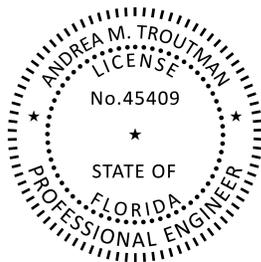


**WESTLAKE
FREE-STANDING DISCOUNT SUPERSTORE
CONCURRENCY TRAFFIC IMPACT ANALYSIS**

**Prepared for
CPH CONSULTING LLC**

**Prepared by
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Andrea M Troutman
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**#PTC24-072
October 8, 2024
Revised January 15, 2025
Revised November 20, 2025**

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409

This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 11/20/25 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic

WESTLAKE FREE-STANDING DISCOUNT SUPERSTORE
CONCURRENCY TRAFFIC IMPACT ANALYSIS
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WESTLAKE
FREE-STANDING DISCOUNT SUPERSTORE
CONCURRENCY TRAFFIC IMPACT ANALYSIS

INTRODUCTION

Pinder Troutman Consulting, Inc. (PTC) has been retained to conduct a traffic impact analysis for a proposed commercial development in the City of Westlake. The purpose of this study is to determine if the proposed development meets the requirements of Article 12, Traffic Performance Standards (TPS), of the Palm Beach County Unified Land Development Code (ULDC).

SITE DATA

The site is located in the northwest quadrant of the intersection of Seminole Pratt-Whitney Road and Town Center Parkway South in the City of Westlake, as shown on **Exhibit 1**. It is proposed to build a 188,779 SF free-standing discount superstore, a 20 fueling position gas station with a 1,618 SF convenience store. The Conceptual Site Plan is included in **Appendix A**.

Issues related to driveway location, turn lanes and geometrics will be addressed during final design. Any reference to intersection geometrics is conceptual in nature and subject to final design and approval by others. Year 2028 conditions were examined. The site is located on a portion of the Parcel Control Number (PCN) 77-40-43-01-00-000-1010.

EXISTING TRAFFIC CONDITIONS

The most recent (2024) peak season daily and peak hour directional volumes for the surrounding roadway links and intersections as compiled by the Palm Beach County Traffic Division were utilized in this report. All traffic count data is included in **Appendix B**.

PROJECT TRAFFIC

Trip Generation

The daily and peak hour trip generation rates were obtained from Palm Beach County and ITE, Trip Generation, *11th Edition*. Excerpts from ITE for the proposed free standing discount superstore are

included in **Appendix A. Exhibit 2** provides the daily, AM and PM peak hour trip generation data for the proposed development. For Traffic Performance Standards purposes, based on the net new peak hour trip generation of 656, the radius of development influence is three (3) miles.

Trip Distribution and Assignment

A directional distribution was developed based upon the approved Minto West (City of Westlake) traffic study, this Site's location, and a review of land uses in the area and is shown on **Exhibit 3**. For this analysis, the proposed extension of Persimmon Boulevard from Town Center Parkway to 140th Avenue was not considered to be in place. **Exhibits 4A and 4B** show the assignment of AM and PM peak hour Project traffic, as well as the Project impact percentage (% of peak hour directional service volume).

FUTURE TRAFFIC CONDITIONS

Roadway Improvements

A review was undertaken of the FDOT Transportation Improvement Program and the Palm Beach County Five Year Road Program to determine if any roadways within the study area are scheduled to be improved. There are no roadway improvements within the radius of development influence that is programmed for construction within the buildout year (2028) of this Project.

Background Traffic

Historic growth trends and committed development traffic must be analyzed in the projection of future background traffic volumes. Because the study area is affected by major committed developments with significant traffic, an areawide growth rate was not considered. Therefore, the background growth is considered to be committed development traffic plus 1% growth.

Committed development data, compiled by Palm Beach County, was reviewed. Adjustments were made to include the recently approved The Terraces and Silver Lake projects and the new Westlake West project. Additionally, insignificant committed development traffic was removed. Committed development data is provided in **Appendix C**.

TRAFFIC PERFORMANCE STANDARDS ANALYSIS

Test 1 (Intersection Analysis)

Major intersections at the termini of the significantly impacted Project-accessed link and major intersections for which a proposed development adds more than 10% of the total traffic on any link connecting a major intersection are required to be analyzed. The intersections of Seminole Pratt Whitney Road with 60th Street and Persimmon Boulevard were analyzed in the AM and PM peak hours. Additionally, the intersection of Seminole Pratt-Whitney Road with Town Center Parkway South was analyzed as requested by the City of Westlake. The analyses are summarized on **Exhibit 5** and included in **Appendix D**. The intersection of 60th Street and Seminole Pratt-Whitney Road is not projected to meet the adopted standards with or without Project traffic. According to Florida Statute 163.3180, the intersection is considered to be a "transportation deficiency". "The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility." Furthermore, "the necessary transportation improvements to correct that deficiency shall be considered to be in place". Potential improvements for this backloged intersection are provided in **Appendix D** and described on **Exhibit 5**. The intersection requirements of Test 1 are met.

Test 1 (Link Analysis)

The second part of Test 1 examines if any roadway links required to be analyzed are projected to operate below the adopted level of service standards. Roadway links with a Project impact greater than 1% of the LOS D are required to be analyzed. **Exhibit 6A and 6B** show future peak hour directional traffic conditions for the analyzed roadway links for AM and PM peak hour, respectively. Some links are projected to meet the adopted standards with the existing lanes. Several links do not meet the adopted standards. However, the background traffic on several of these links is higher than the capacity. Therefore, these links are considered "transportation deficiencies". "The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility." Furthermore, "the necessary transportation improvements to correct that deficiency shall be considered to be in place". The proposed lanes and service volumes shown in the table will enable these roadway links to meet the demands of the backloged traffic and proposed Project traffic. Therefore, the link requirements of Test 1 are met.

Test 2 (Five Year Analysis)

This test examines traffic conditions at the end of the fifth year of the FDOT Five Year Transportation Improvement Program. A Test 2 analysis is required for any roadway link within the radius of development influence where the Project impact is greater than 3% of LOS E, and outside the radius where the Project impact is greater than 5% of LOS E. **Exhibits 7A and 7B** show that there are several roadway links that are significantly impacted for Test 2. **Exhibits 8A and 8B** include a Year 2030 analysis of the impacted links for the AM and PM peak hour, respectively. Many of the roadway links are considered transportation deficiencies. There is one link of Seminole Pratt Whitney Road, which is not considered a transportation deficiency. A development project may satisfy the transportation concurrency requirements of the local comprehensive plan and the government's concurrency management system by payment of a proportionate share contribution for local and regionally significant traffic impacts. With this payment (described in Proportionate Share section of this report), the link requirements of Test 2 are met.

Proportionate Share

Exhibits 9A and 9B provide the proportionate share analysis for the Test 2 roadway link. The preliminary proportionate share cost estimates are shown on **Exhibit 9B**. These estimates are based on the FDOT Long Range Estimates dated October 2024 for the roadway links. Additional costs, such as mast arms and design costs, are included in the calculations, per Palm Beach County guidelines. The resultant proportionate share amount for the Developer is \$258,479, which is impact fee creditable. See **Appendix E** for proportionate share cost data.

DRIVEWAY VOLUMES

Daily and peak hour Project driveway volumes are provided on **Exhibit 10**. Right turn lanes are warranted at the east and central driveways along Town Center Parkway South.

PROJECT PHASING

A proportionate share payment must be made for the failing roadway link. Therefore, a phasing analysis was conducted to determine how much of the property could be developed prior to the proportionate share payment. **Exhibit 11** provides the phasing calculations. The phasing is summarized on the next page:

1. No building permits for development generating more than 175 AM peak hour inbound directional trips (which allows the development of the gas station with convenience store) shall be issued until the Property Owner makes a proportionate share payment in the amount of \$258,479.

CONCLUSIONS

This analysis shows that with the proportionate share payment, this commercial development meets the requirements of the Palm Beach County Traffic Performance Standards.

EXHIBITS

Exhibit 1 Project Location

Westlake Free-Standing Discount Superstore



Exhibit 2
Westlake Free-Standing Discount Superstore
Trip Generation

DAILY

Land Use	ITE Code	Intensity		Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips	
						In	Out	Trips	Trips	%	In	Out	Trips	Trips	%	In	Out
Free Standing Discount Superstore	813	188,779	SF	50.52 / 1000 SF	50%	9,537			388	4.07%	9,149	2,653	29%			6,496	
Gas Station w/ C-Store (FP/SF)	FDOT	20	1,618	T = 14.3 X PM Trips	50%	3,875			388	10%	3,487	2,127	61%			1,360	
TOTAL						13,412			776	5.8%	12,636	4,780				7,856	

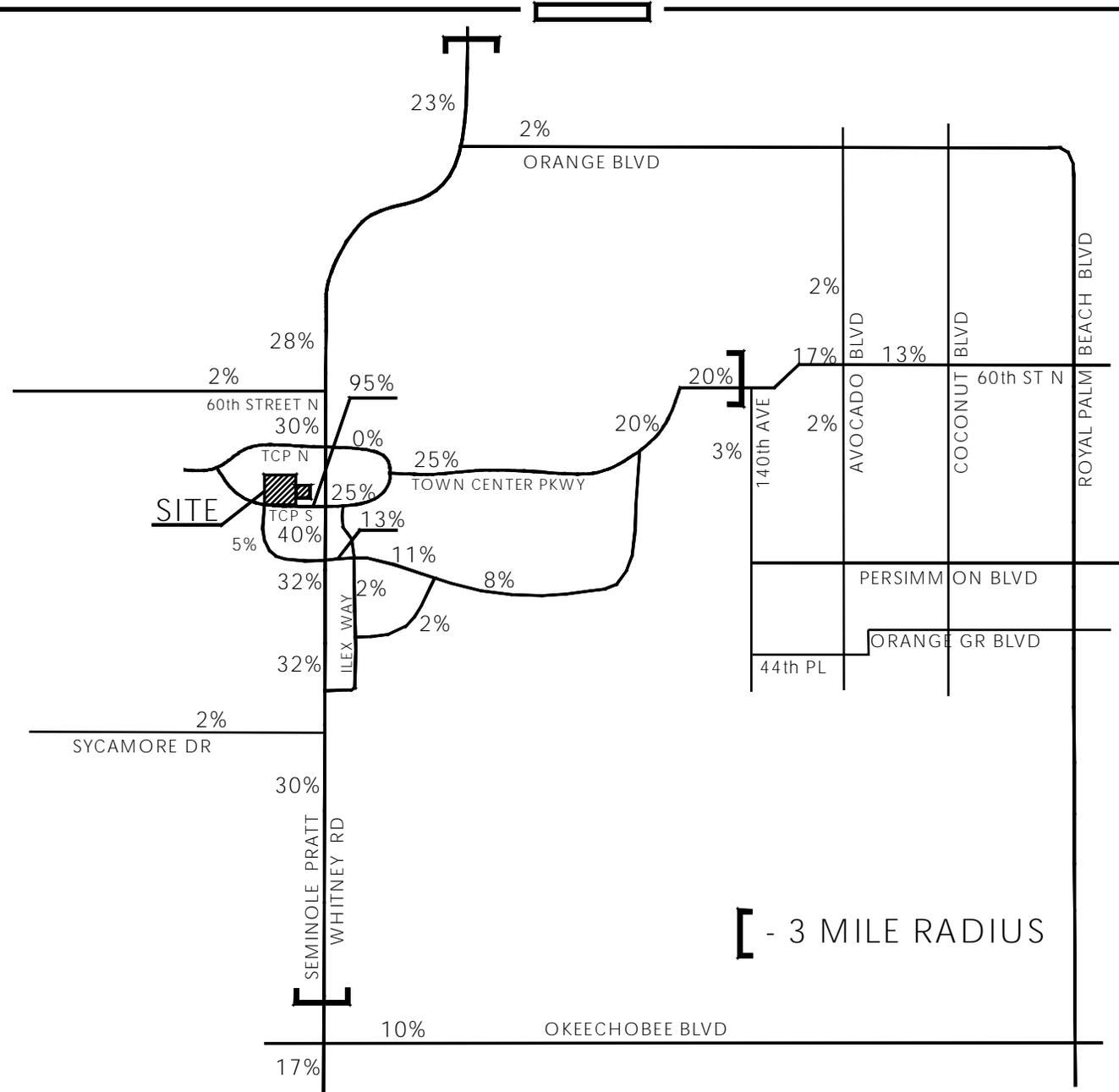
AM PEAK HOUR

Land Use	ITE Code	Intensity		Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
						In	Out	Trips	Trips	%	In	Out	Trips	Trips	In	Out	Trips	
Free Standing Discount Superstore	813	188,779	SF	1.86 / 1000 SF	56%	197	154	351	16	4.7%	189	146	335	97	29%	134	104	238
Gas Station w/ C-Store (FP/SF)	FDOT	20	1,618	T = 12.3(FP) + 15.5(X)	50%	136	135	271	16	6%	128	127	255	156	61%	50	49	99
TOTAL						333	289	622	32	5.1%	317	273	590	253		184	153	337

PM PEAK HOUR

Land Use	ITE Code	Intensity		Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
						In	Out	Trips	Trips	%	In	Out	Trips	Trips	In	Out	Trips	
Free Standing Discount Superstore	813	188,779	SF	4.33 / 1000 SF	49%	400	417	817	27	3.3%	386	404	790	229	29%	274	287	561
Gas Station w/ C-Store (FP/SF)	FDOT	20	1,618	T = 12.3(FP) + 15.5(X)	50%	136	135	271	27	10%	123	121	244	149	61%	48	47	95
TOTAL						536	552	1,088	54	5.0%	509	525	1,034	378		322	334	656

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition. See Appendix B for Trip Generation Manual excerpts.



[- 3 MILE RADIUS

24-088
8/30/24

WESTLAKE FREE-STANDING
DISCOUNT SUPERSTORE

EXHIBIT 3
PROJECT TRAFFIC DISTRIBUTION

PTC

Exhibit 4A
Westlake Free-Standing Discount Superstore
Project Traffic Assignment - Test 1

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	West of Seminole Pratt-Whitney Rd	2L	I	EB	2.0%	4	0.45%	880	No
				WB	2.0%	3	0.34%	880	No
	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	20.0%	31	3.52%	880	YES
				WB	20.0%	37	4.20%	880	YES
	140th Ave to Avocado Blvd	2L	I	EB	17.0%	26	2.95%	880	No
				WB	17.0%	31	3.52%	880	No
140th Avenue N	Avocado Blvd to Coconut Blvd	2L	I	EB	13.0%	20	2.27%	880	No
				WB	13.0%	24	2.73%	880	No
140th Avenue N	Persimmon Blvd to 60th Street	2L	I	NB	3.0%	6	0.68%	880	(2)
				SB	3.0%	5	0.57%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	2.0%	3	0.34%	880	(2)
				SB	2.0%	4	0.45%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	4	0.45%	880	(2)
Okeechobee Boulevard				SB	2.0%	3	0.34%	880	(2)
	Seminole Pratt Whitney Rd to B Road	2L	Unint.	EB	10.0%	15	1.32%	1140	No
Orange Boulevard				WB	10.0%	18	1.58%	1140	No
	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	2.0%	3	0.34%	880	No
Persimmon Boulevard				WB	2.0%	4	0.45%	880	No
	Town Center Pkwy S to Seminole Pratt	2L	I	EB	5.0%	8	0.91%	880	(2)
				WB	5.0%	9	1.02%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	13.0%	20	1.02%	1960	YES
				WB	13.0%	24	1.22%	1960	YES
Seminole Pratt Whitney Rd	Ilex Way to Town Center Pkwy N	2L	I	EB	11.0%	17	1.93%	880	YES
				WB	11.0%	20	2.27%	880	YES
	Southern Blvd to Okeechobee Blvd	4LD	I	NB	17.0%	31	1.58%	1960	No
				SB	17.0%	26	1.33%	1960	No
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore	4LD	I	NB	30.0%	55	1.66%	3320	YES
				SB	30.0%	46	1.39%	3320	YES
	Sycamore to Persimmon Blvd	4LD	I	NB	32.0%	59	3.01%	1960	YES
				SB	32.0%	49	2.50%	1960	YES
	Persimmon Blvd to Town Center Pkwy S	4LD	II	NB	40.0%	74	4.18%	1770	YES
				SB	40.0%	61	3.45%	1770	YES
	Town Center Pkwy S to 60th Street	4LD	II	NB	30.0%	46	2.60%	1770	YES
				SB	30.0%	55	3.11%	1770	YES
	60th Street to Orange Blvd	4LD	I	NB	28.0%	43	2.19%	1960	YES
				SB	28.0%	52	2.65%	1960	YES
Seminole Pratt Whitney Rd	Orange Blvd to Temple Blvd	4LD	I	NB	23.0%	35	1.05%	3320	YES
				SB	23.0%	42	1.27%	3320	YES

(1) Source: 2009 FDOT Quality / LOS Handbook.

(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12. Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 4B
Westlake Free-Standing Discount Superstore
Project Traffic Assignment - Test 1

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	West of Seminole Pratt-Whitney Rd	2L	I	EB	2.0%	6	0.68%	880	No
				WB	2.0%	7	0.80%	880	No
	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	20.0%	67	7.61%	880	YES
				WB	20.0%	64	7.27%	880	YES
	140th Ave to Avocado Blvd	2L	I	EB	17.0%	57	6.48%	880	YES
				WB	17.0%	55	6.25%	880	YES
140th Avenue N	Avocado Blvd to Coconut Blvd	2L	I	EB	13.0%	43	4.89%	880	No
				WB	13.0%	42	4.77%	880	No
140th Avenue N	Persimmon Blvd to 60th Street	2L	I	NB	3.0%	10	1.14%	880	(2)
				SB	3.0%	10	1.14%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	2.0%	7	0.80%	880	(2)
				SB	2.0%	6	0.68%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	6	0.68%	880	(2)
Okeechobee Boulevard				SB	2.0%	7	0.80%	880	(2)
	Seminole Pratt Whitney Rd to B Road	2L	Unint.	EB	10.0%	33	2.89%	1140	No
Orange Boulevard				WB	10.0%	32	2.81%	1140	No
	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	2.0%	7	0.80%	880	No
Persimmon Boulevard				WB	2.0%	6	0.68%	880	No
	Town Center Pkwy S to Seminole Pratt	2L	I	EB	5.0%	17	1.93%	880	(2)
				WB	5.0%	16	1.82%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	13.0%	43	2.19%	1960	YES
				WB	13.0%	42	2.14%	1960	YES
Seminole Pratt Whitney Rd	Ilex Way to Town Center Pkwy N	2L	I	EB	11.0%	37	4.20%	880	YES
				WB	11.0%	35	3.98%	880	YES
	Southern Blvd to Okeechobee Blvd	4LD	I	NB	17.0%	55	2.81%	1960	No
				SB	17.0%	57	2.91%	1960	No
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore	4LD	I	NB	30.0%	97	2.92%	3320	YES
				SB	30.0%	100	3.01%	3320	YES
	Sycamore to Persimmon Blvd	4LD	I	NB	32.0%	103	5.26%	1960	YES
				SB	32.0%	107	5.46%	1960	YES
	Persimmon Blvd to Town Center Pkwy S	4LD	II	NB	40.0%	129	7.29%	1770	YES
				SB	40.0%	134	7.57%	1770	YES
	Town Center Pkwy S to 60th Street	4LD	II	NB	30.0%	100	5.65%	1770	YES
				SB	30.0%	97	5.48%	1770	YES
	60th Street to Orange Blvd	4LD	I	NB	28.0%	94	4.80%	1960	YES
				SB	28.0%	90	4.59%	1960	YES
Seminole Pratt Whitney Rd	Orange Blvd to Temple Blvd	4LD	I	NB	23.0%	77	2.32%	3320	YES
				SB	23.0%	74	2.23%	3320	YES

(1) Source: 2009 FDOT Quality / LOS Handbook.

(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12. Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 5
Westlake Free-Standing Discount Superstore
Test 1 Intersection Analysis ⁽¹⁾

Intersection	Year 2028			
	AM Peak Hour		PM Peak Hour	
	Critical Volume	Capacity Level	Critical Volume	Capacity Level
<u>60th St & Seminole Pratt Whitney Rd</u>				
Existing Lanes				
WITHOUT Project	1570	OVER	1390	NEAR
With Project	1603	OVER	1560	OVER
Minimal Improvements (2)				
WITHOUT Project	1067	UNDER	1067	UNDER
With Project	1096	UNDER	1377	NEAR
<u>Town Center Pkwy S & Seminole Pratt-Whitney Rd</u>				
Existing Lanes w/Project	1118	UNDER	1367	NEAR
<u>Persimmon Blvd & Seminole Pratt Whitney Rd</u>				
Existing Lanes w/Project	1247	NEAR	1353	NEAR

(1) See Appendix D for intersection capacity analyses.

(2) Includes EB Right Turn Lane.

Exhibit 6A
Westlake Free-Standing Discount Superstore
Test 1 Link Analysis - AM Peak Hour

Roadway	Link	Dir	Lanes	AM PEAK HOUR											
				Existing ¹	Count Year	Committed Dev. Analysis ²			SR 7 Divers.	Total Bkgd.	Meets Std?	Project	Total (2028)	Service Volume	Meets Std?
						Projects	Growth	Total							
60th St N	Town Center Pkwy to 140th Ave	EB	4LD	103	2024	329	4	333	76	512	Yes	31	543	1,960	Yes
	Town Center Pkwy to 140th Ave	WB	4LD	26	2024	186	1	187	19	232	Yes	37	269	1,960	Yes
Persimmon Blvd	Seminole Pratt to Ilex Way	EB	4LD	98	2024	107	4	111	-	209	Yes	20	229	1,960	Yes
	Seminole Pratt to Ilex Way	WB	4LD	328	2024	214	13	227	-	555	Yes	24	579	1,960	Yes
	Ilex Way to Town Center Pkwy N	EB	2L	98	2024	160	4	164	-	262	Yes	17	279	880	Yes
	Ilex Way to Town Center Pkwy N	WB	2L	328	2024	262	13	276	-	604	Yes	20	624	880	Yes
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore Dr	NB	4LD	1,089	2024	424	44	468	-	1,557	Yes	55	1,612	3,320	Yes
	Okeechobee Blvd to Sycamore Dr	SB	4LD	2,302	2024	708	93	801	-	3,103	Yes	46	3,149	3,320	Yes
	Sycamore Dr to Persimmon Blvd	NB	4LD	1,235	2024	427	50	477	-	1,712	Yes	59	1,771	1,960	Yes
	Sycamore Dr to Persimmon Blvd	SB	4LD	1,408	2024	717	57	774	-	2,182	NO	49	2,231	1,960	NO Trans.Def; Needs 6L, 2940
	Persimmon Blvd to Town Center Pkwy S	NB	4LD	1,235	2024	567	50	617	-	1,852	NO	74	1,926	1,770	NO Trans.Def; Needs 6L, 2680
	Persimmon Blvd to Town Center Pkwy S	SB	4LD	1,408	2024	473	57	530	-	1,938	NO	61	1,999	1,770	NO Trans.Def; Needs 6L, 2680
	Town Center Pkwy S to 60th St	NB	4LD	1,235	2024	567	50	617	-	1,852	NO	46	1,898	1,770	NO Trans.Def; Needs 6L, 2680
	Town Center Pkwy S to 60th St	SB	4LD	1,408	2024	473	57	530	-	1,938	NO	55	1,993	1,770	NO Trans.Def; Needs 6L, 2680
	60th St to Orange Blvd	NB	4LD	1,163	2024	437	47	484	(76)	1,571	Yes	43	1,614	1,960	Yes
	60th St to Orange Blvd	SB	4LD	1,179	2024	296	48	344	(19)	1,504	Yes	52	1,556	1,960	Yes
	Orange Blvd to Temple Blvd	NB	4LD	843	2024	448	34	482	(152)	1,173	Yes	35	1,208	3,320	Yes
	Orange Blvd to Temple Blvd	SB	4LD	702	2024	256	29	285	(38)	949	Yes	42	991	3,320	Yes

(1) Count data from Palm Beach County. See Appendix B. 60th Street volumes are from intersection with Royal Palm Beach Blvd. Persimmon Blvd volumes are from intersection with Seminole Pratt-Whitney Rd.

(2) Committed development data from County TPS Database. See Appendix D. Growth rate of 1% applied.

Exhibit 6B
Westlake Free-Standing Discount Superstore
Test 1 Link Analysis - PM Peak Hour

Roadway	Link	Dir	Lanes	PM PEAK HOUR											
				Existing ¹	Count Year	Committed Dev. Analysis ²			SR 7 Divers.	Total Bkgd.	Meets Std?	Project	Total (2028)	Service Volume	Meets Std?
						Projects	Growth	Total							
60th St N	Town Center Pkwy to 140th Ave	EB	4LD	32	2024	338	1	339	29	400	Yes	67	467	1,960	Yes
	Town Center Pkwy to 140th Ave	WB	4LD	64	2024	433	3	436	67	567	Yes	64	631	1,960	Yes
	140th to Avocado Blvd	EB	2L	32	2024	296	1	297	29	358	Yes	57	415	880	Yes
	140th to Avocado Blvd	WB	2L	64	2024	378	3	380	67	511	Yes	55	566	880	Yes
Persimmon Blvd	Seminole Pratt to Ilex Way	EB	4LD	247	2024	290	10	300	-	547	Yes	43	590	1,960	Yes
	Seminole Pratt to Ilex Way	WB	4LD	243	2024	201	10	211	-	454	Yes	42	496	1,960	Yes
	Ilex Way to Town Center Pkwy N	EB	2L	247	2024	344	10	354	-	601	Yes	37	638	880	Yes
	Ilex Way to Town Center Pkwy N	WB	2L	243	2024	238	10	248	-	491	Yes	35	526	880	Yes
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore Dr	NB	4LD	1,587	2024	807	64	871	-	2,458	Yes	97	2,555	3,320	Yes
	Okeechobee Blvd to Sycamore Dr	SB	4LD	1,112	2024	647	45	692	-	1,804	Yes	100	1,904	3,320	Yes
	Sycamore Dr to Persimmon Blvd	NB	4LD	1,337	2024	783	54	837	-	2,174	NO	103	2,277	1,960	NO Trans.Def; Needs 6L, 2940
	Sycamore Dr to Persimmon Blvd	SB	4LD	1,178	2024	617	48	665	-	1,843	Yes	107	1,950	1,960	Yes
	Persimmon Blvd to Town Center Pkwy S	NB	4LD	1,337	2024	610	54	664	-	2,001	NO	129	2,130	1,770	NO Trans.Def; Needs 6L, 2680
	Persimmon Blvd to Town Center Pkwy S	SB	4LD	1,178	2024	662	48	710	-	1,888	NO	134	2,022	1,770	NO Trans.Def; Needs 6L, 2680
	Town Center Pkwy S to 60th St	NB	4LD	1,337	2024	610	54	664	-	2,001	NO	100	2,101	1,770	NO Trans.Def; Needs 6L, 2680
	Town Center Pkwy S to 60th St	SB	4LD	1,178	2024	662	48	710	-	1,888	NO	97	1,985	1,770	NO Trans.Def; Needs 6L, 2680
	60th St to Orange Blvd	NB	4LD	819	2024	416	33	449	(29)	1,239	Yes	94	1,333	1,960	Yes
	60th St to Orange Blvd	SB	4LD	866	2024	507	35	542	(67)	1,341	Yes	90	1,431	1,960	Yes
Orange Blvd to Northlake Blvd	NB	4LD	714	2024	351	29	380	(57)	1,037	Yes	77	1,114	3,320	Yes	
Orange Blvd to Northlake Blvd	SB	4LD	725	2024	508	29	537	(133)	1,129	Yes	74	1,203	3,320	Yes	

(1) Count data from Palm Beach County. See Appendix B. 60th Street volumes are from intersection with Royal Palm Beach Blvd. Persimmon Blvd volumes are from intersection with Seminole Pratt-Whitney Rd.

(2) Committed development data from County TPS Database. See Appendix D. Growth rate of 1% applied.

Exhibit 7A
Westlake Free-Standing Discount Superstore
Project Traffic Assignment - Test 2

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS E Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	West of Seminole Pratt-Whitney Rd	2L	I	EB	2.0%	4	0.45%	880	No
				WB	2.0%	3	0.34%	880	No
	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	20.0%	31	3.52%	880	YES
				WB	20.0%	37	4.20%	880	YES
	140th Ave to Avocado Blvd	2L	I	EB	17.0%	26	2.95%	880	No
				WB	17.0%	31	3.52%	880	No
140th Avenue N	Avocado Blvd to Coconut Blvd	2L	I	EB	13.0%	20	2.27%	880	No
				WB	13.0%	24	2.73%	880	No
140th Avenue N	Persimmon Blvd to 60th Street	2L	I	NB	3.0%	6	0.68%	880	(2)
				SB	3.0%	5	0.57%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	2.0%	3	0.34%	880	(2)
				SB	2.0%	4	0.45%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	4	0.45%	880	(2)
Okeechobee Boulevard				SB	2.0%	3	0.34%	880	(2)
	Seminole Pratt Whitney Rd to B Road	2L	Unint.	EB	10.0%	15	1.04%	1440	No
Orange Boulevard				WB	10.0%	18	1.25%	1440	No
	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	2.0%	3	0.34%	880	No
Persimmon Boulevard				WB	2.0%	4	0.45%	880	No
	Town Center Pkwy S to Seminole Pratt	2L	I	EB	5.0%	8	0.91%	880	(2)
				WB	5.0%	9	1.02%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	13.0%	20	1.02%	1960	No
				WB	13.0%	24	1.22%	1960	No
Seminole Pratt Whitney Rd	Ilex Way to Town Center Pkwy N	2L	I	EB	11.0%	17	1.93%	880	No
				WB	11.0%	20	2.27%	880	No
	Southern Blvd to Okeechobee Blvd	4LD	I	NB	17.0%	31	1.58%	1960	No
				SB	17.0%	26	1.33%	1960	No
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore	4LD	I	NB	30.0%	55	1.46%	3760	No
				SB	30.0%	46	1.22%	3760	No
	Sycamore to Persimmon Blvd	4LD	I	NB	32.0%	59	3.01%	1960	YES
				SB	32.0%	49	2.50%	1960	No
	Persimmon Blvd to Town Center Pkwy S	4LD	II	NB	40.0%	74	3.96%	1870	YES
				SB	40.0%	61	3.26%	1870	YES
	Town Center Pkwy S to 60th Street	4LD	II	NB	30.0%	46	2.46%	1870	No
				SB	30.0%	55	2.94%	1870	No
	60th Street to Orange Blvd	4LD	I	NB	28.0%	43	2.19%	1960	No
				SB	28.0%	52	2.65%	1960	No
Seminole Pratt Whitney Rd	Orange Blvd to Temple Blvd	4LD	I	NB	23.0%	35	0.93%	3760	No
				SB	23.0%	42	1.12%	3760	No

(1) Source: 2009 FDOT Quality / LOS Handbook.

(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12. Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 7B
Westlake Free-Standing Discount Superstore
Project Traffic Assignment - Test 2

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS E Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	West of Seminole Pratt-Whitney Rd	2L	I	EB	2.0%	6	0.68%	880	No
				WB	2.0%	7	0.80%	880	No
	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	20.0%	67	7.61%	880	YES
				WB	20.0%	64	7.27%	880	YES
	140th Ave to Avocado Blvd	2L	I	EB	17.0%	57	6.48%	880	YES
				WB	17.0%	55	6.25%	880	YES
140th Avenue N	Avocado Blvd to Coconut Blvd	2L	I	EB	13.0%	43	4.89%	880	No
				WB	13.0%	42	4.77%	880	No
140th Avenue N	Persimmon Blvd to 60th Street	2L	I	NB	3.0%	10	1.14%	880	(2)
				SB	3.0%	10	1.14%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	2.0%	7	0.80%	880	(2)
				SB	2.0%	6	0.68%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	6	0.68%	880	(2)
Okeechobee Boulevard				SB	2.0%	7	0.80%	880	(2)
	Seminole Pratt Whitney Rd to B Road	2L	Unint.	EB	10.0%	33	2.29%	1440	No
Orange Boulevard				WB	10.0%	32	2.22%	1440	No
	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	2.0%	7	0.80%	880	No
Persimmon Boulevard				WB	2.0%	6	0.68%	880	No
	Town Center Pkwy S to Seminole Pratt	2L	I	EB	5.0%	17	1.93%	880	(2)
				WB	5.0%	16	1.82%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	13.0%	43	2.19%	1960	No
				WB	13.0%	42	2.14%	1960	No
Seminole Pratt Whitney Rd	Ilex Way to Town Center Pkwy N	2L	I	EB	11.0%	37	4.20%	880	YES
				WB	11.0%	35	3.98%	880	YES
Seminole Pratt Whitney Rd	Southern Blvd to Okeechobee Blvd	4LD	I	NB	17.0%	55	2.81%	1960	No
				SB	17.0%	57	2.91%	1960	No
	Okeechobee Blvd to Sycamore	4LD	I	NB	30.0%	97	2.58%	3760	No
				SB	30.0%	100	2.66%	3760	No
	Sycamore to Persimmon Blvd	4LD	I	NB	32.0%	103	5.26%	1960	YES
				SB	32.0%	107	5.46%	1960	YES
	Persimmon Blvd to Town Center Pkwy S	4LD	II	NB	40.0%	129	6.90%	1870	YES
				SB	40.0%	134	7.17%	1870	YES
	Town Center Pkwy S to 60th Street	4LD	II	NB	30.0%	100	5.35%	1870	YES
				SB	30.0%	97	5.19%	1870	YES
Seminole Pratt Whitney Rd	60th Street to Orange Blvd	4LD	I	NB	28.0%	94	4.80%	1960	YES
				SB	28.0%	90	4.59%	1960	YES
	Orange Blvd to Temple Blvd	4LD	I	NB	23.0%	77	2.05%	3760	No
				SB	23.0%	74	1.97%	3760	No

(1) Source: 2009 FDOT Quality / LOS Handbook.

(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12. Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 8A
Westlake Free-Standing Discount Superstore
Test 2 Link Analysis - AM Peak Hour

Roadway	Link	Dir	Lanes	AM PEAK HOUR											
				Existing ¹	Count Year	Committed Dev. Analysis ²			SR 7 Divers.	Total Bkgd.	Meets Std?	Project	Total (2030)	Service Volume	Meets Std?
						Projects	Growth	Total							
60th St N	Town Center Pkwy to 140th Ave	EB	4LD	103	2024	478	6	484	76	663	Yes	31	694	1,960	Yes
	Town Center Pkwy to 140th Ave	WB	4LD	26	2024	273	2	274	19	319	Yes	37	356	1,960	Yes
Seminole Pratt Whitney Rd	Sycamore Dr to Persimmon Blvd	NB	4LD	1,235	2024	626	76	702	-	1,937	Yes	59	1,996	1,960	NO Prop Share Required
	Persimmon Blvd to Town Center Pkwy S	NB	4LD	1,235	2024	830	76	906	-	2,141	NO	74	2,215	1,870	NO Trans.Def; Needs 6L, 2680
	Persimmon Blvd to Town Center Pkwy S	SB	4LD	1,408	2024	703	87	790	-	2,198	NO	61	2,259	1,870	NO Trans.Def; Needs 6L, 2680

(1) Count data from Palm Beach County. See Appendix B. 60th Street volumes are from intersection with Royal Palm Beach Blvd. Persimmon Blvd volumes are from intersection with Seminole Pratt-Whitney Rd.

(2) Committed development data from County TPS Database. See Appendix D. Growth rate of 1% applied.

Exhibit 8B
Westlake Free-Standing Discount Superstore
Test 2 Link Analysis - PM Peak Hour

Roadway	Link	Dir	Lanes	PM PEAK HOUR											
				Existing ¹	Count Year	Committed Dev. Analysis ²			SR 7 Divers.	Total Bkgd.	Meets Std?	Project	Total (2030)	Service Volume	Meets Std?
						Projects	Growth	Total							
60th St N	Town Center Pkwy to 140th Ave	EB	4LD	32	2024	380	2	382	29	443	Yes	67	510	1,960	Yes
	Town Center Pkwy to 140th Ave	WB	4LD	64	2024	505	4	509	67	640	Yes	64	704	1,960	Yes
	140th to Avocado Blvd	EB	2L	32	2024	331	2	333	29	394	Yes	57	451	880	Yes
	140th to Avocado Blvd	WB	2L	64	2024	438	4	442	67	573	Yes	55	628	880	Yes
Persimmon Blvd	Ilex Way to Town Center Pkwy N	EB	2L	247	2024	382	15	398	-	645	Yes	37	682	880	Yes
	Ilex Way to Town Center Pkwy N	WB	2L	243	2024	267	15	282	-	525	Yes	35	560	880	Yes
Seminole Pratt Whitney Rd	Sycamore Dr to Persimmon Blvd	NB	4LD	1,337	2024	1,135	82	1,217	-	2,554	NO	103	2,657	1,960	NO Trans.Def; Needs 6L, 2940
	Sycamore Dr to Persimmon Blvd	SB	4LD	1,178	2024	898	72	970	-	2,148	NO	107	2,255	1,960	NO Trans.Def; Needs 6L, 2940
	Persimmon Blvd to Town Center Pkwy S	NB	4LD	1,337	2024	894	82	976	-	2,313	NO	129	2,442	1,870	NO Trans.Def; Needs 6L, 2680
	Persimmon Blvd to Town Center Pkwy S	SB	4LD	1,178	2024	965	72	1,037	-	2,215	NO	134	2,349	1,870	NO Trans.Def; Needs 6L, 2680
	Town Center Pkwy S to 60th St	NB	4LD	1,337	2024	894	82	976	-	2,313	NO	100	2,413	1,870	NO Trans.Def; Needs 6L, 2680
	Town Center Pkwy S to 60th St	SB	4LD	1,178	2024	965	72	1,037	-	2,215	NO	97	2,312	1,870	NO Trans.Def; Needs 6L, 2680
	60th St to Orange Blvd	NB	4LD	819	2024	603	50	653	(29)	1,443	Yes	94	1,537	1,960	Yes
60th St to Orange Blvd	SB	4LD	866	2024	734	53	787	(67)	1,586	Yes	90	1,676	1,960	Yes	

(1) Count data from Palm Beach County. See Appendix B. 60th Street volumes are from intersection with Royal Palm Beach Blvd. Persimmon Blvd volumes are from intersection with Seminole Pratt-Whitney Rd.

(2) Committed development data from County TPS Database. See Appendix D. Growth rate of 1% applied.

Exhibit 9A
Westlake Free-Standing Discount Superstore
Proportionate Share Analysis (1)

								AM PEAK HOUR - TEST 2					
Roadway	Link	Exist/ Bkgd Lanes	Dir	Service Volume	Prop. Lanes	New Service Volume	Capacity Created	2027 Bkgd Traffic	Bkgd Def.	Project Traffic	2027 Total Traffic	Req'd Project Mitig. (2)	Project Share Of Cost
Seminole Pratt Whitney Rd	Sycamore Dr to Persimmon Blvd	4LD	NB	1960	6LD	2940	980	1937	-23	59	1996	36	3.7%
			SB	1960		2940	980	0	0	0	0	0	0.0%

				PEAK HOUR SUMMARY	
Roadway	Link	Exist/ Bkgd Lanes	Dir	Highest Share of Cost	Project Share of Link Improvement
Seminole Pratt Whitney Rd	Sycamore Dr to Persimmon Blvd	4LD	NB	3.7%	1.8%
			SB	0.0%	

(1) See Exhibit 8A for traffic volume data.

(2) This will be '0' for insignificant impact, undercapacity links, or Transportation Deficiencies.

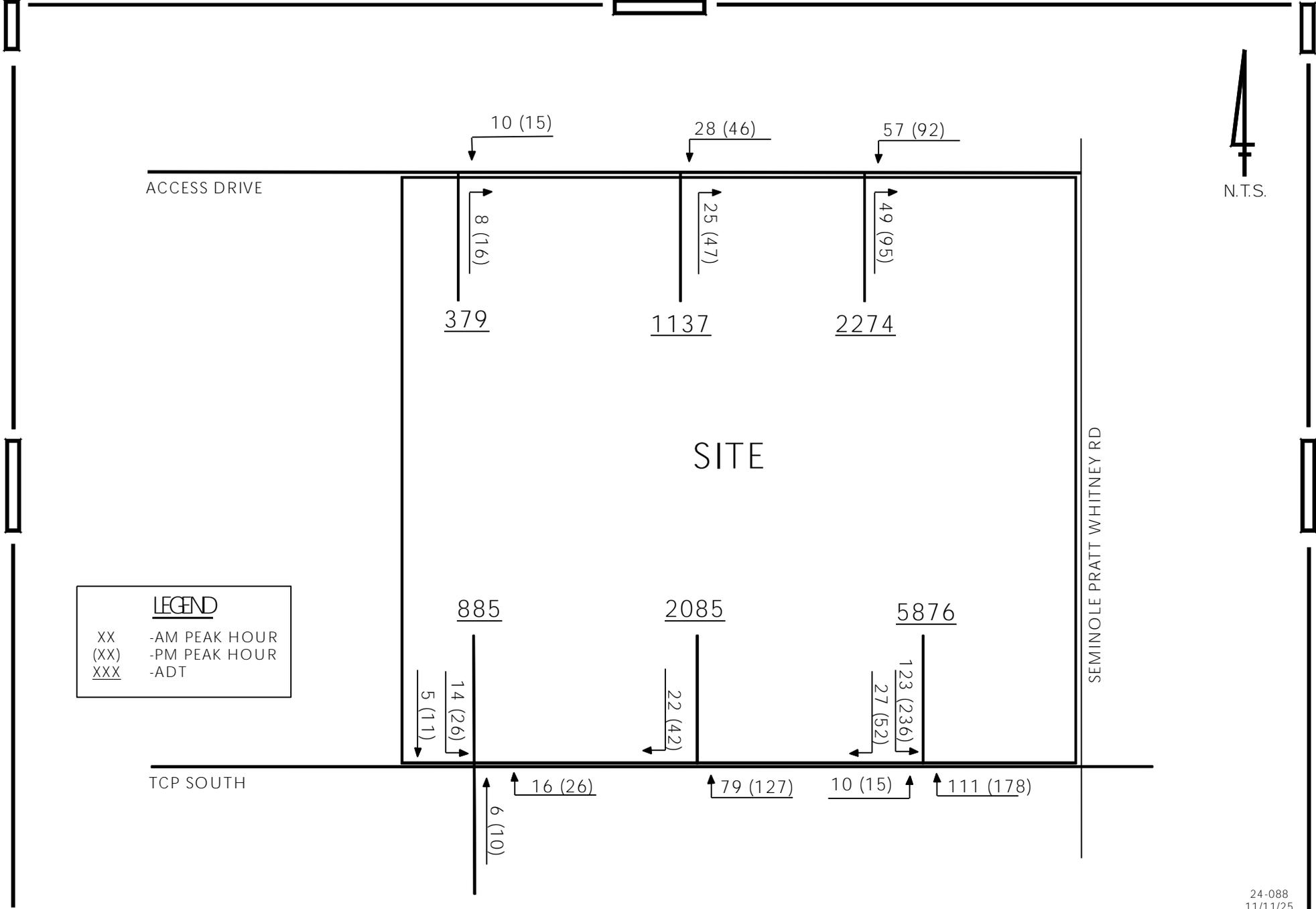
Exhibit 9B
Westlake Free-Standing Discount Superstore
Proportionate Share Cost Estimates

Roadway	Link	Exist/ Bkgrd Lanes	Prop Lanes	Length (feet)	Source/ Road Type	Estimated Cost of Improvement							Project Share Of Cost	Project Cost	
						Link Constr.(1)	Mast Arms	Design 20%	PBC Des. 20%	CEI 11%	R/W	Permits			Total
Seminole Pratt Whitney Rd	Sycamore Dr to Persimmon Blvd	4LD	6LD	5660	Urban	\$ 9,972,389	\$ 600,000	\$ 1,994,478	\$ 398,896	\$ 1,096,963	N/A	\$ 10,000	\$ 14,072,726	1.8%	\$ 258,479

Total: \$ 258,479

(1) FDOT Long Range Estimates (LRE) dated October 2024:

<u>Road Improvement</u>	<u>Construction Cost Per Mile</u>
Urban: 4LD to 6LD	\$ 9,302,865



WESTLAKE FREE-STANDING
DISCOUNT SUPERSTORE

EXHIBIT 10
PROJECT DRIVEWAY VOLUMES

PTC

24-088
11/11/25

Exhibit 11
Westlake Free-Standing Discount Superstore
Project Phasing

Prop Share - Seminole Pratt Whitney Rd from Sycamore Dr to Persimmon Blvd (4LD to 6LD)						Potential Development Scenarios (1)	
Based on Impact	% Assignment to Link	32.0%				Gas Station w/ C-Store	20 FP
	Phased Volume Allowed on Link (1% of 1960)	19					1,618 SF
	Phased New External Peak Hour Directional Trips Allowed	59					
Based on capacity				Test 1	Test 2	PHASING CONDITION	
		AM - NB	AM - SB	PM - NB	PM - SB		
	Existing	1,235					
	Year 2030	1,996					
	Reserve (1960 - Existing)	725					
	Total Growth	761					
	% Growth Allowed (Reserve/Total Growth)	95%					
	Net New External Peak Hour Directional Trips Generated	184					
Phased New External Peak Hour Directional Trips Allowed	175						

APPENDIX A

Land Use: 813

Free-Standing Discount Superstore

Description

A discount superstore is similar to a free-standing discount store described in Land Use 815 with the exception that it also contains a full-service grocery department under the same roof that shares entrances and exits with the discount store area. These stores usually offer a variety of customer services, centralized cashiering, and a wide range of products. They typically maintain long store hours 7 days a week. The stores included in this land use are often the only ones on the site, but they can also be found in mutual operation with a related or unrelated garden center or service station, or as a part of a shopping center, with or without their own dedicated parking area. Freestanding discount store (Land Use 815) is a related use.

Additional Data

A garden center contained within the principal outside faces of the exterior building walls is included in the reported gross floor area. An outdoor or fenced-in area outside the principal faces of the exterior walls is excluded. Several sites included in this land use indicate the presence of fenced/covered space.

A Texas Transportation Institute study titled “Nationwide Discount Supercenter Study” published in 2008 provides information on trip generation rates for what the study defines as “typical” and “peak” seasons. The peak season is defined as the period between the week after Thanksgiving and the week prior to Christmas. The typical season is defined as September through mid-November when sales transactions are close to the annual average. The following are their key findings:

- Weekday trip generation rates are similar in both seasons
- Saturday trip generation rates are 13 to 20 percent higher during the peak season than the typical season
- Sunday trip generation rates are 6 to 10 percent higher during the peak season

The weighted average truck trip generation rates from approximately 30 sites surveyed for this land use are summarized in the table below. The average gross floor area of these facilities is 206,000 square feet.

Day/Time Period	Weighted Average Truck Trip Generation Rate (Trip ends per 1,000 square feet)
Weekday	0.87
Weekday AM Peak Hour of Adjacent Street Traffic	0.05
Weekday PM Peak Hour of Adjacent Street Traffic	0.03
Weekday AM Peak Hour of Generator	0.06
Weekday PM Peak Hour of Generator	0.04
Saturday	0.59
Saturday Peak Hour of Generator	0.04
Sunday	0.43
Sunday Peak Hour of Generator	0.02

To assist in the future analysis of this land use, it is important to collect and include information on the presence and size of garden centers, outdoor fenced-in space, and service stations in trip generation data submissions.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Alabama, Arkansas, California, Colorado, Florida, Georgia, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Massachusetts, Minnesota, Missouri, Nebraska, Nevada, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, Texas, Virginia, West Virginia, and Wisconsin.

Source Numbers

354, 522, 577, 595, 607, 609, 612, 618, 625, 630, 636, 651, 652, 661, 731, 735, 851, 866, 946, 960, 1067, 1071, 1072

Free-Standing Discount Superstore (813)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 72

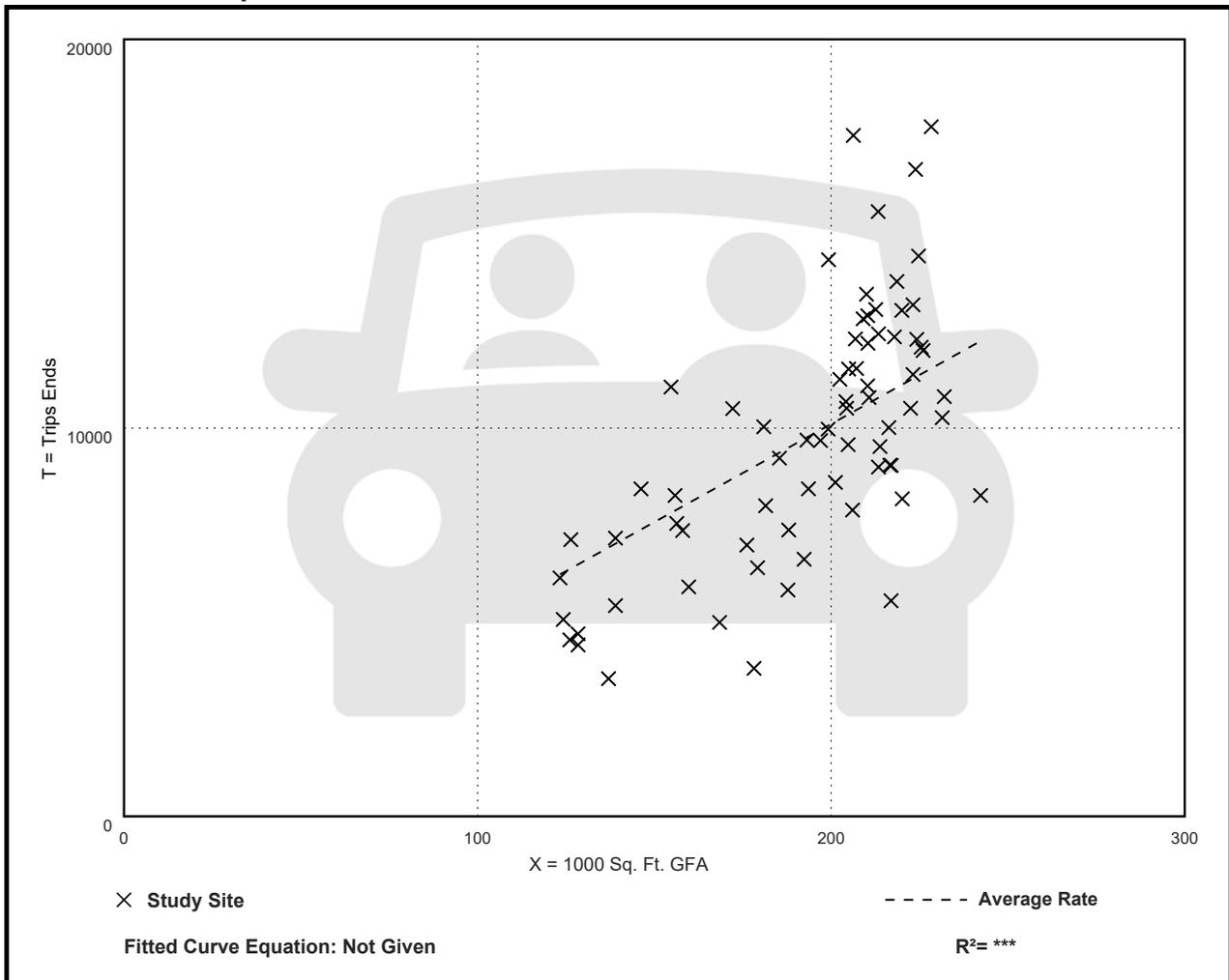
Avg. 1000 Sq. Ft. GFA: 193

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
50.52	21.39 - 85.01	12.61

Data Plot and Equation



Free-Standing Discount Superstore (813)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 72

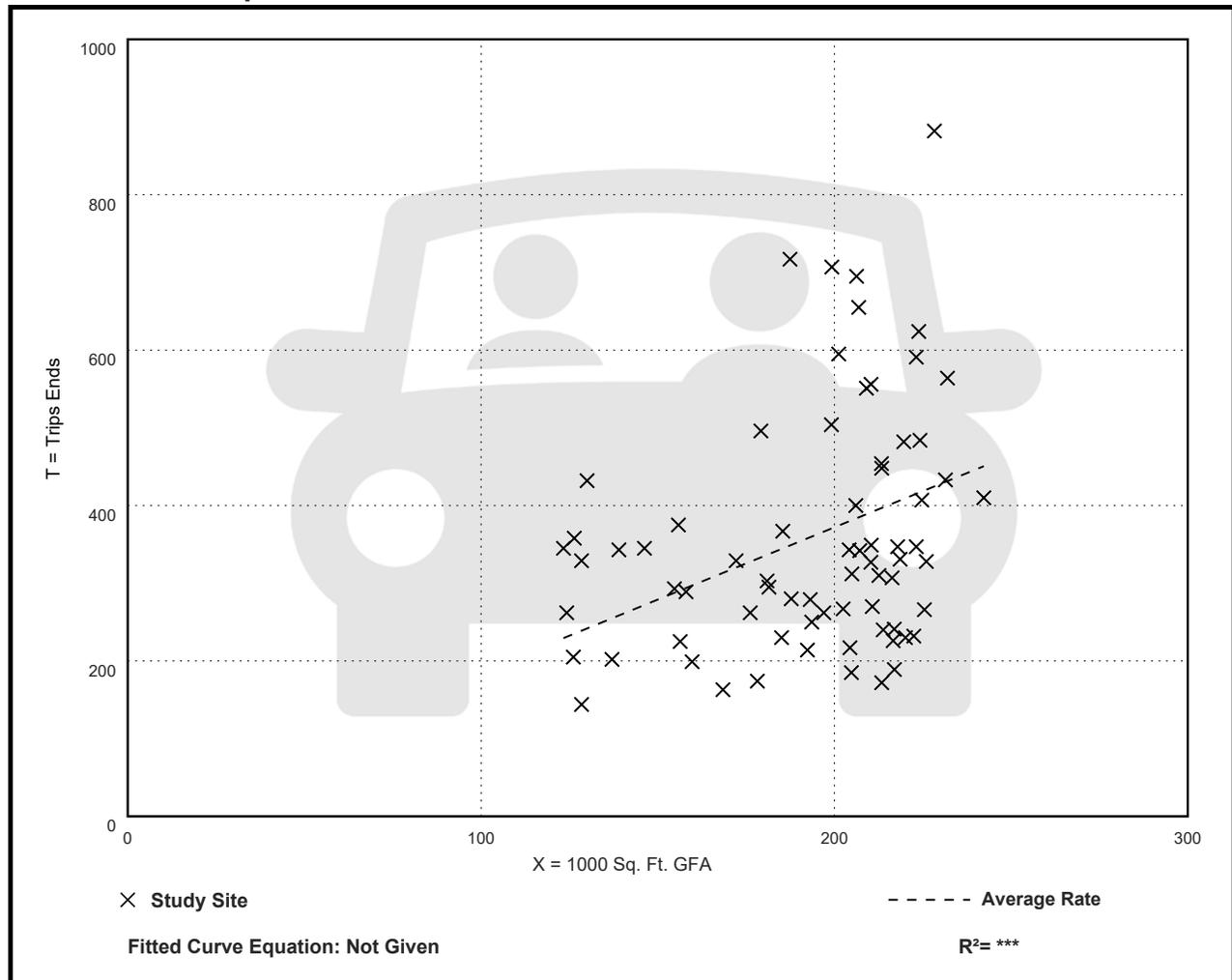
Avg. 1000 Sq. Ft. GFA: 193

Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.86	0.81 - 3.86	0.75

Data Plot and Equation



Free-Standing Discount Superstore (813)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 96

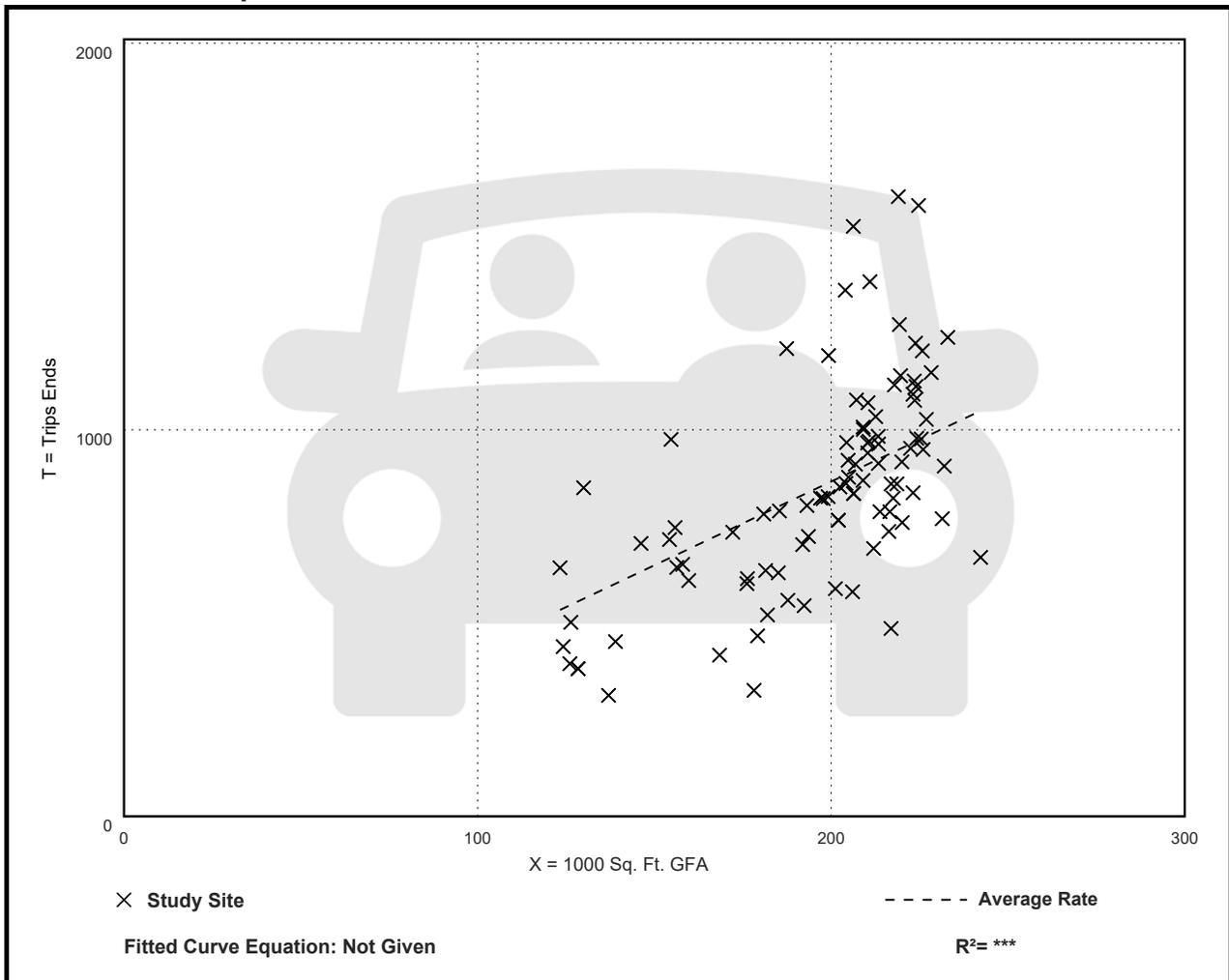
Avg. 1000 Sq. Ft. GFA: 197

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.33	1.83 - 7.40	1.10

Data Plot and Equation



APPENDIX B

STN#	ROAD	FROM	TO	LANES	HISTORICAL DAILY TRAFFIC VOLUMES					2024 DAILY		DIR LOS STD	AM PEAK HOUR			PM PEAK HOUR		
					2019	2020	2021	2022	2023	VOL	DATE		2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
2802	PROSPERITY FARMS RD	Hood Rd	PGA Blvd	4D	20599	20348	17169	19045	18823	19493	2/6/2024	1960	1357	598	759	1784	990	828
2804	PROSPERITY FARMS RD	PGA Blvd	Burns Rd	5	27495	27697	24873	25837	26332	25929	2/6/2024	1770	1867	971	948	2291	1072	1261
2836	PROSPERITY FARMS RD	Burns Rd	Lighthouse Dr	2	17968	18111	16336	17245	17162	17286	2/20/2024	1102	1359	705	683	1465	691	791
2806	PROSPERITY FARMS RD	Lighthouse Dr	Northlake Blvd	2	17958		15339	16354	15008	16367	2/20/2024	1102	1231	546	697	1329	621	725
4637	PURDY LN	Jog Rd	Haverhill Rd	2	7814	9053	8751	8769	9186	8912	2/7/2024	880	665	212	471	814	453	507
4639	PURDY LN	Haverhill Rd	Military Tr	2	9810		9246		10873	10625	4/16/2024	880	779	529	268	946	392	554
2831	RCA BLVD	Alt A1A	Prosperity Farms Rd	2	10186	10434	7267	8470	8401	8772	2/6/2024	880	661	454	263	807	344	469
3681	ROEBUCK RD	Haverhill Rd	Military Trail	2	9931	10231			11902	12538	4/16/2024	810	1187	696	540	1206	527	687
3414	SANSBURYS WAY	Belvedere Rd	Southern Blvd	2			15965	14390	15814	15430	2/13/2024	880	1301	807	522	1577	795	782
4806	SEACREST BLVD	Hypoluxo Rd	Gateway Blvd	5	13423		11935		13769	14841	2/6/2024	1960	971	600	388	1402	876	581
5302	SEACREST BLVD	Gateway Blvd	Boynton Beach Blvd	5	13586	13009	11557		13078	12700	1/29/2024	1960	1026	387	639	1219	760	465
5800	SEACREST BLVD	Boynton Beach Blvd	Woolbright Rd	5	13636		11204		12486	12783	1/29/2024	1960	1086	444	648	1203	690	561
5802	SEACREST BLVD	Woolbright Rd	23rd Ave	4	21693	21887	18695		20413	20102	1/22/2024	1860	1667	659	1008	1653	968	725
2406	SEMINOLE PRATT-WHIT	Northlake Blvd	Orange Bl	2	13848		14997	14714	17336	17938	4/2/2024	1140	1516	843	702	1402	714	725
2408	SEMINOLE PRATT-WHIT	Orange Bl	60Th St N	4D	17708	18316	20107	19608	20500	21956	4/2/2024	1960	2314	1163	1179	1677	819	866
3442	SEMINOLE PRATT-WHIT	60Th St N	Sycamore Dr E	4D	19875		21677	23921	29968	25934	4/8/2024	1960	2643	1235	1408	2515	1337	1178
3424	SEMINOLE PRATT-WHIT	Sycamore Dr E	Okeechobee Blvd	4D	21565		23152	26778	31025	34983	2/28/2024	3320	3381	1089	2302	2680	1587	1112
3420	SEMINOLE PRATT-WHIT	Okeechobee Blvd	Southern Blvd	4D	20676	21431	22543	23165	29368	30350	2/28/2024	1960	2451	862	1598	2357	1405	964
4200	SHERWOOD FOREST BL	Forest Hill Blvd	Cresthaven Blvd	2	8237	7925	8110	7908	8340	8572	2/7/2024	880	733	403	330	794	350	447

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
22350	45th St	Village Bl	12/4/2023	12:00 PM	0	104	20	276	1	130	54	125	12	91	1226	97	5	348	1302	52	3843
22350	45th St	Village Bl	12/4/2023	4:45 PM	0	130	29	531	0	154	126	192	16	87	1377	296	3	829	1897	33	5700
22350	45th St	Village Bl	12/3/2020	7:30 AM	0	98	53	628	0	43	3	26	4	105	1374	76	0	238	1023	60	3731
22350	45th St	Village Bl	12/3/2020	12:00 PM	0	78	29	266	0	110	52	92	10	94	1050	113	10	326	1342	60	3632
22350	45th St	Village Bl	12/3/2020	4:45 PM	0	129	29	406	0	121	75	126	17	71	1303	157	2	455	1410	31	4332
22340	45th St	Walmart	6/30/2020	8:15 AM	0	2	0	5	0	150	0	47	2	22	1187	4	29	3	920	108	2479
22340	45th St	Walmart	6/30/2020	12:00 PM	0	5	0	6	0	254	0	74	3	51	1052	6	32	10	1128	171	2792
22340	45th St	Walmart	6/30/2020	4:45 PM	0	5	0	4	0	381	2	79	5	44	1153	0	55	3	1673	213	3617
23700	47th PL N/Loring Dr	Haverhill Rd	10/3/2023	7:15 AM	0	161	1391	59	0	41	912	111	0	111	0	142	0	27	0	10	2965
23700	47th PL N/Loring Dr	Haverhill Rd	10/3/2023	1:45 PM	0	77	626	18	0	16	786	49	0	52	0	89	0	34	0	38	1785
23700	47th PL N/Loring Dr	Haverhill Rd	10/3/2023	4:45 PM	0	27	843	21	0	13	1874	12	0	16	2	20	0	62	1	36	2927
38900	50th St S/Windsor Lakes	SR 7	9/19/2024	7:45 AM	15	143	1895	0	0	0	2733	92	0	75	0	154	0	0	0	0	5107
38900	50th St S/Windsor Lakes	SR 7	9/19/2024	11:00 AM	6	80	1898	0	2	0	1744	57	0	130	0	71	0	0	0	0	3988
38900	50th St S/Windsor Lakes	SR 7	9/19/2024	4:45 PM	1	196	2464	0	0	0	2822	67	0	169	0	144	0	0	0	0	5863
38900	50th St S/Windsor Lakes	SR 7	9/21/2021	7:45 AM	14	106	1787	0	0	0	2192	71	0	93	0	161	0	0	0	0	4424
38900	50th St S/Windsor Lakes	SR 7	9/21/2021	11:00 AM	5	70	1200	0	0	0	1169	64	0	107	0	86	0	0	0	0	2701
38900	50th St S/Windsor Lakes	SR 7	9/21/2021	4:45 PM	7	145	2348	0	3	0	2005	68	0	105	0	116	0	0	0	0	4797
21400	54th St	US-1/Broadway	10/30/2024	4:45 AM	0	12	827	8	0	23	1087	16	3	14	5	13	1	10	7	25	2051
21400	54th St	US-1/Broadway	10/30/2024	7:45 AM	0	1	740	8	0	12	941	4	2	6	2	8	0	15	3	19	1761
21400	54th St	US-1/Broadway	1/26/2021	7:45 AM	0	9	679	4	0	18	862	2	2	11	2	16	0	9	0	14	1628
21400	54th St	US-1/Broadway	1/26/2021	4:45 PM	0	28	1055	17	0	17	1016	16	8	37	4	15	0	13	4	38	2268
22075	60th St N	Royal Palm Beach Bl	12/18/2024	7:30 AM	0	16	429	8	0	926	646	1	0	3	91	9	0	2	9	316	2456
22075	60th St N	Royal Palm Beach Bl	12/18/2024	12:00 PM	0	2	545	6	0	361	592	1	0	8	24	2	1	6	11	378	1937

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
22075	60th St N	Royal Palm Beach Bl	12/18/2024	5:00 PM	0	15	855	8	0	843	1123	11	0	1	25	6	0	8	38	980	3913
22075	60th St N	Royal Palm Beach Bl	1/13/2022	7:30 AM	0	4	366	7	0	581	232	2	0	0	28	6	0	3	4	199	1432
22075	60th St N	Royal Palm Beach Bl	1/13/2022	5:00 PM	0	2	304	8	0	350	365	3	0	2	7	4	0	4	31	549	1629
22075	60th St N	Royal Palm Beach Bl	12/9/2020	7:00 AM	0	4	365	8	0	663	226	2	0	1	19	4	0	1	4	152	1449
22075	60th St N	Royal Palm Beach Bl	12/9/2020	4:00 PM	0	13	393	6	0	334	426	2	0	4	5	6	1	12	21	764	1987
22050	60th St N	Seminole Pratt Whitne	1/9/2024	7:00 AM	2	206	1038	0	2	0	862	8	2	21	0	311	0	0	0	0	2452
22050	60th St N	Seminole Pratt Whitne	1/9/2024	2:00 PM	4	152	655	0	1	0	714	16	0	14	0	273	0	0	0	0	1829
22050	60th St N	Seminole Pratt Whitne	1/9/2024	5:00 PM	4	267	874	0	2	0	768	29	0	12	0	234	0	0	0	0	2190
22050	60th St N	Seminole Pratt Whitne	4/17/2023	7:00 AM	0	199	950	0	1	0	915	9	0	10	0	313	0	0	0	0	2397
22050	60th St N	Seminole Pratt Whitne	4/17/2023	2:00 PM	1	158	619	0	0	0	679	9	0	9	0	192	0	0	0	0	1667
22050	60th St N	Seminole Pratt Whitne	4/17/2023	5:00 PM	0	235	848	0	1	2	763	16	1	12	0	164	0	0	0	0	2042
22050	60th St N	Seminole Pratt Whitne	9/29/2021	6:45 AM	0	175	956	0	2	0	1002	11	0	23	0	319	0	0	0	0	2488
22050	60th St N	Seminole Pratt Whitne	9/29/2021	2:00 PM	1	138	527	0	1	0	620	9	0	19	0	228	0	0	0	0	1543
22050	60th St N	Seminole Pratt Whitne	9/29/2021	5:00 PM	0	257	824	0	0	0	712	31	0	12	0	224	0	0	0	0	2060
22050	60th St N	Seminole Pratt Whitne	2/5/2020	6:45 AM	0	200	680	0	0	0	1002	21	0	19	0	349	0	0	0	0	2271
22050	60th St N	Seminole Pratt Whitne	2/5/2020	2:30 PM	0	106	622	0	0	0	360	11	0	15	0	83	0	0	0	0	1197
22050	60th St N	Seminole Pratt Whitne	2/5/2020	5:00 PM	0	181	802	0	0	0	631	11	0	21	0	206	0	0	0	0	1852
37875	6th Ave S	A St	10/11/2023	7:15 AM	0	197	203	35	0	57	144	301	1	182	890	82	1	17	1118	33	3261
37875	6th Ave S	A St	10/11/2023	2:45 PM	0	148	132	12	0	84	143	215	1	189	705	18	4	21	724	62	2458
37875	6th Ave S	A St	10/11/2023	4:45 PM	0	137	162	29	0	73	173	202	1	315	1354	40	1	35	888	42	3452
37850	6th Ave S	I 95 East	3/9/2020	7:15 AM	0	395	0	445	0	0	0	0	0	715	513	0	0	0	1139	440	3647
37850	6th Ave S	I 95 East	3/9/2020	12:00 PM	0	429	0	433	0	0	0	0	0	284	578	0	0	0	539	268	2531
37850	6th Ave S	I 95 East	3/9/2020	4:45 PM	0	917	0	667	0	0	0	0	3	615	872	0	0	0	950	364	4388

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
24101	Persimmon Bl	Seminole Pratt Whitne	1/9/2024	7:00 AM	3	40	1195	62	2	23	1649	33	0	21	13	37	0	264	11	53	3406
24101	Persimmon Bl	Seminole Pratt Whitne	1/9/2024	2:00 PM	1	57	950	68	9	54	996	50	0	23	31	90	0	121	19	35	2504
24101	Persimmon Bl	Seminole Pratt Whitne	1/9/2024	5:00 PM	0	95	1525	105	6	88	1404	42	0	47	54	129	0	165	37	41	3738
24101	Persimmon Bl	Seminole Pratt Whitne	4/17/2023	7:00 AM	0	32	918	122	11	47	1072	51	1	33	13	45	0	239	13	99	2696
24101	Persimmon Bl	Seminole Pratt Whitne	4/17/2023	2:00 PM	0	22	779	100	22	89	743	60	0	30	10	55	1	124	17	42	2094
24101	Persimmon Bl	Seminole Pratt Whitne	4/17/2023	5:00 PM	0	19	997	151	17	109	703	59	0	20	14	63	0	136	11	43	2342
24101	Persimmon Bl	Seminole Pratt Whitne	11/17/2022	6:45 AM	4	33	931	181	16	47	1170	63	0	35	9	24	0	292	20	85	2910
24101	Persimmon Bl	Seminole Pratt Whitne	11/17/2022	2:00 PM	0	18	638	119	13	88	694	63	1	21	9	47	0	133	14	53	1911
24101	Persimmon Bl	Seminole Pratt Whitne	11/17/2022	4:45 PM	0	14	1015	183	19	108	920	73	0	36	12	65	0	223	9	60	2737
24101	Persimmon Bl	Seminole Pratt Whitne	9/28/2021	6:45 AM	2	4	856	95	10	50	1031	6	0	0	0	3	0	224	3	25	2309
24101	Persimmon Bl	Seminole Pratt Whitne	9/28/2021	2:00 PM	0	4	538	76	11	52	593	20	0	0	1	4	0	102	0	35	1436
24101	Persimmon Bl	Seminole Pratt Whitne	9/28/2021	4:45 PM	0	2	971	80	14	47	675	1	0	1	0	7	0	163	0	50	2011
24101	Persimmon Bl	Seminole Pratt Whitne	5/3/2021	6:45 AM	1	9	837	199	10	57	1273	3	0	1	0	1	0	49	0	19	2459
24101	Persimmon Bl	Seminole Pratt Whitne	5/3/2021	5:00 PM	1	0	1372	86	19	36	862	4	0	2	1	9	0	181	0	21	2594
24101	Persimmon Bl	Seminole Pratt Whitne	2/4/2020	6:30 AM	0	2	831	63	23	39	1295	3	0	0	0	0	0	43	0	4	2303
24101	Persimmon Bl	Seminole Pratt Whitne	2/4/2020	2:30 PM	2	0	760	81	23	46	655	5	0	2	1	2	0	84	1	21	1683
24101	Persimmon Bl	Seminole Pratt Whitne	2/4/2020	5:00 PM	0	0	966	58	21	62	801	0	0	1	0	2	0	74	0	27	2012
27657	Persimmon Bl	SR 7	10/6/2022	7:00 AM	0	98	229	0	0	0	713	1	0	0	0	371	0	0	0	0	1412
27657	Persimmon Bl	SR 7	10/6/2022	5:00 PM	0	302	715	0	0	0	398	3	0	0	1	149	0	0	0	0	1568
27657	Persimmon Bl	SR 7	4/27/2021	7:00 AM	0	100	213	0	0	0	676	0	0	1	0	339	0	0	0	0	1329
27657	Persimmon Bl	SR 7	4/27/2021	5:00 PM	0	249	659	0	0	0	337	3	0	3	0	167	0	0	0	0	1418
14280	PGA Bl	Ave of the Champions	1/16/2024	7:30 AM	0	7	80	27	0	385	56	35	1	52	319	16	49	209	372	340	1948
14280	PGA Bl	Ave of the Champions	1/16/2024	12:00 PM	0	10	109	50	0	305	90	37	0	67	318	12	81	196	361	271	1907

APPENDIX C

CMA INTERSECTION ANALYSIS
INDIAN TRAILS GROVE
SEMINOLE PRATT WHITNEY ROAD AND PERSIMMON BOULEVARD

INPUT DATA

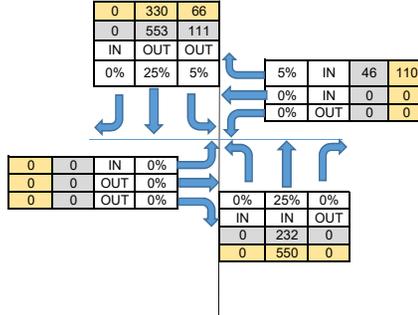
Comments: Lane Configuration per Minto West. 6LD from link Prop Share
 Growth Rate = 0.50% Peak Season = 1.00 Current Year = 2017 Buildout Year = 2035

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)	0	632	0	0	694	0	0	0	0	0	0	0
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0
0.5% Background Growth	0	59	0	0	65	0	0	0	0	0	0	0
Minto Trips	59	521	113	80	658	43	26	39	26	344	59	242
Avenir Trips	0	199	0	0	179	0	0	0	0	0	0	0
Minto/Avenir Double Count	0	-40	0	0	-36	0	0	0	0	0	0	0
Major Projects Traffic	0	233	0	0	155	0	0	0	0	0	0	0
0.5% BGR + Minto/Avenir + Major P	59	972	113	80	1021	43	26	39	26	344	59	242
Diversions	0	0	0	0	0	0	0	0	0	0	0	0
Project Traffic	0	232	0	111	553	0	0	0	0	0	0	46
Total	59	1836	113	191	2268	43	26	39	26	344	59	288
Approach Total	2,008			2,502			91			691		
CRITICAL VOLUME ANALYSIS												
No. of Lanes	1	3	1	1	3	1	1	1	1	2	1	1
Per Lane Volume	59	612	113	191	756	43	26	39	26	172	59	288
Right on Red				60				60				60
Overlaps Left				172				26				59
Adj. Per Lane Volume	59	612	0	191	756	0	26	39	0	172	59	37
Through/Right Volume										59		
Opposing Left Turns										26		
Critical Volume for Approach				803						211		
Critical Volume for Direction				815						211		
Intersection Critical Volume	1,026											
STATUS?	UNDER											

TRIPS

	IN	OUT
AM	929	2,212
PM	2,201	1,321



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)	0	847	0	0	587	0	0	0	0	0	0	0
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0
0.5% Background Growth	0	80	0	0	55	0	0	0	0	0	0	0
Minto Trips	50	727	245	174	637	35	98	178	75	168	66	105
Avenir Trips	0	187	0	0	274	0	0	0	0	0	0	0
Minto/Avenir Double Count	0	-37	0	0	-55	0	0	0	0	0	0	0
Major Projects Traffic	0	234	0	0	258	0	0	0	0	0	0	0
0.5% BGR + Minto/Avenir + Major P	50	1191	245	174	1169	35	98	178	75	168	66	105
Diversions	0	0	0	0	0	0	0	0	0	0	0	0
Project Traffic	0	550	0	66	330	0	0	0	0	0	0	110
Total	50	2588	245	240	2086	35	98	178	75	168	66	215
Approach Total	2,883			2,361			351			449		
Critical Volume Analysis												
No. of Lanes	1	3	1	1	3	1	1	1	1	2	1	1
Per Lane Volume	50	863	245	240	695	35	98	178	75	84	66	215
Right on Red				60				60				60
Overlaps Left				84				98				50
Adj. Per Lane Volume	50	863	101	240	695	0	98	178	0	84	66	0
Through/Right Volume										66		
Opposing Left Turns										98		
Critical Volume for Approach				1103						262		
Critical Volume for Direction				1103						262		
Intersection Critical Volume	1,365											
STATUS?	NEAR											

Note:
 Major project traffic based on link analysis
 NB and SB from Link Analysis

INDIAN TRAILS GROVE

04/06/2018
Revised 05/24/2018
Revised 06/25/2018
Revised 08/10/2018

TABLE 9
AM PEAK HOUR - TEST 1

2035 BUILD OUT
5 MILE RADIUS
AREAWIDE GROWTH RATE = 0.50%
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 929
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 2212

ROADWAY	FROM	TO	DIR.	2017 AM PEAK HOUR TRAFFIC		AM PEAK HOUR PROJ. TRIPS		MAJOR PROJ.	ROEBUCK DIV.	SR 7 DIV.	MINTO TRAFFIC	AVENIR TRAFFIC	MINTO/ AVENIR DOUBLE COUNT	AVENIR DIVERSION	0.50% AREA WIDE GROWTH	TOTAL BCKGD TRAFFIC	2035 BCKGD TRAFFIC W/O PROJ	2035 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS D	MEETS LOS STD.?	BCGKD. IMPROV. REQUIRED SERV. LANES		PROP. IMPROV. SERV. LANES		TEST 1 - PART 1 PROJ % OF 2035 TRAFFIC		10% OR MORE OF TOTAL TRAFFIC		
				2017 AM PEAK HOUR TRAFFIC	PROJ. DIST.	2017 AM PEAK HOUR TRAFFIC	PROJ. TRIPS																LANES	VOL.	LANES	VOL.	PROJ %	OF 2035 TRAFFIC	PROJ %	OF TOTAL TRAFFIC	
60TH STREET	SITE	SEMINOLE PRATT WHITNEY ⁽¹⁾	EB	270	54%	1195	0			0	0	0	0		25	25	295	1490	2	I	880	NO			4D	1960	80.2%	YES			
			WB	164	54%	502	0			0	0	0	0	0		15	15	179	681	2	I	880	YES					73.7%	YES		
	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	EB	0	17%	376	0			76	0	0	0		0	76	76	452	2	I	1140	YES					83.2%	YES			
			WB	0	17%	158	0			19	0	0	0		0	19	177	2	I	1140	YES					89.3%	YES				
140TH STREET	140TH AVENUE	ROYAL PALM BEACH BOULEVARD ⁽¹⁾	EB	20	15%	332	0			76	364	34	-7		2	469	489	821	2	I	880	YES					40.4%	YES			
			WB	7	15%	139	0			19	381	37	-7		1	431	438	577	2	I	880	YES					24.1%	YES			
	ROYAL PALM BEACH BOULEVARD	SR 7 ⁽¹⁾	EB	526	10%	221	0			76	182	56	-11		49	352	878	1100	2	I	880	NO			4D	1960	20.1%	YES			
			WB	128	10%	93	0			19	191	62	-12		12	272	400	493	2	I	880	YES					18.8%	YES			
BEELINE HIGHWAY	NORTHLAKE BOULEVARD	ORANGE BOULEVARD ⁽¹⁾	NB	117	2%	44	0				11	100	-2		11	120	237	281	2	I	704	YES					15.7%	YES			
			SB	198	2%	19	0				12	90	-2		19	119	317	335	2	I	704	YES					5.5%	NO			
COCONUT BOULEVARD	ORANGE BOULEVARD	60TH STREET ⁽¹⁾	NB	83	2%	19	0				11	0	0		8	19	102	120	2	I	704	YES					15.4%	YES			
			SB	135	2%	44	0				12	0	0		13	25	160	204	2	I	704	YES					21.7%	YES			
	NORTHLAKE BOULEVARD	JOG ROAD	EB	1650	7%	155	860				103	448	-21		155	1545	3195	3350	4D	I	1960	NO	8D	3940	8D	3940	4.6%	NO			
			NB	1152	2%	44	342				-320	114	199	-23		108	420	1572	1616	2	I	880	NO	4D	1960	4D	1960	2.7%	NO		
HAMLIN BOULEVARD	TEMPLE BOULEVARD	ORANGE BOULEVARD	NB	286	2%	19	79				119	179	-24		27	300	586	604	2	I	880	YES					3.1%	NO			
			SB	757	2%	44	386				-320	103	187	-21		71	406	1163	1207	2	I	880	NO	4D	1960	4D	1960	3.7%	NO		
	60TH STREET	PERSIMMON BOULEVARD	NB	410	2%	19	112				107	168	-21		39	325	735	753	2	I	880	YES					2.5%	NO			
			SB	206	3%	28	0				11	100	-2		19	128	334	362	2	I	880	YES					7.7%	NO			
PERSIMMON BOULEVARD	ORANGE GROVE BOULEVARD	NB	190	3%	66	0				12	90	-2		18	118	308	374	2	I	880	YES					17.7%	YES				
		SB	190	3%	66	0				80	0	0		18	98	288	354	2	I	880	YES					18.7%	YES				
NORTHLAKE BOULEVARD	SITE	SEMINOLE PRATT WHITNEY ROAD ⁽¹⁾	EB	223	18%	398	0				0	0	0		21	21	244	642	2	I	704	YES					62.0%	YES			
			WB	43	18%	167	0				0	0	0		4	4	47	214	2	I	704	YES					78.0%	YES			
	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	EB	921	23%	509	304				-152	364	299	-60		87	842	1763	2271	4D	I	1960	NO			6D	2940	22.4%	YES		
			WB	281	23%	214	109				-38	381	269	-54		26	693	974	1188	4D	I	1960	YES					18.0%	YES		
	140TH AVENUE	COCONUT BOULEVARD	EB	1414	19%	420	424				-152	364	412	-73		133	806	2220	2640	4D	I	1960	NO	6D	2940	6D	2940	15.9%	YES		
			WB	351	19%	176	176				-38	381	523	-76		33	924	1275	1451	4D	I	1960	YES					12.2%	YES		
	COCONUT BOULEVARD	IBIS ROAD	EB	2602	16%	354	883				-472	456	1334	-91		244	1596	4198	4552	4D	I	1960	NO	8D+	4940	8D+	4940	7.8%	NO		
			WB	538	16%	149	203				-118	477	1482	-95		51	1828	2366	2514	4D	I	1960	NO	8D+	4940	8D+	4940	5.9%	NO		
	IBIS ROAD	SR 7	EB	2861	15%	332	883				-472	433	1289	-87		269	1557	4418	4750	4D	I	1960	NO	8D+	4940	8D+	4940	7.0%	NO		
			WB	748	15%	139	203				-118	453	1432	-91		70	1777	2525	2664	4D	I	1960	NO	8D+	4940	8D+	4940	5.2%	NO		
	SR 7	BEELINE HIGHWAY	EB	2861	19%	420	2097				(4)	(4)	0	-758		269	1608	4469	4889	4D	UNI	3320	NO	6D	4980	6D	4980	8.6%	NO		
			WB	748	19%	176	1745				(4)	(4)	0	-172		70	1643	2391	2568	4D	UNI	3320	YES					6.9%	NO		
BEELINE HIGHWAY	RYDER CUP BOULEVARD	EB	1560	12%	265	69				342	617	-68		147	1107	2667	2932	6D	I	2940	YES					9.1%	NO				
		EB	2088	8%	177	158				228	426	-46		196	962	3050	3227	6D	II	2680	NO	8D	3590	8D	3590	5.5%	NO				
STEPPLECHASE DRIVE	MILITARY TRAIL	EB	2463	7%	155	175				205	404	-41		231	974	3437	3592	6D	I	2940	NO	8D	3590	8D	3940	4.3%	NO				
		EB	515	7%	155	87				228	67	-13		48	417	932	1087	2	I	880	NO	4D	1960	4D	1960	14.2%	YES				
OKEECHOBEE BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	B ROAD	WB	453	7%	65	59				238	75	-15		43	400	853	918	2	I	880	NO	4D	1960	4D	1960	7.1%	NO			
			EB	515	6%	133	84				216	67	-13		48	402	917	1050	2	I	880	NO	4D	1960	4D	1960	12.7%	YES			
	B ROAD	F ROAD	WB	453	6%	56	67				226	75	-15		43	396	849	905	2	I	880	NO	4D	1960	4D	1960	6.2%	NO			
			EB	658	6%	133	108				205	45	-9		62	411	1069	1202	2	I	880	NO	4D	1960	4D	1960	11.0%	YES			
F ROAD	FOLSOM ROAD	WB	556	6%	56	101				215	50	-10		52	408	964	1020	2	I	880	NO	4D	1960	4D	1960	5.5%	NO				
		EB	658	2%	44	63				194	0	0		62	319	977	1021	4D	II	1770	YES					4.3%	NO				
ORANGE BOULEVARD	SITE	SEMINOLE PRATT WHITNEY ROAD ⁽¹⁾	EB	104	22%	487	0				0	0	0		10	10	114	600	2	I	704	YES					81.1%	YES			
			WB	41	22%	204	0				0	0	0		4	4	45	249	2	I	704	YES					82.0%	YES			
	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	EB	408	7%	155	57				68	12	-2		38	173	581	736	2	I	880	YES					21.0%	YES			
			WB	260	7%	65	47				72	11	-2		24	152	412	477	2	I	880	YES					13.6%	YES			
	140TH AVENUE	COCONUT BOULEVARD	EB	542	5%	111	60				57	67	-11		51	224	766	877	2	I	880	YES					12.6%	YES			
			WB	237	5%	46	25				60	75	-12		22	170	407	454	2	I	880	YES					10.2%	YES			
COCONUT BOULEVARD	ROYAL PALM BEACH BOULEVARD	EB	616	2%	44	29				-80	0	135	0		58	142	758	802	2	I	880	YES					5.5%	NO			
		WB	576	2%	19	140				-320	0	149	0		54	23	599	618	2	I	880	YES					3.0%	NO			
ORANGE GROVE BOULEVARD																															

INDIAN TRAILS GROVE

04/06/2018
 Revised 05/24/2018
 Revised 06/25/2018
 Revised 08/10/2018

TABLE 10
 PM PEAK HOUR - TEST 1

2035 BUILD OUT
 5 MILE RADIUS
 AREAWIDE GROWTH RATE = 0.50%
 TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 2201
 TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 1321

ROADWAY	FROM	TO	DIR.	2017 PM PEAK HOUR TRAFFIC		PM PEAK HOUR PROJ. TRIPS		MAJOR PROJ.	ROEBUCK DIV.	SR 7 DIV.	MINTO TRAFFIC	AVENIR TRAFFIC	MINTO/ AVENIR DOUBLE COUNT	AVENIR DIVERSION	0.50% AREA WIDE GROWTH	TOTAL BCKGD TRAFFIC	2035 BCKGD TRAFFIC W/O PROJ	2035 TOTAL TRAFFIC	ISSURED LANES	CLASS	LOS D	MEETS LOS STD.?	BCGKD. IMPROV. REQUIRED SERV. VOL.		PROP. IMPROV. SERV. VOL.		TEST 1 - PART 1 PROJ % OF 2035 TRAFFIC		10% OR MORE OF TOTAL TRAFFIC				
				EB	WB	PROJ. DIST.	PROJ. TRIPS																LANES	LANES	LANES	LANES	PROJ %	10% OR MORE					
60TH STREET	SITE	SEMINOLE PRATT WHITNEY ROAD ⁽¹⁾	EB	156	54%	713	0				0	0	0		15	15	171	884	2	I	880	NO			4D	1960	80.7%	YES					
			WB	209	54%	1189	0					0	0	0		20	20	229	1417	2	I	880	NO			4D	1960	83.9%	YES				
	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	EB	0	17%	225	0				29	0	0		0	29	29	254	2	I	1140	YES							88.6%	YES			
			WB	0	17%	374	0					67	0	0		0	67	67	441	2	I	1140	YES							84.8%	YES		
	140TH AVENUE	ROYAL PALM BEACH BOULEVARD ⁽¹⁾	EB	26	15%	198	0				29	424	51	-10		2	496	522	721	2	I	880	YES							27.5%	YES		
			WB	31	15%	330	0					67	365	35	-7		3	463	494	824	2	I	880	YES							40.1%	YES	
ROYAL PALM BEACH BOULEVARD	SR 7 ⁽¹⁾	EB	223	10%	132	0				29	212	86	-17		21	331	554	686	2	I	880	YES							19.3%	YES			
		WB	432	10%	220	0				67	182	59	-12		41	337	769	989	2	I	880	NO			4D	1960	22.2%	YES					
140TH AVENUE	NORTHLAKE BOULEVARD	ORANGE BOULEVARD ⁽¹⁾	NB	88	2%	26	0				13	94	-3		8	112	200	227	2	I	704	YES					4D	1960	11.7%	YES			
			SB	128	2%	44	0					11	37	-2		12	58	186	230	2	I	704	YES							19.1%	YES		
	ORANGE BOULEVARD	60TH STREET ⁽¹⁾	NB	107	2%	44	0				13	0	0		10	23	130	174	2	I	704	YES									25.3%	YES	
			SB	77	2%	26	0					11	0	0		7	18	95	121	2	I	704	YES									21.5%	YES
BEELINE HIGHWAY	NORTHLAKE BOULEVARD	JOG ROAD	EB	886	7%	92	293				119	686	-24		83	1157	2043	2136	4D	I	1960	NO	8D	3940	8D	3940	4.3%	NO					
			WB	1366	7%	154	1002				103	469	-21		128	1681	3047	3201	4D	I	1960	NO	8D	3940	8D	3940	4.8%	NO					
COCONUT BOULEVARD	NORTHLAKE BOULEVARD	TEMPLE BOULEVARD	NB	378	2%	26	131			-120	133	187	-27		36	340	718	744	2	I	880	YES									3.5%	NO	
			SB	867	2%	44	411				-280	114	274	-23		81	577	1444	1488	2	I	880	NO	4D	1960	4D	1960	3.0%	NO				
	TEMPLE BOULEVARD	ORANGE BOULEVARD	NB	430	2%	26	200			-120	119	176	-24		40	391	821	847	2	I	880	YES	4D	1960	4D	1960	3.1%	NO					
			SB	658	2%	44	488				-280	103	257	-21		62	609	1267	1311	2	I	880	NO	4D	1960	4D	1960	3.4%	NO				
	60TH STREET	PERSIMMON BOULEVARD	NB	112	3%	66	0				13	23	-3		11	44	156	222	2	I	880	YES									29.8%	YES	
			SB	190	3%	40	0				11	34	-2		18	61	251	290	2	I	880	YES									13.6%	YES	
PERSIMMON BOULEVARD	ORANGE GROVE BOULEVARD	NB	112	3%	66	0				80	0	0		11	91	203	269	2	I	880	YES									24.6%	YES		
		EB	118	19%	251	0				0	0	0		11	11	129	380	2	I	704	YES									66.0%	YES		
HAMLIN BOULEVARD	SITE	SEMINOLE PRATT WHITNEY ROAD ⁽¹⁾	WB	251	19%	418	0				0	0	0		24	24	275	693	2	I	704	YES									60.4%	YES	
			EB	354	23%	304	182				-57	424	281	-56		33	807	1161	1465	4D	I	1960	YES									20.7%	YES
NORTHLAKE BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	140TH AVENUE	WB	685	23%	506	391			-133	365	412	-73		64	1026	1711	2218	4D	I	1960	NO					6D	2940	22.8%	YES			
			EB	454	19%	251	302				-57	424	513	-85		43	1036	1490	1741	4D	I	1960	YES									14.4%	YES
	140TH AVENUE	COCONUT BOULEVARD	WB	1366	19%	418	556				-133	365	624	-73		128	1102	2468	2887	4D	I	1960	NO	6D	1940	6D	2940	14.5%	YES				
			EB	801	16%	211	337				-177	530	2041	-106		75	2456	3257	3468	4D	I	1960	NO	8D	3940	8D+	4940	6.1%	NO				
	COCONUT BOULEVARD	IBIS ROAD	WB	2155	16%	352	1051				-413	456	1394	-91		202	1688	3843	4195	4D	I	1960	NO	8D	3940	8D+	4940	8.4%	NO				
			EB	1047	15%	198	337				-177	504	1973	-101		98	2390	3437	3635	4D	I	1960	NO	8D+	4940	8D+	4940	5.5%	NO				
	IBIS ROAD	SR 7	WB	2482	15%	330	1051				-413	433	1347	-87		233	1653	4135	4465	4D	I	1960	NO	8D+	4940	8D+	4940	7.4%	NO				
			EB	1047	19%	251	2335				(4)	(4)	0	-244		98	2189	3236	3487	4D	UNI	3320	NO	6D	4980	6D	4980	7.2%	NO				
	SR 7	BEELINE HIGHWAY	WB	2482	19%	418	2347				(4)	(4)	0	-911		233	1669	4151	4569	4D	UNI	3320	NO	6D	4980	6D	4980	9.2%	NO				
			EB	706	12%	159	373				398	944	-80		66	1701	2407	2566	6D	I	2940	YES									6.2%	NO	
BEELINE HIGHWAY	RYDER CUP BOULEVARD	WB	1375	12%	264	96				342	644	-68		129	1143	2518	2782	6D	I	2940	YES									9.5%	NO		
		EB	1246	8%	106	187				265	652	-53		117	1168	2414	2520	6D	II	2680	YES									4.2%	NO		
RYDERCUP BOULEVARD	STEEPLECHASE DRIVE	WB	1852	8%	176	190				228	445	-46		174	991	2843	3019	6D	II	2680	NO	8D	3590	8D	3590	5.8%	NO						
		WB	2206	7%	154	195				205	422	-41		207	988	3194	3348	6D	I	2940	NO	8D	3940	8D	3940	4.6%	NO						
STEEPLECHASE DRIVE	MILITARY TRAIL	EB	395	7%	92	94				265	103	-21		37	478	873	966	2	I	880	NO										9.6%	NO	
		WB	413	7%	154	98				228	70	-14		39	421	834	988	2	I	880	NO										15.6%	YES	
OKEECHOBEE BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	B ROAD	EB	395	6%	79	103				252	103	-21		37	474	869	948	2	I	880	NO									8.3%	NO	
			WB	413	6%	132	102				217	70	-14		39	414	827	959	2	I	880	NO										13.8%	YES
	B ROAD	F ROAD	EB	395	6%	79	103				252	103	-21		37	474	869	948	2	I	880	NO										8.3%	NO
			WB	413	6%	132	102				217	70	-14		39	414	827	959	2	I	880	NO											13.8%
	F ROAD	FOLSOM ROAD	EB	590	6%	79	198				239	69	-14		55	547	1137	1217	2	I	880	NO	4D	1960	4D	1960	6.5%	NO					
			WB	650	6%	132	191				205	47	-9		61	495	1145	1277	2	I	880	NO	4D	1960	4D	1960	10.3%	YES					
FOLSOM ROAD	CRESTWOOD BOULEVARD	EB	590	6%	79	192				225	0	0		55	472	1062	1142	4D	II	1770	YES									6.9%	NO		
		WB	650	6%	132	168				194	0	0		61	423	1073	1205	4D	II	1770	YES										11.0%	YES	
ORANGE BOULEVARD	SITE	SEMINOLE PRATT WHITNEY ROAD ⁽¹⁾	EB	97	23%	304	0				0	0	0		9	9	106	410	2	I	704	YES									74.1%	YES	
			WB	141	23%	506	0				0	0	0		13	13	154																

INTERSECTION ANALYSIS SHEET**Minto West****Persimmon Blvd & Seminole Pratt-Whitney Rd**

(Proposed Geometrics w/Project)

Growth Rate = 0.50%
 Peak Season = 1.07
 Buildout Year = 2035
 Years = 22

AM Peak Hour													
Intersection Volume Development													
	Northbound			Southbound			Eastbound			Westbound			
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	
Existing Volume (9/11/13)	0	551	9	0	728	0	0	0	0	1	0	3	
Peak Season Volume	0	590	10	0	779	0	0	0	0	1	0	3	
Bkgd (Growth + Exist)	0	658	11	0	869	0	0	0	0	1	0	4	
Approved Projects	0	201	0	0	113	0	0	0	0	0	0	0	
Project Traffic *	59	521	113	80	658	43	26	39	26	344	59	242	
Total	59	1,380	124	80	1,640	43	26	39	26	345	59	246	
Critical Volume Analysis													
No. of Lanes	1	3	1	1	3	1	1	1	1	2	1	1	
Approach Volume	1,563			1,763			91			650			
Per Lane Volume	59	460	124	80	547	43	26	39	26	173	59	246	
Right Turn on Red			60			43			26			60	
Right Turn Resultant			-109			-26			-59			106	
North-South Critical	NB LT + SB TH = 606					SB LT + NB TH = 540							
East-West Critical	EB LT + WB RT = 132					WB LT + EB TH = 212							
Maximum Critical Sum	606			+			212			=			818
STATUS ?	UNDER												

PM Peak Hour													
Intersection Volume Development													
	Northbound			Southbound			Eastbound			Westbound			
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	
Existing Volume (9/11/13)	0	639	40	5	498	0	0	0	0	32	0	13	
Peak Season Volume	0	684	43	5	533	0	0	0	0	34	0	14	
Bkgd (Growth + Exist)	0	763	48	6	595	0	0	0	0	38	0	16	
Approved Projects	0	166	0	0	222	0	0	0	0	0	0	0	
Project Traffic *	50	727	245	174	637	35	98	178	75	168	66	105	
Total	50	1,656	293	180	1,454	35	98	178	75	206	66	121	
Critical Volume Analysis													
No. of Lanes	1	3	1	1	3	1	1	1	1	2	1	1	
Approach Volume	1,999			1,669			351			393			
Per Lane Volume	50	552	293	180	485	35	98	178	75	103	66	121	
Right Turn on Red			60			35			60			60	
Right Turn Resultant			130			-98			-35			-119	
North-South Critical	NB LT + SB TH = 535					SB LT + NB TH = 732							
East-West Critical	EB LT + WB TH = 164					WB LT + EB TH = 281							
Maximum Critical Sum	732			+			281			=			1,013
STATUS ?	UNDER												

* Project Traffic was based on Driveway Volume Distributions, therefore Percent Project Traffic Turning Movements not shown in this table.

Roadway	Link	Lanes	Dir	Existing (2013) (1)	Committed Dev. Analysis (2)	SR 7 Div. (3)	PM PEAK HOUR			Prop. Improvements						
							TPS	0.5% Growth	Total	SR 7 Div. (3)	Roadback Div. (3)	Total Bkgd.	Service Volume	Meets Std?	Total (2035)	Project
60th Street North	Seminole Pratt-Whitney Rd to 140th Ave (4)	2L	EB	6	-	1	29	36	880	Yes	513	Yes				
		2L	WB	20	-	2	67	89	880	Yes	500	Yes				
		2L	EB	6	-	1	29	36	880	Yes	460	Yes				
		2L	WB	20	-	2	67	89	880	Yes	454	Yes				
		2L	EB	6	-	1	29	36	880	Yes	380	Yes				
		2L	WB	20	-	2	67	89	880	Yes	386	Yes				
		2L	EB	6	-	1	29	36	880	Yes	327	Yes				
		2L	WB	20	-	2	67	89	880	Yes	340	Yes				
		2L	EB	6	-	1	57	64	880	Yes	276	Yes				
		2L	WB	10	-	1	133	144	880	Yes	327	Yes				
Coconut Blvd	Orange Grove Blvd to Peersimmon Blvd	2L	NB	108	-	13	13	121	880	Yes	200	Yes				
		2L	SB	173	-	20	20	193	880	Yes	286	Yes				
		2L	NB	108	-	13	13	121	880	Yes	13	134	Yes			
		2L	SB	173	-	20	20	193	880	Yes	11	204	Yes			
		2L	NB	108	75	13	88	196	880	Yes	53	249	Yes			
		2L	SB	173	154	20	174	347	880	Yes	46	393	Yes			
		2L	NB	435	181	50	231	546	880	Yes	119	666	Yes			
		2L	SB	639	456	74	530	889	880	NO	103	992	NO	4LD	1960	
		2L	NB	325	114	38	152	357	880	Yes	133	489	Yes			
		2L	SB	820	380	95	475	1,015	880	NO	114	1,129	NO	4LD	1960	
Jog Road	Turnpike Entrance to Okeechobee Blvd	6LD	NB	1,198	156	139	295	1,493	2,680	Yes	137	1,630	Yes			
		4LD	SB	1,154	207	140	347	1,501	2,680	Yes	159	1,660	Yes			
		4LD	NB	1,156	-	90	90	1,246	1,770	Yes	91	1,337	Yes			
		4LD	SB	1,180	-	92	92	1,272	1,770	Yes	106	1,378	Yes			
		4LD	EB	294	154	34	188	425	1,960	Yes	411	836	Yes			
		4LD	WB	620	380	72	452	939	1,960	Yes	354	1,292	Yes			
		4LD	EB	294	154	34	188	425	1,960	Yes	424	849	Yes			
		4LD	WB	620	380	72	452	939	1,960	Yes	365	1,304	Yes			
		4LD	EB	378	255	44	299	620	1,960	Yes	424	1,044	Yes			
		4LD	WB	1,181	542	137	679	1,727	1,960	Yes	365	2,092	NO	6LD	2940	
Northlake Boulevard	Coconut Blvd to Ibis Blvd	4LD	EB	669	273	78	351	843	1,960	Yes	530	1,373	Yes			
		4LD	WB	2,034	961	236	1,197	2,818	1,960	NO	456	3,274	NO	8LD	3940	
		4LD	EB	820	273	95	368	1,011	1,960	Yes	504	1,515	Yes			
		4LD	WB	2,117	961	246	1,207	2,911	1,960	NO	433	3,344	NO	8LD	3940	
		4LD	EB	820	236	95	331	1,151	3,320	Yes	596	1,748	Yes			
		4LD	WB	2,117	951	246	1,197	3,314	3,320	Yes	513	3,827	NO	6LD	4980	
		6LD	EB	690	362	80	442	1,132	2,940	Yes	398	1,530	Yes			
		6LD	WB	1,299	95	151	246	1,545	2,940	Yes	342	1,887	Yes			
		6LD	EB	1,034	99	120	219	1,253	2,680	Yes	265	1,518	Yes			
		6LD	WB	1,682	107	195	302	1,984	2,680	Yes	228	2,212	Yes			
	6LD	EB	1,467	136	170	306	1,773	2,940	Yes	239	2,012	Yes				
	6LD	WB	2,170	157	252	409	2,579	2,940	Yes	205	2,784	Yes				

INTERSECTION ANALYSIS SHEET The Terraces

Persimmon Blvd & Seminole Pratt Whitney Rd

(Existing Geometrics w/Project)

Nominal Growth Rate = 1.00%
Peak Season = 1.00
Buildout Year = 2029
Years = 6

AM Peak Hour													
Intersection Volume Development													
	Northbound			Southbound			Eastbound			Westbound			
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	
Existing Volume (4/17/23)	32	918	122	58	1072	51	34	13	45	239	13	99	
Peak Season Volume	32	918	122	58	1072	51	34	13	45	239	13	99	
Nominal Growth	2	56	8	4	66	3	2	1	3	15	1	6	
Approved Projects	12	82	23	23	80	11	0	0	0	0	0	0	
Westlake	19	164	36	25	207	14	8	12	8	108	19	76	
Indian Trails Grove	0	66	0	32	158	0	0	0	0	0	0	13	
Background Traffic	64	1286	189	142	1583	79	44	26	56	362	33	194	
% Project Traffic	2%	27%	0%	0%	27%	0%	0%	0%	0%	0%	0%	0%	
Direction	out	out	out	in	in	in	in	in	in	out	out	out	
Project Traffic	1	19	0	0	6	0	0	0	0	0	0	0	
Total	66	1,305	189	142	1,589	79	44	26	56	362	33	194	
Critical Volume Analysis													
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1	
Right Turn on Red			60			60			56			60	
Per Lane Volume - RTOR	66	653	129	142	795	19	44	26	0	181	33	134	
RT - LT Overlap			-52			-25			-66			-8	
North-South Critical	NB LT + SB TH = 861					SB LT + NB TH = 795							
East-West Critical	EB LT + WB TH = 77					WB LT + EB TH = 207							
Maximum Critical Sum	861					+		207			= 1,068		
STATUS ?	UNDER												

PM Peak Hour													
Intersection Volume Development													
	Northbound			Southbound			Eastbound			Westbound			
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	
Existing Volume (4/17/23)	19	997	151	126	703	59	20	14	63	136	11	43	
Peak Season Volume	19	997	151	126	703	59	20	14	63	136	11	43	
Nominal Growth	1	61	9	8	43	4	1	1	4	8	1	3	
Approved Projects	27	186	53	49	170	24	0	0	0	0	0	0	
Westlake	16	229	77	55	201	11	31	56	24	53	21	33	
Indian Trails Grove	0	157	0	19	94	0	0	0	0	0	0	31	
Background Traffic	62	1630	290	256	1211	98	52	71	91	197	33	111	
% Project Traffic	2%	27%	0%	0%	27%	0%	0%	0%	0%	0%	0%	0%	
Direction	out	out	out	in	in	in	in	in	in	out	out	out	
Project Traffic	1	12	0	0	20	0	0	0	0	0	0	0	
Total	63	1,642	290	256	1,231	98	52	71	91	197	33	111	
Critical Volume Analysis													
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1	
Right Turn on Red			60			60			60			60	
Per Lane Volume - RTOR	63	821	230	256	616	38	52	71	31	99	33	51	
RT - LT Overlap			131			-14			-32			-205	
North-South Critical	NB LT + SB TH = 679					SB LT + NB TH = 1077							
East-West Critical	EB LT + WB TH = 85					WB LT + EB TH = 170							
Maximum Critical Sum	1077					+		170			= 1,247		
STATUS ?	NEAR												

Exhibit 4A
The Terraces
Project Traffic Assignment - Test 1

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	15.0%	22	2.50%	880	YES
				WB	15.0%	7	0.80%	880	No
	140th Ave to Avocado Blvd	2L	I	EB	13.0%	19	2.16%	880	YES
				WB	13.0%	6	0.68%	880	No
	Avocado Blvd to Coconut Blvd	2L	I	EB	11.0%	16	1.82%	880	YES
				WB	11.0%	5	0.57%	880	No
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	9.0%	13	1.48%	880	No
			WB	9.0%	4	0.45%	880	No	
	Royal Palm Beach Blvd to SR 7	2L	I	EB	8.0%	12	1.36%	880	No
			WB	8.0%	4	0.45%	880	No	
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	3	0.34%	880	(2)
			SB	2.0%	1	0.11%	880	(2)	
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	3.0%	4	0.45%	880	(2)
			SB	3.0%	1	0.11%	880	(2)	
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	2.0%	1	0.11%	880	(2)
				WB	2.0%	3	0.34%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	2.0%	1	0.05%	1960	No
				WB	2.0%	3	0.15%	1960	No
	Ilex Way to Town Center Pkwy N	2L	I	EB	15.0%	22	2.50%	880	YES
				WB	15.0%	7	0.80%	880	No
	140th Ave to Avocado Blvd	2L	I	EB	0.0%	0	0.00%	880	No
			WB	0.0%	0	0.00%	880	No	
Royal Palm Beach Blvd	60th Street N to Orange Blvd	2L	I	NB	1.0%	1	0.11%	880	No
				SB	1.0%	0	0.00%	880	No
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore	4LD	I	NB	43.0%	20	1.02%	1960	YES
				SB	43.0%	62	3.16%	1960	YES
	Sycamore to Persimmon Blvd	4LD	I	NB	43.0%	20	1.02%	1960	YES
				SB	43.0%	62	3.16%	1960	YES
	Persimmon Blvd to 60th Street	4LD	II	NB	27.0%	39	2.20%	1770	YES
				SB	27.0%	12	0.68%	1770	No
	60th Street to Orange Blvd	4LD	I	NB	23.0%	33	1.68%	1960	YES
				SB	23.0%	11	0.56%	1960	No
	Orange Blvd to Temple Blvd	4LD	I	NB	18.0%	26	1.33%	1960	No
			SB	18.0%	8	0.41%	1960	No	

(1) Source: 2009 FDOT Quality / LOS Handbook.

(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12. Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 4B
The Terraces
Project Traffic Assignment - Test 1

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	15.0%	14	1.59%	880	YES
				WB	15.0%	23	2.61%	880	YES
	140th Ave to Avocado Blvd	2L	I	EB	13.0%	12	1.36%	880	YES
				WB	13.0%	20	2.27%	880	YES
	Avocado Blvd to Coconut Blvd	2L	I	EB	11.0%	10	1.14%	880	YES
				WB	11.0%	17	1.93%	880	YES
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	9.0%	8	0.91%	880	No
			WB	9.0%	14	1.59%	880	No	
	Royal Palm Beach Blvd to SR 7	2L	I	EB	8.0%	7	0.80%	880	No
			WB	8.0%	12	1.36%	880	No	
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	2	0.23%	880	(2)
			SB	2.0%	3	0.34%	880	(2)	
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	3.0%	3	0.34%	880	(2)
			SB	3.0%	5	0.57%	880	(2)	
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	2.0%	3	0.34%	880	(2)
				WB	2.0%	2	0.23%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	2.0%	3	0.15%	1960	No
				WB	2.0%	2	0.10%	1960	No
	Ilex Way to Town Center Pkwy N	2L	I	EB	15.0%	14	1.59%	880	YES
				WB	15.0%	23	2.61%	880	YES
	140th Ave to Avocado Blvd	2L	I	EB	0.0%	0	0.00%	880	No
			WB	0.0%	0	0.00%	880	No	
Royal Palm Beach Blvd	60th Street N to Orange Blvd	2L	I	NB	1.0%	1	0.11%	880	No
				SB	1.0%	2	0.23%	880	No
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore	4LD	I	NB	43.0%	66	3.37%	1960	YES
				SB	43.0%	39	1.99%	1960	YES
	Sycamore to Persimmon Blvd	4LD	I	NB	43.0%	66	3.37%	1960	YES
				SB	43.0%	39	1.99%	1960	YES
	Persimmon Blvd to 60th Street	4LD	II	NB	27.0%	24	1.36%	1770	YES
				SB	27.0%	41	2.32%	1770	YES
	60th Street to Orange Blvd	4LD	I	NB	23.0%	21	1.07%	1960	YES
				SB	23.0%	35	1.79%	1960	YES
	Orange Blvd to Temple Blvd	4LD	I	NB	18.0%	16	0.82%	1960	No
			SB	18.0%	28	1.43%	1960	No	

(1) Source: 2009 FDOT Quality / LOS Handbook.

(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12. Shaded roadway links are outside the radius of influence. Significance level is 5%.

INTERSECTION ANALYSIS SHEET

Silver Lake

Persimmon Blvd & Seminole Pratt Whitney Rd

(Existing Geometrics w/Project)

Nominal Growth Rate = 1.00%
 Peak Season = 1.00
 Buildout Year = 2029
 Years = 6

AM Peak Hour													
Intersection Volume Development													
	Northbound			Southbound			Eastbound			Westbound			
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	
Existing Volume (4/17/23)	32	918	122	58	1072	51	34	13	45	239	13	99	
Peak Season Volume	32	918	122	58	1072	51	34	13	45	239	13	99	
Nominal Growth	2	56	8	4	66	3	2	1	3	15	1	6	
Approved Projects	8	55	16	10	34	5	0	0	0	0	0	0	
Westlake	19	164	36	25	207	14	8	12	8	108	19	76	
Indian Trails Grove	0	66	0	32	158	0	0	0	0	0	0	13	
The Terraces	1	19	0	6	0	0	0	0	0	0	0	0	
Discount Superstore	5	50	0	16	42	0	0	3	4	0	3	19	
Background Traffic	66	1329	181	151	1580	72	44	29	60	362	36	213	
% Project Traffic	0%	0%	12%	4%	0%	0%	0%	4%	0%	12%	4%	4%	
Direction	in	in	in	in	in	in	in	in	in	out	out	out	
Project Traffic	0	0	10	3	0	0	0	3	0	28	9	9	
Total	66	1,329	191	154	1,580	72	44	33	60	390	45	223	
Critical Volume Analysis													
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1	
Right Turn on Red			60			60			60			60	
Per Lane Volume - RTOR	66	665	131	154	790	12	44	33	0	195	45	163	
RT - LT Overlap			-64			-32			-66			9	
North-South Critical	NB LT + SB TH = 856					SB LT + NB TH = 819							
East-West Critical	EB LT + WB TH = 89					WB LT + EB TH = 228							
Maximum Critical Sum	856					+		228		=		1,084	
STATUS ?	UNDER												

PM Peak Hour													
Intersection Volume Development													
	Northbound			Southbound			Eastbound			Westbound			
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	
Existing Volume (4/17/23)	19	997	151	126	703	59	20	14	63	136	11	43	
Peak Season Volume	19	997	151	126	703	59	20	14	63	136	11	43	
Nominal Growth	1	61	9	8	43	4	1	1	4	8	1	3	
Approved Projects	11	76	22	18	63	9	0	0	0	0	0	0	
Westlake	16	229	77	55	201	11	31	56	24	53	21	33	
Indian Trails Grove	0	157	0	19	94	0	0	0	0	0	0	31	
The Terraces	1	12	0	0	20	0	0	0	0	0	0	0	
Discount Superstore	9	87	0	34	90	0	0	6	9	0	6	53	
Background Traffic	57	1619	259	260	1214	83	52	77	100	197	39	164	
% Project Traffic	0%	0%	12%	4%	0%	0%	0%	4%	0%	12%	4%	4%	
Direction	in	in	in	in	in	in	in	in	in	out	out	out	
Project Traffic	0	0	32	11	0	0	0	11	0	19	6	6	
Total	57	1,619	291	270	1,214	83	52	88	100	216	45	170	
Critical Volume Analysis													
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1	
Right Turn on Red			60			60			60			60	
Per Lane Volume - RTOR	57	810	231	270	607	23	52	88	40	108	45	110	
RT - LT Overlap			123			-29			-17			-160	
North-South Critical	NB LT + SB TH = 664					SB LT + NB TH = 1080							
East-West Critical	EB LT + WB TH = 97					WB LT + EB TH = 196							
Maximum Critical Sum	1080					+		196		=		1,276	
STATUS ?	NEAR												

Exhibit 4A
Silver Lake
Project Traffic Assignment - Test 1

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	25.0%	58	6.59%	880	YES
				WB	25.0%	21	2.39%	880	YES
	140th Ave to Avocado Blvd	2L	I	EB	23.0%	53	6.02%	880	YES
				WB	23.0%	19	2.16%	880	YES
	Avocado Blvd to Coconut Blvd	2L	I	EB	19.0%	44	5.00%	880	YES
				WB	19.0%	16	1.82%	880	YES
Coconut Blvd to Royal Palm Beach Blvd		2L	I	EB	16.0%	37	4.20%	880	No
				WB	16.0%	13	1.48%	880	No
Royal Palm Beach Blvd to SR 7		2L	I	EB	13.0%	30	3.41%	880	No
				WB	13.0%	11	1.25%	880	No
140th Avenue N	40th St S to Persimmon Blvd	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
Avocado Boulevard				SB	1.0%	1	0.11%	880	(2)
	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	1	0.11%	880	(2)
60th Street to Orange Blvd		2L	I	NB	3.0%	7	0.80%	880	(2)
				SB	3.0%	2	0.23%	880	(2)
				SB	3.0%	2	0.23%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	1	0.11%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	5	0.57%	880	(2)
				SB	2.0%	2	0.23%	880	(2)
	Town Center Pkwy S to Seminole Pratt	2L	I	EB	4.0%	3	0.34%	880	(2)
				WB	4.0%	9	1.02%	880	(2)
Persimmon Boulevard	Seminole Pratt to Ilex Way	4LD	I	EB	20.0%	16	0.82%	1960	No
				WB	20.0%	46	2.35%	1960	YES
	Ilex Way to Site	2L	I	EB	55.0%	45	5.11%	880	YES
				WB	55.0%	128	14.55%	880	YES
	Site to Town Center Parkway N	2L	I	EB	25.0%	58	6.59%	880	(2)
				WB	25.0%	21	2.39%	880	(2)
	140th Ave to Avocado Blvd	2L	I	EB	1.0%	2	0.23%	880	No
				WB	1.0%	1	0.11%	880	No
	Avocado Blvd to Coconut Blvd	2L	I	EB	2.0%	5	0.57%	880	No
				WB	2.0%	2	0.23%	880	No
Coconut Blvd to Royal Palm Beach Blvd		2L	I	EB	3.0%	7	0.80%	880	No
				WB	3.0%	2	0.23%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	4.0%	9	1.02%	880	No
				WB	4.0%	3	0.34%	880	No
Royal Palm Beach Blvd	RPB North City Limits to Orange Grove Blvd	4LD	I	NB	4.5%	4	0.20%	1960	No
				SB	4.5%	10	0.51%	1960	No
	Orange Grove Blvd to Persimmon Blvd	4LD	I	NB	2.5%	2	0.10%	1960	No
				SB	2.5%	6	0.31%	1960	No
	Persimmon Blvd to 60th Street N	2L	I	NB	0.5%	1	0.11%	880	No
				SB	0.5%	0	0.00%	880	No
60th Street N to Orange Blvd		2L	I	NB	0.5%	1	0.11%	880	No
				SB	0.5%	0	0.00%	880	No
	Okeechobee Blvd to Sycamore	4LD	I	NB	33.0%	27	1.38%	1960	No
				SB	33.0%	77	3.93%	1960	No
	Sycamore to Persimmon Blvd	4LD	I	NB	33.0%	27	1.38%	1960	YES
				SB	33.0%	77	3.93%	1960	YES
Seminole Pratt Whitney Rd	Persimmon Blvd to 60th Street	4LD	II	NB	18.0%	42	2.37%	1770	YES
				SB	18.0%	15	0.85%	1770	No
	60th Street to Orange Blvd	4LD	I	NB	18.0%	42	2.14%	1960	YES
				SB	18.0%	15	0.77%	1960	No
	Orange Blvd to Temple Blvd	4LD	I	NB	16.0%	37	1.89%	1960	No
				SB	16.0%	13	0.66%	1960	No
SR 7	Roebuck Rd to Orange Grove Blvd	2L	Unint.	NB	13.0%	11	0.96%	1140	No
				SB	13.0%	30	2.63%	1140	No
	Orange Grove Blvd to Persimmon Blvd	2L	Unint.	NB	13.0%	11	0.96%	1140	No
				SB	13.0%	30	2.63%	1140	No
	Persimmon Blvd to 60th Street N	2L	Unint.	NB	9.0%	21	1.84%	1140	No
				SB	9.0%	7	0.61%	1140	No
60th Street N to Northlake Blvd		2L	Unint.	NB	4.0%	9	0.79%	1140	No
				SB	4.0%	3	0.26%	1140	No

(1) Source: 2009 FDOT Quality / LOS Handbook.

(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.

Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 4B
Silver Lake
Project Traffic Assignment - Test 1

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Seminole Pratt-Whitney Rd to TCP	2L	I	EB	0.0%	0	0.00%	880	No
				WB	0.0%	0	0.00%	880	No
	Town Center Pkwy to 140th Ave	2L	I	EB	25.0%	39	4.43%	880	YES
				WB	25.0%	66	7.50%	880	YES
	140th Ave to Avocado Blvd	2L	I	EB	23.0%	36	4.09%	880	YES
				WB	23.0%	61	6.93%	880	YES
	Avocado Blvd to Coconut Blvd	2L	I	EB	19.0%	30	3.41%	880	YES
				WB	19.0%	50	5.68%	880	YES
	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	16.0%	25	2.84%	880	No
				WB	16.0%	42	4.77%	880	No
140th Avenue N	Royal Palm Beach Blvd to SR 7	2L	I	EB	13.0%	20	2.27%	880	No
				WB	13.0%	34	3.86%	880	No
	40th St S to Persimmon Blvd	2L	I	NB	0.0%	0	0.00%	880	(2)
				SB	0.0%	0	0.00%	880	(2)
	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	3.0%	5	0.57%	880	(2)
				SB	3.0%	8	0.91%	880	(2)
	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	2	0.23%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
Coconut Boulevard	60th Street to Orange Blvd	2L	I	NB	2.0%	3	0.34%	880	(2)
				SB	2.0%	5	0.57%	880	(2)
	Town Center Pkwy S to Seminole Pratt	2L	I	EB	4.0%	11	1.25%	880	(2)
Persimmon Boulevard				WB	4.0%	6	0.68%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	20.0%	53	2.70%	1960	YES
				WB	20.0%	31	1.58%	1960	YES
	Ilex Way to Site	2L	I	EB	55.0%	146	16.59%	880	YES
				WB	55.0%	86	9.77%	880	YES
	Site to Town Center Parkway N	2L	I	EB	25.0%	39	4.43%	880	(2)
				WB	25.0%	66	7.50%	880	(2)
	140th Ave to Avocado Blvd	2L	I	EB	1.0%	2	0.23%	880	No
				WB	1.0%	3	0.34%	880	No
	Avocado Blvd to Coconut Blvd	2L	I	EB	2.0%	3	0.34%	880	No
				WB	2.0%	5	0.57%	880	No
Royal Palm Beach Blvd	Coconut Blvd to Royal Palm Beach Blvd	2L	I	EB	3.0%	5	0.57%	880	No
				WB	3.0%	8	0.91%	880	No
	Royal Palm Beach Blvd to SR 7	2L	I	EB	4.0%	6	0.68%	880	No
				WB	4.0%	11	1.25%	880	No
	RPB North City Limits to Orange Grove Blvd	4LD	I	NB	4.5%	12	0.61%	1960	No
				SB	4.5%	7	0.36%	1960	No
	Orange Grove Blvd to Persimmon Blvd	4LD	I	NB	2.5%	7	0.36%	1960	No
Seminole Pratt Whitney Rd				SB	2.5%	4	0.20%	1960	No
	Persimmon Blvd to 60th Street N	2L	I	NB	0.5%	1	0.11%	880	No
				SB	0.5%	1	0.11%	880	No
	60th Street N to Orange Blvd	2L	I	NB	0.5%	1	0.11%	880	No
				SB	0.5%	1	0.11%	880	No
SR 7	Okeechobee Blvd to Sycamore	4LD	I	NB	33.0%	87	4.44%	1960	No
				SB	33.0%	51	2.60%	1960	No
	Sycamore to Persimmon Blvd	4LD	I	NB	33.0%	87	4.44%	1960	YES
				SB	33.0%	51	2.60%	1960	YES
	Persimmon Blvd to 60th Street	4LD	II	NB	18.0%	28	1.58%	1770	YES
				SB	18.0%	48	2.71%	1770	YES
	60th Street to Orange Blvd	4LD	I	NB	18.0%	28	1.43%	1960	YES
SR 7				SB	18.0%	48	2.45%	1960	YES
	Orange Blvd to Temple Blvd	4LD	I	NB	16.0%	25	1.28%	1960	No
				SB	16.0%	42	2.14%	1960	No
	Roebuck Rd to Orange Grove Blvd	2L	Unint.	NB	13.0%	34	2.98%	1140	No
SR 7				SB	13.0%	20	1.75%	1140	No
	Orange Grove Blvd to Persimmon Blvd	2L	Unint.	NB	13.0%	34	2.98%	1140	No
				SB	13.0%	20	1.75%	1140	No
	Persimmon Blvd to 60th Street N	2L	Unint.	NB	9.0%	14	1.23%	1140	No
				SB	9.0%	24	2.11%	1140	No
SR 7	60th Street N to Northlake Blvd	2L	Unint.	NB	4.0%	6	0.53%	1140	No
				SB	4.0%	11	0.96%	1140	No

(1) Source: 2009 FDOT Quality / LOS Handbook.

(2) Roadway link is not included on the Major Throughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12.

Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 4A
Westlake West Residential
Project Traffic Assignment - Test 1

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Site to Seminole Pratt-Whitney Rd	2L	I	EB	15.0%	135	15.34%	880	YES
				WB	15.0%	47	5.34%	880	YES
	Seminole Pratt-Whitney Rd to TCP	4LD	I	EB	10.0%	90	4.59%	1960	YES
				WB	10.0%	31	1.58%	1960	YES
	Town Center Pkwy to 140th Ave	4LD	I	EB	16.0%	144	7.35%	1960	YES
				WB	16.0%	50	2.55%	1960	YES
	140th Ave to Avocado Blvd	2L	I	EB	13.0%	117	13.30%	880	YES
				WB	13.0%	41	4.66%	880	YES
	Avocado Blvd to Coconut Blvd	2L	I	EB	11.0%	99	11.25%	880	YES
				WB	11.0%	34	3.86%	880	YES
Coconut Blvd to Royal Palm Beach Blvd		2L	I	EB	8.0%	72	8.18%	880	YES
				WB	8.0%	25	2.84%	880	No
Royal Palm Beach Blvd to SR 7		2L	I	EB	5.0%	45	5.11%	880	YES
				WB	5.0%	16	1.82%	880	No
140th Avenue N	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	9	1.02%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	9	1.02%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	1.0%	9	1.02%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	9	1.02%	880	(2)
				SB	1.0%	3	0.34%	880	(2)
	60th Street to Orange Blvd	2L	I	NB	2.0%	18	2.05%	880	(2)
				SB	2.0%	6	0.68%	880	(2)
Northlake Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	6LD	I	EB	19.0%	172	5.85%	2940	YES
				WB	19.0%	59	2.01%	2940	YES
Okeechobee Boulevard	Seminole Pratt Whitney Rd to E Road	2L	Unint.	EB	15.0%	135	11.84%	1140	YES
				WB	15.0%	47	4.12%	1140	YES
	E Road to Crestwood Blvd	2L	I	EB	9.5%	86	9.77%	880	YES
				WB	9.5%	30	3.41%	880	No
	Crestwood Blvd to Royal Palm Beach Blvd	4LD	I	EB	8.0%	72	3.67%	1960	No
WB				8.0%	25	1.28%	1960	No	
Orange Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	4.0%	36	4.09%	880	YES
				WB	4.0%	12	1.36%	880	YES
	Hall Blvd to 140th Ave N	2L	I	EB	3.0%	27	3.07%	880	YES
				WB	3.0%	9	1.02%	880	YES
	140th Ave N to Avocado Blvd	2L	I	EB	3.0%	27	3.07%	880	YES
WB				3.0%	9	1.02%	880	YES	
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	20.0%	62	7.05%	880	(2)
				WB	20.0%	181	20.57%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	3.0%	9	0.46%	1960	No
				WB	3.0%	27	1.38%	1960	YES
	Ilex Way to River Bend	2L	I	EB	2.0%	6	0.68%	880	No
WB				2.0%	18	2.05%	880	YES	
Seminole Pratt Whitney Rd	Southern Blvd to Okeechobee Blvd	4LD	I	NB	28.0%	87	4.44%	1960	YES
				SB	28.0%	253	12.91%	1960	YES
	Okeechobee Blvd to Sycamore	4LD	Unint.	NB	43.0%	134	4.04%	3320	YES
				SB	43.0%	388	11.69%	3320	YES
	Sycamore to Persimmon Blvd	4LD	I	NB	45.0%	140	7.14%	1960	YES
				SB	45.0%	406	20.71%	1960	YES
	Persimmon Blvd to 60th Street	4LD	II	NB	31.0%	280	15.82%	1770	YES
				SB	31.0%	97	5.48%	1770	YES
60th Street to Orange Blvd	4LD	I	NB	25.0%	226	11.53%	1960	YES	
			SB	25.0%	78	3.98%	1960	YES	
Orange Blvd to Northlake Blvd	4LD	Unint.	NB	21.0%	190	5.72%	3320	YES	
			SB	21.0%	66	1.99%	3320	YES	
Southern Boulevard	Lion Country Safari to Seminole Pratt	6LD	I	EB	5.0%	16	0.54%	2940	No
				WB	5.0%	45	1.53%	2940	No
	Seminole Pratt to Binks Forest Dr	6LD	I	EB	23.0%	208	7.07%	2940	YES
				WB	23.0%	72	2.45%	2940	No
	Binks Forest Dr to Big Blue Tr	6LD	I	EB	21.0%	190	6.46%	2940	YES
				WB	21.0%	66	2.24%	2940	No
	Big Blue Trace to Palms West Pkwy	6LD	II	EB	19.0%	172	6.42%	2680	YES
				WB	19.0%	59	2.20%	2680	No
Palms West Pkwy to Forest Hill Blvd	6LD	II	EB	18.0%	163	6.08%	2680	YES	
			WB	18.0%	56	2.09%	2680	No	
Forest Hill Blvd to Cypress Head	6LD	I	EB	14.0%	126	4.29%	2940	No	
			WB	14.0%	44	1.50%	2940	No	

(1) Source: 2009 FDOT Quality / LOS Handbook.
(2) Roadway link is not included on the Major Thoroughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12. Shaded roadway links are outside the radius of influence. Significance level is 5%.

Exhibit 4B
Westlake West Residential
Project Traffic Assignment - Test 1

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
60th Street N	Site to Seminole Pratt-Whitney Rd	2L	I	EB	15.0%	90	10.23%	880	YES
				WB	15.0%	153	17.39%	880	YES
	Seminole Pratt-Whitney Rd to TCP	4LD	I	EB	10.0%	60	3.06%	1960	YES
				WB	10.0%	102	5.20%	1960	YES
	Town Center Pkwy to 140th Ave	4LD	I	EB	16.0%	96	4.90%	1960	YES
				WB	16.0%	163	8.32%	1960	YES
	140th Ave to Avocado Blvd	2L	I	EB	13.0%	78	8.86%	880	YES
				WB	13.0%	133	15.11%	880	YES
	Avocado Blvd to Coconut Blvd	2L	I	EB	11.0%	66	7.50%	880	YES
				WB	11.0%	112	12.73%	880	YES
Coconut Blvd to Royal Palm Beach Blvd		2L	I	EB	8.0%	48	5.45%	880	YES
				WB	8.0%	82	9.32%	880	YES
Royal Palm Beach Blvd to SR 7		2L	I	EB	5.0%	30	3.41%	880	No
				WB	5.0%	51	5.80%	880	YES
140th Avenue N	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	6	0.68%	880	(2)
				SB	1.0%	10	1.14%	880	(2)
Avocado Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	6	0.68%	880	(2)
				SB	1.0%	10	1.14%	880	(2)
60th Street to Orange Blvd		2L	I	NB	1.0%	6	0.68%	880	(2)
				SB	1.0%	10	1.14%	880	(2)
Coconut Boulevard	Persimmon Blvd to 60th Street	2L	I	NB	1.0%	6	0.68%	880	(2)
				SB	1.0%	10	1.14%	880	(2)
60th Street to Orange Blvd		2L	I	NB	2.0%	12	1.36%	880	(2)
				SB	2.0%	20	2.27%	880	(2)
Northlake Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	6LD	I	EB	19.0%	114	3.88%	2940	YES
				WB	19.0%	194	6.60%	2940	YES
Okeechobee Boulevard	Seminole Pratt Whitney Rd to E Road	2L	Unint.	EB	15.0%	90	7.89%	1140	YES
				WB	15.0%	153	13.42%	1140	YES
	E Road to Crestwood Blvd	2L	I	EB	9.5%	57	6.48%	880	YES
				WB	9.5%	97	11.02%	880	YES
Crestwood Blvd to Royal Palm Beach Blvd	4LD	I	EB	8.0%	48	2.45%	1960	No	
			WB	8.0%	82	4.18%	1960	No	
Orange Boulevard	Seminole Pratt Whitney Rd to Hall Blvd	2L	I	EB	4.0%	24	2.73%	880	YES
				WB	4.0%	41	4.66%	880	YES
	Hall Blvd to 140th Ave N	2L	I	EB	3.0%	18	2.05%	880	YES
				WB	3.0%	31	3.52%	880	YES
140th Ave N to Avocado Blvd	2L	I	EB	3.0%	18	2.05%	880	YES	
			WB	3.0%	31	3.52%	880	YES	
Persimmon Boulevard	Town Center Pkwy S to Seminole Pratt	2L	I	EB	20.0%	204	23.18%	880	(2)
				WB	20.0%	120	13.64%	880	(2)
	Seminole Pratt to Ilex Way	4LD	I	EB	3.0%	31	1.58%	1960	YES
				WB	3.0%	18	0.92%	1960	No
Ilex Way to River Bend	2L	I	EB	2.0%	20	2.27%	880	YES	
			WB	2.0%	12	1.36%	880	YES	
Seminole Pratt Whitney Rd	Southern Blvd to Okeechobee Blvd	4LD	I	NB	28.0%	286	14.59%	1960	YES
				SB	28.0%	167	8.52%	1960	YES
	Okeechobee Blvd to Sycamore	4LD	Unint.	NB	43.0%	439	13.22%	3320	YES
				SB	43.0%	257	7.74%	3320	YES
	Sycamore to Persimmon Blvd	4LD	I	NB	45.0%	459	23.42%	1960	YES
				SB	45.0%	269	13.72%	1960	YES
	Persimmon Blvd to 60th Street	4LD	II	NB	31.0%	185	10.45%	1770	YES
				SB	31.0%	316	17.85%	1770	YES
60th Street to Orange Blvd	4LD	I	NB	25.0%	150	7.65%	1960	YES	
			SB	25.0%	255	13.01%	1960	YES	
Orange Blvd to Northlake Blvd	4LD	Unint.	NB	21.0%	126	3.80%	3320	YES	
			SB	21.0%	214	6.45%	3320	YES	
Southern Boulevard	Lion Country Safari to Seminole Pratt	6LD	I	EB	5.0%	51	1.73%	2940	No
				WB	5.0%	30	1.02%	2940	No
	Seminole Pratt to Binks Forest Dr	6LD	I	EB	23.0%	138	4.69%	2940	No
				WB	23.0%	235	7.99%	2940	YES
	Binks Forest Dr to Big Blue Tr	6LD	I	EB	21.0%	126	4.29%	2940	No
				WB	21.0%	214	7.28%	2940	YES
	Big Blue Trace to Palms West Pkwy	6LD	II	EB	19.0%	114	4.25%	2680	No
WB				19.0%	194	7.24%	2680	YES	
Palms West Pkwy to Forest Hill Blvd	6LD	II	EB	18.0%	108	4.03%	2680	No	
			WB	18.0%	184	6.87%	2680	YES	
Forest Hill Blvd to Cypress Head	6LD	I	EB	14.0%	84	2.86%	2940	No	
			WB	14.0%	143	4.86%	2940	No	

(1) Source: 2009 FDOT Quality / LOS Handbook.

(2) Roadway link is not included on the Major Thoroughfare Identification Map. Local Road Level of Service analysis not required per PBC ULDC Article 12. Shaded roadway links are outside the radius of influence. Significance level is 5%.

INTERSECTION ANALYSIS SHEET

Westlake West Residential

60th St & Seminole Pratt Whitney Rd

(Existing Geometrics w/ Project)

Nominal Growth Rate = 1.00%
 Peak Season = 1.00
 Buildout Year = 2030
 Years = 6

AM Peak Hour													
Intersection Volume Development													
	Northbound			Southbound			Eastbound			Westbound			
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	
Existing Volume (1/9/24)	208	1038	0	2	862	8	23	0	311	0	0	0	
Peak Season Volume	208	1038	0	2	862	8	23	0	311	0	0	0	
Nominal Growth	13	64	0	0	53	0	1	0	19	0	0	0	
Approved Projects	102	605	0	33	512	8	20	80	241	0	33	14	
Background Traffic	323	1707	0	35	1427	16	44	80	571	0	33	14	
% Project Traffic	3%	18%	5%	0%	18%	7%	7%	5%	3%	5%	5%	0%	
Direction	in	out	out	in	in	in	out	out	out	in	in	out	
Project Traffic	9	163	45	0	56	22	63	45	27	16	16	0	
Total	332	1,870	45	35	1,483	38	107	125	598	16	49	14	
Critical Volume Analysis													
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0	
Right Turn on Red			10			38			10			10	
Per Lane Volume - RTOR	332	953	n/a	35	742	0	107	713	n/a	16	53	n/a	
RT - LT Overlap			-16			-107			-332			-35	
North-South Critical	NB LT + SB TH = 1074						SB LT + NB TH = 988						
East-West Critical	EB LT + WB TH = 160						WB LT + EB TH = 729						
Maximum Critical Sum	1074			+	729			=			1,803		
STATUS ?						OVER							

PM Peak Hour													
Intersection Volume Development													
	Northbound			Southbound			Eastbound			Westbound			
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	
Existing Volume (1/9/24)	271	874	0	2	768	29	12	0	234	0	0	0	
Peak Season Volume	271	874	0	2	768	29	12	0	234	0	0	0	
Nominal Growth	17	54	0	0	47	2	1	0	14	0	0	0	
Approved Projects	243	690	0	20	689	20	12	48	148	0	79	33	
Background Traffic	531	1618	0	22	1504	51	25	48	396	0	79	33	
% Project Traffic	3%	18%	5%	0%	18%	7%	7%	5%	3%	5%	5%	0%	
Direction	in	out	out	in	in	in	out	out	out	in	in	out	
Project Traffic	31	108	30	0	184	71	42	30	18	51	51	0	
Total	562	1,726	30	22	1,688	122	67	78	414	51	130	33	
Critical Volume Analysis													
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0	
Right Turn on Red			10			60			10			10	
Per Lane Volume - RTOR	562	873	n/a	22	844	62	67	482	n/a	51	153	n/a	
RT - LT Overlap			-51			-5			-562			-22	
North-South Critical	NB LT + SB TH = 1406						SB LT + NB TH = 895						
East-West Critical	EB LT + WB TH = 220						WB LT + EB TH = 533						
Maximum Critical Sum	1406			+	533			=			1,939		
STATUS ?						OVER							

(1) Programmed Lanes per ITG study.

INTERSECTION ANALYSIS SHEET Westlake West Residential

Persimmon Blvd & Seminole Pratt Whitney Rd

(Existing Geometrics w/Project)

Nominal Growth Rate = 1.00%
 Peak Season = 1.00
 Buildout Year = 2030
 Years = 6

AM Peak Hour													
Intersection Volume Development													
	Northbound			Southbound			Eastbound			Westbound			
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	
Existing Volume (1/9/24)	43	1195	62	25	1649	33	21	13	37	264	11	53	
Peak Season Volume	43	1195	62	25	1649	33	21	13	37	264	11	53	
Historic Growth	3	74	4	2	101	2	1	1	2	16	1	3	
Nominal Growth	3	74	4	2	101	2	1	1	2	16	1	3	
Approved Projects	8	55	16	11	38	5	0	0	0	0	0	0	
Westlake	20	179	39	27	226	15	9	13	9	118	20	83	
Indian Trails Grove	0	70	0	33	166	0	0	0	0	0	0	14	
The Terraces	1	19	0	0	6	0	0	0	0	0	0	0	
Discount Superstore	5	50	0	16	42	0	0	3	4	0	3	19	
Silver Lake	0	0	10	3	0	0	0	3	0	28	9	9	
Background Traffic	80	1572	131	84	2062	55	31	33	52	426	44	167	
% Project Traffic	14%	31%	0%	0%	31%	0%	0%	3%	14%	0%	3%	0%	
Direction	in	in	in	out	out	out	out	out	out	in	in	in	
Project Traffic	44	97	0	0	280	0	0	27	126	0	9	0	
Total	124	1,669	131	84	2,342	55	31	60	178	426	54	167	
Critical Volume Analysis													
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1	
Right Turn on Red			60			55			60			60	
Per Lane Volume - RTOR	124	835	71	84	1171	0	31	60	118	213	54	107	
RT - LT Overlap			-142			-31			-6			23	
North-South Critical	NB LT + SB TH = 1295					SB LT + NB TH = 919							
East-West Critical	EB LT + WB TH = 85					WB LT + EB TH = 273							
Maximum Critical Sum	1295					+		273			=		1,568
STATUS ?						OVER							

PM Peak Hour													
Intersection Volume Development													
	Northbound			Southbound			Eastbound			Westbound			
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	
Existing Volume (1/9/24)	95	1525	105	94	1404	42	47	54	129	165	37	41	
Peak Season Volume	95	1525	105	94	1404	42	47	54	129	165	37	41	
Nominal Growth	6	94	6	6	86	3	3	3	8	10	2	3	
Approved Projects	7	51	15	21	74	11	0	0	0	0	0	0	
Westlake	17	250	84	60	219	12	34	61	26	58	23	36	
Indian Trails Grove	0	165	0	20	99	0	0	0	0	0	0	33	
The Terraces	1	12	0	0	20	0	0	0	0	0	0	0	
Discount Superstore	9	87	0	34	90	0	0	6	9	0	6	33	
Silver Lake	0	0	32	11	0	0	0	11	0	19	6	6	
Background Traffic	135	2019	242	226	1892	68	84	135	172	252	74	119	
% Project Traffic	14%	31%	0%	0%	31%	0%	0%	3%	14%	0%	3%	0%	
Direction	in	in	in	out	out	out	out	out	out	in	in	in	
Project Traffic	143	316	0	0	185	0	0	18	84	0	31	0	
Total	278	2,335	242	226	2,078	68	84	153	255	252	104	119	
Critical Volume Analysis													
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1	
Right Turn on Red			60			60			60			60	
Per Lane Volume - RTOR	278	1168	182	226	1039	8	84	153	195	126	104	59	
RT - LT Overlap			56			-76			-83			-167	
North-South Critical	NB LT + SB TH = 1317					SB LT + NB TH = 1394							
East-West Critical	EB LT + WB TH = 188					WB LT + EB TH = 279							
Maximum Critical Sum	1394					+		279			=		1,673
STATUS ?						OVER							

TEST 1

E-W Street: 60th St N
 N-S STREET: Seminole Pratt Whitney Rd
 TIME PERIOD: AM
 GROWTH RATE: %
 SIGNAL ID: 22050

COUNT DATE: 1/9/2024
 CURRENT YEAR: 2024
 ANALYSIS YEAR: 2028
 PSF: 1

Report Created
 11/17/2025
ORIGINAL

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	23	0	311	0	0	0	208	1038	0	2	862	8		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	23	0	311	0	0	0	208	1038	0	2	862	8		
Committed Developments														
City of Westlake	0	0	0	0	0	0	0	136	0	0	143	0	NR	39%
Silver Lake	0	0	0	0	0	0	0	65	0	0	23	0	Res	0%
Seminole Orange Plaza	0	0	0	0	0	0	0	6	0	0	5	0	NR	80%
Indian Trails Grove DRI	18	0	0	0	0	0	0	18	0	0	42	42	Res	0%
Avenir	0	0	0	0	0	0	0	65	0	0	58	0	Res	5%
Loxahatchee Groves Commons	0	0	0	0	0	0	0	5	0	0	5	0	NR	80%
Arden PUD	0	0	0	0	0	0	0	21	0	0	7	0	Res	65%
Central Park of Commerce	0	0	0	0	0	0	0	3	0	0	13	0	NR	0%
Total Committed Developments	18	0	0	0	0	0	0	319	0	0	296	42		
Total Committed Residential	18	0	0	0	0	0	0	169	0	0	130	42		
Total Committed Non-Residential	0	0	0	0	0	0	0	150	0	0	166	0		
Double Count Reduction	0	0	0	0	0	0	0	30	0	0	33	0		
Total Discounted Committed	18	0	0	0	0	0	0	289	0	0	263	42		

Input Data

E-W Street: 60th St N
 N-S STREET: Seminole Pratt Whitney Rd
 TIME PERIOD: PM
 GROWTH RATE: %
 SIGNAL ID: 22050

COUNT DATE: 1/9/2024
 CURRENT YEAR: 2024
 ANALYSIS YEAR: 2028
 PSF: 1

Report Created
 11/17/2025

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	12	0	234	0	0	0	271	874	0	2	768	29		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	12	0	234	0	0	0	271	874	0	2	768	29		
Committed Developments														
City of Westlake	0	0	0	0	0	0	0	159	0	0	137	0	NR	39%
Silver Lake	0	0	0	0	0	0	0	44	0	0	74	0	Res	0%
Seminole Orange Plaza	0	0	0	0	0	0	0	14	0	0	15	0	NR	80%
Indian Trails Grove DRI	42	0	0	0	0	0	0	42	0	0	25	25	Res	0%
Avenir	0	0	0	0	0	0	0	61	0	0	89	0	Res	5%
Loxahatchee Groves Commons	0	0	0	0	0	0	0	11	0	0	11	0	NR	80%
Arden PUD	0	0	0	0	0	0	0	12	0	0	21	0	Res	65%
Central Park of Commerce	0	0	0	0	0	0	0	13	0	0	4	0	NR	0%
Total Committed Developments	42	0	0	0	0	0	0	356	0	0	376	25		
Total Committed Residential	42	0	0	0	0	0	0	159	0	0	209	25		
Total Committed Non-Residential	0	0	0	0	0	0	0	197	0	0	167	0		
Double Count Reduction	0	0	0	0	0	0	0	39	0	0	33	0		
Total Discounted Committed	42	0	0	0	0	0	0	317	0	0	343	25		

E-W Street: 60th St N
 N-S STREET: Seminole Pratt Whitney Rd
 TIME PERIOD: AM
 GROWTH RATE: %
 SIGNAL ID: 22050

COUNT DATE: 1/9/2024
 CURRENT YEAR: 2024
 ANALYSIS YEAR: 2028
 PSF: 1

Report Created
 11/17/2025
MODIFIED

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	23	0	311	0	0	0	208	1038	0	2	862	8		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	23	0	311	0	0	0	208	1038	0	2	862	8		
Committed Developments														
City of Westlake	0	0	0	0	0	0	0	167	0	0	148	0	NR	37%
Silver Lake	0	0	0	0	0	0	0	34	0	0	12	0	Res	0%
Seminole Orange Plaza	0	0	0	0	0	0	0	6	0	0	5	0	NR	80%
Indian Trails Grove DRI	13	53	159	0	22	9	67	11	0	22	27	6	Res	0%
Avenir	0	0	0	0	0	0	0	65	0	0	58	0	Res	5%
Loxahatchee Groves Commons	0	0	0	0	0	0	0	5	0	0	5	0	NR	80%
The Terraces	0	0	0	0	0	0	0	31	0	0	9	0	Res	0%
Westlake West	6	109	30	0	37	15	42	30	18	11	11	0	Res	0%
Arden PUD	0	0	0	0	0	0	0	21	0	0	7	0	Res	65%
Central Park of Commerce	0	0	0	0	0	0	0	3	0	0	13	0	NR	0%
Total Committed Developments	19	162	189	0	59	24	109	373	18	33	294	6		
Total Committed Residential	19	162	189	0	59	24	109	192	18	33	123	6		
Total Committed Non-Residential	0	0	0	0	0	0	0	181	0	0	171	0		
Double Count Reduction	0	0	0	0	0	0	0	36	0	0	31	0		
Total Discounted Committed	19	162	189	0	59	24	109	337	18	33	263	6		

Input Data

E-W Street: 60th St N
 N-S STREET: Seminole Pratt Whitney Rd
 TIME PERIOD: PM
 GROWTH RATE: %
 SIGNAL ID: 22050

COUNT DATE: 1/9/2024
 CURRENT YEAR: 2024
 ANALYSIS YEAR: 2028
 PSF: 1

Report Created
 11/17/2025

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	12	0	234	0	0	0	271	874	0	2	768	29		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	12	0	234	0	0	0	271	874	0	2	768	29		
Committed Developments														
City of Westlake	0	0	0	0	0	0	0	194	0	0	141	0	NR	37%
Silver Lake	0	0	0	0	0	0	0	22	0	0	38	0	Res	0%
Seminole Orange Plaza	0	0	0	0	0	0	0	14	0	0	15	0	NR	80%
Indian Trails Grove DRI	8	32	95	0	53	22	158	26	0	13	16	13	Res	0%
Avenir	0	0	0	0	0	0	0	61	0	0	89	0	Res	5%
Loxahatchee Groves Commons	0	0	0	0	0	0	0	11	0	0	11	0	NR	80%
The Terraces	0	0	0	0	0	0	0	19	0	0	28	0	Res	0%
Westlake West	21	72	20	0	123	47	28	20	12	34	34	0	Res	0%
Arden PUD	0	0	0	0	0	0	0	12	0	0	21	0	Res	65%
Central Park of Commerce	0	0	0	0	0	0	0	13	0	0	4	0	NR	0%
Total Committed Developments	28.7	104	115	0	176	69.3	186	393	12	47	397.4	13		
Total Committed Residential	28.7	104	115	0	176	69.3	186	161	12	47	226.4	13		
Total Committed Non-Residential	0	0	0	0	0	0	0	232	0	0	171	0		
Double Count Reduction	0	0	0	0	0	0	0	40	0	0	34	0		
Total Discounted Committed	29	104	115	0	176	69	186	353	12	47	363	13		

Input Data
ROAD NAME: Seminole Pratt Whitney Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2028
GROWTH RATE: 0%

STATION: 3424
FROM: Okeechobee Blvd
TO: Sycamore Dr
COUNT DATE: 2/28/2024
PSF: 1

Report Created
11/17/2025

ORIGINAL

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3381	1089	2302	2680	1587	1112
Peak Volume	3381	1089	2302	2680	1587	1112
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3381	1089	2302	2680	1587	1112

Committed Developments							Type	% Complete
Arden PUD	27	21	7	33	12	21	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	341	175	167	361	167	194	NR	39%
Groves Town Center	61	25	36	139	76	64	NR	6%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Indian Trails Grove DRI	120	36	85	135	84	51	Res	0%
Okeechobee Folsom Commercial	8	3	5	22	11	11	NR	0%
Central Park of Commerce	25	5	20	27	20	7	NR	0%
Silver Lake	113	30	84	152	95	56	Res	0%
Lakehaven PUD	17	11	6	23	9	14	Res	0%
Avenir	114	60	54	140	57	83	Res	5%
Total Committed Developments	848	377	474	1084	556	527		
Total Committed Residential	391	158	236	483	257	225		
Total Committed Non-Residential	457	219	238	601	299	302		
Double Count Reduction	91	40	48	120	60	56		
Total Discounted Committed Developments	757	337	426	964	496	471		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
 CURRENT YEAR: 2024
 ANALYSIS YEAR: 2028
 GROWTH RATE: 0%

STATION: 3424
 FROM: Okeechobee Blvd
 TO: Sycamore Dr
 COUNT DATE: 2/28/2024
 PSF: 1

Report Created
 11/17/2025

MODIFIED

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3381	1089	2302	2680	1587	1112
Peak Volume	3381	1089	2302	2680	1587	1112
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3381	1089	2302	2680	1587	1112

Committed Developments							Type	% Complete
Arden PUD	27	21	7	33	12	21	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	341	175	167	361	167	194	NR	39%
Groves Town Center	61	25	36	139	76	64	NR	6%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Indian Trails Grove DRI	120	36	85	135	84	51	Res	0%
Okeechobee Folsom Commercial	8			22			NR	0%
Central Park of Commerce	25		20	27	20		NR	0%
Silver Lake		22	62		70	41	Res	0%
The Terraces		16	50		53	31	Res	0%
Westlake West		89	259		293	179	Res	0%
Lakehaven PUD	17	11	6	23	9	14	Res	0%
Avenir	114	60	54	140	57	83	Res	5%
Total Committed Developments	735	466	755	932	865	704		
Total Committed Residential	278	255	522	331	577	420		
Total Committed Non-Residential	457	211	233	601	288	284		
Double Count Reduction	70	42	47	83	58	57		
Total Discounted Committed Developments		<u>424</u>	<u>708</u>		<u>807</u>	<u>647</u>		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd	STATION: 3442	Report Created
CURRENT YEAR: 2024	FROM: Sycamore Dr	11/17/2025
ANALYSIS YEAR: 2028	TO: Persimmon Blvd	
GROWTH RATE: 0%	COUNT DATE: 4/8/2024	
	PSF: 1	ORIGINAL

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction						
Existing Volume	2643	1235	1408	2515	1337	1178
Peak Volume	2643	1235	1408	2515	1337	1178
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2643	1235	1408	2515	1337	1178

Committed Developments							Type	% Complete
Arden PUD	27	21	7	33	12	21	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	393	201	192	416	192	223	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Stonybrook on The Lake	0	0	0	0	0	0	Res	100%
Indian Trails Grove DRI	137	40	96	153	96	57	Res	0%
Central Park of Commerce	20	4	15	21	16	5	NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake	126	33	93	168	106	62	Res	0%
Avenir	123	65	58	150	61	89	Res	5%
Total Committed Developments	848	375	471	993	508	483		
Total Committed Residential	413	159	254	504	275	229		
Total Committed Non-Residential	435	216	217	489	233	254		
Double Count Reduction	87	40	43	98	47	51		
Total Discounted Committed Developments	761	335	428	895	461	432		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd	STATION: 3442	Report Created
CURRENT YEAR: 2024	FROM: Persimmon Blvd	11/17/2025
ANALYSIS YEAR: 2028	TO: 60th St N	
GROWTH RATE: 0%	COUNT DATE: 4/8/2024	
	PSF: 1	

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction						
Existing Volume	2643	1235	1408	2515	1337	1178
Peak Volume	2643	1235	1408	2515	1337	1178
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2643	1235	1408	2515	1337	1178

Committed Developments							Type	% Complete
Arden PUD	27	21	7	33	12	21	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	393	192	201	416	223	192	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Stonybrook on The Lake	0	0	0	0	0	0	Res	100%
Indian Trails Grove DRI	229	68	162	257	161	96	Res	0%
Central Park of Commerce	20	4	15	21	16	5	NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake	126	93	33	168	62	106	Res	0%
Avenir	123	65	58	150	61	89	Res	5%
Total Committed Developments	940	454	486	1097	560	535		
Total Committed Residential	505	247	260	608	296	312		
Total Committed Non-Residential	435	207	226	489	264	223		
Double Count Reduction	87	41	45	98	53	45		
Total Discounted Committed Developments	853	413	441	999	507	490		

Input Data

ROAD NAME: Seminole Pratt	STATION: 3442	Report Created
CURRENT YEAR: 2024	FROM: Sycamore Dr	11/17/2025
ANALYSIS YEAR: 2028	TO: Persimmon Blvd	
GROWTH RATE: 0%	COUNT DATE: 4/8/2024	
	PSF: 1	MODIFIED

Link Analysis

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2643	1235	1408	2515	1337	1178
Peak Volume	2643	1235	1408	2515	1337	1178
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2643	1235	1408	2515	1337	1178

Committed Developments							Type	% Complete
Arden PUD	27	21	7	33	12	21	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	393	201	192	416	192	223	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Stonybrook on The Lake	0	0	0	0	0	0	Res	100%
Indian Trails Grove DRI	137	40	96	153	96	57	Res	0%
Central Park of Commerce	20		15	21	16		NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		22	62		70	41	Res	0%
The Terraces		16	50		53	31	Res	0%
Westlake West		93	271		306	179	Res	0%
Avenir	123	65	58	150	61	89	Res	5%
Total Committed Developments	722	469	760	825	830	667		
Total Committed Residential	287	257	543	336	597	418		
Total Committed Non-Residential	435	212	217	489	233	249		
Double Count Reduction	72	42	43	84	47	50		
Total Discounted Committed Developments	650	427	717	741	783	617		

Input Data

ROAD NAME: Seminole Pratt	STATION: 3442	Report Created
CURRENT YEAR: 2024	FROM: Persimmon Blvd	11/17/2025
ANALYSIS YEAR: 2028	TO: 60th St N	
GROWTH RATE: 0%	COUNT DATE: 4/8/2024	
	PSF: 1	

Link Analysis

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2643	1235	1408	2515	1337	1178
Peak Volume	2643	1235	1408	2515	1337	1178
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2643	1235	1408	2515	1337	1178

Committed Developments							Type	% Complete
Arden PUD	27	21	7	33	12	21	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	393	192	201	416	223	192	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Stonybrook on The Lake	0	0	0	0	0	0	Res	100%
Indian Trails Grove DRI	229	68	162	257	161	96	Res	0%
Central Park of Commerce	20		15	21	16		NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		34			22	38	Res	0%
The Terraces		31			19	33	Res	0%
Westlake West		187	65		123	211	Res	0%
Avenir	123	65	58	150	61	89	Res	5%
Total Committed Developments	814	608	518	929	663	706		
Total Committed Residential	379	405	292	440	399	488		
Total Committed Non-Residential	435	203	226	489	264	218		
Double Count Reduction	87	41	45	98	53	44		
Total Discounted Committed Developments	727	567	473	831	610	662		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
 CURRENT YEAR: 2024
 ANALYSIS YEAR: 2028
 GROWTH RATE: 0%

STATION: 2408
 FROM: 60th St N
 TO: Orange Blvd
 COUNT DATE: 4/2/2024
 PSF: 1

Report Created
 11/17/2025

ORIGINAL

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2314	1163	1179	1677	819	866
Peak Volume	2314	1163	1179	1677	819	866
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2314	1163	1179	1677	819	866

Committed Developments							Type	% Complete
Arden PUD	27	21	7	33	12	21	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	279	136	143	295	159	137	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Indian Trails Grove DRI	60	18	42	67	42	25	Res	0%
Central Park of Commerce	16	3	13	17	13	4	NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake	88	65	23	118	44	74	Res	0%
Avenir	131	69	62	160	65	95	Res	5%
Total Committed Developments	623	323	300	742	360	382		
Total Committed Residential	306	173	134	378	163	215		
Total Committed Non-Residential	317	150	166	364	197	167		
Double Count Reduction	63	30	33	73	39	33		
Total Discounted Committed Developments	560	293	267	669	321	349		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd
 CURRENT YEAR: 2024
 ANALYSIS YEAR: 2028
 GROWTH RATE: 0%

STATION: 2408
 FROM: 60th St N
 TO: Orange Blvd
 COUNT DATE: 4/2/2024
 PSF: 1

Report Created
 11/17/2025

MODIFIED

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2314	1163	1179	1677	819	866
Peak Volume	2314	1163	1179	1677	819	866
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2314	1163	1179	1677	819	866

Committed Developments							Type	% Complete
Arden PUD	27	21	7	33	12	21	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	279	136	143	295	159	137	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Indian Trails Grove DRI	60	18	42	67	42	25	Res	0%
Central Park of Commerce	16		13	17	13		NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		34			22	38	Res	0%
The Terraces		26			17	28	Res	0%
Westlake West		151	52		100	170	Res	0%
Avenir	131	69	62	160	65	95	Res	5%
Total Committed Developments	535	466	329	624	455	540		
Total Committed Residential	218	319	163	260	258	377		
Total Committed Non-Residential	317	147	166	364	197	163		
Double Count Reduction	55	29	33	65	39	33		
Total Discounted Committed Developments	480	<u>437</u>	<u>296</u>	559	<u>416</u>	<u>507</u>		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd	STATION: 2406	Report Created
CURRENT YEAR: 2024	FROM: Orange Blvd	11/17/2025
ANALYSIS YEAR: 2028	TO: Midpoint	
GROWTH RATE: 0%	COUNT DATE: 4/2/2024	
	PSF: 1	ORIGINAL

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1516	843	702	1402	714	725
Peak Volume	1516	843	702	1402	714	725
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1516	843	702	1402	714	725

Committed Developments							Type	% Complete
Seminole Orange Plaza	8	4	4	21	11	10	NR	80%
Planet Kids IX - SPW	21	11	10	22	10	12	NR	50%
City of Westlake	207	101	106	219	118	101	NR	39%
Indian Trails Grove DRI	131	92	39	147	55	92	Res	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake	75	56	20	101	37	64	Res	0%
Avenir	164	86	77	199	81	119	Res	5%
Total Committed Developments	606	350	256	709	312	398		
Total Committed Residential	370	234	136	447	173	275		
Total Committed Non-Residential	236	116	120	262	139	123		
Double Count Reduction	47	23	24	52	28	25		
Total Discounted Committed Developments	559	327	232	657	284	373		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd	STATION: 2406	Report Created
CURRENT YEAR: 2024	FROM: Midpoint	11/17/2025
ANALYSIS YEAR: 2028	TO: Northlake Blvd	
GROWTH RATE: 0%	COUNT DATE: 4/2/2024	
	PSF: 1	

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1516	843	702	1402	714	725
Peak Volume	1516	843	702	1402	714	725
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1516	843	702	1402	714	725

Committed Developments							Type	% Complete
Seminole Orange Plaza	8	4	4	21	11	10	NR	80%
Planet Kids IX - SPW	21	11	10	22	10	12	NR	50%
City of Westlake	165	81	85	175	94	81	NR	39%
Indian Trails Grove DRI	131	92	39	147	55	92	Res	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake	75	56	20	101	37	64	Res	0%
Avenir	164	86	77	199	81	119	Res	5%
Total Committed Developments	564	330	235	665	288	378		
Total Committed Residential	370	234	136	447	173	275		
Total Committed Non-Residential	194	96	99	218	115	103		
Double Count Reduction	39	19	20	44	23	21		
Total Discounted Committed Developments	525	311	215	621	265	357		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd	STATION: 2406	Report Created
CURRENT YEAR: 2024	FROM: Orange Blvd	11/17/2025
ANALYSIS YEAR: 2028	TO: Midpoint	
GROWTH RATE: 0%	COUNT DATE: 4/2/2024	
	PSF: 1	MODIFIED

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1516	843	702	1402	714	725
Peak Volume	1516	843	702	1402	714	725
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1516	843	702	1402	714	725

Committed Developments							Type	% Complete
Seminole Orange Plaza	8	4	4	21	11	10	NR	80%
Planet Kids IX - SPW	21	11	10	22	10	12	NR	50%
City of Westlake	207	101	106	219	118	101	NR	39%
Indian Trails Grove DRI	131	92	39	147	55	92	Res	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		30			20	34	Res	0%
The Terraces		21				22	Res	0%
Westlake West		127	44		84	143	Res	0%
Avenir	164	86	77	199	81	119	Res	5%
Total Committed Developments	531	471	280	608	379	533		
Total Committed Residential	295	355	160	346	240	410		
Total Committed Non-Residential	236	116	120	262	139	123		
Double Count Reduction	47	23	24	52	28	25		
Total Discounted Committed Developments	484	448	256	556	351	508		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd	STATION: 2406	Report Created
CURRENT YEAR: 2024	FROM: Midpoint	11/17/2025
ANALYSIS YEAR: 2028	TO: Northlake Blvd	
GROWTH RATE: 0%	COUNT DATE: 4/2/2024	
	PSF: 1	

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1516	843	702	1402	714	725
Peak Volume	1516	843	702	1402	714	725
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1516	843	702	1402	714	725

Committed Developments							Type	% Complete
Seminole Orange Plaza	8	4	4	21	11	10	NR	80%
Planet Kids IX - SPW	21	11	10	22	10	12	NR	50%
City of Westlake	165	81	85	175	94	81	NR	39%
Indian Trails Grove DRI	131	92	39	147	55	92	Res	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		30			20	34	Res	0%
The Terraces		21				22	Res	0%
Westlake West		127	44		84	143	Res	0%
Avenir	164	86	77	199	81	119	Res	5%
Total Committed Developments	489	451	259	564	355	513		
Total Committed Residential	295	355	160	346	240	410		
Total Committed Non-Residential	194	96	99	218	115	103		
Double Count Reduction	39	19	20	44	23	21		
Total Discounted Committed Developments	450	432	239	520	332	492		

TEST 2

Input Data

ROAD NAME: Seminole Pratt Whitney Rd	STATION: 3442	Report Created
CURRENT YEAR: 2024	FROM: Sycamore Dr	11/17/2025
ANALYSIS YEAR: 2030	TO: Persimmon Blvd	
GROWTH RATE: 0%	COUNT DATE: 4/8/2024	
	PSF: 1	ORIGINAL

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction						
Existing Volume	2643	1235	1408	2515	1337	1178
Peak Volume	2643	1235	1408	2515	1337	1178
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2643	1235	1408	2515	1337	1178

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	589	301	288	624	288	335	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Stonybrook on The Lake	0	0	0	0	0	0	Res	100%
Indian Trails Grove DRI	205	61	144	230	144	86	Res	0%
Central Park of Commerce	29	6	23	31	24	8	NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake	157	41	116	211	133	78	Res	0%
Avenir	184	97	87	224	91	133	Res	5%
Total Committed Developments	1227	548	678	1421	723	697		
Total Committed Residential	587	230	357	714	386	328		
Total Committed Non-Residential	640	318	321	707	337	369		
Double Count Reduction	128	58	64	141	67	74		
Total Discounted Committed Developments	1099	490	614	1280	656	623		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd	STATION: 3442	Report Created
CURRENT YEAR: 2024	FROM: Persimmon Blvd	11/17/2025
ANALYSIS YEAR: 2030	TO: 60th St N	
GROWTH RATE: 0%	COUNT DATE: 4/8/2024	
	PSF: 1	

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction						
Existing Volume	2643	1235	1408	2515	1337	1178
Peak Volume	2643	1235	1408	2515	1337	1178
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2643	1235	1408	2515	1337	1178

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	589	288	301	624	335	288	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Stonybrook on The Lake	0	0	0	0	0	0	Res	100%
Indian Trails Grove DRI	344	102	242	386	241	145	Res	0%
Central Park of Commerce	29	6	23	31	24	8	NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake	157	116	41	211	78	133	Res	0%
Avenir	184	97	87	224	91	133	Res	5%
Total Committed Developments	1366	651	714	1577	812	764		
Total Committed Residential	726	346	380	870	428	442		
Total Committed Non-Residential	640	305	334	707	384	322		
Double Count Reduction	128	61	67	141	77	64		
Total Discounted Committed Developments	1238	590	647	1436	735	700		

Input Data

ROAD NAME: Seminole Pratt Whitney Rd	STATION: 3442	Report Created
CURRENT YEAR: 2024	FROM: Sycamore Dr	11/17/2025
ANALYSIS YEAR: 2030	TO: Persimmon Blvd	
GROWTH RATE: 0%	COUNT DATE: 4/8/2024	
	PSF: 1	MODIFIED

Link Analysis

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2643	1235	1408	2515	1337	1178
Peak Volume	2643	1235	1408	2515	1337	1178
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2643	1235	1408	2515	1337	1178

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	589	301	288	624	288	335	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Stonybrook on The Lake	0	0	0	0	0	0	Res	100%
Indian Trails Grove DRI	205	61	144	230	144	86	Res	0%
Central Park of Commerce	29		23	31	24		NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		27	77	87	51		Res	0%
The Terraces		20	62	66	39		Res	0%
Westlake West		140	406	459	269		Res	0%
Avenir	184	97	87	224	91	133	Res	5%
Total Committed Developments	1070	688	1107	1210	1202	970		
Total Committed Residential	430	376	786	503	865	609		
Total Committed Non-Residential	640	312	321	707	337	361		
Double Count Reduction	108	62	64	126	67	72		
Total Discounted Committed Developments		626	1043	1135	898			

Input Data

ROAD NAME: Seminole Pratt Whitney Rd	STATION: 3442	Report Created
CURRENT YEAR: 2024	FROM: Persimmon Blvd	11/17/2025
ANALYSIS YEAR: 2030	TO: 60th St N	
GROWTH RATE: 0%	COUNT DATE: 4/8/2024	
	PSF: 1	

Link Analysis

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2643	1235	1408	2515	1337	1178
Peak Volume	2643	1235	1408	2515	1337	1178
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2643	1235	1408	2515	1337	1178

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	589	288	301	624	335	288	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Stonybrook on The Lake	0	0	0	0	0	0	Res	100%
Indian Trails Grove DRI	344	102	242	386	241	145	Res	0%
Central Park of Commerce	29		23	31	24		NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		42		28	48		Res	0%
The Terraces		39		24	41		Res	0%
Westlake West		280	97	185	316		Res	0%
Avenir	184	97	87	224	91	133	Res	5%
Total Committed Developments	1209	890	770	1366	971	1028		
Total Committed Residential	569	591	436	659	587	714		
Total Committed Non-Residential	640	299	334	707	384	314		
Double Count Reduction	128	60	67	141	77	63		
Total Discounted Committed Developments		830	703	894	965			

ROAD NAME: Seminole Pratt Whitney Rd
 CURRENT YEAR: 2024
 ANALYSIS YEAR: 2030
 GROWTH RATE: 0%

STATION: 2408
 FROM: 60th St N
 TO: Orange Blvd
 COUNT DATE: 4/2/2024
 PSF: 1

Report Created
 11/17/2025

ORIGINAL

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2314	1163	1179	1677	819	866
Peak Volume	2314	1163	1179	1677	819	866
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2314	1163	1179	1677	819	866

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	419	205	214	443	238	205	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Indian Trails Grove DRI	90	27	63	101	63	38	Res	0%
Central Park of Commerce	24	5	19	26	19	6	NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake	110	81	29	147	55	93	Res	0%
Avenir	196	103	93	239	97	142	Res	5%
Total Committed Developments	902	463	438	1057	515	541		
Total Committed Residential	437	242	195	536	233	304		
Total Committed Non-Residential	465	221	243	521	282	237		
Double Count Reduction	93	44	49	104	56	47		
Total Discounted Committed Developments	809	419	389	953	459	494		

ROAD NAME: Seminole Pratt Whitney Rd
 CURRENT YEAR: 2024
 ANALYSIS YEAR: 2030
 GROWTH RATE: 0%

STATION: 2408
 FROM: 60th St N
 TO: Orange Blvd
 COUNT DATE: 4/2/2024
 PSF: 1

Report Created
 11/17/2025

MODIFIED

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2314	1163	1179	1677	819	866
Peak Volume	2314	1163	1179	1677	819	866
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2314	1163	1179	1677	819	866

Committed Developments							Type	% Complete
Arden PUD	41	31	10	49	18	31	Res	65%
Seminole Orange Plaza	11	6	5	29	14	15	NR	80%
City of Westlake	419	205	214	443	238	205	NR	39%
Loxahatchee Groves Commons	11	5	5	23	11	11	NR	80%
Indian Trails Grove DRI	90	27	63	101	63	38	Res	0%
Central Park of Commerce	24		19	26	19		NR	0%
All Star Kids 2	0	0	0	0	0	0	NR	100%
7-Eleven Westlake	0	0	0	0	0	0	NR	100%
Silver Lake		42			28	48	Res	0%
The Terraces		33			21	35	Res	0%
Westlake West		226	78		150	255	Res	0%
Avenir	196	103	93	239	97	142	Res	5%
Total Committed Developments	792	678	487	910	659	780		
Total Committed Residential	327	462	244	389	377	549		
Total Committed Non-Residential	465	216	243	521	282	231		
Double Count Reduction	82	43	49	97	56	46		
Total Discounted Committed Developments	710	635	438	813	603	734		

APPENDIX D

INTERSECTION ANALYSIS SHEET Westlake Free-Standing Discount Superstore

60th St & Seminole Pratt Whitney Rd

(Existing Geometrics w/o Project)

Nominal Growth Rate = 1.00%
 Peak Season = 1.00
 Buildout Year = 2028
 Years = 4

AM Peak Hour												
Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	208	1038	0	2	862	8	23	0	311	0	0	0
Peak Season Volume	208	1038	0	2	862	8	23	0	311	0	0	0
Nominal Growth	8	42	0	0	35	0	1	0	13	0	0	0
Approved Projects	109	337	18	33	263	6	19	162	189	0	59	24
Background Traffic	325	1417	18	35	1160	14	43	162	513	0	59	24
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total	325	1,417	18	35	1,160	14	43	162	513	0	59	24
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			14			10			10
Per Lane Volume - RTOR	325	713	n/a	35	580	0	43	665	n/a	0	73	n/a
RT - LT Overlap			0			-43			-325			-35
North-South Critical	NB LT + SB TH = 905					SB LT + NB TH = 748						
East-West Critical	EB LT + WB TH = 116					WB LT + EB TH = 665						
Maximum Critical Sum	905			+	665			= 1,570				
STATUS ?						OVER						

PM Peak Hour												
Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	235	848	0	3	763	16	13	0	164	0	0	0
Peak Season Volume	235	848	0	3	763	16	13	0	164	0	0	0
Nominal Growth	10	34	0	0	31	1	1	0	7	0	0	0
Approved Projects	186	353	12	47	363	13	29	104	115	0	176	69
Background Traffic	431	1235	12	50	1157	30	43	104	286	0	176	69
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total	431	1,235	12	50	1,157	30	43	104	286	0	176	69
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			30			10			10
Per Lane Volume - RTOR	431	619	n/a	50	579	0	43	380	n/a	0	235	n/a
RT - LT Overlap			0			-43			-431			-50
North-South Critical	NB LT + SB TH = 1010					SB LT + NB TH = 669						
East-West Critical	EB LT + WB TH = 278					WB LT + EB TH = 380						
Maximum Critical Sum	1010			+	380			= 1,390				
STATUS ?						NEAR						

(1) Programmed Lanes per ITG study.

INTERSECTION ANALYSIS SHEET

Westlake Free-Standing Discount Superstore

60th St & Seminole Pratt Whitney Rd

(Proposed Geometrics w/o Project)

Nominal Growth Rate = 1.00%
 Peak Season = 1.00
 Buildout Year = 2028
 Years = 4

AM Peak Hour												
Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	208	1038	0	2	862	8	23	0	311	0	0	0
Peak Season Volume	208	1038	0	2	862	8	23	0	311	0	0	0
Nominal Growth	8	42	0	0	35	0	1	0	13	0	0	0
Approved Projects	109	337	18	33	263	6	19	162	189	0	59	24
Background Traffic	325	1417	18	35	1160	14	43	162	513	0	59	24
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total	325	1,417	18	35	1,160	14	43	162	513	0	59	24
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	1	1	1	< 0
Right Turn on Red			10			14			60			10
Per Lane Volume - RTOR	325	713	n/a	35	580	0	43	162	453	0	73	n/a
RT - LT Overlap			0			-43			128			-35
North-South Critical	NB LT + SB TH = 905					SB LT + NB TH = 748						
East-West Critical	EB LT + WB TH = 116					WB LT + EB TH = 162						
Maximum Critical Sum	905			+	162			=		1,067		
STATUS ?	UNDER											

PM Peak Hour												
Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	271	874	0	2	768	29	12	0	234	0	0	0
Peak Season Volume	271	874	0	2	768	29	12	0	234	0	0	0
Nominal Growth	11	35	0	0	31	1	0	0	10	0	0	0
Approved Projects	186	353	12	47	363	13	29	104	115	0	176	69
Background Traffic	468	1262	12	49	1162	43	41	104	359	0	176	69
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total	468	1,262	12	49	1,162	43	41	104	359	0	176	69
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	1	1	1	< 0
Right Turn on Red			10			43			60			10
Per Lane Volume - RTOR	468	632	n/a	49	581	0	41	104	299	0	235	n/a
RT - LT Overlap			0			-41			-169			-49
North-South Critical	NB LT + SB TH = 1049					SB LT + NB TH = 681						
East-West Critical	EB LT + WB TH = 276					WB LT + EB TH = 104						
Maximum Critical Sum	1049			+	276			=		1,325		
STATUS ?	NEAR											

INTERSECTION ANALYSIS SHEET

Westlake Free-Standing Discount Superstore

60th St & Seminole Pratt Whitney Rd

(Existing Geometrics w/Project)

Nominal Growth Rate = 1.00%
 Peak Season = 1.00
 Buildout Year = 2028
 Years = 4

AM Peak Hour												
Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	208	1038	0	2	862	8	23	0	311	0	0	0
Peak Season Volume	208	1038	0	2	862	8	23	0	311	0	0	0
Nominal Growth	8	42	0	0	35	0	1	0	13	0	0	0
Approved Projects	109	337	18	33	263	6	19	162	189	0	59	24
Background Traffic	325	1417	18	35	1160	14	43	162	513	0	59	24
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	3	43	0	0	52	0	0	0	4	0	0	0
Total	328	1,460	18	35	1,212	14	43	162	517	0	59	24
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			14			10			10
Per Lane Volume - RTOR	328	734	n/a	35	606	0	43	669	n/a	0	73	n/a
RT - LT Overlap			0			-43			-328			-35
North-South Critical	NB LT + SB TH = 934					SB LT + NB TH = 769						
East-West Critical	EB LT + WB TH = 116					WB LT + EB TH = 669						
Maximum Critical Sum	934			+	669			=		1,603		
STATUS ?						OVER						

PM Peak Hour												
Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	271	874	0	2	768	29	12	0	234	0	0	0
Peak Season Volume	271	874	0	2	768	29	12	0	234	0	0	0
Nominal Growth	11	35	0	0	31	1	0	0	10	0	0	0
Approved Projects	186	353	12	47	363	13	29	104	115	0	176	69
Background Traffic	468	1262	12	49	1162	43	41	104	359	0	176	69
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	7	94	0	0	90	0	0	0	6	0	0	0
Total	475	1,356	12	49	1,252	43	41	104	365	0	176	69
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	< 0	1	1	< 0
Right Turn on Red			10			43			10			10
Per Lane Volume - RTOR	475	679	n/a	49	626	0	41	459	n/a	0	235	n/a
RT - LT Overlap			0			-41			-475			-49
North-South Critical	NB LT + SB TH = 1101					SB LT + NB TH = 728						
East-West Critical	EB LT + WB TH = 276					WB LT + EB TH = 459						
Maximum Critical Sum	1101			+	459			=		1,560		
STATUS ?						OVER						

INTERSECTION ANALYSIS SHEET

Westlake Free-Standing Discount Superstore

60th St & Seminole Pratt Whitney Rd

(Proposed Geometrics w/Project)

Nominal Growth Rate = 1.00%
 Peak Season = 1.00
 Buildout Year = 2028
 Years = 4

AM Peak Hour												
Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	208	1038	0	2	862	8	23	0	311	0	0	0
Peak Season Volume	208	1038	0	2	862	8	23	0	311	0	0	0
Nominal Growth	8	42	0	0	35	0	1	0	13	0	0	0
Approved Projects	109	337	18	33	263	6	19	162	189	0	59	24
Background Traffic	325	1417	18	35	1160	14	43	162	513	0	59	24
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	3	43	0	0	52	0	0	0	4	0	0	0
Total	328	1,460	18	35	1,212	14	43	162	517	0	59	24
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	1	1	1	< 0
Right Turn on Red			10			14			60			10
Per Lane Volume - RTOR	328	734	n/a	35	606	0	43	162	457	0	73	n/a
RT - LT Overlap			0			-43			129			-35
North-South Critical	NB LT + SB TH = 934					SB LT + NB TH = 769						
East-West Critical	EB LT + WB TH = 116					WB LT + EB TH = 162						
Maximum Critical Sum	934			+	162			=		1,096		
STATUS ?	UNDER											

PM Peak Hour												
Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	271	874	0	2	768	29	12	0	234	0	0	0
Peak Season Volume	271	874	0	2	768	29	12	0	234	0	0	0
Nominal Growth	11	35	0	0	31	1	0	0	10	0	0	0
Approved Projects	186	353	12	47	363	13	29	104	115	0	176	69
Background Traffic	468	1262	12	49	1162	43	41	104	359	0	176	69
% Project Traffic	2%	28%	0%	0%	28%	0%	0%	0%	2%	0%	0%	0%
Direction	out	out	out	in	in	in	in	in	in	out	out	out
Project Traffic	7	94	0	0	90	0	0	0	6	0	0	0
Total	475	1,356	12	49	1,252	43	41	104	365	0	176	69
Critical Volume Analysis												
No. of Lanes (1)	1	2	< 0	1	2	1	1	1	1	1	1	< 0
Right Turn on Red			10			43			60			10
Per Lane Volume - RTOR	475	679	n/a	49	626	0	41	104	305	0	235	n/a
RT - LT Overlap			0			-41			-170			-49
North-South Critical	NB LT + SB TH = 1101					SB LT + NB TH = 728						
East-West Critical	EB LT + WB TH = 276					WB LT + EB TH = 104						
Maximum Critical Sum	1101			+	276			=		1,377		
STATUS ?	NEAR											

INTERSECTION ANALYSIS SHEET

Westlake Free-Standing Discount Superstore

Town Center Parkway South & Seminole Pratt Whitney Rd

(Existing Geometrics w/Project)

Nominal Growth Rate = 1.00%
 Peak Season = 1.00
 Buildout Year = 2028
 Years = 4

AM Peak Hour												
Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	2	947	118	31	1106	61	4	3	0	101	8	16
Peak Season Volume	2	947	118	31	1106	61	4	3	0	101	8	16
Nominal Growth	0	38	5	1	45	2	0	0	0	4	0	1
Approved Projects	0	188	0	0	207	0	0	0	0	0	0	0
Westlake	18	121	40	28	114	13	5	12	6	47	14	33
Westlake West	41	23	0	0	66	0	0	18	121	0	6	0
Background Traffic	61	1316	163	60	1538	76	9	33	127	152	28	50
% Project Traffic	35%	5%	0%	10%	20%	5%	30%	15%	20%	0%	25%	0%
Direction	in	in	in	out	out	in	out	out	out	in	in	in
Project Traffic	64	9	0	15	31	9	46	23	31	0	46	0
Total	125	1,326	163	75	1,569	85	54	56	157	152	74	50
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	1	1	1
Right Turn on Red			60			60			60			50
Per Lane Volume - RTOR	125	663	103	75	785	25	54	56	97	152	74	0
RT - LT Overlap			-49			-29			-28			-75
North-South Critical	NB LT + SB TH = 910					SB LT + NB TH = 738						
East-West Critical	EB LT + WB TH = 128					WB LT + EB TH = 208						
Maximum Critical Sum	910		+		208		=		1,118			
STATUS ?	UNDER											

PM Peak Hour												
Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (1/9/24)	5	1229	176	29	945	65	30	38	6	174	32	17
Peak Season Volume	5	1229	176	29	945	65	30	38	6	174	32	17
Nominal Growth	0	50	7	1	38	3	1	2	0	7	1	1
Approved Projects	0	264	0	0	316	0	0	0	0	0	0	0
Westlake	12	123	42	28	114	13	16	13	21	43	13	30
Westlake West	136	75	0	0	44	0	0	12	80	0	21	0
Background Traffic	153	1741	225	58	1457	81	47	65	107	224	66	48
% Project Traffic	35%	5%	0%	10%	20%	5%	30%	15%	20%	0%	25%	0%
Direction	in	in	in	out	out	in	out	out	out	in	in	in
Project Traffic	113	16	0	33	67	16	100	50	67	0	81	0
Total	266	1,757	225	92	1,524	97	147	115	174	224	147	48
Critical Volume Analysis												
No. of Lanes	1	2	1	1	2	1	1	1	1	1	1	1
Right Turn on Red			60			60			60			48
Per Lane Volume - RTOR	266	879	165	92	762	37	147	115	114	224	147	0
RT - LT Overlap			-59			-110			-152			-92
North-South Critical	NB LT + SB TH = 1028					SB LT + NB TH = 971						
East-West Critical	EB LT + WB TH = 294					WB LT + EB TH = 339						
Maximum Critical Sum	1028		+		339		=		1,367			
STATUS ?	NEAR											

INTERSECTION ANALYSIS SHEET

Westlake Free-Standing Discount Superstore

Persimmon Blvd & Seminole Pratt Whitney Rd

(Existing Geometrics w/Project)

Nominal Growth Rate = 1.00%
 Peak Season = 1.00
 Buildout Year = 2028
 Years = 4

AM Peak Hour													
Intersection Volume Development													
	Northbound			Southbound			Eastbound			Westbound			
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	
Existing Volume (1/9/24)	43	1195	62	25	1649	33	21	13	37	264	11	53	
Peak Season Volume	43	1195	62	25	1649	33	21	13	37	264	11	53	
Historic Growth	2	49	3	1	67	1	1	1	2	11	0	2	
Nominal Growth	2	49	3	1	67	1	1	1	2	11	0	2	
Approved Projects	6	39	11	9	32	5	0	0	0	0	0	0	
Westlake	14	119	26	18	151	10	6	9	6	79	14	55	
Indian Trails Grove	0	46	0	22	111	0	0	0	0	0	0	9	
The Terraces	1	15	0	0	5	0	0	0	0	0	0	0	
Silver Lake	0	0	8	2	0	0	0	2	0	22	7	7	
Westlake West	29	65	0	0	187	0	0	18	84	0	6	0	
Background Traffic	65	1417	102	53	1903	48	28	23	45	354	25	110	
% Project Traffic	3%	29%	0%	11%	29%	0%	0%	2%	3%	0%	2%	11%	
Direction	in	in	in	out	out	out	out	out	out	in	in	in	
Project Traffic	6	53	0	17	44	0	0	3	5	0	4	20	
Total	70	1,470	102	70	1,947	48	28	26	50	354	28	131	
Critical Volume Analysis													
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1	
Right Turn on Red			60			48			50			60	
Per Lane Volume - RTOR	70	735	42	70	974	0	28	26	0	177	28	71	
RT - LT Overlap			-135			-28			-70			1	
North-South Critical	NB LT + SB TH = 1044					SB LT + NB TH = 805							
East-West Critical	EB LT + WB TH = 56					WB LT + EB TH = 203							
Maximum Critical Sum	1044					+		203			= 1,247		
STATUS ?							NEAR						

PM Peak Hour													
Intersection Volume Development													
	Northbound			Southbound			Eastbound			Westbound			
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	
Existing Volume (1/9/24)	95	1525	105	94	1404	42	47	54	129	165	37	41	
Peak Season Volume	95	1525	105	94	1404	42	47	54	129	165	37	41	
Nominal Growth	4	62	4	4	57	2	2	2	5	7	2	2	
Approved Projects	7	47	13	18	64	9	0	0	0	0	0	0	
Westlake	11	167	56	40	146	8	22	41	17	38	15	24	
Indian Trails Grove	0	110	0	13	66	0	0	0	0	0	0	22	
The Terraces	1	10	0	0	16	0	0	0	0	0	0	0	
Silver Lake	0	0	26	9	0	0	0	9	0	15	5	5	
Westlake West	95	211	0	0	123	0	0	12	56	0	21	0	
Background Traffic	118	1810	179	156	1687	61	71	97	151	210	54	67	
% Project Traffic	3%	29%	0%	11%	29%	0%	0%	2%	3%	0%	2%	11%	
Direction	in	in	in	out	out	out	out	out	out	in	in	in	
Project Traffic	10	93	0	37	97	0	0	7	10	0	6	35	
Total	128	1,903	179	193	1,784	61	71	103	161	210	61	102	
Critical Volume Analysis													
No. of Lanes	1	2	1	1	2	1	1	1	1	2	1	1	
Right Turn on Red			60			60			60			60	
Per Lane Volume - RTOR	128	952	119	193	892	1	71	103	101	105	61	42	
RT - LT Overlap			14			-70			-27			-151	
North-South Critical	NB LT + SB TH = 1020					SB LT + NB TH = 1145							
East-West Critical	EB LT + WB TH = 132					WB LT + EB TH = 208							
Maximum Critical Sum	1145					+		208			= 1,353		
STATUS ?							NEAR						

APPENDIX E

FDOT Long Range Estimating System - Production					
R4: Project Details Composite Report					
By Version					
Project: WDU46-U-22-BB				Letting Date: 01/2099	
Description: Widen 4 Lane Urban Divided Arterial to 6 Lane Urban Divided with 22' Median and 4' Bike Lanes					
District: 09	County: 99 DISTRICT/STATE WIDE				
Project Manager: Cost-Per-Mile Model					
Version 22 Project Grand Total					
					\$9,302,864.82
Description: October 2024 Update					
Pay Items	Description	Total Quantity	Unit	Weighted Avg. Unit Price	Total Amount
102-1	MAINTENANCE OF TRAFFIC	10.00			\$761,219.61
101-1	MOBILIZATION	10.00			\$837,341.57
104-10-3	SEDIMENT BARRIER	10,560.00	LF	\$2.60	\$27,456.00
104-11	FLOATING TURBIDITY BARRIER	100.00	LF	\$11.00	\$1,100.00
104-12	STAKED TURBIDITY BARRIER- NYL REINF PVC	100.00	LF	\$10.00	\$1,000.00
104-15	SOIL TRACKING PREVENTION DEVICE	1.00	EA	\$4,800.00	\$4,800.00
104-18	INLET PROTECTION SYSTEM	26.00	EA	\$190.00	\$4,940.00
107-1	LITTER REMOVAL	1.90	AC	\$48.00	\$91.20
107-2	MOWING	1.90	AC	\$63.00	\$119.70
110-1-1	CLEARING & GRUBBING	7.06	AC	\$56,000.00	\$395,360.00
120-1	REGULAR EXCAVATION	9,680.00	CY	\$14.00	\$135,520.00
120-2-2	BORROW EXCAVATION, TRUCK MEASURE	27,158.76	CY	\$36.00	\$977,715.36
160-4	TYPE B STABILIZATION	17,107.20	SY	\$7.80	\$133,436.16
285-709	OPTIONAL BASE,BASE GROUP 09	14,467.20	SY	\$42.00	\$607,622.40
327-70-5	MILLING EXIST ASPH PAVT, 2" AVG DEPTH	32,853.33	SY	\$3.40	\$111,701.32
334-1-13	SUPERPAVE ASPHALTIC CONC, TRAFFIC C	4,646.40	TN	\$150.00	\$696,960.00
337-7-83	ASPH CONC FC,TRAFFIC C,FC-12.5,PG 76-22	3,754.67	TN	\$180.00	\$675,840.60
425-1-351	INLETS, CURB, TYPE P-5,	36.00	EA	\$9,300.00	\$334,800.00
425-1-451	INLETS, CURB, TYPE J-5,	10.00	EA	\$15,000.00	\$150,000.00
425-1-521	INLETS, DT BOT, TYPE C,	5.00	EA	\$7,100.00	\$35,500.00
425-1-541	INLETS, DT BOT, TYPE D,	1.00	EA	\$8,400.00	\$8,400.00
425-2-41	MANHOLES, P-7,	5.00	EA	\$8,800.00	\$44,000.00
425-2-71	MANHOLES, J-7,	1.00	EA	\$16,000.00	\$16,000.00
430-174-124	PIPE CULV, OPT MATL, ROUND,24"SD	5,000.00	LF	\$200.00	\$1,000,000.00
430-174-130	PIPE CULV, OPT MATL, ROUND,30"SD	200.00	LF	\$300.00	\$60,000.00
430-175-112	PIPE CULV, OPT MATL, ROUND, 12"S/CD	1,936.00	LF	\$160.00	\$309,760.00

FDOT Long Range Estimating System - Production					
R4: Project Details Composite Report					
By Version					
Project: WDU46-U-22-BB			Letting Date: 01/2099		
Description: Widen 4 Lane Urban Divided Arterial to 6 Lane Urban Divided with 22' Median and 4' Bike Lanes					
District: 09	County: 99 DISTRICT/STATE WIDE				
Project Manager: Cost-Per-Mile Model					
Version 22 Project Grand Total					
					\$9,302,864.82
Description: October 2024 Update					
430-175-142	PIPE CULV, OPT MATL, ROUND, 42"S/CD	56.00	LF	\$380.00	\$21,280.00
430-515-100	STRAIGHT CONC ENDW 15", SINGLE, 0 ROUND	1.00	EA	\$6,200.00	\$6,200.00
430-530-100	STRAIGHT CONC ENDW 30", SINGLE, 0 ROUND	2.00	EA	\$8,800.00	\$17,600.00
430-542-100	STRAIGHT CONC ENDW 42", SINGLE, 0 ROUND	2.00	EA	\$12,000.00	\$24,000.00
520-1-10	CONCRETE CURB & GUTTER, TYPE F	10,560.00	LF	\$46.00	\$485,760.00
522-1	CONCRETE SIDEWALK AND DRIVEWAYS, 4"	5,866.67	SY	\$73.00	\$428,266.91
550-10-220	FENCING, TYPE B, 5.1-6.0', STANDARD	840.00	LF	\$24.00	\$20,160.00
550-60-234	FENCE GATE, TYP B, SLIDE/CANT, 18.1-20' OPEN	1.00	EA	\$7,500.00	\$7,500.00
570-1-2	PERFORMANCE TURF, SOD	13,839.47	SY	\$4.30	\$59,509.72
630-2-11	CONDUIT, F& I, OPEN TRENCH	5,280.00	LF	\$17.00	\$89,760.00
630-2-12	CONDUIT, F& I, DIRECTIONAL BORE	1,048.00	LF	\$40.00	\$41,920.00
635-2-11	PULL & SPLICE BOX, F&I, 13" X 24"	35.00	EA	\$1,600.00	\$56,000.00
700-1-111	SINGLE COL GRND SIGN AS, F&I GM,	22.00	EA	\$570.00	\$12,540.00
700-1-112	SINGLE COL GRND SIGN AS, F&I GM, 12-20	2.00	EA	\$2,000.00	\$4,000.00
700-1-500	SINGLE COL GRND SIGN AS, RELOCATE	2.00	EA	\$320.00	\$640.00
700-1-600	SINGLE COL GRND SIGN AS, REMOVE	22.00	EA	\$70.00	\$1,540.00
700-2-114	MULTI- COLUMN SIGN, F&I GM, 30.1-50 SF	2.00	EA	\$8,800.00	\$17,600.00
700-2-600	MULTI- COLUMN GROUND SIGN, REMOVE	2.00	EA	\$1,300.00	\$2,600.00
706-1-3	RAISED PAVMT MARK, TYPE B	675.00	EA	\$4.90	\$3,307.50
710-11-101	PAINTED PAVT MARK, STD, WHITE, SOLID, 6"	8.00	GM	\$1,400.00	\$11,200.00
710-11-131	PAINTED PAVT MARK, STD, WHITE, SKIP, 6"	8.00	GM	\$720.00	\$5,760.00

FDOT Long Range Estimating System - Production					
R4: Project Details Composite Report					
By Version					
Project: WDU46-U-22-BB			Letting Date: 01/2099		
Description: Widen 4 Lane Urban Divided Arterial to 6 Lane Urban Divided with 22' Median and 4' Bike Lanes					
District: 09	County: 99 DISTRICT/STATE WIDE				
Project Manager: Cost-Per-Mile Model					
Version 22 Project Grand Total					
					\$9,302,864.82
Description: October 2024 Update					
711-15-101	THERMOPLASTIC, STD-OP, WHITE, SOLID, 6"	4.00	GM	\$6,800.00	\$27,200.00
711-15-131	THERMOPLASTIC, STD-OP, WHITE, SKIP, 6"	4.00	GM	\$2,300.00	\$9,200.00
715-1-13	LIGHTING CONDUCTORS, F&I, INSUL, NO.4-2	19,284.00	LF	\$3.80	\$73,279.20
715-61-342	LIGHT POLE CMPLT,STD,F&I, 40'MH,12'ARM L	35.00	EA	\$12,000.00	\$420,000.00
715-500-1	POLE CABLE DIST SYS, CONVENTIONAL	35.00	EA	\$950.00	\$33,250.00
999-25	INITIAL CONTINGENCY AMOUNT (DO NOT BID)	1.00	LS	\$92,107.57	\$92,107.57
Project Unknowns			0.00	%	\$0.00
Design/Build			0.00	%	\$0.00
Version 22 Project Grand Total					\$9,302,864.82