recorded March 10, 1988 in OR Book 5598, Page 1069.
6. GRANT OF EASEMENT recorded May 9, 1990 in OR Book 6447, Page 1583.
7. MEMORANDUM OF PCS SITE AGREEMENT recorded May 2, 1997 in OR Book 9775, Page 786.
8. ORDINANCE NO. 2000-18 recorded September 21, 2000 in Official Records Book 12020, Page 604.
9. UNITY OF TITLE DECLARATION recorded November 29, 2007 in Official Records Book 22286, Page 416.

10. PARTY MEMBERSHIP AGREEMENT TO THE FLORIDA GREEN FINANCE AUTHORITY recorded December 9, 2016 in Official Records Book 28757, Page 803.
11. FENCE/GATE REMOVAL AGREEMENT recorded September 30, 2021, in Official Records Book 32916, Page 1498.

Note: All of the recording information contained herein refers to the Public Records of Palm Beach County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

***WE HEREBY CERTIFY*** that we have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is our opinion, based solely on our review of the Title Evidence, that the following party must join in any agreement in order to make the agreement a valid and binding covenant on the Property.

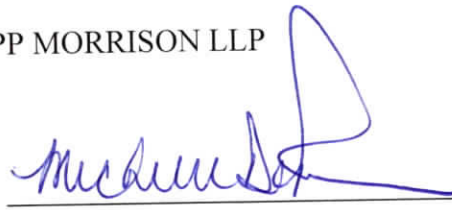
<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
HH GULFSTREAM LAND HOLDINGS, LLC, a Delaware limited liability company	Fee Owner	N/A
SOUTH FLORIDA FINANCING II, LLC, a Florida limited liability company	Mortgage Lien Holder	N/A

We, the undersigned, further certify that we are attorneys-at-law duly admitted to practice in the State of Florida and are members in good standing of the Florida Bar.

Respectfully submitted this 2nd day of March, 2022.

KAPP MORRISON LLP

By: \_\_\_\_\_



Michelle DeRosa, Esq.  
Florida Bar No. 0084867  
Kapp Morrison LLP  
7900 Glades Road, Suite 550  
Boca Raton, Florida 33434

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of March, 2022 by Michelle DeRosa, who is XX personally known to me or \_\_\_\_\_ has produced \_\_\_\_\_ as identification.



(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)



Gail Case  
Comm.: HH 142859  
Expires: June 15, 2025  
Notary Public - State of Florida

EXHIBIT "A"

PARCEL 1:

Lots 9, 10, 11 and the Northerly 24.50 feet of Lot 12, Block 33, of THE PALM BEACH FARMS CO. PLAT NO. 2, Lucerne Townsite, according to the Plat thereof, as recorded in Plat Book 2, Pages 29 through 40, of the Public Records of Palm Beach County, Florida; said land lying in the Lucerne Townsite, Palm Beach County, Florida.

AND

Lots 7 and 8, Block 33, of THE PALM BEACH FARMS CO. PLAT NO. 2, Lucerne Townsite, according to the Plat thereof, as recorded in Plat Book 2, Pages 29 through 40, of the Public Records of Palm Beach County, Florida; said land lying in the Lucerne Townsite, Palm Beach County, Florida.

AND

Lots 1, 2, 3, 4, 5 and 6, Block 33, of THE PALM BEACH FARMS CO. PLAT NO. 2, Lucerne Townsite, according to the Plat thereof, as recorded in Plat Book 2, Pages 29 through 40, of the Public Records of Palm Beach County, Florida; said land lying in the Lucerne Townsite, Palm Beach County, Florida.

PARCEL 2:

That certain 10 foot wide strip of land lying West of and adjacent to the following described parcel:

Lots 9, 10, 11 and the Northerly 24.50 feet of Lot 12, Block 33, of THE PALM BEACH FARMS CO. PLAT NO. 2, Lucerne Townsite, according to the Plat thereof, as recorded in Plat Book 2, Pages 29 through 40, of the Public Records of Palm Beach County, Florida; said land lying in the Lucerne Townsite, Palm Beach County, Florida.

Folio No.: 38-43-44-21-15-033-0010, 38-43-44-21-15-033-0030, 38-43-44-21-15-033-0040,  
38-43-44-21-15-033-0050, 38-43-44-21-15-033-0060, 38-43-44-21-15-033-0070,  
and 38-43-44-21-15-033-0090





THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS  
3661 INTERSTATE PARK RD. N., STE 200  
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193  
[WWW.PALMBEACHSCHOOLS.ORG/PLANNING](http://WWW.PALMBEACHSCHOOLS.ORG/PLANNING)

KRISTIN K. GARRISON  
DIRECTOR

JOSEPH M. SANCHES, MBA  
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	03/18/2022		
	SCAD No.	22030901Z/Re-Zoning and 22031701D/D. O.		
	FLU /Rezoning/D.O. No.	22-00900001 – City of Lake Worth Beach		
	PCN No. / Address	38-43-44-21-15-033-0090/ 1 Lake Ave and more		
	Development Name	Gulfstream Hotel		
	Owner / Agent Name	HH Gulfstream Land Holdings, LLC / Checkmate Design, LLC		
	SAC No.	215		
	Proposed Re-Zoning Proposed D. O.	Maximum 85 Residential Units 83 High-Rise Residential Units		
Impact Review		South Grade Elementary School	Lake Worth Middle School	Lake Worth High School
	New Students Generated	2	1	1
	Capacity Available	-64	90	155
	Utilization Percentage	109%	94%	95%
School District Staff's Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be a negative impact on the public school system. Therefore, if the proposed development is approved by the City Council, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District <b>elementary school level</b>, the property owner shall contribute <b>\$10,016.00</b> to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). The contribution amount may be adjusted to reflect the actual unit number and type during the Development Order process.</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.</p>			
Validation Period	<p>1) This determination is valid from <b>03/23/2022</b> to <b>03/22/2023</b> or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to <b>03/22/2023</b> or this determination will expire automatically on <b>03/22/2023</b>.</p>			
Notice	<p>School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

March 23, 2022

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Erin Sita, Assistant Director, City of Lake Worth Beach  
Joyell Shaw, PIR Manager, School District of Palm Beach County



March 9, 2022

Anna Lai, P.E., PTOE  
Simmons & White, Inc.  
2581 Metrocentre Blvd, Suite 3  
West Palm Beach, FL 33407

**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbcgov.com

**Palm Beach County  
Board of County  
Commissioners**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

**RE: Gulfstream Hotel Redevelopment  
Project #: 220209  
Traffic Performance Standards (TPS) Review**

Dear Ms. Lai:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated February 21, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

<b>Municipality:</b>	Lake Worth Beach
<b>Location:</b>	SWC of Lake Avenue and Golfview Road
<b>PCN:</b>	38-43-44-21-15-033-0090 (additional PCNs in file)
<b>Access:</b>	One left-in/left-out access driveway connection onto Lakeside Dr, one ingress-only driveway connection onto Golfview Rd and one egress-only access driveway connection onto 1 <sup>st</sup> Ave S via an existing alley <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	Hotel building (vacant >5 years)
<b>Proposed Uses:</b>	Repurpose the vacant building as: Hotel = 140 Rooms; and add: Mid-rise Multi-Family Residential = 84 DU
<b>New Daily Trips:</b>	1,510
<b>New Peak Hour Trips:</b>	89 (43/46) AM; 113 (62/51) PM
<b>Build-out:</b>	December 31, 2024

Based on our review, the proposed development is within the Coastal Residential Exception Area and, therefore, the residential portion of the proposed development is exempt from the TPS of Palm Beach County. The Traffic Division has determined the proposed development meets the TPS of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

"An Equal Opportunity  
Affirmative Action Employer"



Anna Lai, P.E., PTOE

March 9, 2022

Page 2

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email [HAkif@pbcgov.org](mailto:HAkif@pbcgov.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Hanane Akif".

Hanane Akif, P.E.  
Professional Engineer  
Traffic Division

QB:HA:qg

ec:

Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community Sustainability Department, City of Lake Worth Beach  
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\220209 - GULFSTREAM HOTEL REDEVELOPMENT.DOCX

# TRAFFIC IMPACT STATEMENT

## GULFSTREAM HOTEL PALM BEACH COUNTY, FLORIDA

### Prepared for:

Restoration St. Louis, Inc.  
4240 Manchester Avenue  
St. Louis, Missouri 63110

Job No. 20-096

Date: August 26, 2020  
Revised: February 21, 2022

\_\_\_\_\_  
Anna Lai, P.E., PTOE  
FL Reg. No. 78138

**Anna Lai, P.E., State of Florida, Professional  
Engineer, License No. 56934**

**This item has been electronically signed  
and sealed by Anna Lai, P.E., on 02/21/2022**

**Printed copies of this document are not considered signed  
and sealed and the signature must be verified on  
any electronic copies.**

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# APPENDICES

TEST 1 PART 2: LINK ANALYSIS .....APPENDIX A

PBC TPS DATABASE 2024 VOLUME SHEETS.....APPENDIX B

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TEST 2 ANALYSIS: LINK ANALYSIS .....APPENDIX D

## 1.0 SITE DATA

The subject parcel is located on the southeast corner of Lake Avenue and South Lakeside Drive in Palm Beach County, Florida and contains approximately 1.64 acres. The Property Control Numbers (PCNs) for the subject parcel are as follows:

38-43-44-21-15-033-0090	38-43-44-21-15-033-0040
38-43-44-21-15-033-0070	38-43-44-21-15-033-0030
38-43-44-21-15-033-0060	38-43-44-21-15-033-0010
38-43-44-21-15-033-0050	

Proposed site development on the parcel was previously approved for a 170 room hotel, 42 multi-family dwelling units, and ancillary space consisting of event space, restaurants, and a spa. Proposed site development now consists of a 140 room hotel, 84 multi-family dwelling units, and ancillary space consisting of event space, restaurants, and a spa with a project build-out of 2024. Lakeside Drive is proposed to be converted from a single lane southbound one-way roadway to a two lane southbound one-way roadway. Site access is proposed via a full access driveway connection to Lakeside Drive, an ingress only driveway connection to Golfview Road, and an egress only driveway connection to 1<sup>st</sup> Avenue South via an alleyway. For additional information concerning site location and layout, please refer to the Site Plan prepared by Beilinson Gomez Architects.

## 2.0 PURPOSE OF STUDY

This study will analyze the proposed development's impact on the surrounding major thoroughfares within the project's radius of development influence in accordance with the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards. The Traffic Performance Standards state that a Site Specific Development Order for a proposed project shall meet the standards and guidelines outlined in two separate "Tests" with regard to traffic performance. However, the proposed 42 residential dwelling units would qualify for the Coastal Residential Exception as outlined in the TPS.

Test 1, or the Build-out Test, relates to the build-out period of the project and requires that a project not add traffic within the radius of development influence which would have total traffic exceeding the adopted LOS at the end of the build-out period. This Test 1 analysis consists of two parts and no project shall be approved for a Site Specific Development Order unless it can be shown to satisfy the requirements of Parts One and Two of Test 1.

Part One – Intersections, requires the analysis of major intersections, within or beyond a project's radius of development influence, where a project's traffic is significant on a link within the radius of development influence. The intersections analyzed shall operate within the applicable threshold associated with the level of analysis addressed.

## 2.0 PURPOSE OF STUDY (CONTINUED)

Part Two – Links, compares the total traffic in the peak hour, peak direction on each link within a project's radius of development influence with the applicable LOS "D" link service volumes. The links analyzed shall operate within the applicable thresholds associated with the level of analysis addressed.

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of development influence which would result in total traffic exceeding the adopted LOS at the end of the Five Year Analysis period. This test requires analysis of links and major intersections as necessary within or beyond the radius of development influence, where a project's traffic is significant on a link within the radius of development influence.

This analysis shall address the total traffic anticipated to be in place at the end of the fifth year of the Florida Department of Transportation Five Year Transportation Improvement Program in effect at the time of traffic analysis submittal.

The existing roadway network as well as both the State and Palm Beach County Five Year Road Program improvements, with construction scheduled to commence prior to the end of the Five Year Analysis Period shall be the Test 2 roadway network assumed in the analysis. The total traffic in the peak hour, peak direction on each link within a project's radius of development influence shall be compared with the applicable LOS "E" service volumes. The links analyzed shall operate within the applicable thresholds associated with the level of analysis addressed.

This study will verify that the proposed development's traffic impact will meet the above Traffic Performance Standards.

## 3.0 TRAFFIC GENERATION

The Palm Beach County Unified Land Development Code Article 12 requires that for any application for a site specific development order on property on which there are vested uses shall be subject to the Palm Beach County Traffic Performance Standards to the extent the traffic generation projected for the site specific development order exceeds the traffic generation of the vested uses.

The generation rates and capture rates of the vested uses shall be updated to current pro forma traffic generation and passer-by rates and shall be used to calculate vested uses/current approval traffic.

The traffic to be generated by the proposed site modifications has been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 10<sup>th</sup> Edition* and rates published by the Palm Beach County Engineering Traffic Division as shown in Tables 1, 2, and 3. Table 1 shows the daily traffic generation associated with the proposed development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation,

### 3.0 TRAFFIC GENERATION (CONTINUED)

respectively, in peak hour trips (pht). The traffic to be generated by the proposed 170 room hotel and 42 multi-family dwelling units may be summarized as follows:

#### **Proposed Plan of Development**

Daily Traffic Generation	= 1,510 tpd
AM Peak Hour Traffic Generation (In/Out)	= 89 pht (43 In/46 Out)
PM Peak Hour Traffic Generation (In/Out)	= 113 pht (62 In/51 Out)

The proposed 84 residential dwelling units would qualify for the Coastal Residential Exception as outlined in the TPS.

### 4.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on Table 12.B.2.D-7 3A of the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards, for a net trip generation of 76 hotel peak hour trips, the radius of development influence shall be one (1) mile.

For Test 1, a project must address those links within the radius of development influence on which its net trips are greater than one percent of the LOS “D” of the link affected on a peak hour, peak direction basis AND those links outside of the radius of development influence on which its net trips are greater than five percent of the LOS “D” of the link affected on a peak hour, peak direction basis up to the limits set forth in Table 12.B.2.C-1 1A: LOS “D” Link Service Volumes.

For Test 2, a project must address those links within the radius of development influence on which its net trips are greater than three percent of the LOS “E” of the link affected on a peak hour, peak direction basis AND those links outside of the radius of development influence on which its net trips are greater than five percent of the LOS “E” of the link affected on a peak hour, peak direction basis up to the limits set forth in Table 12.B.2.C-4 2A: LOS “E” Link Service Volumes.

### 5.0 TRIP DISTRIBUTION

The project trips were distributed and assigned on the links within the radius of development influence based on the existing and anticipated traffic patterns. Figure 1 presents the trip distribution percentages.

### 6.0 TRAFFIC ASSIGNMENT/DISTRIBUTION TEST 1 – PART 2

Tables 4 and 5 (in Appendix A) show the project’s AM and PM peak hour trip assignment, respectively, as well as the applicable Level of Service Standard for each of the links within the project’s radius of development influence. Links with a project assignment greater than 1% of the applicable Level of Service “D” have been outlined as links with significant project assignment.

Tables 6 and 7 (in Appendix A) shows the projected total AM and PM peak hour



## 6.0 TRAFFIC ASSIGNMENT/DISTRIBUTION TEST 1 – PART 2 (CONTINUED)

traffic volumes and threshold volumes for the links with significant project assignment within the project's radius of development influence. For the links, the 2024 total traffic has been calculated using the higher value between the link historical growth rate and the combination of a 1.0% background growth rate and the approved committed development trips. The 2024 build-out link volume reports for the link from the Palm Beach County Engineering Traffic Division TPS Database are included in Appendix B.

A review of Tables 4-7 indicates this project meets the applicable Peak Hour Traffic Volume Link Performance Standards listed under "Test One - Part Two" of the Palm Beach County Traffic Performance Standards on all links within the project's radius of development influence.

## 7.0 INTERSECTION ANALYSIS TEST 1 – PART 1

As a requirement of Part 1 of Test 1 of the Palm Beach County Traffic Performance Standards, all major intersections in each direction nearest to the point at which the project's traffic enters each project accessed link, and where the project traffic entering or exiting the intersection from/to the project accessed link is significant, must be analyzed. Therefore, the following intersections must be analyzed for the 2024 projected AM and PM peak hours:

Lake Avenue at Federal Highway  
Lake Avenue at Ocean Boulevard

For each intersection, the 2024 total traffic has been calculated using the higher value between the background growth rate and the combination of a 1.0% background growth rate and the approved committed development trips. The 2024 build-out volume reports from the Palm Beach County Engineering Traffic Division TPS Database are included in Appendix B.

Each intersection has been analyzed using the adjusted turning movement volumes in accordance with the methodology set forth in the Transportation Research Board Special Report 209, Planning Analysis. The intersection analyses are included in Appendix C. The analysis results show that the sum of the critical movements during the peak season, peak hours at project build-out is less than the adopted Level of Service volume of 1,400 vehicles per hours (vph) for the subject intersections.

<u>INTERSECTION</u>	<b>CRITICAL SUM</b>	
	<u>AM</u>	<u>PM</u>
Lake Avenue at Federal Highway	707	610
Lake Avenue at Ocean Boulevard	509	462

## 8.0 TEST 2 – FIVE YEAR ANALYSIS

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of development influence which would result in total traffic exceeding the adopted LOS at the end of the Five Year Analysis Period. Tables 8 and 9 (in Appendix D) show the project's net trip generation is less than 3% of the applicable LOS "E" threshold for all links within the project's radius of development influence. This project therefore meets the requirements of Test 2.

## 9.0 SITE RELATED IMPROVEMENTS

The AM and PM peak hour volumes at the project entrances for the overall development with no reduction for pass by credits are shown in Tables 2 and 3 and may be summarized as follows:

<b>Directional Distribution (Trips IN/OUT)</b>	
AM =	47 / 49
PM =	66 / 55

Figure 2 presents the AM and PM peak turning movement volume assignments at the project driveway based on the directional distributions. As previously mentioned, Lakeside Drive is proposed to be converted from a single lane southbound one-way roadway to a two lane southbound one-way roadway. Site access is proposed via a full access driveway connection to Lakeside Drive, an ingress only driveway connection to Golfview Road, and an egress only driveway connection to 1<sup>st</sup> Avenue South via an alleyway.

Based on the Palm Beach County Engineering Guidelines used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, and on the existing and proposed lanes, additional turn lanes are not warranted or recommended.

## 10.0 CONCLUSION

The proposed development has been estimated to generate 1,510 trips per day, 89 AM peak hour trips, and 113 PM peak hour trips at project build-out in 2024. The proposed 84 residential dwelling units would qualify for the Coastal Residential Exception as outlined in the TPS. A review of the links within the project's radius of development influence reveals that capacity is available to support the project and the project meets the requirements of the Palm Beach County Traffic Performance Standards.



**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
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**Palm Beach County  
Board of County  
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Verdenia C. Baker

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September 16, 2020

Anna Lai, P.E., PTOE  
Simmons & White, Inc.  
2581 Metrocentre Blvd, Suite 3  
West Palm Beach, FL 33411

**RE: Gulfstream Hotel  
Project #: 200905  
Traffic Performance Standards Review**

Dear Ms. Lai:

The Palm Beach County Traffic Division has reviewed the **Gulfstream Hotel** Traffic Impact Statement, dated August 26, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

<b>Municipality:</b>	Lake Worth Beach
<b>Location:</b>	SWC of Lake Avenue and Golfview Road
<b>PCN:</b>	38-43-44-21-15-033-0090 (additional PCNs in file)
<b>Access:</b>	One full access driveway connection onto Lakeside Dr, one ingress-only driveway connection onto Golfview Rd and one egress-only access driveway connection onto 1 <sup>st</sup> Ave S via an existing alley <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	Hotel building (vacant >5 years)
<b>Proposed Uses:</b>	Repurpose the vacant building as: Hotel = 170 Rooms; and add: Mid-rise Multi-Family Residential = 42 DU
<b>New Daily Trips:</b>	1,507
<b>New Peak Hour Trips:</b>	87 (46/41) AM; 110 (58/52) PM
<b>Build-out:</b>	December 31, 2024

The proposed development is located within the Coastal Residential Exception Area and therefore, the residential portion of the proposed development is exempt from the Traffic Performance Standards of Palm Beach County. The Traffic Division has determined the proposed development meets the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.



Anna Lai, P.E., PTOE  
September 16, 2020  
Page 2

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email [QBari@pbcgov.org](mailto:QBari@pbcgov.org).

Sincerely,

A handwritten signature in blue ink, reading "Quazi Bari".

Quazi Bari, P.E., PTOE  
Manager – Growth Management  
Traffic Division

QB:HA:rb

ec: Addressee

Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community  
Sustainability Department, City of Lake Worth Beach  
Hanane Akif, E.I., Project Coordinator II, Traffic Division  
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2020\200905 - GULFSTREAM HOTEL.DOCXN



February 23, 2022

Palm Beach County Engineering Department  
Traffic Division  
2300 North Jog Road  
Floor 3E  
West Palm Beach, Florida 33411

Attention: Mr. Quazi Bari, P.E.

Reference: Gulfstream Hotel Redevelopment  
Palm Beach County Project # 200905  
City of Lake Worth Beach, Florida

Dear Mr. Bari:

Please find enclosed for your review and approval, the following items pertaining to the above referenced project located on the southeast corner of Lake Avenue and South Lakeside Drive in the City of Lake Worth Beach:

1. One (1) 11" x 17" copy of the proposed Site Plan layout
2. One (1) copy of the Traffic Impact Statement dated February 21, 2022
3. One (1) check in the amount of \$1,208.00 for the TPS review fee
4. One (1) copy of the previously issued TPS approval letter dated September 16, 2020

The site was previously developed with a hotel site and has been vacant for more than five years, so there is no traffic concurrency vesting associated with the project. The approval in 2020 consisted of a 170-room hotel and 42 multi-family residential units. Proposed side development now consists of a 140-room hotel and 84 multi-family units as well as ancillary areas consisting of event space, restaurants, and a spa facility with a project build-out of 2024.

Mr. Quazi Bari, P.E.  
February 23, 2022

Please review the enclosed and contact our office if you should have any questions or if you require any additional information. We respectfully request a letter from your Department to the City of Lake Worth Beach following your review and approval. Thank you for your help with this matter.

Sincerely,

SIMMONS & WHITE, INC.



Kyle Duncan

Enclosures

# GULFSTREAM HOTEL

08/20/20  
Revised: 02/21/22

## PROPOSED DEVELOPMENT

**TABLE 1 - Daily Traffic Generation**

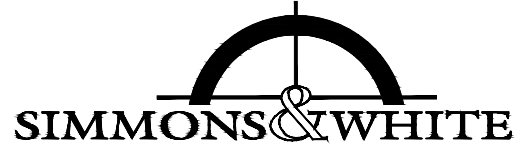
Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	%	Internalization Total	External Trips	Pass-by %	Trips	Net Trips
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	84	Dwelling Units	5.44		457		0	457	0%	0	457
Hotel	310	140	Rooms	8.36		1,170		0	1,170	10%	117	1,053
			Grand Totals:			1,627	0.0%	0	1,627	7%	117	1,510

**TABLE 2 - AM Peak Hour Traffic Generation**

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	84	Dwelling Units	0.26	0.74	8	22	30	0.0%	0	0	0	8	22	30	0%	0	8	22	30
Hotel	310	140	Rooms	0.59	0.41	39	27	66	0.0%	0	0	0	39	27	66	10%	7	35	24	59
<b>Grand Totals:</b>						<b>47</b>	<b>49</b>	<b>96</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>47</b>	<b>49</b>	<b>96</b>	<b>7%</b>	<b>7</b>	<b>43</b>	<b>46</b>	<b>89</b>

**TABLE 3 - PM Peak Hour Traffic Generation**

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	84	Dwelling Units	0.61	0.39	23	14	37	0.0%	0	0	0	23	14	37	0%	0	23	14	37
Hotel	310	140	Rooms	0.51	0.49	43	41	84	0.0%	0	0	0	43	41	84	10%	8	39	37	76
<b>Grand Totals:</b>						<b>66</b>	<b>55</b>	<b>121</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>66</b>	<b>55</b>	<b>121</b>	<b>7%</b>	<b>8</b>	<b>62</b>	<b>51</b>	<b>113</b>



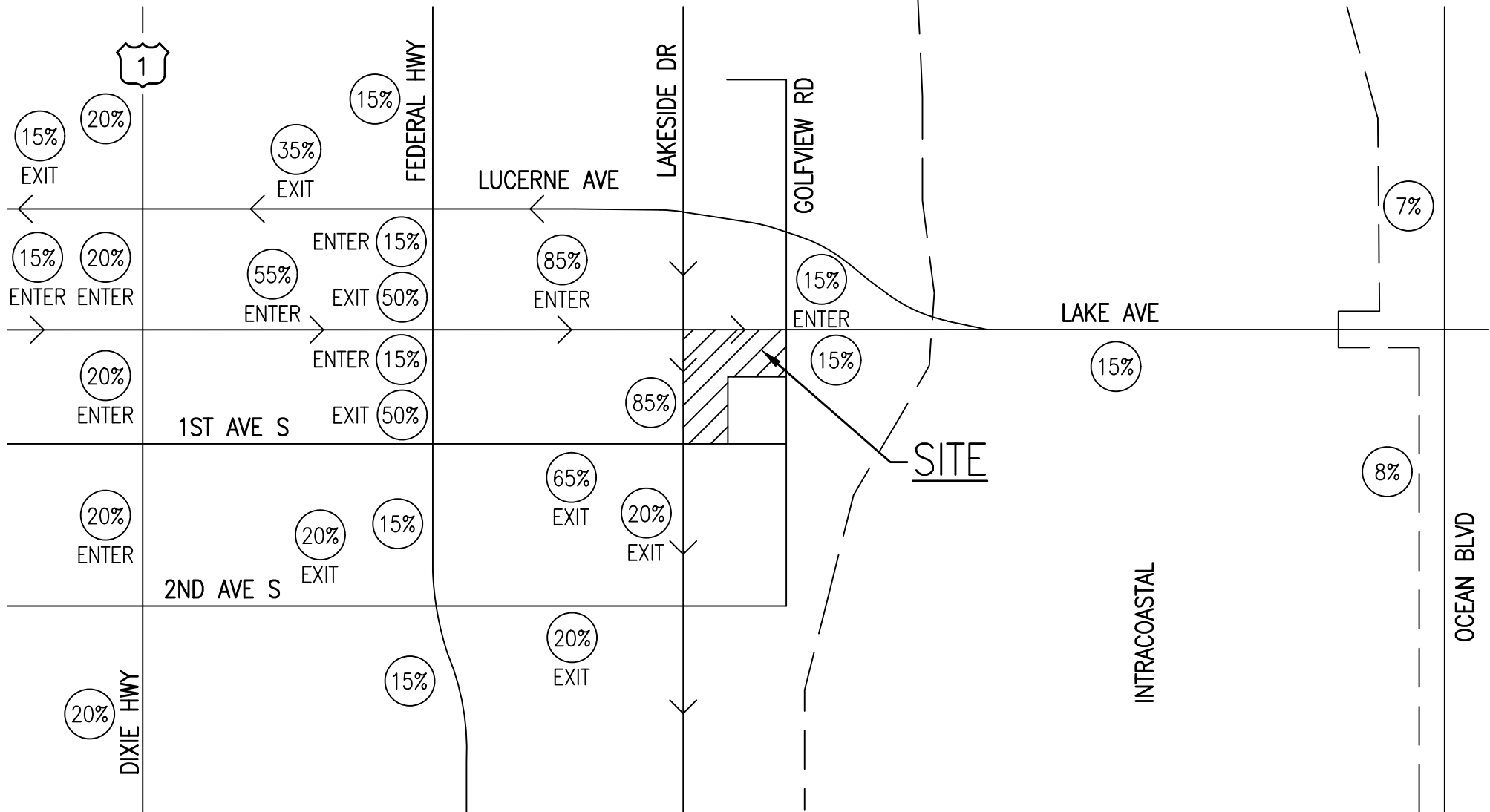
**ENGINEERING | PLANNING | CONSULTING | SINCE 1982**

Authorization No. 3452

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N.T.S.



### LEGEND

15% PROJECT DISTRIBUTION

→ ONE-WAY STREET

**FIGURE 1**  
**PROJECT DISTRIBUTION**

# GULFSTREAM HOTEL

20-096 AL 08-25-20

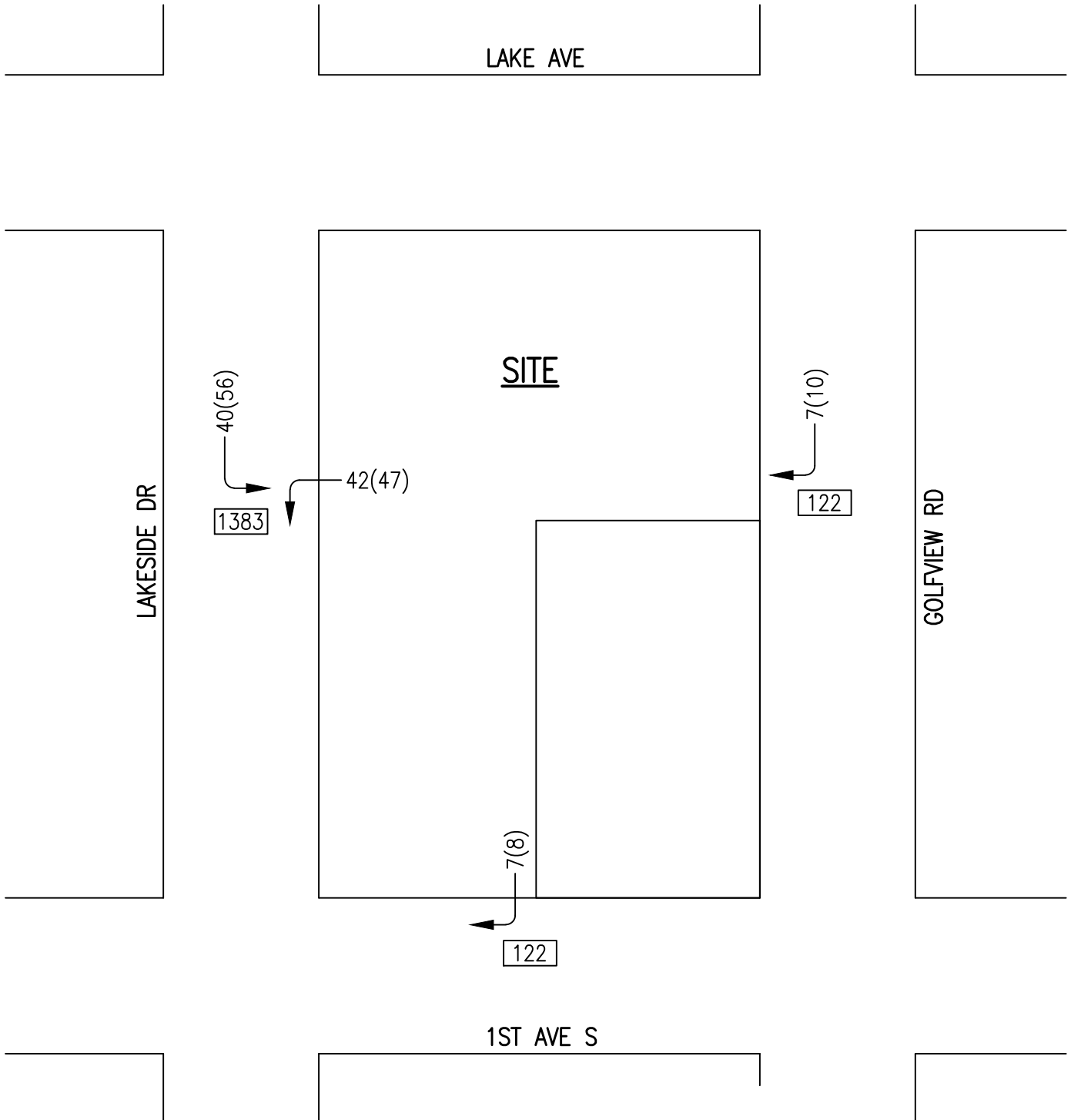




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**FIGURE 2**  
**PROJECT TURNING MOVEMENTS**

**LEGEND**

- 40 A.M. PEAK HOUR TURNING MOVEMENT  
(56) P.M. PEAK HOUR TURNING MOVEMENT  
**1383** A.A.D.T.

**GULFSTREAM HOTEL**

20-096 AL 08-25-20  
REVISED: 02-21-22

# **APPENDIX A**

## **TEST 1 PART 2: LINK ANALYSIS**

**GULFSTREAM HOTEL**

08/20/20  
Revised: 02/21/22

**TABLE 4**  
**TEST 1 - PROJECT SIGNIFICANCE CALCULATION**  
**AM PEAK HOUR**

2024 BUILD OUT  
1 MILE RADIUS OF DEVELOPMENT INFLUENCE  
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 43  
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 46  
HOTEL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 35  
HOTEL AM PEAK HOUR PROJECT TRIPS (EXITING) = 24

STATION	ROADWAY**	FROM	TO	PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL TOTAL PROJECT TRIPS*	AM PEAK HOUR DIRECTIONAL HOTEL PROJECT TRIPS	ENTER/EXIT	EXISTING LANES	CLASS	LOS D STANDARD	TOTAL PROJECT IMPACT	COMMERCIAL HOTEL PROJECT IMPACT	PROJECT SIGNIFICANT
4813	LUCERNE AVENUE	A STREET	DIXIE HIGHWAY	15%	7	4	EXIT	2LO	II	2120	0.33%	0.19%	NO
4811	LUCERNE AVENUE	DIXIE HIGHWAY	FEDERAL HIGHWAY	35%	16	8	EXIT	2LO	II	2120	0.75%	0.38%	NO
N/A	LUCERNE AVENUE	FEDERAL HIGHWAY	LAKESIDE DRIVE	0%	0	0	ENTER/EXIT	2LO	II	2120	0.00%	0.00%	NO
N/A	LUCERNE AVENUE	LAKESIDE DRIVE	GOLFVIEW ROAD	0%	0	0	ENTER/EXIT	2LO	II	2120	0.00%	0.00%	NO
4817	LAKE AVENUE	A STREET	DIXIE HIGHWAY	15%	6	5	ENTER	2LO	II	2120	0.28%	0.24%	NO
4815	LAKE AVENUE	DIXIE HIGHWAY	FEDERAL HIGHWAY	55%	24	19	ENTER	2LO	II	2120	1.13%	0.90%	NO
<b>N/A</b>	<b>LAKE AVENUE</b>	<b>FEDERAL HIGHWAY</b>	<b>LAKESIDE DRIVE</b>	<b>85%</b>	<b>37</b>	<b>30</b>	<b>ENTER</b>	<b>2LO</b>	<b>II</b>	<b>2120</b>	<b>1.75%</b>	<b>1.42%</b>	<b>YES</b>
N/A	LAKE AVENUE	LAKESIDE DRIVE	GOLFVIEW ROAD	0%	0	0	ENTER/EXIT	2LO	II	2120	0.00%	0.00%	NO
4801	LAKE AVENUE	GOLFVIEW ROAD	OCEAN BOULEVARD	15%	6	5	ENTER/EXIT	4D	II	1770	0.34%	0.28%	NO
4800	DIXIE HIGHWAY	10TH AVENUE NORTH	LUCERNE AVENUE	20%	9	7	ENTER/EXIT	4	II	1680	0.54%	0.42%	NO
N/A	DIXIE HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	20%	9	7	ENTER	4	II	1680	0.54%	0.42%	NO
4820	DIXIE HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	20%	9	7	ENTER	4	II	1680	0.54%	0.42%	NO
4820	DIXIE HIGHWAY	1ST AVENUE SOUTH	2ND AVENUE SOUTH	20%	9	7	ENTER	4	II	1680	0.54%	0.42%	NO
4820	DIXIE HIGHWAY	2ND AVENUE SOUTH	6TH AVENUE SOUTH	20%	9	7	ENTER/EXIT	4	II	1680	0.54%	0.42%	NO
4802	FEDERAL HIGHWAY	10TH AVENUE NORTH	LUCERNE AVENUE	15%	6	5	ENTER/EXIT	2	II	810	0.74%	0.62%	NO
N/A	FEDERAL HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	15%	6	5	ENTER	2	II	810	0.74%	0.62%	NO
<b>N/A</b>	<b>FEDERAL HIGHWAY</b>	<b>LUCERNE AVENUE</b>	<b>LAKE AVENUE</b>	<b>50%</b>	<b>23</b>	<b>12</b>	<b>EXIT</b>	<b>2</b>	<b>II</b>	<b>810</b>	<b>2.84%</b>	<b>1.48%</b>	<b>YES</b>
4824	FEDERAL HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	15%	6	5	ENTER	2	II	810	0.74%	0.62%	NO
<b>4824</b>	<b>FEDERAL HIGHWAY</b>	<b>LAKE AVENUE</b>	<b>1ST AVENUE SOUTH</b>	<b>50%</b>	<b>23</b>	<b>12</b>	<b>EXIT</b>	<b>2</b>	<b>II</b>	<b>810</b>	<b>2.84%</b>	<b>1.48%</b>	<b>YES</b>
4824	FEDERAL HIGHWAY	1ST AVENUE SOUTH	2ND AVENUE SOUTH	15%	6	5	ENTER/EXIT	2	II	810	0.74%	0.62%	NO
4824	FEDERAL HIGHWAY	2ND AVENUE SOUTH	6TH AVENUE SOUTH	15%	6	5	ENTER/EXIT	2	II	810	0.74%	0.62%	NO

**NOTES:**

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\*\* 1ST AVENUE SOUTH, 2ND AVENUE SOUTH, LAKESIDE DRIVE, AND GOLFVIEW ROAD WERE NOT EVALUATED AS PART OF THIS STUDY AS THESE ARE NON-THOROUGHFARE ROADS WITH LOW VOLUMES AND NO OPERATIONAL ISSUES ARE ANTICIPATED.

**GULFSTREAM HOTEL**

08/20/20  
Revised: 02/21/22

**TABLE 5**  
**TEST 1 - PROJECT SIGNIFICANCE CALCULATION**  
**PM PEAK HOUR**

2024 BUILD OUT  
1 MILE RADIUS OF DEVELOPMENT INFLUENCE  
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 62  
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 51  
HOTEL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 39  
HOTEL PM PEAK HOUR PROJECT TRIPS (EXITING) = 37

STATION	ROADWAY**	FROM	TO	PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL TOTAL PROJECT TRIPS*	PM PEAK HOUR DIRECTIONAL HOTEL PROJECT TRIPS	ENTER/EXIT	EXISTING LANES	CLASS	LOS D STANDARD	TOTAL PROJECT IMPACT	COMMERCIAL HOTEL PROJECT IMPACT	PROJECT SIGNIFICANT
4813	LUCERNE AVENUE	A STREET	DIXIE HIGHWAY	15%	8	6	EXIT	2LO	II	2120	0.38%	0.28%	NO
4811	LUCERNE AVENUE	DIXIE HIGHWAY	FEDERAL HIGHWAY	35%	18	13	EXIT	2LO	II	2120	0.85%	0.61%	NO
N/A	LUCERNE AVENUE	FEDERAL HIGHWAY	LAKESIDE DRIVE	0%	0	0	ENTER/EXIT	2LO	II	2120	0.00%	0.00%	NO
N/A	LUCERNE AVENUE	LAKESIDE DRIVE	GOLFVIEW ROAD	0%	0	0	ENTER/EXIT	2LO	II	2120	0.00%	0.00%	NO
4817	LAKE AVENUE	A STREET	DIXIE HIGHWAY	15%	9	6	ENTER	2LO	II	2120	0.42%	0.28%	NO
4815	LAKE AVENUE	DIXIE HIGHWAY	FEDERAL HIGHWAY	55%	34	21	ENTER	2LO	II	2120	1.60%	0.99%	NO
<b>N/A</b>	<b>LAKE AVENUE</b>	<b>FEDERAL HIGHWAY</b>	<b>LAKESIDE DRIVE</b>	<b>85%</b>	<b>53</b>	<b>33</b>	<b>ENTER</b>	<b>2LO</b>	<b>II</b>	<b>2120</b>	<b>2.50%</b>	<b>1.56%</b>	<b>YES</b>
N/A	LAKE AVENUE	LAKESIDE DRIVE	GOLFVIEW ROAD	0%	0	0	ENTER/EXIT	2LO	II	2120	0.00%	0.00%	NO
4801	LAKE AVENUE	GOLFVIEW ROAD	OCEAN BOULEVARD	15%	9	6	ENTER/EXIT	4D	II	1770	0.51%	0.34%	NO
4800	DIXIE HIGHWAY	10TH AVENUE NORTH	LUCERNE AVENUE	20%	12	8	ENTER/EXIT	4	II	1680	0.71%	0.48%	NO
N/A	DIXIE HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	20%	12	8	ENTER	4	II	1680	0.71%	0.48%	NO
4820	DIXIE HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	20%	12	8	ENTER	4	II	1680	0.71%	0.48%	NO
4820	DIXIE HIGHWAY	1ST AVENUE SOUTH	2ND AVENUE SOUTH	20%	12	8	ENTER	4	II	1680	0.71%	0.48%	NO
4820	DIXIE HIGHWAY	2ND AVENUE SOUTH	6TH AVENUE SOUTH	20%	12	8	ENTER/EXIT	4	II	1680	0.71%	0.48%	NO
4802	FEDERAL HIGHWAY	10TH AVENUE NORTH	LUCERNE AVENUE	15%	9	6	ENTER/EXIT	2	II	810	1.11%	0.74%	NO
N/A	FEDERAL HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	15%	9	6	ENTER	2	II	810	1.11%	0.74%	NO
<b>N/A</b>	<b>FEDERAL HIGHWAY</b>	<b>LUCERNE AVENUE</b>	<b>LAKE AVENUE</b>	<b>50%</b>	<b>26</b>	<b>19</b>	<b>EXIT</b>	<b>2</b>	<b>II</b>	<b>810</b>	<b>3.21%</b>	<b>2.35%</b>	<b>YES</b>
4824	FEDERAL HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	15%	9	6	ENTER	2	II	810	1.11%	0.74%	NO
<b>4824</b>	<b>FEDERAL HIGHWAY</b>	<b>LAKE AVENUE</b>	<b>1ST AVENUE SOUTH</b>	<b>50%</b>	<b>26</b>	<b>19</b>	<b>EXIT</b>	<b>2</b>	<b>II</b>	<b>810</b>	<b>3.21%</b>	<b>2.35%</b>	<b>YES</b>
4824	FEDERAL HIGHWAY	1ST AVENUE SOUTH	2ND AVENUE SOUTH	15%	9	6	ENTER/EXIT	2	II	810	1.11%	0.74%	NO
4824	FEDERAL HIGHWAY	2ND AVENUE SOUTH	6TH AVENUE SOUTH	15%	9	6	ENTER/EXIT	2	II	810	1.11%	0.74%	NO

**NOTES:**

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\*\* 1ST AVENUE SOUTH, 2ND AVENUE SOUTH, LAKESIDE DRIVE, AND GOLFVIEW ROAD WERE NOT EVALUATED AS PART OF THIS STUDY AS THESE ARE NON-THOROUGHFARE ROADS WITH LOW VOLUMES AND NO OPERATIONAL ISSUES ARE ANTICIPATED.

**GULFSTREAM HOTEL**

08/20/20  
Revised: 02/21/22

**TABLE 6**  
**AM PEAK HOUR - TEST 1**

2024 BUILD OUT  
1 MILE RADIUS OF DEVELOPMENT INFLUENCE  
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 43  
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 46  
HOTEL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 35  
HOTEL AM PEAK HOUR PROJECT TRIPS (EXITING) = 24

ROADWAY	FROM	TO	DIRECTION	AM PEAK HOUR COUNT YEAR	2020 AM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	AM PEAK HOUR HOTEL PROJECT TRIPS	LINK GROWTH RATE	LINK GROWTH	MAJOR PROJECT	1.0% GROWTH	TOTAL BACKGROUND TRAFFIC USED	2024 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS D	MEETS LOS STD.
LAKE AVENUE*	FEDERAL HIGHWAY	LAKESIDE DRIVE	EB	2021	602	85%	30	1%	18	49	18	67	699	2LO	II	2120	YES
FEDERAL HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	SB	2020	181	50%	12	1%	7	26	7	33	226	2	II	810	YES
FEDERAL HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	SB	2020	181	50%	12	1%	7	38	7	45	238	2	II	810	YES

**NOTES:**

\* FOR LAKE AVENUE BETWEEN FEDERAL HIGHWAY AND LAKESIDE DRIVE: LINK GROWTH RATE ASSUMED TO BE 1%, AS THE RATE WAS NOT AVAILABLE. 2021 PEAK HOUR TRAFFIC CALCULATED BASED ON LAKE AVENUE AT FEDERAL INTERSECTION VOLUMES.

**GULFSTREAM HOTEL**

08/20/20  
Revised: 02/21/22

**TABLE 7**  
**PM PEAK HOUR - TEST 1**

2024 BUILD OUT  
1 MILE RADIUS OF DEVELOPMENT INFLUENCE  
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 62  
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 51  
HOTEL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 39  
HOTEL PM PEAK HOUR PROJECT TRIPS (EXITING) = 37

ROADWAY	FROM	TO	DIRECTION	AM PEAK HOUR COUNT YEAR	2020 PM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	PM PEAK HOUR HOTEL PROJECT TRIPS	LINK GROWTH RATE	LINK GROWTH	MAJOR PROJECT	1.0% GROWTH	TOTAL BACKGROUND TRAFFIC USED	2024 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS D	MEETS LOS STD.
LAKE AVENUE*	FEDERAL HIGHWAY	LAKESIDE DRIVE	EB	2021	419	85%	33	1%	13	91	13	104	556	2LO	II	2120	YES
FEDERAL HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	SB	2020	365	50%	19	1%	15	27	15	42	426	2	II	810	YES
FEDERAL HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	SB	2020	365	50%	19	1%	15	90	15	105	489	2	II	810	YES

**NOTES:**

\* FOR LAKE AVENUE BETWEEN FEDERAL HIGHWAY AND LAKESIDE DRIVE: LINK GROWTH RATE ASSUMED TO BE 1%, AS THE RATE WAS NOT AVAILABLE. 2021 PEAK HOUR TRAFFIC CALCULATED BASED ON LAKE AVENUE AT FEDERAL INTERSECTION VOLUMES.

## **APPENDIX B**

**PBC TPS DATABASE**  
**2024 BUILD-OUT**  
**LINK & INTERSECTION VOLUME SHEETS**  
**(WITH APPROVED COMMITTED TRIPS)**

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 93 - PALM BEACH

SITE: 0221 - SR 5 / OLIVE AVE - S OF LAKE & LUCERNE AVE (COUNTY LINK: 4824)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2020	8400 C	N	4400	S	4000	9.00	57.60	4.60
2019	8800 C	N	4700	S	4100	9.00	58.80	2.90
2018	9200 C	N	4600	S	4600	9.00	55.50	2.90
2017	9000 C	N	4600	S	4400	9.00	55.40	2.90
2016	9000 C	N	4500	S	4500	9.00	55.30	6.90
2015	7900 C	N	3900	S	4000	9.00	55.60	6.90
2014	8000 C	N	4100	S	3900	9.00	55.40	6.90
2013	8900 C	N	4500	S	4400	9.00	58.50	0.10
2012	8800 C	N	4500	S	4300	9.00	59.30	0.10
2011	7200 C	N	3500	S	3700	9.00	58.80	3.30
2010	7800 C	N	3900	S	3900	10.86	60.20	3.30
2009	8500 C	N	4300	S	4200	11.11	60.16	3.30
2008	9900 C	N	4900	S	5000	10.95	57.63	7.90
2007	10100 C	N	5000	S	5100	10.80	57.68	7.90
2006	10900 C	N	5700	S	5200	10.77	57.38	2.50
2005	11200 C	N	5600	S	5600	10.80	56.50	4.30

Based on 2017 and 2020 volumes, use 1% growth rate for a conservative analysis.

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



County: 93  
 Station: 0221  
 Description: SR 5 / OLIVE AVE - S OF LAKE & LUCERNE AVE (COUNTY  
 Start Date: 10/01/2020  
 Start Time: 0000

Time	Direction: N					Direction: S					Combined	
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total	
0000	9	8	9	7	33	13	9	7	1	30	63	
0100	6	3	3	3	15	2	3	8	3	16	31	
0200	5	2	2	0	9	0	3	5	3	11	20	
0300	2	1	1	4	8	2	3	1	2	8	16	
0400	4	6	1	4	15	3	4	1	3	11	26	
0500	6	11	14	13	44	3	7	9	12	31	75	
0600	20	25	34	45	124	9	27	31	23	90	214	
0700	45	55	65	82	247	39	39	50	51	179	426	
0800	73	67	78	83	301	59	41	42	39	181	482	
0900	69	57	68	65	259	39	47	45	45	176	435	
1000	59	65	66	63	253	44	42	46	42	174	427	
1100	59	58	49	63	229	69	54	51	67	241	470	
1200	54	72	77	80	283	54	57	68	66	245	528	
1300	59	88	59	56	262	67	41	56	66	230	492	
1400	68	47	87	85	287	61	64	78	70	273	560	
1500	58	76	77	76	287	67	57	83	69	276	563	
1600	80	78	77	80	315	70	90	81	108	349	664	
1700	72	69	71	87	299	89	98	99	79	365	664	
1800	60	62	67	64	253	67	75	63	49	254	507	
1900	51	68	62	52	233	50	51	71	47	219	452	
2000	41	34	41	35	151	43	45	40	38	166	317	
2100	38	38	27	20	123	37	25	30	18	110	233	
2200	22	26	22	12	82	17	28	19	17	81	163	
2300	3	8	14	11	36	16	18	14	7	55	91	
24-Hour Totals:					4148						3771	7919

Peak Volume Information													
Direction: N			Direction: S			Combined Directions							
Hour	Volume		Hour	Volume		Hour	Volume			Hour	Volume		
A.M.	800	301		730	201		745	493					
P.M.	1600	315		1645	394		1645	686					
Daily	1600	315		1645	394		1645	686					
Truck Percentage	4.34			4.96			4.63						

Classification Summary Database																
Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk
N	20	3189	759	19	141	3	0	14	3	0	0	0	0	0	0	180
S	22	2691	870	18	150	4	0	15	0	0	0	0	0	0	1	187
																3771



### Input Data

ROAD NAME: Lake Ave STATION: 0  
 CURRENT YEAR: 2020 FROM: N Federal Hwy  
 ANALYSIS YEAR: 2024 TO: Midpoint  
 GROWTH RATE: 0% COUNT DATE: NA  
 PSF: 0

Report Created  
 02/21/2022

### 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

Committed Developments							Type	% Complete
The Promenade at Lake Worth	0	0	0	0	0	0	NR	100%
Lucerne / "L" Street Mixed Use	2	1	0	12	6	6	NR	0%
Lake Ave/Palm Way Mixed Use	0	0	0	0	0	0	Res	100%
Gulfstream Hotel	81	37	44	92	52	40	NR	0%
Lake Worth Middle School	8	4	3	2	1	1	NR	77.20%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
Watertower Commons	13	5	9	33	17	15	NR	25%
North O Street BandB Hotel	1	0	0	1	0	0	Res	0%
The Bohemian	18	3	15	34	20	14	Res	0%
Total Committed Developments	123	50	71	174	96	76		
Total Committed Residential	19	3	15	35	20	14		
Total Committed Non-Residential	104	47	56	139	76	62		
Double Count Reduction	5	1	4	9	5	4		
Total Discounted Committed Developments	118	49	67	165	91	72		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	118	49	67	165	91	72		
Growth Volume Used	118	49	67	165	91	72		
Total Volume	118	49	67	165	91	72		

Lanes	3LO					
LOS D Capacity	3530	3220	3220	3530	3220	3220
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3530	3400	3400	3530	3400	3400
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A

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## Input Data

ROAD NAME: Lake Ave

STATION: 0

Report Created

CURRENT YEAR: 2020

FROM: Midpoint

02/21/2022

ANALYSIS YEAR: 2024

TO: Lucerne Ave

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

Peak Volume

Diversion(%)

Volume after Diversion

0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

Committed Developments

Type % Complete

The Promenade at Lake Worth

0

0

0

0

0

0

NR

100%

Lucerne / "L" Street Mixed Use

2

1

0

12

6

6

NR

0%

Lake Ave/Palm Way Mixed Use

0

0

0

0

0

0

Res

100%

Gulfstream Hotel

81

37

44

92

52

40

NR

0%

Lake Worth Middle School

8

4

3

2

1

1

NR

77.20%

The Village at Lake Worth

0

0

0

0

0

0

Res

100%

Watertower Commons

13

5

9

33

17

15

NR

25%

North O Street BandB Hotel

1

0

0

1

0

0

Res

0%

The Bohemian

18

3

15

34

20

14

Res

0%

Total Committed Developments

123

50

71

174

96

76

Total Committed Residential

19

3

15

35

20

14

Total Committed Non-Residential

104

47

56

139

76

62

Double Count Reduction

5

1

4

9

5

4

Total Discounted Committed

Developments

118

49

67

165

91

72

Historical Growth

0

0

0

0

0

0

Comm Dev+1% Growth

118

49

67

165

91

72

Growth Volume Used

118

49

67

165

91

72

Total Volume

118

49

67

165

91

72

Lanes

3LO

LOS D Capacity

3530

3220

3220

3530

3220

3220

Link Meets Test 1?

YES

YES

YES

YES

YES

YES

LOS E Capacity

3530

3400

3400

3530

3400

3400

Link Meets Test 2?

YES

YES

YES

YES

YES

YES

### Input Data

ROAD NAME: Federal Hwy STATION: 0  
 CURRENT YEAR: 2020 FROM: Midpoint  
 ANALYSIS YEAR: 2024 TO: Lucerne Ave  
 GROWTH RATE: 0% COUNT DATE: NA  
 PSF: 0

Report Created  
 02/21/2022

### 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

Committed Developments							Type	% Complete
Maritime Academy	0	0	0	0	0	0	NR	100%
ADOPT A FAMILY	0	0	0	0	0	0	NR	100%
The Promenade at Lake Worth	0	0	0	0	0	0	NR	100%
Lucerne / "L" Street Mixed Use	2	0	1	12	6	6	NR	0%
Gulfstream Hotel	14	8	6	16	7	9	NR	0%
Lake Worth Middle School	29	16	13	8	4	4	NR	77.20%
Walmart-Palm Springs	1	0	0	4	2	2	NR	75%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
North O Street BandB Hotel	1	0	0	1	0	0	Res	0%
The Bohemian	10	2	8	19	11	8	Res	0%
Total Committed Developments	57	26	28	60	30	29		
Total Committed Residential	11	2	8	20	11	8		
Total Committed Non-Residential	46	24	20	40	19	21		
Double Count Reduction	3	1	2	5	3	2		
Total Discounted Committed Developments	54	25	26	55	27	27		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	54	25	26	55	27	27		
Growth Volume Used	54	25	26	55	27	27		
Total Volume	54	25	26	55	27	27		

Lanes	2L					
LOS D Capacity	1480	810	810	1480	810	810
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1570	860	860	1570	860	860
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

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## Input Data

ROAD NAME: Federal Hwy STATION: 0  
 CURRENT YEAR: 2020 FROM: Lake Ave  
 ANALYSIS YEAR: 2024 TO: Midpoint  
 GROWTH RATE: 0% COUNT DATE: NA  
 PSF: 0

Report Created  
 02/21/2022

## 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

Committed Developments							Type	% Complete
Maritime Academy	0	0	0	0	0	0	NR	100%
ADOPT A FAMILY	0	0	0	0	0	0	NR	100%
The Promenade at Lake Worth	0	0	0	0	0	0	NR	100%
Lucerne / "L" Street Mixed Use	2	0	1	12	6	6	NR	0%
Gulfstream Hotel	14	8	6	16	7	9	NR	0%
Lake Worth Middle School	29	16	13	8	4	4	NR	77.20%
Walmart-Palm Springs	1	0	0	4	2	2	NR	75%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
North O Street BandB Hotel	1	0	0	1	0	0	Res	0%
The Bohemian	10	2	8	19	11	8	Res	0%
Total Committed Developments	57	26	28	60	30	29		
Total Committed Residential	11	2	8	20	11	8		
Total Committed Non-Residential	46	24	20	40	19	21		
Double Count Reduction	3	1	2	5	3	2		
Total Discounted Committed Developments	54	25	26	55	27	27		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	54	25	26	55	27	27		
Growth Volume Used	54	25	26	55	27	27		
Total Volume	54	25	26	55	27	27		

## Lanes

	2L					
LOS D Capacity	1480	810	810	1480	810	810
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1570	860	860	1570	860	860
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I
	Input Data							
	ROAD NAME: S Federal Hwy			STATION: 4824			Report Created	
	CURRENT YEAR: 2020			FROM: Midpoint			02/21/2022	
	ANALYSIS YEAR: 2024			TO: Lake Ave				
	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

Committed Developments							Type	% Complete
Maritime Academy	0	0	0	0	0	0	NR	100%
ADOPT A FAMILY	0	0	0	0	0	0	NR	100%
Romano Eriksen & Cronin Law Offices	0	0	0	0	0	0	Res	100%
The Promenade at Lake Worth	0	0	0	0	0	0	NR	100%
Lucerne / "L" Street Mixed Use	2	0	1	12	6	6	NR	0%
Gulfstream Hotel	19	9	10	22	12	9	NR	0%
Lake Worth Middle School	11	6	5	3	2	2	NR	77.20%
Walmart-Palm Springs	1	0	0	4	2	2	NR	75%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
Watertower Commons	53	34	19	131	62	69	NR	25%
North O Street BandB Hotel	1	0	0	1	0	0	Res	0%
The Bohemian	5	1	4	9	5	3	Res	0%
Total Committed Developments	92	50	39	182	89	91		
Total Committed Residential	6	1	4	10	5	3		
Total Committed Non-Residential	86	49	35	172	84	88		
Double Count Reduction	2	0	1	3	1	1		
Total Discounted Committed Developments	90	50	38	179	88	90		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	90	50	38	179	88	90		
Growth Volume Used	90	50	38	179	88	90		
Total Volume	90	50	38	179	88	90		

Lanes	2L					
LOS D Capacity	1480	880	880	1480	880	880
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1570	880	880	1570	880	880
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

### Input Data

ROAD NAME: S Federal Hwy STATION: 4824  
 CURRENT YEAR: 2020 FROM: 6th Ave S  
 ANALYSIS YEAR: 2024 TO: Midpoint  
 GROWTH RATE: 0% COUNT DATE: NA  
 PSF: 0

Report Created  
 02/21/2022

### 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

Committed Developments							Type	% Complete
Maritime Academy	0	0	0	0	0	0	NR	100%
ADOPT A FAMILY	0	0	0	0	0	0	NR	100%
Romano Eriksen & Cronin Law Offices	0	0	0	0	0	0	Res	100%
The Promenade at Lake Worth	0	0	0	0	0	0	NR	100%
Lucerne / "L" Street Mixed Use	2	0	1	12	6	6	NR	0%
Lake Worth Middle School	11	6	5	3	2	2	NR	77.20%
Walmart-Palm Springs	1	0	0	4	2	2	NR	75%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
Watertower Commons	53	34	19	131	62	69	NR	25%
North O Street BandB Hotel	1	0	0	1	0	0	Res	0%
The Bohemian	5	1	4	9	5	3	Res	0%
Total Committed Developments	73	41	29	160	77	82		
Total Committed Residential	6	1	4	10	5	3		
Total Committed Non-Residential	67	40	25	150	72	79		
Double Count Reduction	2	0	1	3	1	1		
Total Discounted Committed Developments	71	41	28	157	76	81		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	71	41	28	157	76	81		
Growth Volume Used	71	41	28	157	76	81		
Total Volume	71	41	28	157	76	81		

Lanes	2L					
LOS D Capacity	1480	880	880	1480	880	880
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1570	880	880	1570	880	880
Link Meets Test 2?	YES	YES	YES	YES	YES	YES



A B C D E F G H I J K L M N O

Input Data

E-W Street: Lake Ave  
N-S STREET: S Federal Hwy  
TIME PERIOD: AM  
GROWTH RATE: -1.92%  
SIGNAL ID: 37450

COUNT DATE: 05/31/2012  
CURRENT YEAR: 2012  
ANALYSIS YEAR: 2024  
PSF: 1.05

Report Created  
08/25/2020

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	53	370	42	0	0	0	0	205	106	142	253	0		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	56	389	44	0	0	0	0	215	111	149	266	0		
Committed Developments													Type	% Complete
Lake Worth Middle School	4	4	0	3	3	0	0	6	4	0	5	3	NR	77.20%
Walmart-Palm Springs	1	0	0	0	0	0	0	1	0	0	1	1	NR	72%
Lucerne / "L" Street Mixed Use	0	0	0	0	0	0	0	0	0	1	1	1	NR	0%
Total Committed Developments	5	4	0	3	3	0	0	7	4	1	7	5		
Total Committed Residential	0	0	0	0	0	0	0	0	0	0	0	0		
Total Committed Non-Residential	5	4	0	3	3	0	0	7	4	1	7	5		
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0		
Total Discounted Committed	5	4	0	3	3	0	0	7	4	1	7	5		
Historical Growth	-12	-81	-9	0	0	0	0	-45	-23	-31	-55	0		
Comm Dev+1% Growth	12	53	6	3	3	0	0	34	18	20	41	5		
Growth Volume Used	12	53	6	3	3	0	0	34	18	20	41	5		
Total Volume	68	442	50	3	3	0	0	249	129	169	307	5		

Input Data

E-W Street: Lake Ave  
N-S STREET: S Federal Hwy  
TIME PERIOD: PM  
GROWTH RATE: -1.92%  
SIGNAL ID: 37450

COUNT DATE: 05/31/2012  
CURRENT YEAR: 2012  
ANALYSIS YEAR: 2024  
PSF: 1.05

Report Created  
08/25/2020

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	70	351	49	0	0	0	0	253	111	118	307	0		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	74	369	51	0	0	0	0	266	117	124	322	0		
Committed Developments													Type	% Complete
Lake Worth Middle School	1	1	0	1	1	0	0	2	1	0	2	1	NR	77.20%
Walmart-Palm Springs	2	0	0	0	0	0	0	2	0	0	3	3	NR	72%
Lucerne / "L" Street Mixed Use	6	0	0	0	0	6	0	6	0	6	6	6	NR	0%
Total Committed Developments	9	1	0	1	1	6	0	10	1	6	11	10		
Total Committed Residential	0	0	0	0	0	0	0	0	0	0	0	0		
Total Committed Non-Residential	9	1	0	1	1	6	0	10	1	6	11	10		
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0		
Total Discounted Committed	9	1	0	1	1	6	0	10	1	6	11	10		
Historical Growth	-15	-77	-11	0	0	0	0	-55	-24	-26	-67	0		
Comm Dev+1% Growth	18	48	6	1	1	6	0	44	16	22	52	10		
Growth Volume Used	18	48	6	1	1	6	0	44	16	22	52	10		
Total Volume	92	417	57	1	1	6	0	310	133	146	374	10		

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>	<b>M</b>	<b>N</b>	<b>O</b>
Input Data														
E-W Street: Lake Worth Rd				COUNT DATE: 09/29/2014				Report Created						
N-S STREET: S Ocean Blvd				CURRENT YEAR: 2014				08/25/2020						
TIME PERIOD: AM				ANALYSIS YEAR: 2024										
GROWTH RATE: 1.69%				PSF: 1.28										
SIGNAL ID: 37475														

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	417	55	191	6	23	5	76	179	7	4	50	88		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	534	70	244	8	29	6	97	229	9	5	64	113		
Committed Developments														
Palm Beach Oceanfront Inn	0	0	0	0	0	0	1	0	0	0	0	0	Res	58%
Total Committed Developments	0	0	0	0	0	0	1	0	0	0	0	0		
Total Committed Residential	0	0	0	0	0	0	1	0	0	0	0	0		
Total Committed Non-Residential	0	0	0	0	0	0	0	0	0	0	0	0		
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0		
Total Discounted Committed	0	0	0	0	0	0	1	0	0	0	0	0		
Historical Growth	97	13	45	1	5	1	18	42	2	1	12	21		
Comm Dev+1% Growth	56	7	26	1	3	1	11	24	1	1	7	12		
Growth Volume Used	97	13	45	1	5	1	18	42	2	1	12	21		
Total Volume	631	83	289	9	34	7	115	271	11	6	76	134		

Input Data														
E-W Street: Lake Worth Rd				COUNT DATE: 09/29/2014				Report Created						
N-S STREET: S Ocean Blvd				CURRENT YEAR: 2014				08/25/2020						
TIME PERIOD: PM				ANALYSIS YEAR: 2024										
GROWTH RATE: 1.69%				PSF: 1.28										
SIGNAL ID: 37475														

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	146	114	100	13	81	6	197	135	9	8	130	288		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	187	146	128	17	104	8	252	173	12	10	166	369		
Committed Developments														
Palm Beach Oceanfront Inn	0	0	1	0	0	0	0	0	0	0	0	0	Res	58%
Total Committed Developments	0	0	1	0	0	0	0	0	0	0	0	0		
Total Committed Residential	0	0	1	0	0	0	0	0	0	0	0	0		
Total Committed Non-Residential	0	0	0	0	0	0	0	0	0	0	0	0		
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0		
Total Discounted Committed	0	0	1	0	0	0	0	0	0	0	0	0		
Historical Growth	34	27	23	3	19	1	46	32	2	2	30	67		
Comm Dev+1% Growth	20	15	14	2	11	1	26	18	1	1	17	39		
Growth Volume Used	34	27	23	3	19	1	46	32	2	2	30	67		
Total Volume	221	173	151	20	123	9	298	205	14	12	196	436		

# **APPENDIX C**

## **TEST 1 PART 1: INTERSECTION ANALYSIS**

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
62455	Kimberly Bl	SR 7	11/28/2018	7:45 AM	0	32	1754	81	2	79	1738	29	0	51	29	54	0	126	15	55	4045
62455	Kimberly Bl	SR 7	11/28/2018	1:00 PM	3	63	1466	183	20	64	1375	25	2	29	9	43	0	122	11	58	3473
62455	Kimberly Bl	SR 7	11/28/2018	4:45 PM	0	52	1891	182	12	69	2057	23	0	43	7	34	0	150	28	78	4626
62460	Kimberly Bl/Century Villag	Lyons Rd	5/25/2021	7:30 AM	0	26	920	57	1	10	854	40	0	90	20	68	1	124	47	35	2293
62460	Kimberly Bl/Century Villag	Lyons Rd	5/25/2021	1:00 PM	6	54	776	115	1	38	853	76	0	71	63	51	0	176	57	47	2384
62460	Kimberly Bl/Century Villag	Lyons Rd	11/27/2018	7:30 AM	1	33	1139	63	2	36	1228	76	0	157	21	117	0	145	42	67	3127
62460	Kimberly Bl/Century Villag	Lyons Rd	11/27/2018	12:30 PM	2	78	818	139	2	55	838	63	0	91	69	82	0	207	62	69	2575
62460	Kimberly Bl/Century Villag	Lyons Rd	11/27/2018	5:00 PM	0	111	1303	126	3	59	1881	117	0	80	63	90	0	205	65	36	4139
62460	Kimberly Bl/Century Villag	Lyons Rd	5/25/2021	5:00 PM	2	76	1081	124	0	67	1151	81	0	80	62	76	0	132	45	31	3008
53051	Kings Point Shopping Cen	Jog Rd	11/13/2017	7:45 AM	20	45	1004	5	1	0	2224	64	0	16	0	48	0	0	0	10	3437
53051	Kings Point Shopping Cen	Jog Rd	11/13/2017	12:00 PM	20	101	1199	9	0	0	1086	114	0	108	1	88	0	0	0	48	2774
53051	Kings Point Shopping Cen	Jog Rd	11/13/2017	4:45 PM	3	27	1803	6	0	0	965	43	0	38	0	64	0	0	0	26	2975
14370	Kyoto Gardens Dr	Alt A1A/SR 811	2/12/2019	7:30 AM	1	70	1247	55	2	68	1169	145	0	158	134	134	1	10	24	21	3239
14370	Kyoto Gardens Dr	Alt A1A/SR 811	2/12/2019	12:30 PM	4	99	814	80	0	36	423	92	0	138	189	76	4	70	155	67	2247
14370	Kyoto Gardens Dr	Alt A1A/SR 811	2/12/2019	4:45 PM	8	201	1183	57	0	60	747	143	1	206	83	61	1	78	216	115	3160
14370	Kyoto Gardens Dr	Alt A1A/SR 811	9/14/2016	7:30 AM	0	40	1093	55	0	48	878	103	0	111	106	75	0	8	13	18	2548
14370	Kyoto Gardens Dr	Alt A1A/SR 811	9/14/2016	12:30 PM	12	67	779	71	1	30	522	73	0	111	96	31	0	74	120	69	2056
14370	Kyoto Gardens Dr	Alt A1A/SR 811	9/14/2016	4:45 PM	0	127	1012	43	0	32	701	78	0	150	91	63	2	72	160	83	2614
12651	Kyoto Gardens Dr	Military Tr	3/5/2020	7:30 AM	0	210	1133	278	0	346	1038	17	0	0	0	0	0	95	39	70	3226
12651	Kyoto Gardens Dr	Military Tr	3/5/2020	11:45 AM	2	118	828	191	4	119	759	17	0	0	0	0	0	198	49	153	2438
12651	Kyoto Gardens Dr	Military Tr	3/5/2020	5:00 PM	1	282	1169	180	1	120	1091	27	0	0	0	0	0	368	228	269	3736
12651	Kyoto Gardens Dr	Military Tr	4/26/2018	7:30 AM	1	94	1109	229	1	299	1138	22	0	0	0	0	10	105	30	52	3090
12651	Kyoto Gardens Dr	Military Tr	4/26/2018	11:45 AM	2	136	722	140	2	176	880	4	0	0	0	0	3	193	37	142	2437
12651	Kyoto Gardens Dr	Military Tr	4/26/2018	5:00 PM	1	299	1017	139	2	153	919	9	0	0	0	0	0	297	198	233	3267
37475	Lake Ave	Ocean Bl/A1A	10/26/2017	7:45 AM	0	90	186	13	0	4	90	103	8	446	53	292	0	5	47	14	1351
37475	Lake Ave	Ocean Bl/A1A	10/26/2017	12:00 PM	2	171	182	20	0	18	136	248	7	174	89	149	0	22	58	26	1302
37475	Lake Ave	Ocean Bl/A1A	10/26/2017	3:45 PM	1	322	155	17	0	20	189	423	10	160	97	136	1	20	108	20	1679
37325	Lake Ave	US-1 DIXIE HWY	4/1/2021	7:30 AM	0	0	457	44	0	161	373	0	0	143	263	116	0	0	0	0	1557
37325	Lake Ave	US-1 DIXIE HWY	4/1/2021	11:30 AM	0	0	600	90	7	185	476	0	0	165	263	105	0	0	0	0	1891
37325	Lake Ave	US-1 DIXIE HWY	4/1/2021	4:45 PM	0	0	1008	80	5	140	758	0	0	196	226	145	0	0	0	0	2558
37450	Lake Ave	US-1 FEDERREAL HWY	5/11/2021	7:30 AM	0	0	231	99	0	115	212	0	0	40	388	27	0	0	0	0	1112
37450	Lake Ave	US-1 FEDERREAL HWY	5/11/2021	12:00 PM	0	0	152	82	0	113	192	0	0	56	314	31	0	0	0	0	940
37450	Lake Ave	US-1 FEDERREAL HWY	5/11/2021	4:30 PM	0	0	240	52	0	97	346	0	0	51	270	51	0	0	0	0	1107
53500	Lake Bl	Military Tr	5/10/2021	7:45 AM	4	36	738	0	18	0	1710	44	0	98	0	104	0	0	0	0	2752
53500	Lake Bl	Military Tr	5/10/2021	4:00 PM	1	78	1526	0	13	0	1059	101	0	69	0	39	0	0	0	0	2886
53500	Lake Bl	Military Tr	4/30/2019	7:30 AM	3	39	767	0	16	0	2394	50	0	106	0	143	0	0	0	0	3518

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 9301 CEN.-W OF US1 TO SR7

WEEK	DATES	SF	MOCF: 0.97
			PSCF
1	01/01/2019 - 01/05/2019	1.00	1.03
2	01/06/2019 - 01/12/2019	1.00	1.03
3	01/13/2019 - 01/19/2019	1.00	1.03
4	01/20/2019 - 01/26/2019	0.99	1.02
* 5	01/27/2019 - 02/02/2019	0.98	1.01
* 6	02/03/2019 - 02/09/2019	0.97	1.00
* 7	02/10/2019 - 02/16/2019	0.96	0.99
* 8	02/17/2019 - 02/23/2019	0.96	0.99
* 9	02/24/2019 - 03/02/2019	0.96	0.99
*10	03/03/2019 - 03/09/2019	0.96	0.99
*11	03/10/2019 - 03/16/2019	0.96	0.99
*12	03/17/2019 - 03/23/2019	0.96	0.99
*13	03/24/2019 - 03/30/2019	0.96	0.99
*14	03/31/2019 - 04/06/2019	0.97	1.00
*15	04/07/2019 - 04/13/2019	0.97	1.00
*16	04/14/2019 - 04/20/2019	0.97	1.00
*17	04/21/2019 - 04/27/2019	0.98	1.01
18	04/28/2019 - 05/04/2019	0.99	1.02
19	05/05/2019 - 05/11/2019	0.99	1.02
20	05/12/2019 - 05/18/2019	1.00	1.03
21	05/19/2019 - 05/25/2019	1.01	1.04
22	05/26/2019 - 06/01/2019	1.02	1.05
23	06/02/2019 - 06/08/2019	1.02	1.05
24	06/09/2019 - 06/15/2019	1.03	1.06
25	06/16/2019 - 06/22/2019	1.04	1.07
26	06/23/2019 - 06/29/2019	1.04	1.07
27	06/30/2019 - 07/06/2019	1.05	1.08
28	07/07/2019 - 07/13/2019	1.05	1.08
29	07/14/2019 - 07/20/2019	1.06	1.09
30	07/21/2019 - 07/27/2019	1.05	1.08
31	07/28/2019 - 08/03/2019	1.04	1.07
32	08/04/2019 - 08/10/2019	1.03	1.06
33	08/11/2019 - 08/17/2019	1.03	1.06
34	08/18/2019 - 08/24/2019	1.03	1.06
35	08/25/2019 - 08/31/2019	1.04	1.07
36	09/01/2019 - 09/07/2019	1.05	1.08
37	09/08/2019 - 09/14/2019	1.05	1.08
38	09/15/2019 - 09/21/2019	1.06	1.09
39	09/22/2019 - 09/28/2019	1.05	1.08
40	09/29/2019 - 10/05/2019	1.03	1.06
41	10/06/2019 - 10/12/2019	1.02	1.05
42	10/13/2019 - 10/19/2019	1.00	1.03
43	10/20/2019 - 10/26/2019	1.00	1.03
44	10/27/2019 - 11/02/2019	1.00	1.03
45	11/03/2019 - 11/09/2019	1.00	1.03
46	11/10/2019 - 11/16/2019	1.00	1.03
47	11/17/2019 - 11/23/2019	1.00	1.03
48	11/24/2019 - 11/30/2019	1.00	1.03
49	12/01/2019 - 12/07/2019	1.00	1.03
50	12/08/2019 - 12/14/2019	1.00	1.03
51	12/15/2019 - 12/21/2019	1.00	1.03
52	12/22/2019 - 12/28/2019	1.00	1.03
53	12/29/2019 - 12/31/2019	1.00	1.03

\* PEAK SEASON

14-FEB-2020 15:39:27

830UPD

4\_9301\_PKSEASON.TXT

# GULFSTREAM HOTEL

08/20/20  
Revised: 02/21/22

## CMA INTERSECTION ANALYSIS GULFSTREAM HOTEL LAKE AVENUE AND FEDERAL HIGHWAY

### INPUT DATA

Comments:

Growth Rate = 1.00% Peak Season = 1.02 Current Year = 2021 Buildout Year = 2024

### AM Peak Hour

#### INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2021)		231	99	115	212		40	388	27			
Peak Season Adjustment		5	2	2	4		1	8	1			
Background Traffic Growth		7	3	4	7		1	12	1			
1.0% Background Growth		7	3	4	7		1	12	1			
Major Projects Traffic		7	4	1	7		5	4	0			
1% BGR + Major Projects		14	7	5	14		6	16	1			
Project Traffic		12	5	5	0		0	19	0			
<b>Total</b>	<b>0</b>	<b>262</b>	<b>113</b>	<b>127</b>	<b>230</b>	<b>0</b>	<b>47</b>	<b>431</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Approach Total</b>	<b>375</b>			<b>357</b>			<b>506</b>			<b>0</b>		

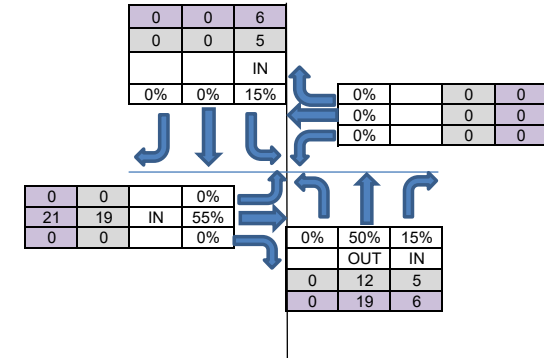
#### CRITICAL VOLUME ANALYSIS

No. of Lanes	1	<	1	1		1	2	1				
Per Lane Volume	375		127	230		47	215	28				
Right on Red		10					60			60		
Overlaps Left		0			47		0				127	
Adj. Per Lane Volume	0	365		127	230		47	215	0	0	0	0
Through/Right Volume		365			230			215			0	
Opposing Left Turns		127			0			0			47	
Critical Volume for Approach		492			230			215			47	
Critical Volume for Direction				492					215			

<b>Intersection Critical Volume</b>	<b>707</b>											
<b>STATUS?</b>	<b>UNDER</b>											

### HOTEL PROJECT TRIPS

	IN	OUT
AM	35	24
PM	39	37



### PM Peak Hour

#### INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2021)		240	52	97	346		51	270	51			
Peak Season Adjustment		5	1	2	7		1	5	1			
Background Traffic Growth		7	2	3	11		2	8	2			
1.0% Background Growth		7	2	3	11		2	8	2			
Major Projects Traffic		10	1	6	11		9	1	0			
1% BGR + Major Projects		17	3	9	22		11	9	2			
Project Traffic		19	6	6	0		0	21	0			
<b>Total</b>	<b>0</b>	<b>281</b>	<b>62</b>	<b>114</b>	<b>375</b>	<b>0</b>	<b>63</b>	<b>306</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Approach Total</b>	<b>343</b>			<b>489</b>			<b>422</b>			<b>0</b>		

#### CRITICAL VOLUME ANALYSIS

No. of Lanes	1	<	1	1		1	2	1				
Per Lane Volume	343		114	375		63	153	54				
Right on Red		10					60			60		
Overlaps Left		0			63		0				114	
Adj. Per Lane Volume	0	343	0	114	375		63	153	0	0	0	0
Through/Right Volume		343			375			153			0	
Opposing Left Turns		114			0			0			63	
Critical Volume for Approach		457			375			153			63	
Critical Volume for Direction				457					153			

<b>Intersection Critical Volume</b>	<b>610</b>											
<b>STATUS?</b>	<b>UNDER</b>											

# GULFSTREAM HOTEL

08/20/20  
Revised: 02/21/22

## CMA INTERSECTION ANALYSIS GULFSTREAM HOTEL LAKE AVENUE AND OCEAN BOULEVARD

### INPUT DATA

Comments:

Growth Rate = 1.69% Peak Season = 1.03 Current Year = 2017 Buildout Year = 2024

### AM Peak Hour

#### INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2017)	90	186	13	4	90	103	454	53	292	5	47	14
Peak Season Adjustment	3	6	0	0	3	3	14	2	9	0	1	0
Background Traffic Growth	12	24	2	1	12	13	58	7	37	1	6	2
1.0% Background Growth	7	14	1	0	7	8	34	4	22	0	3	1
Major Projects Traffic	1	0	0	0	0	0	0	0	0	0	0	0
Background Growth Used	12	24	2	1	12	13	58	7	37	1	6	2
Project Traffic	3	0	0	0	0	2	2	0	2	0	0	0
<b>Total</b>	<b>107</b>	<b>215</b>	<b>15</b>	<b>5</b>	<b>104</b>	<b>121</b>	<b>528</b>	<b>61</b>	<b>340</b>	<b>6</b>	<b>54</b>	<b>16</b>
<b>Approach Total</b>	<b>338</b>			<b>230</b>			<b>929</b>			<b>76</b>		

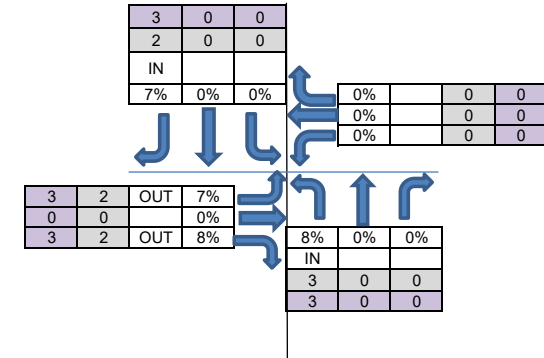
#### CRITICAL VOLUME ANALYSIS

No. of Lanes	2	1	1	1	2	1	2	1	1	1	2	<	
Per Lane Volume	54	215	15	5	52	121	264	61	340	6	35		
Right on Red			60			60			60			10	
Overlaps Left			6			264			3			5	
Adj. Per Lane Volume	54	215	0	5	52	0	264	61	277	6	25		
Through/Right Volume	215				52	277				25			
Opposing Left Turns	5				54	6				264			
Critical Volume for Approach	220				106	283				289			
Critical Volume for Direction	220						289						

<b>Intersection Critical Volume</b>	<b>509</b>											
<b>STATUS?</b>	<b>UNDER</b>											

### HOTEL PROJECT TRIPS

	IN	OUT
AM	35	24
PM	39	37



### PM Peak Hour

#### INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2017)	323	155	17	20	189	423	170	97	136	21	108	20
Peak Season Adjustment	10	5	1	1	6	13	5	3	4	1	3	1
Background Traffic Growth	41	20	2	3	24	54	22	12	17	3	14	3
1.0% Background Growth	24	12	1	1	14	31	13	7	10	2	8	1
Major Projects Traffic	1	0	0	0	0	0	0	0	1	0	0	0
Background Growth Used	41	20	2	3	24	54	22	12	17	3	14	3
Project Traffic	3	0	0	0	0	3	3	0	3	0	0	0
<b>Total</b>	<b>377</b>	<b>180</b>	<b>20</b>	<b>23</b>	<b>219</b>	<b>493</b>	<b>200</b>	<b>112</b>	<b>161</b>	<b>24</b>	<b>125</b>	<b>23</b>
<b>Approach Total</b>	<b>576</b>			<b>735</b>			<b>473</b>			<b>173</b>		

#### CRITICAL VOLUME ANALYSIS

No. of Lanes	2	1	1	1	2	1	2	1	1	1	2	<	
Per Lane Volume	189	180	20	23	109	493	100	112	161	24	74		
Right on Red			60			60			60			10	
24					100			3			23		
Overlaps Left													
Adj. Per Lane Volume	189	180	0	23	109	333	100	112	98	24	64		
Through/Right Volume	180				109			112			64		
Opposing Left Turns	23				189			24			100		
Critical Volume for Approach	203				298			137			164		
Critical Volume for Direction	298						164						

<b>Intersection Critical Volume</b>	<b>462</b>											
<b>STATUS?</b>	<b>UNDER</b>											

## **APPENDIX D**

### **TEST 2 ANALYSIS: LINK ANALYSIS**



**GULFSTREAM HOTEL**

08/20/20  
Revised: 02/21/22

**TABLE 8**  
**TEST 2 - PROJECT SIGNIFICANCE CALCULATION**  
**AM PEAK HOUR**

**TEST 2 - FIVE YEAR ANALYSIS**

**1 MILE RADIUS OF DEVELOPMENT INFLUENCE**

**TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 43**

**TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 46**

**HOTEL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 35**

**HOTEL AM PEAK HOUR PROJECT TRIPS (EXITING) = 24**

STATION	ROADWAY**	FROM	TO	PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL TOTAL PROJECT TRIPS*	AM PEAK HOUR DIRECTIONAL HOTEL PROJECT TRIPS	ENTER/EXIT	EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	COMMERCIAL HOTEL PROJECT IMPACT	PROJECT SIGNIFICANT
4813	LUCERNE AVENUE	A STREET	DIXIE HIGHWAY	15%	7	4	EXIT	2LO	II	2240	0.31%	0.18%	NO
4811	LUCERNE AVENUE	DIXIE HIGHWAY	FEDERAL HIGHWAY	35%	16	8	EXIT	2LO	II	2240	0.71%	0.36%	NO
N/A	LUCERNE AVENUE	FEDERAL HIGHWAY	LAKESIDE DRIVE	0%	0	0	ENTER/EXIT	2LO	II	2240	0.00%	0.00%	NO
N/A	LUCERNE AVENUE	LAKESIDE DRIVE	GOLFVIEW ROAD	0%	0	0	ENTER/EXIT	2LO	II	2240	0.00%	0.00%	NO
4817	LAKE AVENUE	A STREET	DIXIE HIGHWAY	15%	6	5	ENTER	2LO	II	2240	0.27%	0.22%	NO
4815	LAKE AVENUE	DIXIE HIGHWAY	FEDERAL HIGHWAY	55%	24	19	ENTER	2LO	II	2240	1.07%	0.85%	NO
N/A	LAKE AVENUE	FEDERAL HIGHWAY	LAKESIDE DRIVE	85%	37	30	ENTER	2LO	II	2240	1.65%	1.34%	NO
N/A	LAKE AVENUE	LAKESIDE DRIVE	GOLFVIEW ROAD	0%	0	0	ENTER/EXIT	2LO	II	2240	0.00%	0.00%	NO
4801	LAKE AVENUE	GOLFVIEW ROAD	OCEAN BOULEVARD	15%	6	5	ENTER/EXIT	4D	II	1870	0.32%	0.27%	NO
4800	DIXIE HIGHWAY	10TH AVENUE NORTH	LUCERNE AVENUE	20%	9	7	ENTER/EXIT	4	II	860	1.05%	0.81%	NO
N/A	DIXIE HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	20%	9	7	ENTER	4	II	860	1.05%	0.81%	NO
4820	DIXIE HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	20%	9	7	ENTER	4	II	860	1.05%	0.81%	NO
4820	DIXIE HIGHWAY	1ST AVENUE SOUTH	2ND AVENUE SOUTH	20%	9	7	ENTER	4	II	860	1.05%	0.81%	NO
4820	DIXIE HIGHWAY	2ND AVENUE SOUTH	6TH AVENUE SOUTH	20%	9	7	ENTER/EXIT	4	II	860	1.05%	0.81%	NO
4802	FEDERAL HIGHWAY	10TH AVENUE NORTH	LUCERNE AVENUE	15%	6	5	ENTER/EXIT	2	II	860	0.70%	0.58%	NO
N/A	FEDERAL HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	15%	6	5	ENTER	2	II	860	0.70%	0.58%	NO
N/A	FEDERAL HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	50%	23	12	EXIT	2	II	860	2.67%	1.40%	NO
4824	FEDERAL HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	15%	6	5	ENTER	2	II	860	0.70%	0.58%	NO
4824	FEDERAL HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	50%	23	12	EXIT	2	II	860	2.67%	1.40%	NO
4824	FEDERAL HIGHWAY	1ST AVENUE SOUTH	2ND AVENUE SOUTH	15%	6	5	ENTER/EXIT	2	II	860	0.70%	0.58%	NO
4824	FEDERAL HIGHWAY	2ND AVENUE SOUTH	6TH AVENUE SOUTH	15%	6	5	ENTER/EXIT	2	II	860	0.70%	0.58%	NO

**NOTES:**

\* THE RESIDENTIAL PROJECT DISTRIBUTION DETAILED IN THIS TABLE IS FOR INFORMATIONAL PURPOSES ONLY. THE PROPOSED PROJECT IS LOCATED IN A COASTAL RESIDENTIAL EXCEPTION AREA AND THE RESIDENTIAL PORTION IS THEREFORE NOT REQUIRED TO MEET THE PALM BEACH COUNTY TRAFFIC PERFORMANCE STANDARDS.

\*\* 1ST AVENUE SOUTH, 2ND AVENUE SOUTH, LAKESIDE DRIVE, AND GOLFVIEW ROAD WERE NOT EVALUATED AS PART OF THIS STUDY AS THESE ARE NON-THOROUGHFARE ROADS WITH LOW VOLUMES AND NO OPERATIONAL ISSUES ARE ANTICIPATED.

**GULFSTREAM HOTEL**

08/20/20  
Revised: 02/21/22

**TABLE 9**  
**TEST 2 - PROJECT SIGNIFICANCE CALCULATION**  
**PM PEAK HOUR**

TEST 2 - FIVE YEAR ANALYSIS  
1 MILE RADIUS OF DEVELOPMENT INFLUENCE  
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 62  
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 51  
HOTEL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 39  
HOTEL PM PEAK HOUR PROJECT TRIPS (EXITING) = 37

STATION	ROADWAY**	FROM	TO	PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL TOTAL	PM PEAK HOUR DIRECTIONAL HOTEL	ENTER/EXIT	EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	COMMERCIAL HOTEL PROJECT IMPACT	PROJECT SIGNIFICANT
					PROJECT TRIPS*	PROJECT TRIPS							
4813	LUCERNE AVENUE	A STREET	DIXIE HIGHWAY	15%	8	6	EXIT	2LO	II	2240	0.36%	0.27%	NO
4811	LUCERNE AVENUE	DIXIE HIGHWAY	FEDERAL HIGHWAY	35%	18	13	EXIT	2LO	II	2240	0.80%	0.58%	NO
N/A	LUCERNE AVENUE	FEDERAL HIGHWAY	LAKESIDE DRIVE	0%	0	0	ENTER/EXIT	2LO	II	2240	0.00%	0.00%	NO
N/A	LUCERNE AVENUE	LAKESIDE DRIVE	GOLFVIEW ROAD	0%	0	0	ENTER/EXIT	2LO	II	2240	0.00%	0.00%	NO
4817	LAKE AVENUE	A STREET	DIXIE HIGHWAY	15%	9	6	ENTER	2LO	II	2240	0.40%	0.27%	NO
4815	LAKE AVENUE	DIXIE HIGHWAY	FEDERAL HIGHWAY	55%	34	21	ENTER	2LO	II	2240	1.52%	0.94%	NO
N/A	LAKE AVENUE	FEDERAL HIGHWAY	LAKESIDE DRIVE	85%	53	33	ENTER	2LO	II	2240	2.37%	1.47%	NO
N/A	LAKE AVENUE	LAKESIDE DRIVE	GOLFVIEW ROAD	0%	0	0	ENTER/EXIT	2LO	II	2240	0.00%	0.00%	NO
4801	LAKE AVENUE	GOLFVIEW ROAD	OCEAN BOULEVARD	15%	9	6	ENTER/EXIT	4D	II	1870	0.48%	0.32%	NO
4800	DIXIE HIGHWAY	10TH AVENUE NORTH	LUCERNE AVENUE	20%	12	8	ENTER/EXIT	4	II	860	1.40%	0.93%	NO
N/A	DIXIE HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	20%	12	8	ENTER	4	II	860	1.40%	0.93%	NO
4820	DIXIE HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	20%	12	8	ENTER	4	II	860	1.40%	0.93%	NO
4820	DIXIE HIGHWAY	1ST AVENUE SOUTH	2ND AVENUE SOUTH	20%	12	8	ENTER	4	II	860	1.40%	0.93%	NO
4820	DIXIE HIGHWAY	2ND AVENUE SOUTH	6TH AVENUE SOUTH	20%	12	8	ENTER/EXIT	4	II	860	1.40%	0.93%	NO
4802	FEDERAL HIGHWAY	10TH AVENUE NORTH	LUCERNE AVENUE	15%	9	6	ENTER/EXIT	2	II	860	1.05%	0.70%	NO
N/A	FEDERAL HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	15%	9	6	ENTER	2	II	860	1.05%	0.70%	NO
N/A	FEDERAL HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	50%	26	19	EXIT	2	II	860	3.02%	2.21%	NO
4824	FEDERAL HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	15%	9	6	ENTER	2	II	860	1.05%	0.70%	NO
4824	FEDERAL HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	50%	26	19	EXIT	2	II	860	3.02%	2.21%	NO
4824	FEDERAL HIGHWAY	1ST AVENUE SOUTH	2ND AVENUE SOUTH	15%	9	6	ENTER/EXIT	2	II	860	1.05%	0.70%	NO
4824	FEDERAL HIGHWAY	2ND AVENUE SOUTH	6TH AVENUE SOUTH	15%	9	6	ENTER/EXIT	2	II	860	1.05%	0.70%	NO

**NOTES:**

\* THE RESIDENTIAL PROJECT DISTRIBUTION DETAILED IN THIS TABLE IS FOR INFORMATIONAL PURPOSES ONLY. THE PROPOSED PROJECT IS LOCATED IN A COASTAL RESIDENTIAL EXCEPTION AREA AND THE RESIDENTIAL PORTION IS THEREFORE NOT REQUIRED TO MEET THE PALM BEACH COUNTY TRAFFIC PERFORMANCE STANDARDS.

\*\* 1ST AVENUE SOUTH, 2ND AVENUE SOUTH, LAKESIDE DRIVE, AND GOLFVIEW ROAD WERE NOT EVALUATED AS PART OF THIS STUDY AS THESE ARE NON-THOROUGHFARE ROADS WITH LOW VOLUMES AND NO OPERATIONAL ISSUES ARE ANTICIPATED.



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March 2, 2022

City of Lake Worth Beach  
1900 2<sup>nd</sup> Avenue North  
Lake Worth Beach, FL 33461

SUBJECT: Gulfstream Hotel  
1 Lake Avenue  
Lake Worth, FL 33461  
**Drainage/Wellfield Narrative**

To Whom It May Concern:

The purpose of this letter is to describe the activity proposed for the above referenced project. This project includes the renovation of the existing Gulfstream Hotel and the construction of a new multi-story building with an interior parking garage. The site is approximately 1.49 acres and is located at 1 Lake Avenue, City of Lake Worth Beach, Palm Beach County, FL. The site is located on the south side of Lake Avenue (State Road 802) and is bounded on the east by South Golfview Road, on the west by South Lakeside Drive and the south by 1<sup>st</sup> Avenue.

### **Drainage Narrative**

The existing drainage system includes an outfall connection to an existing storm manhole located within Lake Avenue. The proposed drainage system includes five (5) new drainage wells to collect the roof and parking garage runoff. The below grade portion of the parking garage will be collected and pumped up by the to the exterior Civil system and will be a part of the MEP drawings. In addition, new exfiltration trenches are proposed for the at-grade portions of the alley and adjacent roadway. The intent is to meet and match existing grades as much as possible. The drainage wells will be capable of retaining the runoff from a 3-year, 1-hour storm (2.6" of rainfall) at a minimum. Drainage approvals from SFWMD and the FDOT will be secured prior to the issuance of the building permit.

This site is located within FEMA Flood Zone AE 6.0 per Flood Insurance Rate Map Number 120213 0781F, last revised on December 19, 2019. The finished floor elevation of the proposed building is Elevation 10.00 NAVD 88, and the elevation of the existing building is Elevation 6.95 NAVD 88 and will be Floodproofed.



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**Wellfield Narrative**

The site is located within Zone 4 of the Wellfield Protection Zone. See attached Wellfield Map.

Sincerely,

A handwritten signature in blue ink, appearing to be "Nelson Ortiz".

Nelson Ortiz, P.E.  
**Principal**

PE-57556

# National Flood Hazard Layer FIRMMette



80°3'15"W 26°37'11"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

**GULFSTREAM HOTEL IS LOCATED IN ZONE AE EL. 6 FEET**

OTHER FEATURES		Culvert, or Storm Sewer
		Levee, or Floodwall
MAP PANELS		Locations with 1% Annual Chance Flood Hazard
		Surface Elevation
		Transect
		Base Flood Elevation Line (BFE)
		Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/11/2022 at 11:48 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

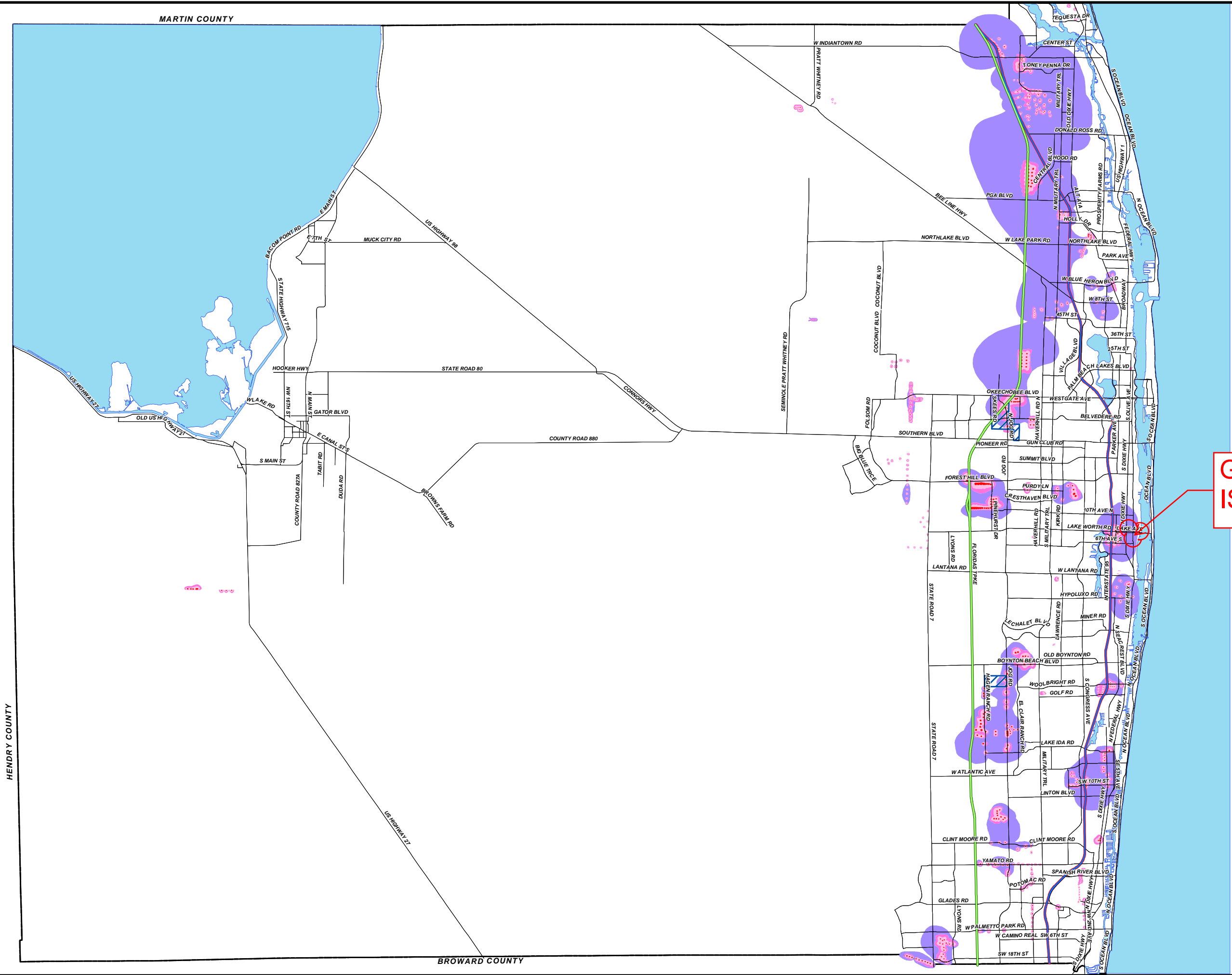
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

80°2'38"W 26°36'39"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020





MAP LU 4.1  
WELLFIELD PROTECTION  
ZONES IN PALM BEACH  
COUNTY, FLORIDA

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Turnpike Aquifer Protection Overlay

GULFSTREAM HOTEL  
IS LOCATED IN ZONE 4

9J-5.006(4)(B)1  
SOURCES:  
PBC Dept. of Environmental Resources Management  
Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.  
The information presented represents the most readily available data. No guarantee is made as to the completeness or accuracy of the information displayed. Consult appropriate County staff for final determination.



PALM BEACH COUNTY  
COMPREHENSIVE PLAN  
MAP SERIES



1 0 1 2 3 4 Miles

Effective Date: 10/29/04  
Filename: N:\Map Series\MXD\Adopted  
Contact: PBC Planning Dept.