



September 15, 2023

Madison Green Country Club
2001 Crestwood Boulevard
Royal Palm Beach Boulevard, Florida 33411

Attention: Mr. Todd Schoenwetter

Reference: Madison Green Hotel
Village of Royal Palm Beach, Florida

Dear Mr. Schoenwetter:

Our office has prepared a traffic study for the proposed 108-room hotel at Madison Green Golf and Country Club. The subject parcel is located on the west side of Crestwood Boulevard approximately ½ mile north of Okeechobee Boulevard. Site access is not proposed to change and is existing via a full access driveway to Crestwood Boulevard.

The traffic study was completed in conformance with the Village of Royal Palm Beach standards and with the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards (TPS). The traffic study concluded that all applicable traffic criteria was met based on Royal Palm Beach and Palm Beach County requirements. Further, the proposed hotel traffic would be considered an insignificant (or de minimis) impact to the surrounding roadway network. The Palm Beach County TPS defines an insignificant impact as a traffic impact that represents less than 1% of the capacity of a given roadway. It should be noted the traffic study was completed using conservative assumptions and the hotel traffic impact is anticipated to be even less due to internal capture with the existing Golf and Country Club. The existing golf course, banquet hall, and restaurant will reduce the hotel’s external traffic impact since these amenities are provided onsite.

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Please 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.
Senior Traffic Engineer