



16670 Rembrandt Rd. Wellington, FL

5.38-acre prime commercial site at the signalized hard corner of Southern Blvd and Seminole Pratt Whitney Rd in Wellington, FL. This premier high exposure location offers 92,000+ vehicles per day and has strong frontage on two major arterials. Ideally suited for retail, restaurant, medical, or mixed-use development, the site benefits from nearby growth and expansion including Arden Homes (1,500+homes) and Westlake Adventure Park by Minto (4,500+homes). Popular nearby attractions include Wellington National Golf Club, Lion Country Safari, and iTHINK Financial Amphitheatre. Zoned General Commercial, with public utilities nearby and excellent visibility. This property represents a rare opportunity to secure one of Palm Beach County's most active and desirable development corridors.

SOUTHERN BOULEVARD ANNEXATIONS
FUTURE LAND USE AMENDMENT
TRANSPORTATION ANALYSIS

Prepared for
VILLAGE OF WELLINGTON

Prepared by
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This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 12/6/23 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SOUTHERN BOULEVARD ANNEXATIONS

FUTURE LAND USE AMENDMENT

TRANSPORTATION ANALYSIS

It is proposed to annex into the Village of Wellington and change the future land use designation from Palm Beach County Rural Residential (RR-5) and Palm Beach County Commercial to Wellington Residential E and Wellington Commercial on 249.7 acres. The purpose of this analysis is to determine if the proposed future land use designation changes are consistent with the Transportation Element of the Village of Wellington Comprehensive Plan. This study addresses a long-range (Year 2045) traffic analysis and a five-year traffic analysis.

The site is located on the north side of Southern Boulevard east and west of Seminole Pratt Whitney Road, as shown on **Exhibit 1**. The Comprehensive Plan assigns a maximum intensity to the FLU designations. The maximum intensity scenarios for the existing and proposed FLU for the 249.7 acres are shown below as well as the proposed development plan:

EXISTING LAND USE DESIGNATION	PROPOSED LAND USE DESIGNATION	
RR-5 (1 DU per 5 Acres) for 179.9 Acres Commercial at FAR 0.1 for 69.8 acres	Residential E (8 DUs per Acre) for 125.8 Acres Commercial at FAR 0.35 for 123.9 acres	
<u>Maximum Intensity</u>	<u>Maximum Intensity</u>	<u>Proposed Development Plan</u>
36 Single Family DUs	1006 Multi-Family DUs	750 Multi-Family DUs
304,048SF Retail	1,888,979SF Retail	100 Room Hotel
		200,000 SF Office
		800,000 SF Retail

TRANSPORTATION ELEMENT

Level of Service (LOS) Analysis

In order to assess the transportation impacts of the proposed change in land use designation, the methodology established by the Village of Wellington's Comprehensive Plan was followed.

PTripm G Beenaecrha Ctioounn ty and the Institute of Transportation Engineers (ITE), Trip Generation, 11th

Edition, were the sources of trip generation data utilized in this study. Daily and peak hour trips generated by the existing and proposed FLU designations at the maximum intensities are shown on **Exhibits 2A and 2B**. A market study was completed for the development area which established the proposed development plan. This plan was analyzed to determine the long range (Year 2045) 20-year impacts. The daily trip generation for the proposed development plan is provided on **Exhibit 2C**. The comparison of the daily and peak hour trip generation for the maximum intensities of the existing FLU designations with the proposed development plan is provided on **Exhibit 2D**.

The net daily trip generation is used for the Long Range (Year 2045) analysis. Based on the increase of 19,548, the radius of development influence is four (4) miles. For the Five Year Analysis, 25% of the market study intensities were estimated to be in place in five years. The trip generation is shown on **Exhibit 2E**.

Tnr iopr Ddeisrt troib duettieormn ainned tAhse iimgnmacetn of the development's traffic on the surrounding network, a directional distribution of project trips was developed based on the area's land uses and roadway network. Separate traffic distributions were established for the residential and non-residential uses as shown on **Exhibit 3**.

R oraevdiweway w Iams purnodveermtaeknetns o f 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. Southern Boulevard (SR 80) was recently widened to 6 lanes east of Arden Way. There were no other programmed improvements in the area.

Long Range (Year 2045) Analysis

Exhibit 4 provides the net daily trip assignment of the proposed development plan for the surrounding roadway links. It also provides volume to capacity (v/c) ratios and project impact percentages. A roadway is considered significantly impacted for the long-range analysis if project impacts are greater than 5% of LOS service volume for County and State roadways and 1% of the LOS service volumes for Village of Wellington roadways. Year 2045 net project traffic is total external traffic generated by the proposed development plan; less traffic generated by the existing FLU designation at maximum intensity. For the Year 2045 analysis, roadway lanes and traffic volumes were obtained from the Palm Beach Transportation Planning Agency (TPA). This information is provided in **Appendix A**. Traffic from other active amendments in the area has been added to the TPA volumes. Additionally, consistent with the Palm Beach County TPS database procedures, 20% of the net non-residential was shown as intercepted trips that would be captured from the 2045 residential traffic destined east.

Two impacted roadway links are not projected to meet the adopted Level of Service Standards including one link of Okeechobee Boulevard and one link of Southern Boulevard. Both impacted roadway links result in a v/c of less than 1.02. A more detailed evaluation of the corridor's operation which examines signal timing and spacing could show operation at adopted standards with this minimal exceedance of 2% or less projected in 20 years.

This analysis is provided for informational purposes only. A more detailed concurrency analysis is required as part of the land development process prior to any development approvals.

Exhibits 5A through 5D show the peak hour assignment to the roadways within the four mile radius.

Existing traffic count data for the significantly impacted links is provided in **Appendix B** with the committed development data from the Palm Beach County TPS Database provided in **Appendix C**. The five year roadway link capacity analysis is provided on **Exhibit 6**. The results of this preliminary analysis show that the impacted link of Southern Boulevard is not projected to meet adopted standards with or without this proposed development. According to Florida Statute

163.3180, this link 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". The 8 laning of Southern Boulevard would address this deficiency.

CONCLUSIONS

This analysis shows that the proposed future land use designation changes result in minimal LOS exceedances in the Year 2045 and therefore can be determined to be consistent with the Comprehensive Plan.

EXHIBITS

Exhibit 2A
Southern Boulevard Annexations
Trip Generation - Approved Uses - Maximum Intensities

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% I	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%				
Resid. Single Family	210	36DUs (2)	10/ DU	50%	360	36	10%	324	-	0%	324
Shop Center (>150k SF)	820	304,048 SF (3)	37.01/ 1000 SF	50%	11,253	36	0.32%	11,217	2,692	24%	8,525
TOTAL				50%	11,613	72	0.6%	11,541	2,692		8,849

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% I	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Resid. Single Family	210	36DUs (2)	0.70/ DU	20%	7	18	25	3	10%	6	16	22	-	0%	6	16	22
Shop Center (>150k SF)	820	304,048 SF (3)	0.84/ 1000 SF	62%	158	97	255	3	1%	157	95	252	60	24%	119	73	192
TOTAL				62%	165	115	280	6	2.1%	163	111	274	60		125	89	214

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% I	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Resid. Single Family	210	36DUs (2)	0.94/ DU	63%	21	13	34	3	10%	20	11	31	-	0%	20	11	31
Shop Center (>150k SF)	820	304,048 SF (3)	3.40/ 1000 SF	48%	496	538	1,034	3	0.30%	495	536	1,031	247	24%	376	408	784
TOTAL				48%	517	551	1,068	6	0.6%	515	547	1,062	247		396	419	815

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

(2) Based on 1 unit per 5 acres for 179.9 acres.

(3) Based on FAR 0.1 for 69.8 acres.

Exhibit 2B
Southern Boulevard Annexations
Trip Generation - Proposed Uses - Maximum Intensities

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% I	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
							Trips %				
Resid. Multi Family LR	220	1,006 DUs (2)	6.74/ DU	50%	6,780	6,780	100%	6,102	-	0%	6,102
Shop Center (>150k SF)	820	1,888,979 SF (3)	37.01/ 1000 SF	50%	69,911	6,780	9.7%	69,233	16,616	24%	52,617
TOTAL				%	76,691	1,356	1.8%	75,335	16,616		58,719

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% I	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Resid. Multi Family LR	220	1,006 DUs (2)	0.40/ DU	20%	96	306	402	40	10%	76	286	362	-	76	286	362
Shop Center (>150k SF)	820	1,888,979 SF (3)	0.84/ 1000 SF	62%	84	603	1,587	40	3%	64	583	1,547	371	733	443	1,176
TOTAL				%	1,080	909	1,989	80	4.0%	1,040	869	1,909	371	809	729	1,538

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% I	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Resid. Multi Family LR	220	1,006 DUs (2)	0.51/ DU	63%	23	190	513	51	10%	298	164	462	-	298	164	462
Shop Center (>150k SF)	820	1,888,979 SF (3)	3.40/ 1000 SF	48%	3,083	3,340	6,423	51	0.80%	3,058	3,314	6,372	1,529	2,324	2,519	4,843
TOTAL				%	3,406	3,530	6,936	102	1.5%	3,356	3,478	6,834	1,529	2,622	2,683	5,305

(1) Source: PalmBeachCountyTrafficDivisionand ITE Trip Generation, 11th Edition.

(2) Based on 8 units per acre for 125.8 acres.

(3) Based on FAR 0.35 for 123.9 acres.

Exhibit 2C
Southern Boulevard Annexations
Trip Generation - Proposed Development Plan

DAILY

Land Use	ITE Code	Intensity (2)	Trip Generation Rate (1)	% I	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
							Trips %				
Resid. Multi Family LR	220	375 DUs	6.74/ DU	50%	2,528	253	10%	2,275	-	0%	2,275
Resid. Multi Family MR	221	375 DUs	4.54/ DU	%	1,703	170	10%	1,533	-	0%	1,533
Hotel	310	100 Rooms	7.99/ Room	50%	799	01	08 5%	759	76	10%	683
Generat Office (10k-250k SF)	710	200,000 SF	10.84/ 1000 SF	50%	2,168	59	25%	2,060	206	10%	1,854
Shop Center (>150k SF)	820	800,000 SF	37.01/ 1000 SF	%	29,608	1,163	2%	29,016	6,964	24%	22,052
TOTAL				50%	36,806		3.2%	35,643	7,246		28,397

AM PEAK HOUR

Land Use	ITE Code	Intensity (2)	Trip Generation Rate (1)	% I	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Resid. Multi Family LR	220	375 DUs	0.40/ DU 0.37/	20%	36	114	150	15	10%	29	106	135	-	29	106	135
Resid. Multi Family MR	221	375 DUs	DU 0.46/	%	32	107	139	14	10%	25	100	125	-	25	100	125
Hotel	310	100 Rooms	Room 1.52/	23%	26	20	46	2	5%	25	19	44	4	23	17	40
Generat Office (10k-250k SF)	710	200,000 SF	1000 SF 0.84/	%	268	36	304	15	5%	261	28	289	29	235	25	260
Shop Center (>150k SF)	820	800,000 SF	1000 SF	56%	417	255	672	20	3%	406	246	652	156	309	187	496
TOTAL				88%	779	532	1,311	66	5.0%	746	499	1,245	189	621	435	1,056

PM PEAK HOUR

Land Use	ITE Code	Intensity (2)	Trip Generation Rate (1)	% I	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Resid. Multi Family LR	220	375 DUs	0.51/ DU 0.39/	60%	120	71	191	19	10%	111	61	172	-	111	61	172
Resid. Multi Family MR	221	375 DUs	DU 0.59/	%	89	3	57	15	10%	82	2	49	-	82	2	49
Hotel	310	100 Rooms	Room 1.44/	61%	0	49	29	4	6%	8	41	27	6	5	37	24
Generat Office (10k-250k SF)	710	200,000 SF	1000 SF 3.40/	%	1,306	239	2,88	17	6%	1,278	230	2,71	27	971	207	2,44
Shop Center (>150k SF)	820	800,000 SF	1000 SF	51%	1,594	1,414	2,720	53	2%	1,540	1,389	2,667	640	1,226	1,056	2,027
TOTAL				17%		1,810	3,404	108	3.2%		1,756	3,296	673		1,397	2,623

(1)Source:PalmBeachCountyTraffic Division and ITE Trip Generation, 11th Edition.

(2) Based on market study.

Exhibit 2D

Southern Boulevard Annexations

Trip Generation Comparison

Total Uses

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Approved Uses	8,849	125	89	214	395	420	815
Proposed Uses	28,397	621	435	1,056	1,226	1,397	2,623
Net New Trips:	19,548	496	346	842	831	977	1,808

Residential Uses

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Approved Uses	324	6	16	22	20	11	31
Proposed Uses	3,808	54	206	260	193	110	303
Net New Trips:	3,484	48	190	238	173	99	272

Non-Residential Uses

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Approved Uses	8,525	119	73	192	375	409	784
Proposed Uses	24,589	567	229	796	1,033	1,287	2,320
Net New Trips:	16,064	448	156	604	658	878	1,536

Exhibit 3
Southern Boulevard Annexations
Land Use Amendment
Project Traffic Distribution

Big Blue Trace	South Shore Blvd to Wellington Tr	Resid Traffic	Non-Resid Traffic
		% Dist	% Dist
Binks Forest Dr	Wellington Tr to Southern Blvd	3.0%	5.0%
Crestwood Blvd	Greenview Shores Blvd to Southern Blvd	5.0%	8.0%
	Southern Blvd to Folsom Rd	5.0%	15.0%
Folsom Rd	Folsom Rd to Sparrow Rd	3.0%	4.0%
Forest Hill Blvd	Crestwood Blvd to Okeechobee Blvd	3.0%	3.0%
Greenview Shores Blvd	Southern Blvd to Wellington Tr	0.0%	1.0%
Okeechobee Blvd	Wellington Tr to South Shore Blvd	10.0%	10.0%
	Seminole Pratt Whitney Rd to 140th Ave	4.0%	1.0%
Paddock Dr	140th Ave to Crestwood Blvd	5.0%	8.0%
Seminole Pratt Whitney Rd	Wellington Tr to Big Blue Tr	4.0%	6.0%
	Southern Blvd to Okeechobee Blvd	0.0%	1.0%
	Okeechobee Blvd to Persimmon Blvd	30.0%	30.0%
	CR 880 to Arden Way	25.0%	20.0%
	Arden Way to Lion Country Safari	10.0%	12.0%
	Lion Country Safari to Seminole Pratt	10.0%	14.0%
	Seminole Pratt to Binks Forest Dr	10.0%	15.0%
	Binks Forest Dr to Big Blue Trace	60.0%	55.0%
	Big Blue Trace to Forest Hill Blvd	54.0%	38.0%
	Forest Hill Blvd to Royal Palm Beach Blvd	48.0%	28.0%
	Greenbriar Blvd to Greenview Shores Blvd	35.0%	14.0%
	Greenview Shores Blvd to Big Blue Tr	0.0%	1.0%
	Big Blue Tr to Forest Hill Blvd	1.0%	3.0%
		2.0%	2.0%

Exhibit 4
Southern Boulevard Annexations
Land Use Amendment
Project Traffic Assignment - 2045 Analysis

Proposed FLU (Market Study Intensity) - Current FLU (Maximum Intensity)

BigR Boaludew Taryace	South Shore BILvidn tko Wellington Tr	2045 Conditions			Active FLUA	2045 Bkgd Traffic	V/C w/o Project	Meets Standard w/o Proj?	Net Resid Traffic		Net Non-Resid Traffic		Total Net Project	Inter-cepted Traffic (5)	2045 Total Traffic	V/C w/ Proj.	Total Project Impact	Signif-icant Impact? (6)	Meets Standard w/ Proj?
		Lanes (1)	Volume (1)	LOS D/E Cape/Tr (2)					% Dist	Project Trips	% Dist	Project Trips							
Blinks Forest Dr	Wellington Tr to Southern Blvd	2L	13,400	16,700		13,400	0.81	YES	3.484	105	5.0%	803	908		14,480	0.87	5.44%	YES	YES
Crestwood Blvd	Greenview Shores Blvd to Southern Blvd	4LD	15,100	39,800		15,100	0.38	YES	5.0%	174	8.0%	1,285	1,459		15,931	0.95	8.74%	YES	YES
	Southern Blvd to Folsom Rd	6LD	34,500	59,900		34,500	0.58	YES	3.0%	105	4.0%	643	747		42,135	0.70	1.25%	YES	YES
Folsom Rd	Folsom Rd to Sparrow Rd	4LD	34,500	39,800		34,500	0.87	YES	3.0%	105	3.0%	482	586		41,974	1.05	1.47%	No	
Forest Hill Blvd	Crestwood Blvd to Okeechobee Blvd	2L	5,000	17,700		5,000	0.29	YES	0.0%	0	1.0%	161	161		5,333	0.30	0.91%	No	
Greenview Shores Blvd	Southern Blvd to Wellington Tr	6LD	45,400	59,900		45,400	0.76	YES	10.0%	348	10.0%	1,606	1,955		53,922	0.90	3.26%	YES	
Okeechobee Blvd	Wellington Tr to South Shore Blvd	4LD	25,400	39,800		25,400	0.64	YES	4.0%	139	1.0%	161	300	-321	25,872	0.65	0.75%		YES
	Seminole Pratt Whitney Rd to 140th Ave	2L	10,500	24,200		11,029	0.44	YES	5.0%	174	8.0%	1,285	1,459		12,131	0.50	6.03%		
Paddock Dr	140th Ave to Crestwood Blvd	2L	16,800	17,700	529	16,800	0.96	YES	4.0%	139	6.0%	964	1,103		18,075	1.02	6.23%		YES
Seminole Pratt Whitney Rd	Wellington Tr to Big Blue Tr	2L	1,300	12,480		1,300	0.12	YES	0.0%	0	1.0%	161	161		1,633	0.13	1.29%	No	No
	Southern Blvd to Okeechobee Blvd	6LD	34,500	59,900		35,029	0.68	YES	30.0%	1,045	30.0%	4,819	5,864		46,289	0.77	9.79%	No	YES
	Okeechobee Blvd to Persimmon Blvd	6LD	39,300	59,900	529	39,829	0.66	YES	25.0%	871	20.0%	3,213	4,084	-964	49,629	0.83	6.82%	YES	YES
	CR 880 to Arden Way	4LD	29,300	39,800	529	29,564	0.74	YES	10.0%	348	12.0%	1,928	2,276	-643	31,576	0.79	5.72%	YES	YES
	Arden Way to Lion Country Safari	6LD	29,300	59,900	264	31,151	0.52	YES	10.0%	348	14.0%	2,249	2,597		31,897	0.53	4.34%	YES	YES
	Lion Country Safari to Seminole Pratt	6LD	45,700	59,900	1,851	47,551	0.79	YES	60.0%	2,090	15.0%	2,410	2,758		49,147	0.82	4.60%	YES	
	Seminole Pratt to Blinks Forest Dr	8LD	54,100	80,100	1,851	55,422	0.69	YES	54.0%	1,881	55.0%	8,835	10,926		69,113	0.86	13.64%	YES	
	Blinks Forest Dr to Big Blue Trace	8LD	56,200	80,100	1,322	56,200	0.77	YES	48.0%	1,672	38.0%	6,104	7,986		67,929	0.85	9.97%	YES	
	Big Blue Trace to Forest Hill Blvd	8LD	73,900	80,100		70,600	0.95	YES	35.0%	1,219	28.0%	4,498	6,170	-1,767	80,513	1.01	7.70%	No	YES
	Forest Hill Blvd to Royal Palm Beach Blvd	2L (3)	1,700	80,100		73,900	0.99	YES	0.0%	0	14.0%	2,249	3,468	-1,221	81,111	1.01	4.33%	No	YES
	Greenbriar Blvd to Greenview Shores Blvd	4LD	28,500	14,800		1,700	0.13	YES	1.0%	35	1.0%	161	161	-900	2,033	0.14	1.09%	YES	No
	Greenview Shores Blvd to Big Blue Tr	4LD	25,600	39,800		28,500	0.72	YES	2.0%	70	3.0%	482	517	-450	29,189	0.73	1.30%	YES	
	Big Blue Tr to Forest Hill Blvd			39,800		25,600	0.65	YES			2.0%	321	391		26,163	0.66	0.98%	YES	YES
Wellington Trace								YES										No	YES
								YES										YES	S
								YES										YES	YES
																		S	S

- (1) Source: Palm Beach TPA. See Appendix.
(2) Source: Wellington Comprehensive Plan based on FDOT 2020 Manual. Adopted LOS is D for County and State roadways and Wellington roadways not in the Equestrian Overlay Zoning District (EOZD). The EOZD roadway links have an adopted LOS E.
(3) Palm Beach TPA shows 4 lanes for these roadway sections; however, they are only 2 lanes and there are no plans to widen.
(4) Palm Beach TPA shows 2 lanes for this roadway; however, it is being constructed as 4 lanes.
(5) Represents 20% of the proposed net non-residential traffic that would capture the 2045 residential traffic destined east.
(6) Significant impact is shown as 1% of LOS service volume for Wellington roadways and 5% for State and County roadways.

Exhibit 5A
Southern Boulevard Annexations
Land Use Amendment
Project Traffic Assignment - AM Peak Inbound - Five Year

		Existing Lanes	LOS D/E Capacity (1)	AM In Resid		AM In Non-Resid		Total Net Project	Total Project Impact	Significant Impact? (2)
				13 % Dist	Project Trips	136 Project % Dist	Project Trips			
Big Blue Trace	South Shore Blvd to Wellington Tr	2L	880	3.0%	0	5.0%	7	7	0.82%	No
Binks Forest Dr	Wellington Tr to Southern Blvd	2L	2,000	5.0%	1	8.0%	11	12	1.31%	YES
Crestwood Blvd	Greenview Shores Blvd to Southern Blvd	4LD	2,960	5.0%	1	15.0%	20	21	1.05%	YES
	Southern Blvd to Folsom Rd	6LD	1,960	3.0%	0	4.0%	5	6	0.20%	No
Folsom Rd	Folsom Rd to Sparrow Rd	4LD	880	3.0%	0	3.0%	4	4	0.23%	No
Forest Hill Blvd	Crestwood Blvd to Okeechobee Blvd	2L	3,020	0.0%	0	1.0%	1	1	0.15%	No
Greenbriar Blvd	Southern Blvd to Wellington Tr	6LD	800	10.0%	1	10.0%	14	15	0.49%	No
Greenview Shores Blvd	Wellington Tr to Greenview Shores Blvd	2L	2,000	0.0%	0	1.0%	1	1	0.17%	No
Okeechobee Blvd	Wellington Tr to South Shore Blvd	4LD	1,140	4.0%	1	1.0%	1	2	0.09%	No
Paddock Dr	Seminole Pratt Whitney Rd to 140th Ave	2L	880	5.0%	1	8.0%	11	12	1.01%	No
	140th Ave to Crestwood Blvd	2L	640	4.0%	1	6.0%	8	9	0.99%	No
Seminole Pratt Whitney Rd	Wellington Tr to Big Blue Tr	2L	2,940	0.0%	0	1.0%	1	1	0.21%	No
	Southern Blvd to Okeechobee Blvd	6LD	1,960	30.0%	4	30.0%	41	45	1.52%	No
	Okeechobee Blvd to Persimmon Blvd	6LD	2,940	25.0%	3	20.0%	27	30	1.04%	No
	CR 880 to Arden Way	4LD	2,940	10.0%	1	12.0%	16	18	0.90%	No
	Arden Way to Lion Country Safari	6LD	2,940	10.0%	1	14.0%	19	20	0.69%	No
	Lion Country Safari to Seminole Pratt	6LD	2,940	10.0%	1	15.0%	20	22	0.74%	No
SR 80/Southern Blvd	Seminole Pratt to Binks Forest Dr	6LD	2,940	60.0%	8	55.0%	75	83	2.81%	No
	Binks Forest Dr to Big Blue Trace	6LD	2,940	54.0%	7	38.0%	52	59	2.00%	No
	Big Blue Trace to Forest Hill Blvd	6LD	800	48.0%	6	28.0%	38	44	1.51%	No
	Forest Hill Blvd to Royal Palm Beach Blvd	6LD	2,000	35.0%	5	14.0%	19	24	0.80%	No
	Greenbriar Blvd to Greenview Shores Blvd	2L	2,000	0.0%	0	1.0%	1	1	0.17%	No
	Greenview Shores Blvd to Big Blue Tr	4LD		1.0%	0	3.0%	4	4	0.21%	No
	Big Blue Tr to Forest Hill Blvd	4LD		2.0%	0	2.0%	3	3	0.15%	No
Wellington Trace										

(1) Source: Wellington Comprehensive Plan based on FDOT 2020 Manual. Adopted LOS is D for County and State roadways and Wellington roadways not in the Equestrian Overlay Zoning District (EOZD). The EOZD roadway links have an adopted LOS E.

(2) Significant impact is shown as 1% of LOS service volume for Wellington roadways and 5% for State and County roadways.

Exhibit 5B
Southern Boulevard Annexations
Land Use Amendment
Project Traffic Assignment - AM Peak Outbound - Five Year

Big Blue Trace	South Shore Blvd to Wellington Tr	Existing Lanes	LOS D/E Capacity (1)	AM Out Resid		AM Out Non-Resid		Total Net Project	Total Project Impact	Significant Impact? (2)
				52 % Dist	Project Trips	52 % Dist	Project Trips			
Binks Forest Dr	Wellington Tr to Southern Blvd	2L	880	3.0%	2	5.0%	5	4	0.47%	No
Crestwood Blvd	Greenview Shores Blvd to Southern Blvd	2L	2,000	5.0%	3	8.0%	4	7	0.77%	No
	Southern Blvd to Folsom Rd	4LD	2,960	5.0%	3	15.0%	8	10	0.52%	No
Folsom Rd	Folsom Rd to Sparrow Rd	6LD	1,960	3.0%	2	4.0%	2	4	0.12%	No
Forest Hill Blvd	Crestwood Blvd to Okeechobee Blvd	4LD	880	3.0%	2	3.0%	2	3	0.16%	No
Greenview Shores Blvd	Southern Blvd to Wellington Tr	2L	3,020	0.0%	0	1.0%	1	1	0.06%	No
Okeechobee Blvd	Wellington Tr to South Shore Blvd	6LD	2,000	10.0%	5	10.0%	5	10	0.34%	No
	Seminole Pratt Whitney Rd to 140th Ave	4LD	1,140	4.0%	2	1.0%	1	3	0.13%	No
Paddock Dr	140th Ave to Crestwood Blvd	2L	880	5.0%	3	8.0%	4	7	0.59%	No
Seminole Pratt Whitney Rd	Wellington Tr to Big Blue Tr	2L	640	4.0%	2	6.0%	3	5	0.59%	No
	Southern Blvd to Okeechobee Blvd	2L	2,940	0.0%	0	1.0%	1	1	0.08%	No
	Okeechobee Blvd to Persimmon Bvd	6LD	2,940	30.0%	16	30.0%	16	31	1.06%	No
	CR 880 to Arden Way	6LD	1,960	25.0%	13	20.0%	10	23	0.80%	No
	Arden Way to Lion Country Safari	4LD	2,940	10.0%	5	12.0%	6	11	0.58%	No
SR 80/Southern Blvd	Lion Country Safari to Seminole Pratt	6LD	2,940	10.0%	5	14.0%	7	12	0.42%	No
	Seminole Pratt to Binks Forest Dr	6LD	2,940	10.0%	5	15.0%	8	13	0.44%	No
	Binks Forest Dr to Big Blue Trace	6LD	2,940	60.0%	31	55.0%	29	60	2.03%	No
	Big Blue Trace to Forest Hill Blvd	6LD	2,940	54.0%	28	38.0%	20	48	1.63%	No
	Forest Hill Blvd to Royal Palm Beach Blvd	6LD	2,940	48.0%	25	28.0%	15	40	1.34%	No
	Greenbriar Blvd to Greenview Shores Blvd	6LD	800	35.0%	18	14.0%	7	25	0.87%	No
	Greenview Shores Blvd to Big Blue Tr	2L	2,000	0.0%	0	1.0%	1	1	0.07%	No
Wellington Trace	Big Blue Tr to Forest Hill Blvd	4LD	2,000	1.0%	1	3.0%	2	2	0.10%	No
		4LD		2.0%	1	2.0%	1	2	0.10%	No

(1) Source: Wellington Comprehensive Plan based on FDOT 2020 Manual. Adopted LOS is D for County and State roadways and Wellington roadways not in the Equestrian Overlay Zoning District (EOZD). The EOZD roadway links have an adopted LOS E.

(2) Significant impact is shown as 1% of LOS service volume for Wellington roadways and 5% for State and County roadways.

Exhibit 5C
Southern Boulevard Annexations
Land Use Amendment
Project Traffic Assignment - PM Peak Inbound - Five Year

Big Blue Trace	South Shore Blvd to Wellington Tr	Existing Lanes	LOS D/E Capacity (1)	PM In Resid		PM In Non-Resid		Total Net Project	Total Project Impact	Significant Impact? (2)
				49 % Dist	Project Trips	255 Project % Dist	Project Trips			
Binks Forest Dr	Wellington Tr to Southern Blvd	2L	880	3.0%	1	5.0%	13	14	1.62%	YES
Crestwood Blvd	Greenview Shores Blvd to Southern Blvd	2L	2,000	5.0%	2	8.0%	20	23	2.60%	YES
	Southern Blvd to Folsom Rd	4LD	2,960	5.0%	2	15.0%	38	41	2.04%	YES
Folsom Rd	Folsom Rd to Sparrow Rd	6LD	1,960	3.0%	1	4.0%	10	12	0.39%	No
Forest Hill Blvd	Crestwood Blvd to Okeechobee Blvd	4LD	880	3.0%	1	3.0%	8	9	0.47%	No
Greenview Shores Blvd	Southern Blvd to Wellington Tr	2L	3,020	0.0%	0	1.0%	3	3	0.29%	No
Okeechobee Blvd	Wellington Tr to South Shore Blvd	6LD	2,000	10.0%	5	10.0%	26	30	1.01%	YES
Paddock Dr	Seminole Pratt Whitney Rd to 140th Ave	4LD	1,140	4.0%	2	1.0%	3	5	0.23%	No
	140th Ave to Crestwood Blvd	2L	880	5.0%	2	8.0%	20	23	2.00%	No
Seminole Pratt Whitney Rd	Wellington Tr to Big Blue Tr	2L	640	4.0%	2	6.0%	15	17	1.96%	No
	Southern Blvd to Okeechobee Blvd	2L	2,940	0.0%	0	1.0%	3	3	0.40%	No
	Okeechobee Blvd to Persimmon Bvd	6LD	2,940	30.0%	15	30.0%	77	91	3.10%	No
	CR 880 to Arden Way	6LD	1,960	25.0%	12	20.0%	51	63	2.15%	No
	Arden Way to Lion Country Safari	4LD	2,940	10.0%	5	12.0%	31	36	1.81%	No
SR 80/Southern Blvd	Lion Country Safari to Seminole Pratt	6LD	2,940	10.0%	5	14.0%	36	41	1.38%	No
	Seminole Pratt to Binks Forest Dr	6LD	2,940	10.0%	5	15.0%	38	43	1.47%	No
	Binks Forest Dr to Big Blue Trace	6LD	2,940	60.0%	29	55.0%	140	170	5.77%	YES
	Big Blue Trace to Forest Hill Blvd	6LD	2,940	54.0%	26	38.0%	97	123	4.20%	No
	Forest Hill Blvd to Royal Palm Beach Blvd	6LD	2,940	48.0%	24	28.0%	71	95	3.23%	No
	Greenbriar Blvd to Greenview Shores Blvd	6LD	800	35.0%	17	14.0%	36	53	1.80%	No
	Greenview Shores Blvd to Big Blue Tr	2L	2,000	0.0%	0	1.0%	3	3	0.32%	No
Wellington Trace	Big Blue Tr to Forest Hill Blvd	4LD	2,000	1.0%	0	3.0%	8	8	0.41%	No
		4LD		2.0%	1	2.0%	5	6	0.30%	No

(1) Source: Wellington Comprehensive Plan based on FDOT 2020 Manual. Adopted LOS is D for County and State roadways and Wellington roadways not in the Equestrian Overlay Zoning District (EOZD). The EOZD roadway links have an adopted LOS E.

(2) Significant impact is shown as 1% of LOS service volume for Wellington roadways and 5% for State and County roadways.

Exhibit 5D
Southern Boulevard Annexations
Land Use Amendment
Project Traffic Assignment - PM Peak Outbound - Five Year

Big Blue Trace	South Shore Blvd to Wellington Tr	Existing Lanes	LOS D/E Capacity (1)	PM Out Resid		PM Out Non-Resid		Total Net Project	Total Project Impact	Significant Impact? (2)
				27 % Dist	Project Trips	319 Project % Dist	Trips			
Binks Forest Dr	Wellington Tr to Southern Blvd	2L	880	3.0%	1	5.0%	16	17	1.90%	YES
Crestwood Blvd	Greenview Shores Blvd to Southern Blvd	2L	2,000	5.0%	1	8.0%	26	27	3.05%	YES
	Southern Blvd to Folsom Rd	4LD	2,960	5.0%	1	15.0%	48	49	2.46%	YES
Folsom Rd	Folsom Rd to Sparrow Rd	6LD	1,960	3.0%	1	4.0%	13	14	0.46%	No
Forest Hill Blvd	Crestwood Blvd to Okeechobee Blvd	4LD	880	3.0%	1	3.0%	10	10	0.53%	No
Greenview Shores Blvd	Southern Blvd to Wellington Tr	2L	3,020	0.0%	0	1.0%	3	3	0.36%	No
Okeechobee Blvd	Wellington Tr to South Shore Blvd	6LD	2,000	10.0%	3	10.0%	32	35	1.15%	YES
	Seminole Pratt Whitney Rd to 140th Ave	4LD	1,140	4.0%	1	1.0%	3	4	0.21%	No
Paddock Dr	140th Ave to Crestwood Blvd	2L	880	5.0%	1	8.0%	26	27	2.36%	No
Seminole Pratt Whitney Rd	Wellington Tr to Big Blue Tr	2L	640	4.0%	1	6.0%	19	20	2.30%	No
	Southern Blvd to Okeechobee Blvd	2L	2,940	0.0%	0	1.0%	3	3	0.50%	No
	Okeechobee Blvd to Persimmon Bvd	6LD	2,940	30.0%	8	30.0%	96	104	3.53%	No
	CR 880 to Arden Way	6LD	1,960	25.0%	7	20.0%	64	71	2.40%	No
	Arden Way to Lion Country Safari	4LD	2,940	10.0%	3	12.0%	38	41	2.09%	No
SR 80/Southern Blvd	Lion Country Safari to Seminole Pratt	6LD	2,940	10.0%	3	14.0%	45	47	1.61%	No
	Seminole Pratt to Binks Forest Dr	6LD	2,940	10.0%	3	15.0%	48	51	1.72%	No
	Binks Forest Dr to Big Blue Trace	6LD	2,940	60.0%	16	55.0%	175	192	6.52%	YES
	Big Blue Trace to Forest Hill Blvd	6LD	2,940	54.0%	15	38.0%	121	136	4.62%	No
	Forest Hill Blvd to Royal Palm Beach Blvd	6LD	2,940	48.0%	13	28.0%	89	102	3.48%	No
	Greenbriar Blvd to Greenview Shores Blvd	6LD	800	35.0%	9	14.0%	45	54	1.84%	No
	Greenview Shores Blvd to Big Blue Tr	2L	2,000	0.0%	0	1.0%	3	3	0.40%	No
Wellington Trace	Big Blue Tr to Forest Hill Blvd	4LD	2,000	1.0%	0	3.0%	10	10	0.49%	No
		4LD		2.0%	1	2.0%	6	7	0.35%	No

(1) Source: Wellington Comprehensive Plan based on FDOT 2020 Manual. Adopted LOS is D for County and State roadways and Wellington roadways not in the Equestrian Overlay Zoning District (EOZD). The EOZD roadway links have an adopted LOS E.

(2) Significant impact is shown as 1% of LOS service volume for Wellington roadways and 5% for State and County roadways.

Exhibit 6
Southern Boulevard Annexations
Five Year Link Analysis

BigR Road	Wellington Tr	ND	4LD	AM PEAK HOUR									
				Existing (2022/23) (1)	Committed Dev. Analysis (2)		Total Bkgd.	Meets Std?	Project	Total (2027/28)	Service Volume	Meets Std?	
					Projects	Growth							Total
Binks Forest Drive	Greenview Shore Blvd to Southern Blvd	NB	4LD	436	82	22	104	540	Yes	12	552	880	Yes
				749	110	38	148	897	Yes	21	918	2,000	Yes

Roadway	South Shore Blvd to Wellington Tr	Dir	Ln	PM PEAK HOUR									
				Existing (2022/23) (1)	Committed Dev. Analysis (2)		Total Bkgd.	Meets Std?	Project	Total (2027/28)	Service Volume	Meets Std?	
					Projects	Growth							Total
Big Blue Trace		SB	2L	481	51	25	76	557	Yes	14	571	880	Yes
		NB		480	33	24	57	537	Yes	17	554	880	Yes
	Wellington Tr to Southern Blvd	SB		336	103	17	120	456	Yes	23	479	880	Yes
		NB		394	135	20	155	549	Yes	27	576	880	Yes
Binks Forest Drive	Greenview Shores Blvd to Southern Blvd	SB	4LD	589	134	30	164	753	Yes	41	794	2,000	Yes
		NB		600	192	31	223	823	Yes	49	872	2,000	Yes
Forest Hill Blvd	Southern Blvd to Wellington Trace	SB	6LD	1,768	302	90	392	2,160	Yes	30	2,190	3,020	Yes
		EB		2,220	331	113	444	2,664	Yes	35	2,699	3,020	Yes
Southern Blvd		WB	6LD	1,931	1,084	99	1,183	3,114		192	3,306	2,940	
	Seminole Pratt Whitney Rd to Binks Forest Dr			2,041	808	104	912	2,953	NO	170	3,123	2,940	NO
									NO				NO

- (1) Traffic count data provided in Appendix B. Southern Boulevard count is a 2023 volume.
(2) Committed development data from County TPS Database. See Appendix C. Growth rate of 1% applied.

Council

Michael J. Napoleone, Mayor
John T. McGovern, Vice Mayor
Tanya Siskind, Councilwoman
Maria Antuña, Councilwoman
Amanda Silvestri, Councilwoman

Manager

Jim Barnes

February 18, 2025

Mr. Seth Brier, Manager
Strategic Endeavors, LLC
16670 Rembrandt Road
Wellington, Florida 33414

Re: Property Located at the North East Corner of the Intersection of Southern Boulevard and Seminole Pratt Whitney Road; PCN No. 00404336000007020, aka 16670 Rembrandt Road.

Dear Mr. Brier:

This letter is to confirm the status of the above referenced property related to Future Land Use Plan and Zoning approvals. The property was included in an involuntary annexation approval of approximately 250 acres on second reading by the Wellington Council on February 13, 2024; subject to the passage of a referendum vote of the registered voters within the boundaries of the annexation area. The ordinance provides for an effective date of December 15, 2024. The referendum was held on March 19, 2024 and passed by a unanimous vote. Further, the Palm Beach County Commission, who's staff registered objection at all of the public hearings, voted to not litigate the approval (within their 30-day appeal period). Therefore, the annexation is no longer appealable.

Under the provisions of Chapter 171 of Florida Statutes the comprehensive plan and zoning designations for an annexed property remains under the sending jurisdiction (Palm Beach County) until the annexing jurisdiction (Wellington) adds the annexed area into their Future Land Use and Zoning maps. This can be done by waiting for each property owner to make their own application or by the annexing jurisdiction initiating the changes. In the case of the subject property and the others within the annexation, Wellington elected to initiate them. Final approval of both the amendment to our Comprehensive Plan to designate your property as Commercial on the Future Land Use Map and the rezoning of the property to Wellington CC (Community Commercial by the Village Council occurred on October 22, 2024. The mandatory 30-day appeal period ended on November 22, 2024 and there were no appeals. Please note that Wellington's CC designation is our general commercial zoning district (the most liberal with respect to uses allowed). The FAR limit on the property is .35. However, if the property is combined with others in the annexed area and approved in the future as a Planned Development District (MUPD or PUD), there is no FAR limit, but there is a 45% maximum building coverage limit.

Please do not hesitate to contact me if you need clarification on anything, or have any additional questions.

Very Truly yours,

Robert Basehart, AICP
Sustainability and Regulatory Affairs Director

APPENDIX A



The Regional Transportation Technical Advisory Committee - Modeling Subcommittee (RTTAC-MS) reviews and approves requested model updates quarterly to incorporate amendments to LRTP project lists and local government comprehensive plans and to correct significant input errors. SERPM 8 can be downloaded and additional model details can be found at the [SERPM website](https://sites.google.com/site/serpm8reference/). Network updates are tracked on the SERPM 8 Reference site at <https://sites.google.com/site/serpm8reference/> . The adjusted volumes table will be updated with subsequent SERPM releases.

The 2045 adjusted traffic volumes were calculated based on the difference between the 2015 base year model outputs and the 2015 observed traffic counts and rounded to the nearest hundred vehicles using one of the following equations:

Published date 9/18/2020

SERPM 8 2045 Cost Feasible Adjusted Two-Way Traffic Volumes - Palm Beach County

PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
3924	937191	AUSTRALIAN AVE	Banyan Blvd	Palm Beach Lakes Blvd	4	4	34,463	22,437	23,397	28,700	25,389	33,769	31,100
3820	937195	AUSTRALIAN AVE	Palm Beach Lakes Blvd	15th St	4	4	32,425	24,987	27,794	29,366	30,216	37,972	34,900
3816	937194	AUSTRALIAN AVE	15th St	25th St	4	4	34,077	22,669	27,149	28,549	24,216	31,943	35,800
3810	937193	AUSTRALIAN AVE	25th St	36th St	4	4	29,412	21,566	23,335	27,618	17,385	23,791	29,700
3802	937192	AUSTRALIAN AVE	36th St	45th St	4	4	31,677	23,808	24,939	30,097	20,242	25,392	31,300
2306	937196	AUSTRALIAN AVE	45th St	Port Rd (SR-710)	4	4	23,347	17,287	16,813	17,400	9,120	13,808	21,500
2834	937197	AUSTRALIAN AVE	Port Rd (SR-710)	Blue Heron Blvd	4	4	17,568	12,805	13,636	14,015	7,503	10,516	16,600
7027	930079	AVE 'E'	SR-715	Main St	4	4	9,097	8,345	7,958	7,700	3,630	4,218	8,500
7022	930760	AVE 'E'	Main St	CR 880	4	4	8,876	8,311	7,126	8,900	3,450	3,309	7,000
	937504	AVOCADO BLVD	60th St N	Orange Blvd	2	2	-	-	-	-	2,291	4,499	4,500
3839	937473	BANYAN ST	Tamarind Ave	Australian Ave	5	5	27,573	-	16,935	14,700	18,382	19,341	17,800
	937496	BARFIELD HWY	SR-15	E Main St	2	2	-	-	-	-	2,739	4,857	4,900
5628	937369	BARWICK RD	Lake Ida Rd	Atlantic Ave	2	2	12,426	10,212	10,556	10,100	8,595	10,600	13,000
3427	937102	BELVEDERE RD	SR-7	Sansbury's Way	6	6	25,235	21,895	18,958	21,456	35,242	46,526	30,200
3425	937101	BELVEDERE RD	Sansbury's Way	Skees Rd	6	6	33,006	24,314	21,655	25,477	22,241	35,636	34,700
3211	937100	BELVEDERE RD	Skees Rd	Jog Rd	6	6	27,000	26,517	22,540	27,023	12,765	24,835	34,600
3679	937105	BELVEDERE RD	Jog Rd	Drexel Rd	4	4	25,000	23,908	20,251	24,457	20,852	26,060	25,300
3609	937103	BELVEDERE RD	Drexel Rd	Haverhill Rd	4	4	26,000	25,737	23,750	27,776	13,944	22,284	32,100
3645	937104	BELVEDERE RD	Haverhill Rd	Military Tr	4	4	27,000	26,071	24,033	26,854	8,499	13,955	29,500
3623	937269	BELVEDERE RD	Military Tr	Congress Ave	6	6	25,000	24,665	23,481	26,024	11,425	20,505	32,600
3605	937268	BELVEDERE RD	Congress Ave	Australian Ave	6	6	33,000	32,739	31,148	36,437	12,872	22,703	41,000
3213	937267	BELVEDERE RD	Australian Ave	Hillsboro Rd	6	6	33,000	31,303	32,001	33,000	19,362	25,204	37,800
	930172	BELVEDERE RD	Hillsboro Rd	I-95	6	6	-	-	-	-	23,917	29,197	29,200
3311	930173	BELVEDERE RD	I-95	Parker Ave	4	4	29,548	25,652	27,808	29,500	36,662	40,889	32,000
3821	937270	BELVEDERE RD	Parker Ave	Dixie Hwy	5	5	18,851	16,040	17,328	18,892	6,615	7,807	18,500
3416	937005	BENOIST FARMS RD	Southern Blvd	Belvedere Rd	2	3	5,484	4,547	4,704	5,720	3,773	7,803	9,700
3456	937006	BENOIST FARMS RD	Belvedere Rd	Okeechobee Bl	2	2	4,990	4,685	6,317	6,397	9,316	10,892	7,900
3434	937323	BIG BLUE TRACE	South Shore Blvd	Wellington Trace	2	2	12,699	12,405	11,759	12,400	5,961	7,599	13,400
3422	937322	BIG BLUE TRACE	Wellington Trace	Southern Blvd	2	2	10,768	11,579	11,715	12,000	3,503	6,083	14,300
3436	937128	BINKS FOREST DR	Greenview Shores Bl	Bee Line Hwy	4	4	10,119	8,336	9,589	10,700	5,449	10,970	15,100
2601	930067	BLUE HERON BLVD	Bee Line Hwy	Military Tr	4	4	16,120	18,029	21,790	22,994	31,873	41,733	31,700
2211	935405	BLUE HERON BLVD	Military Tr	I-95	6	6	33,282	33,088	41,754	48,000	44,876	60,188	56,000
2311	935406	BLUE HERON BLVD	I-95	Congress Ave	6	6	51,386	42,056	49,934	50,500	26,407	34,817	58,300
2607	930070	BLUE HERON BLVD	Congress Ave	Australian Ave	6	6	37,356	34,095	36,520	38,822	24,009	39,269	51,800
2823	930066	BLUE HERON BLVD	Australian Ave	SR-811	6	6	34,101	29,652	31,650	34,467	20,620	32,852	43,900
	930071	BLUE HERON BLVD	SR-811	Ave F	5	5	-	-	-	-	17,433	31,239	31,200
2811	930045	BOCA RATON BLVD	Palmetto Park Rd	Glades Rd	5	5	22,447	20,196	17,600	25,058	13,815	21,566	25,400
6832	937416	BOCA RATON BLVD	Glades Rd	20th St NW	4	4	10,846	8,494	25,500	10,307	18,494	25,330	32,300
6822	937416	BOCA RATON BLVD	20th St NW	28th St NW	5	5	20,099	15,939	21,277	20,567	14,849	15,433	21,900
6818					5	5	20,794	16,509	25,334	22,497	14,849	15,433	25,900

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PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
4604	937172	CONGRESS AVE	French Ave	10th Ave N	6	6	47,387	39,769	38,733	43,904	31,160	40,852	50,800
4210	930695	CONGRESS AVE	10th Ave N	Forest Hill Blvd	6	6	44,674	36,680	34,955	40,729	22,563	34,046	46,400
3644	937170	CONGRESS AVE	Forest Hill Blvd	Summit Blvd	6	6	35,421	29,709	26,658	33,222	12,234	20,733	35,200
3674	937171	CONGRESS AVE	Summit Blvd	Gun Club Rd	6	6	40,820	34,458	33,418	36,802	37,999	50,073	44,000
3618	930494	CONGRESS AVE	Gun Club Rd	Southern Blvd	6	6	44,515	34,224	33,642	35,000	38,451	47,941	41,900
3668	937268	CONGRESS AVE	Turnage Blvd (PBlA)	Belvedere Rd	2	2	7,890	3,748	3,374	6,083	12,872	22,703	13,200
3606	937250	CONGRESS AVE	Belvedere Rd	Okeechobee Blvd	4	4	24,328	15,252	15,323	17,541	9,644	16,527	22,200
3305	937249	CONGRESS AVE	Okeechobee Blvd	Palm Beach Lakes Blvd	4	4	25,375	16,832	17,673	19,422	15,507	23,718	27,000
3930	937252	CONGRESS AVE	Palm Beach Lakes Blvd	Presidential Way	5	5	29,729	18,035	17,099	19,066	14,504	24,294	28,600
3928	937251	CONGRESS AVE	Presidential Way	45th St	5	5	28,624	16,857	18,929	20,089	10,736	19,144	27,300
2308	930051	CONGRESS AVE	45th St	Cheney Way	6	6	34,417	25,403	25,291	30,500	39,323	61,599	47,600
	930065	CONGRESS AVE	Cheney Way	SR-710	6	6			-	-	34,115	56,421	56,400
2618	933505	CONGRESS AVE	SR-710	Blue Heron Blvd	4	4	27,055	18,586	19,670	20,977	17,546	27,152	30,400
2622	937248	CONGRESS AVE	Blue Heron Blvd	Silverbeach Rd	4	4	24,398	-	22,390	25,322	15,688	17,342	24,000
2620	937248	CONGRESS AVE	Silverbeach Rd	Northlake Blvd	4	4	25,819	22,667	25,054	25,463	15,688	17,342	26,700
	937733	COUNTRY CLUB DR	Tequesta Dr	Martin Co Line	2	2			-	-	2,388	1,832	1,800
	937407	COUNTY LINE RD	Riverside Memorial P	US-1	2	2			-	-	4,607	5,586	5,600
	930743	CR-707	Jupiter Intet Bridge	N/A	2	2			-	-	5,853	6,627	6,600
7011	935237	CR-717	State Market Rd SR-729	SR-700, US-98	2	2	3,171	-	2,794	2,600	4,046	5,887	4,600
	937658	CR-827	US-27	CR-827-A	2	2			-	-	4,296	6,614	6,600
	937701	CR-827-A	CR-827	SR-80	2	2			-	-	4,296	6,650	6,700
	937608	CR-880	CR-700	Tractor Crossing	2	2			-	-	10,200	9,421	9,400
7024	930360	CR-880	Duda Rd	MLK Bl	2	2			5,091	4,887	9,939	8,609	3,800
7001	930414	CR-880	Airport Rd	SR-80	2	2	6,410	5,588	2,497	2,319	9,910	8,517	1,100
			Jog Rd	Sherwood Forest Blvd	2	2	4,210	3,037	8,729	9,601	8,095	8,888	9,600
4641	937316	CRESTHAVEN BLVD	Sherwood Forest Blvd	Haverhill Rd	2	2	9,192	8,125	8,527	8,364	3,333	4,215	9,400
4633	937314	CRESTHAVEN BLVD	Haverhill Rd	Military Tr	2	2	8,305	8,404	7,753	8,063	8,566	8,325	7,500
4635	937315	CRESTHAVEN BLVD	Southern Blvd	Folsom Rd	6	6	9,195	7,357	28,120	28,712	15,472	24,536	37,200
3428	937091	CRESTWOOD BLVD	Folsom Rd	Sparrow Rd	4	4	30,361	28,340	29,500	26,500	38,452	62,323	53,400
3444	930011	CRESTWOOD	Sparrow Rd	Okeechobee Bl	4	4	23,291	-	18,563	20,546	13,062	21,818	27,300
3440	937088	CRESTWOOD	Okeechobee Bl	Royal Palm Beach Bl	4	4	23,291	17,994	15,327	16,800	10,932	16,402	20,800
3464	937144	CRESTWOOD	Military Trail	Village Blvd	2	2	17,443	14,955			1,077	1,293	1,300
			Forest Hill Blvd	Summit Blvd	2	2			-	-	1,654	2,562	2,600
	937585	CUMBERLAND DR	Banyan Blvd	Quadritte Rd	4	4			-	-	9,450	10,472	9,000
	937567	DAVIS RD	US 1	CR-A1A	2	2			-	-	2,543	2,654	2,700
3834	937185	DIXIE HWY	Jog Rd	I-95 Interchange	4	4		9,409	8,089	11,500	8,949	9,964	17,100
	930701	DONALD ROSS RD	I-95	Parkside Dr	6	6			-	-	32,151	46,470	56,600
1105	930180	DONALD ROSS RD	Parkside Dr	Central Blvd	6	6	13,058	12,542	16,037	17,986	15,960	21,509	37,800
1219	930181	DONALD ROSS RD	Central Blvd	SR 811	6	6		31,621	39,132	36,000	8,573	21,993	43,500
1205	937011	DONALD ROSS RD		Prosperity Farms Rd	6	6	29,489	29,532	32,270	34,264	12,959	17,021	32,900
1211	937012	DONALD ROSS RD					30,818	29,830	30,092	32,453			
1805	937364	DONALD ROSS RD					27,409	27,372	28,848	31,854			

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PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
1801	937363	DONALD ROSS RD	Prosperity Farms Rd	Ellison-Wilson Rd	4	6	27,337	26,081	27,134	30,207	9,981	14,807	32,000
1801	937363	DONALD ROSS RD	Ellison-Wilson Rd	US 1	4	6	27,337	26,081	27,134	30,207	9,981	14,807	32,000
	930701	DONALD ROSS RD	US 1	A1A	3	3	27,337		-	-	2,543	2,654	2,700
3638	937332	DREXEL RD	Okeechobee Bl	Belvedere Rd	2	2	10,638	10,286	9,989	10,698	14,509	12,234	7,700
	937619	DUDA RD	G2 Canal Rd	Cr-880	2	2			-	-	322	328	300
	937703	DYER BLVD	Haverhill Blvd	Military Tr	2	2			-	-	3,507	5,390	5,400
	937494	E CANAL ST	SR-717	SR-80	2	2			-	-	1,275	1,562	1,600
	937569	E OCEAN AVE	Seacrest Blvd	Federal Hwy	2	2			-	-	5,890	8,860	8,900
5634	937297	EL CLAIR RANCH RD	Lake Ida Rd	W Atlantic Ave	2	2	6,566	5,120	5,585	6,141	2,951	3,306	5,900
5636	937298	EL CLAIR RANCH RD	Woolbright Rd	Piper's Glen Blvd	2	2	8,001	7,414	7,080	7,093	4,941	4,853	7,000
5632	937296	EL CLAIR RD	Boydton Beach Blvd	Woolbright Rd	2	2	5,562	5,359	4,998	5,563	6,121	8,272	7,100
2844	938519	WILSON RD	PGA Blvd	Universe Blvd	2	2	11,653	13,804	10,237	10,985	8,630	10,355	12,300
2304		WILSON RD	Universe Blvd	Donald Ross Rd	2	2	6,147	5,669	6,291	6,845	4,413	6,809	8,700
3661	937333	ELMHURST RD	Haverhill Rd	Military Tr	2	2	10,363	7,776	8,269	8,716	7,400	8,535	9,900
6850	937499	FAU BLVD	Glades Rd	20th St NW	4	4	9,953	-	10,400	6,900	7,521	17,482	20,400
6876	937499	FAU BLVD	20th St NW	Spanish River Blvd	2	2	11,757	13,691	9,428	9,200	4,932	6,289	10,800
4824	930221	FEDERAL HWY	6th Ave S	Lake Ave (LW)	2	2	13,121	9,333	10,693	9,300	7,398	8,538	11,800
4802	935056	FEDERAL HWY	Lucerne Ave	6th Ave N	2	2	14,217	9,925	6,400	-	942	1,925	7,400
3912	938018	DR	Forest Hill Blvd	Plymouth Rd	2	2	2,609	-	6,400	-	942	1,925	7,400
3894	938018	DR	Plymouth Rd	Southern Blvd	2	2	3,162	-	6,500	5,500	506	1,959	8,000
3870	938018	DR	Southern Blvd	Barcelona Rd	4	4	7,006	-	6,500	5,500	506	1,959	8,000
3854	938018	DR	Barcelona Rd	Okeechobee Bl	4	4	13,375	-	9,700	5,500	7,949	10,560	12,900
3852	938018	DR	Okeechobee Bl	Banyan Blvd	4	4	17,558	-	9,700	9,600	7,949	10,560	12,900
3838	938018	DR	Banyan Blvd	Loftin St	4	4	15,587	-	9,700	9,600	7,949	10,560	12,900
3832	938018	DR	Loftin St	Palm Beach Lakes Blvd	2	2	17,980	-	9,700	9,600	7,949	10,560	12,900
3824	938018	DR	Palm Beach Lakes Blvd	26th St	2	4	17,973	-	-	9,600	1,098	12,146	12,100
3808	938018	DR	26th St	36th St	0	4	11,294	-	-	-	-	19,834	19,800
PBC036	PBC036	FLAVOR PICT RD	SR-7	Lyons Rd	2	2			6,827	-	6,670	9,901	10,100
PBC035	PBC035	FLAVOR PICT RD	Lyons Rd	Hagen Ranch Rd	2	2			6,768	7,559	6,670	9,901	10,000
5663	937151	FLAVOR PICT RD	Hagen Ranch Rd	Jog Rd	2	2		5,343	5,200	8,472	12,929	14,038	6,300
5654	937151	FLAVOR PICT RD	Jog Rd	Military Tr	2	2	5,725	6,947	-	5,400	3,657	4,256	4,300
3840	938530	FLORIDA AVE / ROSEMARY	Banyan Blvd	Lakeview Ave	2	3	5,119	-	-	-	9,089	9,548	11,600
	937554	FLORIDA MANGO RD	Belvedere Rd	Old Okeechobee Rd	2	2				11,389	4,051	6,294	8,500
4212	937028	FLORIDA MANGO RD	10th Ave N	Forest Hill Blvd	2	2	14,340	10,014	10,995	6,876	1,509	1,828	5,000
3646	937027	FLORIDA MANGO RD	Forest Hill Blvd	Summit Blvd	6	6	8,650	6,565	6,289	5,000	21,164	30,642	45,400
3438	937326	FOLSOM RD	Crestwood Blvd	Okeechobee Bl	4	4	4,989	4,492	4,684	-	23,424	32,205	39,300
	937545	FORDHAM DR	N Dixie Hwy	Federal Hwy	6	6			-	39,500	61,989	66,987	52,800
3402	938524	FOREST HILL BLVD	Southern Blvd	Wellington Trace			39,091	34,180	35,877	32,000			
3430	937087	FOREST HILL BLVD	Wellington Trc	South Shore Blvd			36,110	28,360	28,571	50,083			
3407	937086	FOREST HILL BLVD	South Shore Blvd	SR-7			57,143	45,720	47,835				

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6831	937485	RD	FAU Entrance/10th Ave NW	Boca Raton Blvd	6	6	40,979	40,520	43,129	-	29,355	37,760	51,500
6833	937485	RD	Boca Raton Blvd	Old Dixie Hwy	6	6	31,340	30,826	31,207	25,500	18,494	25,330	38,000
6837	937485	GREENBRIAR BLVD	Old Dixie Hwy	US-1 (Federal Hwy)	6	6	21,142	18,587	25,998	19,633	18,494	25,330	32,800
	937318	GREENVIEW SHORES	Greenview Shores Blv	Wellington Trace	4	4			-	-	132	487	500
3432			Wellington Trc	South Shore Blvd	4	4	21,269	16,060	18,685	18,100	12,017	18,751	25,400
	937487	GULFSTREAM BLVD	Seacrest Blvd	US-1	2	2			-	-	604	968	1,000
3649	937092	GUN CLUB RD	Jog Rd	Haverhill Rd	2	3	6,740	4,227	3,918	4,917	2,033	3,038	4,900
3651	937093	GUN CLUB RD	Haverhill Rd	Military Tr	5	5	16,087	11,857	9,719	10,896	4,015	6,806	12,500
3653	937094	GUN CLUB RD	Military Tr	Kirk Rd	5	5	17,196	10,704	11,130	12,272	4,940	9,728	15,900
3655	937095	GUN CLUB RD	Kirk Rd	Congress Ave	5	5	16,544	11,374	11,215	12,119	11,136	17,741	17,900
5604	937076	RD HAGEN RANCH	W Atlantic Ave	Lake Ida Rd	4	4	16,979	18,059	16,220	17,392	13,900	20,748	24,200
5646	937077	RD HAGEN RANCH	Lake Ida Rd	Pipers Glen Blvd	4	4	15,607	13,249	12,896	14,914	12,072	18,610	19,900
5600	937075	RD HAGEN RANCH	Pipers Glen Blvd	Boynton Beach Blvd	4	4	17,772	18,471	17,559	19,853	21,295	27,498	23,800
5214	937138	RD HAGEN RANCH	Boynton Beach Blvd	Gateway Blvd	3	3	11,636	9,078	9,600	12,300	14,595	15,740	10,700
4666	937136	RD HAGEN RANCH	Gateway Blvd	Hypoluxo Rd	3	3	10,877	10,728	10,990	12,494	15,903	17,740	12,800
4668	937137	RD HALL BLVD	Hypoluxo Rd	Lantana Rd	3	3	13,573	9,993	9,576	9,869	14,250	15,867	11,200
	937579		Orange Blvd	Northlake Blvd	2	2			-	-	3,364	4,381	4,400
	937470	HATTON HWY	Gator Blvd	SR-700	2	2			-	-	310	360	400
4674	PBC041	HAVERRHILL RD	Le Chalet Blvd	Hypoluxo Rd	2	3		10,669	11,353	11,763	1,227	47,915	58,000
4674	PBC041	LL	Hypoluxo Rd	Lantana Rd	2	2		10,669	13,527	11,763	1,530	2,199	12,000
4672	PBC041	LL	Lantana Rd	Melaleuca Ln	4	4	10,625	10,669	13,527	13,400	7,057	10,958	17,400
4646	PBC041	LL	Melaleuca Ln	Lake Worth Rd	5	5	13,960	13,530	12,276	21,000	30,700	30,818	12,400
4638	PBC041	LL	Lake Worth Rd	10th Ave N	5	5	15,646	12,027	18,786	21,000	30,700	30,818	18,900
4638	PBC041	LL	10th Ave N	Cresthaven Blvd	5	5	18,150	18,363	22,017	23,879	30,700	30,818	22,100
4656	PBC041	LL	Cresthaven Blvd	Purdy Ln	5	5	22,083	19,560	22,184	24,361	28,942	29,779	23,000
4642	PBC041	LL	Purdy Ln	Forest Hill Blvd	5	5	21,452	20,299	22,762	25,534	29,018	29,313	23,100
4224	PBC041	LL	Forest Hill Blvd	Summit Blvd	5	5	23,092	21,919	26,230	29,531	31,002	32,755	27,700
3640	PBC041	LL	Summit Blvd	Southern Blvd	5	5	28,896	24,605	23,214	29,531	31,002	32,755	27,300
3634	PBC041	LL	Southern Blvd	Belvedere Rd	5	5	22,876	21,199	22,190	23,881	28,660	32,754	29,100
3608	PBC041	LL	Belvedere Rd	Okeechobee Blvd	5	5	22,051	20,031	21,666	22,809	16,965	23,923	29,400
3604	PBC041	LL	Okeechobee Blvd	Community Dr	5	6	24,162	20,120	25,998	22,502	17,017	24,783	39,200
3600	PBC041	LL	Community Dr	Roebuck Rd	5	5	33,155	26,156	22,121	26,588	19,921	28,880	32,100
3672	PBC041	LL	Roebuck Rd	45th St	5	5	30,533	22,464	27,771	23,238	15,301	27,248	39,700
3622	PBC041	LL	45th St	Beeline Hwy	5	5	35,118	26,525	14,643	36,048	8,331	12,876	19,200
3202	PBC041	LL	Donald Ross Road	Central Blvd	2	2	20,202	14,297		16,087	2,144	2,478	2,500
	PBC041	BLVD	Boca Raton Blvd	Old Dixie Hwy	4	4					1,934	4,524	10,200
6861	PBC041	VALLEY BLVD	Gateway Blvd	Miner Rd	2	5			-	-	11,351	20,407	20,400
	PBC041	RD	Miner Rd	Hypoluxo Rd	2	2	8,517	6,526	7,588	7,914	5,322	6,924	8,500
4648	PBC041	RD	Hypoluxo Road	Lk. Osborne Drive	2	2			-	-	8,089	9,746	9,700
	PBC041	RD	Military Tr	SR 811	2	2	7,646	5,322	6,527	7,139	3,763	4,451	7,200
2307	PBC041	DR					7,971	-	6,539	7,200			

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	938503	BICEDAN	Country Club Dr	N end of Palm Beach	2	2			-	-	6,343	6,253	6,300
3419	937132	OKEECHOBEE BLVD	Seminole Pratt Whitney Rd	140th	2	2	12,520	8,618	8,971	8,671	4,796	6,322	10,500
3451	937133	OKEECHOBEE BLVD	140th	Crestwood Blvd	2	2	19,260	15,734	14,757	13,366	9,027	11,041	16,800
3411	937065	OKEECHOBEE BLVD	Crestwood Blvd	Royal Palm Beach Blvd	4	4	36,631	26,200	29,304	29,839	21,522	28,615	36,400
3453	937066	OKEECHOBEE BLVD	Royal Palm Beach Blvd	Wildcat Way	6	6	63,125	37,519	44,458	44,367	41,155	47,332	51,100
3401	937064	OKEECHOBEE BLVD	Wildcat Way	SR-7	8	8	60,778	38,508	42,735	44,234	45,687	52,904	49,500
3403	930754	OKEECHOBEE BLVD	SR-7	Sansbury's Way	8	8	51,560	40,889	49,462	54,148	49,621	67,796	67,600
3441	937262	OKEECHOBEE BLVD	Sansbury's Way	Benoist Farms Rd	8	8	57,338	45,470	52,426	57,102	64,317	81,045	69,200
3439	937261	OKEECHOBEE BLVD	Benoist Farms Rd	Skees Rd	8	8	61,364	51,110	62,215	63,368	72,911	88,725	75,700
3449	937263	OKEECHOBEE BLVD	Skees Rd	Jog Rd	8	8	66,486	52,669	62,333	66,086	79,072	99,205	82,500
3103	930696	OKEECHOBEE BLVD	Jog Rd	Florida Turnpike	8	8	74,427	51,444	59,180	60,748	66,282	70,841	63,200
3207	930745	OKEECHOBEE BLVD	Florida Turnpike	Haverhill Rd	8	8	70,171	61,025	68,421	65,688	80,165	90,402	77,200
3671	937264	OKEECHOBEE BLVD	Haverhill Rd	Military Tr	8	8	72,815	63,956	68,767	66,275	81,882	86,214	72,400
3633	930456	OKEECHOBEE BLVD	Military Tr	Palm Beach Lakes Blvd	8	8	76,634	56,213	69,188	68,871	74,257	83,074	77,400
3603	935277	OKEECHOBEE BLVD	Palm Beach Lakes Blvd	Congress Ave	8	8	55,226	46,833	46,996	45,739	41,896	48,233	54,100
3209	935410	OKEECHOBEE BLVD	Congress Ave	I-95	8	8	64,108	58,916	62,293	61,000	60,283	68,356	70,600
3307	935412	OKEECHOBEE BLVD	I-95	Australian Ave	8	8	66,047	72,803	73,733	77,000	69,737	76,493	80,900
3813	935117	OKEECHOBEE BLVD	Australian Ave	Rosemary Ave	8	8	60,094	64,974	66,217	66,772	71,624	81,168	75,000
3837	935120	OKEECHOBEE BLVD	Tamarind Ave	Flagler Dr	8	8	48,094	40,967	48,783	-	73,907	81,272	56,100
	935322	OKEECHOBEE BLVD	Rosemary Ave	Flagler Dr	6	6			-	-	28,275	31,794	31,800
	935122	OKEECHOBEE BLVD	Rosemary Ave	Florida Mango Rd	6	6			-	-	28,212	31,433	31,400
	937474	OKEECHOBEE RD	Australian Ave	Lawrence Rd	2	2			-	-	2,745	29,293	17,400
5639	937306	OLD BOYNTON RD	Military Tr	Congress Ave	5	5	18,880	15,193	15,810	16,747	27,695	34,579	20,700
5627	937305	OLD BOYNTON RD	Lawrence Rd	Boynton Beach Blvd	5	5	23,624	16,962	18,603	20,258	32,513	34,579	17,000
5629	937305	OLD BOYNTON RD	Congress Ave	SW 18th St	3	3	13,381	-	14,939	16,245	32,513	43,804	26,100
6310	860490	OLD DIXIE HWY	Broward County Line	Camino Real	4	4	16,673	15,273	17,900	20,616	35,583	43,804	31,400
6872	860490	OLD DIXIE HWY	SW 18th St	Palmetto Park Rd	4	4	20,247	19,008	23,173	23,209	35,583	43,804	30,800
6870	860490	OLD DIXIE HWY	Camino Real	Glades Rd	4	4	23,207	21,219	22,596	26,042	35,583	43,804	26,100
6900	860490	OLD DIXIE HWY	Palmetto Park Rd	NE 20th St	5	5	22,049	17,962	17,900	21,880	35,583	43,804	31,100
6866	860490	OLD DIXIE HWY	Glades Rd	Spanish River Blvd	4	4	19,172	17,861	22,900	20,657	35,583	43,804	28,500
6860	860490	OLD DIXIE HWY	NE 20th St	Yamato Rd	4	4	18,905	17,346	20,238	19,577	35,583	43,804	26,700
6862	938532	OLD DIXIE HWY	Spanish River Blvd	Linton Blvd	4	4	17,518	15,769	18,486	17,649	35,583	17,805	23,200
6304	933506	OLD DIXIE HWY	Yamato Rd	MLK Jr Blvd	2	5	12,946	11,986	13,609	12,974	8,251	9,972	12,500
3302	930739	OLD DIXIE HWY	45th St	Blue Heron Blvd	4	4	17,011	11,465	10,785	12,040	8,272	16,570	16,000
2810	937116	OLD DIXIE HWY	MLK Blvd	Silver Beach Rd	5	5	16,407	11,520	12,016	12,445	12,437	25,849	20,900
2808	930029	OLD DIXIE HWY	Blue Heron Blvd	SR-811/Beach Rd	4	4	17,101	13,667	14,732	15,508	19,711	5,782	14,900
1806	930032	OLD DIXIE HWY	SR-811/Beach Rd	County Line Rd	4	4	13,863	12,257	13,519	15,730	4,413	11,423	11,400
1814			Tequesta Dr	Parker Ave	2	2	6,712	8,112	6,781	7,983	3,979	1,925	8,200
	937517	OLD OKEECHOBEE RD	Mercer Ave	Alhambra Pl	2	2			-	-	11,705		
3308	935081	OLIVE AVE	S WPB City Limit		2	2	10,263	7,044	7,230	-	942		

SERPM 8 2045 Cost Feasible Adjusted Two-Way Traffic Volumes - Palm Beach County

PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
3926	935083	OLIVE AVE	Alhambra Pl	Forest Hill Blvd	2	2		-	18,800	19,700	230	507	19,100
3910	935083	OLIVE AVE	Forest Hill Blvd	Essex Ln	2	2	11,041	-	18,800	19,700	230	507	19,100
3892	935083	OLIVE AVE	Essex Ln	Southern Blvd	2	2	12,025	-	18,800	19,700	230	507	19,100
	935486	OLIVE AVE	Southern Blvd	Walton Blvd	2	2			-	-	740	807	800
3880	935088	OLIVE AVE	Walton Blvd	Monroe Dr	2	2	9,870	4,446	3,200	3,600	3,362	7,720	7,300
3868	935088	OLIVE AVE	Monroe Dr	Belvedere Rd	2	2	8,907	4,334	3,510	3,600	3,362	7,720	8,100
3864	935105	OLIVE AVE	Belvedere Rd	Okeechobee Bl	2	2	14,435	3,908	3,233	3,200	9,190	11,880	5,900
3848	938530	OLIVE AVE	Okeechobee Bl	Banyan Blvd	2	2	13,932	-	5,200	5,400	12,929	14,038	6,300
3836	935099	OLIVE AVE	Banyan Blvd	Loftin St	2	2	10,191	5,109	3,378	4,900	9,891	10,954	4,400
3830	935097	OLIVE AVE	Loftin St	Palm Beach Lakes Blvd	2	2	5,943	2,955	2,151	2,050	7,246	8,663	3,600
2417	937124	ORANGE BLVD	Seminole Pratt Whitney Rd	140th Ave N	2	3		7,292	8,052	9,742	3,237	5,081	9,900
2409	937122	ORANGE BLVD	140th Ave N	Coconut Blvd	2	3	8,513	8,089	7,971	9,306	6,712	10,443	12,400
2415	937123	ORANGE BLVD	Coconut Blvd	Royal Palm Beach Bl	2	5	13,689	12,613	12,871	15,082	10,657	20,271	24,500
	937697	ORIOLE COUNTRY RD	Ponderosa Dr	Palmetto Park Rd	2	2			-	-	918	1,200	1,200
			Miner Rd	Lantana Rd	2	2			-	-	273	702	700
	937484	VERLOOK RD/BROADWAY	Wellington Trace	Big Blue Trace	2	2			-	-	394	1,312	1,300
	937529	PADDOCK DR	Okeechobee Blvd	Village Blvd	2	2			-	-	394	1,312	1,300
3601	937177	PALM BEACH LAKES BLVD	Village Blvd	I-95	6	6	37,526	31,840	31,624	32,242	43,087	51,899	40,400
3205	930176	PALM BEACH LAKES BLVD	I-95	PB Mall Main Entrance	6	6	60,062	40,056	57,087	41,500	60,168	69,902	66,300
3303	930177	PALM BEACH LAKES BLVD	PB Mall Main Entrance	Congress Ave	6	6	56,760	43,986	58,499	41,000	45,914	65,405	78,000
3809	937178	PALM BEACH LAKES BLVD	Congress Ave	Australian Ave	6	6	46,761	41,485	44,795	44,027	29,505	35,082	50,400
3847	937179	PALM BEACH LAKES BLVD	Australian Ave	Tamarind Ave	6	6	46,283	39,526	42,040	41,611	25,064	33,970	50,900
3811	937181	PALM BEACH LAKES BLVD	Tamarind Ave	Dixie Hwy	5	5					13,164	18,033	37,000
3807	937180	PALM BEACH LAKES BLVD	Dixie Hwy	N Flagler Dr	4	4	34,055	29,121	32,081	32,142	12,001	15,048	25,100
	937588	PALM BEACH LAKES BLVD	Glades Rd	Ponderosa Dr	4	4	20,954	22,220	22,076	23,567	3,969	5,794	5,800
				SR-7	4	4			-	-	13,827	13,414	13,300
6431	937131	PALMETTO PARK RD RD	Ponderosa Dr	Lyons Rd	4	4	14,533	12,453	13,689	14,213	26,044	25,140	22,300
6409	930680	PALMETTO PARK	SR-7	Boca Rio Rd	6	6	25,341	20,370	23,105	23,016	50,026	46,809	29,400
6405	937254	PALMETTO PARK	Lyons Rd	Powerline Rd	6	6	37,111	29,334	32,587	35,028	59,913	63,568	46,900
6425	937255	PALMETTO PARK	Boca Rio Rd	St Andrews Blvd	6	6	47,481	42,391	43,242	44,354	61,759	65,825	51,800
6211	937253	PALMETTO PARK	Powerline Rd	Military Tr	6	6	57,918	47,599	47,717	49,279	42,794	39,238	40,500
6617	937257	PALMETTO PARK	St Andrews Blvd	I-95	6	6	55,184	47,704	44,178	45,955	59,341	56,938	53,100
6609	937256	PALMETTO PARK	Military Tr	12th St	6	6	58,273	61,028	55,317	51,325	52,759	59,425	70,200
6209	930043	PALMETTO PARK	I-95	Boca Raton Blvd	6	6	62,369	56,384	62,319	60,730	27,544	33,280	65,600
6309	930044	PALMETTO PARK	12th St	Old Dixie Hwy	4	4	57,155	56,810	59,816	56,276	27,544	33,280	43,600
6871	930044	PALMETTO PARK	Boca Raton Blvd	Federal Hwy	4	4	38,166	34,777	37,862	38,833	5,043	6,274	14,400
6873	930044	PALMETTO PARK	Old Dixie Hwy	NE 5th Ave	4	4	31,125	30,915	33,796	33,602	5,043	6,274	14,400
6875	938556	PALMETTO PARK	Federal Hwy	ICWW Bridge	4	4	16,266	20,367	13,200	32,150	5,043	6,274	17,100
6877	938556	PALMETTO PARK	NE 5th Ave	Donald Ross Rd	4	4	17,969	15,668	13,200	19,999	5,043	6,274	18,500
6803	938556	PALMETTO PARK	ICWW Bridge		2	2	14,853	14,662	15,848	16,302	4,204	6,059	6,200
6817	938556	PALMETTO PARK RD	Frederick Small Rd				15,119	14,135	17,294	14,315			
1310	937059	PALMWOOD AVE					5,991	4,147	4,294	4,073			

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PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
2836	937054	PROSPERITY FARMS RD	Lighthouse Dr	Burns Rd	3	3	20,604	17,850	18,259	18,663	12,955	15,533	20,800
2804	937052	PROSPERITY FARMS RD	Burns Rd	PGA Blvd	5	5	27,931	27,164	28,544	28,161	16,366	19,604	31,800
2802	937057	PROSPERITY FARMS RD	PGA Blvd	Hood Rd	4	4	17,850	18,843	19,537	21,519	4,801	6,257	21,000
2302	937056	PROSPERITY FARMS RD	Hood Rd	Donald Ross Rd	2	2	11,672	9,970	9,256	9,915	2,462	3,130	9,900
4637	937317	PURDY LN	Jog Rd	Haverhill Rd	2	2	7,532	8,536	7,658	8,000	5,405	6,153	8,400
4639	937318	PURDY LN	Haverhill Rd	Military Tr	2	2	13,248	9,583	10,281	10,900	2,755	5,613	13,100
3938	930779	QUADRILLE BLVD	Okeechobee Blvd	Fern St	4	4	9,895	-	13,800	12,500	15,217	17,591	16,000
3936	930780	QUADRILLE BLVD	Fern St	Clematis St	4	4	14,807	-	10,900	12,200	11,517	14,181	13,400
3934	930781	QUADRILLE BLVD	Clematis St	SR-5	4	4	14,089	-	12,300	11,100	9,142	11,487	14,600
2831	937286	RCA BLVD	Alt A1A	Prosperity Farms Rd	2	2	10,090	9,138	10,010	10,710	5,957	11,496	15,500
	937685	RIVERSIDE DR	Palmetto Park Rd	Glades Rd	2	2			-	-	542	738	700
3107	937143	ROEBUCK RD	Jog Rd	Haverhill Rd	4	4	18,602	17,913	19,457	22,137	14,648	24,955	29,800
3681	937143	ROEBUCK RD	Haverhill Rd	Military Trail	2	2		8,588	9,916	8,966	14,648	24,955	20,200
3412	937328	ROYAL PALM BEACH BLVD	Southern Blvd	Okeechobee Blvd	2	2	15,190	15,911	13,973	15,400	4,476	5,862	15,400
3410	937327	ROYAL PALM BEACH BLVD	Okeechobee Blvd	Persimmon Blvd	5	5	38,067	22,123	20,912	22,000	11,247	12,660	22,300
3426	937327	ROYAL PALM BEACH BLVD	Persimmon Blvd	60th St	2	5	32,722	16,753	13,868	22,000	11,247	12,660	15,600
2402	937327	ROYAL PALM BEACH BLVD	60th St	Orange Blvd	2	5	17,113	15,825	15,664	18,810	11,247	12,660	17,100
3819	930699	ROYAL PALM BRIDGE	N Flagler Dr	S County Rd	4	4	22,925	20,023	30,161	24,000	15,660	16,082	30,600
	937475	ROYAL PALM WAY	County Rd	S. Ocean Blvd.	2	2			-	-	3,787	4,553	4,600
	930087	ROYAL POINCIANA WAY	N Flagler Dr	Royal Poinciana Wy	4	4							
3833	935291	ROYAL POINCIANA WAY	Cocoanut Row	County Rd	4	4	24,543	15,122	17,000	16,170	17,570	18,542	17,900
			Lake Worth Rd	10th Ave N	4	2			-	-	7,039	7,157	7,200
	937564	S 57TH AVE	S Ocean Ave	Royal Palm Way	2	2			-	-	7,202	7,625	7,600
	930725	S COUNTY RD	Southern Blvd	Belvedere Rd	2	2			-	-	6,257	6,874	6,900
3414	937390	SANBURY WAY	Belvedere Rd	Okeechobee Bl	2	2	5,869	9,200	11,057	13,500	13,127	17,074	14,400
3454	938551	SANBURY WAY	A St	Se 6th Ave	2	2	4,803	7,691	6,607	7,806	15,265	16,516	7,900
	937510	SE 1ST ST	SR-80	CR-880	2	2			-	-	267	478	500
	937444	SE AVE G	Lake Ida Rd	NE 22nd St	2	2			-	-	9,362	8,012	8,000
	937565	SEACREST BLVD	NE 22nd St	Gulfstream Blvd	2	2			-	-	7,346	8,321	8,300
5802	938542	SEACREST BLVD	Gulfstream Blvd	SE 28th Ave	3	3					21,121	22,595	22,900
	938542	SEACREST BLVD	SE 28th Ave	23rd Ave	2	2		21,073	21,450	20,756	21,121	22,595	22,900
5802	938542	SEACREST BLVD	23rd Ave	Woolbright Rd	5	5		21,073	21,450	20,756	21,121	22,595	22,900
5802	938542	SEACREST BLVD	Woolbright Rd	Boynton Beach Blvd	5	5		21,073	21,450	20,756	21,121	22,595	22,900
5802	937277	SEACREST BLVD	Boynton Beach Blvd	Gateway Blvd	5	5	22,554	21,073	21,450	20,756	13,111	23,555	23,300
5800	937276	SEACREST BLVD	Gateway Blvd	Hypoluxo Rd	5	5	17,989	13,982	12,985	13,767	4,555	13,866	22,500
5302	937022	SEACREST BLVD	Southern Blvd	Okeechobee Blvd	5	5	14,795	12,733	13,215	13,844	6,785	11,885	16,800
4806		SEACREST BLVD	Okeechobee Blvd	Sycamore Dr E	4	6	14,029	11,637	11,738	13,086	14,707	35,894	34,500
3420	937357	SEMINOLE PRATT-WHITNEY RD	Sycamore Dr E	60TH ST N	4	6	18,769	13,922	14,153	16,737	17,797	38,833	39,300
3424	937359	SEMINOLE PRATT-WHITNEY RD	60TH ST N	Orange Bl	4	6	22,377	16,483	18,026	21,347	14,139	37,613	44,600
3442	937356	SEMINOLE PRATT-WHITNEY RD	Orange Bl	Northlake Blvd	4	6	18,742	16,151	16,772	21,500	11,877	28,586	32,700
2408	937355	SEMINOLE PRATT-WHITNEY RD			4	6	14,646	14,772	13,600	14,000	10,894	27,276	29,000
2406							15,781	9,974	11,577	13,953			

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PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
7023	935177	SR-80	Ave G	MLK Blvd	4	4	29,505	22,818	24,628	22,500	13,799	15,617	26,400
7020	930147	SR-80	MLK Blvd	Gator Blvd	4	4	20,799	20,314	20,345	20,500	13,906	16,852	23,300
7016	930035	SR-80	Gator Blvd	Hooker Hwy	4	4	13,309	14,551	17,318	16,800	10,747	13,721	20,300
7015	930762	SR-80	Hooker Hwy	Hatton Hwy	4	4	11,374	13,531	10,472	11,200	8,333	19,000	21,100
7003	930764	SR-80	Hatton Hwy	CR 880	4	4	8,935	12,907	9,000	10,700	8,211	18,842	20,700
3101	930019	SR-80	CR 880	Arden Way	4	4	17,567	19,702	16,177	16,700	26,371	39,463	29,300
3101	930019	SR-80	Arden Way	Lion Country Safari	6	6	17,567	19,702	16,177	16,700	26,371	39,463	29,300
3467	937225	SR-80	Lion Country Safari	Seminole Pratt Whitney Rd	6	6		22,490	21,463	26,952	30,018	54,294	45,700
3443	930011	SR-80	Seminole Pratt Whitney Rd	Binks Forest Drive	6	6	37,182	28,630	30,197	38,408	38,452	62,323	54,100
3431	937223	SR-80	Binks Forest Drive	Big Blue Trace	6	8	35,256	35,305	31,648	-	39,800	64,313	56,200
3413	937222	SR-80	Big Blue Trace	Forest Hill/Crestwood	6	8	45,385	46,881	46,151	52,643	47,074	71,970	70,600
3417	930102	SR-80	Forest Hill/Crestwood	Cypress Head	6	8	42,335	54,303	57,424	67,949	55,015	70,829	73,900
3437	937224	SR-80	Cypress Head	Royal Palm Beach Blvd	6	8	45,352	53,158	55,995	-	56,014	73,678	73,700
3405	930101	SR-80	Royal Palm Beach Blvd	Lamstein Ln	8	10	48,779	-	69,098	71,905	65,614	84,065	88,500
3409	930101	SR-80	Lamstein Ln	SR-7	8	10	51,263	65,897	74,163	81,282	65,614	84,065	95,000
3415	930139	SR-80	SR-7	Sansbury's Way	8	10	38,854	64,566	68,835	66,000	69,875	85,135	83,900
3105	930749	SR-80	Sansbury's Way	Pike Rd	8	10	43,644	62,010	64,009	84,104	50,796	65,789	79,000
3215	930740	SR-80	Pike Rd	Fla Turnpike Entrance	8	10	45,951	56,749	73,033	19,700	12,831	13,777	74,000
3643	935417	SR-80	Jog Rd	Haverhill Rd	8	10	32,658	61,432	69,801	88,500	54,362	74,115	89,600
3635	930021	SR-80	Haverhill Rd	Military Tr	8	10	30,884	51,286	77,359	76,500	38,767	55,137	93,700
3673	930384	SR-80	Kirk Rd	Congress Ave SB	8	10	33,449	58,752	65,258	79,013	42,742	57,154	79,700
3639	935419	SR-80	Congress Ave SB	Congress Ave NB	8	10	53,584	-	53,000	50,500	13,316	18,329	58,000
3675	935415	SR-80	Congress Ave NB	Gem Lake	8	10	53,584		62,500	58,000	36,675	47,372	73,200
3217	935415	SR-80	Gem Lake	I-95	8	10	31,292	51,969	58,703	58,000	36,675	47,372	69,400
3313	935416	SR-80	I-95	Parker Ave	5	5	30,197	30,776	34,484	31,500	31,873	33,427	36,200
3823	935413	SR-80	Parker Ave	Dixie Hwy	5	5	22,160		25,426	24,951	30,970	32,191	26,600
3825	935213	SR-80	Dixie Hwy	Olive Ave	5	5	13,377	22,301	17,152		13,245	13,937	17,800
	935411	SR-80	Olive Ave	Flagler Dr	5	5		11,595		-	12,750	14,210	14,200
	930674	SR-80	Flagler Dr	Ocean Blvd	2	2			-	-	13,198	13,820	15,100
3827	930706	SR-811	Northlake Blvd	Lighthouse Dr	4	4	14,504	12,830	14,411	10,900	22,613	21,772	22,400
2814	935257	SR-811	Lighthouse Dr	Burns Rd	4	4	23,192	22,822	23,262	22,970	26,419	26,678	24,600
2828	930012	SR-811	Burns Rd	RCA Blvd	4	4	23,538	18,599	24,382	23,500	26,106	25,707	27,600
2826	930081	SR-811	RCA Blvd	PGA Blvd	4	4	26,262	27,160	27,993	23,500	24,701	19,374	20,900
2824	937220	SR-811	PGA Blvd	Hood Rd	6	6	23,755	26,308	26,611	30,373	52,390	48,124	38,700
2820	930707	SR-811	PGA Blvd	N/A	6	6	29,957	42,098	42,954	-	31,074	25,798	25,800
	930028	SR-811	Hood Rd	Donald Ross Rd	6	6			-	-	40,799	48,699	41,100
2830	930728	SR-811	Donald Ross Rd	Toney Penna Dr	6	6	21,258	30,104	33,222	35,492	34,278	37,215	33,500
1308	930082	SR-811	Toney Penna Dr	Indiantown Rd	6	6	23,574	25,207	30,883	31,132	45,722	49,911	37,700
1808	935229	SR-811	Indiantown Rd	Center St	6	6					44,994	52,999	43,000
1604	930451	SR-811	Center St	US 1	6	6	32,158	26,804	33,507	34,067	57,133	68,558	53,900
							33,675	31,130	35,033	39,500			
1800							41,973	36,517	42,521	41,000			

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

APPENDIX B

Exhibit 3A
Wellington Speed and Count Study
Traffic Volume and Growth - Weekday

Loc #	From	To	Lanes	Daily Traffic Volumes			2022 AM Peak Hour ²		2022 PM Peak Hour ²		
				2018 ¹	2022 ²	4-Yr Growth Rate	NB/EB	SB/WB	NB/EB	SB/WB	
2	Flying Cow Ranch Road	1 Mile South	Rustic Road	2L	1,708	1,782	1.07% /Year	51	84	83	87
3	Binks Forest Drive	Southern Boulevard	Greenview Shores Boulevard	4LD	N/A	1,784	/Year	50	84	77	75
4	Aero Club Drive	Binks Forest Drive	Greenbriar Boulevard	2L	13,181	13,373	0.36% /Year	749	575	589	600
5	Greenbriar Boulevard	Aero Club Drive	Greenview Shores Boulevard	2L	5,817	4,098	-8.38% /Year	115	213	194	150
6	Greenview Shores Boulevard	Binks Forest Drive	Wellington Trace	4LD	6,301	2,999	-16.94% /Year	192	167	216	168
7	Greenview Shores Boulevard	Wellington Trace	South Shore Boulevard	4LD	13,212	13,082	-0.25% /Year	484	430	651	608
8	Wellington Trace	Greenview Shores Boulevard	Big Blue Trace	4LD	19,343	16,708	-3.59% /Year	641	824	722	731
9	Wellington Trace	Big Blue Trace	Forest Hill Boulevard (North)	4LD	24,104	23,493	-0.64% /Year	875	788	963	996
10	Wellington Trace	Forest Hill Boulevard (North)	Forest Hill Boulevard (South)	2L	21,732	22,600	0.98% /Year	963	783	885	1,027
11	Paddock Drive	Greenview Shores Boulevard	Big Blue Trace	2L	6,033	5,900	-0.56% /Year	343	224	306	271
12	Big Blue Trace	Southern Boulevard	Wellington Trace	2L/4L	2,438	2,667	2.27% /Year	120	110	187	131
13	Big Blue Trace	Wellington Trace	South Shore Boulevard	2L	11,465	8,443	-7.36% /Year	436	390	336	394
14	Forest Hill Boulevard	Southern Boulevard	Wellington Trace	6LD	11,760	11,565	-0.42% /Year	271	506	481	480
15	Forest Hill Boulevard ³	Wellington Trace	South Shore Boulevard	4LD/6LD	39,502	47,545	4.74% /Year	1,441	2,368	1,768	2,220
16	Forest Hill Boulevard	South Shore Boulevard	SR 7	4LD/6LD	30,258	28,664	-1.34% /Year	930	1,215	1,248	1,275
17	Forest Hill Boulevard	South Shore Boulevard	Wellington Trace	6LD	49,836	53,987	2.02% /Year	2,546	1,622	2,330	2,202
18	Birkdale Drive	Forest Hill Boulevard	Pierson Road	2L	4,229	3,303	-5.99% /Year	113	211	239	98
19	Stribling Way	Forest Hill Boulevard	SR 7	2L	13,259	13,303	0.08% /Year	265	799	610	651
20	Stribling Way	Pierson Road	Lyons Road	2L	16,078	14,618	-2.35% /Year	737	443	743	670
21	Stribling Way	SR 7	Greenview Shores Boulevard	2L	5,613	6,315	2.99% /Year	467	437	408	250
22	South Shore Boulevard ³	Forest Hill Boulevard	Pierson Road	4LD	26,302	14,057	-14.50% /Year	639	716	627	501
23	South Shore Boulevard	Greenview Shores Boulevard	Lake Worth Road	4LD	23,417	19,837	-4.06% /Year	528	875	986	688
24	South Shore Boulevard	Pierson Road	Lake Worth Road	2LD	18,764	16,444	-3.25% /Year	486	733	816	598
25	40th Street South	Palm Beach Point Boulevard	120th Avenue South	2L		2,187	/Year	39	94	131	78
26	Lake Worth Road	South Shore Boulevard	Stribling Way	2L	N/A	11,164	-3.62% /Year	469	398	457	557
27	Pierson Road	South Shore Boulevard	South Shore Boulevard	2L	12,936	4,238	-2.78% /Year	132	141	209	214
28	Pierson Road	Ousley Farms Road	50th Street South	2L	4,743	4,796	-17.10% /Year	166	245	214	165
29	South Shore Boulevard	Lake Worth Road	Lake Worth Road	2L	10,154	4,600	-3.03% /Year	106	230	242	138
30	120th Avenue South	Pierson Road	50th Street South	2L	5,202	4,001	39.52% /Year	149	114	274	168
31	120th Avenue South	Lake Worth Road	120th Avenue South	2L	1,056	1,800	-15.08% /Year	53	75	75	79
32	50th Street South	Acme Road		2L	3,461	4,029	3.41% /Year	146	159	199	146
	Little Ranches Trail	130th Avenue South		2L	3,523	2,304	-0.82% /Year	92	76	88	87
		Southern Boulevard			2,381						

¹ Source: Wellington Traffic Counts and Analysis, April 11, 2018.

² See Appendix A for count data.

³ Locations 15 and 21 were recounted in June and adjusted based on peak factors from control Location #9. See Appendix A. Use with caution.

STN#	ROAD	FROM	TO	LANES	HISTORICAL DAILY TRAFFIC VOLUMES				2023 DAILY		DIR LOS STD	AM PEAK HOUR			PM PEAK HOUR			
					2018	2019	2020	2021	2022	VOL		DATE	2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
											1960							
4806	SEACREST BLVD	Hypoluxo Rd	Gateway Blvd	5	13086	13423		11935		13769	12/5/2022		1106	380	734	1352	508	855
5302	SEACREST BLVD	Gateway Blvd	Boynton Beach Blvd	5	13844	13586	13009	11557		13078	1/4/2023	1960	973	388	585	1191	714	482
5800	SEACREST BLVD	Boynton Beach Blvd	Woolbright Rd	5	13767	13636		11204		12486	1/4/2023	1960	955	446	514	1110	660	472
5802	SEACREST BLVD	Woolbright Rd	23rd Ave	4	20756	21693	21887	18695		20413	1/9/2023	1860	1693	737	956	1569	972	690
2406	SEMINOLE PRATT-WHITE	Northlake Blvd	Orange Bl	2	13953	13848		14997	14714	17336	2/1/2023	1140	1446	759	717	1496	732	764
2408	SEMINOLE PRATT-WHITE	Orange Bl	60Th St N	4D		17708	18316	20107	19608	20500	2/1/2023	1960	2041	1037	1071	1749	861	888
3442	SEMINOLE PRATT-WHITE	60Th St N	Sycamore Dr E	4D		19875		21677	23921	29968	2/1/2023	1960	2716	1416	1337	2488	1320	1260
3424	SEMINOLE PRATT-WHITE	Sycamore Dr E	Okeechobee Blvd	4D	21347	21565		23152	26778	31025	2/1/2023	3320	2726	1107	1640	2532	1487	1110
3420	SEMINOLE PRATT-WHITE	Okeechobee Blvd	Southern Blvd	4D	16737	20676	21431	22543	23165	29368	2/1/2023	1960	2563	1102	1479	2263	1356	929
4200	SHERWOOD FOREST BL	Forest Hill Blvd	Cresthaven Blvd	2	7595	8237	7925	8110	7908	8340	3/1/2023	880	662	329	342	746	336	424
4644	SHERWOOD FOREST BL	10th Ave N	Lake Worth Rd	2		9655	10593	8793	9497	10037	4/3/2023	880	682	199	494	890	447	445
2615	SILVER BEACH RD	Congress Ave	Old Dixie Hwy	4D	15245	16081			15069	14659	1/23/2023	1960	1079	497	582	1314	654	673
2807	SILVER BEACH RD	Old Dixie Hwy	US-1	2	12806	13149			12532	11921	1/23/2023	880	984	471	529	995	523	483
3418	SKEES RD	Okeechobee Bl	Belvedere Rd	2	5829	5839	6162	6583	6785	6871	3/6/2023	880	621	329	320	545	305	253
3443	SOUTHERN BLVD	Seminole Pratt Whitney Binks Forest Drive		6D	38408				45124	51269	2/1/2023	2940	4096	2265	1839	3939	1931	2041
3823	SOUTHERN BLVD	Parker Ave	Dixie Hwy	5	24951	24224	21650	22272	24411	24687	3/13/2023	1770	2036	1310	731	1949	872	1113
3469	SR-7	60th St N	Persimmon Blvd	2	10303	11316	11373	10663	11576	11940	2/15/2023	1140	987	290	749	1111	697	419
5400	SR-7	Lee Rd	W Atlantic Ave	4D		26730		27833	27741	28511	3/6/2023	3320	2657	893	1784	2492	1515	985

APPENDIX C

Input Data
ROAD NAME: Big Blue Trce STATION: 3422 Report Created
CURRENT YEAR: 2022 FROM: Paddock Dr 12/5/2023
ANALYSIS YEAR: 2027 TO: MIDPOINT
GROWTH RATE: 0% COUNT DATE: NA
PSF: 0

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

Committed Developments	Type % Complete					
Arden PUD	27	7	20	32	20	12 Res 30%
Cypress Key	9	6	3	21	9	12 NR 70%
City of Westlake	20	10	10	40	12	28 NR 37%
278 ProffessionalWay	9	6	3	16	4	11 NR 65%
Loxahatchee Groves Commons	8	4	4	18	9	9 NR 80%
Palm Beach State College	9	8	1	11	6	5 NR 35%
Wellington North	0	3	-3	3	-2	5 NR0%
Indian Trails Grove DRI	24	7	17	34	19	15 Res 0%
Central Park of Commerce	25	19	5	26	7	20 NR0%
Islepointe	0	0	0	0	0	0 Res 0%
Village Royale Charter School	12	7	5	3	1	1 NR0%
Palm West Plaza - Expansion Equestrian	1	1	0	26	13	14 NR 55%
Village Estates	3	2	1	4	1	2 Res 0%
Equestrian Village Estates	6	2	4	9	5	4 NR0%
Village Royale Pod 2,4 & 6 - Residential	3	1	3	4	3	1 Res 0%
Village Royale Pods 2,4 & 6 - Non Residential	5	3	2	11	7	4 NR0%
Total Committed Developments	161	86	75	258	114	143
Total Committed Residential	57	17	41	74	43	30
Total Committed Non-Residential	104	69	34	184	71	113
Double Count Reduction	14	4	7	19	11	8
Total Discounted Committed Developments	147	82	68	239	103	135

Input Data
ROAD NAME: Big Blue Trce STATION: 3422 Report Created
CURRENT YEAR: 2022 FROM: MIDPOINT 12/5/2023
ANALYSIS YEAR: 2027 TO: Southern Blvd
GROWTH RATE: 0% COUNT DATE: NA
PSF: 0

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

Committed Developments	Type % Complete					
Arden PUD	27	7	20	32	20	12 Res 30%
Cypress Key	9	6	3	21	9	12 NR 70%
City of Westlake	20	10	10	40	12	28 NR 37%
278 ProffessionalWay	9	6	3	16	4	11 NR 65%
Loxahatchee Groves Commons	8	4	4	18	9	9 NR 80%
Palm Beach State College	9	8	1	11	6	5 NR 35%
Wellington North	0	3	-3	3	-2	5 NR0%
Indian Trails Grove DRI	24	7	17	34	19	15 Res 0%
Central Park of Commerce	25	19	5	26	7	20 NR0%
Islepointe	0	0	0	0	0	0 Res 0%
Village Royale Charter School	12	7	5	3	1	1 NR0%
Palm West Plaza - Expansion Equestrian	1	1	0	26	13	14 NR 55%
Village Estates	3	2	1	4	1	2 Res 0%
Equestrian Village Estates	6	2	4	9	5	4 NR0%
Village Royale Pod 2,4 & 6 - Residential	3	1	3	4	3	1 Res 0%
Village Royale Pods 2,4 & 6 - Non Residential	5	3	2	11	7	4 NR0%
Total Committed Developments	161	86	75	258	114	143
Total Committed Residential	57	17	41	74	43	30
Total Committed Non-Residential	104	69	34	184	71	113
Double Count Reduction	14	4	7	19	11	8
Total Discounted Committed Developments	147	82	68	239	103	135

Input Data

ROAD NAME: Big Blue Trce	STATION: 3434	Report Created
CURRENT YEAR: 2022	FROM: South Shore Blvd	12/6/2023
ANALYSIS YEAR: 2027	TO: Midpoint	
GROWTH RATE: 0%	COUNT DATE: NA	
	PSF: 0	

Link Analysis

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

Committed Developments							Type	% Complete
Cypress Key	1	0	0	1	1	1	NR	70%
Wellington Regional Medical Center	0	0	0	0	0	0	NR	80%
278 Professional Way	3	2	1	5	1	4	NR	65%
Professional Center at Wellington	35	6	29	50	36	14	NR	15%
Central Park of Commerce	10	8	2	10	3	8	NR	0%
Islepointe	0	0	0	0	0	0	Res	0%
Village Royale Charter School	12	5	7	3	1	1	NR	0%
Village Royale Pod 2,4 & 6 - Residential	3	1	3	4	3	1	Res	0%
Village Royale Pods 2,4 & 6 - Non Residential	5	3	2	11	7	4	NR	0%
Total Committed Developments	69	25	44	84	52	33		
Total Committed Residential	3	1	3	4	3	1		
Total Committed Non-Residential	66	24	41	80	49	32		
Double Count Reduction	1	0	1	1	1	0		
Total Discounted Committed Developments	68	25	43	83	51	33		

Input Data

ROAD NAME: Big Blue Trce	STATION: 3434	Report Created
CURRENT YEAR: 2022	FROM: Midpoint	12/6/2023
ANALYSIS YEAR: 2027	TO: Wellington Trce	
GROWTH RATE: 0%	COUNT DATE: NA	
	PSF: 0	

Link Analysis

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

Committed Developments							Type	% Complete
Cypress Key	1	0	0	1	1	1	NR	70%
Wellington Regional Medical Center	0	0	0	0	0	0	NR	80%
278 Professional Way	3	2	1	5	1	4	NR	65%
Professional Center at Wellington	35	6	29	50	36	14	NR	15%
Central Park of Commerce	10	8	2	10	3	8	NR	0%
Islepointe	0	0	0	0	0	0	Res	0%
Village Royale Charter School	12	7	5	3	1	1	NR	0%
Village Royale Pod 2,4 & 6 - Residential	3	1	3	4	3	1	Res	0%
Village Royale Pods 2,4 & 6 - Non Residential	5	3	2	11	7	4	NR	0%
Total Committed Developments	69	27	42	84	52	33		
Total Committed Residential	3	1	3	4	3	1		
Total Committed Non-Residential	66	26	39	80	49	32		
Double Count Reduction	1	0	1	1	1	0		
Total Discounted Committed Developments	68	27	41	83	51	33		

Input Data
ROAD NAME:Binks Forest Dr STATION:3436 Report Created
CURRENT YEAR:2022 FROM:Midpoint 12/5/2023
ANALYSIS YEAR:2027 TO:Southern Blvd
GROWTH RATE:0% COUNT DATE:1/4/2022
PSF: 1

Time Period	Link Analysis					
	AM			PM		
Direction	2-way NB/EB SB/WB			2-way NB/EB SB/WB		
Existing Volume	1223	712	517	1082	582	507
Peak Volume	1223	712	517	1082	582	507
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1223	712	517	1082	582	507

Committed Developments	Type% Complete					
Arden PUD	27	7	20	32	20	12 Res 30%
City of Westlake	27	14	13	53	16	37 NR 37%
278 ProfessionalWay	23	7	16	41	30	12 NR 65%
Loxahatchee Groves Commons	13	7	6	27	13	14 NR 80%
College Beach State	9	8	1	11	6	5 NR 35%
Wellington North	0	6	-6	7	-4	11 NR0%
Indian Trails Grove DRI	24	7	17	34	19	15 Res 0%
Central Park of Commerce	25	19	5	26	7	20 NR0%
Flying Cow Ranch	1	1	0	1	0	1 Res 0%
Islepointe	1	0	0	1	0	1 Res 0%
Brown Landholding Relocation	7	4	3	9	5	4 NR0%
Palm West Plaza - Expansion	1	1	0	4	26	13 14 NR 55%
Equestrian Village	18	13	11	23	9	15 Res 0%
Equestrian Village Estates	16	6	90	21	12	9 NR0%
Total Committed Developments	192	100	41	312	146	170
Total Committed	71	28	49	91	48	44
Total Committed Non-Residential	121	72	10	221	98	126
Double Count Reduction	18	7		23	12	11
Total Discounted Committed Developments	174	93	80	289	134	159

Input Data
ROAD NAME:Binks Forest Dr STATION:3436 Report Created
CURRENT YEAR:2022 FROM:Aero Club Dr 12/5/2023
ANALYSIS YEAR:2027 TO:Midpoint
GROWTH RATE:0% COUNT DATE:1/4/2022
PSF: 1

Time Period	Link Analysis					
	AM			PM		
Direction	2-way NB/EB SB/WB			2-way NB/EB SB/WB		
Existing Volume	1223	712	517	1082	582	507
Peak Volume	1223	712	517	1082	582	507
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1223	712	517	1082	582	507

Committed Developments	Type% Complete					
Arden PUD	27	7	20	32	20	12 Res 30%
City of Westlake	27	14	13	53	16	37 NR 37%
278 ProfessionalWay	35	24	11	62	17	45 NR 65%
Loxahatchee Groves Commons	13	7	6	27	13	14 NR 80%
College Beach State	9	8	1	11	6	5 NR 35%
Wellington North	0	6	-6	7	-4	11 NR0%
Indian Trails Grove DRI	24	7	17	34	19	15 Res 0%
Central Park of Commerce	25	19	5	26	7	20 NR0%
Flying Cow Ranch	1	1	0	1	0	1 Res 0%
Islepointe	1	0	0	1	0	1 Res 0%
Brown Landholding Relocation	7	4	3	9	5	4 NR0%
Palm West Plaza - Expansion	1	1	0	26	13	14 NR 55%
Equestrian Village	18	13	4	23	9	15 Res 0%
Equestrian Village Estates	16	6	11	21	12	9 NR0%
Total Committed Developments	204	117	85	333	133	203
Total Committed	71	28	41	91	48	44
Total Committed Non-Residential	133	89	44	242	85	159
Double Count Reduction	18	7	9	23	12	11
Total Discounted Committed Developments	186	110	76	310	121	192

Input Data
ROAD NAME:Forest Hill Blvd STATION:3402 Report Created
CURRENT YEAR:2022 FROM:Wellington Trce 12/6/2023
ANALYSIS YEAR:2027 TO:MIDPOINT
GROWTH RATE:0% COUNT DATE:9/30/2021
PSF: 1.11

Time Period Direction	Link Analysis					
	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3100	1811	1382	3497	1626	1898
Peak Volume	3441	2010	1534	3882	1805	2107
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3441	2010	1534	3882	1805	2107

Committed Developments	Type% Complete						
Palms West Medical	5	4	1	6	1	4	NR 92%
Arden PUD	54	13	41	64	40	24	Res 30%
Cypress Key	17	11	6	39	17	22	NR 70%
Wellington Regional Medical Center	11	3	8	13	9	4	NR 80%
City of Westlake	53	27	26	107	33	74	NR 37%
Southern Center	2	1	1	8	4	4	NR 90%
278 ProfessionalWay	6	4	2	10	3	7	NR 65%
Loxahatchee Groves Commons	7	4	3	15	7	8	NR 80%
Palm Beach State College	27	23	4	34	18	16	NR 35%
Wellington North	0	5	-5	6	-3	9	NR 0%
Indian Trails Grove DRI	28	8	20	40	22	18	Res 0%
Okeechobee Folsom Commercial	6	4	2	17	8	9	NR 0%
Central Park of Commerce	49	39	10	52	13	39	NR 0%
Flying Cow Ranch	0	0	0	1	0	0	Res 0%
Islepointe Village Royale Charter School	0	0	0	0	0	0	Res 0%
Equestrian Village Estates	182	111	71	38	17	22	NR 0%
Equestrian Village Estates	15	11	4	19	7	12	Res 0%
Village Royale Pod 2,4 & 6 - Residential	10	3	6	13	7	5	NR 0%
	17	4	13	20	14	7	Res 0%
Village Royale Pods 2,4 & 6 - Non Residential	79	47	31	167	106	62	NR 0%
Total Committed Developments	568	322	244	669	323	346	
Total Committed Residential	114	36	78	144	83	61	
Total Committed Non-Residential	454	286	166	525	240	285	
Double Count Reduction	29	9	20	36	21	15	

Total Discounted Committed Developments 539 313 224 633 302 331

Input Data
ROAD NAME:Forest Hill Blvd STATION:3402 Report Created
CURRENT YEAR:2022 FROM:MIDPOINT 12/6/2023
ANALYSIS YEAR:2027 TO:Southern Blvd
GROWTH RATE:0% COUNT DATE:9/30/2021
PSF: 1.11

Time Period Direction	Link Analysis					
	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3100	1811	1382	3497	1626	1898
Peak Volume	3441	2010	1534	3882	1805	2107
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3441	2010	1534	3882	1805	2107

Committed Developments	Type% Complete						
Palms West Medical	5	4	1	6	1	4	NR 92%
Arden PUD	54	13	41	64	40	24	Res 30%
Cypress Key	17	11	6	39	17	22	NR 70%
Wellington Regional Medical Center	11	3	8	13	9	4	NR 80%
City of Westlake	53	27	26	107	33	74	NR 37%
Southern Center	2	1	1	8	4	4	NR 90%
278 ProfessionalWay	6	4	2	10	3	7	NR 65%
Loxahatchee Groves Commons	7	4	3	15	7	8	NR 80%
Palm Beach State College	27	23	4	34	18	16	NR 35%
Wellington North	0	5	-5	6	-3	9	NR 0%
Indian Trails Grove DRI	28	8	20	40	22	18	NR 0%
Okeechobee Folsom Commercial	6	4	2	17	8	9	Res 0%
Central Park of Commerce	49	39	10	52	13	39	NR 0%
Flying Cow Ranch	0	0	0	1	0	0	NR 0%
Islepointe Village Royale Charter School	0	0	0	0	0	0	Res 0%
Equestrian Village Estates	182	111	71	38	17	22	Res 0%
Equestrian Village Estates	15	11	4	19	7	12	Res 0%
Equestrian Village Estates	10	3	6	13	7	5	NR 0%
Village Royale Pod 2,4 & 6 - Residential	17	4	13	20	14	7	Res 0%
							NR 0%
							Res 0%
Village Royale Pods 2,4 & 6 - Non Residential	79	47	31	167	106	62	NR 0%
Total Committed Developments	568	322	244	669	323	346	
Total Committed Residential	114	36	78	144	83	61	
Total Committed Non-Residential	454	286	166	525	240	285	
Double Count Reduction	29	9	20	36	21	15	

Total Discounted Committed Developments 539 313 224 633 302 331

Input Data
ROAD NAME:Southern Blvd STATION:3443 Report Created
CURRENT YEAR:2023 FROM:Midpoint 12/6/2023
ANALYSIS YEAR:2028 TO:Binks Forest Dr
GROWTH RATE:0% COUNT DATE:2/1/2023
PSF: 1

Time Period	Link Analysis					
	AM			PM		
Direction	2-way NB/EB	SB/WB	2-way NB/EB	SB/WB		
Existing Volume	4096	2265	1839	3939	1931	2041
Peak Volume	4096	2265	1839	3939	1931	2041
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	4096	2265	1839	3939	1931	2041

Committed Developments							Type	% Complete
Arden PUD	269	203	66	320	118	202	Res	55%
City of Westlake	274	133	140	550	381	169	NR	37%
278 ProfessionalWay	6	4	2	10	3	7	NR	65%
Groves Town Center	122	72	50	279	128	151	NR	6%
Loxahatchee Groves Commons	23	11	12	48	24	24	NR	80%
Palm Beach State College	63	8	54	80	37	43	NR	35%
Wellington North	0	-6	6	7	11	-4	NR	0%
Avenir	38	18	20	50	22	28	Res	3%
Indian Trails Grove DRI	80	58	23	115	51	64	Res	0%
Okeechobee Folsom Commercial	3	2	1	7	4	4	NR	0%
Central Park of Commerce	343	72	271	365	274	92	NR	0%
Suess Medical	14	5	9	14	8	5	Res	0%
Flying Cow Ranch	5	3	1	7	3	5	NR	0%
Brown Landholding Relocation	14	6	8	18	8	10	NR	0%
Palm West Plaza - Expansion	2	1	1	44	21	23	NR	55%
Silver Lakes							Res	0%
Total Committed Developments	105	79	25	126	46	80		
Total Committed Residential	1361	669	689	2040	1139	903		
Total Committed Non-Residential	497	361	135	618	240	379		
Double Count Reduction	864	308	554	1422	899	524		
	124	62	34	155	60	95		

Total Discounted Committed Developments 1237 607 655 1885 1079 808

Input Data
ROAD NAME:Southern Blvd STATION:3443 Report Created
CURRENT YEAR:2023 FROM:Seminole Pratt Whitney Rd 12/6/2023
ANALYSIS YEAR:2028 TO:MIDPOINT
GROWTH RATE:0% COUNT DATE:2/1/2023
PSF: 1

Time Period	Link Analysis					
	AM			PM		
Direction	2-way NB/EB	SB/WB	2-way NB/EB	SB/WB		
Existing Volume	4096	2265	1839	3939	1931	2041
Peak Volume	4096	2265	1839	3939	1931	2041
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	4096	2265	1839	3939	1931	2041

Committed Developments							Type	% Complete
Arden PUD	269	203	66	320	118	202	Res	55%
City of Westlake	274	133	140	550	381	169	NR	37%
278 ProfessionalWay	6	4	2	10	3	7	NR	65%
Groves Town Center	122	72	50	279	128	151	NR	6%
Loxahatchee Groves Commons	21	11	10	45	22	23	NR	80%
Palm Beach State College	72	62	9	91	49	42	NR	35%
Wellington North	0	-6	6	7	11	-4	NR	0%
Avenir	38	18	20	50	22	28	Res	3%
Indian Trails Grove DRI	80	58	23	115	51	64	Res	0%
Okeechobee Folsom Commercial	3	2	1	7	4	4	NR	0%
Central Park of Commerce	343	72	271	365	274	92	NR	0%
Suess Medical	5	3	2	5	2	3	NR	0%
Flying Cow Ranch	5	1	3	7	5	3	Res	0%
Brown Landholding Relocation	14	6	8	18	8	10	NR	0%
Palm West Plaza - Expansion	2	1	1	44	21	23	NR	55%
Silver Lakes	105	79	25	126	46	80	Res	0%
Total Committed Developments	1359	719	637	2039	1145	897		
Total Committed Residential	497	359	137	618	242	377		
Total Committed Non-Residential	862	360	500	1421	903	520		
Double Count Reduction	124	72	34	155	61	94		

Total Discounted Committed Developments 1235 647 603 1884 1084 803

February 18, 2025

Mr. Seth Brier, Manager

Strategic Endeavors, LLC

16670 Rembrandt Road

Wellington, Florida 33414

Re:Property Located at the North East Corner of the Intersection of Southern Boulevard and Seminole Pratt Whitney Road; PCN No. 00404336000007020, aka 16670 Rembrandt Road.

Dear Mr. Brier:

This letter is to confirm the status of the above referenced property related to Future Land Use Plan and Zoning approvals. The property was included in an involuntary annexation approval of approximately 250 acres on second reading by the Wellington Council on February 13, 2024; subject to the passage of a referendum vote of the registered voters within the boundaries of the annexation area. The ordinance provides for an effective date of December 15, 2024. The referendum was held on March 19, 2024 and passed by a unanimous vote. Further, the Palm Beach County Commission, who's staff registered objection at all of the public hearings, voted to not litigate the approval (within their 30-day appeal period). Therefore, the annexation is no longer appealable.

Under the provisions of Chapter 171 of Florida Statutes the comprehensive plan and zoning designations for an annexed property remains under the sending jurisdiction (Palm Beach County) until the annexing jurisdiction (Wellington) adds the annexed area into their Future Land Use and Zoning maps. This can be done by waiting for each property owner to make their own application or by the annexing jurisdiction initiating the changes. In the case of the subject property and the others within the annexation, Wellington elected to initiate them. Final approval of both the amendment to our Comprehensive Plan to designate your property as Commercial on the Future Land Use Map and the rezoning of the property to Wellington CC (Community Commercial by the Village Council occurred on October 22, 2024. The mandatory 30-day appeal period ended on November 22, 2024 and there were no appeals. Please note that Wellington's CC designation is our general commercial zoning district (the most liberal with respect to uses allowed). The FAR limit on the property is .35. However, if the property is combined with others in the annexed area and approved in the future as a Planned Development District (MUPD or PUD), there is no FAR limit, but there is a 45% maximum building coverage limit.

Please do not hesitate to contact me if you need clarification on anything, or have any additional questions.

Very Truly yours,

Robert Basehart, AICP

Sustainability and Regulatory Affairs Director

12300 Forest Hill Boulevard • Wellington, Florida 33414 • (561) 791-4000 • Fax (561) 791-4045

wellingtonfl.gov