



JMD ENGINEERING, INC.

TRAFFIC IMPACT ANALYSIS

SOLESTE ON THE TRAIL 315 APARTMENTS/TOWN HOMES RIVIERA BEACH, FLORIDA

TP-21-48
JANUARY 19, 2022
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JOHN M
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Date: 2022.01.19
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John M. Donaldson, P.E.
Florida Registration Number 40568

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INTRODUCTION

This is a traffic impact analysis for a 315 multi-family townhouse/apartment development located on Military Trail just north of Leo Lane in Riviera Beach, Florida. The PCN numbers for the site:

56-42-42-25-00-000-1020

56-42-42-25-00-000-1030

56-42-42-25-00-000-1040

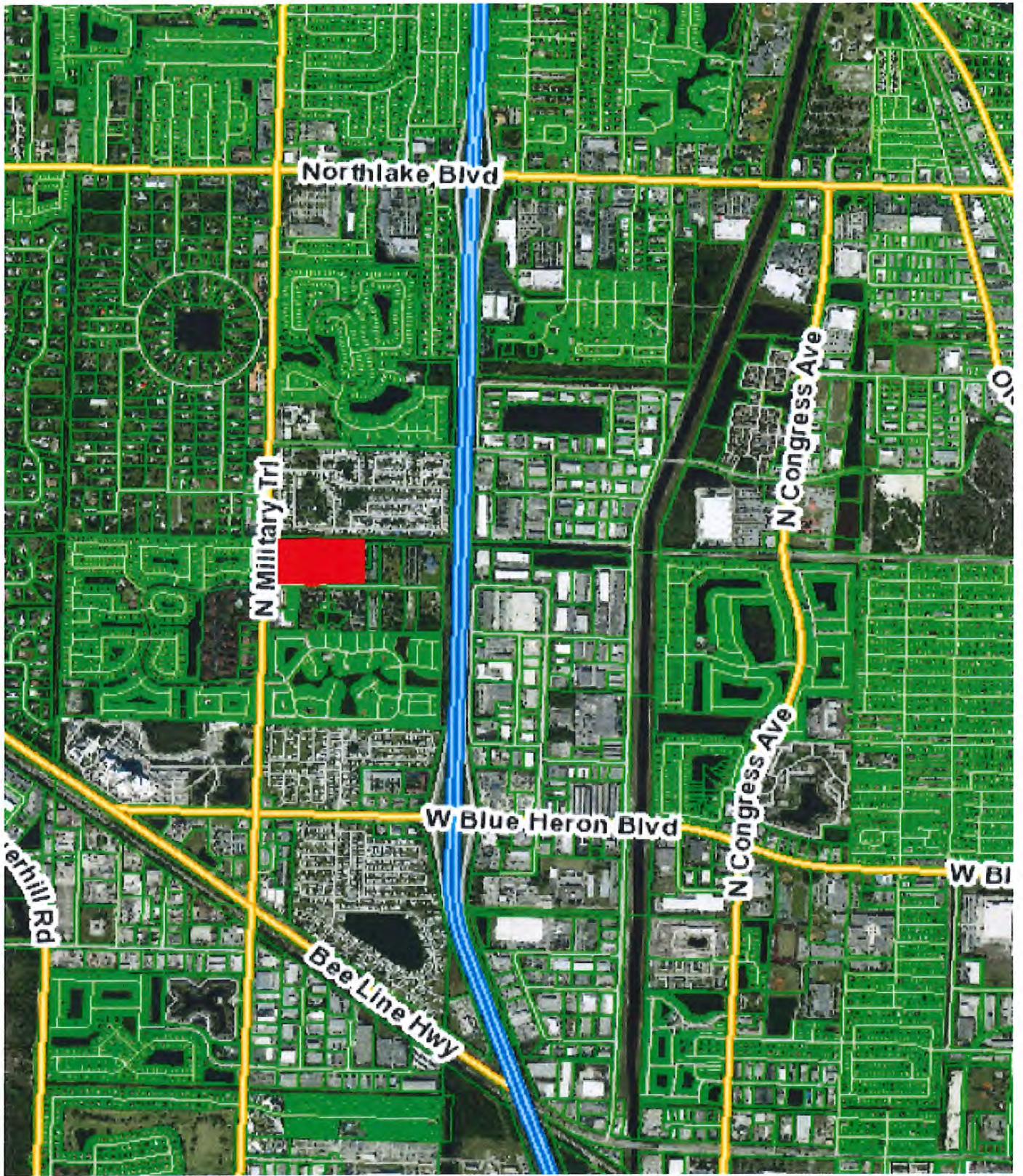
56-42-42-25-00-000-1070

56-42-42-25-00-000-1140

56-42-42-25-00-000-1230

56-42-42-25-00-000-1240

The existing site has 15.77 acres of Nursey/Garden Center that has been in existence for more than 5 years. The site qualifies for a 110% development credit per the Chapter 12 of the Palm Beach County ULDC. This document presents the methodology used and the findings of the traffic impact analysis. The analysis was conducted in accordance with the requirements of the Countywide Traffic Performance Standards Ordinance (TPSO) of Palm Beach County. The analysis used current data available from Palm Beach County. The projected is expected to be built by December 2024.



■ SITE

**FIGURE 1
PROJECT LOCATION MAP**

INVENTORY AND PLANNING DATA

The data used in this analysis were obtained from Palm Beach County and collected in the field. The data included:

- 2019/2020 peak hour traffic volumes
- Historic traffic count data
- Approved un-built projects from TPS database
- Roadway geometrics

PROJECT TRAFFIC

Traffic Generation

The subject property has 15.77 acres of Nursery/Garden Center use that has been in existence for more than 5 years. The site qualifies for a 110% development credit per the Chapter 12 of the Palm Beach County ULDC as the uses have been existence for more than five years and are withing the Urban Services Boundary. The daily and peak hour traffic generation for the proposed development was based on trip generation rates published and accepted by Palm Beach County.

The “Existing” and “Proposed” trips are shown in Table 1. The existing site generates 1,873 net external daily trips, 49 net AM Peak Hour trips and 140 net PM Peak Hour Trips. The proposed site is expected to generate 1,826 net external daily trips, 120 net AM Peak Hour trips and 146 net PM Peak Hour trips. This is 47 less daily, 71 more AM Peak Hour and 6 more PM Peak Hour trips compared to the existing uses and these trips must be analyzed for TPSO and city concurrency purposes.

Traffic Distribution

Traffic distribution was determined from a review of the roadway network, previous similar residential submittals, and travel time characteristics along with the various attractions. The distribution according to the cardinal directions is:

NORTH	-	60 percent
SOUTH	-	40 percent

Traffic Assignment

The net trips for the project were assigned to the surrounding roadway network in terms of a.m. and p.m. peak hour external trips. Figure 2 illustrates the project assignment. Based on the net traffic generation, it was determined that the maximum radius of development influence for Test 1 of the Traffic Performance Standards is one mile. The Test 2 maximum radius of influence is also one mile.

**TABLE 1
SOLESTE ON THE TRAIL
TRIP GENERATION COMPARISON**

Land Use	Intensity	AM Peak Hour			PM Peak Hour			
		Total	In	Out	Total	In	Out	
Existing								
Nursery/Garden Center	15.77 ac	1,704	44	22	22	127	64	63
<i>Subtotal</i>		1,704	44	22	22	127	64	63
<u>Redevelopment credit 110%</u>								
Nursery/Garden Center	17.33 ac.	1,873	49	25	24	140	70	70
<i>Subtotal</i>		1,873	49	25	24	140	70	70
TOTAL NET EXISTING TRIPS		1,873	49	25	24	140	70	70
Proposed								
Apartment	255 d.u.	1,387	92	24	68	112	68	44
Townhouse	60 d.u.	439	28	6	22	34	21	13
TOTAL NET PROPOSED TRIPS	315 d.u.	1,826	120	30	90	146	89	57
PROPOSED DRIVEWAY TRIPS		1,826	120	30	90	146	89	57
PROPOSED LESS EXISTING NET TPS TRIPS		(47)	71	5	66	6	19	(13)

Palm Beach County Trip Generation Rates

Landuse	ITE CODE	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
					In/Out	Rate/Equation	In/Out	Rate/Equation
Multifamily Low-Rise Housing upto 2 story (Apartment/Condo/TH)	220	Dwelling Unit	7.32	0%	23/77	0.46	63/37	0.56
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	5.44	0%	26/74	0.36	61/39	0.44
Nursery (Garden Center)	817	Acre	108.1	0%	N/A ¹	2.82	N/A ¹	8.06

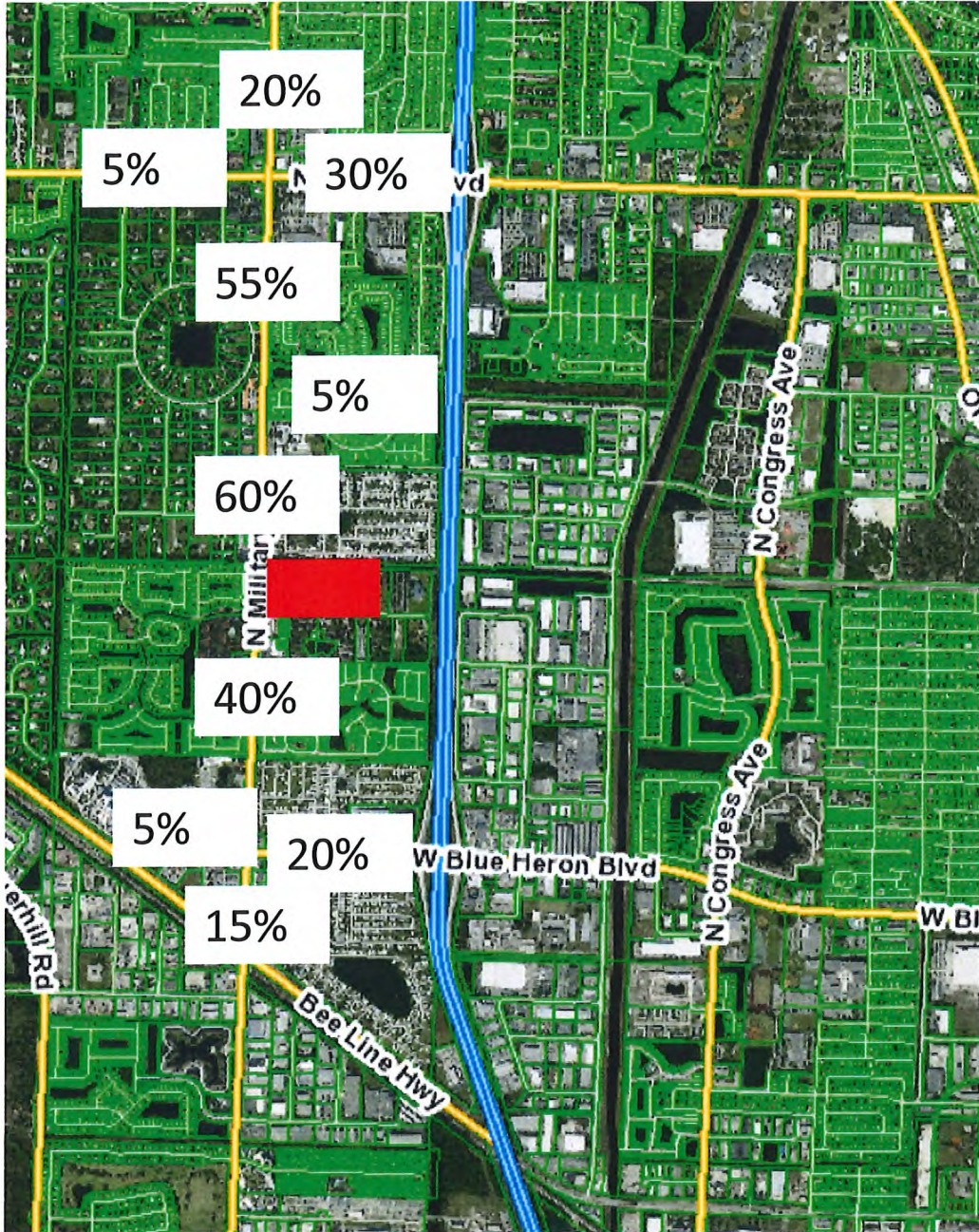


FIGURE 2
PROJECT ASSIGNMENT

ASSURED AND PROGRAMMED CONSTRUCTION

A review of the Five-Year Plans of Palm Beach County and FDOT, as well as those improvements committed by the developers of projects in the area was made. No significant roadway construction is planned for the area.

PBC PERFORMANCE STANDARDS TEST

Part One – Intersection Evaluation

Intersections on Project Access Links

This Part requires analysis of Major Intersections, within or beyond the Radius of Development Influence, where a Project's traffic is significant on a Link within the Radius of Development of Influence. As shown in Table 2 and Table 3, three links are significantly impacted by the proposed traffic within the one-mile study area in the AM and in the PM. Intersections at either end of the impacted link are required to be analyzed:

1. Military Trail & Northlake Blvd
2. Military Trail & Investment Lane
3. Military Trail & Woodbine/Leo Lane
4. Military Trail & Blue Heron Boulevard

The analysis indicates that these are below the 1,400 critical movement threshold and thus meets LOS standards.

Intersections with Ten Percent Project Traffic on Approach

The proposed Palm Beach County Traffic Performance Standards stipulate that an analysis shall be undertaken for intersections where the project traffic comprises 10% or more of the total traffic on at least one of the intersection approaches. No intersections meet these criteria.

Part Two – Link Evaluation

Test 1

There are three significantly impacted links for Test 1. Military Trail from Blue Heron Boulevard to the site, the site to Investment Lane and then Investment Lane to Northlake Boulevard. All links meet TPSO standards.

Test 2 - Five-year Analysis

There are no significantly impacted links for Test 2 and therefore, no additional analysis is required.

TABLE 2
AM PEAK HOUR SIGNIFICANCE ANALYSIS - TEST 1
SOLESTE ON THE TRAIL

ROADWAY	TO	FROM	LANES	DIRECTION	LOS D VOLUME	% ASSIGN.	PROJECT TRAFFIC			SIGNIFICANT IMPACT?
							INBOUND	OUTBOUND	PK HR TRIPS	
MILITARY TRAIL	NORTHLAKE BLVD	INVESTMENT LANE	6LD	NB	2,940	55%	0	37	1.26%	YES
				SB	2,940	55%	1	3	0.10%	NO
	INVESTMENT LANE	SITE	6LD	NB	2,680	60%	0	40	1.49%	YES
				SB	2,680	60%	1	3	0.11%	NO
	SITE	BLUE HERON BLVD	6LD	NB	2,680	40%	1	2	0.07%	NO
				SB	2,680	40%	0	27	1.01%	YES
BLUE HERON BLVD	BLUE HERON BLVD	BEE LINE HWY	6LD	NB	2,680	15%	1	1	0.04%	NO
				SB	2,680	15%	0	10	0.37%	NO
	BEELINE HWY	45TH ST	6LD	NB	2,680	10%	0	7	0.26%	NO
				SB	2,680	10%	1	1	0.04%	NO
BLUE HERON BLVD	BEELINE HWY	MILITARY TRAIL	4LD	EB	1,770	5%	1	1	0.06%	NO
				WB	1,770	5%	0	4	0.23%	NO
	MILITARY TRAIL	I-95	6LD	EB	2,680	20%	0	14	0.52%	NO
BEELINE HWY				WB	2,680	20%	1	1	0.04%	NO
	HAVERHILL RD	BLUE HERON BLVD	4LD	NB	1,770	5%	0	4	0.23%	NO
				SB	1,770	5%	1	1	0.06%	NO
	BLUE HERON BLVD	MILITARY TRAIL	4LD	NB	1,770	5%	1	1	0.06%	NO
				SB	1,770	5%	0	4	0.23%	NO
	MILITARY TRAIL	CONGRESS AVE	4LD	NB	1,960	5%	1	1	0.05%	NO
INVESTMENT LANE	MILITARY TRAIL	CONGRESS AVE	2L	SB	1,960	5%	0	4	0.20%	NO
				NB	880	5%	1	1	0.11%	NO
				SB	880	5%	0	4	0.45%	NO

**TABLE 3
PM PEAK HOUR SIGNIFICANCE ANALYSIS - TEST 1
SOLESTE ON THE TRAIL**

ROADWAY	TO	FROM	LANES	DIRECTION	LOS D VOLUME	% ASSIGN.	PROJECT TRAFFIC			SIGNIFICANT IMPACT?
							INBOUND	OUTBOUND	PK HR TRIPS	
MILITARY TRAIL	NORTHLAKE BLVD	INVESTMENT LANE	6LD	NB	2,940	55%	0	0	0.00%	NO
				SB	2,940	55%	1	11	0.37%	NO
	INVESTMENT LANE	SITE	6LD	NB	2,680	60%	0	0	0.00%	NO
				SB	2,680	60%	1	12	0.45%	NO
	SITE	BLUE HERON BLVD	6LD	NB	2,680	40%	1	8	0.30%	NO
				SB	2,680	40%	0	0	0.00%	NO
BLUE HERON BLVD	BLUE HERON BLVD	BEE LINE HWY	6LD	NB	2,680	15%	1	3	0.11%	NO
				SB	2,680	15%	0	0	0.00%	NO
	BEE LINE HWY	45TH ST	6LD	NB	2,680	10%	0	0	0.00%	NO
				SB	2,680	10%	1	2	0.07%	NO
BLUE HERON BLVD	BEE LINE HWY	MILITARY TRAIL	4LD	EB	1,770	5%	1	1	0.06%	NO
				WB	1,770	5%	0	0	0.00%	NO
	MILITARY TRAIL	I-95	6LD	EB	2,680	20%	0	0	0.00%	NO
BEELINE HWY				WB	2,680	20%	1	4	0.15%	NO
	HAVERHILL RD	BLUE HERON BLVD	4LD	NB	1,770	5%	0	0	0.00%	NO
				SB	1,770	5%	1	1	0.06%	NO
	BLUE HERON BLVD	MILITARY TRAIL	4LD	NB	1,770	5%	1	1	0.06%	NO
				SB	1,770	5%	0	0	0.00%	NO
	MILITARY TRAIL	CONGRESS AVE	4LD	NB	1,960	5%	1	1	0.05%	NO
INVESTMENT LANE	MILITARY TRAIL	CONGRESS AVE	2L	NB	880	5%	1	1	0.11%	NO
				SB	880	5%	0	0	0.00%	NO

TABLE 4
TEST 1 - YEAR 2024
SOLESTE ON THE TRAIL

ROADWAY		AM PEAK HOUR										PROJECT TRAFFIC				2024 TRAFFIC				
		TO	FROM	LANES	DIRECTION	VOLUME	LOS D	2020 VOLUME	GROWTH RATE	2024 HIST GROWTH	2024 COMMITTED	2024 HISTORIC & COMMITTED	2024 MAX BKGD	2024 TOTAL BKGD	% ASSIGN.	INBOUND	OUTBOUND	PK HR TRIPS	TOTAL TRAFFIC	MEETS LOS?
MILITARY TRAIL																				
	NORTHLAKE BLVD	INVESTMENT LN		NB	2,940	2,940	1,356	1.00%	56	249	319	319	319	1,675	55%	0	37	1,712	1712	YES
				SB	2,940	2,940	1,111	1.00%	46	135	192	192	192	1,303	55%	1	3	1,306	1306	YES
	INVESTMENT LN	SITE		NB	2,680	2,680	1,073	1.00%	44	218	273	273	273	1,346	60%	0	40	1,386	1386	YES
				SB	2,680	2,680	1,139	1.00%	47	132	191	191	191	1,330	60%	1	3	1,333	1333	YES
	SITE	BLUE HERON BLVD		NB	2,680	2,680	1,073	1.00%	44	143	198	198	198	1,271	40%	1	2	1,273	1273	YES
				SB	2,680	2,680	1,137	1.00%	47	249	307	307	307	1,444	40%	0	27	1,471	1471	YES

TABLE 5
TEST 1 - YEAR 2024
SOLESTE ON THE TRAIL

ROADWAY		PM PEAK HOUR										PROJECT TRAFFIC				2024 TRAFFIC				
		TO	FROM	LANES	DIRECTION	VOLUME	LOS D	2020 VOLUME	GROWTH RATE	2024 HIST GROWTH	2024 COMMITTED	2024 HISTORIC & COMMITTED	2024 MAX BKGD	2024 TOTAL BKGD	% ASSIGN.	INBOUND	OUTBOUND	PK HR TRIPS	TOTAL TRAFFIC	MEETS LOS?
MILITARY TRAIL																				
	NORTHLAKE BLVD	INVESTMENT LN		NB	2,940	2,940	1,489	1.00%	61	157	233	233	233	1,722	55%	0	0	1,722	1722	YES
				SB	2,940	2,940	1,473	1.00%	60	255	331	331	331	1,804	55%	1	11	1,815	1815	YES
	INVESTMENT LN	SITE		NB	2,680	2,680	1,306	1.00%	54	177	244	244	244	1,550	60%	0	0	1,550	1550	YES
				SB	2,680	2,680	1,383	1.00%	57	250	321	321	321	1,704	60%	1	12	1,716	1716	YES
	SITE	BLUE HERON BLVD		NB	2,680	2,680	1,306	1.00%	54	263	330	330	330	1,636	40%	1	8	1,644	1644	YES
				SB	2,680	2,680	1,383	1.34%	76	205	276	276	276	1,659	40%	0	0	1,659	1659	YES

SITE CIRCULATION AND TURN LANE REQUIREMENTS

The property accesses Military Trail with a right in/right out only driveway and Leo Lane with a right out only.



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PROJECT DRIVEWAY VOLUMES

FIGURE 3
SOLESTE ON THE TRAIL
RIVIERA BEACH, FL

CONCLUSION

Based on the traffic impact analysis prepared for the proposed 315 multi-family Soleste on the Trail development, the proposed development meets the requirements of the Countywide Traffic Performance Standards of Palm Beach County and Riviera Beach.

APPENDIX

APPENDIX

SITE DATA

SITE PLAN

CMA WORKSHEETS (INTERSECTION VOLUME DEVELOPMENT)

INTERSECTION TURNING MOVEMENT COUNTS

BACKGROUND TRAFFIC (TPS DATABASE)

SITE DATA

Property Detail

Location Address 4411 LEO LN
 Municipality RIVIERA BEACH
 Parcel Control Number 56-42-42-25-00-000-1020
 Subdivision
 Official Records Book 20048 Page 951
 Sale Date MAR-2006
 Legal Description 25-42-42, E 138 FT OF W 730 FT OF S 596 FT OF N 636 FT OF N 1/2 OF NE 1/4

Owner Information

Owners
 NEXT MILLENNIUM LLC

Mailing address
 7920 N MILITARY TRL
 RIVIERA BEACH FL 33410 6428

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2006	\$800,000	20048 / 00951	WARRANTY DEED	NEXT MILLENNIUM LLC
AUG-2003	\$250,000	15763 / 00652	WARRANTY DEED	WYNDHAM PROPERTIES LLC
JAN-1979	\$100	03038 / 00473		
JAN-1973	\$38,200	02140 / 01780	WARRANTY DEED	
JAN-1972	\$18,000	02030 / 00220	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
 *Total Square Feet 3146
 Acres 1.89
 Use Code 0100 - SINGLE FAMILY
 Zoning RML-12 - Low Density Multi-Family (56-RIVIERA BEACH)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$153,075	\$140,062	\$142,405
Land Value	\$51,100	\$51,100	\$51,100
Total Market Value	\$204,175	\$191,162	\$193,505

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2021	2020	2019
Assessed Value	\$204,175	\$170,014	\$172,357
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$204,175	\$170,014	\$172,357

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$4,447	\$3,732	\$3,820
Non Ad Valorem	\$178	\$173	\$175
Total tax	\$4,625	\$3,905	\$3,995

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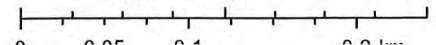
56-42-42-25-00-000-1020



December 21, 2021

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0 0.0375 0.075 0.15 mi



Property Detail

Location Address 4123 LEO LN
 Municipality RIVIERA BEACH
 Parcel Control Number 56-42-42-25-00-000-1030
 Subdivision
 Official Records Book 31925 Page 500
 Sale Date NOV-2020
 Legal Description 25-42-42, S 596 FT OF N 636 FT OF E 330 FT OF W 1060 FT OF N 1/2 OF NE 1/4

Owner Information

Owners
 TORRES JOHN I

Mailing address
 4656 SQUARE LAKE DR
 PALM BEACH GARDENS FL 33418 6178

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2020	\$1,000,000	31925 / 00500	WARRANTY DEED	TORRES JOHN I
MAR-2015	\$10	27458 / 01767	QUIT CLAIM	HEARN ALLEN H &
MAR-2015	\$10	27458 / 01771	QUIT CLAIM	HEARN ALLEN H &
OCT-2009	\$10	23517 / 00888	DEED OF TRUST	HEARN ALLEN H TRUSTEE &
OCT-2009	\$10	23517 / 00891	DEED OF TRUST	HEARN ALLEN H &
JAN-1966	\$18,800	01336 / 00000		

Exemption Information

No Exemption information available

Property Information

Number of Units 1
 *Total Square Feet 2186
 Acres 4.53
 Use Code 0100 - SINGLE FAMILY
 Zoning RML-12 - Low Density Multi-Family (56-RIVIERA BEACH)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$65,427	\$59,800	\$59,800
Land Value	\$754,925	\$128,108	\$128,108
Total Market Value	\$820,352	\$187,908	\$187,908

All values are as of January 1st each year

Assessed and Taxable Values

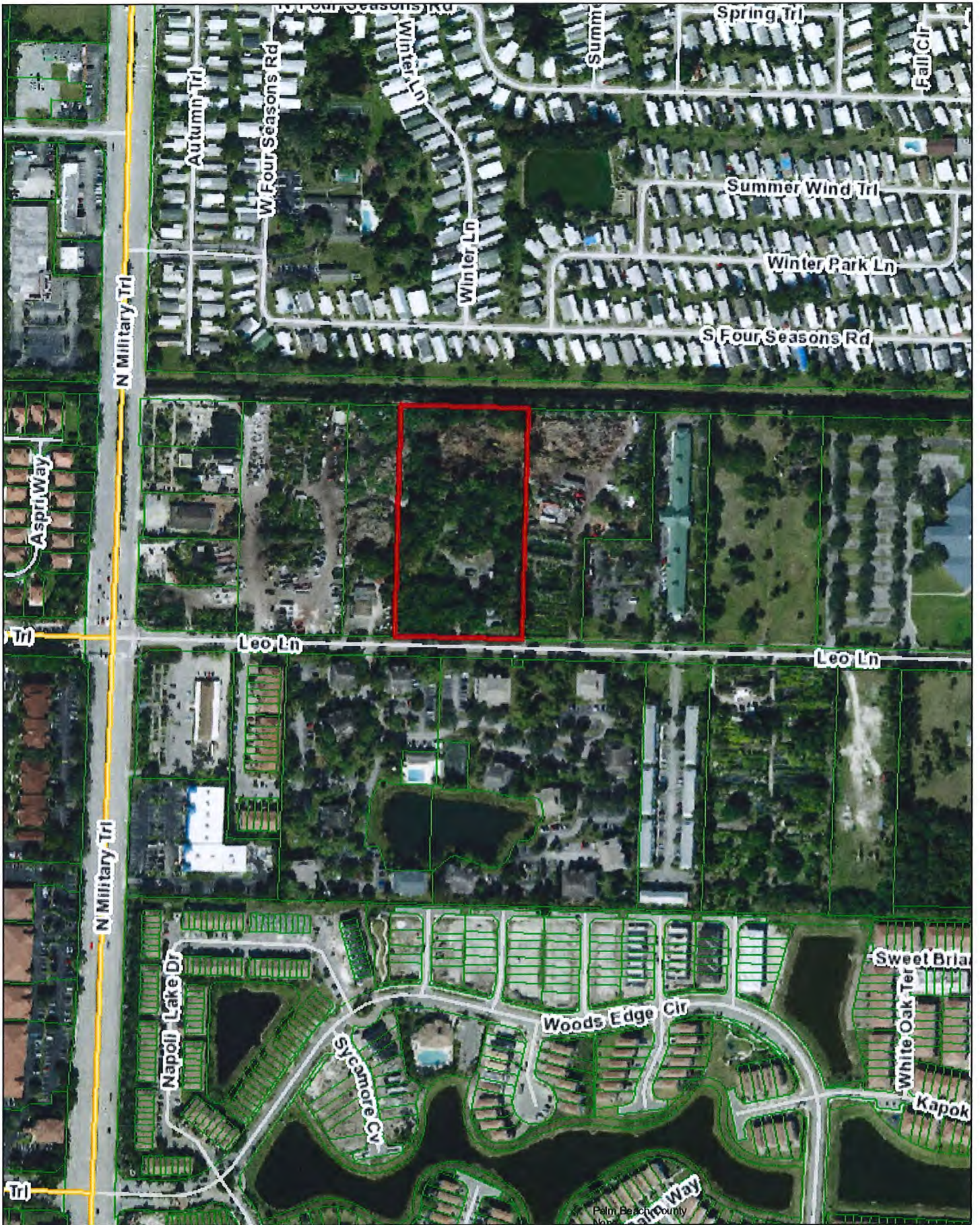
Tax Year	2021	2020	2019
Assessed Value	\$820,352	\$175,664	\$171,715
Exemption Amount	\$0	\$50,000	\$50,000
Taxable Value	\$820,352	\$125,664	\$121,715

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$17,868	\$2,934	\$2,876
Non Ad Valorem	\$218	\$213	\$215
Total tax	\$18,086	\$3,147	\$3,091

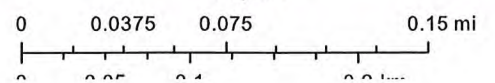
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56-42-42-25-00-000-1030



December 21, 2021

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Property Detail

Location Address 4279 LEO LN
 Municipality RIVIERA BEACH
 Parcel Control Number 56-42-42-25-00-000-1140
 Subdivision
 Official Records Book 32504 Page 1312
 Sale Date MAY-2021
 Legal Description 25-42-42, S 596 FT OF N 636 FTOF E 330 FT OF W 1390 FT OF N 1/2 OF NE 1/4
 (LESS S 266 FTOF E 175 FT)

Owner Information

Owners
 EF VEGETATION & NURSERY LLC

Mailing address
 7920 N MILITARY TRL
 PALM BEACH GARDENS FL 33410 6428

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2021	\$10	32504 / 01312	WARRANTY DEED	EF VEGETATION & NURSERY LLC
AUG-2020	\$10	31704 / 01934	WARRANTY DEED	WAGNER KARL G JR &
AUG-2020	\$10	31704 / 01948	QUIT CLAIM	KNGR PROPERTIES LLC &
AUG-2020	\$10	31704 / 01950	QUIT CLAIM	KNGR PROPERTIES LLC
AUG-2020	\$1,200,000	31704 / 01954	WARRANTY DEED	EF VEGETATION & NURSERY LLC
FEB-2014	\$10	26602 / 01327	QUIT CLAIM	WAGNER KARL G
MAR-1989	\$100	05986 / 00356	QUIT CLAIM	WAGNER GAYWOOD &
JAN-1973	\$32,500	02200 / 00869		
JAN-1969	\$10,000	01707 / 01150	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
 *Total Square Feet 1908
 Acres 3.45
 Use Code 0100 - SINGLE FAMILY
 Zoning RML-12 - Low Density Multi-Family (56-RIVIERA BEACH)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$52,055	\$91,809	\$93,327
Land Value	\$574,943	\$97,566	\$97,566
Total Market Value	\$626,998	\$189,375	\$190,893

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2021	2020	2019
Assessed Value	\$626,998	\$176,237	\$172,275
Exemption Amount	\$0	\$50,000	\$50,000
Taxable Value	\$626,998	\$126,237	\$122,275

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$13,656	\$2,946	\$2,889
Non Ad Valorem	\$218	\$213	\$215
Total tax	\$13,874	\$3,159	\$3,104

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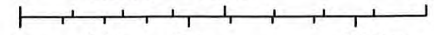
56-42-42-25-00-000-1140



December 21, 2021

1:4,514

0 0.0375 0.075 0.15 mi



Property Detail

Location Address 7940 N MILITARY TRL
 Municipality RIVIERA BEACH
 Parcel Control Number 56-42-42-25-00-000-1040
 Subdivision
 Official Records Book 20048 Page 996
 Sale Date MAR-2006
 Legal Description 25-42-42, E 276 FT OF W 592 FTOF S 596 FT OF N 636 FT OF N 1/2 OF NE 1/4

Owner Information

Owners
 NEXT MILLENNIUM LLC

Mailing address
 7920 N MILITARY
 RIVIERA BEACH FL 33410 6428

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2006	\$3,600,000	20048 / 00996	WARRANTY DEED	NEXT MILLENNIUM LLC
SEP-2000	\$900,000	12031 / 01784	WARRANTY DEED	WYATT GUY W &
APR-1995	\$100	08708 / 00083	QUIT CLAIM	
DEC-1986	\$115,000	05128 / 01723	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
 *Total Square Feet 0
 Acres 3.78
 Use Code 6900 - AG Classification ORN/MISC AGRI
 Zoning CG - General Commercial (56-RIVIERA BEACH)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$57,828	\$52,928	\$52,880
Land Value	\$1,197,056	\$1,197,056	\$1,139,426
Total Market Value	\$1,254,884	\$1,249,984	\$1,192,306

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2021	2020	2019
Assessed Value	\$314,841	\$309,941	\$298,001
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$314,841	\$309,941	\$298,001

Taxes

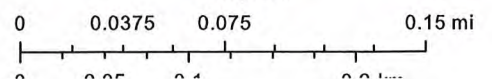
Tax Year	2021	2020	2019
Ad Valorem	\$6,857	\$6,803	\$6,604
Non Ad Valorem	\$241	\$235	\$244
Total tax	\$7,098	\$7,038	\$6,848

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA



December 21, 2021

1:4,514



Property Detail

Location Address 7982 N MILITARY TRL
 Municipality RIVIERA BEACH
 Parcel Control Number 56-42-42-25-00-000-1070
 Subdivision
 Official Records Book 20048 Page 996
 Sale Date MAR-2006
 Legal Description 25-42-42, S 120 FT OF N 160 FTOF WLY 316.20 FT (LESS W 50 FT MILITARY TR R/W)

Owner Information

Owners
 NEXT MILLENNIUM LLC

Mailing address
 7920 N MILITARY TRL
 RIVIERA BEACH FL 33410 6428

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2006	\$3,600,000	20048 / 00996	WARRANTY DEED	NEXT MILLENNIUM LLC
JUL-2001	\$1	12715 / 01646	QUIT CLAIM	WYATT GUY WYNDHAM &
MAY-1995	\$140,000	08767 / 00957	WARRANTY DEED	
FEB-1984	\$66,500	04210 / 01968	WARRANTY DEED	
JAN-1976	\$100	02520 / 01940		

Exemption Information

No Exemption information available

Property Information

Number of Units 1
 *Total Square Feet 0
 Acres 0.7328
 Use Code 6900 - AG Classification ORN/MISC AGRI
 Zoning CG - General Commercial (56-RIVIERA BEACH)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$50,333	\$46,614	\$46,614
Land Value	\$232,066	\$232,066	\$220,894
Total Market Value	\$282,399	\$278,680	\$267,508

All values are as of January 1st each year

Assessed and Taxable Values

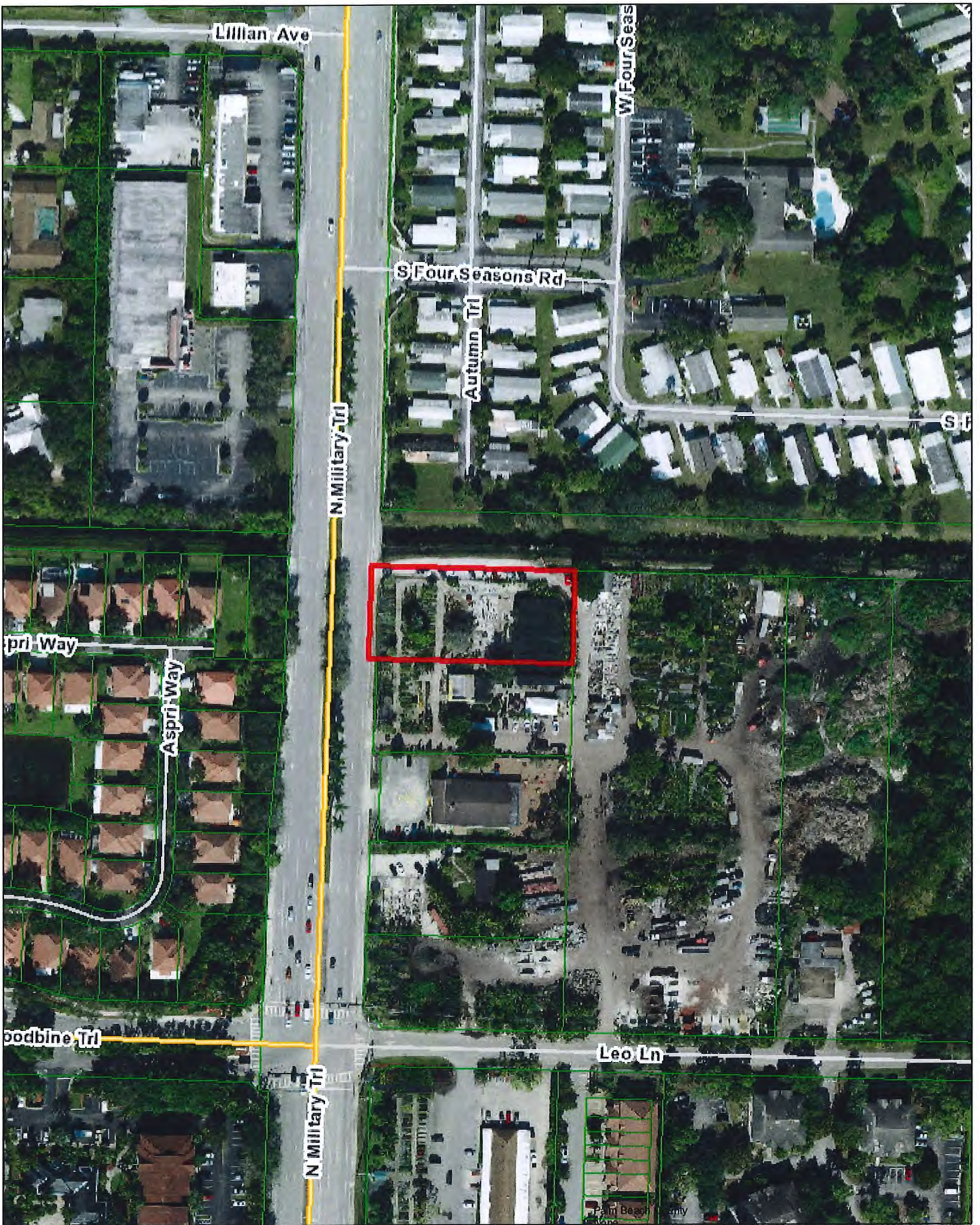
Tax Year	2021	2020	2019
Assessed Value	\$125,808	\$122,089	\$118,540
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$125,808	\$122,089	\$118,540

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$2,740	\$2,680	\$2,627
Non Ad Valorem	\$178	\$173	\$175
Total tax	\$2,918	\$2,853	\$2,802

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

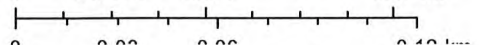
56-42-42-25-00-000-1070



December 21, 2021

1:2,257

0 0.0175 0.035 0.07 mi



Property Detail

Location Address 7920 N MILITARY TRL
Municipality RIVIERA BEACH
Parcel Control Number 56-42-42-25-00-000-1230
Subdivision
Official Records Book 20048 Page 996
Sale Date MAR-2006
Legal Description 25-42-42, S 120 FT OF N 280 FT OF E 256 FT OF W 316 FT OF N 1/2 OF NE 1/4

Owner Information

Owners
NEXT MILLENNIUM LLC

Mailing address
7920 N MILITARY TRL
WEST PALM BEACH FL 33410 6428

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2006	\$3,600,000	20048 / 00996	WARRANTY DEED	NEXT MILLENNIUM LLC
SEP-2000	\$900,000	12031 / 01784	WARRANTY DEED	WYATT GUY W &
APR-1995	\$100	08708 / 00083	QUIT CLAIM	
JAN-1977	\$23,000	02737 / 01102		

Exemption Information

No Exemption information available

Property Information

Number of Units 1
*Total Square Feet 0
Acres 0.71
Use Code 6900 - AG Classification ORN/MISC AGRI
Zoning CG - General Commercial (56-RIVIERA BEACH)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$33,936	\$31,135	\$31,141
Land Value	\$224,847	\$224,847	\$214,022
Total Market Value	\$258,783	\$255,982	\$245,163

All values are as of January 1st each year

Assessed and Taxable Values

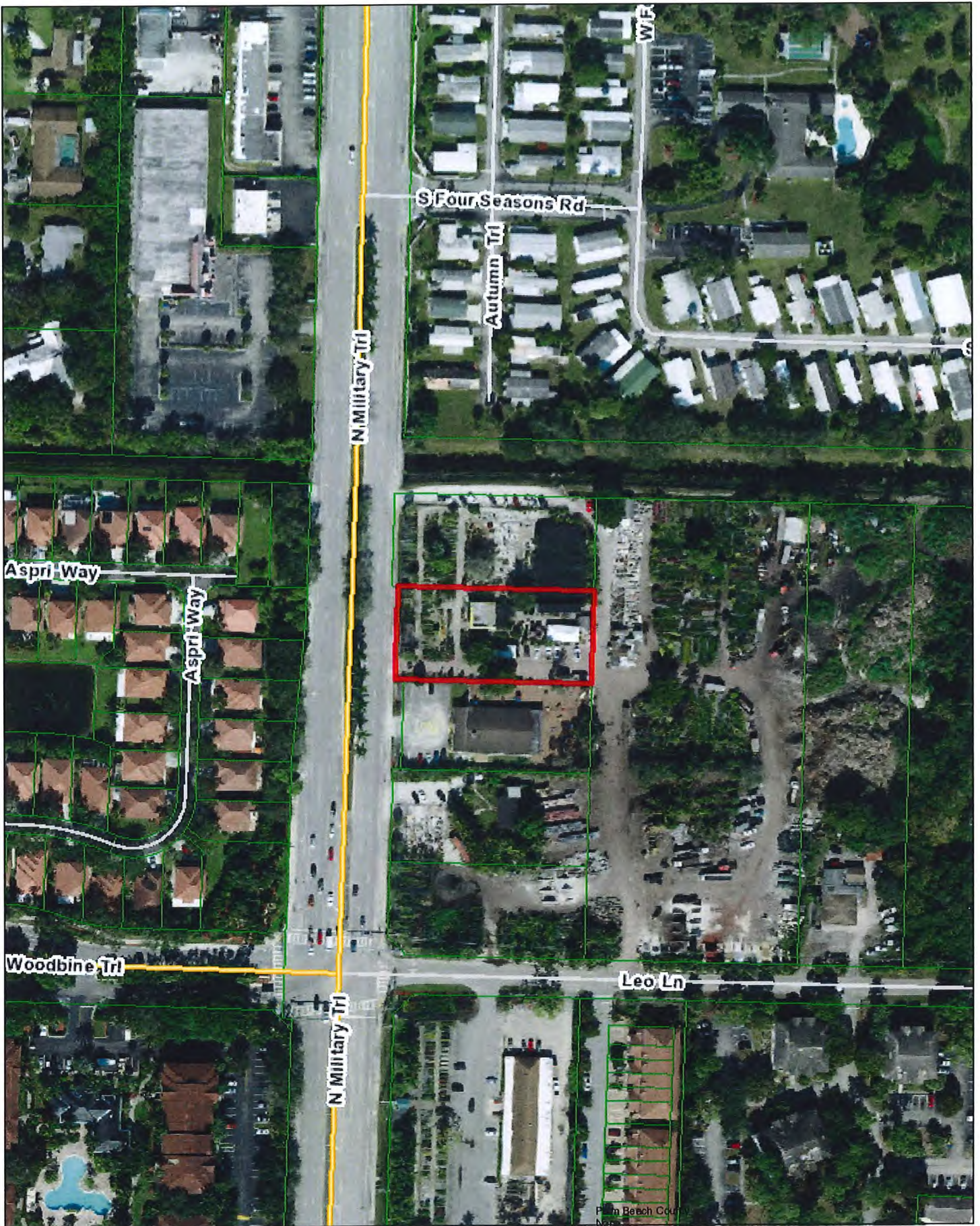
Tax Year	2021	2020	2019
Assessed Value	\$102,192	\$99,391	\$96,195
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$102,192	\$99,391	\$96,195

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$2,226	\$2,182	\$2,132
Non Ad Valorem	\$198	\$194	\$200
Total tax	\$2,424	\$2,376	\$2,332

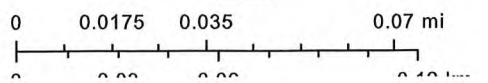
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56-42-42-25-00-000-1230



December 21, 2021

1:2,257



Property Detail

Location Address 7880 N MILITARY TRL
 Municipality RIVIERA BEACH
 Parcel Control Number 56-42-42-25-00-000-1240
 Subdivision
 Official Records Book 20048 Page 996
 Sale Date MAR-2006
 Legal Description 25-42-42, S 120 FT OF N 516 FTOF E 256 FT OF W 316 FT OF N 1/2 OF NE 1/4

Owner Information

Owners
 NEXT MILLENNIUM LLC

Mailing address
 7920 N MILITARY TRL
 RIVIERA BEACH FL 33410 6428

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2006	\$3,600,000	20048 / 00996	WARRANTY DEED	NEXT MILLENNIUM LLC
SEP-2000	\$900,000	12031 / 01784	WARRANTY DEED	WYATT GUY W &
APR-1995	\$100	08708 / 00083	QUIT CLAIM	
APR-1981	\$100	03511 / 00466	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
 *Total Square Feet 912
 Acres 0.7101
 Use Code 0101 - SINGLE FAMILY-COMM ZONING
 Zoning CG - General Commercial (56-RIVIERA BEACH)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$20,442	\$18,734	\$19,254
Land Value	\$224,876	\$224,876	\$214,049
Total Market Value	\$245,318	\$243,610	\$233,303

All values are as of January 1st each year

Assessed and Taxable Values

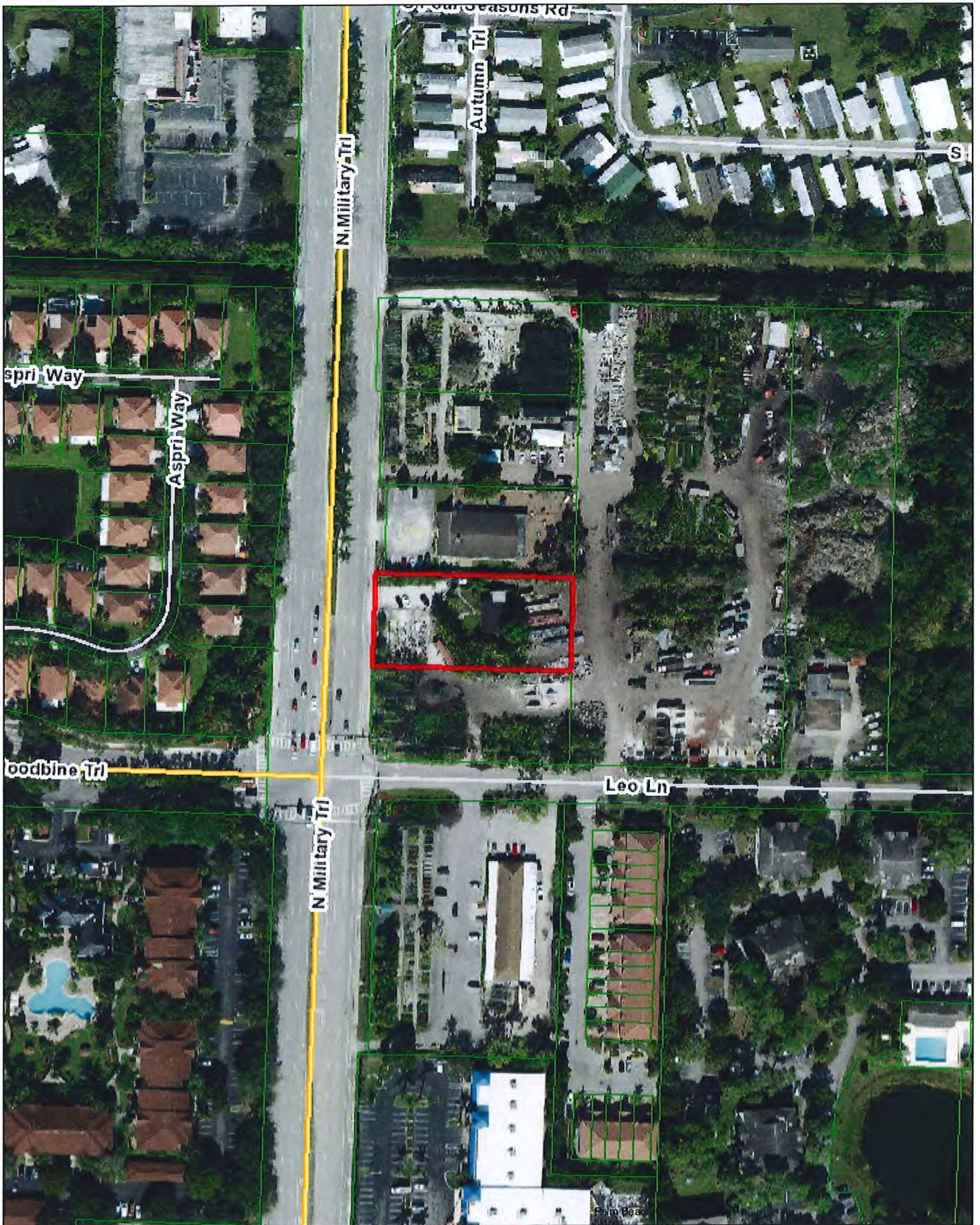
Tax Year	2021	2020	2019
Assessed Value	\$245,318	\$243,610	\$233,303
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$245,318	\$243,610	\$233,303

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$5,343	\$5,347	\$5,170
Non Ad Valorem	\$178	\$173	\$180
Total tax	\$5,521	\$5,520	\$5,350

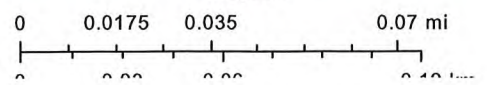
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

56-42-42-25-00-000-1240



December 21, 2021

1:2,257



SITE PLAN

CMA WORKSHEETS
(INTERSECTION VOLUME DEVELOPMENT)

CRITICAL SUM INTERSECTION ANALYSIS SHEET
SOLESTE ON THE TRAIL
MILITARY TRAIL & BLUE HERON BLVD
Existing Geometry

Growth Rate = 1.00%
 Peak Season = 1.03 1.03
 Buildout Year = 2024 2024
 Years = 4 4

AM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 12/10/2020	68	974	287	324	604	114	95	820	8	391	598	292
Peak Season Volume	70	1,003	296	334	622	117	98	845	8	403	616	301
Traffic Volume Growth	3	41	12	14	25	5	4	34	0	16	25	12
Committed Development	31	85	36	95	126	11	4	60	28	26	74	31
1% Traffic Volume Growth	3	41	12	14	25	5	4	34	0	16	25	12
Committed + 1% Growth	34	126	48	109	151	16	8	94	28	42	99	43
Max (Committed + 1% or Historic Growth)	34	126	48	109	151	16	8	94	28	42	99	43
Background Traffic Volumes	104	1,129	344	443	773	133	106	939	36	445	715	344
Project Traffic		IN		OUT	OUT	OUT	IN					IN
	0	15%	0	20%	15%	5%	5%			0	0	20%
Total Traffic w/o RTOR	104	1,130	344	458	782	137	107	939	36	445	715	346
RTOR Reduction			(60)			(60)				(10)		(60)
TOTAL TRAFFIC	104	1,130	284	458	782	77	107	939	26	445	715	286
Critical Volume Analysis												
No. of Lanes	2	3	1	2	3	1	2	3	0	2	3	1
Approach Volume	1,518			1,317			1,072			1,446		
Per Lane Volume	52	377	284	229	286	77	54	339	0	223	238	286
Overlap Reduction	0	0	(223)	0	0	(54)	0	0	0	0	0	(229)
Net Per Lane Volume	52	377	61	229	286	23	54	339	0	223	238	57
North-South Critical	NB LT + SB TH = 338					SB LT + NB TH = 606						
East-West Critical	EB LT + WB TH = 292					WB LT + EB TH = 562						
Maximum Critical Sum	606 + 562					= 1,168						
STATUS ?						UNDER						
PM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 12/10/2020	26	743	246	370	762	173	89	582	8	460	728	195
Peak Season Volume	27	765	253	381	785	178	92	599	8	474	750	201
Traffic Volume Growth	1	31	10	15	32	7	4	24	0	19	30	8
Committed Development	41	148	32	71	131	9	13	101	51	43	96	108
1% Traffic Volume Growth	1	31	10	15	32	7	4	24	0	19	30	8
Committed + 1% Growth	42	179	42	86	163	16	17	125	51	62	126	116
Max (Committed + 1% or Historic Growth)	42	179	42	86	163	16	17	125	51	62	126	116
Background Traffic Volumes	69	944	295	467	948	194	109	724	59	536	876	317
Project Traffic		IN		OUT	OUT	OUT	IN					IN
	0	15%	0	20%	15%	5%	5%			0	0	20%
Total Traffic w/o RTOR	69	948	295	467	948	194	110	724	59	536	876	323
RTOR Reduction			(60)			(60)				(10)		(60)
TOTAL TRAFFIC	69	948	235	467	948	134	110	724	49	536	876	263
Critical Volume Analysis												
No. of Lanes	2	3	1	2	3	1	2	3	0	2	3	1
Approach Volume	1,252			1,549			883			1,675		
Per Lane Volume	35	316	235	234	361	134	55	290	0	268	292	263
Overlap Reduction	0	0	(235)	0	0	(55)	0	0	0	0	0	(234)
Net Per Lane Volume	35	316	0	234	361	79	55	290	0	268	292	29
North-South Critical	NB LT + SB TH = 396					SB LT + NB TH = 550						
East-West Critical	EB LT + WB TH = 347					WB LT + EB TH = 558						
Maximum Critical Sum	550 + 558					= 1,108						
STATUS ?						UNDER						

CRITICAL SUM INTERSECTION ANALYSIS SHEET
SOLESTE ON THE TRAIL
MILITARY TRAIL & INVESTMENT LANE
Existing Geometry

Growth Rate = 1.00%
 Peak Season = 1 1
 Buildout Year = 2024 2024
 Years = 5 5

AM Peak Hour															
	Northbound			Southbound			Eastbound			Westbound					
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT			
Existing Volume on 03/6/2019	7	1,256	248	331	853	4	1	0	3	135	2	216			
Peak Season Volume	7	1,256	248	331	853	4	1	0	3	135	2	216			
Traffic Volume Growth	0	64	13	17	44	0	0	0	0	7	0	11			
Committed Development	0	143	17	17	57	0	0	0	0	15	5	14			
1% Traffic Volume Growth	0	64	13	17	44	0	0	0	0	7	0	11			
Committed + 1% Growth	0	207	30	34	101	0	0	0	0	22	5	25			
Max (Committed + 1% or Historic Growth)	0	207	30	34	101	0	0	0	0	22	5	25			
Background Traffic Volumes	7	1,463	278	365	954	4	1	0	3	157	7	241			
Project Traffic		OUT	OUT		IN					IN					
	0	41	4	0	3	0	0	0	0	1	0	0			
Total Traffic w/o RTOR	7	1,504	282	365	957	4	1	0	3	158	7	241			
RTOR Reduction			(10)			0			0			(60)			
TOTAL TRAFFIC	7	1,504	272	365	957	4	1	0	3	158	7	181			
Critical Volume Analysis															
No. of Lanes	1	3	0	1	3	0	0	1	0	0	1	1			
Approach Volume	1,783			1,326			4			346					
Per Lane Volume	7	773	0	365	323	0	0	4	0	0	165	181			
Overlap Reduction	0	0	0	0	0	0	0	0	0	0	0	(181)			
Net Per Lane Volume	7	773	0	365	323	0	0	4	0	0	165	0			
North-South Critical	NB LT + SB TH = 330					SB LT + NB TH = 1,138									
East-West Critical	EB LT + WB TH = 165					WB LT + EB TH = 4									
Maximum Critical Sum	1138					+ 165					= 1,303				
STATUS ?	NEAR														
PM Peak Hour															
	Northbound			Southbound			Eastbound			Westbound					
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT			
Existing Volume on 03/6/2019	5	1,096	253	266	1,348	3	11	6	6	331	1	437			
Peak Season Volume	5	1,096	253	266	1,348	3	11	6	6	331	1	437			
Traffic Volume Growth	0	56	13	14	69	0	1	0	0	17	0	22			
Committed Development	0	97	22	25	159	0	0	0	0	25	0	27			
1% Traffic Volume Growth	0	56	13	14	69	0	1	0	0	17	0	22			
Committed + 1% Growth	0	153	35	39	228	0	1	0	0	42	0	49			
Max (Committed + 1% or Historic Growth)	0	153	35	39	228	0	1	0	0	42	0	49			
Background Traffic Volumes	5	1,249	288	305	1,576	3	12	6	6	373	1	486			
Project Traffic		OUT	OUT		IN					IN					
	0	55%	5%	0	55%	0	0	0	0	5%	0	0			
Total Traffic w/o RTOR	5	1,249	288	305	1,591	3	12	6	6	374	1	486			
RTOR Reduction			(10)			0			0			(60)			
TOTAL TRAFFIC	5	1,249	278	305	1,591	3	12	6	6	374	1	426			
Critical Volume Analysis															
No. of Lanes	1	3	0	1	3	0	0	1	0	0	1	1			
Approach Volume	1,532			1,899			24			801					
Per Lane Volume	5	694	0	305	533	0	0	24	0	0	375	426			
Overlap Reduction	0	0	0	0	0	0	0	0	0	0	0	(305)			
Net Per Lane Volume	5	694	0	305	533	0	0	24	0	0	375	121			
North-South Critical	NB LT + SB TH = 538					SB LT + NB TH = 999									
East-West Critical	EB LT + WB TH = 375					WB LT + EB TH = 24									
Maximum Critical Sum	999					+ 375					= 1,374				
STATUS ?	NEAR														

CRITICAL SUM INTERSECTION ANALYSIS SHEET
SOLESTE ON THE TRAIL
MILITARY TRAIL & LEO LANE
Existing Geometry

Growth Rate = 1.00%
 Peak Season = 1 1
 Buildout Year = 2024 2024
 Years = 4 4

AM Peak Hour															
	Northbound			Southbound			Eastbound			Westbound					
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT			
Existing Volume on 1/30/2020	40	1,058	20	20	808	11	200	0	113	44	3	58			
Peak Season Volume	40	1,058	20	20	808	11	200	0	113	44	3	58			
Traffic Volume Growth	2	43	1	1	33	0	8	0	5	2	0	2			
Committed Development	0	218	0	0	122	0	0	0	0	0	0	0			
1% Traffic Volume Growth	2	43	1	1	33	0	8	0	5	2	0	2			
Committed + 1% Growth	2	261	1	1	155	0	8	0	5	2	0	2			
Max (Committed + 1% or Historic Growth)	2	261	1	1	155	0	8	0	5	2	0	2			
Background Traffic Volumes	42	1,319	21	21	963	11	208	0	118	46	3	60			
Project Traffic		IN		IN						OUT					
	0	11	0	19	0	0	0	0	0	32	0	3			
Total Traffic w/o RTOR	42	1,330	21	40	963	11	208	0	118	78	3	63			
RTOR Reduction			0			0			0			0			
TOTAL TRAFFIC	42	1,330	21	40	963	11	208	0	118	78	3	63			
Critical Volume Analysis															
No. of Lanes	1	3	0	1	3	1	0	1	1	0	1	1			
Approach Volume	1,393			1,014			326			144					
Per Lane Volume	42	464	0	40	332	11	0	208	118	0	81	63			
Overlap Reduction	0	0	0	0	0	0	0	0	(42)	0	0	(40)			
Net Per Lane Volume	42	464	0	40	332	11	0	208	76	0	81	23			
North-South Critical	NB LT + SB TH = 374					SB LT + NB TH = 504									
East-West Critical	EB LT + WB TH = 81					WB LT + EB TH = 208									
Maximum Critical Sum	504					+ 208					= 712				
STATUS ?	UNDER														
PM Peak Hour															
	Northbound			Southbound			Eastbound			Westbound					
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT			
Existing Volume on 1/30/2020	90	875	61	103	1,194	249	92	0	40	43	1	58			
Peak Season Volume	90	875	61	103	1,194	249	92	0	40	43	1	58			
Traffic Volume Growth	4	36	2	4	48	10	4	0	2	2	0	2			
Committed Development	0	177	0	0	250	0	0	0	0	0	0	0			
1% Traffic Volume Growth	4	36	2	4	48	10	4	0	2	2	0	2			
Committed + 1% Growth	4	213	2	4	298	10	4	0	2	2	0	2			
Max (Committed + 1% or Historic Growth)	4	213	2	4	298	10	4	0	2	2	0	2			
Background Traffic Volumes	94	1,088	63	107	1,492	259	96	0	42	45	1	60			
Project Traffic		IN		IN						OUT					
	0	34	0	55	0	0	0	0	0	21	0	1			
Total Traffic w/o RTOR	94	1,122	63	162	1,492	259	96	0	42	66	1	61			
RTOR Reduction			0			0			0			0			
TOTAL TRAFFIC	94	1,122	63	162	1,492	259	96	0	42	66	1	61			
Critical Volume Analysis															
No. of Lanes	1	3	0	1	3	1	0	1	1	0	1	1			
Approach Volume	1,279			1,913			138			128					
Per Lane Volume	94	437	0	162	756	259	0	96	42	0	67	61			
Overlap Reduction	0	0	0	0	0	0	0	0	(42)	0	0	(61)			
Net Per Lane Volume	94	437	0	162	756	259	0	96	0	0	67	0			
North-South Critical	NB LT + SB TH = 850					SB LT + NB TH = 599									
East-West Critical	EB LT + WB TH = 67					WB LT + EB TH = 96									
Maximum Critical Sum	850					+ 96					= 946				
STATUS ?	UNDER														

**CRITICAL SUM INTERSECTION ANALYSIS SHEET
SOLESTE ON THE TRAIL
MILITARY TRAIL & NORTHLAKE BLVD
Existing Geometry**

Growth Rate = 1.00%
Peak Season = 1 1
Buildout Year = 2024 2024
Years = 6 6

AM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 2/5/2018	182	792	359	342	717	181	763	1,369	283	389	964	162
Peak Season Volume	182	792	359	342	717	181	763	1,369	283	389	964	162
Traffic Volume Growth	11	49	22	21	44	11	47	84	17	24	59	10
Committed Development	56	136	72	26	50	87	122	234	45	32	238	40
1% Traffic Volume Growth	11	49	22	21	44	11	47	84	17	24	59	10
Committed + 1% Growth	67	185	94	47	94	98	169	318	62	56	297	50
Max (Committed + 1% or Historic Growth)	67	185	94	47	94	98	169	318	62	56	297	50
Background Traffic Volumes	249	977	453	389	811	279	932	1,687	345	445	1,261	212
Project Traffic	OUT	OUT	OUT		IN				IN	IN		
5%	5%	20%	30%		20%				5%	30%		
	4	15	22	0	1	0	0	0	0	2	0	0
Total Traffic w/o RTOR	253	992	475	389	812	279	932	1,687	345	447	1,261	212
RTOR Reduction			(60)			(60)			(60)			(60)
TOTAL TRAFFIC	253	992	415	389	812	219	932	1,687	285	447	1,261	152
Critical Volume Analysis												
No. of Lanes	2	3	1	2	3	1	2	3	1	2	3	1
Approach Volume	1,660			1,420			2,904			1,860		
Per Lane Volume	127	331	415	195	271	219	466	562	285	224	420	152
Overlap Reduction	0	0	(224)	0	0	(219)	0	0	(127)	0	0	(152)
Net Per Lane Volume	127	331	191	195	271	0	466	562	158	224	420	0
North-South Critical	NB LT + SB TH = 398					SB LT + NB TH = 526						
East-West Critical	EB LT + WB TH = 886					WB LT + EB TH = 786						
Maximum Critical Sum	526 + 886					= 1,412						
STATUS ? OVER												
PM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 2/5/2018	369	778	431	506	1,098	385	433	1,081	200	406	1,495	125
Peak Season Volume	369	778	431	506	1,098	385	433	1,081	200	406	1,495	125
Traffic Volume Growth	23	48	27	31	68	24	27	67	12	25	92	8
Committed Development	69	82	60	26	148	146	154	441	106	85	318	17
1% Traffic Volume Growth	23	48	27	31	68	24	27	67	12	25	92	8
Committed + 1% Growth	92	130	87	57	216	170	181	508	118	110	410	25
Max (Committed + 1% or Historic Growth)	92	130	87	57	216	170	181	508	118	110	410	25
Background Traffic Volumes	461	908	518	563	1,314	555	614	1,589	318	516	1,905	150
Project Traffic	OUT	OUT	OUT		IN				IN	IN		
5%	5%	20%	30%		20%				5%	30%		
	0	0	0	0	5	0	0	0	1	9	0	0
Total Traffic w/o RTOR	461	908	518	563	1,319	555	614	1,589	319	525	1,905	150
RTOR Reduction			(60)			(60)			(60)			(60)
TOTAL TRAFFIC	461	908	458	563	1,319	495	614	1,589	259	525	1,905	90
Critical Volume Analysis												
No. of Lanes	2	3	1	2	3	1	2	3	1	2	3	1
Approach Volume	1,827			2,377			2,462			2,520		
Per Lane Volume	231	303	458	282	440	495	307	530	259	263	635	90
Overlap Reduction	0	0	(263)	0	0	(307)	0	0	(231)	0	0	(90)
Net Per Lane Volume	231	303	195	282	440	188	307	530	28	263	635	0
North-South Critical	NB LT + SB TH = 671					SB LT + NB TH = 585						
East-West Critical	EB LT + WB TH = 942					WB LT + EB TH = 793						
Maximum Critical Sum	671 + 942					= 1,613						
STATUS ? OVER												

INTERSECTION TURNING MOVEMENT COUNTS

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
19180	Woodbine Tr/Leo Ln	Military Tr	1/30/2020	7:45 AM	0	40	1058	20	0	20	808	11	0	200	0	113	0	44	3	58	2375
19180	Woodbine Tr/Leo Ln	Military Tr	1/30/2020	4:45 PM	4	86	975	61	44	59	1194	249	1	92	0	40	1	43	1	58	2908
47500	Woolbright Rd	Congress Ave	3/11/2019	7:30 AM	12	162	487	322	4	271	1148	71	10	114	878	387	21	497	673	66	5123
47500	Woolbright Rd	Congress Ave	3/11/2019	12:00 PM	39	178	869	383	8	221	640	47	13	150	747	174	0	282	614	135	4500
47500	Woolbright Rd	Congress Ave	3/11/2019	4:45 PM	19	346	1195	457	4	182	687	45	34	180	698	181	23	357	769	145	5322
47500	Woolbright Rd	Congress Ave	3/6/2017	7:45 AM	28	113	589	364	5	203	969	81	13	85	824	500	21	439	437	122	4793
47500	Woolbright Rd	Congress Ave	3/6/2017	12:00 PM	45	164	981	403	9	233	807	122	16	149	613	142	22	292	580	237	4815
47500	Woolbright Rd	Congress Ave	3/6/2017	4:45 PM	28	364	1159	412	9	196	811	125	32	155	624	158	14	388	752	288	5515
47475	Woolbright Rd	El Clair Ranch Rd	3/6/2019	7:30 AM	0	42	48	113	0	163	114	32	0	21	789	67	0	93	570	39	2091
47475	Woolbright Rd	El Clair Ranch Rd	3/6/2019	12:00 PM	0	105	98	151	0	79	115	44	3	33	606	89	0	134	512	69	2038
47475	Woolbright Rd	El Clair Ranch Rd	3/6/2019	4:30 PM	0	68	137	159	0	55	90	23	1	48	647	59	1	134	921	138	2481
47475	Woolbright Rd	El Clair Ranch Rd	3/30/2017	8:00 AM	0	61	46	86	0	114	99	51	0	20	666	50	0	108	579	36	1916
47475	Woolbright Rd	El Clair Ranch Rd	3/30/2017	12:00 PM	0	100	87	140	0	60	85	47	2	33	520	68	0	129	555	62	1888
47475	Woolbright Rd	El Clair Ranch Rd	3/30/2017	4:30 PM	0	79	106	138	0	60	80	40	0	47	661	53	1	147	816	123	2351
46500	Woolbright Rd	Hagen Ranch Rd	1/8/2019	7:30 AM	0	28	291	91	0	301	493	64	0	138	125	78	1	164	41	255	2070
46500	Woolbright Rd	Hagen Ranch Rd	1/8/2019	12:00 PM	0	13	444	189	0	200	390	36	2	16	31	18	5	182	44	205	1775
46500	Woolbright Rd	Hagen Ranch Rd	1/8/2019	4:45 PM	0	39	492	159	0	238	401	106	0	40	42	10	1	218	107	352	2205
46500	Woolbright Rd	Hagen Ranch Rd	4/4/2017	7:30 AM	0	13	275	116	0	275	510	52	0	94	133	76	0	172	22	208	1946
46500	Woolbright Rd	Hagen Ranch Rd	4/4/2017	12:00 PM	0	21	398	178	0	199	379	35	0	26	31	19	1	180	32	223	1722
46500	Woolbright Rd	Hagen Ranch Rd	4/4/2017	4:45 PM	0	43	493	169	0	257	356	88	0	56	46	24	2	173	88	289	2084
47550	Woolbright Rd	I 95 East	11/16/2020	7:45 AM	0	330	0	307	0	0	0	0	0	569	1243	0	0	0	807	600	3856
47550	Woolbright Rd	I 95 East	11/16/2020	12:00 PM	0	332	0	266	0	0	0	0	0	462	1042	0	0	0	620	403	3125
47550	Woolbright Rd	I 95 East	11/16/2020	4:45 PM	0	465	0	375	0	0	0	0	0	691	1319	0	0	0	819	792	4461
47550	Woolbright Rd	I 95 East	3/29/2017	7:45 AM	0	354	0	284	0	0	0	0	0	659	1086	0	0	0	965	781	4129
47550	Woolbright Rd	I 95 East	3/29/2017	12:00 PM	0	495	0	227	0	0	0	0	0	590	949	0	0	0	1185	544	3846
47550	Woolbright Rd	I 95 East	3/29/2017	4:45 PM	0	330	0	239	0	0	0	0	0	781	1152	0	1	0	992	856	4608
47550	Woolbright Rd	I 95 East	3/30/2016	7:45 AM	0	330	0	239	0	0	0	0	0	658	1188	0	0	0	917	677	4009
47550	Woolbright Rd	I 95 East	3/30/2016	12:15 PM	0	414	0	264	0	0	0	0	0	549	1145	0	0	0	893	522	3787
47550	Woolbright Rd	I 95 East	3/30/2016	4:45 PM	0	608	0	401	0	0	0	0	0	871	1143	0	0	0	952	609	4584
47550	Woolbright Rd	I 95 West	11/16/2020	7:45 AM	0	0	0	0	0	532	0	672	0	518	413	555	0	500	797	0	3987
47550	Woolbright Rd	I 95 West	11/16/2020	12:00 PM	0	0	0	0	0	402	0	449	0	464	543	353	0	295	988	0	3494
47550	Woolbright Rd	I 95 West	11/16/2020	4:45 PM	0	0	0	0	0	605	1	647	0	663	543	374	0	331	1113	0	4277
47550	Woolbright Rd	I 95 West	3/29/2017	7:45 AM	0	0	0	0	0	701	0	928	0	0	1173	584	0	378	729	0	4493
47550	Woolbright Rd	I 95 West	3/29/2017	12:00 PM	0	0	0	0	0	382	0	450	0	0	1120	367	0	300	1188	0	3807
47550	Woolbright Rd	I 95 West	3/29/2017	4:45 PM	0	0	0	0	0	515	0	518	0	0	1310	348	0	275	1250	0	4216
47550	Woolbright Rd	I 95 West	3/30/2016	7:45 AM	0	0	0	0	0	674	0	670	0	0	1109	645	1	386	857	0	4342

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
20176	Blue Heron Bl	Congress Ave	10/26/2020	12:00 PM	0	152	362	123	9	126	294	262	16	312	796	126	10	122	773	133	3616
20176	Blue Heron Bl	Congress Ave	10/26/2020	4:30 PM	0	234	438	170	9	141	342	369	15	553	946	194	6	173	1293	151	5034
20176	Blue Heron Bl	Congress Ave	11/27/2017	7:30 AM	0	244	490	133	13	148	343	516	6	412	1942	160	1	124	968	86	5586
20176	Blue Heron Bl	Congress Ave	11/27/2017	12:00 PM	3	168	427	81	28	134	297	313	9	266	1139	75	0	163	738	214	4055
20176	Blue Heron Bl	Congress Ave	11/27/2017	4:30 PM	2	213	702	127	33	191	497	397	10	515	776	85	4	201	1504	189	5446
20175	Blue Heron Bl	Garden Rd	9/23/2019	7:30 AM	0	184	99	75	0	43	104	165	26	145	1945	208	0	135	1323	70	4522
20175	Blue Heron Bl	Garden Rd	9/23/2019	12:15 PM	0	154	78	74	0	82	101	155	23	91	949	93	0	137	1079	71	3087
20175	Blue Heron Bl	Garden Rd	9/23/2019	4:30 PM	0	198	71	76	0	85	117	425	42	95	1306	111	0	128	1747	68	4469
20175	Blue Heron Bl	Garden Rd	10/20/2016	7:45 AM	0	93	89	34	5	78	80	130	21	246	1811	142	1	53	1280	77	4140
20175	Blue Heron Bl	Garden Rd	10/19/2016	12:15 PM	0	109	75	36	0	78	71	171	46	133	1148	98	1	62	1170	83	3281
20175	Blue Heron Bl	Garden Rd	10/19/2016	4:30 PM	0	176	104	30	0	103	85	329	40	123	1517	70	0	55	1802	69	4503
20150	Blue Heron Bl	I 95 East	3/10/2020	7:30 AM	1	582	0	1243	0	0	0	0	4	344	1367	0	0	0	1347	415	5303
20150	Blue Heron Bl	I 95 East	3/10/2020	12:00 PM	0	498	0	708	0	0	0	0	7	248	855	0	0	0	1276	430	4022
20150	Blue Heron Bl	I 95 East	3/10/2020	4:30 PM	0	620	0	853	0	0	0	0	6	424	1084	0	0	0	2368	821	6176
20150	Blue Heron Bl	I 95 East	11/30/2017	7:30 AM	0	589	3	1208	0	0	0	0	0	299	1384	0	0	0	1758	531	5772
20150	Blue Heron Bl	I 95 East	11/30/2017	12:00 PM	0	380	0	638	0	15	0	18	6	276	919	0	0	0	1370	498	4120
20150	Blue Heron Bl	I 95 East	11/30/2017	4:30 PM	0	603	0	854	0	0	0	0	2	397	868	0	0	0	2341	810	5875
20150	Blue Heron Bl	I 95 East	1/21/2016	7:30 AM	0	711	0	1276	0	0	0	0	4	308	1353	0	0	0	1432	404	5488
20150	Blue Heron Bl	I 95 East	1/21/2016	4:30 PM	0	750	0	780	0	0	0	0	6	426	886	0	0	0	2003	791	5642
20150	Blue Heron Bl	I 95 West	3/10/2020	7:30 AM	0	0	0	0	0	794	0	417	0	0	917	693	5	857	1072	0	4755
20150	Blue Heron Bl	I 95 West	3/10/2020	12:00 PM	0	0	0	0	0	365	0	279	0	0	738	441	5	795	979	0	3602
20150	Blue Heron Bl	I 95 West	3/10/2020	4:30 PM	0	0	0	0	0	515	0	257	0	0	993	663	0	1388	1600	0	5416
20150	Blue Heron Bl	I 95 West	11/30/2017	7:30 AM	0	0	0	0	0	1004	0	518	0	0	991	725	0	1054	1272	0	5564
20150	Blue Heron Bl	I 95 West	11/30/2017	12:00 PM	0	0	0	0	0	341	0	183	0	0	843	397	0	574	970	0	3308
20150	Blue Heron Bl	I 95 West	11/30/2017	4:30 PM	0	0	0	0	0	490	0	231	0	0	952	645	0	1370	1599	0	5287
20150	Blue Heron Bl	I 95 West	1/21/2016	7:30 AM	0	0	0	0	0	692	0	443	13	0	859	586	15	979	1164	0	4751
20150	Blue Heron Bl	I 95 West	1/21/2016	4:30 PM	0	0	0	0	0	349	0	208	0	0	871	475	0	1350	1467	0	4720
20300	Blue Heron Bl	Lake Dr	9/26/2016	7:45 AM	0	119	0	11	0	1	0	25	0	20	504	122	1	11	357	0	1171
20300	Blue Heron Bl	Lake Dr	9/26/2016	12:15 PM	0	110	5	17	0	5	3	26	1	27	400	122	8	16	444	7	1191
20300	Blue Heron Bl	Lake Dr	9/26/2016	3:30 PM	0	149	9	22	0	7	5	40	2	38	420	139	1	9	578	22	1441
20280	Blue Heron Bl	Lakeshore Dr/Ave A	11/14/2017	8:00 AM	0	3	5	9	0	45	4	85	0	72	696	11	2	16	547	51	1546
20280	Blue Heron Bl	Lakeshore Dr/Ave A	11/14/2017	12:00 PM	0	11	5	18	0	79	6	80	0	79	581	17	11	22	581	96	1586
20280	Blue Heron Bl	Lakeshore Dr/Ave A	11/14/2017	4:30 PM	0	5	4	12	0	82	16	89	0	121	599	21	3	25	636	139	1752
20100	Blue Heron Bl	Military Tr	12/10/2020	7:30 AM	16	52	974	287	11	313	604	114	0	95	820	8	2	389	598	292	4575
20100	Blue Heron Bl	Military Tr	12/10/2020	12:00 PM	13	15	582	165	7	306	447	87	1	103	462	3	5	343	434	230	3203
20100	Blue Heron Bl	Military Tr	12/10/2020	4:30 PM	12	14	743	246	8	362	762	173	0	89	582	8	3	457	728	195	4382

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SRT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
4800	Indiantown Rd	US-1	11/22/2019	4:30 PM	6	532	622	45	5	104	411	336	1	507	478	382	4	146	511	106	4196
4800	Indiantown Rd	US-1	12/6/2016	7:45 AM	7	330	303	47	2	94	567	169	0	267	437	573	4	62	214	36	3112
4800	Indiantown Rd	US-1	12/6/2016	12:00 PM	7	383	506	57	4	129	359	304	0	317	446	421	6	139	378	78	3534
4800	Indiantown Rd	US-1	12/6/2016	4:30 PM	2	484	771	52	3	59	390	312	0	432	418	520	1	112	480	105	4141
18801	Investment Ln	Military Tr	3/6/2019	7:45 AM	1	6	1256	248	1	330	853	4	0	1	0	3	0	135	2	216	3056
18801	Investment Ln	Military Tr	3/6/2019	3:00 PM	1	2	948	177	11	245	1014	2	0	9	3	6	0	189	0	305	2912
18801	Investment Ln	Military Tr	3/6/2019	4:45 PM	2	3	1096	253	4	262	1348	3	0	11	6	6	0	331	1	437	3763
18801	Investment Ln	Military Tr	4/26/2016	7:45 AM	1	4	1193	191	3	279	896	1	0	0	1	5	0	120	1	177	2872
18801	Investment Ln	Military Tr	4/26/2016	3:00 PM	2	1	1030	137	5	195	1016	6	0	8	2	4	0	185	0	229	2820
18801	Investment Ln	Military Tr	4/26/2016	5:00 PM	4	2	1111	226	2	190	1201	2	0	11	4	9	0	297	2	356	3417
39100	JFK Dr	Congress Ave	10/3/2017	7:15 AM	0	91	1112	3	11	0	1161	171	0	141	0	29	0	21	0	18	2758
39100	JFK Dr	Congress Ave	10/3/2017	12:00 PM	0	95	915	0	19	1	942	111	0	261	0	111	0	2	0	2	2459
39100	JFK Dr	Congress Ave	10/3/2017	4:45 PM	0	32	1338	0	54	0	1479	73	0	408	0	180	0	0	0	0	3544
21500	JFK North/Columbia Med	Congress Ave	9/12/2016	7:30 AM	31	18	990	21	0	9	1012	22	0	11	1	17	0	8	0	2	2142
21500	JFK North/Columbia Med	Congress Ave	9/12/2016	12:45 PM	24	7	619	24	2	6	814	16	1	23	2	15	0	36	4	11	1604
21500	JFK North/Columbia Med	Congress Ave	9/12/2016	4:30 PM	45	13	912	12	3	4	1249	14	0	34	2	65	0	32	0	18	2403
64719	Judge Wrinkoff Rd	SR 7	5/5/2021	7:45 AM	12	414	1448	0	0	0	1517	68	0	177	0	350	0	0	0	0	3986
64719	Judge Wrinkoff Rd	SR 7	5/5/2021	12:30 PM	12	170	1386	1	0	0	1496	60	1	100	0	193	0	0	0	0	3419
64719	Judge Wrinkoff Rd	SR 7	5/5/2021	5:00 PM	15	461	1805	0	0	0	2065	88	0	109	0	285	0	0	0	0	4628
64719	Judge Wrinkoff Rd	SR 7	10/23/2017	7:30 AM	12	178	2227	0	0	0	1779	47	0	131	0	484	0	0	0	0	4858
64719	Judge Wrinkoff Rd	SR 7	10/23/2017	12:30 PM	36	140	1497	0	3	0	1506	51	0	73	0	177	0	0	0	0	3483
64719	Judge Wrinkoff Rd	SR 7	10/23/2017	5:00 PM	22	432	1939	0	0	0	2351	108	0	82	0	239	0	0	0	0	5173
6500	Juno Ocean Walk/Juno Bc	US-1	4/2/2018	8:00 AM	22	61	605	23	2	6	1093	20	0	15	0	35	0	21	1	13	1917
6500	Juno Ocean Walk/Juno Bc	US-1	4/2/2018	4:45 PM	28	79	1483	21	2	14	1016	13	0	31	2	84	0	82	8	29	2892
5100	Jupiter Lakes Bl/Summer	Military Tr	5/1/2019	7:15 AM	1	6	951	243	0	139	974	7	0	15	0	15	1	93	0	129	2574
5100	Jupiter Lakes Bl/Summer	Military Tr	5/1/2019	2:30 PM	11	6	1052	124	3	122	1124	4	0	9	0	3	0	190	0	212	2860
5100	Jupiter Lakes Bl/Summer	Military Tr	5/1/2019	4:15 PM	10	9	1110	110	3	85	945	15	0	5	0	8	1	250	0	256	2807
4900	Jupiter Park Dr	Central BI	1/15/2019	7:15 AM	0	151	837	0	0	0	596	506	0	255	0	83	0	0	0	0	2428
4900	Jupiter Park Dr	Central BI	1/15/2019	12:00 PM	1	124	553	0	0	0	455	278	0	328	0	122	0	0	0	0	1861
4900	Jupiter Park Dr	Central BI	1/15/2019	4:30 PM	0	163	904	0	0	0	692	244	0	520	0	220	0	0	0	0	2743
4900	Jupiter Park Dr	Central BI	8/29/2016	7:15 AM	0	143	867	0	0	0	601	433	1	208	0	74	0	0	0	0	2327
4900	Jupiter Park Dr	Central BI	8/29/2016	12:00 PM	0	101	423	0	0	0	365	239	0	348	0	94	0	0	0	0	1570
4900	Jupiter Park Dr	Central BI	8/29/2016	4:30 PM	0	116	762	0	0	0	766	184	0	505	0	176	0	0	0	0	2509
62455	Kimberly BI	SR 7	5/11/2021	7:15 AM	0	25	1577	72	0	49	1797	28	0	34	10	50	0	131	4	72	3849
62455	Kimberly BI	SR 7	5/11/2021	1:00 PM	3	48	1217	156	16	36	1419	37	0	30	3	35	0	138	10	39	3187
62455	Kimberly BI	SR 7	5/11/2021	5:00 PM	6	63	1687	184	21	63	1911	61	0	34	9	43	1	128	35	89	4335

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
17325	Northlake BI	1 95 West	3/7/2019	7:45 AM	0	0	0	0	0	570	0	376	0	0	1495	404	1	1046	1174	0	5066
17325	Northlake BI	1 95 West	3/7/2019	12:00 PM	0	0	0	0	0	580	0	385	1	0	1370	362	7	957	1444	0	5106
17325	Northlake BI	1 95 West	3/7/2019	4:45 PM	0	0	0	0	0	442	0	466	1	0	1741	448	3	1040	1893	0	6034
17325	Northlake BI	1 95 West	2/28/2018	7:45 AM	0	0	0	0	0	544	0	374	14	0	1679	566	2	882	1188	0	5249
17325	Northlake BI	1 95 West	2/28/2018	12:00 PM	0	0	0	0	0	557	0	335	1	0	1756	423	0	751	1546	0	5369
17325	Northlake BI	1 95 West	2/28/2018	4:45 PM	0	0	0	0	0	446	0	469	5	0	1498	656	0	1002	1937	0	6013
17325	Northlake BI	1 95 West	3/10/2016	7:45 AM	0	0	0	0	0	670	0	388	0	0	1503	557	4	1035	1458	0	5615
17325	Northlake BI	1 95 West	3/10/2016	12:30 PM	0	0	0	0	0	519	0	374	0	0	1552	417	1	654	1549	0	5066
17325	Northlake BI	1 95 West	3/10/2016	4:45 PM	0	0	0	0	0	502	0	723	0	0	1458	500	2	952	1864	0	6001
17265	Northlake BI	Ibis BI	3/28/2019	7:15 AM	0	7	0	98	0	0	0	0	0	0	3042	23	0	47	568	4	3789
17265	Northlake BI	Ibis BI	2/11/2019	4:45 PM	0	44	0	112	0	0	0	0	1	0	822	16	1	138	2208	0	3342
17425	Northlake BI	Jasmine Dr/Southwind	9/20/2016	7:45 AM	0	57	4	16	0	23	5	41	14	31	1271	36	5	9	848	11	2371
17425	Northlake BI	Jasmine Dr/Southwind	9/20/2016	12:15 PM	0	48	1	12	0	27	2	27	23	52	1054	29	28	10	954	23	2290
17425	Northlake BI	Jasmine Dr/Southwind	9/20/2016	4:45 PM	0	62	13	11	0	19	12	54	18	76	1049	55	17	16	1315	40	2757
17324	Northlake BI	Keating Dr/Publix	4/26/2021	7:45 AM	0	31	7	39	0	122	5	20	2	28	1945	82	40	73	1088	46	3528
17324	Northlake BI	Keating Dr/Publix	4/26/2021	12:15 PM	0	191	37	191	0	91	22	32	3	25	1219	87	54	225	1271	97	3545
17324	Northlake BI	Keating Dr/Publix	4/26/2021	4:45 PM	1	239	70	183	0	139	26	64	3	44	1632	76	39	188	1797	186	4687
17324	Northlake BI	Keating Dr/Publix	10/4/2016	7:45 AM	0	60	17	93	0	133	15	36	2	12	2031	93	42	134	1292	78	4038
17324	Northlake BI	Keating Dr/Publix	10/4/2016	12:00 PM	1	250	65	371	2	126	26	36	14	84	1696	187	42	310	1356	108	4674
17350	Northlake BI	MacArthur BI	10/4/2016	4:45 PM	1	197	44	242	0	160	31	56	11	55	1759	168	45	260	1953	187	5169
17350	Northlake BI	MacArthur BI	4/1/2019	7:45 AM	0	3	0	3	0	120	6	219	8	191	1819	6	1	0	1545	107	4028
17350	Northlake BI	MacArthur BI	4/1/2019	12:00 PM	0	230	47	56	0	160	35	94	35	212	1496	217	19	185	1743	165	4694
17350	Northlake BI	MacArthur BI	4/1/2019	4:45 PM	0	247	40	34	1	176	46	324	12	263	1564	165	5	124	2163	171	5335
17350	Northlake BI	MacArthur BI	9/22/2016	7:45 AM	0	2	0	3	0	133	6	271	26	236	1963	7	2	6	1378	124	4157
17350	Northlake BI	MacArthur BI	9/22/2016	12:00 PM	0	205	14	54	0	99	41	189	23	135	1694	187	26	165	1599	74	4505
17350	Northlake BI	MacArthur BI	9/22/2016	4:45 PM	0	154	30	37	0	126	35	248	23	220	1749	153	24	96	1890	147	4925
17300	Northlake BI	Military Tr	1/28/2021	7:45 AM	12	190	681	390	8	268	479	230	22	623	1244	266	18	223	645	144	5443
17300	Northlake BI	Military Tr	1/28/2021	12:00 PM	22	176	515	385	10	567	443	187	23	360	855	177	56	349	866	237	5228
17300	Northlake BI	Military Tr	1/28/2021	4:45 PM	12	432	841	440	9	434	677	400	37	465	1130	215	37	335	1175	247	6886
17300	Northlake BI	Military Tr	2/15/2018	7:45 AM	12	170	792	359	3	339	717	181	14	749	1369	283	17	372	964	162	6503
17300	Northlake BI	Military Tr	2/15/2018	12:00 PM	22	199	540	353	3	536	636	254	37	406	994	156	50	324	855	96	5461
17300	Northlake BI	Military Tr	2/15/2018	4:45 PM	15	354	778	431	3	503	1098	385	34	399	1081	200	37	369	1495	125	7307
17300	Northlake BI	Military Tr	3/14/2016	7:45 AM	10	252	812	290	2	282	540	244	18	706	1619	203	14	301	672	219	6184
17300	Northlake BI	Military Tr	3/14/2016	12:30 PM	12	232	627	407	9	370	499	280	23	472	1142	183	53	327	769	319	5724
17300	Northlake BI	Military Tr	3/14/2016	4:45 PM	8	304	786	396	2	355	735	489	38	366	1097	159	27	297	1368	305	6732
17360	Northlake BI	Mt Holly Dr	9/15/2016	7:30 AM	0	61	0	13	0	3	1	22	37	24	1829	45	14	42	1348	15	3454

TPS DATABASE INFORMATION

A B C D E F G H I
 Input Data
 ROAD NAME: N Military Trl STATION: 2614 Report Created
 CURRENT YEAR: 2020 FROM: Blue Heron Blvd W 12/21/2021
 ANALYSIS YEAR: 2024 TO: Midpoint
 GROWTH RATE: 1% COUNT DATE: 3/10/2020
 PSF: 1

Link Analysis

Time Period	AM				PM				
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction	2091	1073	1139	2689	1306	1383			
Existing Volume	2091	1073	1139	2689	1306	1383			
Peak Volume	0	0	0	0	0	0			
Diversion(%)	0	0	0	0	0	0			
Volume after Diversion	2091	1073	1139	2689	1306	1383			

Committed Developments						Type	% Complete
Haverhill Road Industrial	4	0	3	4	4	1	NR 65%
Gables at Northlake	0	0	0	0	0	0	Res 100%
Parcel 34.01 A	0	0	0	0	0	0	NR 100%
Parcel 34.03 C	0	0	0	0	0	0	NR 100%
Northlake Square East	0	0	0	0	0	0	NR 100%
Wal-Mart # 3348	0	0	0	0	0	0	NR 100%
Sierra Bay Apartments	0	0	0	0	0	0	Res 100%
RaceTrac Beeline	27	14	14	27	13	14	NR 0%
Mediterranea	211	42	169	266	173	93	Res 35%
City of Westlake	12	6	6	24	7	16	NR 20%
Home Goods	0	0	0	0	0	0	NR 100%
Ziegler Crane	0	0	0	0	0	0	NR 100%
Walmart - 45th St	0	0	0	0	0	0	NR 100%
Palm Beach Outlets	4	2	2	19	10	9	NR 72%
Sun Coast High School	0	0	0	0	0	0	NR 100%
Congress Business Park	19	11	8	31	14	17	NR 45%
Avenir	6	3	3	8	5	4	Res 0%
Ball Park of the Palm Beaches	3	0	3	7	3	4	NR 75%
Altec Riviera Beach	0	0	0	0	0	0	NR 100%
WAWA - Blue Heron & Garden	2	1	1	2	1	1	NR 95%
FPL Distribution Center	0	0	0	0	0	0	NR 100%
Covenant Church	4	2	2	1	0	1	NR 75%
Blue Heron Commercial	1	0	0	5	3	2	NR 0%
Carrington Pines	36	28	8	46	16	30	Res 0%
Grove Park Holding School	62	34	28	21	10	11	NR 0%
Prime Corner	36	18	19	43	21	22	NR 0%
Total Committed Developments	427	161	266	504	280	225	
Total Committed Residential	253	73	180	320	194	127	
Total Committed Non-Residential	174	88	86	184	86	98	
Double Count Reduction	35	18	17	37	17	20	
Total Discounted Committed Developments	392	143	249	467	263	205	
Historical Growth	85	44	46	109	53	56	
Comm Dev+3% Growth	477	187	295	576	316	261	
Growth Volume Used	477	187	295	576	316	261	
Total Volume	2568	1260	1434	3265	1622	1644	

Lanes	GLD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data
 ROAD NAME: N Military Trl STATION: 2614 Report Created
 CURRENT YEAR: 2020 FROM: Midpoint 12/21/2021
 ANALYSIS YEAR: 2024 TO: Investment Ln
 GROWTH RATE: 1% COUNT DATE: 3/10/2020
 PSF: 1

Link Analysis

Time Period	AM				PM				
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction	2091	1073	1139	2689	1306	1383			
Existing Volume	2091	1073	1139	2689	1306	1383			
Peak Volume	0	0	0	0	0	0			
Diversion(%)	0	0	0	0	0	0			
Volume after Diversion	2091	1073	1139	2689	1306	1383			

Committed Developments						Type	% Complete
Haverhill Road Industrial	4	0	3	4	4	1	NR 65%
Gables at Northlake	0	0	0	0	0	0	Res 100%
Parcel 34.01 A	0	0	0	0	0	0	NR 100%
Parcel 34.03 C	0	0	0	0	0	0	NR 100%
Northlake Square East	0	0	0	0	0	0	NR 100%
Wal-Mart # 3348	0	0	0	0	0	0	NR 100%
Sierra Bay Apartments	0	0	0	0	0	0	Res 100%
RaceTrac Beeline	27	14	14	27	13	14	NR 0%
Mediterranea	141	113	28	177	62	115	Res 35%
City of Westlake	12	6	6	24	7	16	NR 20%
Home Goods	0	0	0	0	0	0	NR 100%
Ziegler Crane	0	0	0	0	0	0	NR 100%
Walmart - 45th St	0	0	0	0	0	0	NR 100%
Palm Beach Outlets	15	6	9	76	39	37	NR 72%
Sun Coast High School	0	0	0	0	0	0	NR 100%
Congress Business Park	19	11	8	31	14	17	NR 45%
Avenir	6	3	3	8	5	4	Res 0%
Ball Park of the Palm Beaches	3	0	3	7	3	4	NR 75%
Altec Riviera Beach	0	0	0	0	0	0	NR 100%
WAWA - Blue Heron & Garden	2	1	1	2	1	1	NR 95%
FPL Distribution Center	0	0	0	0	0	0	NR 100%
Covenant Church	4	2	2	1	0	1	NR 75%
Blue Heron Commercial	1	0	0	5	3	2	NR 0%
Carrington Pines	36	28	8	46	16	30	Res 0%
Grove Park Holding School	62	34	28	21	10	11	NR 0%
Prime Corner	36	18	19	43	21	22	NR 0%
Total Committed Developments	358	216	132	472	198	275	
Total Committed Residential	183	144	39	231	83	149	
Total Committed Non-Residential	185	92	93	241	115	126	
Double Count Reduction	37	18	10	48	21	25	
Total Discounted Committed Developments	331	218	122	424	177	250	
Historical Growth	85	44	46	109	53	56	
Comm Dev+3% Growth	416	262	168	533	230	306	
Growth Volume Used	416	262	168	533	230	306	
Total Volume	2507	1335	1307	3222	1536	1689	

Lanes	GLD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A B C D E F G H I
 Input Data
 ROAD NAME: N Military Trl STATION: 2602 Report Created
 CURRENT YEAR: 2020 FROM: Investment Ln 12/31/2021
 ANALYSIS YEAR: 2024 TO: Midpoint
 GROWTH RATE: 1% COUNT DATE: 2/19/2020
 PSF: 1

Time Period	Link Analysis					
	AM		PM		PSF	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2464	1356	1111	2957	1489	1473
Peak Volume	2464	1356	1111	2957	1489	1473
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2464	1356	1111	2957	1489	1473

Committed Developments	Type % Complete					
Gables at Northlake	0	0	0	0	0	Res 100%
Parcel 34.01 A	0	0	0	0	0	NR 100%
Parcel 34.03 C	0	0	0	0	0	NR 100%
Boiland Center-Midtown	2	1	1	5	2	HR 85%
Christ Fellowship	0	0	0	0	0	HR 100%
Northlake Commons	0	0	0	0	0	NR 100%
Northlake Square East	0	0	0	0	0	NR 100%
Wal-Mart # 3348	0	0	0	0	0	NR 100%
Sierra Bay Apartments	0	0	0	0	0	Res 100%
Legacy Place Commercial	0	0	0	0	0	NR 100%
Parcel SA	58	48	10	54	11	HR 0%
RaceTrac Bedline	14	7	7	13	7	NR 0%
Mediterranea	123	99	25	155	54	Res 35%
City of Westlake	23	12	11	47	14	HR 20%
Home Goods	0	0	0	0	0	NR 100%
Palm Beach Gardens Elem.	0	0	0	0	0	NR 100%
Wal-Mart - 45th St	0	0	0	0	0	NR 100%
Palm Beach Outlets	2	1	1	9	5	NR 72%
Northlake Shell	0	0	0	0	0	NR 100%
Levy Learning Center	7	4	3	2	1	HR 0%
Congress Business Park	25	11	14	40	22	HR 45%
Northlake Gardens	5	3	2	9	5	HR 55%
Avenir	6	3	3	8	5	Res 0%
WAWA - Blue Heron & Garden	2	1	1	2	1	HR 95%
Covenant Church	9	5	4	2	1	HR 75%
Place of Hope Lane Outreach Center	4	4	1	7	1	HR 0%
Northlake Medical Professional Office	1	1	0	1	0	HR 50%
Trilon Northlake	2	1	1	3	2	HR 30%
Grove Park Holding School	74	41	34	25	12	HR 0%
Prime Corner	24	12	13	29	14	NR 0%
Total Committed Developments	381	254	131	411	157	257
Total Committed Residential	129	102	28	163	59	105
Total Committed Non-Residential	252	152	103	248	98	152
Double Count Reduction	32	26	7	41	15	26
Total Discounted Committed Developments	349	228	124	370	142	231

Historical Growth	Growth Volume Used					
Comm Dev+1% Growth	100	55	45	120	60	60
Comm Dev+3% Growth	449	283	169	490	202	291
Growth Volume Used	449	283	169	490	202	291
Total Volume	2913	1639	1280	3447	1691	1764

Lanes	6LD					
LOS D Capacity	4880	2940	2940	4880	2940	2940
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2940	2940	5150	2940	2940
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data
 ROAD NAME: N Military Trl STATION: 2602 Report Created
 CURRENT YEAR: 2020 FROM: Midpoint 12/31/2021
 ANALYSIS YEAR: 2024 TO: Northlake Blvd
 GROWTH RATE: 1% COUNT DATE: 2/19/2020
 PSF: 1

Time Period	Link Analysis					
	AM		PM		PSF	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2464	1356	1111	2957	1489	1473
Peak Volume	2464	1356	1111	2957	1489	1473
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2464	1356	1111	2957	1489	1473

Committed Developments	Type % Complete					
Gables at Northlake	0	0	0	0	0	Res 100%
Parcel 34.01 A	0	0	0	0	0	NR 100%
Parcel 34.03 C	0	0	0	0	0	NR 100%
Boiland Center-Midtown	2	1	1	5	2	HR 85%
Christ Fellowship	0	0	0	0	0	HR 100%
Northlake Commons	0	0	0	0	0	NR 100%
Northlake Square East	0	0	0	0	0	NR 100%
Wal-Mart # 3348	0	0	0	0	0	NR 100%
Sierra Bay Apartments	0	0	0	0	0	Res 100%
Legacy Place Commercial	0	0	0	0	0	NR 100%
Parcel SA	58	48	10	54	11	HR 0%
RaceTrac Bedline	14	7	7	13	7	NR 0%
Mediterranea	123	99	25	155	54	Res 35%
City of Westlake	23	12	11	47	14	HR 20%
Home Goods	0	0	0	0	0	NR 100%
Palm Beach Gardens Elem.	0	0	0	0	0	NR 100%
Wal-Mart - 45th St	0	0	0	0	0	NR 100%
Palm Beach Outlets	2	1	1	9	5	NR 72%
Northlake Shell	0	0	0	0	0	NR 100%
Levy Learning Center	7	4	3	2	1	HR 0%
Briger West	6	1	4	9	6	Res 0%
Briger East	27	20	8	31	10	HR 45%
Congress Business Park	25	11	14	40	22	HR 45%
Northlake Gardens	5	3	2	9	5	HR 55%
Avenir	6	3	3	8	5	Res 0%
WAWA - Blue Heron & Garden	2	1	1	2	1	HR 95%
Covenant Church	9	5	4	2	1	HR 75%
Place of Hope Lane Outreach Center	4	4	1	7	1	HR 0%
Northlake Medical Professional Office	1	1	0	1	0	HR 50%
Trilon Northlake	2	1	1	3	2	HR 30%
Grove Park Holding School	74	41	34	25	12	HR 0%
Prime Corner	24	12	13	29	14	NR 0%
Total Committed Developments	414	275	143	451	173	282
Total Committed Residential	135	103	32	172	65	109
Total Committed Non-Residential	279	172	111	279	108	173
Double Count Reduction	34	26	8	43	16	27
Total Discounted Committed Developments	380	249	135	408	157	255

Historical Growth	Growth Volume Used					
Comm Dev+1% Growth	100	55	45	120	60	60
Comm Dev+3% Growth	480	304	180	528	217	315
Growth Volume Used	480	304	180	528	217	315
Total Volume	2944	1660	1291	3485	1706	1788

Lanes	6LD					
LOS D Capacity	4880	2940	2940	4880	2940	2940
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2940	2940	5150	2940	2940
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

BACKGROUND TRAFFIC

A **B** **C** **D** **E** **F** **G** **H** **I** **J** **K** **L** **M** **N** **O**
 Input Data
 E-W Street: Blue Heron Blvd W COUNT DATE: 12/10/2020 Report Created
 N-S STREET: N Military Trl CURRENT YEAR: 2020 12/21/2021
 TIME PERIOD: AM ANALYSIS YEAR: 2024
 GROWTH RATE: 0.01 PSF: 1.03
 SIGNAL ID: 20100

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	95	820	8	391	598	292	68	974	287	324	604	114		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	98	845	8	403	616	301	70	1003	296	334	622	117		
Committed Developments														
City of Westlake	0	6	6	0	6	6	6	6	0	6	6	0	NR	20%
Prime Corner	0	0	2	4	0	0	2	18	3	0	19	0	NR	0%
Haverhill Road Industrial	0	3	0	0	20	0	4	0	0	0	0	4	NR	65%
Avenir	0	45	9	0	48	3	10	3	0	3	3	0	Res	0%
Ball Park of the Palm Beaches	0	0	1	2	0	0	0	1	0	0	3	0	NR	75%
Congress Business Park	3	3	0	1	2	0	0	2	2	0	1	2	NR	45%
WAWA - Blue Heron & Garden	0	2	0	1	2	1	0	0	1	1	0	0	NR	95%
Mediterranea	1	0	0	0	0	21	0	20	0	85	79	6	Res	35%
RaceTrac Beeline	0	0	10	14	0	0	10	14	14	0	14	0	NR	0%
Palm Beach Outlets	0	3	2	0	2	2	2	2	0	2	2	0	NR	72%
Carrington Pines	1	1	0	5	0	0	0	28	20	0	8	0	Res	0%
Total Committed Developments	5	63	30	27	80	33	34	94	40	97	135	12		
Total Committed Residential	2	46	9	5	48	24	10	51	20	88	90	6		
Total Committed Non-Residential	3	17	21	22	32	9	24	43	20	9	45	6		
Double Count Reduction	1	3	2	1	6	2	3	9	4	2	9	1		
Total Discounted Committed	4	60	28	26	74	31	31	85	36	95	126	11		
Historical Growth	4	34	0	16	25	12	3	41	12	14	25	5		
Comm Dev+1% Growth	8	94	28	42	99	43	34	126	48	109	151	16		
Growth Volume Used	8	94	28	42	99	43	34	126	48	109	151	16		
Total Volume	106	939	36	445	715	344	104	1129	344	443	773	133		

Input Data
 E-W Street: Blue Heron Blvd W COUNT DATE: 12/10/2020 Report Created
 N-S STREET: N Military Trl CURRENT YEAR: 2020 12/21/2021
 TIME PERIOD: PM ANALYSIS YEAR: 2024
 GROWTH RATE: 0.01 PSF: 1.03
 SIGNAL ID: 20100

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	89	582	8	460	728	195	26	743	246	370	762	173		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	92	599	8	474	750	201	27	765	253	381	785	178		
Committed Developments														
City of Westlake	0	16	16	0	7	7	7	7	0	16	16	0	NR	20%
Prime Corner	0	0	3	4	0	0	3	22	4	0	22	0	NR	0%
Haverhill Road Industrial	4	22	4	0	4	0	1	0	0	0	0	1	NR	65%
Avenir	0	54	11	0	69	5	14	5	0	3	3	0	Res	0%
Ball Park of the Palm Beaches	0	0	1	3	0	0	0	3	2	0	4	0	NR	75%
Blue Heron Commercial	0	0	0	3	0	3	0	0	2	2	0	0	NR	0%
Congress Business Park	4	4	0	2	5	0	0	2	2	0	2	5	NR	45%
WAWA - Blue Heron & Garden	0	2	0	1	1	1	0	0	1	1	0	0	NR	95%
Mediterranea	6	0	0	0	0	86	0	81	0	46	44	3	Res	35%
RaceTrac Beeline	0	0	10	14	0	0	10	13	13	0	14	0	NR	0%
Palm Beach Outlets	0	14	9	0	15	10	10	10	0	9	9	0	NR	72%
Carrington Pines	1	1	0	21	1	0	0	16	11	0	30	1	Res	0%
Total Committed Developments	15	113	54	48	102	112	45	159	35	77	144	10		
Total Committed Residential	7	55	11	21	70	91	14	102	11	49	77	4		
Total Committed Non-Residential	8	58	43	27	32	21	31	57	24	28	67	6		
Double Count Reduction	2	12	3	5	6	4	4	11	3	6	13	1		
Total Discounted Committed	13	101	51	43	96	108	41	148	32	71	131	9		
Historical Growth	4	24	0	19	30	8	1	31	10	15	32	7		
Comm Dev+1% Growth	17	125	51	62	126	116	42	179	42	86	163	16		
Growth Volume Used	17	125	51	62	126	116	42	179	42	86	163	16		
Total Volume	109	724	59	536	876	317	69	944	295	467	948	194		

A **B** **C** **D** **E** **F** **G** **H** **I** **J** **K** **L** **M** **N** **O**
 Input Data
 E-W Street: Investment Ln COUNT DATE: 3/6/2019
 N-S STREET: N Military Trl CURRENT YEAR: 2019 12/21/2021
 TIME PERIOD: AM ANALYSIS YEAR: 2024
 GROWTH RATE: 1.00% PSF: 1
 SIGNAL ID: 18801

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	1	0	3	135	2	216	7	1256	248	331	853	4		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	1	0	3	135	2	216	7	1256	248	331	853	4		
Committed Developments														
City of Westlake	0	0	0	0	0	0	0	7	0	0	7	0	NR	15%
Prime Corner	0	0	0	7	0	0	0	13	6	0	13	0	NR	0%
Avenir	0	0	0	0	0	0	0	4	0	0	3	0	Res	0%
Covenant Church	0	0	0	0	0	1	0	2	0	1	2	0	NR	75%
Congress Business Park	0	0	0	8	0	11	0	0	11	14	0	0	NR	45%
WAWA - Blue Heron & Garden	0	0	0	0	0	1	0	1	0	1	1	0	NR	95%
Mediterranea	0	0	0	0	0	0	0	114	0	0	29	0	Res	25%
RaceTrac Beeline	0	0	0	0	0	0	0	7	0	0	7	0	NR	0%
Palm Beach Outlets	0	0	0	0	0	1	0	1	0	1	1	0	NR	72%
Total Committed Developments	0	0	0	15	0	14	0	149	17	17	63	0		
Total Committed Residential	0	0	0	0	0	0	0	118	0	0	32	0		
Total Committed Non-Residential	0	0	0	15	0	14	0	31	17	17	31	0		
Double Count Reduction	0	0	0	0	0	0	0	6	0	0	6	0		
Total Discounted Committed	0	0	0	15	0	14	0	143	17	17	57	0		
Historical Growth	0	0	0	7	0	11	0	64	13	17	44	0		
Comm Dev+1% Growth	0	0	0	22	0	25	0	207	30	34	101	0		
Growth Volume Used	0	0	0	22	0	25	0	207	30	34	101	0		
Total Volume	1	0	3	157	2	241	7	1463	278	365	954	4		

Input Data
 E-W Street: Investment Ln COUNT DATE: 3/6/2019
 N-S STREET: N Military Trl CURRENT YEAR: 2019 12/21/2021
 TIME PERIOD: PM ANALYSIS YEAR: 2024
 GROWTH RATE: 1.00% PSF: 1
 SIGNAL ID: 18801

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	11	6	6	331	1	437	5	1096	253	266	1348	3		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	11	6	6	331	1	437	5	1096	253	266	1348	3		
Committed Developments														
City of Westlake	0	0	0	0	0	0	0	9	0	0	20	0	NR	15%
Prime Corner	0	0	0	8	0	0	0	15	8	0	15	0	NR	0%
Avenir	0	0	0	0	0	0	0	5	0	0	4	0	Res	0%
Covenant Church	0	0	0	0	0	0	0	1	0	0	1	0	NR	75%
Congress Business Park	0	0	0	17	0	22	0	0	14	19	0	0	NR	45%
WAWA - Blue Heron & Garden	0	0	0	0	0	0	0	1	0	1	1	0	NR	95%
Mediterranea	0	0	0	0	0	0	0	62	0	0	116	0	Res	25%
RaceTrac Beeline	0	0	0	0	0	0	0	7	0	0	7	0	NR	0%
Palm Beach Outlets	0	0	0	0	0	5	0	5	0	5	5	0	NR	72%
Total Committed Developments	0	0	0	25	0	27	0	105	22	25	169	0		
Total Committed Residential	0	0	0	0	0	0	0	67	0	0	120	0		
Total Committed Non-Residential	0	0	0	25	0	27	0	38	22	25	49	0		
Double Count Reduction	0	0	0	0	0	0	0	8	0	0	10	0		
Total Discounted Committed	0	0	0	25	0	27	0	97	22	25	159	0		
Historical Growth	1	0	0	17	0	22	0	56	13	14	69	0		
Comm Dev+1% Growth	1	0	0	42	0	49	0	153	35	39	228	0		
Growth Volume Used	1	0	0	42	0	49	0	153	35	39	228	0		
Total Volume	12	6	6	373	1	486	5	1249	288	305	1576	3		

A **B** **C** **D** **E** **F** **G** **H** **I** **J** **K** **L** **M** **N** **O**
 Input Data
 E-W Street: Northlake Blvd COUNT DATE: 2/15/2018 Report Created
 N-S STREET: N Military Trl CURRENT YEAR: 2018 12/21/2021
 TIME PERIOD: AM ANALYSIS YEAR: 2024
 GROWTH RATE: 1.00% PSF: 1
 SIGNAL ID: 17300

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	763	1369	283	389	964	162	182	792	359	342	717	181		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	763	1369	283	389	964	162	182	792	359	342	717	181		
Committed Developments														
City of Westlake	28	85	19	0	89	0	20	0	0	0	0	30	NR	0%
Borland Center-Midtown	1	0	0	0	0	0	0	1	0	0	1	1	NR	85%
Avenir	40	96	4	0	102	0	4	0	0	0	0	43	Res	0%
Briger East	13	13	0	8	5	0	0	30	22	0	12	5	NR	35%
Florida Research Park	0	4	0	0	25	0	0	0	0	0	0	0	NR	15%
Indian Trails Grove DRI	0	31	0	0	12	0	0	0	0	0	0	0	Res	0%
Place of Hope Lane Outreach Center	1	2	1	0	12	0	4	0	0	0	0	4	NR	0%
Parcel 5A	38	0	0	0	0	19	0	48	0	4	10	8	NR	0%
Home Goods	2	2	0	2	1	0	0	3	4	0	2	1	NR	40%
Levy Learning Center	9	0	0	0	0	9	0	4	0	6	3	6	NR	0%
Covenant Church	0	10	0	8	8	8	0	0	10	10	0	0	NR	50%
Congress Business Park	0	6	16	0	5	0	12	0	0	0	0	0	NR	30%
Northlake Gardens	0	7	0	2	6	3	0	0	3	4	0	0	NR	55%
Northlake Medical Professional Office	0	4	0	0	1	1	0	0	1	2	0	0	NR	50%
Mediterranea	0	0	4	9	0	0	19	55	37	0	14	0	Res	15%
RaceTrac Beeline	0	0	2	2	0	0	2	7	2	0	7	0	NR	0%
Palm Beach Outlets	0	1	1	0	1	0	1	0	0	0	0	0	NR	72%
Briger West	0	0	0	5	0	0	0	2	1	0	6	0	Res	0%
Total Committed Developments	132	261	47	36	267	40	62	150	80	26	55	98		
Total Committed Residential	40	127	8	14	114	0	23	57	38	0	20	43		
Total Committed Non-Residential	92	134	39	22	153	40	39	93	42	26	35	55		
Double Count Reduction	10	27	2	4	29	0	6	14	8	0	5	11		
Total Discounted Committed	122	234	45	32	238	40	56	136	72	26	50	87		
Historical Growth	47	84	17	24	59	10	11	49	22	21	44	11		
Comm Dev+1% Growth	169	318	62	56	297	50	67	185	94	47	94	98		
Growth Volume Used	169	318	62	56	297	50	67	185	94	47	94	98		
Total Volume	932	1687	345	445	1261	212	249	977	453	389	811	279		

Input Data
 E-W Street: Northlake Blvd COUNT DATE: 2/15/2018 Report Created
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 GROWTH RATE: 1.00% PSF: 1
 SIGNAL ID: 17300

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	433	1081	200	406	1495	125	369	778	431	506	1098	385		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	433	1081	200	406	1495	125	369	778	431	506	1098	385		
Committed Developments														
City of Westlake	81	243	54	0	107	0	24	0	0	0	0	36	NR	0%
Borland Center-Midtown	2	0	0	0	0	1	0	3	0	1	2	2	NR	85%
Avenir	48	114	5	0	146	0	6	0	0	0	0	61	Res	0%
Briger East	7	7	0	23	14	0	0	16	11	0	32	14	NR	35%
Florida Research Park	0	29	0	0	7	0	0	0	0	0	0	0	NR	15%
Indian Trails Grove DRI	0	28	0	0	34	0	0	0	0	0	0	0	Res	0%
Place of Hope Lane Outreach Center	6	17	6	0	4	0	1	0	0	0	0	1	NR	0%
Parcel 5A	9	0	0	0	0	5	0	11	0	17	43	34	NR	0%
Home Goods	11	11	0	22	11	0	0	16	20	0	17	11	NR	40%
Levy Learning Center	2	0	0	0	0	2	0	1	0	2	1	2	NR	0%
Covenant Church	0	2	0	2	2	2	0	0	2	2	0	0	NR	50%
Congress Business Park	0	8	21	0	9	0	25	0	0	0	0	0	NR	30%
Northlake Gardens	0	12	0	4	10	5	0	0	5	6	0	0	NR	55%
Northlake Medical Professional Office	0	1	0	1	3	2	0	0	1	1	0	0	NR	50%
Mediterranea	0	0	19	37	0	0	10	31	20	0	56	0	Res	15%
RaceTrac Beeline	0	0	2	2	0	0	2	7	2	0	7	0	NR	0%
Palm Beach Outlets	0	5	5	0	5	0	5	0	0	0	0	0	NR	72%
Briger West	0	0	0	4	0	0	0	7	6	0	5	0	Res	0%
Total Committed Developments	166	477	112	95	352	17	73	92	67	29	163	161		
Total Committed Residential	48	142	24	41	180	0	16	38	26	0	61	61		
Total Committed Non-Residential	118	335	88	54	172	17	57	54	41	29	102	100		
Double Count Reduction	12	36	6	10	34	0	4	10	7	0	15	15		
Total Discounted Committed	154	441	106	85	318	17	69	82	60	29	148	146		
Historical Growth	27	67	12	25	92	8	23	48	27	31	68	24		
Comm Dev+1% Growth	181	508	118	110	410	25	92	130	87	60	216	170		
Growth Volume Used	181	508	118	110	410	25	92	130	87	60	216	170		
Total Volume	614	1589	318	516	1905	150	461	908	518	566	1314	555		