



Michael A. Caputo  
 Division Land Acquisitions Manager  
 D R Horton  
 6123 Lyons Road, Suite 100  
 Coconut Creek, FL 33073

**Re: Riviera Cove – Traffic Analysis**  
**PCN 56-43-42-28-00-001-0120**

Dear Michael,

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with the *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*. This traffic statement is associated with the Site Plan application for the Riviera Cove property. The property is located on the west side of Broadway, about 0.4 miles north of Blue Heron Blvd in Riviera Beach, Florida. Property Control Number associated with this project is 56-43-42-28-00-001-0120. A copy of the property appraiser information is included as Exhibit 1. Project buildout is expected in the year 2022.



**Figure 1 : Project Location**

The proposed development is within both Riviera Beach and the Coastal Residential Traffic Concurrency Exception Area (TCEA). Exhibit 2 shows the site location in relation to the Riviera Beach TCEA.

The Riviera Cove project is proposing 89 Townhomes. Exhibit 3 includes a copy of a preliminary site plan. Project trip generation rates used for this analysis were based on *PBC Trip Generation Rates* dated August 13, 2014. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions.

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the proposed development. According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 592, 47 and 55 trips respectively. According to *Table 12.b.2.D-7 3A* from the *PBC – TPS* and given the trip generation characteristics from Table 2, a 1-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis.

**Table 1: Trip Generation Rates**

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhomes	230	6.65	17%	83%	$\frac{\ln(T)}{0.80 \ln(X) + 0.26}$	67%	33%	$\frac{\ln(T)}{0.82 \ln(X) + 0.32}$

**Table 2: Trip Generation**

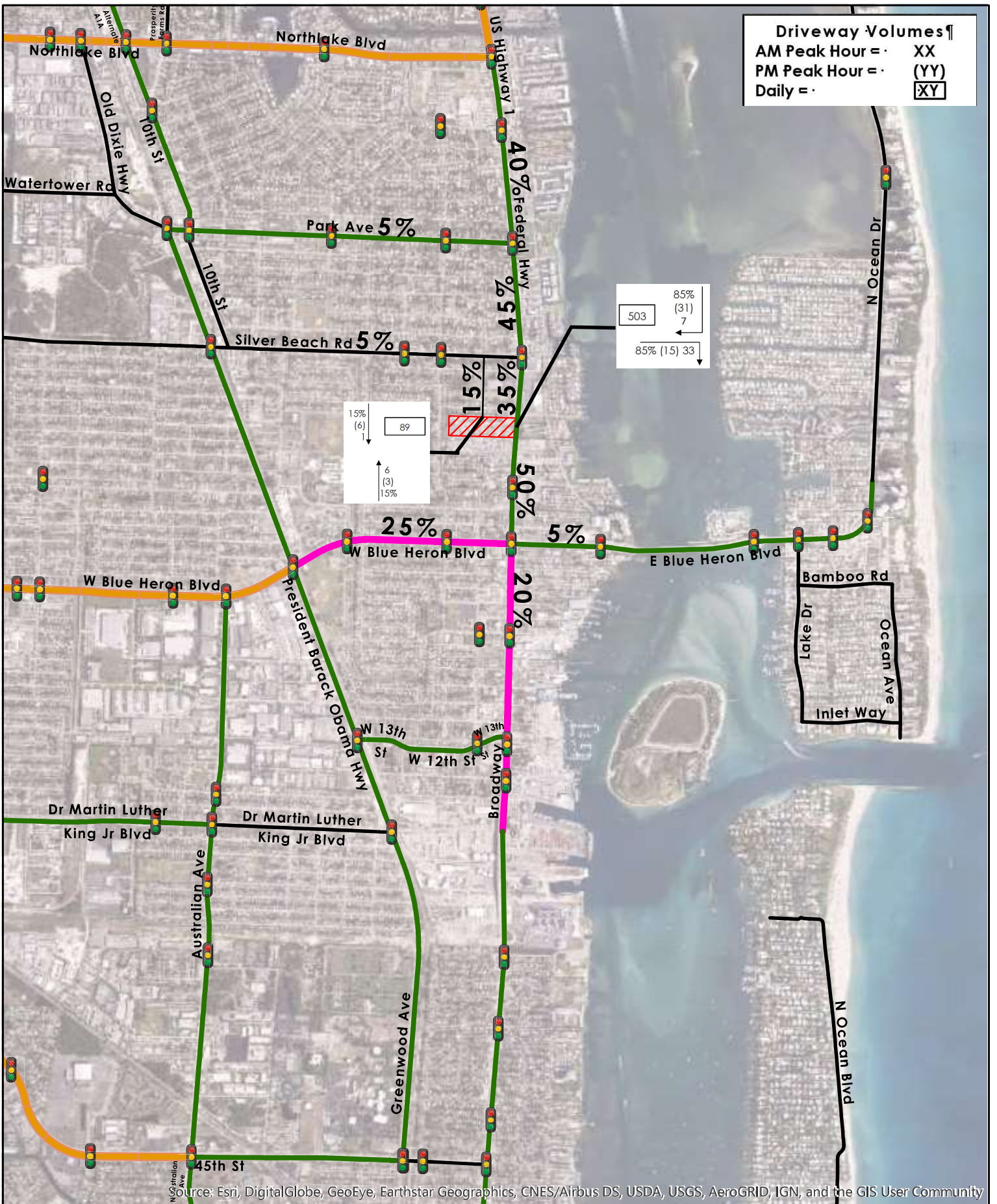
Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhomes	89 DU	592	8	39	47	37	18	55
<b>Net Traffic</b>		<b>592</b>	<b>8</b>	<b>39</b>	<b>47</b>	<b>37</b>	<b>18</b>	<b>55</b>

Based on Article 12 of the PBC ULDC – Chapter K, Section Five, a traffic study providing Traffic Generation, Assignment throughout the Test 1 Radius of Development Influence (RDI) and Projections of future traffic at the site access must be submitted to PBC for the proposed Project. Figure 2 shows the project trip distribution and assignment as well as the signalized intersections and roadway geometry within the RDI used to determine the functional classification of the impacted roadways. Table 3 includes the traffic assignment within Test 1 RDI while Table 4 and Table 5 show the future traffic in front of the site access.

**Table 3: Project Impact**

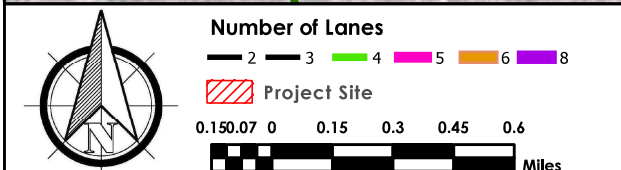
Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic
Broadway	45 <sup>th</sup> St	59 <sup>th</sup> St	4D	3	0.70	4.29	Class II	1,770	20%	8
Broadway	59 <sup>th</sup> St	MLK Blvd	5	0	0.42	0.00	Class I	1,960	20%	8
Broadway	MLK Blvd	Blue Heron Blvd	5	3	0.99	3.03	Class II	3,720	20%	8
Broadway	Blue Heron Blvd	Site	4D	2	0.63	3.17	Class II	1,770	50%	20
Broadway	Site	Silver Beach Road							35%	14
Federal Hwy	Silver Beach Road	Park Ave	4D	1	0.38	2.63	Class II	1,770	45%	18
Us-1	Park Ave	Northlake Blvd	4D	2	0.64	3.13	Class II	1,770	40%	16
Park Ave	Federal Hwy	10 <sup>th</sup> St	2	3	1.10	2.73	Class II	810	5%	2
Silver Beach Rd	Old Dixie Hwy	US-1	2	3	1.05	2.86	Class II	810	10%	4
Blue Heron Blvd	Old Dixie Hwy	US 1	5	3	0.76	3.95	Class II	1,770	25%	10
A1A	US 1	S Harbor Dr	4D	5	1.33	3.76	Class II	1,770	5%	2

Based on the PBC – TPS and the Land Development Design Standards Manual, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles. Figure 2 provides Daily, AM and PM peak hour driveway volumes for the Riviera Cove property. Based on the information presented in Figure 2, PBC - TPS, and the Land Development Design Standards Manual, turn lanes are not warranted at the project driveways.



**Driveway Volumes**  
 AM Peak Hour = XX  
 PM Peak Hour = (YY)  
 Daily = XY

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Figure 2**  
**Traffic Assignment**  
**Riviera Cove**



**Table 4: AM Future Traffic**

Road	From	To	Ln	AM 2018 Traffic <sup>1</sup>		2022 Background Traffic <sup>2</sup>		Approved Projects		2022 Background Traffic (1%) + Approved		Project Assignment	Project Traffic		Total Traffic		Peak Direction Service Volume
				NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	
Broadway	Blue Heron Blvd	Site	4D	840	1,257	937	1,402	73	81	947	1,389	50%	4	20	951	1,422	1,770
Broadway	Site	Silver Beach Road	4D	769	1,269	857	1,415	73	81	873	1,402	35%	14	3	887	1,418	1,770

In	Out	Total
8	39	47

**Table 5: PM Future Traffic**

Road	From	To	Ln	PM 2018 Traffic <sup>1</sup>		2022 Background Traffic <sup>2</sup>		Approved Projects		2022 Background Traffic (1%) + Approved		Project Assignment	Project Traffic		Total Traffic		Peak Direction Service Volume
				NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	
Broadway	Blue Heron Blvd	Site	4D	1,271	1,023	1,417	1,141	107	99	1,430	1,164	50%	19	9	1,449	1,173	1,770
Broadway	Site	Silver Beach Road	4D	1,304	1,021	1,454	1,138	107	99	1,464	1,161	35%	6	13	1,470	1,174	1,770

In	Out	Total
37	18	55

<sup>1</sup> Calculated from Turning Movement Counts at Broadway and W 34th Street, and, Broadway and Park Street

<sup>2</sup> A 2.76% Area Growth Rate has been used in this analysis. Exhibit 5 includes Area Growth Rate calcs within the RDI.

Adequacy of the northbound and southbound Left/U-turn storage length at the intersections of Broadway and 34<sup>th</sup> Street, and, Broadway and Park Street were evaluated using HCS methodology. Exhibit 4 includes HCS calculations while Table 6 summarizes the results of these analyses. As shown in Table 6, existing northbound and southbound Left/U-turn storage length at the intersections of Broadway and 34<sup>th</sup> Street, and, Broadway and Park Street will be sufficient to accommodate existing and future Left/U-turn traffic.

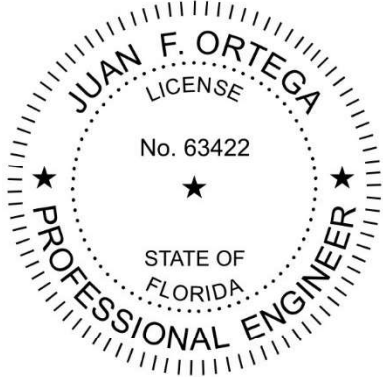
**Table 6: Left Turn Analyses**

<b>Northbound Left/U-Turn Analysis- Broadway and 34th Street</b>		
	<b>AM</b>	<b>PM</b>
2022 Total Traffic	41	56
95% Queue Length, Q <sub>95</sub> (Veh)	0.3	0.4
95% Queue Length, Q <sub>95</sub> (Feet)	7.5	10.0
<b>Existing Turn Lane (Feet)</b>	325 = 150 (storage) + 175 (taper)	
<b>Southbound Left/U-Turn Analysis - Broadway and Park Street</b>		
	<b>AM</b>	<b>PM</b>
2022 Total Traffic	18	23
95% Queue Length, Q <sub>95</sub> (Veh)	0.1	0.2
95% Queue Length, Q <sub>95</sub> (Feet)	2.5	5.0
<b>Existing Turn Lane (Feet)</b>	375 = 200 (storage) + 175 (taper)	

The proposed Riviera Cove development has been evaluated following the *PBC TPS - Article 12 of the PBC ULDC*. As required in *Article 12 of the PBC ULDC – Chapter K, Section Five*, a traffic study providing Traffic Generation, Assignment throughout the Test 1 Radius of Development Influence and projections of future traffic at the site access is being submitted to PBC for the proposed project. Therefore, the proposed development will be in compliance with the *PBC TPS - Article 12 of the PBC ULDC*.

Sincerely,

**JFO GROUP INC**  
COA Number 32276



- Enclosures:
- Exhibit 1: Property Appraiser Information
  - Exhibit 2: TCEA Map
  - Exhibit 3: Preliminary Site Plan
  - Exhibit 4: Vested Traffic
  - Exhibit 5: Area Growth Rate
  - Exhibit 6: HCS Analysis
  - Exhibit 7: TPS Approval

This item has been electronically signed and sealed by Dr. Juan F. Ortega. PE on May 20, 2019 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.

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**Property Detail**

Location Address	3301 BROADWAY		
Municipality	RIVIERA BEACH		
Parcel Control Number	56-43-42-28-00-001-0120		
Subdivision			
Official Records Book	27373	Page	1851
Sale Date	FEB-2015		
Legal Description	28-42-43, S 225.8 FT OF GOV LT1 & N 124.2 FT OF N 1/2 OF GOV LT 2 LYG W OF SR 5 (LESS RD R/W)		

**Owner Information**

<b>Owners</b>	<b>Mailing address</b>
EAST COAST PROPERTY INVESTMEO	PO BOX 540669 LAKE WORTH FL 33454 0669

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2015	\$10	27692 / 00628	REP DEED	
FEB-2015	\$1,237,604	27373 / 01851	WARRANTY DEED	EAST COAST PROPERTY INVESTMEO
MAR-1982	\$1,745,000	03690 / 01633	WARRANTY DEED	GIOVANIS CHRISTOS
JAN-1974	\$100	02286 / 00174		
JAN-1973	\$925,000	02259 / 00474	WARRANTY DEED	

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units	0
*Total Square Feet	0
Acres	9.5006
Use Code	1000 - VACANT COMMERCIAL
Zoning	DG - DOWNTOWN GENERAL ( 56-RIVIERA BEACH )

**Appraisals**

Tax Year	2017	2016	2015
Improvement Value	\$0	\$0	\$148,444
Land Value	\$2,069,240	\$2,015,440	\$2,015,440
Total Market Value	\$2,069,240	\$2,015,440	\$2,163,884

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2017	2016	2015
Assessed Value	\$2,069,240	\$2,015,440	\$2,163,884
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$2,069,240	\$2,015,440	\$2,163,884

**Taxes**

Tax Year	2017	2016	2015
Ad Valorem	\$45,327	\$45,109	\$49,746
Non Ad Valorem	\$0	\$0	\$0
Total tax	\$45,327	\$45,109	\$49,746

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

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MAP TE 15.3

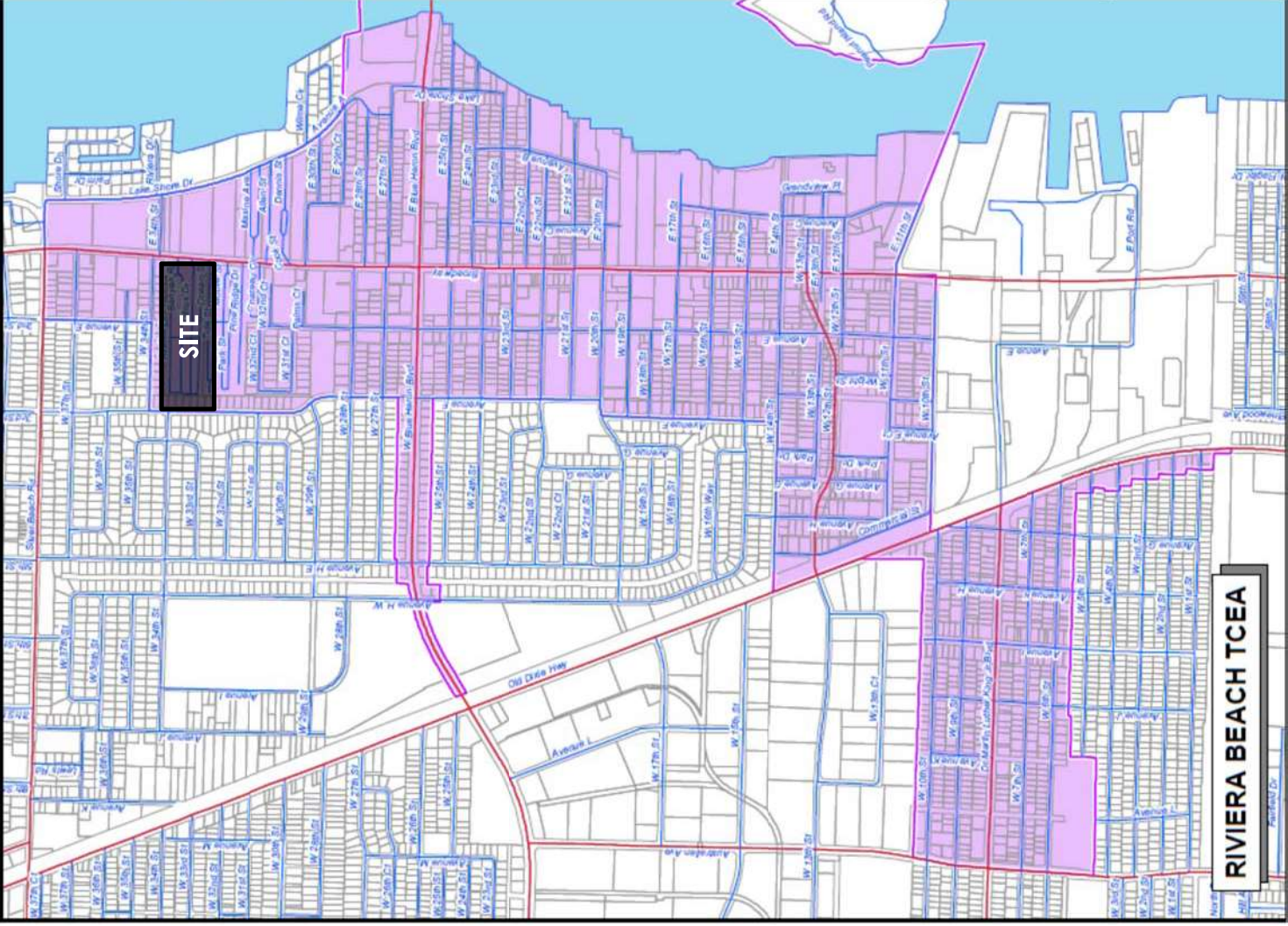
TRAFFIC CONCURRENCY EXCEPTION AREAS (TCEA's) DETAILS 2

-  Traffic Concurrence Exception Areas (TCEA's) \*
-  Interstate 95
-  Florida's Turnpike
-  Major Roads
-  Minor Roads

\* For Further Details Upon These Features, Please Refer To The Transportation Element Of The Comprehensive Plan  
 SOURCES: FPC Planning Division  
 Last Amended in Board Order by Ord. 2020-048



PALM BEACH COUNTY  
 COMPREHENSIVE PLAN  
 MAP SERIES



RIVIERA BEACH TCEA

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PROPOSED	30'	0'	10'
DOWNTOWN GENERAL	9.50 AC.	53%	

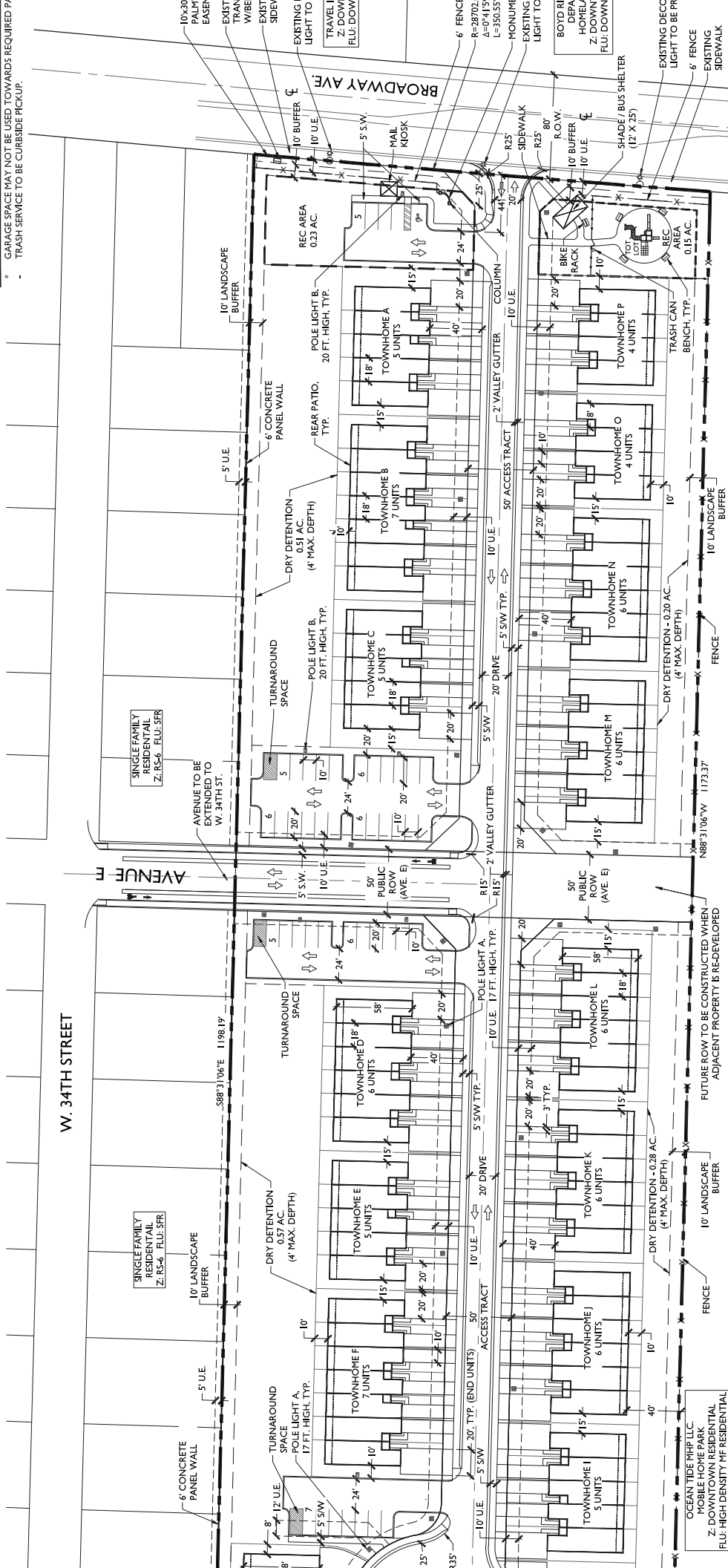
**LEGEND**

- S.F. = SQUARE FEET
- SP. = SPACE
- SW. = SIDEWALK
- TY. = TYPICAL
- U.E. = UTILITY EASEMENT
- EX. = EXISTING
- FLU. = FUTURE LAND USE
- O.S. = OPEN SPACE
- R. = RADIUS
- R.O.W. = RIGHT-OF-WAY



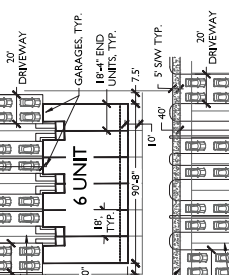
**NOTES**

- \* GARAGE SPACE MAY NOT BE USED TOWARDS REQUIRED PARKING
- TRASH SERVICE TO BE CURBSIDE PICKUP.



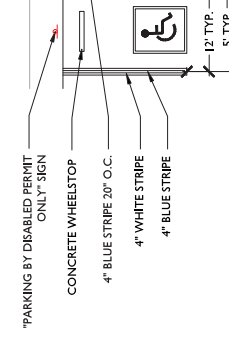
**10' X 20' TYPICAL 90° PARKING DETAIL**

SCALE: N.T.S.  
 NOTES:  
 - ALL DIMENSIONS AND NOTES ARE TYPICAL.



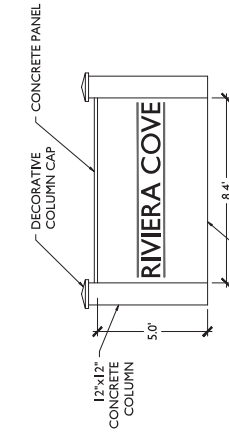
**10' X 20' TYPICAL 90° PARKING DETAIL**

SCALE: N.T.S.  
 NOTES:  
 - ALL DIMENSIONS AND NOTES ARE TYPICAL.



**FREESTANDING SIGN DETAIL**

SCALE: N.T.S.



**AMENDMENTS**

**ZONING STAMPS**

PROPOSED ZONING DISTRICT  
 CONTROL NUMBER (PCN)  
 EXISTING USE  
 PROPOSED USE  
 SITE AREA  
 TOTAL DWELLING UNITS (TOWNHOMES)  
 DENSITY  
 DRY DETENTION  
 FERVIDOUS  
 TOTAL BUILDING SQUARE FOOTAGE  
 BUILDING HEIGHT (3 STORES MAX.)  
 BUILDING SETBACK (2' 3P.D.U.)  
 PROPOSED PARKING  
 DRIVEWAY  
 PARKING LOTS  
 PROPOSED RECREATION  
 TAZ

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**A**      **B**      **C**      **D**      **E**      **F**      **G**      **H**      **I**

ROAD NAME: Broadway      STATION: 2800      Report Created 5/8/2018  
 CURRENT YEAR: 2016      FROM: Blue Heron Blvd W  
 ANALYSIS YEAR: 2022      TO: Midpoint  
 GROWTH RATE: 10.19%      COUNT DATE: 2/29/2016      PSF: 1

ROAD NAME: Broadway      STATION: 2800      Report Created 5/8/2018  
 CURRENT YEAR: 2016      FROM: Midpoint  
 ANALYSIS YEAR: 2022      TO: Silver Beach Rd  
 GROWTH RATE: 10.19%      COUNT DATE: 2/29/2016      PSF: 1

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2353	1269	1104	2667	1314	1353
Peak Volume	2353	1269	1104	2667	1314	1353
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2353	1269	1104	2667	1314	1353

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2353	1269	1104	2667	1314	1353
Peak Volume	2353	1269	1104	2667	1314	1353
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2353	1269	1104	2667	1314	1353

Committed Developments

	Type	% Complete
The Island Spa	NR	100%
Sierra Bay Apartments	Res	100%
EZ Weld	NR	0%
Northlake Promenade	NR	64%
Wellness Resort	NR	0%
Stewart Toyota Expansion	NR	62%
Village Shoppes II	NR	30%
Palm Beach Outlets	NR	72%
Avenue L Retail	NR	0%
Public Safety & Public Works Complex	NR	30%
7-Eleven Blue Heron	NR	0%
Champs Charter School	NR	0%
Dairy Queen	NR	50%
Total Committed Developments		99
Total Committed Residential		0
Total Committed Non-Residential		99
Double Count Reduction		0

Committed Developments

	Type	% Complete
The Island Spa	NR	100%
Sierra Bay Apartments	Res	100%
EZ Weld	NR	0%
Northlake Promenade	NR	64%
Wellness Resort	NR	0%
Stewart Toyota Expansion	NR	62%
Village Shoppes II	NR	30%
Palm Beach Outlets	NR	72%
Avenue L Retail	NR	0%
Public Safety & Public Works Complex	NR	30%
7-Eleven Blue Heron	NR	0%
Champs Charter School	NR	0%
Dairy Queen	NR	50%
Total Committed Developments		99
Total Committed Residential		0
Total Committed Non-Residential		99
Double Count Reduction		0

Total Discounted Committed Developments

154	73	81	207	107	99
1858	1002	872	2106	1038	1069
299	151	149	371	188	182
1858	1002	872	2106	1038	1069
4211	2271	1976	4773	2352	2422

Total Discounted Committed Developments

154	73	81	207	107	99
1858	1002	872	2106	1038	1069
299	151	149	371	188	182
1858	1002	872	2106	1038	1069
4211	2271	1976	4773	2352	2422

Lanes

	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	NO	NO	NO	NO	NO	NO
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	NO	NO	NO	NO	NO	NO

Lanes

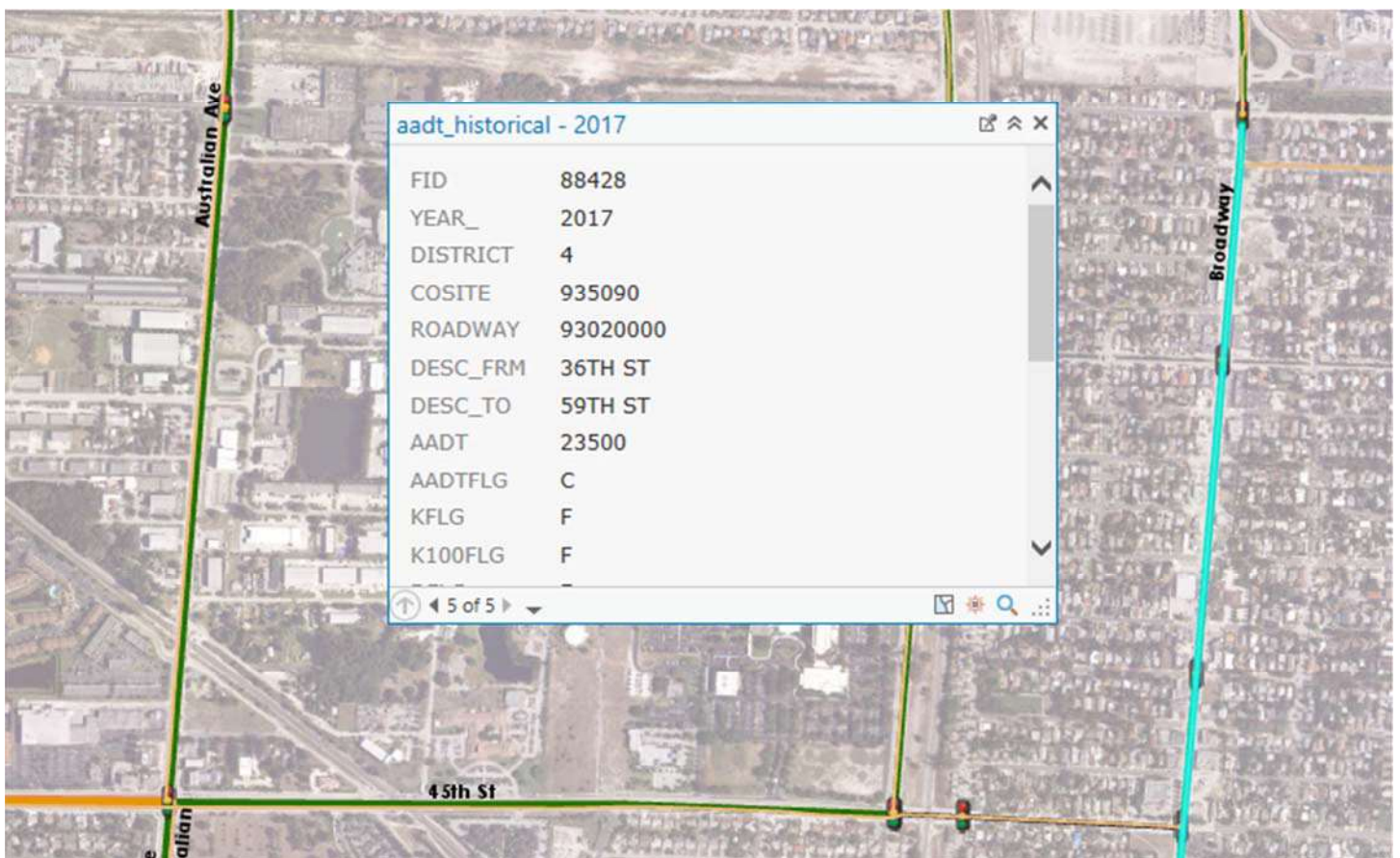
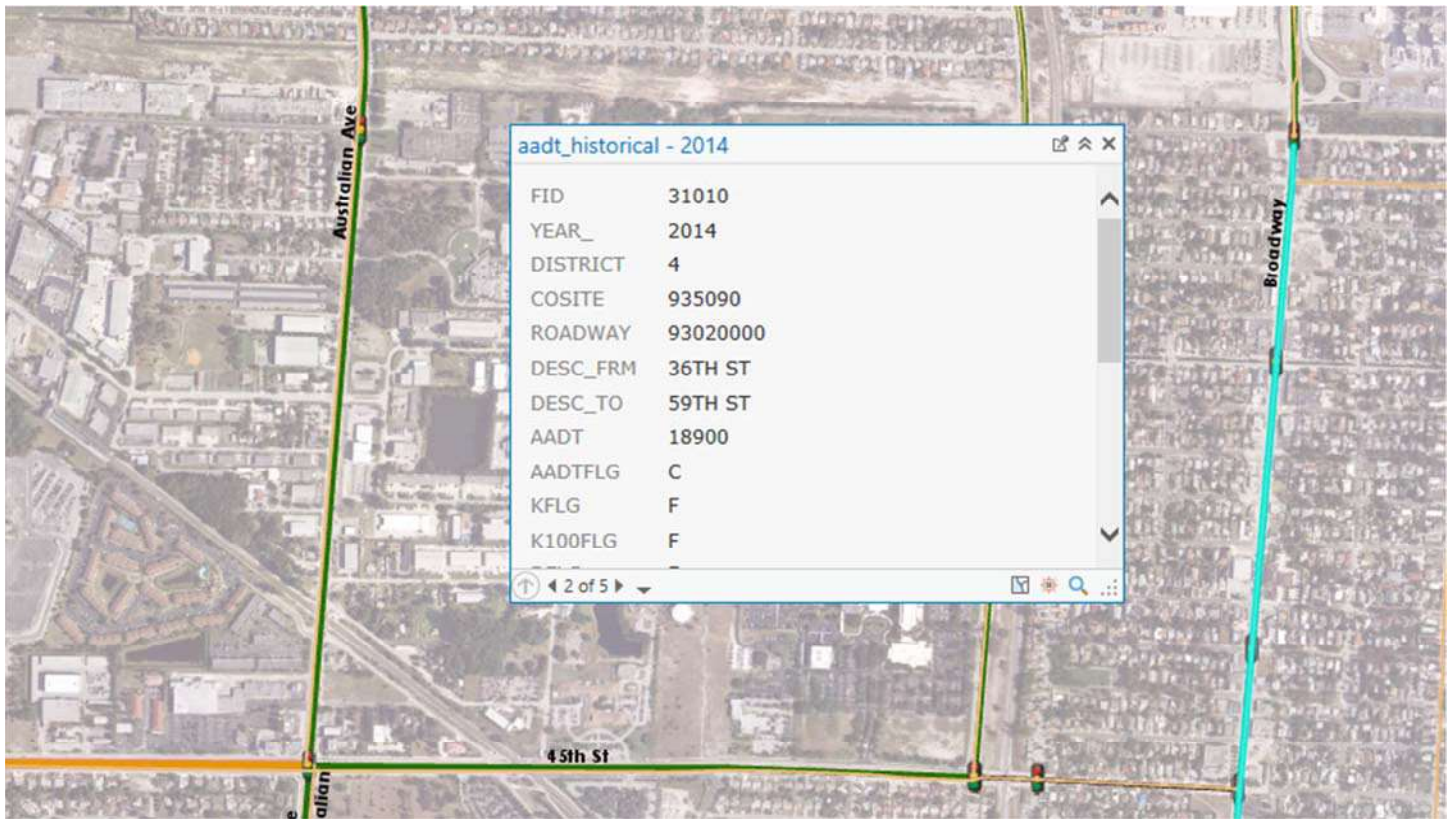
	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	NO	NO	NO	NO	NO	NO
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	NO	NO	NO	NO	NO	NO

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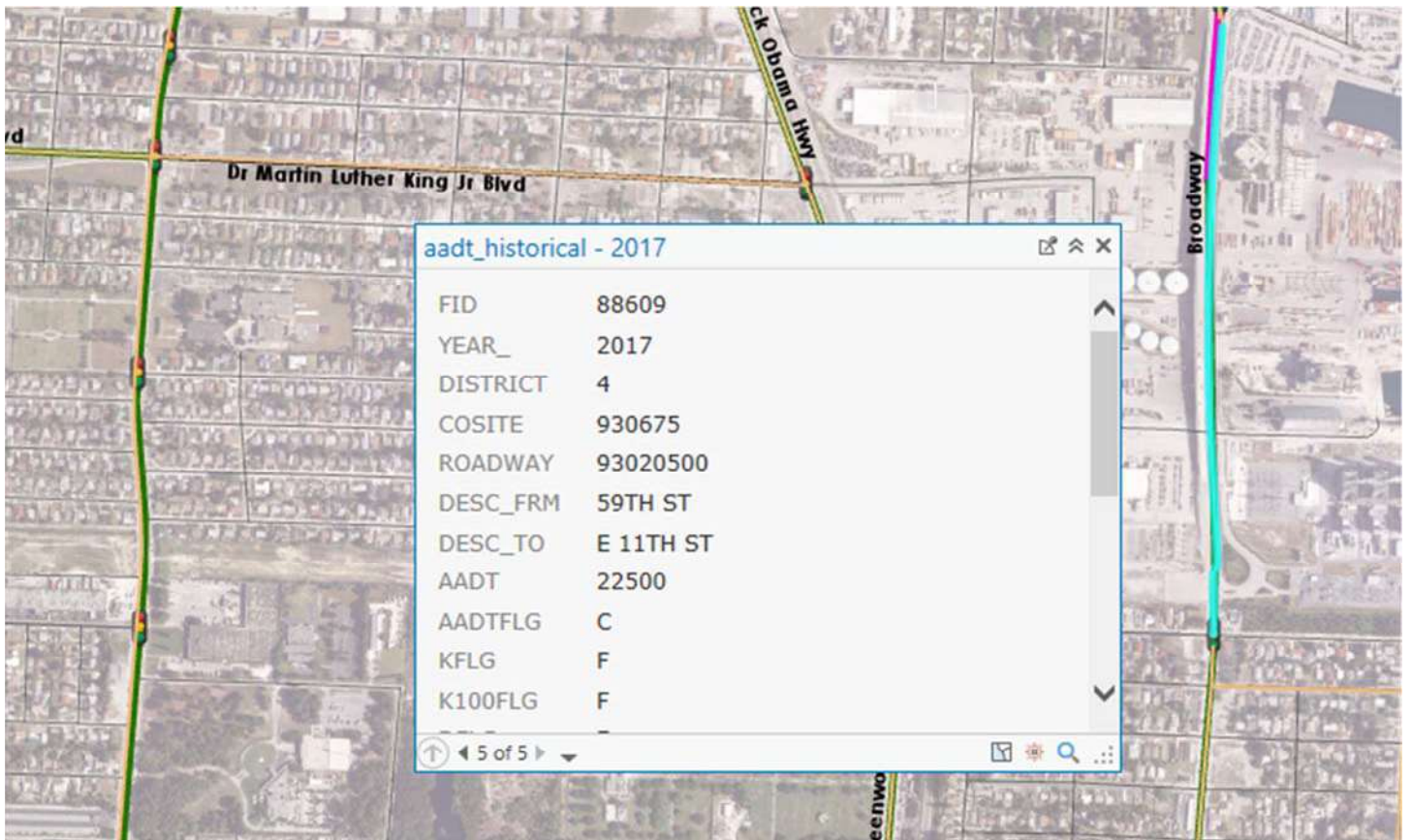
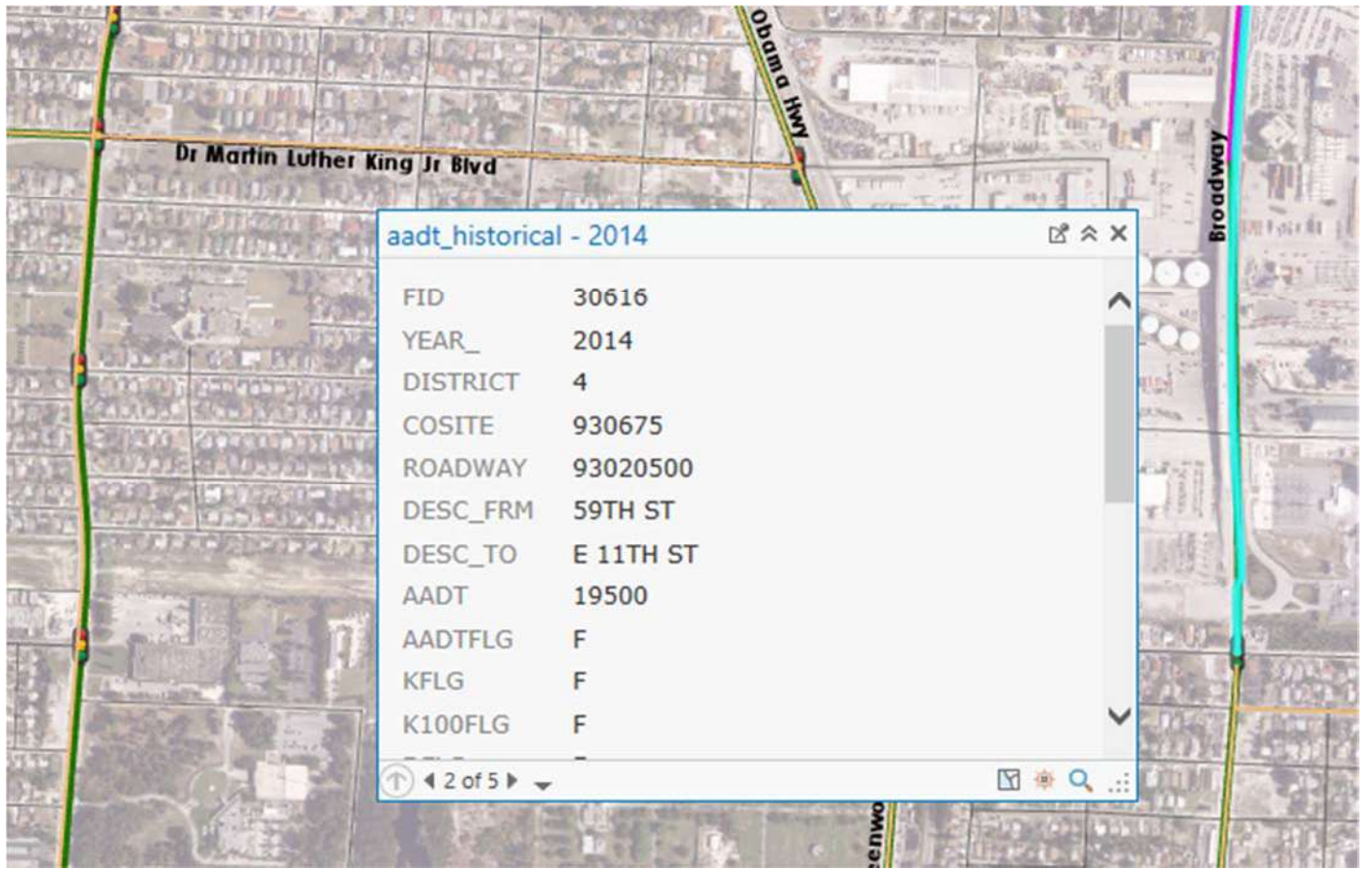
## Riviera Cove Area Wide Growth Rate

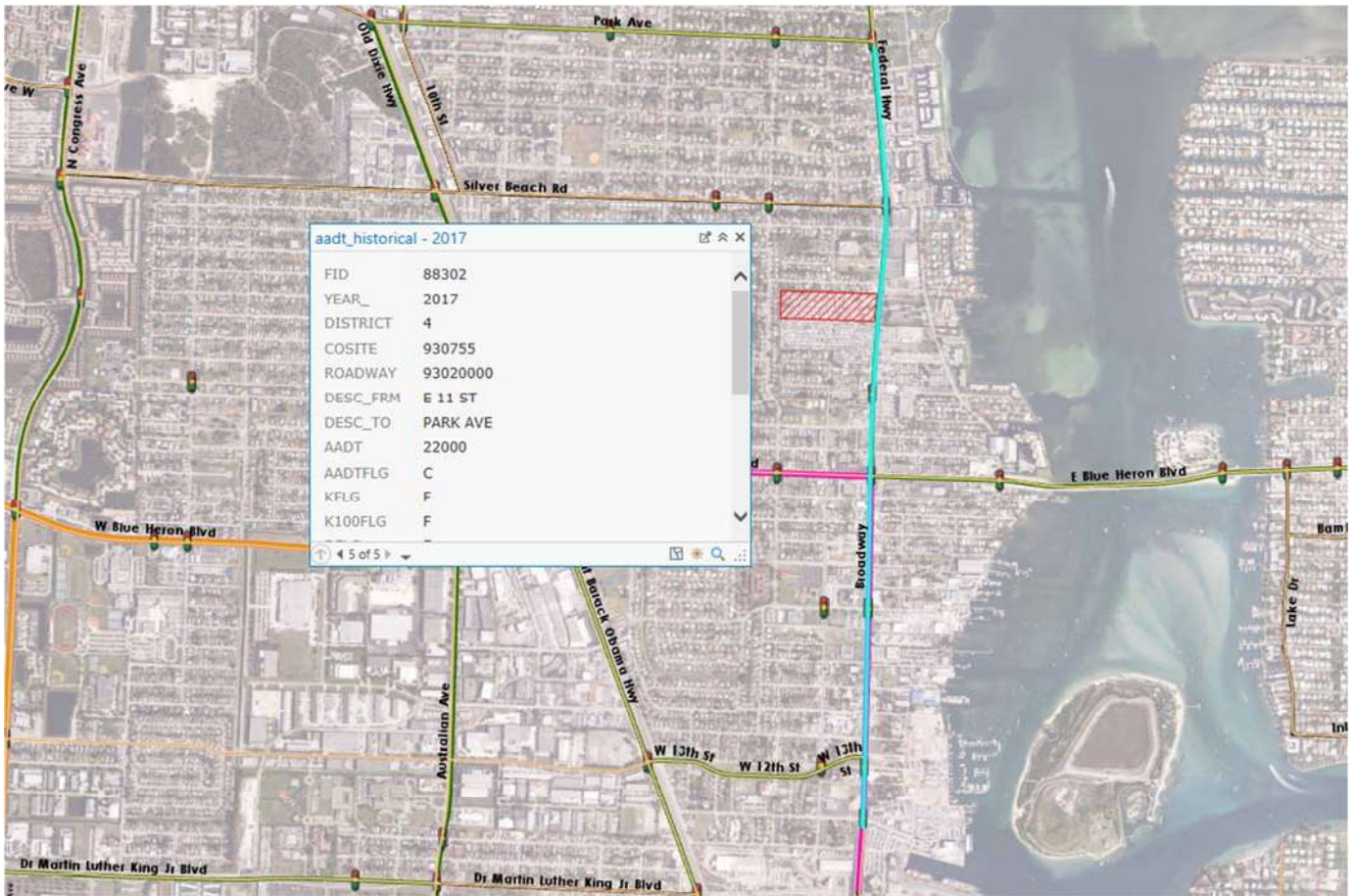
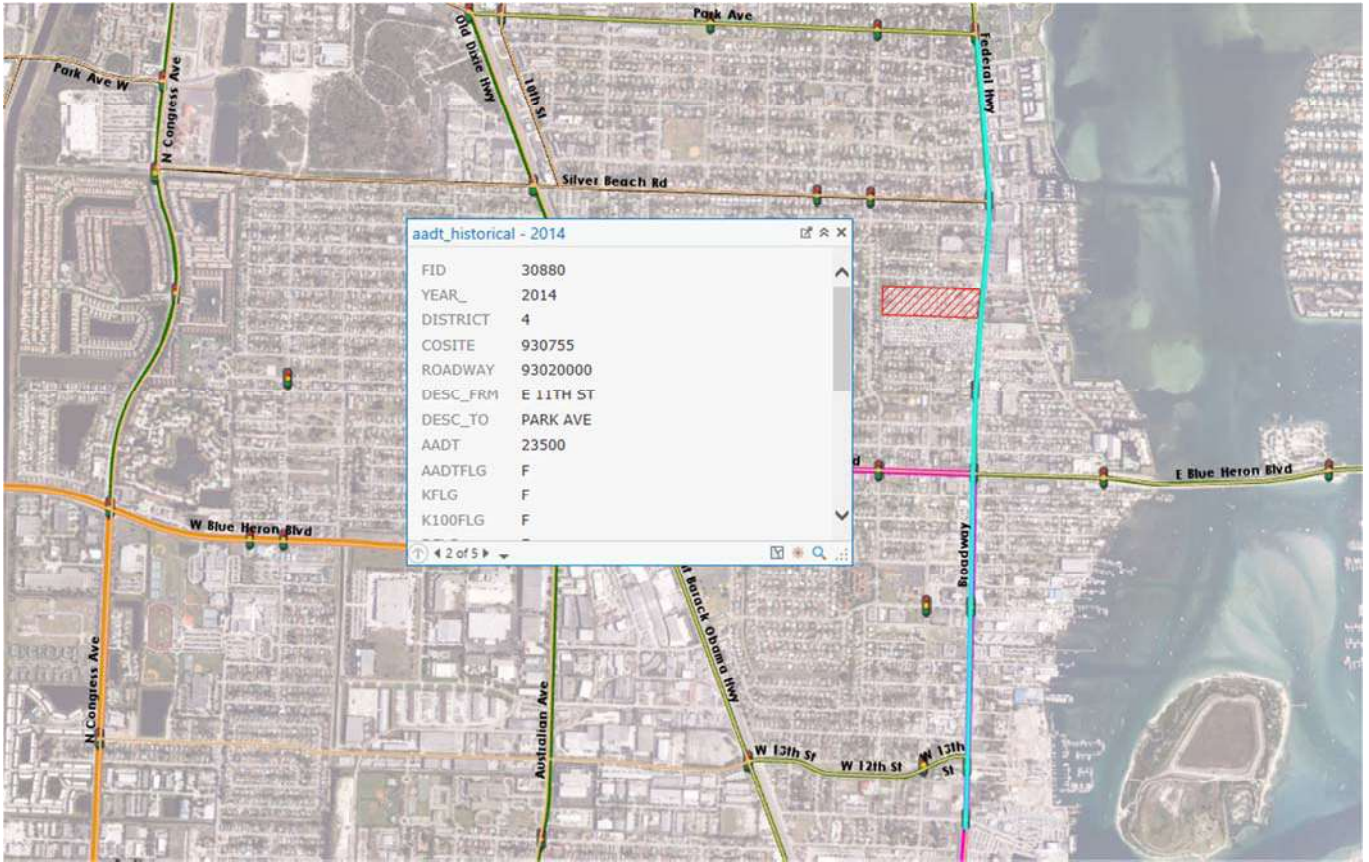
Roadway	From	To	FDOT		PBC	
			2014	2017	2014	2017
Broadway	45th St	59th St	18,900	23,500	-	-
Broadway	59th St	MLK Blvd	19,500	22,500	-	-
Broadway	MLK Blvd	Blue Heron Blvd	23,500	22,000	-	-
Broadway	Blue Heron Blvd	Site			-	-
Broadway	Site	Silver Beach Road			-	-
Federal Hwy	Silver Beach Road	Park Ave	-	-	-	-
US-1	Park Ave	Northlake Blvd	22,000	24,500	-	-
Park Ave	Federal Hwy	10th St	-	-	5,431	5,668
Silver Beach Rd	Old Dixie Hwy	US-1	-	-	11,939	13,754
Blue Heron Blvd	Old Dixie Hwy	US 1	16,600	19,000	-	-
A1A	US 1	S Harbor Dr	17,700	16,200	-	-
		Σ	118,200	127,700	17,370	19,422

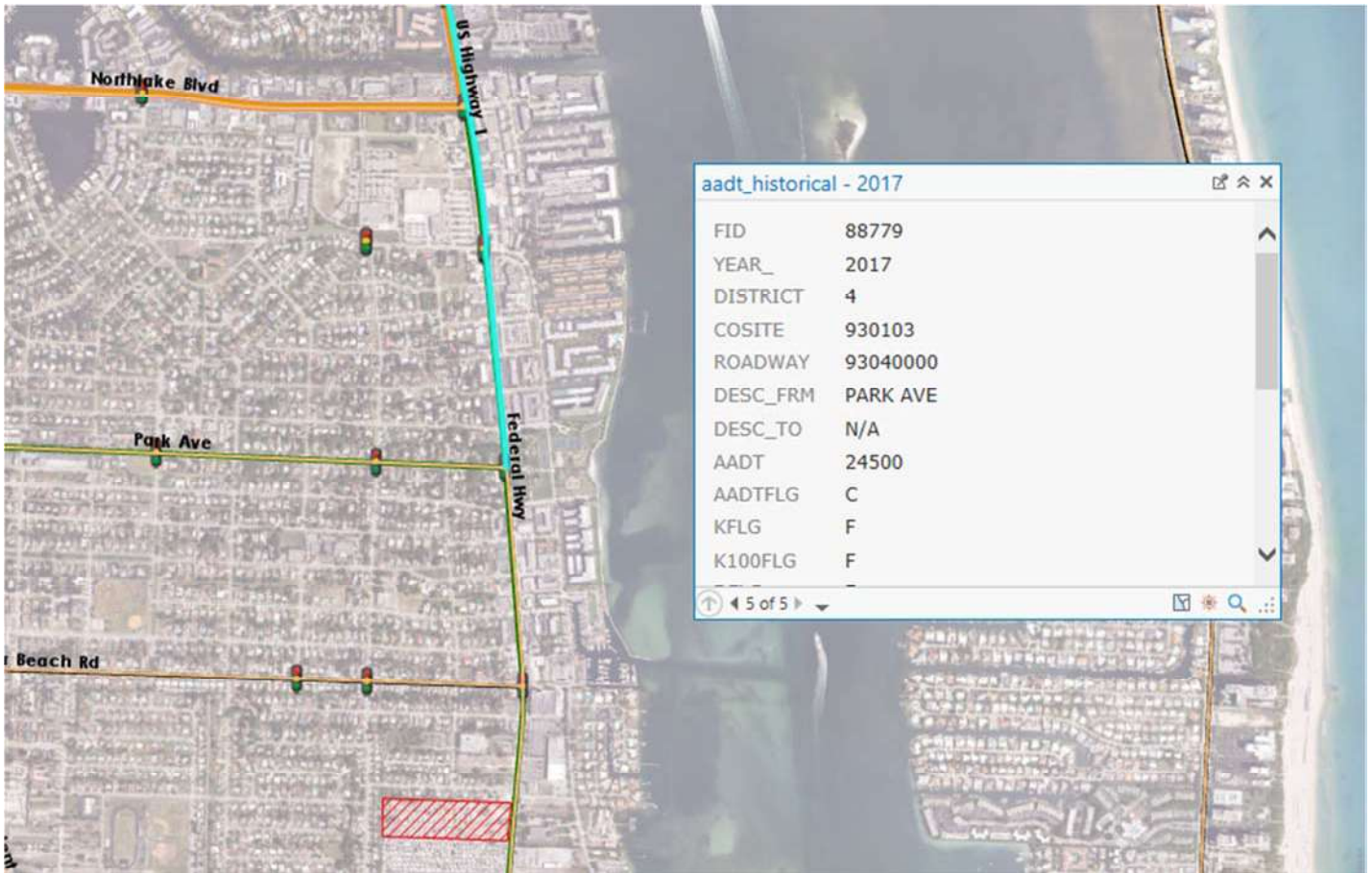
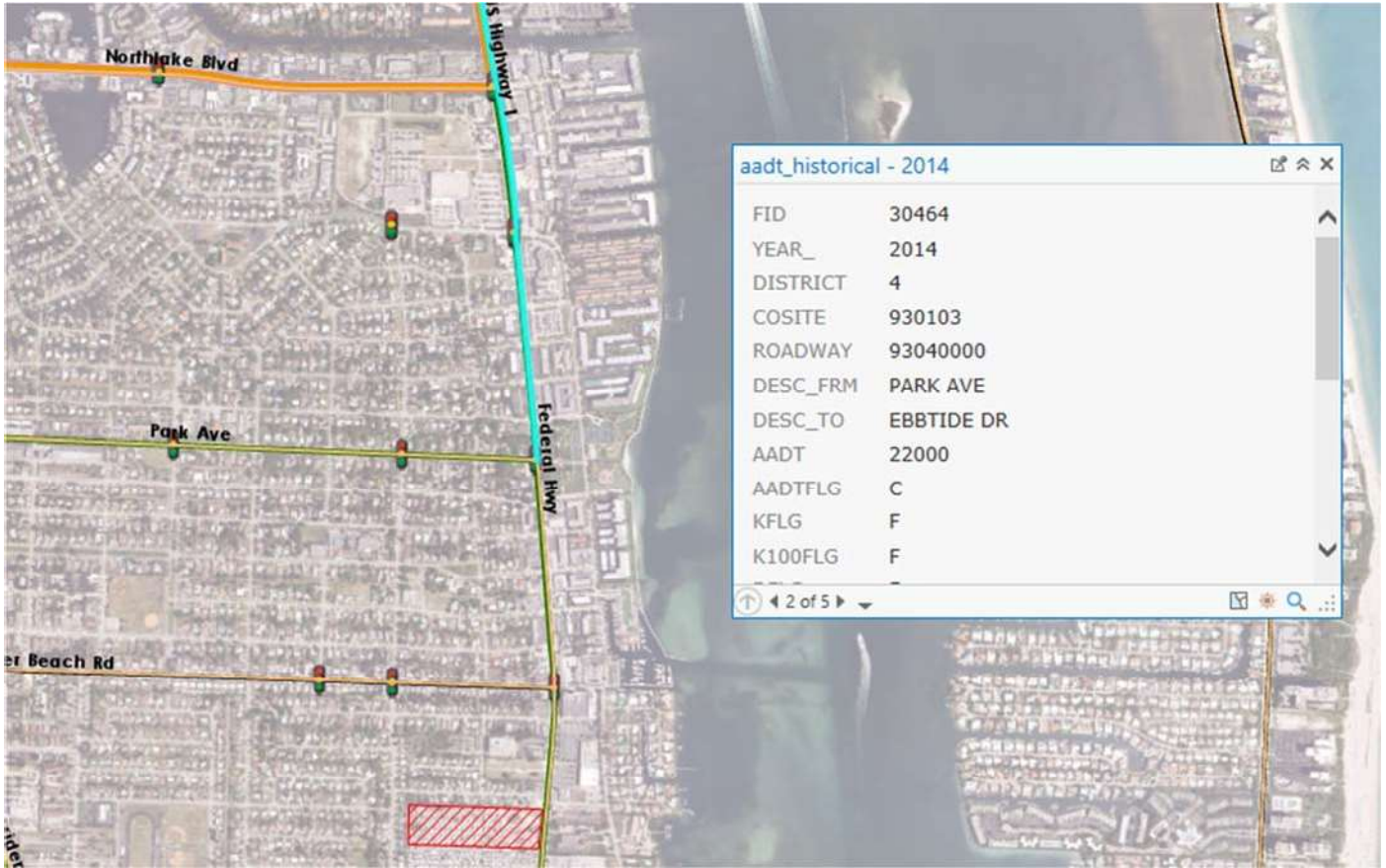
Base Year (Σ 2014 from F-DOT + Σ 2014 from PBC)	135,570
Future Year (Σ 2017 from F-DOT + Σ 2017 from PBC)	147,122
<b>Area Wide Growth</b>	
	<b>2.76%</b>





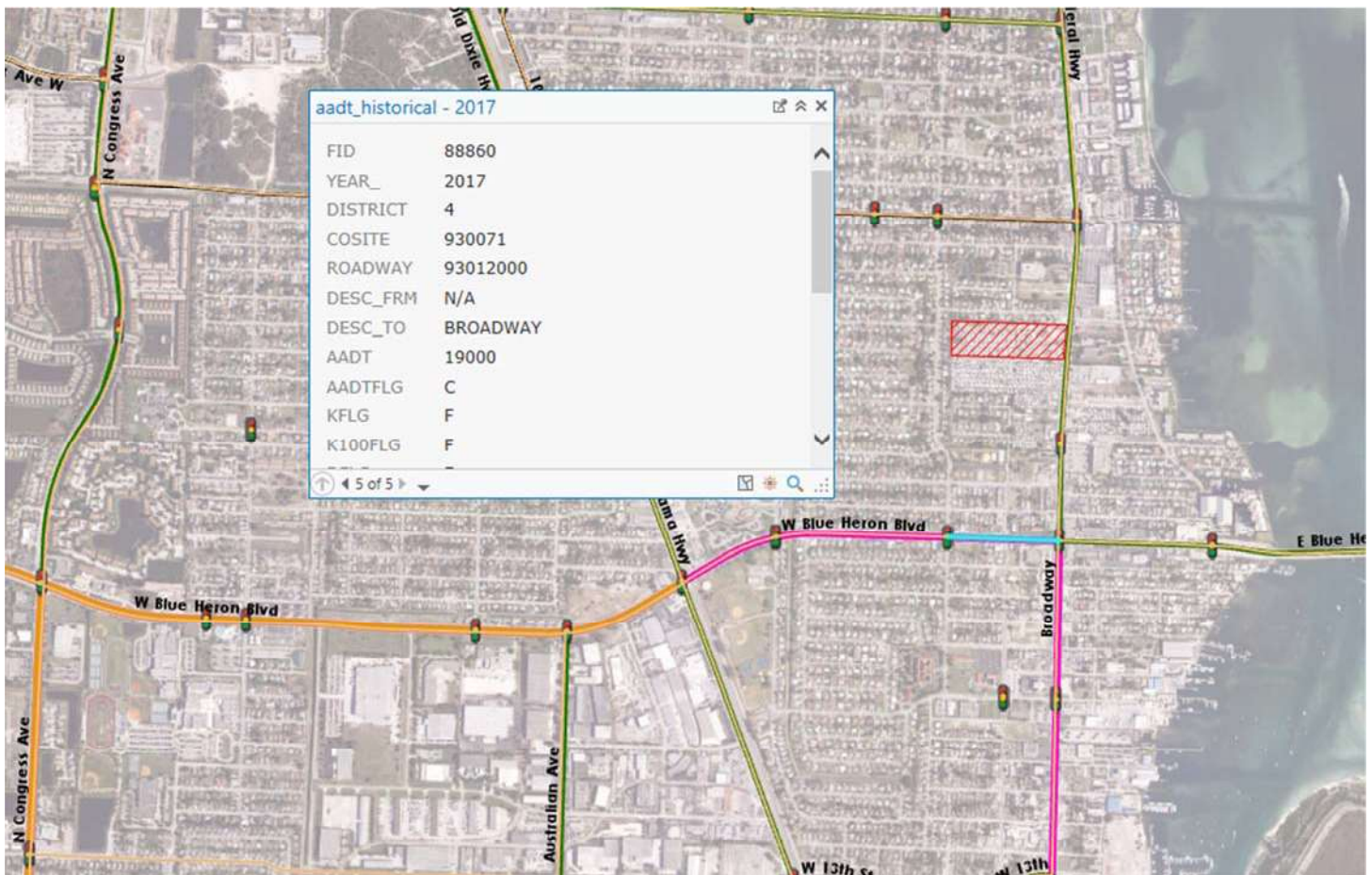
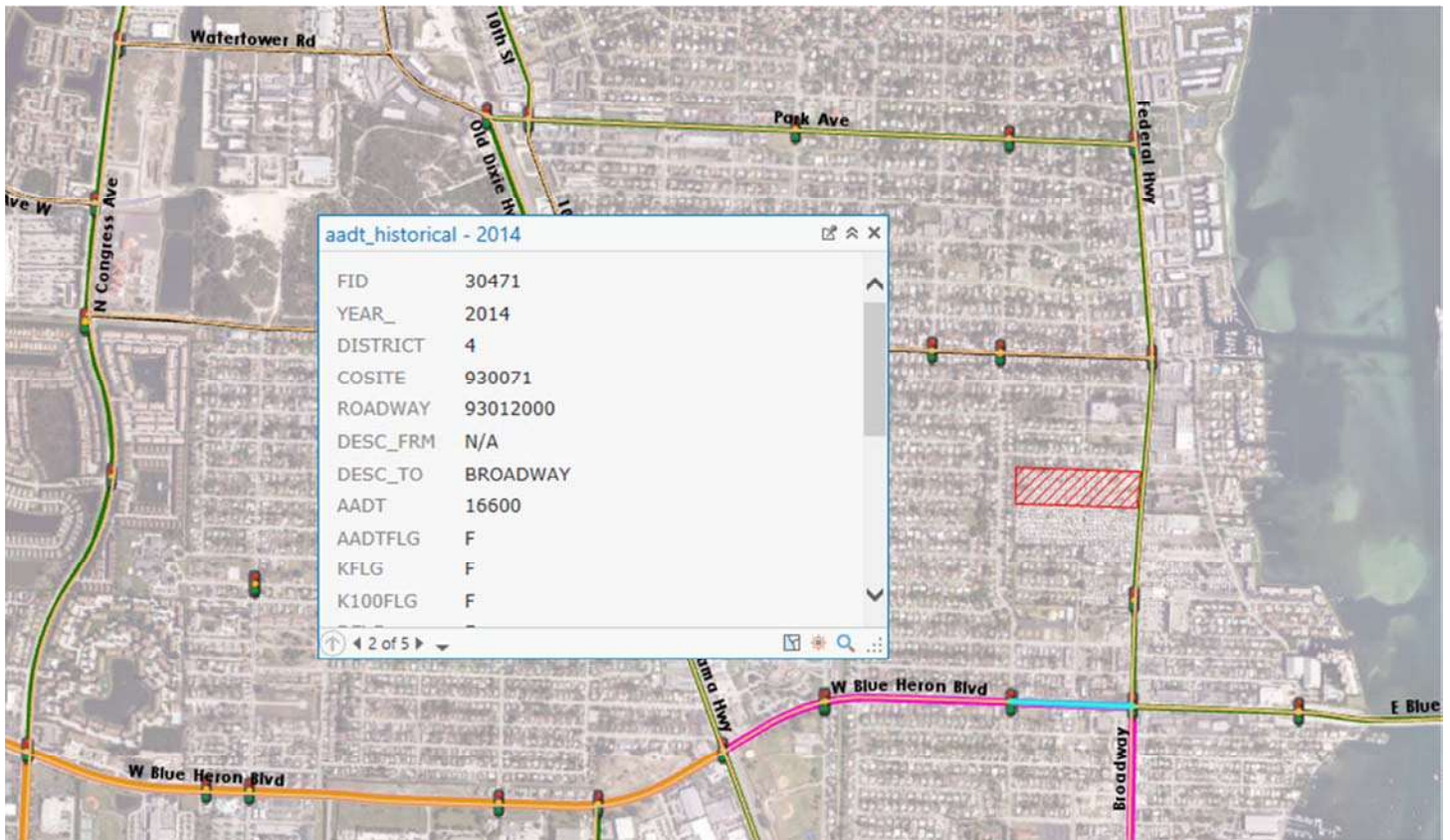


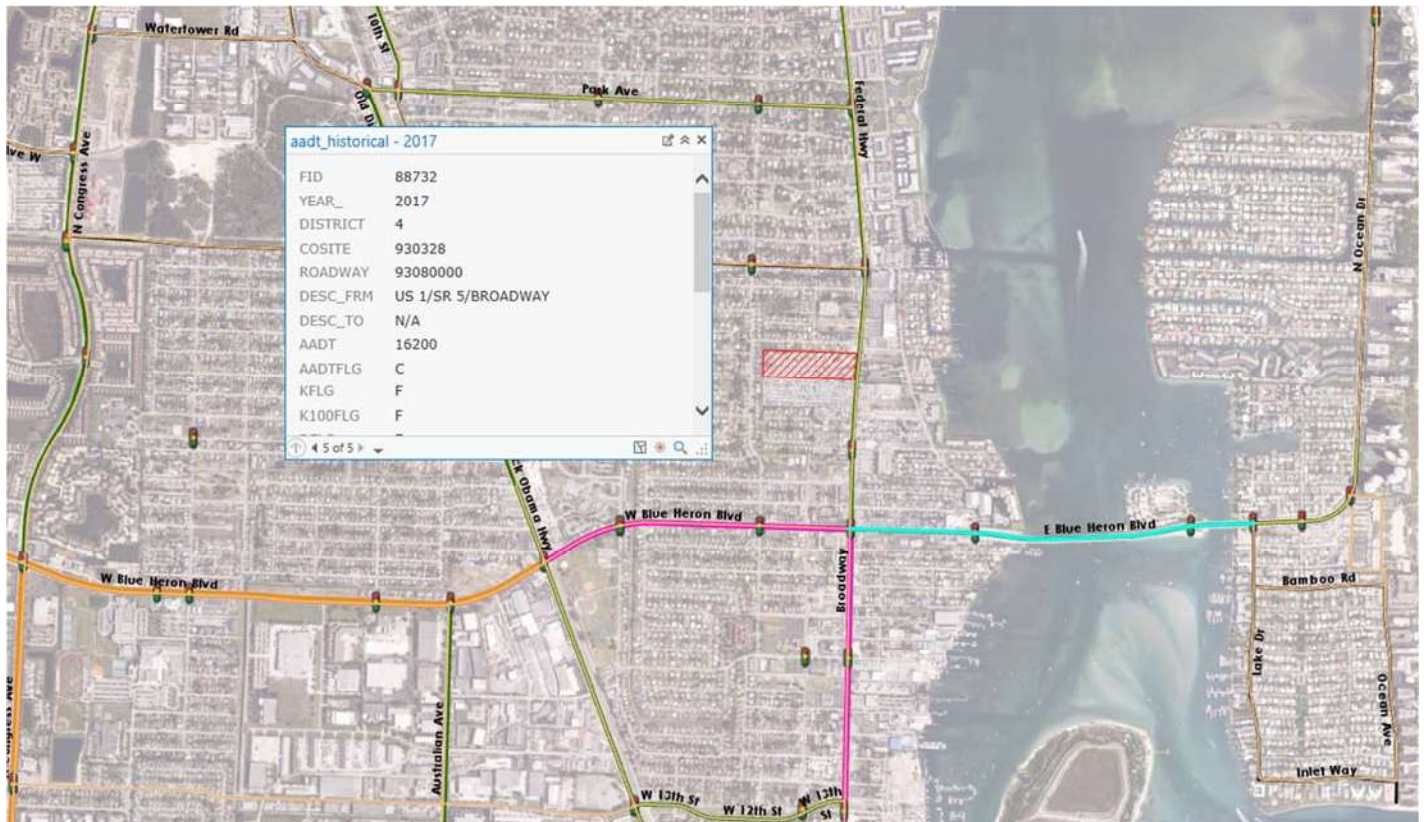
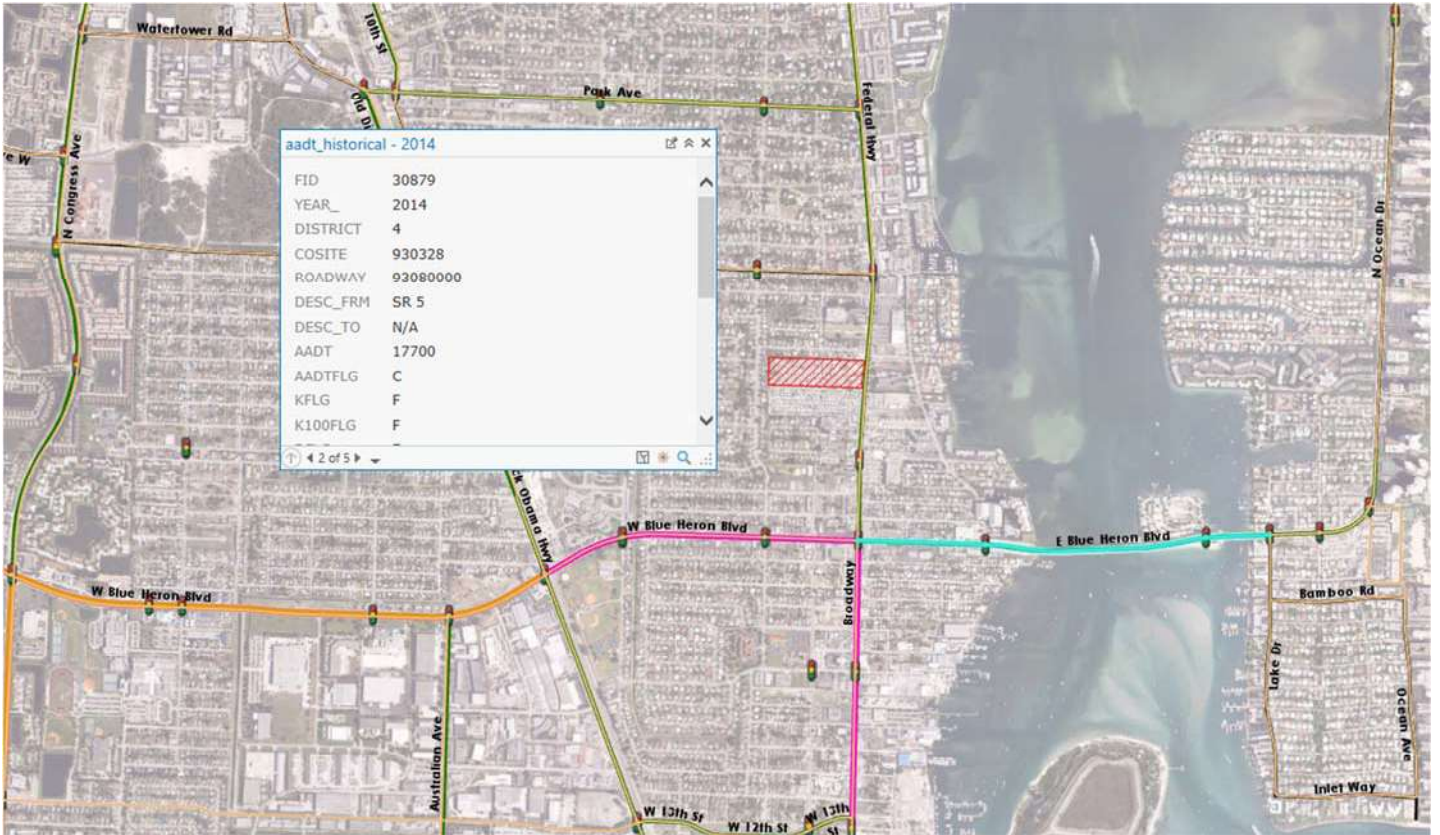




	FROM	TO	LANES	PK HR	DAILY TRAFFIC VOLUMES					2017 DAILY		2017 AM PEAK HOUR		2017 P 2-WAY T	
					2012	2013	2014	2015	2016	DATE	VOL	16-17 GR	3YR GR		2-WAY NB/EB SB/WB
	ACH LAKES BL	Congress Ave	6D	2680	40001	39788	40574	42040	43815	3/13/2017	41508	3433	2184	1456	2916
	ACH LAKES BL	PB Mall Main Entrance	6D	2680	42279	43356	45007	44795	46212	3/13/2017	43928	3373	2248	1184	3191
	TO PARK RD	Glades Rd	4D	1960	13017	13080	14030	13689	13868	1/23/2017	13180	1279	804	490	1184
	TO PARK RD	NE 5th Ave	4D	1770	14304	14725	13533	15848		2/7/2017	15233	857	401	456	1224
	TO PARK RD	Ponderosa Dr	4D	1960	21429	22903	21872	23105	23470	1/23/2017	22278	2059	1491	569	1942
	TO PARK RD	SR-7	6D	2940	30379	28897	29747	32587	34584	1/23/2017	33154	2747	1716	1031	2739
	TO PARK RD	12th St	4D	1770	36851	38124	37697	37862		2/7/2017	40974	2721	1547	1177	3256
	TO PARK RD	Lyons Rd	6D	2940	41613	41227	41885	43242	44917	1/23/2017	43527	3699	2536	1166	3799
	TO PARK RD	Powerline Rd	6D	2940	45172	44403	47262	44178		1/23/2017	44537	3268	2303	1001	3640
	TO PARK RD	Boca Rio Rd	6D	2940	45287	44644	47837	47717	47872	1/23/2017	47621	3843	2619	1231	4314
	TO PARK RD	St Andrews Blvd	6D	2680	50149	50371	51342	55317		3/7/2017	51088	3900	2614	1286	4138
	OOD AVE	Frederick Small Rd	2	880	4200	4108	3437	4294	4691	1/25/2017	4688	429	171	265	423
	E	Federal Hwy	2	880	5343	4817	5431	5427	5561	2/22/2017	5668	368	143	225	462
	D	Ryder Cup/Jog Rd	4D	3320						4/13/2017	12121	771	347	418	1308
	D	Mirasol Dr - Ave of the	4D	1960	21862	22859	25572	26216	26718	4/13/2017	23210	1660	793	915	2160
	D	Ellison Wilson Rd	6D	2680	26830	25880	26974	28710	29161	2/15/2017	27771	1745	1154	606	2166
	D	Gardens Mall	6D	2680	37764	37346	45028	41615	44377	3/28/2017	41096	2540	1841	847	3074
	D	Central Blvd	6D	2940	47150	43414	47278	48298	50202	3/28/2017	50162	3898	2200	1698	4301
		Fla Turnpike Entrance	2	810	4633	4942	5638	5212	5759	2/6/2017	5954	642	276	386	476

	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES							2017 DAILY		2017 AM PEAK HOUR		2017 P	
					2012	2013	2014	2015	2016	DATE	VOL	16-17 GR	3YR GR	2-WAY NB/EB	SB/WB	2-WAY NB	2-WAY SB
K RD	Haverhill Rd	Military Trail	2	810	9305	9334	9390	9916	9454	2/1/2017	9998	5.75%	2.11%	916	504	423	925
K RD	Jog Rd	Haverhill Rd	2	880	18395	18295	18539	19457	20463	2/1/2017	22244	8.70%	6.26%	1966	1129	837	2217
ALM BEACH BL	60th St	Persimmon Bl	4D	1960	14297	14621	14030	13868	13516	2/1/2017	15053	11.37%	2.37%	1132	482	659	1391
ALM BEACH BL	Orange Blvd	M Canal	2	880	15740	16300	15932	15664		2/1/2017	17556		3.29%	1354	542	856	1600
RRYS WAY	Okeechobee Bl	Belvedere Rd	2	880	10427	6287	6835	6607	7270	2/6/2017	7283	0.18%	2.14%	763	352	432	739
RRYS WAY	Belvedere Rd	Southern Blvd	2	880	6280	10945	11970	11057	12961	4/19/2017	14006	8.06%	5.38%	1049	610	456	1249
T BLVD	Boynton Beach Blvd	Woolbright Rd	5	1960	12263	12680	11793	12985	13234	1/17/2017	13453	1.65%	4.49%	954	413	556	1241
T BLVD	Hypoluxo Rd	Gateway Blvd	5	1960	12101	11543	11046	11738	13461	2/13/2017	13611	1.11%	7.21%	807	469	444	1199
T BLVD	Gateway Blvd	Boynton Beach Blvd	5	1960	11566	11621	11423	13215	13466	1/17/2017	13782	2.35%	6.46%	953	381	573	1320
E PRATT-WHIT	Woolbright Rd	23rd Ave	4	1860	20933	19995	20566	21450	21630	1/17/2017	21735	0.49%	1.86%	1742	668	1074	1787
E PRATT-WHIT	Northlake Blvd	Orange Bl	2	1140	10118	11479	10460	11577	12585	2/13/2017	13655	8.50%	9.29%	1003	567	533	1255
E PRATT-WHIT	Orange Bl	60th St N	4D	1960	12152	12959	13600	14873		2/12/2017	16514	11.03%		1289	849	590	1467
E PRATT-WHIT	Okeechobee Blvd	Southern Blvd	4D	1960	14444	13400	14153	15965		2/1/2017	17000	6.48%	8.26%	1347	423	929	1492
E PRATT-WHIT	Sycamore Dr E	Okeechobee Blvd	4D	3320			18026	18997		4/17/2017	20942	10.24%		1896	741	1273	1713
OD FOREST BL	Forest Hill Blvd	Cresthaven Blvd	2	880	6431	6751	7078	7360		3/1/2017	7652	3.97%	4.26%	576	269	312	684
OD FOREST BL	10th Ave N	Lake Worth Rd	2	880	6461	7391	7699	7925	7883	2/8/2017	8213	4.19%	2.18%	564	155	418	728
OD FOREST BL	Cresthaven Blvd	10th Ave N	2	810	7909	8145	8622	8499	9108	2/21/2017	10064	10.50%	5.29%	946	418	528	870
BEACH RD	Old Dixie Hwy	US-1	2	880	10996	10795	11939	12264	12967	4/3/2017	13754	6.07%	4.83%	975	491	500	1137
BEACH RD	Congress Ave	Old Dixie Hwy	2	880	12250	11598	13490	13765	14485	3/6/2017	15103	4.27%	3.84%	1055	548	533	1329





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### Intersection Volume Development



**Broadway and W 34th Street**  
 Riviera Cove

**Input Data**

GR = 2.76%  
 Peak Season = 1.02  
 Traffic Count Year = 2018  
 Buildout Year = 2022  
 Years = 4

	AM Peak Hour		PM Peak Hour		Proposed Development
	In	Out	In	Out	
	8	39	37	18	89 Townhomes

### AM Peak Hour

	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 9-May-18	-	-	11	1	2	13	32	709	13	-	1,227	17
Peak Season Volume	-	-	11	1	2	13	33	723	13	-	1,252	17
2022 Historic Growth	-	-	12	1	2	14	37	806	14	-	1,396	19
Major Project Traffic	-	-	-	-	-	-	-	73	-	-	81	-
Major Project Traffic + 1% growth	-	-	11	1	2	14	34	825	14	-	1,384	18
% Project Traffic	-	-	-	-	-	-	50%	35%	-	-	35%	-
Project Traffic Direction	-	-	-	-	-	-	IN	OUT	-	-	IN	-
Project Traffic	-	-	-	-	-	-	4	14	-	-	3	-
2022 Total Traffic	-	-	12	1	2	14	41	839	14	-	1,399	19

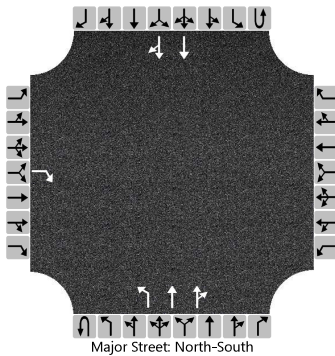
### PM Peak Hour

	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 9-May-18	-	-	13	13	3	16	32	1,239	7	-	984	17
Peak Season Volume	-	-	13	13	3	16	33	1,264	7	-	1,004	17
2022 Historic Growth	-	-	14	14	3	18	37	1,409	8	-	1,120	19
Major Project Traffic	-	-	-	-	-	-	-	107	-	-	99	-
Major Project Traffic + 1% growth	-	-	14	14	3	17	34	1,422	7	-	1,144	18
% Project Traffic	-	-	-	-	-	-	50%	35%	-	-	35%	-
Project Traffic Direction	-	-	-	-	-	-	IN	OUT	-	-	IN	-
Project Traffic	-	-	-	-	-	-	19	6	-	-	13	-
2022 Total Traffic	-	-	14	14	3	18	56	1,428	8	-	1,157	19

# HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	JF	Intersection	Broadway & W 34 St
Agency/Co.	JFO GROUP INC	Jurisdiction	Palm Beach County
Date Performed	5/17/2019	East/West Street	W 34th Street
Analysis Year	2022	North/South Street	Broadway
Time Analyzed	AM	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Riviera Cove		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	1	2	0	0	0	2	0
Configuration				R						L	T	TR			T	TR
Volume (veh/h)				12					0	41	839	14			1399	19
Percent Heavy Vehicles (%)				2					2	2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type   Storage		Left Only											1			

## Critical and Follow-up Headways

Base Critical Headway (sec)				6.9						4.1						
Critical Headway (sec)				6.94						4.14						
Base Follow-Up Headway (sec)				3.3						2.2						
Follow-Up Headway (sec)				3.32						2.22						

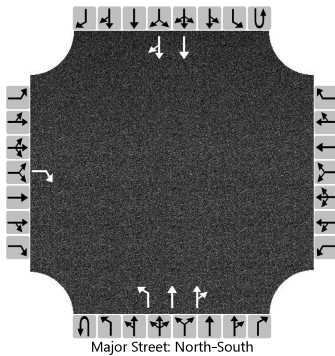
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				13						43						
Capacity, c (veh/h)				356						446						
v/c Ratio				0.04						0.10						
95% Queue Length, Q <sub>95</sub> (veh)				0.1						0.3						
Control Delay (s/veh)				15.5						13.9						
Level of Service (LOS)				C						B						
Approach Delay (s/veh)		15.5								0.6						
Approach LOS		C														

# HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	JF	Intersection	Broadway & W 34 St
Agency/Co.	JFO GROUP INC	Jurisdiction	Palm Beach County
Date Performed	5/17/2019	East/West Street	W 34th Street
Analysis Year	2022	North/South Street	Broadway
Time Analyzed	PM	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Riviera Cove		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound					
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R		
Movement																		
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6		
Number of Lanes		0	0	1		0	0	0	0	1	2	0	0	0	2	0		
Configuration				R						L	T	TR			T	TR		
Volume (veh/h)				14					0	56	1428	8			1157	19		
Percent Heavy Vehicles (%)				2					2	2								
Proportion Time Blocked																		
Percent Grade (%)		0																
Right Turn Channelized		No																
Median Type   Storage		Left Only											1					

## Critical and Follow-up Headways

Base Critical Headway (sec)				6.9						4.1							
Critical Headway (sec)				6.94						4.14							
Base Follow-Up Headway (sec)				3.3						2.2							
Follow-Up Headway (sec)				3.32						2.22							

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				15						59							
Capacity, c (veh/h)				432						558							
v/c Ratio				0.03						0.11							
95% Queue Length, Q <sub>95</sub> (veh)				0.1						0.4							
Control Delay (s/veh)				13.6						12.2							
Level of Service (LOS)				B						B							
Approach Delay (s/veh)		13.6								0.5							
Approach LOS		B															

Manual Traffic Count - All Traffic  
 Broadway and 34th  
 Riviera Beach, FL

File Name : 34thAMPKppd  
 Site Code : JO1809  
 Start Date : 5/9/2018  
 Page No : 1

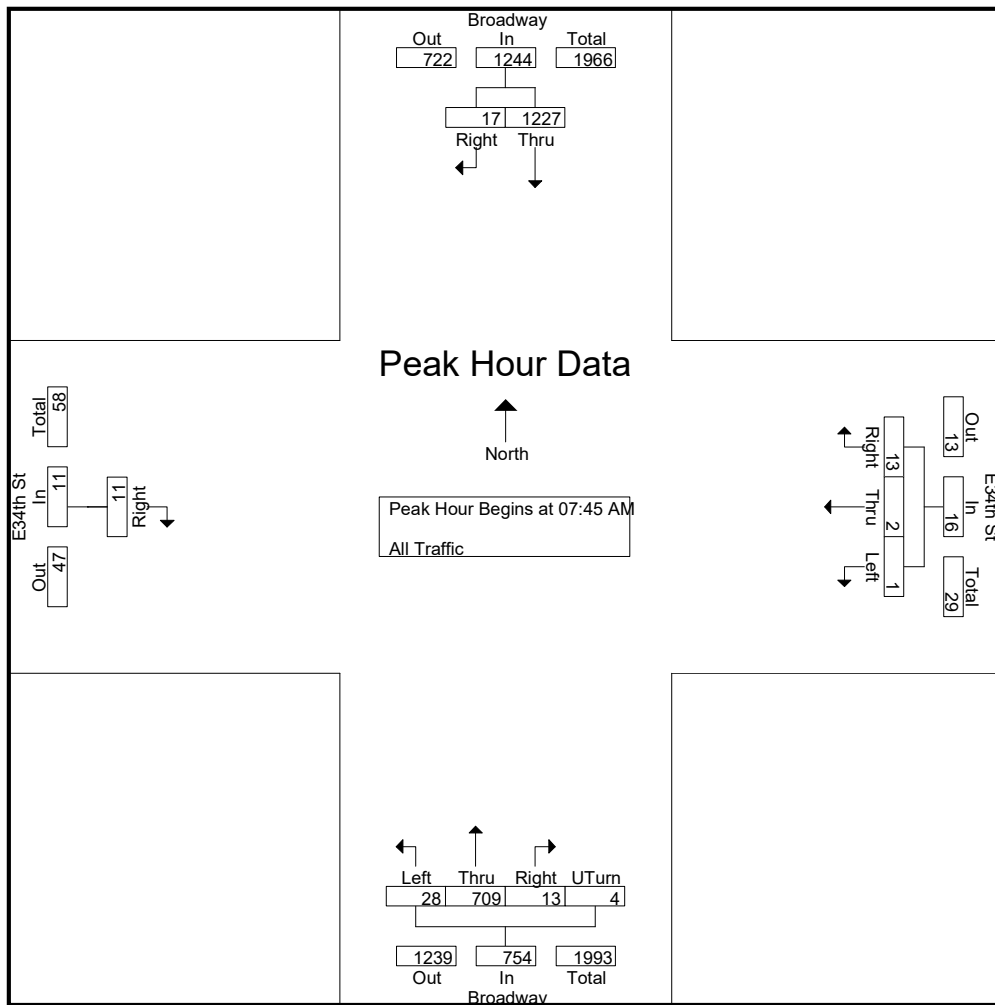
Groups Printed- All Traffic

Start Time	Broadway NB					Broadway SB			E34th St EB		E34th St WB				Int. Total
	Right	Thru	Left	UTurn	App. Total	Right	Thru	App. Total	Right	App. Total	Right	Thru	Left	App. Total	
07:00 AM	0	84	3	0	87	1	196	197	4	4	2	0	0	2	290
07:15 AM	3	116	4	1	124	4	238	242	4	4	3	2	0	5	375
07:30 AM	3	173	4	0	180	7	296	303	2	2	2	0	1	3	488
07:45 AM	5	172	1	2	180	4	302	306	5	5	5	1	0	6	497
Total	11	545	12	3	571	16	1032	1048	15	15	12	3	1	16	1650
08:00 AM	3	181	4	0	188	3	309	312	1	1	3	0	1	4	505
08:15 AM	3	184	11	1	199	1	286	287	4	4	3	0	0	3	493
08:30 AM	2	172	12	1	187	9	330	339	1	1	2	1	0	3	530
08:45 AM	3	175	14	1	193	1	263	264	6	6	2	0	1	3	466
Total	11	712	41	3	767	14	1188	1202	12	12	10	1	2	13	1994
*** BREAK ***															
04:00 PM	2	234	2	1	239	7	212	219	5	5	3	1	4	8	471
04:15 PM	2	254	2	0	258	4	218	222	6	6	6	5	6	17	503
04:30 PM	2	279	8	1	290	4	230	234	3	3	2	1	1	4	531
04:45 PM	1	298	11	0	310	3	245	248	3	3	5	0	4	9	570
Total	7	1065	23	2	1097	18	905	923	17	17	16	7	15	38	2075
05:00 PM	4	311	7	2	324	6	250	256	4	4	5	2	3	10	594
05:15 PM	0	323	6	1	330	4	245	249	4	4	3	0	4	7	590
05:30 PM	2	307	5	0	314	4	244	248	2	2	3	1	2	6	570
05:45 PM	2	250	9	1	262	4	233	237	6	6	2	4	3	9	514
Total	8	1191	27	4	1230	18	972	990	16	16	13	7	12	32	2268
Grand Total	37	3513	103	12	3665	66	4097	4163	60	60	51	18	30	99	7987
Apprch %	1	95.9	2.8	0.3		1.6	98.4		100		51.5	18.2	30.3		
Total %	0.5	44	1.3	0.2	45.9	0.8	51.3	52.1	0.8	0.8	0.6	0.2	0.4	1.2	

Manual Traffic Count - All Traffic  
 Broadway and 34th  
 Riviera Beach, FL

File Name : 34thAMPKppd  
 Site Code : JO1809  
 Start Date : 5/9/2018  
 Page No : 2

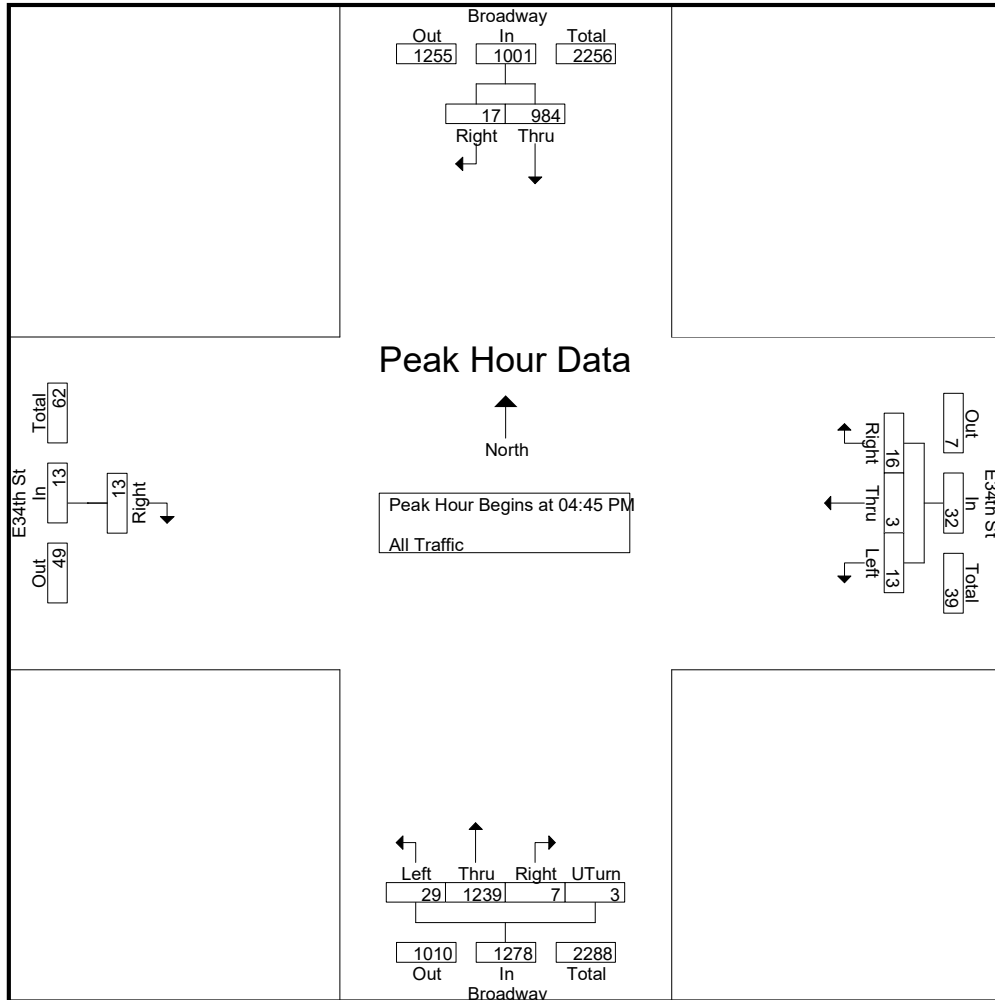
Start Time	Broadway NB					Broadway SB			E34th St EB		E34th St WB				Int. Total
	Right	Thru	Left	UTurn	App. Total	Right	Thru	App. Total	Right	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1															
Peak Hour for Entire Intersection Begins at 07:45 AM															
07:45 AM	5	172	1	2	180	4	302	306	5	5	5	1	0	6	497
08:00 AM	3	181	4	0	188	3	309	312	1	1	3	0	1	4	505
08:15 AM	3	184	11	1	199	1	286	287	4	4	3	0	0	3	493
08:30 AM	2	172	12	1	187	9	330	339	1	1	2	1	0	3	530
Total Volume	13	709	28	4	754	17	1227	1244	11	11	13	2	1	16	2025
% App. Total	1.7	94	3.7	0.5		1.4	98.6		100		81.2	12.5	6.2		
PHF	.650	.963	.583	.500	.947	.472	.930	.917	.550	.550	.650	.500	.250	.667	.955



Manual Traffic Count - All Traffic  
 Broadway and 34th  
 Riviera Beach, FL

File Name : 34thAMPKppd  
 Site Code : JO1809  
 Start Date : 5/9/2018  
 Page No : 3

Start Time	Broadway NB				App. Total	Broadway SB			E34th St EB		E34th St WB				Int. Total
	Right	Thru	Left	UTurn		Right	Thru	App. Total	Right	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1															
Peak Hour for Entire Intersection Begins at 04:45 PM															
04:45 PM	1	298	11	0	310	3	245	248	3	3	5	0	4	9	570
05:00 PM	4	311	7	2	324	6	250	256	4	4	5	2	3	10	594
05:15 PM	0	323	6	1	330	4	245	249	4	4	3	0	4	7	590
05:30 PM	2	307	5	0	314	4	244	248	2	2	3	1	2	6	570
Total Volume	7	1239	29	3	1278	17	984	1001	13	13	16	3	13	32	2324
% App. Total	0.5	96.9	2.3	0.2		1.7	98.3		100		50	9.4	40.6		
PHF	.438	.959	.659	.375	.968	.708	.984	.978	.813	.813	.800	.375	.813	.800	.978



### Intersection Volume Development



#### Broadway and Park Street Riviera Cove

**Input Data**  
 GR = 2.76%  
 Peak Season = 1.02  
 Traffic Count Year = 2018  
 Buildout Year = 2022  
 Years = 4

	AM Peak Hour		PM Peak Hour		Proposed Development
	In	Out	In	Out	
	8	39	37	18	89 Townhomes

### AM Peak Hour

	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 9-May-18	4	0	5	0	0	0	28	795	0	4	1,227	1
Peak Season Volume	4	0	5	0	0	0	29	811	0	4	1,252	1
2022 Historic Growth	4	0	6	0	0	0	32	904	0	4	1,396	1
Major Project Traffic	-	-	-	-	-	-	-	73	-	-	81	-
Major Project Traffic + 1% growth	4	0	5	0	0	0	30	917	0	4	1,384	1
% Project Traffic	-	-	-	-	-	-	-	50%	-	35%	50%	-
Project Traffic Direction	-	-	-	-	-	-	-	IN	-	OUT	OUT	-
Project Traffic	-	-	-	-	-	-	-	4	-	14	20	-
2022 Total Traffic	4	0	6	0	0	0	32	921	0	18	1,416	1

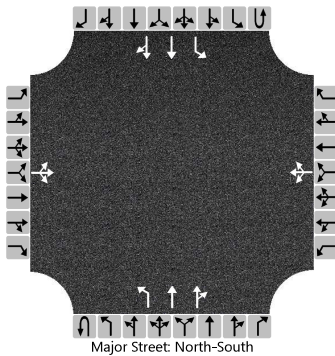
### PM Peak Hour

	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 9-May-18	4	0	1	1	0	0	43	1,203	0	15	983	5
Peak Season Volume	4	0	1	1	0	0	44	1,227	0	15	1,003	5
2022 Historic Growth	4	0	1	1	0	0	49	1,368	0	17	1,118	6
Major Project Traffic	-	-	-	-	-	-	-	107	-	-	99	-
Major Project Traffic + 1% growth	4	0	1	1	0	0	46	1,384	0	16	1,143	5
% Project Traffic	-	-	-	-	-	-	-	50%	-	35%	50%	-
Project Traffic Direction	-	-	-	-	-	-	-	IN	-	OUT	OUT	-
Project Traffic	-	-	-	-	-	-	-	19	-	6	9	-
2022 Total Traffic	4	0	1	1	0	0	49	1,403	0	23	1,152	6

# HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	JF	Intersection	Broadway and Park
Agency/Co.	JFO GROUP INC	Jurisdiction	Palm Beach County
Date Performed	5/17/2019	East/West Street	Park Street
Analysis Year	2022	North/South Street	Broadway
Time Analyzed	AM	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Riviera Cove		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	1	0		0	1	0	0	1	2	0	0	1	2	0	
Configuration			LTR				LTR			L	T	TR		L	T	TR	
Volume (veh/h)		4	0	6		0	0	0	0	32	921	0	0	18	1416	1	
Percent Heavy Vehicles (%)		2	2	2		2	2	2	2	2			2	2			
Proportion Time Blocked																	
Percent Grade (%)		0				0											
Right Turn Channelized																	
Median Type   Storage		Left Only								2							

## Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1			
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14				4.14			
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2			
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22			

## Delay, Queue Length, and Level of Service

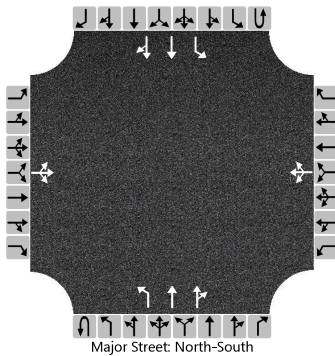
Flow Rate, v (veh/h)			11				0			34				19			
Capacity, c (veh/h)			188							446				707			
v/c Ratio			0.06							0.08				0.03			
95% Queue Length, Q <sub>95</sub> (veh)			0.2							0.2				0.1			
Control Delay (s/veh)			25.3							13.7				10.2			
Level of Service (LOS)			D							B				B			
Approach Delay (s/veh)		25.3								0.5				0.1			
Approach LOS		D															



# HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	JF	Intersection	Broadway and Park
Agency/Co.	JFO GROUP INC	Jurisdiction	Palm Beach County
Date Performed	5/17/2019	East/West Street	Park Street
Analysis Year	2022	North/South Street	Broadway
Time Analyzed	PM	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Riviera Cove		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	1	0		0	1	0	0	1	2	0	0	1	2	0	
Configuration			LTR				LTR			L	T	TR		L	T	TR	
Volume (veh/h)		4	0	1		1	0	0	0	49	1403	0	0	23	1152	6	
Percent Heavy Vehicles (%)		2	2	2		2	2	2	2	2			2	2			
Proportion Time Blocked																	
Percent Grade (%)		0				0											
Right Turn Channelized																	
Median Type   Storage		Left Only								2							

## Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1			
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14				4.14			
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2			
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22			

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			5				1			52				24			
Capacity, c (veh/h)			159				94			568				452			
v/c Ratio			0.03				0.01			0.09				0.05			
95% Queue Length, Q <sub>95</sub> (veh)			0.1				0.0			0.3				0.2			
Control Delay (s/veh)			28.5				43.6			12.0				13.4			
Level of Service (LOS)			D				E			B				B			
Approach Delay (s/veh)		28.5				43.6				0.4				0.3			
Approach LOS		D				E											

**KMF Traffic Group, LLC**  
 (772) 221-7971, Stuart, FL  
 kmf@kmftraffic.net

Manual Traffic Count - All Traffic  
 Broadway and Park St/ATT south driveway  
 Riviera Beach, FL

File Name : PARBRO  
 Site Code : JO1809  
 Start Date : 5/9/2018  
 Page No : 1

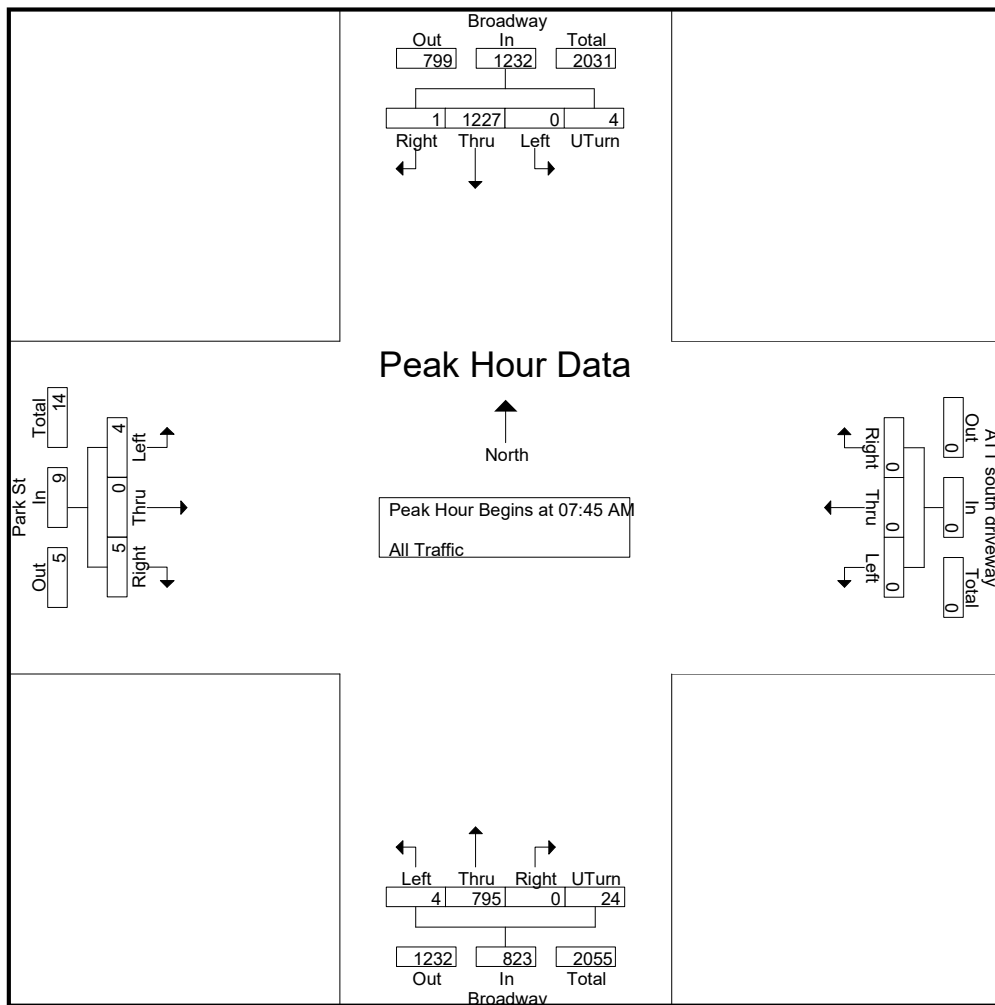
Groups Printed- All Traffic

Start Time	Broadway NB					Broadway SB					Park St EB				ATT south driveway WB				Int. Total
	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
07:00 AM	0	107	0	5	112	1	196	0	1	198	2	0	1	3	0	0	0	0	313
07:15 AM	0	167	0	8	175	1	238	1	3	243	1	0	1	2	0	0	0	0	420
07:30 AM	0	185	1	6	192	1	296	1	1	299	0	0	4	4	0	0	0	0	495
07:45 AM	0	229	3	10	242	0	302	0	2	304	1	0	2	3	0	0	0	0	549
Total	0	688	4	29	721	3	1032	2	7	1044	4	0	8	12	0	0	0	0	1777
08:00 AM	0	175	1	5	181	0	309	0	1	310	2	0	1	3	0	0	0	0	494
08:15 AM	0	190	0	3	193	1	286	0	0	287	0	0	0	0	0	0	0	0	480
08:30 AM	0	201	0	6	207	0	330	0	1	331	2	0	1	3	0	0	0	0	541
08:45 AM	0	188	1	7	196	1	263	0	3	267	1	0	0	1	0	0	0	0	464
Total	0	754	2	21	777	2	1188	0	5	1195	5	0	2	7	0	0	0	0	1979
*** BREAK ***																			
04:00 PM	0	235	0	7	242	4	202	0	2	208	0	0	2	2	0	0	0	0	452
04:15 PM	0	244	3	10	257	2	214	1	1	218	0	0	2	2	0	0	0	0	477
04:30 PM	0	279	4	11	294	23	228	0	1	252	0	0	1	1	0	0	1	1	548
04:45 PM	0	287	2	6	295	0	243	0	3	246	0	0	0	0	0	0	0	0	541
Total	0	1045	9	34	1088	29	887	1	7	924	0	0	5	5	0	0	1	1	2018
05:00 PM	0	302	0	12	314	1	245	0	9	255	0	0	1	1	0	0	0	0	570
05:15 PM	0	313	3	4	320	1	255	0	2	258	0	0	1	1	0	0	0	0	579
05:30 PM	0	301	7	9	317	3	240	0	1	244	1	0	2	3	0	0	1	1	565
05:45 PM	0	243	2	14	259	2	233	1	4	240	0	0	1	1	0	0	0	0	500
Total	0	1159	12	39	1210	7	973	1	16	997	1	0	5	6	0	0	1	1	2214
Grand Total	0	3646	27	123	3796	41	4080	4	35	4160	10	0	20	30	0	0	2	2	7988
Apprch %	0	96	0.7	3.2		1	98.1	0.1	0.8		33.3	0	66.7		0	0	100		
Total %	0	45.6	0.3	1.5	47.5	0.5	51.1	0.1	0.4	52.1	0.1	0	0.3	0.4	0	0	0	0	

Manual Traffic Count - All Traffic  
 Broadway and Park St/ATT south driveway  
 Riviera Beach, FL

File Name : PARBRO  
 Site Code : JO1809  
 Start Date : 5/9/2018  
 Page No : 2

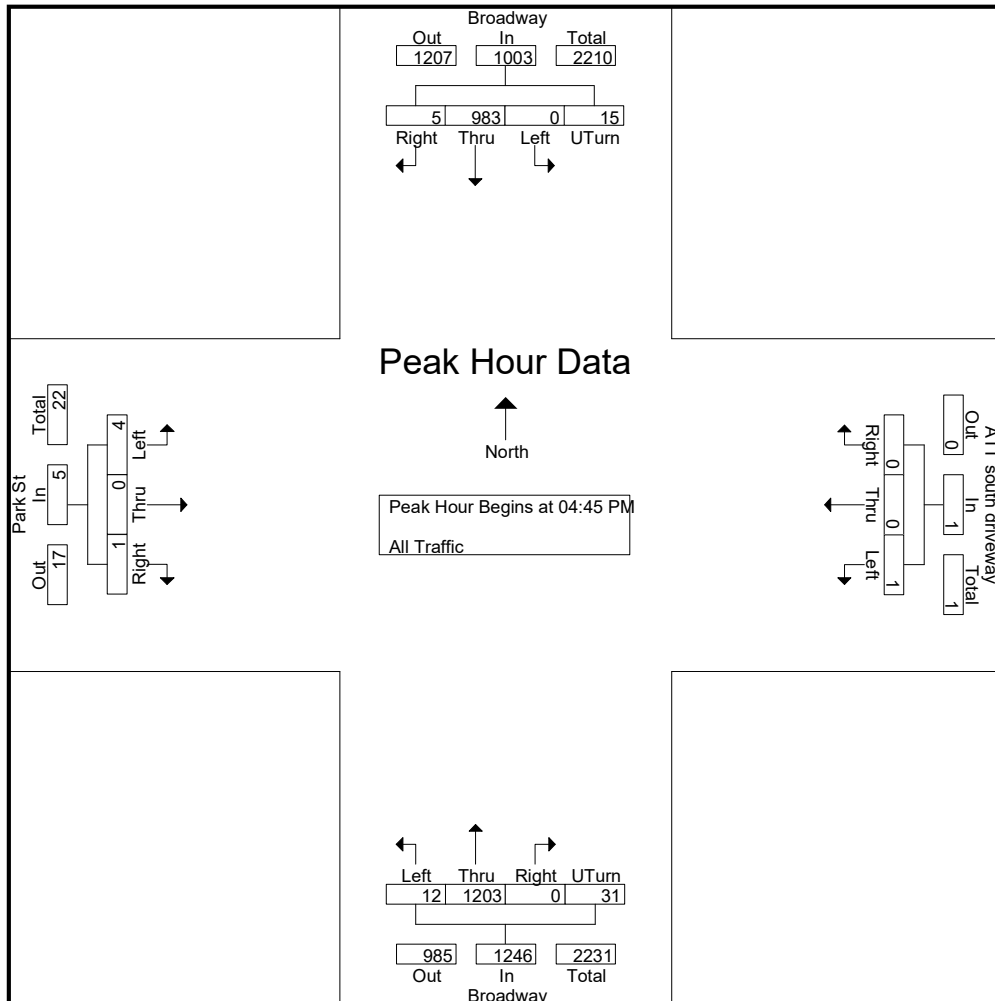
Start Time	Broadway NB					Broadway SB					Park St EB				ATT south driveway WB				Int. Total
	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 07:45 AM																			
07:45 AM	0	229	3	10	242	0	302	0	2	304	1	0	2	3	0	0	0	0	549
08:00 AM	0	175	1	5	181	0	309	0	1	310	2	0	1	3	0	0	0	0	494
08:15 AM	0	190	0	3	193	1	286	0	0	287	0	0	0	0	0	0	0	0	480
08:30 AM	0	201	0	6	207	0	330	0	1	331	2	0	1	3	0	0	0	0	541
Total Volume	0	795	4	24	823	1	1227	0	4	1232	5	0	4	9	0	0	0	0	2064
% App. Total																			
PHF	.000	.868	.333	.600	.850	.250	.930	.000	.500	.931	.625	.000	.500	.750	.000	.000	.000	.000	.940



Manual Traffic Count - All Traffic  
 Broadway and Park St/ATT south driveway  
 Riviera Beach, FL

File Name : PARBRO  
 Site Code : JO1809  
 Start Date : 5/9/2018  
 Page No : 3

Start Time	Broadway NB					Broadway SB					Park St EB				ATT south driveway WB				Int. Total
	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 04:45 PM																			
04:45 PM	0	287	2	6	295	0	243	0	3	246	0	0	0	0	0	0	0	0	541
05:00 PM	0	302	0	12	314	1	245	0	9	255	0	0	1	1	0	0	0	0	570
05:15 PM	0	313	3	4	320	1	255	0	2	258	0	0	1	1	0	0	0	0	579
05:30 PM	0	301	7	9	317	3	240	0	1	244	1	0	2	3	0	0	1	1	565
Total Volume	0	1203	12	31	1246	5	983	0	15	1003	1	0	4	5	0	0	1	1	2255
% App. Total																			
PHF	.000	.961	.429	.646	.973	.417	.964	.000	.417	.972	.250	.000	.500	.417	.000	.000	.250	.250	.974



**A**      **B**      **C**      **D**      **E**      **F**      **G**      **H**      **I**

ROAD NAME: Broadway      STATION: 2800      Report Created 5/8/2018  
 CURRENT YEAR: 2016      FROM: Blue Heron Blvd W  
 ANALYSIS YEAR: 2022      TO: Midpoint  
 GROWTH RATE: 10.19%      COUNT DATE: 2/29/2016      PSF: 1

ROAD NAME: Broadway      STATION: 2800      Report Created 5/8/2018  
 CURRENT YEAR: 2016      FROM: Midpoint  
 ANALYSIS YEAR: 2022      TO: Silver Beach Rd  
 GROWTH RATE: 10.19%      COUNT DATE: 2/29/2016      PSF: 1

Link Analysis

Time Period	AM				PM							
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB			
Existing Volume	2353	1269	1104	2667	1314	1353	2353	1269	1104	2667	1314	1353
Peak Volume	0	0	0	0	0	0	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0	0	0	0	0	0	0
Volume after Diversion	2353	1269	1104	2667	1314	1353	2353	1269	1104	2667	1314	1353

Link Analysis

Time Period	AM				PM							
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB			
Existing Volume	2353	1269	1104	2667	1314	1353	2353	1269	1104	2667	1314	1353
Peak Volume	0	0	0	0	0	0	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0	0	0	0	0	0	0
Volume after Diversion	2353	1269	1104	2667	1314	1353	2353	1269	1104	2667	1314	1353

Committed Developments

	Type	% Complete
The Island Spa	NR	100%
Sierra Bay Apartments	Res	100%
EZ Weld	NR	0%
Northlake Promenade	NR	64%
Wellness Resort	NR	0%
Stewart Toyota Expansion	NR	62%
Village Shoppes II	NR	30%
Palm Beach Outlets	NR	72%
Avenue L Retail	NR	0%
Public Safety & Public Works Complex	NR	30%
7-Eleven Blue Heron	NR	0%
Champs Charter School	NR	0%
Dairy Queen	NR	50%
Total Committed Developments		99
Total Committed Residential		0
Total Committed Non-Residential		99
Double Count Reduction		0
Total Discounted Committed Developments		99

Committed Developments

	Type	% Complete
The Island Spa	NR	100%
Sierra Bay Apartments	Res	100%
EZ Weld	NR	0%
Northlake Promenade	NR	64%
Wellness Resort	NR	0%
Stewart Toyota Expansion	NR	62%
Village Shoppes II	NR	30%
Palm Beach Outlets	NR	72%
Avenue L Retail	NR	0%
Public Safety & Public Works Complex	NR	30%
7-Eleven Blue Heron	NR	0%
Champs Charter School	NR	0%
Dairy Queen	NR	50%
Total Committed Developments		99
Total Committed Residential		0
Total Committed Non-Residential		99
Double Count Reduction		0
Total Discounted Committed Developments		99

Historical Growth

	1858	1951	149	188	182
Comm Dev+1% Growth	299	151	149	371	188
Growth Volume Used	1858	1002	872	2106	1038
Total Volume	4211	2271	1976	4773	2352

Historical Growth

	1858	1002	872	2106	1038
Comm Dev+1% Growth	299	151	149	371	188
Growth Volume Used	1858	1002	872	2106	1038
Total Volume	4211	2271	1976	4773	2352

Lanes

	4LD				
LOS D Capacity	3220	1960	1960	3220	1960
Link Meets Test 1?	NO	NO	NO	NO	NO
LOS E Capacity	3400	1960	1960	3400	1960
Link Meets Test 2?	NO	NO	NO	NO	NO

Lanes

	4LD				
LOS D Capacity	3220	1960	1960	3220	1960
Link Meets Test 1?	NO	NO	NO	NO	NO
LOS E Capacity	3400	1960	1960	3400	1960
Link Meets Test 2?	NO	NO	NO	NO	NO

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 9301 CEN.-W OF US1 TO SR7

WEEK	DATES	SF	MOCF: 0.96 PSCF
1	01/01/2017 - 01/07/2017	0.98	1.02
2	01/08/2017 - 01/14/2017	0.98	1.02
3	01/15/2017 - 01/21/2017	0.98	1.02
4	01/22/2017 - 01/28/2017	0.98	1.02
* 5	01/29/2017 - 02/04/2017	0.97	1.01
* 6	02/05/2017 - 02/11/2017	0.96	1.00
* 7	02/12/2017 - 02/18/2017	0.95	0.99
* 8	02/19/2017 - 02/25/2017	0.95	0.99
* 9	02/26/2017 - 03/04/2017	0.95	0.99
*10	03/05/2017 - 03/11/2017	0.95	0.99
*11	03/12/2017 - 03/18/2017	0.94	0.98
*12	03/19/2017 - 03/25/2017	0.95	0.99
*13	03/26/2017 - 04/01/2017	0.95	0.99
*14	04/02/2017 - 04/08/2017	0.96	1.00
*15	04/09/2017 - 04/15/2017	0.96	1.00
*16	04/16/2017 - 04/22/2017	0.97	1.01
*17	04/23/2017 - 04/29/2017	0.97	1.01
18	04/30/2017 - 05/06/2017	0.98	1.02
19	05/07/2017 - 05/13/2017	0.98	1.02
20	05/14/2017 - 05/20/2017	0.99	1.03
21	05/21/2017 - 05/27/2017	1.00	1.04
22	05/28/2017 - 06/03/2017	1.01	1.05
23	06/04/2017 - 06/10/2017	1.02	1.06
24	06/11/2017 - 06/17/2017	1.03	1.07
25	06/18/2017 - 06/24/2017	1.04	1.08
26	06/25/2017 - 07/01/2017	1.05	1.09
27	07/02/2017 - 07/08/2017	1.05	1.09
28	07/09/2017 - 07/15/2017	1.06	1.10
29	07/16/2017 - 07/22/2017	1.05	1.09
30	07/23/2017 - 07/29/2017	1.04	1.08
31	07/30/2017 - 08/05/2017	1.03	1.07
32	08/06/2017 - 08/12/2017	1.02	1.06
33	08/13/2017 - 08/19/2017	1.02	1.06
34	08/20/2017 - 08/26/2017	1.05	1.09
35	08/27/2017 - 09/02/2017	1.09	1.14
36	09/03/2017 - 09/09/2017	1.12	1.17
37	09/10/2017 - 09/16/2017	1.15	1.20
38	09/17/2017 - 09/23/2017	1.12	1.17
39	09/24/2017 - 09/30/2017	1.09	1.14
40	10/01/2017 - 10/07/2017	1.05	1.09
41	10/08/2017 - 10/14/2017	1.02	1.06
42	10/15/2017 - 10/21/2017	0.99	1.03
43	10/22/2017 - 10/28/2017	0.99	1.03
44	10/29/2017 - 11/04/2017	0.99	1.03
45	11/05/2017 - 11/11/2017	0.99	1.03
46	11/12/2017 - 11/18/2017	0.99	1.03
47	11/19/2017 - 11/25/2017	0.99	1.03
48	11/26/2017 - 12/02/2017	0.98	1.02
49	12/03/2017 - 12/09/2017	0.98	1.02
50	12/10/2017 - 12/16/2017	0.98	1.02
51	12/17/2017 - 12/23/2017	0.98	1.02
52	12/24/2017 - 12/30/2017	0.98	1.02
53	12/31/2017 - 12/31/2017	0.98	1.02

\* PEAK SEASON

02-MAR-2018 15:35:06

830UPD

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