



October 27, 2021

Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 North Jog Road
West Palm Beach, Florida 33411

**RE: *Encompass Health Lake Worth – Preliminary Traffic Evaluation
9719 & 9645 Lantana Road
Lake Worth, FL 33467
KH #140900000***

Dear Quazi:

Kimley-Horn and Associates, Inc. has been retained to perform a trip generation determination for the proposed redevelopment of the site located at 9719 & 9645 Lantana Road, located on the north side of Lantana Road, at the intersection of Lantana Road & Bellagio Lakes Blvd. in unincorporated Palm Beach County, Florida. The existing site contains one single family dwelling unit (ITE Land Use 210), and a driveway connection to Lantana Road at the intersection of Bellagio Lakes Blvd. The Parcel Control Numbers for the study site are 00-42-43-27-05-034-0431 and 00-42-43-27-05-034-0432. The proposed development plan includes the redevelopment of the existing site with a 76,049 square foot rehabilitation facility (ITE Land Use 610). Figure 1 illustrates the location of the project site.

TRIP GENERATION DETERMINATION

A trip generation determination was prepared to determine the potential impacts of the proposed development. Rates and equations published by Palm Beach County, based on the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 10th Edition*, were used to determine the trips generated by the proposed land use. Trip generation rates for Single Family Detached (Land Use 210) was used for the daily, AM peak hour and PM peak hour trip generation calculations for the existing site development and Hospital (Land Use 610). Table 1 summarizes the trip generation calculations during average weekday conditions for this site.

As shown in Table 1 above the proposed redevelopment will result in a net increase of 723 daily trips, an increase of 60 (+41 in, +19 out) AM peak hour trips, and an increase of +66 (+21 in, +45 out) PM peak hour trips. No pass-by capture was considered for the proposed scenario. Based on methodology outlined in the Palm Beach County Transportation Performance Standards Ordinance (TPS), the radius of developmental influence (RDI) was determined to be 1 mile.

Table 1: Weekday Trip Generation Calculations

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Scenario >5 Years								
Single Family Detached	1 DU	10	1	0	1	1	1	0
	Subtotal	10	1	0	1	1	1	0
Pass-By Capture Single Family Detached	0.0%	0	0	0	0	0	0	0
	Subtotal	0	0	0	0	0	0	0
Driveway Volumes		10	1	0	1	1	1	0
Net New External Trips		10	1	0	1	1	1	0
Proposed Scenario								
Hospital	76,049 KSF	815	68	46	22	74	24	50
	Subtotal	815	68	46	22	74	24	50
Pass-By Capture Hospital	10.0%	82	7	5	2	7	2	5
	Subtotal	82	7	5	2	7	2	5
Driveway Volumes		815	68	46	22	74	24	50
Net New External Trips		733	61	41	20	67	22	45
Proposed Net External Trips-Existing Net New External Trips		723	60	41	19	66	21	45
Radius of Development Influence:		1 miles						
Land Use	Daily	AM Peak Hour			PM Peak Hour			Pass By
Single Family Detached	10 trips/DU	0.74 trips/DU (25% in, 75% out)			Ln(T) = 0.96*Ln(X)+0.20 (63% in, 37% out)			0.0%
Hospital	10.72 trips/1,000 sf	0.89 trips/1,000 sf (68% in, 32% out)			0.97 trips/1,000 sf (32% in, 68% out)			10.0%

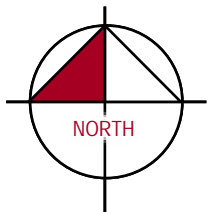


Lake Worth Road

Lyons Road

SR7

Lantana Road



LEGEND

 Site Location

FIGURE 1
Encompass Lake Worth
KH #14090000
Site Location

PROJECT TRAFFIC DISTRIBUTION

The site traffic was assigned to the surrounding roadway network based upon existing roadway geometries and surrounding land uses. This distribution was modified slightly based on existing travel patterns, proximity to complementary land uses, and existing traffic distribution. The AM and PM peak hour trips generated by the proposed project were then assigned to the surrounding transportation system based upon the project distribution illustrated in Figure 2 for significance and capacity analyses.

SIGNIFICANCE ANALYSIS

Per Article 12 – Traffic Performance Standards of the Unified Land Development Code (ULDC), the links on which project traffic is greater than 1% of the level of service (LOS) D generalized service volume are considered significantly impacted. A peak hour, peak direction significance analysis was conducted on the major links within the RDI. Table 2 and Table 3 summarize the significance analysis for the AM and PM peak hours, respectively.

Table 2: Weekday AM Peak Hour Significance Analysis

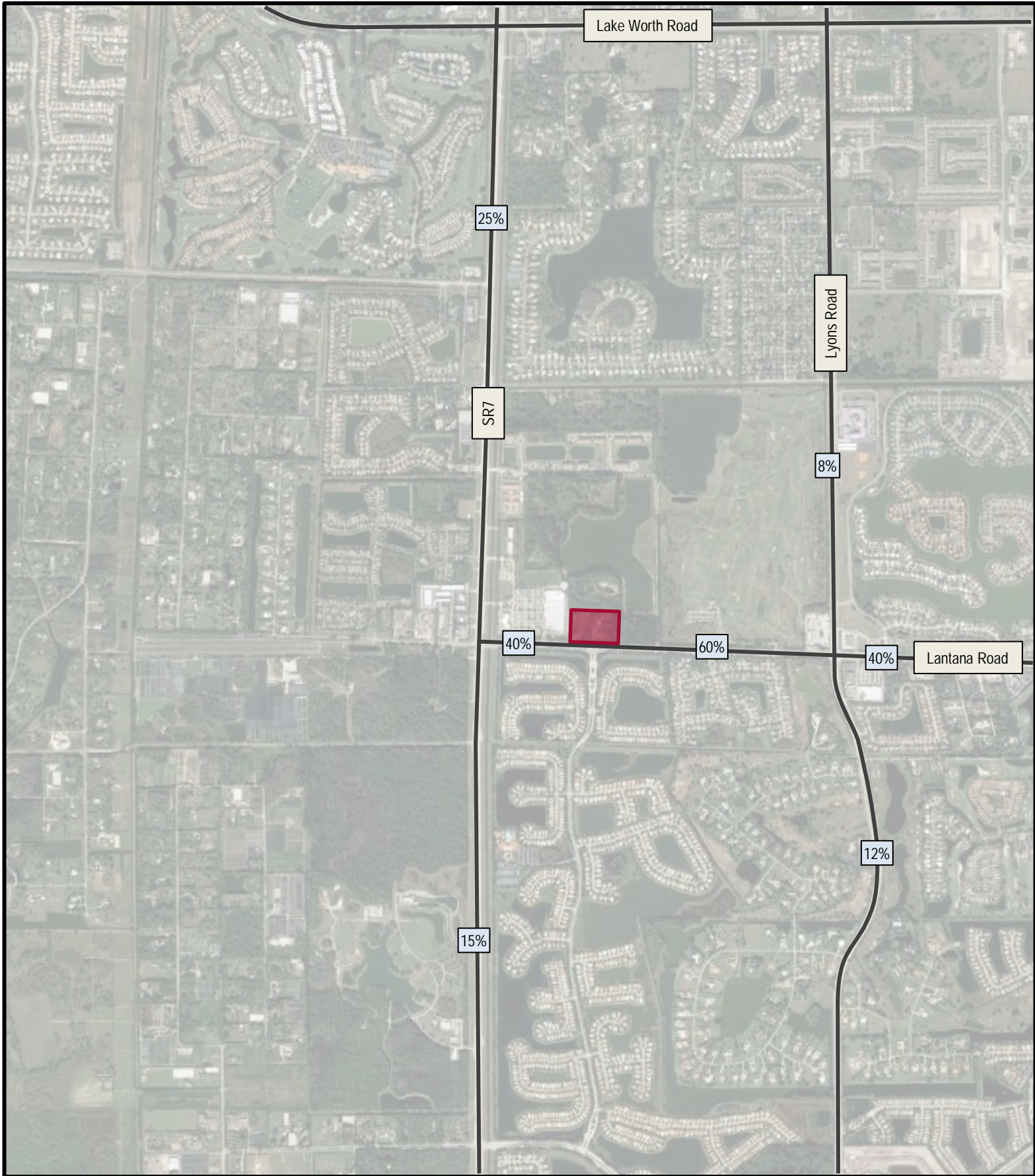
ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							AM PEAK HOUR			% IMPACT		
							TRIPS			TRIPS		
SR 7	Lake Worth Road	Lantana Road	6LD	2,940	25%	o	5	10	0.17%	No	0.34%	No
SR 7	Lantana Road	Hypoluxo Road	6LD	2,940	15%	i	6	3	0.20%	No	0.10%	No
Lantana Road	SR 7	Project Driveway	4LD	1,770	40%	i	16	8	0.90%	No	0.45%	No
Lantana Road	Project Driveway	Lyons Road	4LD	1,770	60%	o	11	25	0.62%	No	1.41%	Yes
Lantana Road	Lyons Road	Hagen Ranch Road	4LD	1,770	40%	o	8	16	0.45%	No	0.90%	No
Lyons Road	Lake Worth Road	Lantana Road	4LD	1,960	8%	i	3	2	0.15%	No	0.10%	No
Lyons Road	Lantana Road	Hypoluxo Road	4LD	1,960	12%	o	2	5	0.10%	No	0.26%	No

Table 3: Weekday PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							PM PEAK HOUR			% IMPACT		
							TRIPS			TRIPS		
SR 7	Lake Worth Road	Lantana Road	6LD	2,940	25%	o	11	5	0.37%	No	0.17%	No
SR 7	Lantana Road	Hypoluxo Road	6LD	2,940	15%	i	3	7	0.10%	No	0.24%	No
Lantana Road	SR 7	Project Driveway	4LD	1,770	40%	i	8	18	0.45%	No	1.02%	Yes
Lantana Road	Project Driveway	Lyons Road	4LD	1,770	60%	o	27	13	1.53%	Yes	0.73%	No
Lantana Road	Lyons Road	Hagen Ranch Road	4LD	1,770	40%	o	18	8	1.02%	Yes	0.45%	No
Lyons Road	Lake Worth Road	Lantana Road	4LD	1,960	8%	i	2	4	0.10%	No	0.20%	No
Lyons Road	Lantana Road	Hypoluxo Road	4LD	1,960	12%	o	5	3	0.26%	No	0.15%	No

As illustrated in Table 2 and Table 3, the project will significantly impact the following links within the RDI:

- Lantana Road (between SR7 & Project Dwy.) –Westbound PM Peak
- Lantana Road (between Project Dwy. & Lyons Rd.) – Westbound AM Peak / Eastbound PM Peak
- Lantana Road (between Lyons Rd. & Hagen Ranch Rd.) – Eastbound PM Peak



Lake Worth Road

25%

SR7

Lyons Road

8%

40%



60%

40%

Lantana Road

12%

15%

LEGEND

 Site Location

FIGURE 2

Encompass Lake Worth
KH #140900000
Project Traffic Distributoin



CAPACITY ANALYSIS

The significantly impacted links were then analyzed based on their LOS D capacity to determine if any of the significantly impacted links will be overcapacity in the future year scenario with the addition of project traffic. The Palm Beach County TPS database was used to determine any background traffic that may also contribute to the demand of the roadway during the future year (2026) capacity analysis from approved but unbuilt projects in the area.

Existing volumes were determined using count data provided by Palm Beach County. All the analyzed links utilized count data provided by the Palm Beach County TPS for year 2020 conditions. Year 2021 peak hour counts were available, however because of the ongoing COVID-19 pandemic this data is not permitted for use by Palm Beach County. The future year 2026 background volumes were determined by growing count year 2020 volumes using a calculated compounding annual growth rate of 2.04%, calculated by analyzing historical FDOT AADT data, up to year 2026 with the addition of committed traffic from approved but unbuilt projects in the area.

The future total demand was then compared to the existing roadway infrastructure capacity to determine if any of the roadways were overcapacity in the future year 2026 scenario with the addition of project traffic. As seen in Table 4 and Table 5, none of the significantly impacted roadway links are expected to be overcapacity in the future year scenario.

Table 4: Test 1 AM Peak Hour Capacity Analysis

Roadway			Existing			Direction	Significantly Impacted?	Year 2020 Traffic Volume	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2026 Total Traffic	Meets Standard ??	Back-ground Def. ??
			Lanes	Facility Type	LOS D Service Volume				Committed Traffic (from TPS)	1.0% Traffic Growth	Committed plus 1.0%	Historic Growth Rate (from TPS)	Max Historic Growth or 1%	Max Historic Growth					
Lantana Road	Project Driveway	Lyons Road	4LD	Class II	1,770	NB/EB	No	-	-	-	-	-	-	-	-	-	-	-	-
			4LD	Class II	1,770	SB/WB	Yes	909	109	56	165	2.04%	2.04%	117	165	25	1,099	Yes	-

Table 5 Test 1 PM Peak Hour Capacity Analysis

Roadway			Existing			Direction	Significantly Impacted?	Year 2020 Traffic Volume	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2026 Total Traffic	Meets Standard ??	Back-ground Def. ??
			Lanes	Facility Type	LOS D Service Volume				Committed Traffic (from TPS)	1.0% Traffic Growth	Committed plus 1.0%	Historic Growth Rate (from TPS)	Max Historic Growth or 1%	Max Historic Growth					
Lantana Road	SR 7	Project Driveway	4LD	Class II	1,770	NB/EB	No	-	-	-	-	-	-	-	-	-	-	-	-
			4LD	Class II	1,770	SB/WB	Yes	695	159	43	202	2.04%	2.04%	90	202	18	915	Yes	-
Lantana Road	Project Driveway	Lyons Road	4LD	Class II	1,770	NB/EB	Yes	881	187	54	241	2.04%	2.04%	113	241	27	1,149	Yes	-
			4LD	Class II	1,770	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-
Lantana Road	Lyons Road	Hagen Ranch Road	4LD	Class I	1,960	NB/EB	Yes	1,459	310	90	400	2.04%	2.04%	188	400	18	1,877	Yes	-
			4LD	Class I	1,960	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-

DRIVEWAY CLASSIFICATION

Access to the site is proposed to be maintained via one full access driveway on Lantana Road. According to the Palm Beach County “Guide to Parking Lot and Street Access Design Criteria and Standards,” it is necessary to classify project driveways as minor, intermediate, or major according to the following criteria:

- Minor – services a maximum daily volume of 500 vehicles.
- Intermediate – services a daily volume ranging from 501 to 2000 vehicles.
- Major – services a daily volume of more than 2000 vehicles.

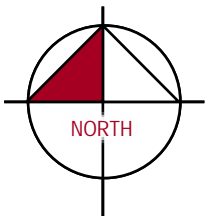
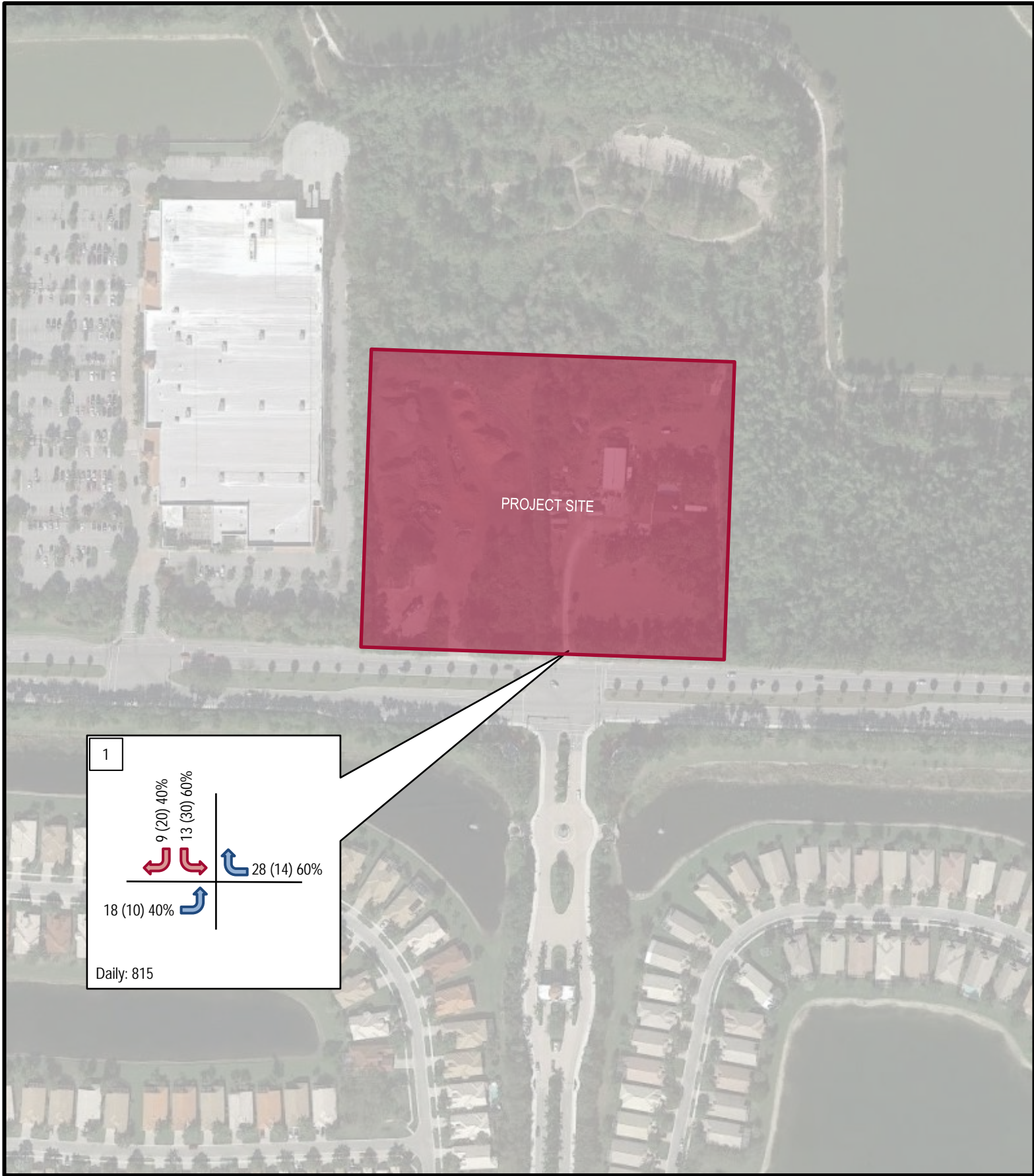
Figure 3 illustrates the expected project traffic driveway volumes for the site driveway after full buildout. Using the above criteria, the project driveway is classified as intermediate during average weekday conditions.

TURN LANE REQUIREMENTS

The Palm Beach County “Guide to Parking Lot and Street Access Design Criteria and Standards” provides guidance on the provision of turn lanes at site driveways. According to the standards noted in this document, the volume thresholds for providing exclusive turn lanes are as follows:

- Right-turn Lane – 75 peak hour right turns, with driveway volumes that exceed 1,000 trips per day, and average daily traffic volumes that exceed 10,000 vehicles per day.
- Left-turn Lane – 30 peak hour left turns

Based on these requirements, the requirements for any additional turn lanes are not met at the project driveway.



LEGEND

- Site Location
- / Inbound/Outbound
- XX (XX) AM Trips (PM Trips)

FIGURE 3
 Encompass Lake Worth
 KH #140900000
 Site Location

CONCLUSION

Kimley-Horn and Associates, Inc. has prepared a traffic study to evaluate the potential impact of development for the project site at 9719 & 9645 Lantana Road, located on the north side of Lantana Road, at the intersection of Lantana Road & Bellagio Lakes Blvd. in unincorporated Palm Beach County, Florida. The existing site contains one single family dwelling unit, and the proposed development plan includes the redevelopment of the existing site with a 76,049 square foot rehabilitation facility.

As shown in the analysis, the site meets the requirements of the Palm Beach County TPSO, and any significantly impact roadway links are expected to meet the requirements of the Test 1 capacity analysis. Furthermore, no turn lanes are required or recommended at the site driveway.

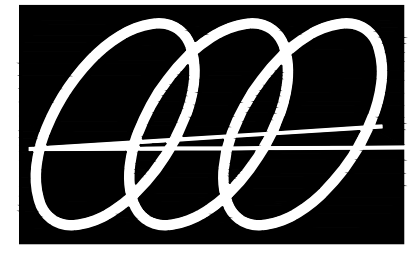
Please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration
Number 64773
Certificate of Authorization
Registry No. 696

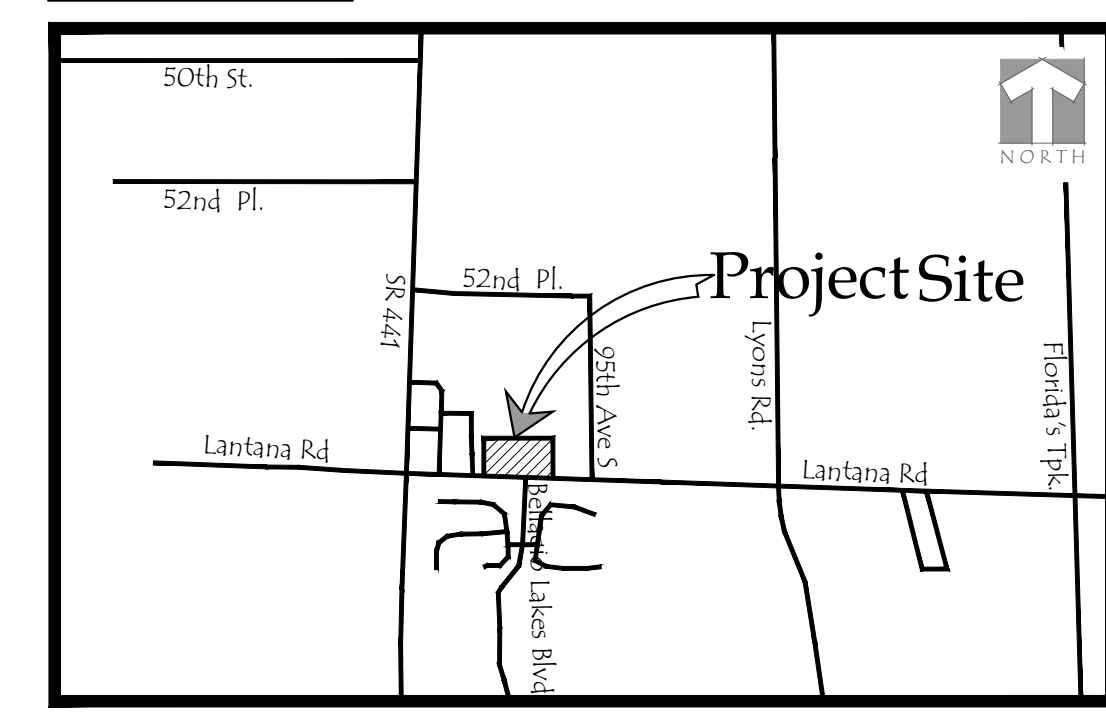


Gentile Holloway O'Mahoney & Associates, Inc.
 Landscape Architects
 Planners
 Environmental Consultants

1907 Commerce Lane
 Suite 101
 Jupiter, Florida 33458
 561-575-9557
 561-575-5260 FAX
 www.2GHO.com

Preliminary Site Plan
Encompass Lake Worth
 Lake Worth, Florida

Location Map



SITE DATA

NAME OF DEVELOPMENT	ENCOMPASS HEALTH
CONTROL & APPLICATION NUMBER	1997.48
PROJECT NUMBER	N/A
LAST BCC APPROVAL DATE	N/A
RESOLUTION NUMBER(S)	N/A
GROWTH MANAGEMENT TIER	URBAN SUBURBAN
EXISTING LAND USE	CL/RR-10
EXISTING ZONING	AR
APPLICABLE OVERLAY	N/A
SECTION - TOWNSHIP - RANGE	S12 T41 R41
PCN	00-42-43-27-05-034-0431
EXISTING USE	LANDSCAPE SERVICE/ SINGLE FAMILY
PROPOSED USE	HOSPITAL
TOTAL SITE AREA:	8.21 AC. (357,759 S.F.)

CONCURRENCY APPROVAL

RETAIL	76,049 S.F.
--------	-------------

BUILDING DATA

	Proposed
Phase 1	54,642.0 s.f.
Phase 2	18,775.0 s.f.
Future Expansion	2,632.0 s.f.
Total Gross Floor Area (GFA)	76,049.0 s.f.

BUILDING HEIGHT:	35' MAX.
NUMBER OF STORIES:	1 STORY, 35'
TRAFFIC ANALYSIS ZONE:	1024

PARKING DATA

	Required:	Provided:
HOSPITAL	40 Spaces (1 Per 2 Beds)	141 Spaces
HANDICAP PARKING:	5 Spaces	17 Spaces
TOTAL SPACES:	45 Spaces	158 Spaces
LOADING SPACE(S):	2 Spaces (12x18.5')	2 Spaces

FLU: CL/2
 ZONING: MUPD
 EXISTING USE: TARGET
 CONTROL NO. 2003.007
 R 2009.1826

FLU: LR2
 ZONING: PO
 EXISTING USE: Vacant
 CONTROL NO. 1983.00090
 R 2021.0548

FLU: LR2
 ZONING: PO
 EXISTING USE: Vacant
 CONTROL NO. 1983.00090
 R 2021.0548

FLU: LR2
 ZONING: PUD
 EXISTING USE: Bellagio
 CONTROL NO. 1995.00116
 R 2000.1716

Retention
 (45,463 s.f.)

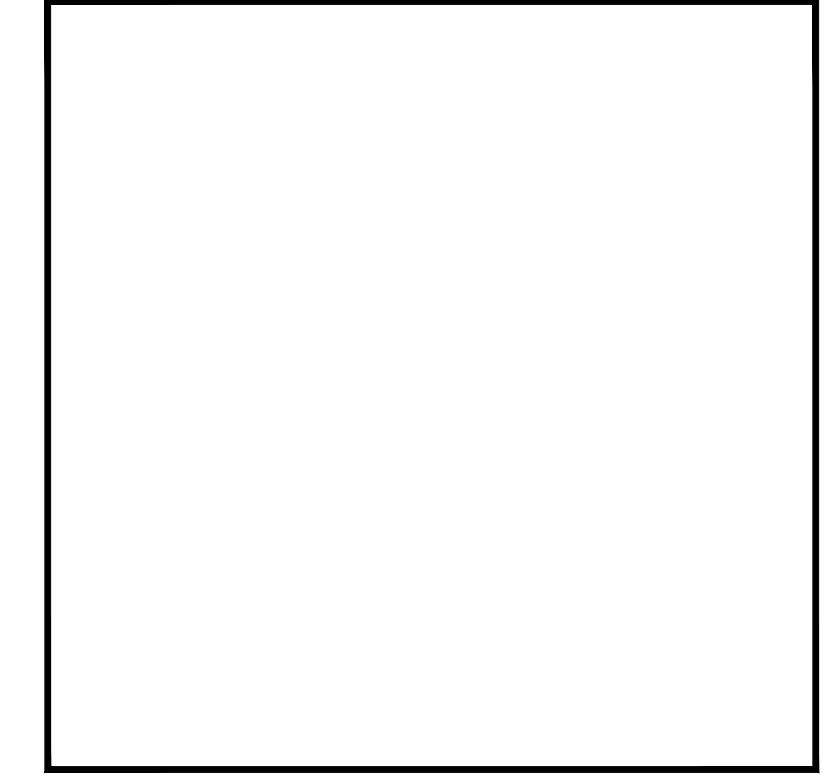
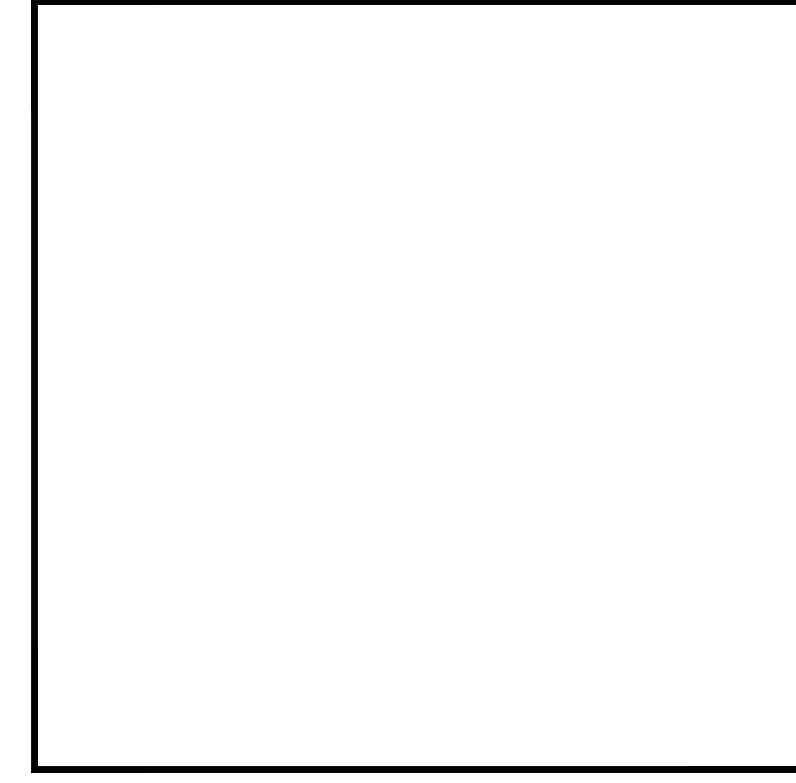
Phase 2
 18,775 SF
 (40 BEDS)

Phase 1
 54,642 SF
 (40 BEDS)

DRAFT

AMENDMENTS

ZONING STAMPS



Property Development Regulations

Zoning District	Min. Lot Dimensions				GFA	FAR	Bldg. Coverage	Min. Setbacks				
	Size	Width	Frontage	Depth				Front	Side E.	Side W.	Rear	
Required	AR	1.0 AC.	100'	100'	200'	N/A	.1 - .45	25.0%	50'	15'	15'	20'
Proposed	IG	8.21 AC.	660.8'	660.8'	527.10'	76,049 S.F.	.21	21.2%	105.4'	83.7'	93.6'	101.3'

Designed: _____
 Drawn: _____
 Approved: GGG/EOM/MTH
 Date: _____
 Job no: _____
 Revisions: _____

Seal

LC 0000111
 Sheet Title:
Preliminary Site Development Plan

Scale: 1"=40'

Sheet No.

PSP-1

13-0000

Property Detail

Parcel Control Number: 00-42-43-27-05-034-0432 Location Address: 9719 LANTANA RD
 Owners: EASTWOOD LANTANA LLC
 Mailing Address: PO BOX 1387,BOYNTON BEACH FL 33425 1387
 Last Sale: OCT-2008 Book/Page#: 22933 / 1743 Price: \$431,900
 Property Use Code: 0000 - VACANT Zoning: AR - Agricultural Residential (00-UNINCORPORATED)
 Legal Description: PALM BEACH FARMS CO PL 3 W 1/2 OF TR 43 (LESS S 54 FT LANTANA RD R/W) BLK 34 Total SF: 0 Acres 4.05

2020 Values (Current)

Improvement Value \$14,616
 Land Value \$200,475
 Total Market Value \$215,091
 Assessed Value \$215,091
 Exemption Amount \$0
 Taxable Value \$215,091

All values are as of January 1st each year.

2020 Taxes

Ad Valorem \$3,773
 Non Ad Valorem \$288
 Total Tax \$4,061

2021 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 0)



Subarea and Square Footage (Building 0)

Description	Area	Sq. Footage
-------------	------	-------------

Extra Features

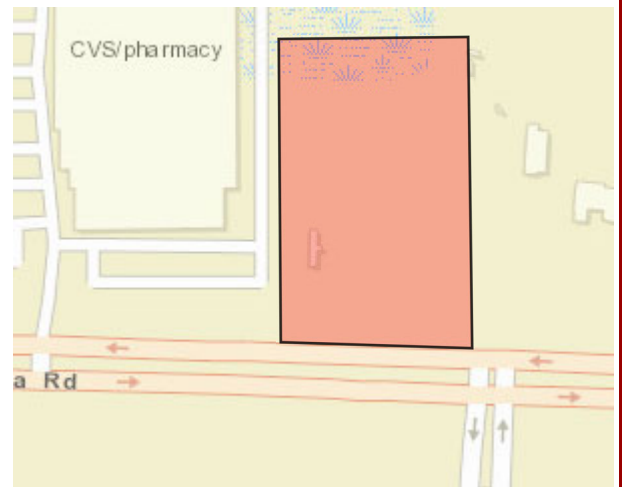
Description	Year Built	Unit
Paving- Asphalt	2005	5400
Wall	2005	210
Paving- Asphalt	2005	300
Fence- Chain Link 6ft #11 Gaug	2005	102

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 0)

Description

MAP



Property Detail

Parcel Control Number: 00-42-43-27-05-034-0431 Location Address: 9645 LANTANA RD
 Owners: AGUIRRE EVANGELINE C ,CROOKS STAN L
 Mailing Address: 9645 LANTANA RD,LAKE WORTH FL 33467 6114
 Last Sale: NOV-2010 Book/Page#: 24208 / 1205 Price: \$260,000
 Property Use Code: 0100 - SINGLE FAMILY Zoning: AR - Agricultural Residential (00-UNINCORPORATED)
 Legal Description: PALM BEACH FARMS CO PL 3 E 1/2 OF TR 43 (LESS S 54 FT LANTANA RD R/W) BLK 34 Total SF: 6960 Acres 4.16

2020 Values (Current)

Improvement Value \$274,389
 Land Value \$228,800
 Total Market Value \$503,189
 Assessed Value \$461,908
 Exemption Amount \$50,000
 Taxable Value \$411,908

All values are as of January 1st each year.

2020 Taxes

Ad Valorem \$7,400
 Non Ad Valorem \$699
 Total Tax \$8,099

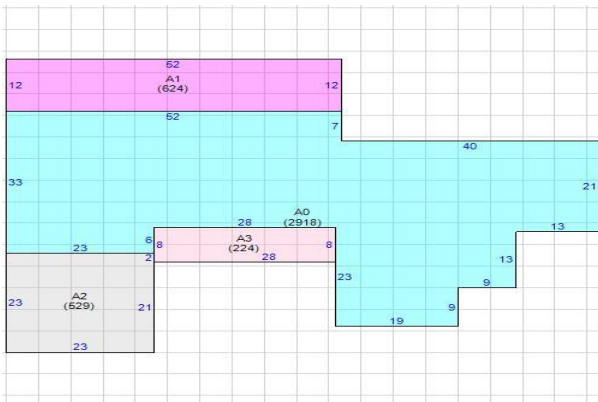
2021 Qualified Exemptions

Homestead
 Additional Homestead

Applicants

AGUIRRE EVANGELINE C
 CROOKS STAN L &

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
FOP Finished Open Porch	624
FOP Finished Open Porch	224
BAS Base Area	2918
FGR Finished Garage	529
Total Square Footage : 4295	
Total Area Under Air : 2918	

Extra Features

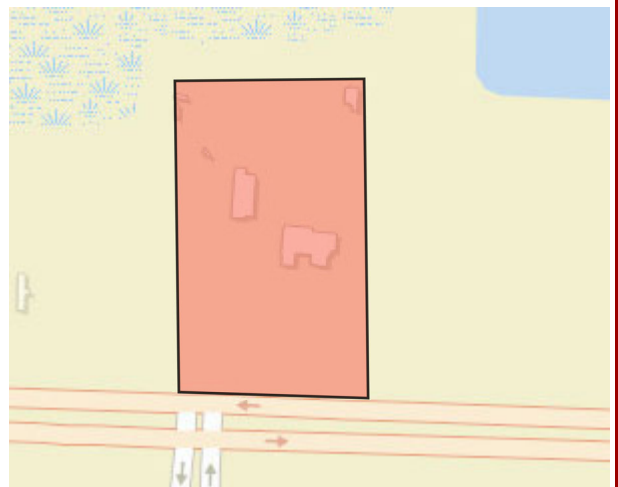
Description	Year Built	Unit
Patio Roof	2014	400
Screen Enclosure	2014	400
Patio	2014	400
Pool - In-Ground	1987	1

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

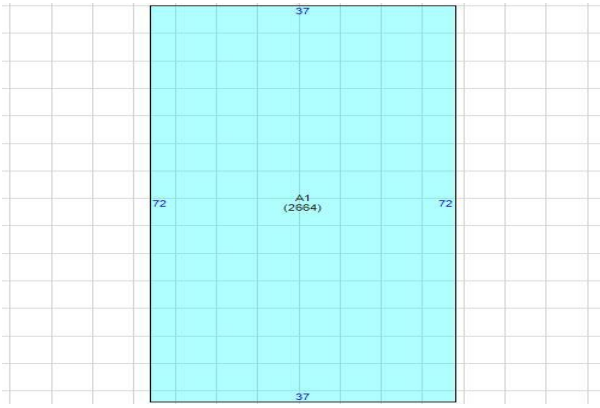
Description	
1. Exterior Wall 1	WSF: BRICK
2. Year Built	1986
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	4
7. Full Baths	3
8. Half Baths	0
9. Exterior Wall 2	WSF: VINLY/STL/ALUM
10. Roof Structure	GABLE/HIP
11. Roof Cover	ASPHALT/COMPOSITION
12. Interior Wall 1	DRYWALL
13. Interior Wall 2	N/A
14. Floor Type 1	CARPETING
15. Stories	1

MAP



Building Footprint (Building 2)

Owner Name: AGUIRRE EVANGELINE C ,CROOKS STAN L & ,
 PCN: 00-42-43-27-05-034-0431



Structural Details (Building 2)

No	Description	
1.	Exterior Wall 1	WSF: VINYL/STL/ALUM
2.	Year Built	1995
3.	Air Condition Desc.	NO HTG/AC
4.	Heat Type	NONE
5.	Heat Fuel	NONE
6.	Bed Rooms	
7.	Full Baths	
8.	Half Baths	
9.	Roof Structure	STEEL FRAME OR TRUSS
10.	Roof Cover	MOD. METAL
11.	Interior Wall 1	NONE
12.	Floor Type 1	CONCRETE FINISHED
13.	Stories	1

Subarea and Square Footage (Building 2)

Description	Area	Sq. Footage
BAS BASE AREA	1	1
UDG UNFINISHED DET. GARAGE	2	2664
Total Square Footage:	2665	2665
Total Area Under Air:	1	1

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

7/16/121

Owner: AGUIRRE EVANGELINE C ,CROOKS STAN L PCN: 00424327050340431 2 of 2

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					*2020 DAILY		19-20 GR	3YR GR	2020 AM PEAK HOUR			2020 PM PEAK HOUR		
						2015	2016	2017	2018	2019	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
4103	LAKE WORTH RD	Lyons Rd	Florida Turnpike	6D	2940	42333	44333		45796	47252	47959	12/16/2019	1.47%		3884	2254	1630	4019	1913	2158
4201	LAKE WORTH RD	Florida Turnpike	Pinehurst Dr	6D	2680	39166	39864		42106	41990										
4645	LAKE WORTH RD	Pinehurst Dr	Jog Rd	6D	2680	46028	47722	49086	51629	50548	50687	12/18/2019	0.27%	1.08%	3147	1637	1706	4122	2224	1950
4609	LAKE WORTH RD	Jog Rd	Sherwood Forest Blv	6D	2940	45661	48538	49213	48041	50478										
4673	LAKE WORTH RD	Sherwood Forest Blvd	Haverhill Rd	6D	2680	41210	44200	44409	44850	44696										
4627	LAKE WORTH RD	Haverhill Rd	Military Tr	6D	2940	44371	45507		44984	44830										
4611	LAKE WORTH RD	Military Tr	Kirk Rd	6D	2680	42951	44545		44802	43679										
4647	LAKE WORTH RD	Kirk Rd	Congress Ave	6D	2940	38415		40892	40684	40791										
4651	LAKE WORTH RD	Congress Ave	Boutwell Rd	4D	1770	23415			26619	27172										
4403	LANTANA RD	SR-7	Lyons Rd	4D	1770	15574	16340	16264	17057	17234	17469	1/13/2020	1.35%	2.41%	1521	622	909	1570	881	695
4207	LANTANA RD	Lyons Rd	Hagen Ranch Rd	4D	1960	25977	26822	26691	28535	28262	29044	1/13/2020	2.69%	2.86%	2499	1178	1396	2635	1459	1189
4669	LANTANA RD	Hagen Ranch Rd	Jog Rd	6D	2940	32219	35348	32971	36116	36095	36548	1/13/2020	1.24%	3.49%	3070	1637	1441	3238	1633	1606
4619	LANTANA RD	Jog Rd	Haverhill Rd	6D	2940	35845	39735	39406	42984	43695	43322	1/13/2020	-0.86%	3.21%	3208	1514	1717	3652	1874	1778
4675	LANTANA RD	Haverhill Rd	Military Tr	6D	2940	42602	45595	47280	47038	46680	47308	1/14/2020	1.33%	0.02%	3701	2185	1565	3859	1750	2149
4605	LANTANA RD	Military Tr	Lawrence Rd	6D	2940	41854	45429	47961	49357	49084	49382	1/13/2020	0.60%	0.98%	4045	2392	1676	3893	1632	2261
4665	LANTANA RD	Lawrence Rd	Congress Ave	6D	2940	47054	48924	49596	50923	50634	51023	1/13/2020	0.76%	0.95%	3971	2374	1597	4052	1726	2411
4623	LANTANA RD	Congress Ave	High Ridge Rd	6D	2940	41390	44905	45198	46300	48503	47213	1/13/2020	-2.73%	1.46%	3600	2179	1452	3677	1650	2043
4807	LANTANA RD	Redding Dr	Federal Hwy	5	1770	19392	18710	18494	18253	17922	17463	2/10/2020	-2.63%	-1.89%	1196	592	729	1292	587	727
4608	LAWRENCE RD	Lantana Rd	Hypoluxo Rd	2	880	11157	11341	10800	11977	11792	11633	1/7/2020	-1.37%	2.51%	1126	629	504	1027	593	459

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

Input Data

ROAD NAME: Lantana Rd STATION: 4207 Report Created
CURRENT YEAR: 2020 FROM: Midpoint 8/16/2021
ANALYSIS YEAR: 2026 TO: Hagen Ranch Rd
GROWTH RATE: 2.86% COUNT DATE: 1/13/2020
PSF: 1

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction						
Existing Volume	2499	1178	1396	2635	1459	1189
Peak Volume	2499	1178	1396	2635	1459	1189
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2499	1178	1396	2635	1459	1189

Committed Developments							Type	% Complete
Mission Lakes MUPD	0	0	0	0	0	0	NR	100%
Town Commons	10	5	5	35	18	17	NR	60%
Towne Park Country Club	0	0	0	0	0	0	Res	100%
Villages of Windsor	24	14	10	22	9	13	Res	80%
Village Corner Commercial	2	1	1	2	1	1	NR	80%
Windsor Place	31	9	22	59	33	26	Res	0%
Merchants Walk	48	23	25	87	44	43	NR	0%
US 441 Trust	0	0	0	0	0	0	NR	100%
Sherbrooke Center	18	8	11	100	52	48	NR	35%
Lantana Road Property	0	0	0	0	0	0	Res	100%
Lantana Farms PUD	22	17	6	29	11	18	Res	65%
Manatee Elem.	0	0	0	0	0	0	NR	100%
Andalucia PUD	3	2	1	4	1	2	Res	65%
Lantana Civic Pavillion	0	0	0	0	0	0	NR	100%
Gulfstream PUD	1	1	0	1	1	1	Res	84%
Project Institute -Cleveland Clinic	38	8	30	41	29	11	NR	0%
Fields at Gulfstream Polo PUD	11	9	3	14	5	9	Res	26%
Legend Lakes Center	32	5	27	36	29	7	NR	0%
Lees Square	35	17	18	109	54	55	NR	75%
The Falls Commercial MUPD	9	4	4	8	4	4	NR	50%
Family Church Sherbrooke	3	1	2	3	2	2	NR	20%
Total Committed Developments	287	124	165	550	293	257		
Total Committed Residential	92	52	42	129	60	69		
Total Committed Non-Residential	195	72	123	421	233	188		
Double Count Reduction	23	13	11	32	15	17		
Total Discounted Committed Developments	264	111	154	518	278	240		
Historical Growth	460	217	257	485	269	219		
Comm Dev+1% Growth	418	183	240	680	368	313		
Growth Volume Used	460	217	257	680	368	313		
Total Volume	2959	1395	1653	3315	1827	1502		

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

Input Data

ROAD NAME: Lantana Rd STATION: 4207 Report Created
CURRENT YEAR: 2020 FROM: Lyons Rd 8/16/2021
ANALYSIS YEAR: 2026 TO: Midpoint
GROWTH RATE: 2.86% COUNT DATE: 1/13/2020
PSF: 1

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction						
Existing Volume	2499	1178	1396	2635	1459	1189
Peak Volume	2499	1178	1396	2635	1459	1189
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2499	1178	1396	2635	1459	1189

Committed Developments							Type	% Complete
Mission Lakes MUPD	0	0	0	0	0	0	NR	100%
Town Commons	10	5	5	35	18	17	NR	60%
Towne Park Country Club	0	0	0	0	0	0	Res	100%
Villages of Windsor	24	14	10	22	9	13	Res	80%
Village Corner Commercial	2	1	1	2	1	1	NR	80%
Windsor Place	31	9	22	59	33	26	Res	0%
Merchants Walk	73	38	35	131	65	66	NR	0%
US 441 Trust	0	0	0	0	0	0	NR	100%
Sherbrooke Center	24	14	10	128	62	66	NR	35%
Lantana Road Property	0	0	0	0	0	0	Res	100%
Lantana Farms PUD	15	4	11	20	12	7	Res	65%
Woodwind PUD	0	0	0	0	0	0	Res	100%
Manatee Elem.	0	0	0	0	0	0	NR	100%
Andalucia PUD	3	2	1	4	1	2	Res	65%
Lantana Civic Pavillion	0	0	0	0	0	0	NR	100%
Gulfstream PUD	1	1	0	1	1	1	Res	84%
Project Institute -Cleveland Clinic	38	8	30	41	29	11	NR	0%
Fields at Gulfstream Polo PUD	11	9	3	14	5	9	Res	26%
Legend Lakes Center	32	5	27	36	29	7	NR	0%
Lees Square	35	17	18	109	54	55	NR	75%
The Falls Commercial MUPD	9	4	4	8	4	4	NR	50%
Family Church Sherbrooke	3	1	2	3	2	2	NR	20%
Total Committed Developments	311	132	179	613	325	287		
Total Committed Residential	85	39	47	120	61	58		
Total Committed Non-Residential	226	93	132	493	264	229		
Double Count Reduction	21	10	12	30	15	15		
Total Discounted Committed Developments	290	122	167	583	310	272		
Historical Growth	460	217	257	485	269	219		
Comm Dev+1% Growth	444	194	253	745	400	345		
Growth Volume Used	460	217	257	745	400	345		
Total Volume	2959	1395	1653	3380	1859	1534		

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