

June 4, 2024

City of Port St. Lucie
Public Works Department
121 SW Port St. Lucie Blvd
Port St. Lucie, Florida 34984

Attention: Mr. Colt Schwerdt, P.E.

Reference: Riverland – Parcel E
City of Port St. Lucie, Florida

Dear Mr. Schwerdt:

This letter is to provide additional information regarding the use of the Institute of Transportation Engineers (ITE) Land Use Category #251 (Senior Adult Housing – Single Family). You stated at the May 28, 2024 Council Meeting “When we are referencing a number of studies within the ITE manual I think we need to keep context on that because it even says in the ITE manual use this cautiously because of the limited number of studies that have been done. I believe it was a total of 10 different developments that were used.”

Please be advised the ITE Trip Generation, 11th Edition utilizes data from 35 studies for the PM peak hour trip generation rate, which is the trip category used in Resolution 21-07 for the required roadway improvements. The ITE does for certain land uses issue a caution notice based on lower number of trip generation studies. However, that caution is only issued when the number of studies is five (5) or less as shown in Figure 1 below.

4.2.2 Reported Statistics

Table 4.1 summarizes the types of mathematical and statistical information provided in *Trip Generation Manual* data plots as a function of the number of available data points. The table also indicates that, for data sets with five or fewer data points, the statement "Caution—Use Carefully—Small Sample Size" is provided.

Table 4.1 Information Provided in *Trip Generation Manual* Data Pages

Number of Data Points	Weighted Average Rate & Range of Rates	Data Plot	Standard Deviation	Fitted Curve Equation ^a	Caution Regarding Small Sample Size
1	No	No	No	No	Yes
2	Yes	Yes	No	No	Yes
3	Yes	Yes	Yes	No	Yes
4	Yes	Yes	Yes	Yes	Yes
5	Yes	Yes	Yes	Yes	Yes
6 or more	Yes	Yes	Yes	Yes	No

^a Fitted curve equation is provided if R^2 value is at least 0.5.
 Source: *Trip Generation Manual*, 9th Edition, Institute of Transportation Engineers, Washington, DC, 2012.

Figure 1 – Screenshot from the latest ITE Trip Generation Handbook

The 35 studies provided in the ITE for Land Use Code #251 (Senior Adult Housing – Single Family) is more than sufficient to utilize for projecting trips for an age restricted single family development. The ITE PM Peak Hour trip generation sheet for Land Use Code #251 (Senior Adult Housing – Single Family) is included as Attachment 1 to this letter for reference.

Our office has also reviewed local data for traffic counts collected by Palm Beach County at five (5) locations for active adult communities in Palm Beach County. The traffic data was collected between 2014 and 2019 and the communities ranged from 228 to 1,060 single family homes. The results of the analysis showed similar trip generation rates to the published ITE trip generation rates. Note the comparison was to the ITE Trip Generation, 10th Edition at that time. The results showed both the AM and PM peak hour trip generation rates were slightly below the reported ITE peak hour rates. This letter dated May 21, 2020, inclusive of the supporting backup data is included in Attachment 2 to this letter for reference.



Mr. Colt Schwerdt, P.E.
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As documented above, it is my professional engineering opinion ITE Land Use #251 (Senior Adult Housing – Single Family) is the appropriate, accurate, and applicable land use to use for the proposed Riverland/Kennedy - Parcel E site development plan. This is also consistent with the ITE Land Use codes utilized in the approved Riverland/Kennedy Parcels A, B, C, and D.

It is not only standard traffic engineering practice, but also a requirement to utilize the most appropriate ITE Land Use Code when preparing a traffic study. Port St. Lucie City Land Development Code (Code) Section 160.80.(C)(2)a.3. states the following in the Transportation Concurrency Management Section:

*“The expected trip generation by trip type (primary, diverted and captured) estimates for the proposed land use(s) by project phase. **Trip generation shall be determined in accordance with the latest available Institute of Transportation Engineers (ITE) Trip Generation Manual, or with locally derived trip generation rates based on studies performed, or approved and verified, by the Transportation Division of the Engineering Department.**”*

Similar to the Code, the Riverland/Kennedy Development Order also requires the latest ITE Trip Generation Manual and proposed land uses included in the application be used. Condition 17 of Exhibit B of Resolution 21-07 states the following:

*“A trip generation analysis shall be prepared by the applicant and approved by the City of Port St. Lucie prior to each site plan or residential subdivision plat approval. **The trip generation analysis shall present calculations for the p.m. peak hour and shall be performed using trip generation rates and equations included in the latest available Institute of Transportation Engineers Trip Generation report as well as land uses included in the application for development approval.** The trip generation analysis shall include internal capture and passer-by, if appropriate, to determine net trips generated by the development. The trip generation shall be cumulative and include all previous site plan and residential subdivision plat approvals. Development order conditions shall be evaluated using the trip generation analysis to determine triggering of any transportation conditions.”*

In conclusion, the trip generation analysis prepared by our office on October 5, 2022 for Riverland/Kennedy DRI – Parcel E is in direct compliance of both the Code and Resolution 21-07. If a trip generation analysis was prepared utilizing a different ITE land use code for Parcel E than Land Use Code #251 (Senior Adult Housing – Single Family), it would be in conflict with standard traffic engineering practices, Code, and Resolution 21-07.



Mr. Colt Schwerdt, P.E.
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If you have any questions or require any additional information, please let our office know. Thank you for your help with this matter.

Sincerely,

SIMMONS & WHITE, INC.

Bryan G. Kelley, P.E., Professional Engineer, State of Florida, License No. 74006

This item has been digitally signed and sealed by Bryan G. Kelley, P.E., on 06/04/24.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.





ATTACHMENT A

PAGES FROM THE ITE TRIP GENERATION,
11TH EDITION FOR LAND USE CODE #251
(SENIOR ADULT HOUSING – SINGLE
FAMILY)



Senior Adult Housing - Single-Family (251)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 35

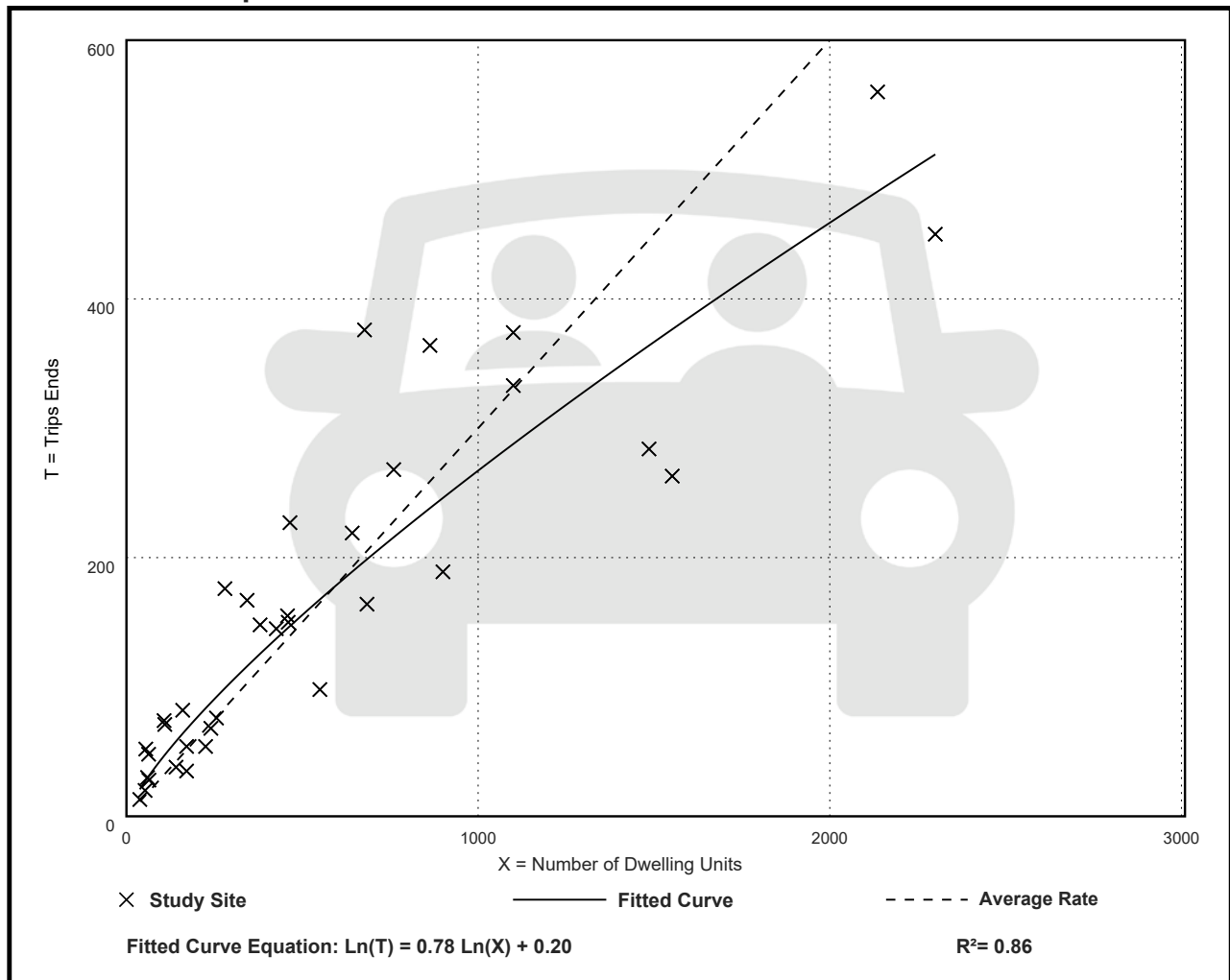
Avg. Num. of Dwelling Units: 556

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.30	0.17 - 0.95	0.12

Data Plot and Equation





ATTACHMENT B

SIMMONS & WHITE LETTER DATED MAY
21, 2020 DOCUMENTING ADDITIONAL
AGE RESTRICTED TRAFFIC DATA





May 21, 2020

GL Homes
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, Florida 33323

Attention: Mr. Kevin Ratterree

Reference: Riverlands/Kennedy DRI
Port St. Lucie, Florida

Dear Mr. Ratterree:

At your request, Simmons & White, Inc. has reviewed the applicability of the Institute of Transportation Engineers (ITE) Land Use Category #251 (Senior Adult Housing – Detached) as it relates the above referenced project. ITE Land Use Category #251 was added to the ITE Trip Generation, 9th Edition to follow market trends for the growing number of active adult, age restricted communities. The current ITE Trip Generation, 10th Edition continued this land use and added new trip generation studies to the database. In most cases, active adult communities generate fewer trips than typical single family home developments since many of the residents are retired and most do not have school aged children. Most modern active adult communities also have extensive clubhouse amenities and entertainment, which further internalizes traffic that normally would be leaving the development.

In normal circumstances, traffic counts would be collected at a representative sample of similar age restricted communities. The traffic counts would then be compared to the number of residential units and a trip generation rate would be derived. However, current traffic counts are not reliable at this time due to the ongoing coronavirus pandemic. Therefore, traffic counts previously collected by Palm Beach County were reviewed in order to determine if trip generation rates could be derived for existing active adult communities.

Developments with only one access point were utilized. The singular access point ensures that all trips arriving and departing the development are accounted for in the traffic counts. In total, eight (8) different traffic counts at five (5) locations throughout Palm Beach County were found to be applicable for the study. The five locations ranged in size from 228 to 1060 homes and all traffic counts were collected between 2014 and 2019. All traffic counts were obtained by the published Palm Beach County Signalized Intersection Turning Movement Counts document. A location map and the existing traffic count for each of the developments is attached to this letter for reference.

The average trip generation rate for all eight traffic counts equated to a A.M. peak hour generation rate of 0.19 vehicles per dwelling unit and a P.M. peak hour trip generation rate of 0.29 vehicles per dwelling unit. A comparison of the trip generation rates for ITE Land Use Code #210 (Single Family-Detached) and ITE Land Use Code #251 (Senior Adult Housing-Detached) is summarized below in Table 1.

Table 1
ITE Trip Generation, 10th Edition Land Use Comparison

Time of Day	ITE #210 (Single Family-Detached)	ITE #251 (Senior Adult Housing-Detached)	S&W Trip Generation Study
Daily	9.44	4.27	N/A
A.M. Peak Hour	0.74	0.24	0.19
P.M. Peak Hour	0.99	0.30	0.29

Note: For simplicity, the average rates are shown and not the logarithmic equation rates. The rates above represent the driveway trips per dwelling unit.

As shown in Table 1, the peak hour trip generation rates for ITE #251 (Senior Adult Housing – Detached) are approximately 30% of the ITE #210 (Single Family – Detached) peak hour trip generation rates. The trip generation study at five locations and eight traffic counts in Palm Beach County produced slightly lower but similar trip generation rates as the published ITE Trip Generation, 10th Edition for Land Use Code #251 (Senior Adult Housing - Detached). Therefore, the use of ITE Land Use Code #251 (Senior Adult Housing – Detached) is validated and appropriate for traffic generation associated with age restricted housing developments.

Mr. Kevin Ratterree
May 21, 2021 – Page 2

Conclusion

Simmons & White, Inc. evaluated existing peak hour traffic counts at five age restricted communities throughout Palm Beach County. All five developments had a singular signalized access point ensuring all community trips were accounted for. The results of the study were slightly lower but similar to the ITE Land Use Code #251 (Senior Adult Housing-Detached). This study validates the applicability and use of ITE Land Use Code #251 as the appropriate land use for single family age restricted communities.

Please review this letter and do not hesitate to contact our office if you should have any questions or require any additional information

Sincerely,

SIMMONS & WHITE, INC.



Bryan Kelley, P.E.

ATTACHMENT 1

ITE TRIP GENERATION, 10TH EDITION RATES

Senior Adult Housing - Detached (251)

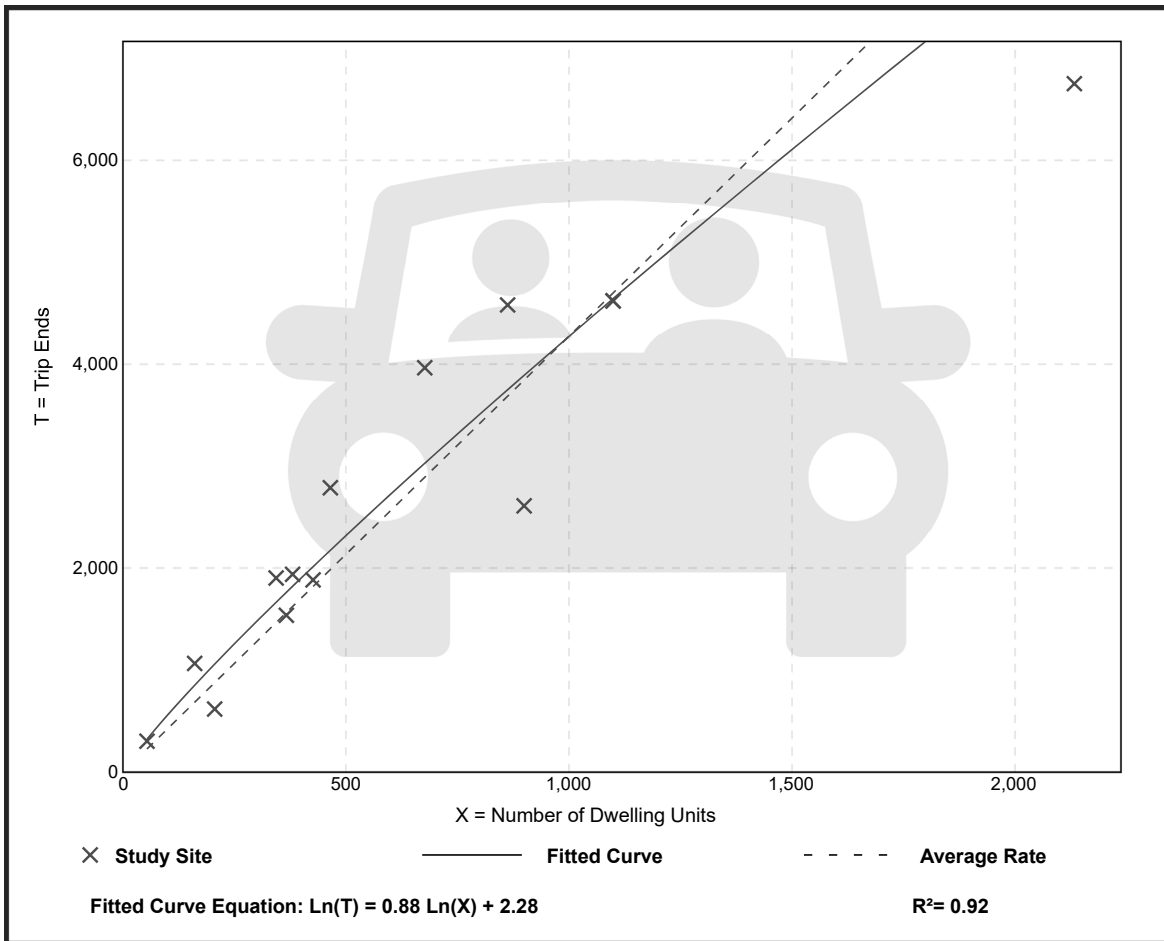
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Dwelling Units: 655
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.27	2.90 - 6.66	1.11

Data Plot and Equation



Senior Adult Housing - Detached (251)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

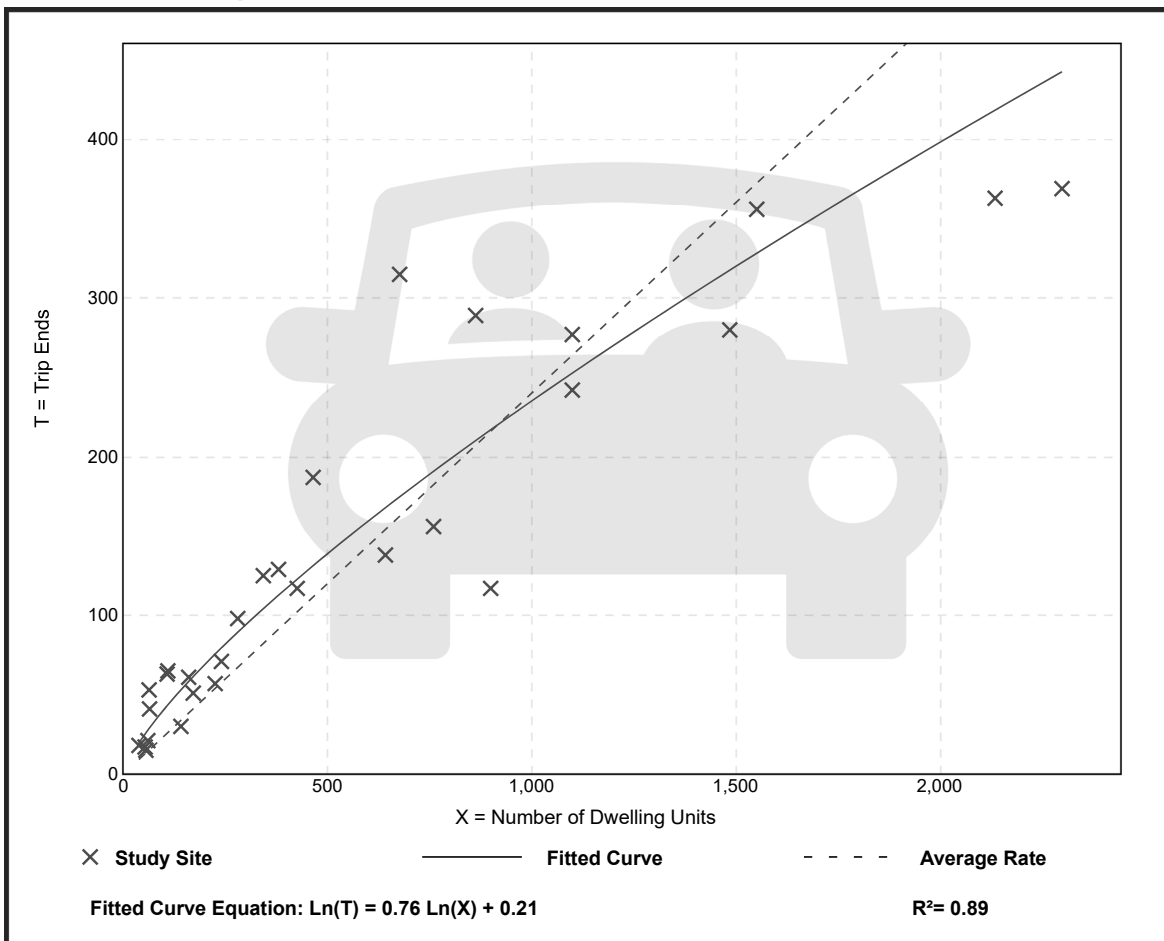
Setting/Location: General Urban/Suburban

Number of Studies: 29
 Avg. Num. of Dwelling Units: 583
 Directional Distribution: 33% entering, 67% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.24	0.13 - 0.84	0.10

Data Plot and Equation



Senior Adult Housing - Detached (251)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

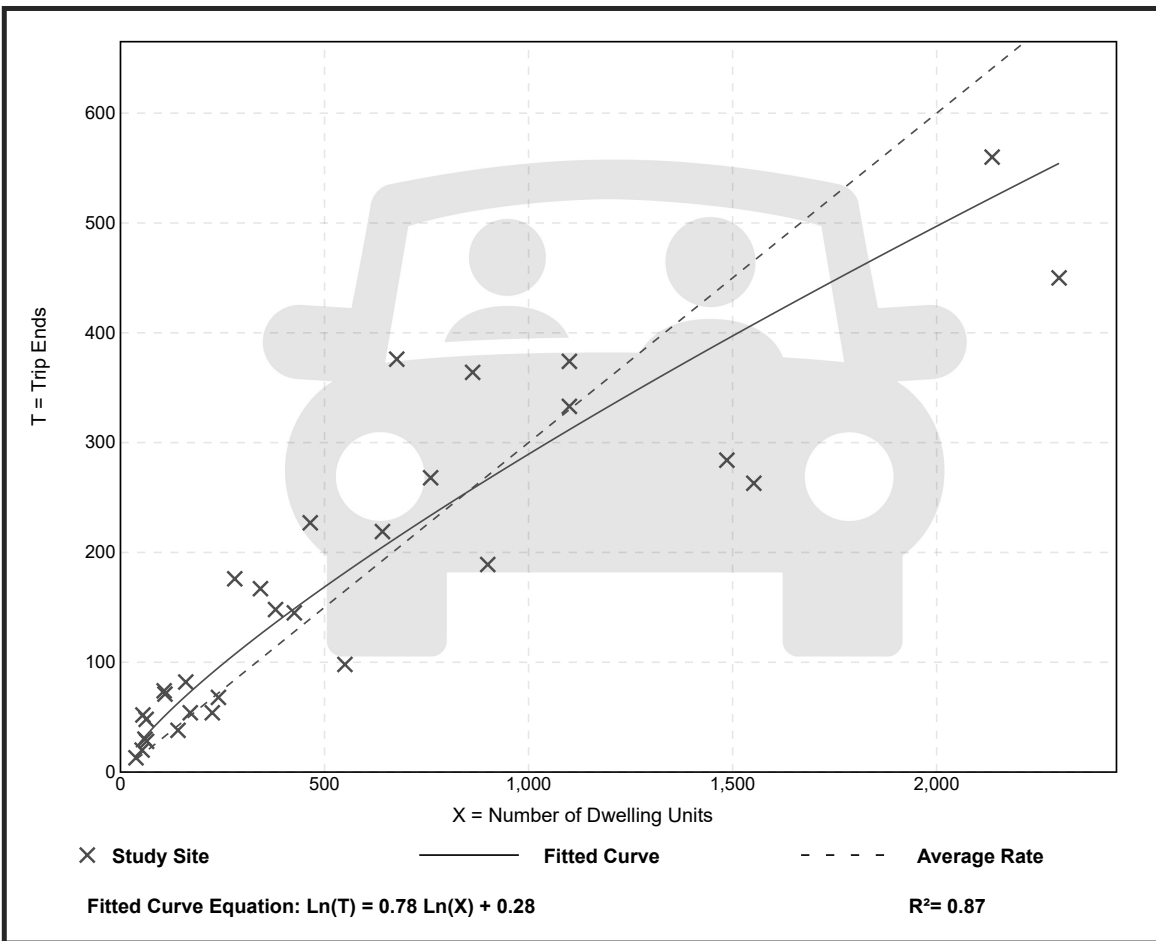
Avg. Num. of Dwelling Units: 582

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.30	0.17 - 0.95	0.13

Data Plot and Equation



Single-Family Detached Housing (210)

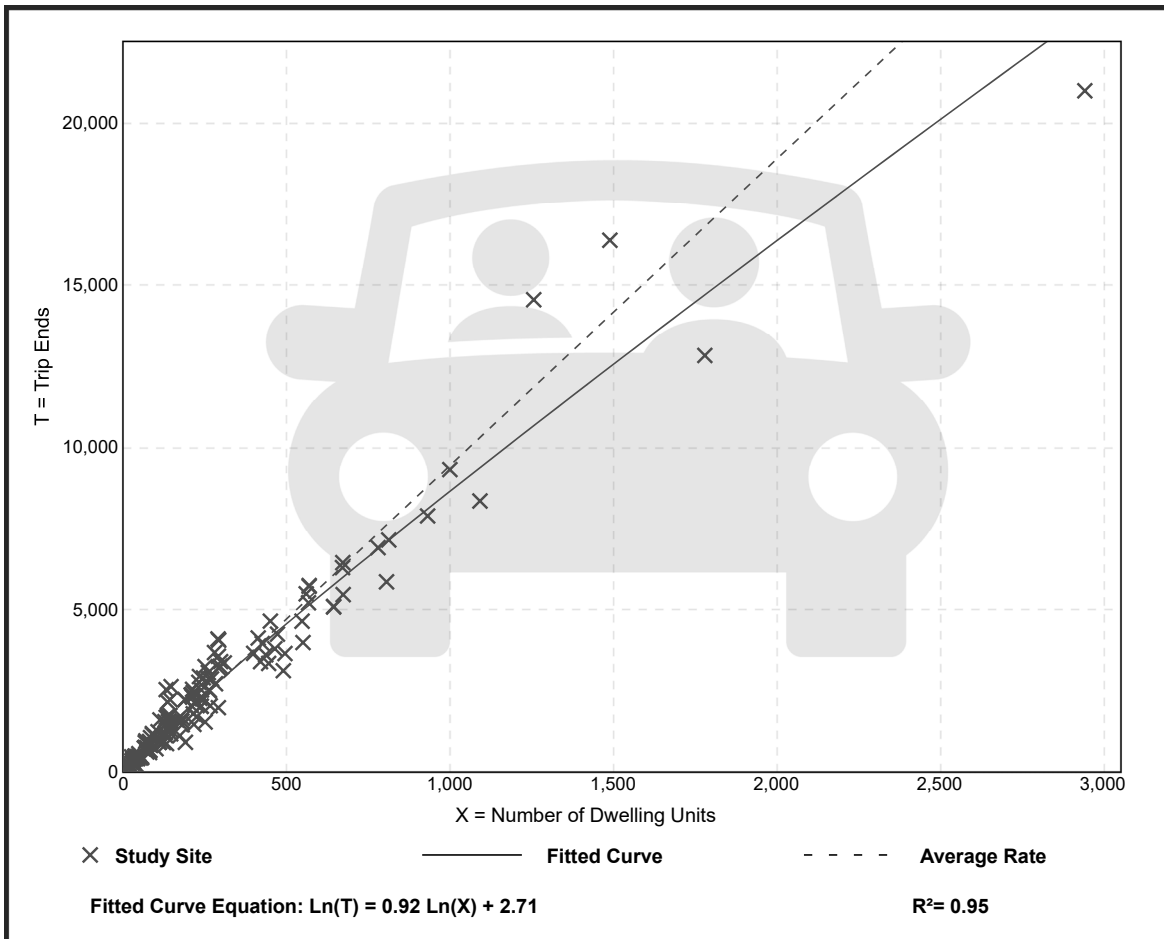
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

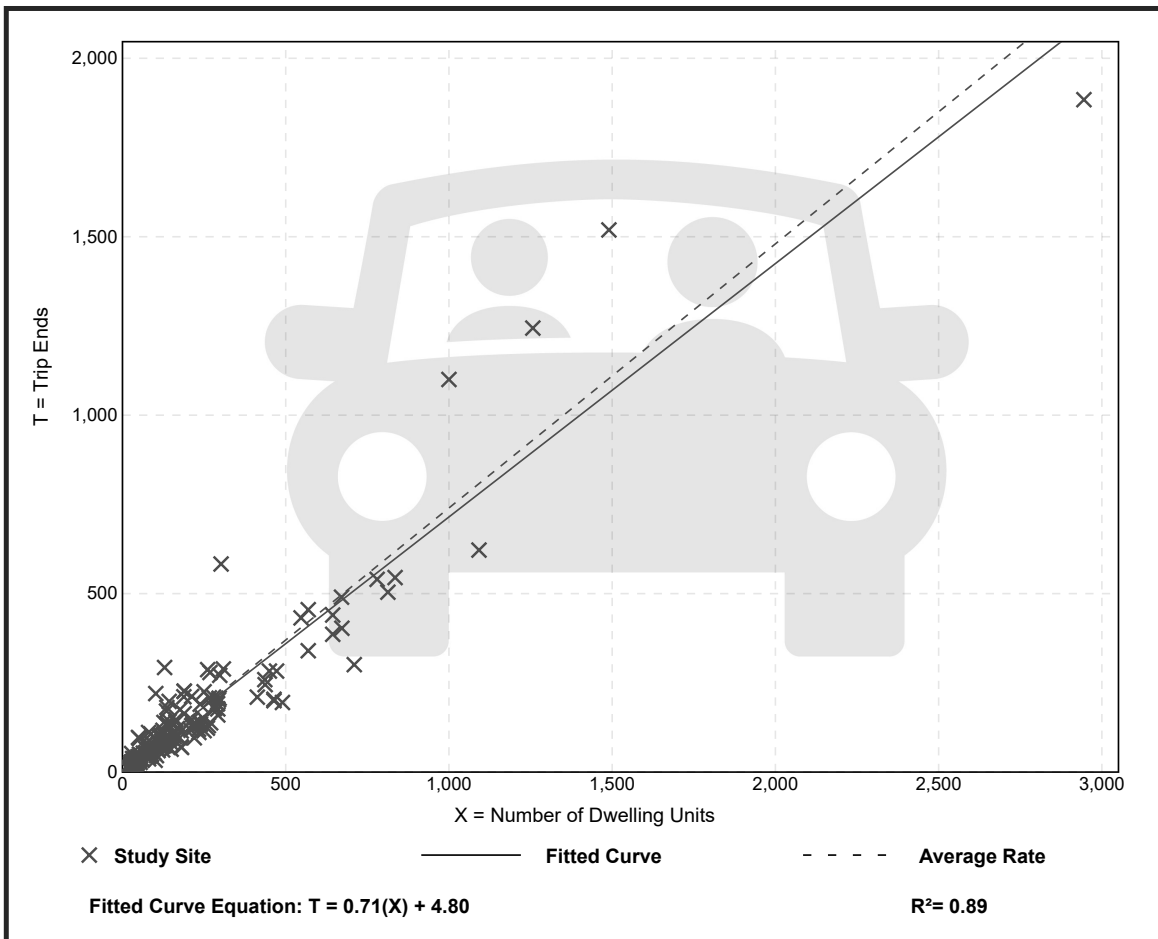
Setting/Location: General Urban/Suburban

Number of Studies: 173
 Avg. Num. of Dwelling Units: 219
 Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

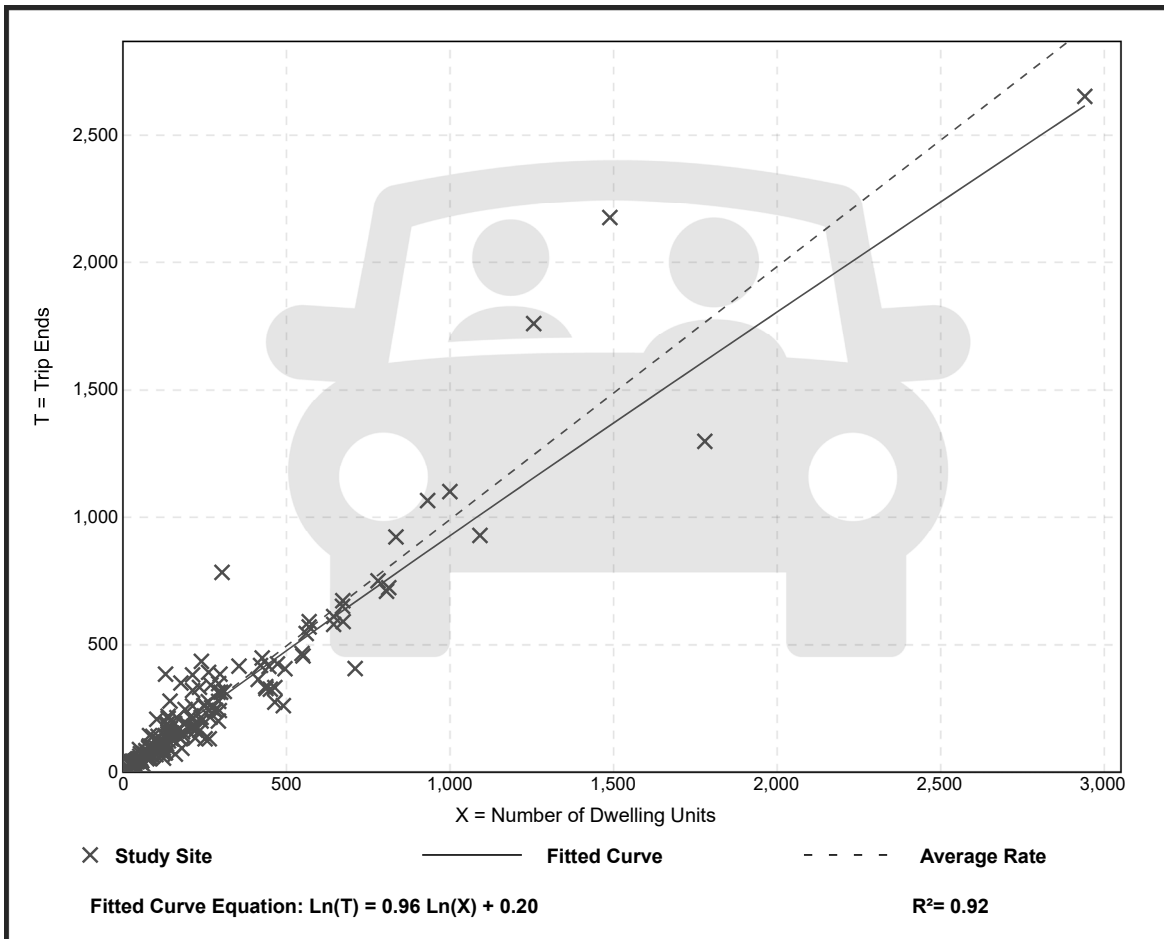
Setting/Location: General Urban/Suburban

Number of Studies: 190
 Avg. Num. of Dwelling Units: 242
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



ATTACHMENT 2

TRIP GENERATION STUDY

TRIP GENERATION STUDY

AM Peak Hour Age Restricted Homes

Development	General Location	Number of Homes	Data Collection Year	Two-Way Volume	Calculated Trip Rate
Valencia Falls	Hagen Ranch Road, PBC	706	2019	204	0.29
		706	2016	154	0.22
Buena Vida	Forest Hill Boulevard, Wellington	449	2016	65	0.14
		449	2014	60	0.13
Valencia Lakes	Hagen Ranch Road, PBC	696	2019	109	0.16
		696	2015	178	0.26
Venetian Isles	Lyons Road, PBC	1060	2015	108	0.10
Mizner Falls	Boynton Beach Boulevard, PBC	228	2015	44	0.19
Average =					0.19

PM Peak Hour Age Restricted Homes

Development	General Location	Number of Homes	Data Collection Year	Two-Way Volume	Calculated Trip Rate
Valencia Falls	Hagen Ranch Road, PBC	706	2019	257	0.36
		706	2016	241	0.34
Buena Vida	Forest Hill Boulevard, Wellington	449	2016	145	0.32
		449	2014	126	0.28
Valencia Lakes	Hagen Ranch Road, PBC	696	2019	171	0.25
		696	2015	187	0.27
Venetian Isles	Lyons Road, PBC	1060	2015	220	0.21
Mizner Falls	Boynton Beach Boulevard, PBC	228	2015	73	0.32
Average =					0.29

Note:

Traffic counts from published Palm Beach County turning movement counts

Trip rates = vehicle trips per dwelling unit

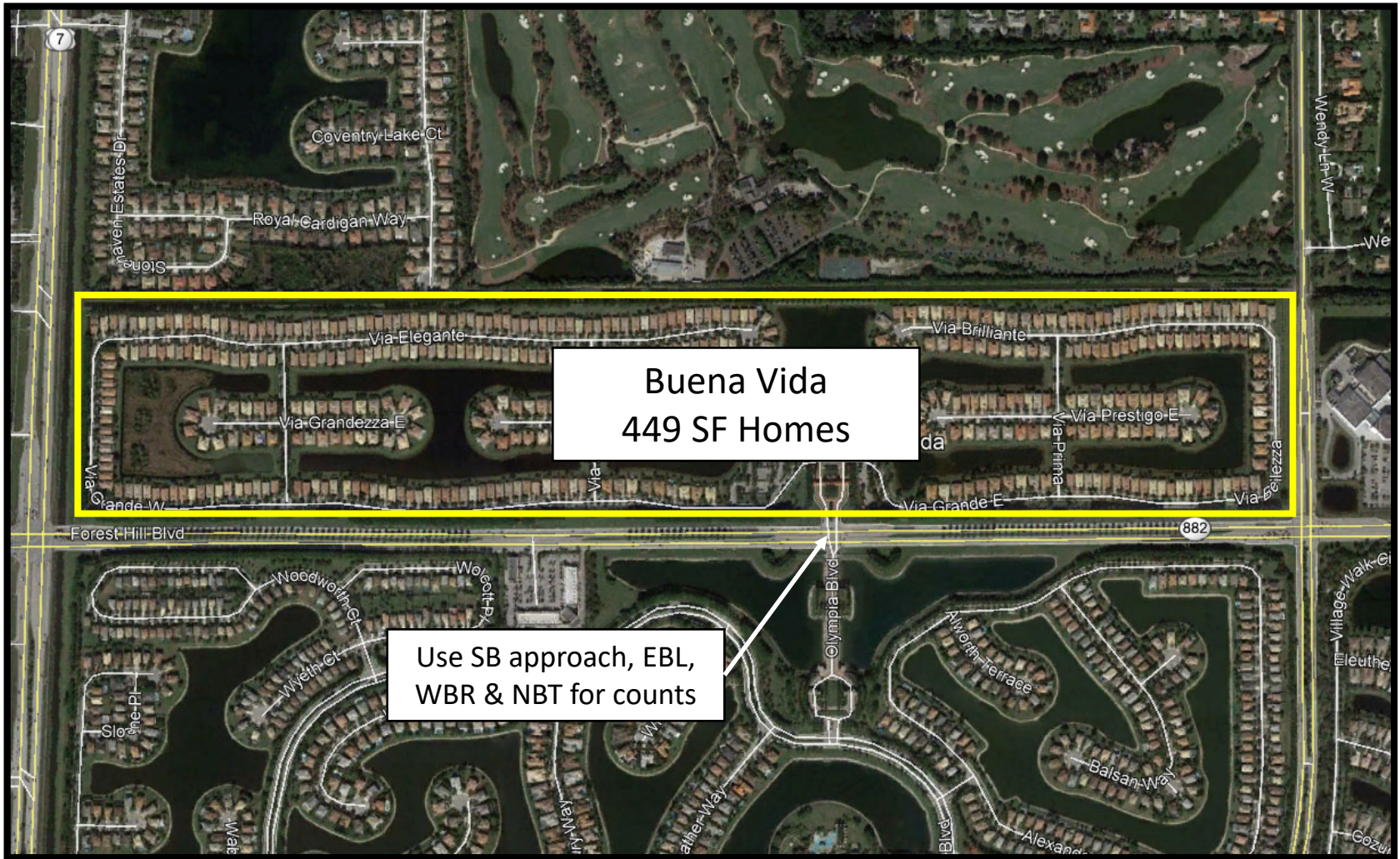


Surrogate Age Restricted Communities



Valencia Falls Traffic Counts

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
33355	Pierson Rd	South Shore Bl	9/15/2014	4:45 PM	1	78	501	5	6	113	354	24	0	36	25	62	0	13	36	144	1398
38000	Pine Ave/Post Office	Jog Rd	9/16/2015	7:30 AM	0	0	1488	53	3	49	1688	0	0	0	0	0	0	54	0	108	3443
38000	Pine Ave/Post Office	Jog Rd	9/16/2015	4:45 PM	10	0	1716	82	4	96	1800	0	0	0	0	0	0	68	0	104	3880
46400	Pine Tree Dr	Military Tr	4/13/2016	7:45 AM	2	4	677	41	0	38	2003	8	0	4	0	0	0	59	0	40	2876
46400	Pine Tree Dr	Military Tr	4/13/2016	12:30 PM	6	2	936	33	8	25	843	9	0	18	0	13	0	35	1	33	1962
46400	Pine Tree Dr	Military Tr	4/13/2016	5:00 PM	1	0	1743	44	1	23	927	9	0	3	0	2	0	27	0	29	2809
31200	Pioneer Rd/Victoria Grove	SR 7	12/10/2018	7:30 AM	9	99	2319	17	14	47	1907	105	1	381	8	175	0	27	2	32	5143
31200	Pioneer Rd/Victoria Grove	SR 7	12/10/2018	12:00 PM	16	112	2185	51	43	199	1777	133	0	173	24	150	0	27	8	38	4936
31200	Pioneer Rd/Victoria Grove	SR 7	12/10/2018	5:00 PM	35	160	2883	90	45	149	2405	224	0	198	28	170	0	43	11	33	6474
31200	Pioneer Rd/Victoria Grove	SR 7	2/8/2016	7:30 AM	3	93	1972	23	5	31	1799	142	0	370	9	176	0	66	7	64	4760
31200	Pioneer Rd/Victoria Grove	SR 7	2/17/2016	12:00 PM	37	113	2030	32	60	51	1593	166	0	155	19	130	0	19	6	15	4426
31200	Pioneer Rd/Victoria Grove	SR 7	2/8/2016	4:45 PM	37	118	2189	57	34	77	2177	231	0	178	19	159	0	36	12	32	5356
31200	Pioneer Rd/Victoria Grove	SR 7	10/22/2014	7:30 AM	3	63	2014	17	16	20	1909	108	0	283	6	165	0	62	7	57	4730
31200	Pioneer Rd/Victoria Grove	SR 7	10/22/2014	5:00 PM	14	126	2150	56	16	61	2140	240	2	164	13	153	0	31	18	27	5211
50150	Pipers Glen Bl	Jog Rd	4/16/2018	7:45 AM	1	16	554	74	34	61	1652	17	0	35	24	45	0	94	16	51	2674
50150	Pipers Glen Bl	Jog Rd	4/16/2018	12:15 PM	0	17	668	69	25	68	632	41	0	37	34	59	0	92	47	83	1872
50150	Pipers Glen Bl	Jog Rd	4/16/2018	5:00 PM	1	32	1335	77	18	55	566	32	0	33	21	34	0	76	47	68	2395
50150	Pipers Glen Bl	Jog Rd	1/14/2015	8:30 AM	0	13	578	60	47	77	1127	27	0	43	33	52	0	98	21	70	2246
50150	Pipers Glen Bl	Jog Rd	1/14/2015	12:15 PM	0	33	797	66	33	86	725	33	0	46	40	62	0	106	46	112	2185
50150	Pipers Glen Bl	Jog Rd	5/21/2014	7:45 AM	0	11	467	46	38	86	1308	24	0	35	25	41	0	94	12	59	2246
50150	Pipers Glen Bl	Jog Rd	5/21/2014	5:00 PM	2	27	1035	75	14	62	519	23	0	46	31	21	0	65	44	70	2034
50000	Pipers Glen Bl	Military Tr	1/29/2019	7:45 AM	0	36	1032	0	0	4	2344	122	0	166	0	180	0	0	0	0	3884
50000	Pipers Glen Bl	Military Tr	1/29/2019	12:00 PM	2	64	876	0	0	0	918	82	0	111	0	119	0	0	0	0	2172
50000	Pipers Glen Bl	Military Tr	1/29/2019	4:45 PM	0	146	1766	8	0	0	1120	114	0	148	0	78	0	0	0	0	3380
50000	Pipers Glen Bl	Military Tr	11/15/2016	7:45 AM	0	39	856	0	0	0	1816	60	0	117	0	119	0	0	0	0	3007
50000	Pipers Glen Bl	Military Tr	11/15/2016	1:00 PM	3	80	1044	0	1	0	931	88	0	125	0	106	0	0	0	0	2378
50000	Pipers Glen Bl	Military Tr	11/15/2016	5:00 PM	6	138	1696	0	1	0	917	101	0	114	0	76	0	0	0	0	3049
50000	Pipers Glen Bl	Military Tr	5/21/2014	7:45 AM	2	27	741	0	1	0	1688	58	2	107	0	98	0	0	0	0	2724
50000	Pipers Glen Bl	Military Tr	5/21/2014	5:00 PM	2	99	1622	0	0	0	818	83	0	117	0	60	0	0	0	0	2801
50350	Polo Trace Dr/Grand Lake	Hagen Ranch Rd	3/7/2019	7:45 AM	0	25	303	36	0	40	553	18	0	31	0	38	0	79	0	49	1172
50350	Polo Trace Dr/Grand Lake	Hagen Ranch Rd	3/7/2019	12:00 PM	0	38	338	73	0	69	400	38	0	52	1	39	0	105	7	55	1215
50350	Polo Trace Dr/Grand Lake	Hagen Ranch Rd	3/7/2019	4:30 PM	0	67	421	83	0	53	407	44	0	32	2	49	0	75	0	44	1277
50350	Polo Trace Dr/Grand Lake	Hagen Ranch Rd	4/14/2016	7:45 AM	0	13	268	39	0	34	517	26	1	37	0	39	2	50	0	31	1057
50350	Polo Trace Dr/Grand Lake	Hagen Ranch Rd	4/14/2016	12:00 PM	0	48	355	97	0	53	372	31	1	14	1	40	0	94	3	64	1173
50350	Polo Trace Dr/Grand Lake	Hagen Ranch Rd	4/14/2016	4:30 PM	0	69	467	71	0	45	373	26	1	30	0	46	0	73	2	50	1253
21380	Port Access Rd	US 1	9/22/2015	7:30 AM	0	0	757	23	0	21	1085	2	0	1	0	0	0	4	0	7	1900
21380	Port Access Rd	US 1	9/22/2015	4:45 PM	0	0	982	5	0	0	906	0	0	0	0	0	0	10	0	7	1910

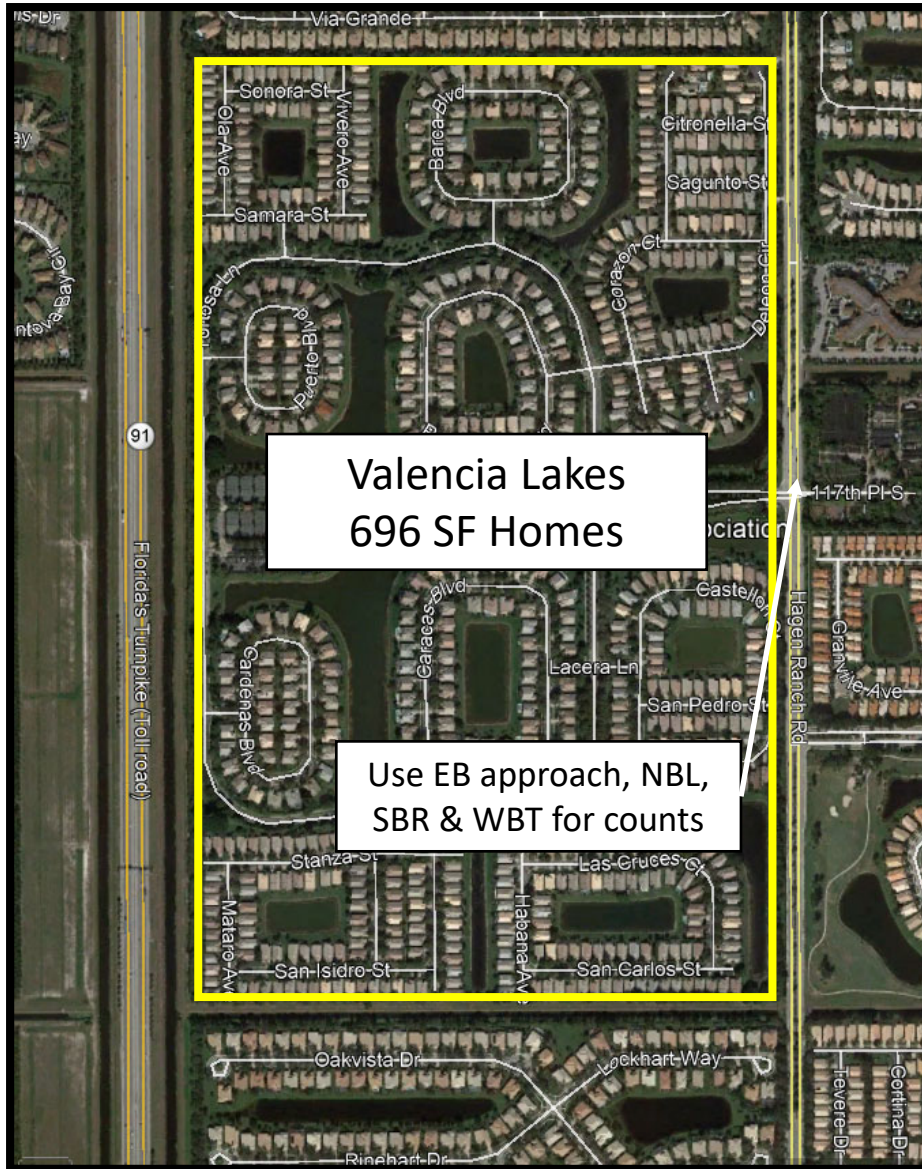


Surrogate Age Restricted Communities



Buena Vida Traffic Counts

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
33450	Forest Hill BI	Military Tr	10/1/2014	7:30 AM	11	149	1197	230	32	176	744	172	3	307	1648	116	4	243	720	237	5989
33450	Forest Hill BI	Military Tr	10/1/2014	4:15 PM	19	251	1002	183	42	290	1195	232	9	247	964	111	10	371	1157	255	6338
33412	Forest Hill BI	Okeeheltee Park/Eshl	11/15/2016	7:00 AM	0	7	0	25	0	21	3	14	0	35	1383	35	3	42	1538	33	3139
33412	Forest Hill BI	Okeeheltee Park/Eshl	11/15/2016	12:00 PM	0	10	2	24	0	36	5	22	1	21	1009	17	6	37	1000	22	2212
33412	Forest Hill BI	Okeeheltee Park/Eshl	11/15/2016	4:45 PM	0	22	0	40	0	62	0	53	2	67	1693	7	3	19	1395	112	3475
33412	Forest Hill BI	Okeeheltee Park/Eshl	5/21/2014	7:00 AM	0	19	1	45	0	15	3	13	1	28	1310	25	0	39	1416	16	2931
33412	Forest Hill BI	Okeeheltee Park/Eshl	5/21/2014	4:45 PM	0	20	0	50	0	41	0	36	0	64	1489	14	2	16	1418	85	3235
33420	Forest Hill BI	Olive Tree/River Bridge	9/5/2017	7:30 AM	0	106	18	71	0	151	9	127	1	51	2923	45	0	31	1395	50	4978
33420	Forest Hill BI	Olive Tree/River Bridge	9/5/2017	12:00 PM	1	107	23	47	1	75	16	41	1	27	1380	40	2	51	866	77	2755
33420	Forest Hill BI	Olive Tree/River Bridge	9/5/2017	5:00 PM	0	171	44	56	2	92	16	69	0	85	1696	48	9	105	1376	168	3937
33403	Forest Hill BI	Olympia B/Via Buena	11/15/2016	7:15 AM	0	73	0	87	0	21	0	25	1	14	1346	37	2	26	1311	5	2948
33403	Forest Hill BI	Olympia B/Via Buena	11/15/2016	12:15 PM	0	43	6	29	0	25	2	42	2	64	878	66	3	32	1052	15	2259
33403	Forest Hill BI	Olympia B/Via Buena	11/15/2016	4:45 PM	0	59	2	43	0	15	0	38	4	54	1563	78	2	34	1440	36	3368
33403	Forest Hill BI	Olympia B/Via Buena	5/21/2014	7:00 AM	0	66	0	83	0	20	0	17	1	12	1246	16	0	9	1271	11	2752
33403	Forest Hill BI	Olympia B/Via Buena	5/21/2014	4:45 PM	0	73	3	36	0	21	0	31	10	49	1392	88	1	58	1453	22	3237
33560	Forest Hill BI	Parker Ave	10/19/2015	7:45 AM	0	193	141	50	0	50	216	158	0	135	696	257	0	70	727	23	2716
33560	Forest Hill BI	Parker Ave	10/19/2015	5:00 PM	0	108	33	11	0	64	45	129	0	163	932	119	0	20	853	65	2542
33525	Forest Hill BI	Pine Tree Ln	10/21/2015	7:30 AM	0	47	0	100	0	0	0	0	1	0	2362	20	0	32	1328	0	3890
33525	Forest Hill BI	Pine Tree Ln	10/21/2015	4:45 PM	0	24	0	34	0	0	0	0	14	0	1568	76	1	66	2020	0	3803
33415	Forest Hill BI	Pinehurst Dr	9/5/2017	7:30 AM	0	153	15	234	0	21	9	8	0	103	1138	192	0	306	1243	37	3459
33415	Forest Hill BI	Pinehurst Dr	9/5/2017	12:00 PM	0	93	4	117	0	11	10	6	1	5	1077	117	5	138	863	22	2469
33415	Forest Hill BI	Pinehurst Dr	9/5/2017	5:00 PM	0	190	4	234	0	12	4	12	0	43	1455	191	1	233	1255	22	3656
33415	Forest Hill BI	Pinehurst Dr	9/30/2014	7:15 AM	0	195	14	225	0	19	3	4	0	9	1335	196	1	207	1250	35	3493
33415	Forest Hill BI	Pinehurst Dr	9/30/2014	5:00 PM	14	200	42	272	0	44	15	25	1	56	1122	159	2	264	1494	110	3820
33380	Forest Hill BI	Polo Club Rd/Royal Fe	10/19/2015	7:15 AM	0	15	2	60	2	415	4	216	2	161	2120	13	141	27	1122	258	4558
33380	Forest Hill BI	Polo Club Rd/Royal Fe	10/19/2015	5:00 PM	0	32	4	67	0	224	3	105	1	57	1701	17	38	64	1862	105	4280
33420	Forest Hill BI	River Bridge Bl/Olive Tr	4/12/2018	7:15 AM	0	142	6	85	0	166	6	167	0	61	2286	59	0	22	1504	49	4553
33420	Forest Hill BI	River Bridge Bl/Olive Tr	4/12/2018	12:30 PM	0	147	7	53	0	65	8	42	0	41	1557	49	2	56	1036	89	3152
33420	Forest Hill BI	River Bridge Bl/Olive Tr	4/12/2018	5:00 PM	0	215	69	100	0	89	11	46	0	92	2681	124	4	87	1453	146	5117
33420	Forest Hill BI	River Bridge Bl/Olive Tr	10/6/2014	7:15 AM	1	68	5	78	0	150	4	160	1	97	1437	48	0	29	1410	69	3557
33420	Forest Hill BI	River Bridge Bl/Olive Tr	10/6/2014	5:00 PM	1	160	40	60	1	97	10	70	0	100	1508	78	2	92	1646	190	4055
33420	Forest Hill BI	River Bridge Bl/Olive Tr	5/14/2019	7:15 AM	0	179	1	90	0	24	12	17	43	11	1372	141	5	73	1164	12	3144
33433	Forest Hill BI	Sherwood Forest Bl	5/14/2019	12:15 PM	0	55	2	26	0	5	2	6	0	7	527	88	4	71	985	5	1783
33433	Forest Hill BI	Sherwood Forest Bl	5/14/2019	5:00 PM	0	163	6	81	0	4	4	15	33	13	1624	226	6	149	1496	32	3852
33433	Forest Hill BI	Sherwood Forest Bl	10/22/2015	7:15 AM	0	147	7	103	0	29	9	23	73	15	1238	144	12	96	1142	7	3045
33433	Forest Hill BI	Sherwood Forest Bl	10/22/2015	5:00 PM	0	154	7	70	0	12	0	8	55	26	1439	271	10	165	1650	28	3895
33521	Forest Hill BI	South Shore Bl	10/19/2015	7:30 AM	0	85	8	775	0	132	11	9	4	9	1186	87	3	468	931	33	3741



Surrogate Age Restricted Communities



Valencia Lakes Traffic Counts

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
12543	Universe Bl	US 1	9/20/2016	4:45 PM	4	70	982	0	0	0	651	29	3	174	0	144	0	0	0	0	2057
12543	Universe Bl	US 1	4/17/2014	7:45 AM	1	231	629	0	0	0	895	234	0	39	0	62	0	0	0	0	2091
12543	Universe Bl	US 1	4/17/2014	4:45 PM	0	92	1103	0	0	0	762	47	0	190	0	192	0	0	0	0	2386
6600	University Bl	Military Tr	1/16/2019	7:30 AM	77	126	1283	46	3	111	1453	80	3	37	54	125	0	170	75	173	3816
6600	University Bl	Military Tr	1/16/2019	1:45 PM	80	146	989	72	17	94	1014	104	5	132	68	108	0	138	46	85	3098
6600	University Bl	Military Tr	1/16/2019	4:45 PM	73	97	1285	113	15	70	1332	56	2	119	41	98	0	145	29	64	3539
6600	University Bl	Military Tr	9/20/2016	7:30 AM	84	156	1054	54	5	127	1374	100	1	54	44	124	0	164	93	143	3577
6600	University Bl	Military Tr	9/20/2016	1:45 PM	65	148	782	56	16	80	784	84	8	91	40	109	0	100	21	54	2438
6600	University Bl	Military Tr	9/20/2016	4:45 PM	104	96	1071	82	21	80	1177	49	6	137	42	143	0	108	20	36	3172
6600	University Bl	Military Tr	11/5/2014	7:30 AM	83	162	1306	56	5	123	1352	98	2	64	76	75	0	182	76	147	3807
6600	University Bl	Military Tr	11/5/2014	4:45 PM	64	61	1301	73	13	60	1265	60	2	103	20	97	0	112	16	20	3267
48160	Valencia Lakes Bl	Hagen Ranch Rd	5/7/2019	7:45 AM	0	17	446	1	0	3	655	33	0	30	0	29	0	4	0	5	1223
48160	Valencia Lakes Bl	Hagen Ranch Rd	5/7/2019	11:15 AM	0	51	470	1	0	3	479	67	0	48	0	34	0	2	0	1	1156
48160	Valencia Lakes Bl	Hagen Ranch Rd	5/7/2019	3:30 PM	0	60	596	2	0	4	424	52	0	37	0	22	0	0	0	7	1204
48160	Valencia Lakes Bl	Hagen Ranch Rd	12/8/2015	8:15 AM	0	22	358	5	0	3	499	71	0	43	0	41	0	1	1	0	1044
48160	Valencia Lakes Bl	Hagen Ranch Rd	12/8/2015	3:00 PM	0	51	494	0	0	3	567	56	1	42	0	37	0	1	0	1	1253
50400	Valencia Palms Rd	Jog Rd	11/7/2017	7:45 AM	3	35	541	9	3	13	1743	43	0	28	0	51	0	15	0	18	2502
50400	Valencia Palms Rd	Jog Rd	11/7/2017	12:00 PM	1	77	761	12	1	13	765	42	2	41	0	72	0	15	0	8	1810
50400	Valencia Palms Rd	Jog Rd	11/7/2017	4:45 PM	5	75	1371	2	3	1	625	34	1	25	0	74	0	2	0	6	2224
50400	Valencia Palms Rd	Jog Rd	11/15/2016	7:45 AM	1	38	501	11	1	10	1686	19	0	11	0	50	0	15	0	22	2365
50400	Valencia Palms Rd	Jog Rd	11/15/2016	12:00 PM	12	76	910	12	2	8	724	37	1	36	0	68	0	8	0	11	1905
50400	Valencia Palms Rd	Jog Rd	11/15/2016	4:45 PM	7	69	1487	2	0	5	660	32	0	28	0	33	1	7	0	15	2346
50400	Valencia Palms Rd	Jog Rd	5/21/2014	7:45 AM	9	31	447	2	0	11	1743	8	1	27	0	48	0	17	0	16	2360
50400	Valencia Palms Rd	Jog Rd	5/21/2014	4:45 PM	13	61	1358	12	1	6	535	35	0	28	0	52	0	8	0	22	2131
42200	Valencia Shores Dr	Lyons Rd	5/8/2018	7:15 AM	0	0	479	14	0	32	966	0	0	0	0	0	0	48	0	54	1593
42200	Valencia Shores Dr	Lyons Rd	5/8/2018	4:45 PM	2	0	869	59	0	82	506	0	0	0	0	0	0	50	0	101	1669
42200	Valencia Shores Dr	Lyons Rd	5/5/2015	7:15 AM	3	0	409	11	0	26	849	0	0	0	0	0	0	35	0	50	1383
42200	Valencia Shores Dr	Lyons Rd	5/5/2015	4:45 PM	1	0	696	61	0	90	373	0	0	0	0	0	1	39	0	72	1333
45969	Venture Center Way	Hagen Ranch Rd	9/26/2017	7:30 AM	0	67	465	3	0	15	606	67	0	39	0	110	0	0	3	1	1376
45969	Venture Center Way	Hagen Ranch Rd	9/26/2017	11:30 AM	0	63	458	6	0	8	461	36	2	57	0	34	0	6	6	12	1149
45969	Venture Center Way	Hagen Ranch Rd	9/26/2017	4:00 PM	0	54	539	6	0	3	508	25	0	116	0	37	0	6	2	16	1312
45969	Venture Center Way	Hagen Ranch Rd	9/24/2014	7:30 AM	0	86	534	1	0	7	676	49	1	25	0	63	0	0	0	1	1443
45969	Venture Center Way	Hagen Ranch Rd	9/24/2014	3:15 PM	0	62	671	5	0	7	490	45	0	47	2	34	0	5	7	11	1386
63225	Verde Tr	Powerline Rd	11/17/2015	7:15 AM	0	4	1138	348	0	56	811	4	0	15	1	8	0	257	0	92	2734
63225	Verde Tr	Powerline Rd	11/17/2015	5:00 PM	0	15	1013	97	6	61	1172	11	0	6	1	13	0	208	2	51	2656
42300	Verona Lakes Dr/Venetian	Lyons Rd	8/26/2015	7:15 AM	0	25	366	9	1	23	892	26	0	62	5	122	0	41	2	28	1602
42300	Verona Lakes Dr/Venetian	Lyons Rd	8/26/2015	4:45 PM	0	97	858	63	0	73	303	65	1	30	1	29	1	26	0	57	1604



Surrogate Age Restricted Communities



Venetian Isles Traffic Counts

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
12543	Universe Bl	US 1	9/20/2016	4:45 PM	4	70	982	0	0	0	651	29	3	174	0	144	0	0	0	0	2057
12543	Universe Bl	US 1	4/17/2014	7:45 AM	1	231	629	0	0	0	895	234	0	39	0	62	0	0	0	0	2091
12543	Universe Bl	US 1	4/17/2014	4:45 PM	0	92	1103	0	0	0	762	47	0	190	0	192	0	0	0	0	2386
6600	University Bl	Military Tr	1/16/2019	7:30 AM	77	126	1283	46	3	111	1453	80	3	37	54	125	0	170	75	173	3816
6600	University Bl	Military Tr	1/16/2019	1:45 PM	80	146	989	72	17	94	1014	104	5	132	68	108	0	138	46	85	3098
6600	University Bl	Military Tr	1/16/2019	4:45 PM	73	97	1285	113	15	70	1332	56	2	119	41	98	0	145	29	64	3539
6600	University Bl	Military Tr	9/20/2016	7:30 AM	84	156	1054	54	5	127	1374	100	1	54	44	124	0	164	93	143	3577
6600	University Bl	Military Tr	9/20/2016	1:45 PM	65	148	782	56	16	80	784	84	8	91	40	109	0	100	21	54	2438
6600	University Bl	Military Tr	9/20/2016	4:45 PM	104	96	1071	82	21	80	1177	49	6	137	42	143	0	108	20	36	3172
6600	University Bl	Military Tr	11/5/2014	7:30 AM	83	162	1306	56	5	123	1352	98	2	64	76	75	0	182	76	147	3807
6600	University Bl	Military Tr	11/5/2014	4:45 PM	64	61	1301	73	13	60	1265	60	2	103	20	97	0	112	16	20	3267
48160	Valencia Lakes Bl	Hagen Ranch Rd	5/7/2019	7:45 AM	0	17	446	1	0	3	655	33	0	30	0	29	0	4	0	5	1223
48160	Valencia Lakes Bl	Hagen Ranch Rd	5/7/2019	11:15 AM	0	51	470	1	0	3	479	67	0	48	0	34	0	2	0	1	1156
48160	Valencia Lakes Bl	Hagen Ranch Rd	5/7/2019	3:30 PM	0	60	596	2	0	4	424	52	0	37	0	22	0	0	0	7	1204
48160	Valencia Lakes Bl	Hagen Ranch Rd	12/8/2015	8:15 AM	0	22	358	5	0	3	499	71	0	43	0	41	0	1	1	0	1044
48160	Valencia Lakes Bl	Hagen Ranch Rd	12/8/2015	3:00 PM	0	51	494	0	0	3	567	56	1	42	0	37	0	1	0	1	1253
50400	Valencia Palms Rd	Jog Rd	11/7/2017	7:45 AM	3	35	541	9	3	13	1743	43	0	28	0	51	0	15	0	18	2502
50400	Valencia Palms Rd	Jog Rd	11/7/2017	12:00 PM	1	77	761	12	1	13	765	42	2	41	0	72	0	15	0	8	1810
50400	Valencia Palms Rd	Jog Rd	11/7/2017	4:45 PM	5	75	1371	2	3	1	625	34	1	25	0	74	0	2	0	6	2224
50400	Valencia Palms Rd	Jog Rd	11/15/2016	7:45 AM	1	38	501	11	1	10	1686	19	0	11	0	50	0	15	0	22	2365
50400	Valencia Palms Rd	Jog Rd	11/15/2016	12:00 PM	12	76	910	12	2	8	724	37	1	36	0	68	0	8	0	11	1905
50400	Valencia Palms Rd	Jog Rd	11/15/2016	4:45 PM	7	69	1487	2	0	5	660	32	0	28	0	33	1	7	0	15	2346
50400	Valencia Palms Rd	Jog Rd	5/21/2014	7:45 AM	9	31	447	2	0	11	1743	8	1	27	0	48	0	17	0	16	2360
50400	Valencia Palms Rd	Jog Rd	5/21/2014	4:45 PM	13	61	1358	12	1	6	535	35	0	28	0	52	0	8	0	22	2131
42200	Valencia Shores Dr	Lyons Rd	5/8/2018	7:15 AM	0	0	479	14	0	32	966	0	0	0	0	0	0	48	0	54	1593
42200	Valencia Shores Dr	Lyons Rd	5/8/2018	4:45 PM	2	0	869	59	0	82	506	0	0	0	0	0	0	50	0	101	1669
42200	Valencia Shores Dr	Lyons Rd	5/5/2015	7:15 AM	3	0	409	11	0	26	849	0	0	0	0	0	0	35	0	50	1383
42200	Valencia Shores Dr	Lyons Rd	5/5/2015	4:45 PM	1	0	696	61	0	90	373	0	0	0	0	0	1	39	0	72	1333
45969	Venture Center Way	Hagen Ranch Rd	9/26/2017	7:30 AM	0	67	465	3	0	15	606	67	0	39	0	110	0	0	3	1	1376
45969	Venture Center Way	Hagen Ranch Rd	9/26/2017	11:30 AM	0	63	458	6	0	8	461	36	2	57	0	34	0	6	6	12	1149
45969	Venture Center Way	Hagen Ranch Rd	9/26/2017	4:00 PM	0	54	539	6	0	3	508	25	0	116	0	37	0	6	2	16	1312
45969	Venture Center Way	Hagen Ranch Rd	9/24/2014	7:30 AM	0	86	534	1	0	7	676	49	1	25	0	63	0	0	0	1	1443
45969	Venture Center Way	Hagen Ranch Rd	9/24/2014	3:15 PM	0	62	671	5	0	7	490	45	0	47	2	34	0	5	7	11	1386
63225	Verde Tr	Powerline Rd	11/17/2015	7:15 AM	0	4	1138	348	0	56	811	4	0	15	1	8	0	257	0	92	2734
63225	Verde Tr	Powerline Rd	11/17/2015	5:00 PM	0	15	1013	97	6	61	1172	11	0	6	1	13	0	208	2	51	2656
42300	Verona Lakes Dr/Venetian	Lyons Rd	8/26/2015	7:15 AM	0	25	366	9	1	23	892	26	0	62	5	122	0	41	2	28	1602
42300	Verona Lakes Dr/Venetian	Lyons Rd	8/26/2015	4:45 PM	0	97	858	63	0	73	303	65	1	30	1	29	1	26	0	57	1604



Surrogate Age Restricted Communities

Mizner Falls Traffic Counts

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
46174	Boynton Beach Bl	Old Boynton Rd	2/20/2019	12:30 PM	0	107	96	62	0	521	141	27	0	15	1227	74	15	102	1279	573	4239
46174	Boynton Beach Bl	Old Boynton Rd	2/20/2019	4:45 PM	0	128	171	61	0	504	122	22	0	43	1555	73	17	120	1489	1042	5347
46174	Boynton Beach Bl	Old Boynton Rd	3/31/2016	7:45 AM	0	66	59	105	0	453	102	10	0	9	1282	52	12	82	1072	258	3562
46174	Boynton Beach Bl	Old Boynton Rd	3/31/2016	12:15 PM	0	101	125	67	0	430	114	24	0	50	1079	74	19	68	1080	422	3653
46174	Boynton Beach Bl	Old Boynton Rd	3/31/2016	4:45 PM	0	110	141	64	0	369	115	23	0	43	991	70	15	94	1443	692	4170
46174	Boynton Beach Bl	Old Boynton Rd	2/2/2015	7:30 AM	0	47	57	78	0	524	101	16	0	9	1301	41	7	79	1123	195	3578
46174	Boynton Beach Bl	Old Boynton Rd	2/2/2015	4:45 PM	0	104	140	79	2	407	130	18	4	31	1145	58	15	98	1398	461	4090
46174	Boynton Beach Bl	Old Boynton Rd	9/24/2014	7:30 AM	0	47	45	85	0	453	76	16	1	11	1214	43	5	90	1037	217	3340
46174	Boynton Beach Bl	Old Boynton Rd	9/24/2014	5:00 PM	0	85	125	68	0	397	108	15	2	37	948	43	9	83	1415	589	3924
46026	Boynton Beach Bl	Palm Isles Dr/Mizner F	9/8/2015	7:30 AM	0	11	0	26	0	25	0	12	5	12	1591	3	0	4	1902	20	3611
46026	Boynton Beach Bl	Palm Isles Dr/Mizner F	9/8/2015	4:45 PM	0	3	0	27	0	36	1	23	40	12	1752	19	1	23	1370	57	3364
46200	Boynton Beach Bl	Seacrest Bl	8/29/2017	7:30 AM	0	205	201	45	0	35	314	160	0	140	549	201	0	45	362	10	2267
46200	Boynton Beach Bl	Seacrest Bl	8/29/2017	11:30 AM	0	194	187	44	0	51	144	120	0	140	495	131	0	37	510	62	2115
46200	Boynton Beach Bl	Seacrest Bl	8/29/2017	4:30 PM	0	255	409	49	0	55	220	132	1	262	523	171	1	60	607	61	2806
46200	Boynton Beach Bl	Seacrest Bl	6/2/2014	7:30 AM	0	149	201	53	0	42	269	158	0	144	492	151	0	45	376	11	2091
46200	Boynton Beach Bl	Seacrest Bl	6/2/2014	4:30 PM	0	281	303	53	0	50	216	103	0	226	504	143	0	116	458	55	2508
46010	Boynton Beach Bl	SR 7	2/1/2018	7:30 AM	0	12	495	168	0	441	1493	10	4	33	49	72	4	324	28	311	3444
46010	Boynton Beach Bl	SR 7	2/1/2018	4:45 PM	0	27	1352	342	3	376	539	4	2	29	22	8	23	149	22	561	3459
46010	Boynton Beach Bl	SR 7	12/5/2016	7:15 AM	0	28	449	128	2	435	1596	15	0	21	42	40	4	351	33	259	3403
46010	Boynton Beach Bl	SR 7	12/5/2016	12:00 PM	0	14	422	141	4	293	386	6	0	27	20	8	17	134	39	277	1788
46010	Boynton Beach Bl	SR 7	12/5/2016	4:45 PM	1	24	1263	304	0	332	536	6	0	43	20	11	11	162	27	367	3107
46010	Boynton Beach Bl	SR 7	9/2/2015	7:30 AM	0	19	411	126	3	470	1508	16	0	30	50	44	1	292	35	282	3287
46010	Boynton Beach Bl	SR 7	9/2/2015	4:45 PM	0	22	1186	244	8	321	508	6	0	38	28	23	4	138	19	459	3004
46010	Boynton Beach Bl	SR 7	2/3/2014	7:30 AM	1	21	422	158	1	475	1455	12	0	26	47	39	1	245	32	256	3191
46010	Boynton Beach Bl	SR 7	2/3/2014	4:45 PM	0	25	1089	265	3	323	552	1	0	29	19	9	10	164	52	474	3015
46050	Boynton Beach Bl	Sun Valley Rd/Boynton	9/26/2017	7:45 AM	0	53	0	149	0	31	0	19	2	11	1669	32	0	61	1336	17	3380
46050	Boynton Beach Bl	Sun Valley Rd/Boynton	9/26/2017	11:45 AM	0	22	0	60	0	48	0	13	3	26	1216	22	2	55	1064	21	2552
46050	Boynton Beach Bl	Sun Valley Rd/Boynton	9/26/2017	4:30 PM	0	25	0	93	0	25	1	10	1	35	1758	38	6	128	1513	28	3661
46050	Boynton Beach Bl	Sun Valley Rd/Boynton	9/29/2014	7:45 AM	2	56	1	141	0	36	0	16	4	29	1422	23	0	71	1377	19	3197
46050	Boynton Beach Bl	Sun Valley Rd/Boynton	9/29/2014	4:30 PM	1	37	0	89	0	20	0	8	0	19	1465	75	0	133	1556	37	3440
46225	Boynton Beach Bl	US-1/Federal Hwy	4/5/2017	7:45 AM	3	147	372	8	4	16	980	163	0	139	33	226	0	23	52	27	2193
46225	Boynton Beach Bl	US-1/Federal Hwy	4/5/2017	12:00 PM	4	294	489	5	13	20	565	166	0	167	79	159	0	14	78	22	2075
46225	Boynton Beach Bl	US-1/Federal Hwy	4/5/2017	4:45 PM	6	428	923	12	11	15	626	182	0	260	85	121	0	24	93	38	2824
46225	Boynton Beach Bl	US-1/Federal Hwy	2/3/2015	7:45 AM	1	133	350	12	2	13	860	155	0	133	40	284	0	24	77	20	2104
46225	Boynton Beach Bl	US-1/Federal Hwy	2/3/2015	4:45 PM	4	318	798	23	6	19	531	175	0	264	53	242	0	24	79	44	2580
46225	Boynton Beach Bl	US-1/Federal Hwy	3/25/2014	7:30 AM	4	125	287	17	1	10	784	164	0	152	31	237	0	24	72	13	1921
46225	Boynton Beach Bl	US-1/Federal Hwy	3/25/2014	4:45 PM	10	303	733	23	10	10	560	152	0	238	70	317	0	14	80	41	2561