



December 19, 2022

Bryan G. Kelley, P.E.
 Simmons & White
 2581 Metrocentre Boulevard West, Suite 3
 West Palm Beach, FL 33407

**RE: BC Commerce Center
 FLUA Amendment Policy 3.5-d Review
 Round 2022-23-A2**

Dear Mr. Kelley:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above-referenced project, revised on December 2, 2022, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	North side of Boynton Beach Boulevard between Acme Dairy Road and Florida Turnpike	
PCN:	00-42-43-27-05-050-0992 (<i>others on file</i>)	
Acres:	47.21 acres	
	Current FLU	Proposed FLU
FLU:	Agricultural Reserve (AGR)	Commerce (CMR)/Agricultural Reserve (AGR)
Zoning:	Agricultural Reserve (AGR)	Multiple Use Planned Development (MUPD)
Density/ Intensity:	0.15 FAR	0.45 FAR
Maximum Potential:	Nursery (Garden Center) = 5.00 acres Nursery (Wholesale) = 42.21 acres	Light Industrial = 925,410 SF OR Flex Space – IND FLU = 925,410 SF OR Landscape Services = 47.21 acres
Proposed Potential:	None	Light Industrial = 875,000 SF OR Flex Space – IND FLU = 525,000 SF OR Landscape Services = 20 acres
Net Daily Trips:	5,183 (maximum – current) 2,471 (proposed – current)	
Net PH Trips:	1,624 (650/974) AM, 1,008 (403/605) PM (maximum) 723 (463/260) AM, 571 (229/342) PM (proposed)	

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Bryan G. Kelley, P.E.
December 19, 2022
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** **Maximum** indicates typical FAR and maximum trip generator. **Proposed** indicates the specific uses and intensities/densities anticipated in the zoning application.*

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **proposed potential** density shown above in accordance with the following conditions:

- a. The proposal shall be limited to the proposed development potential as shown above or equivalent trips.
- b. The segment below, on which the development has a significant impact, has a background deficiency for Test 2 based on the traffic report.

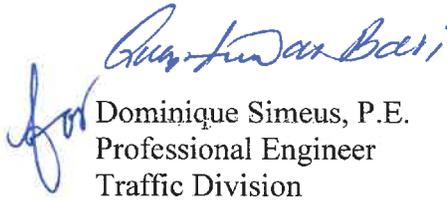
Boynton Beach Boulevard from Florida Turnpike to Hagen Ranch Road as a 6LD facility.

As such, a concurrent zoning application must be submitted, demonstrating compliance with Traffic Performance Standards to address the deficiency for Test 2, or this conditional land use amendment approval will be rendered null and void.

Please note the proposed amendment will have an insignificant impact on the long-range analysis.

Please contact me at 561-684-4030 or email me at DSimeus@pbcgov.org with any questions.

Sincerely,


Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS
ec:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Lisa Amara – Director, Zoning Division
Bryan Davis – Principal Planner, Planning Division
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David Wiloch – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review
F:\TRAFFIC\Development Review\Comp Plan\23-A2\BC Commerce Center - Revised.docx

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Certificate of Authorization Number 3452



LAND USE PLAN AMENDMENT APPLICATION TRAFFIC STATEMENT

**BC COMMERCE CENTER
47.21 ACRE LUPA
PALM BEACH COUNTY, FLORIDA**

Prepared for:

Channing Corporation
5100 PGA Boulevard #209
Palm Beach Gardens, Florida 33418

Job No. 22-052

Date: October 11, 2022
Revised: December 2, 2022



Bryan G. Kelley P.E.
FL Reg. No. 74006

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1.0 SITE DATA

The subject parcel is located on northeast corner of Boynton Beach Boulevard approximately and Acme Dairy Road in Palm Beach County, Florida and contains approximately 47.21 acres. The Property Control Numbers (PCN) for the subject parcels are as follows:

00-42-43-27-05-050-0991	00-42-43-27-05-050-1000
00-42-43-27-05-050-1010	00-42-43-27-05-050-1020
00-42-43-27-05-050-0992	

The subject property is currently designated as Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's future land use designation to Commerce (CMR). The purpose of this statement is to determine the total traffic volume which will be on each roadway link within the site radius of development influence for the Interim Transportation Plan. This statement will also identify which roadway links (if any) will exceed the adopted Level of Service volume for the subject links addressed within the project's radius of development influence.

2.0 TRAFFIC GENERATION

The increase in daily traffic generation due to the requested change in the 47.21 acres parcels' land use designation may be determined by taking the difference between the total traffic generated for the most intensive land use under both the existing AGR future land use designation and the proposed Commerce future land use designation:

AGR

The most intensive land use for the existing Agricultural Reserve land use designation is "Retail Nursery" and "Wholesale Nursery"

5 Acres Retail Nursey and 42.21 Acres Wholesale Nursery

Table 1 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the existing AGR land use designation. The traffic generation has been calculated in accordance with the traffic generation rates listed in the ITE Trip Generation Manual, 11th Edition. Based on the 47.21-acre site and the accepted traffic generation rates for Retail Nursery and Wholesale Nursery, the maximum traffic generation for the property under the existing AGR land use designation may be summarized as follows:

Existing Future Land Use – Maximum Potential

Daily Traffic Generation	=	1364 tpd
AM Peak Hour Traffic Generation (In/Out)	=	24 pht (12 In/12 Out)
PM Peak Hour Traffic Generation (In/Out)	=	55 pht (28 In/27 Out)

2.0 TRAFFIC GENERATION (CONTINUED)

Commerce

The most intensive land use for the proposed Commerce land use designation is Light Industrial, Flex Space IND FLU, or Landscape Services. Based on a Floor Area Ratio (FAR) of 45 percent and the site area consisting of 47.21 acres, the maximum allowable intensity for the designated acreage under the proposed CMR land use designation is 925,410 S.F. for Light Industrial or Flex Space IND FLU calculated as follows:

$$47.21 \text{ Acres} \times \frac{43,560 \text{ SF}}{\text{Acre}} \times 0.45 = 925,410 \text{ SF}$$

For the Landscape Services trip generation, the calculation is based on the overall 47.21 acres.

Light Industrial, Flex Space (925,410 S.F.), or 47.21 Acres of Landscape Services

Table 2 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the proposed CMR future land use designations. The maximum trip generation for each of the three scenarios above was chosen. Based on the maximum allowable building square footage (and acreage) and the accepted traffic generation rates for the potential uses, the maximum traffic generation for the property under the proposed Commerce land use designation may be summarized as follows:

Proposed Future Land Use – Maximum Potential

Daily Traffic Generation = 6547 tpd
AM Peak Hour Traffic Generation (In/Out) = 1624 pht (650 In/974 Out)
PM Peak Hour Traffic Generation (In/Out) = 1008 pht (403 In/605 Out)

Note the above calculations are provided for informational purposes only. The applicant will voluntarily restrict the maximum potential to the following uses and corresponding trips:

- 845,000 S.F. Light Industrial
- 525,000 S.F. Flex Space IND FLU
- 20 Acres Landscape Services

The trip generation for the restricted potential is shown in Table 2 and may be summarized as follows:

Proposed Future Land Use – Restricted Potential

Daily Traffic Generation = 3714 tpd
AM Peak Hour Traffic Generation (In/Out) = 723 pht (463 In/260 Out)
PM Peak Hour Traffic Generation (In/Out) = 571 pht (229 In/342 Out)

The increase in daily traffic generation due to the requested change in the parcels' land use designations is shown in Table 4 and may be calculated as follows:

Daily Traffic Generation	=	2350 tpd INCREASE
AM Peak Hour Traffic Generation	=	699 pht INCREASE
PM Peak Hour Traffic Generation	=	516 pht INCREASE

3.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on Table 3.5-1 of the Palm Beach County Comprehensive Plan for a total trip generation increase of 2350 trips per day, the radius of influence is one mile for the Year 2045 analysis. Based on Table 12.B.2.D-7 3A of Article 12 of the Palm Beach County Unified Land Development Code, for a peak hour trip generation of 723 peak hour trips, the radius of development influence for purposes of Test 2 shall be three (3) miles.

4.0 TRAFFIC ASSIGNMENT/DISTRIBUTION

The attached PROJECT DISTRIBUTION figure shows the trip distribution, which is based on the current and projected roadway geometry, a review of historical travel patterns for the area, and anticipated travel patterns associated with probable land uses under the proposed CMR land use designation.

5.0 YEAR 2045 ANALYSIS

Table 4 represents the required Year 2045 Analysis. As shown in Table 4, the proposed project will have an insignificant impact on the surrounding roadway network and therefore the Long Range 2045 Analysis is satisfied.

6.0 TEST 2 – FIVE YEAR ANALYSIS

Tables 6 and 7 (in Appendix B) show the project's AM and PM peak hour trip assignment, respectively, as well as the applicable Level of Service Standard for each of the links within the project's radius of development influence. The project has an insignificant impact on all roadways within the radius of influence with the exception of Boynton Beach Boulevard. Tables 8 and 9 (in Appendix B) provide the Test 2 link analysis and demonstrates the significantly impacted segments of Boynton Beach Boulevard meet the applicable LOS E requirements with the exception of the following roadway segment

- Boynton Beach Boulevard from Florida Turnpike to Hagen Ranch Road during the P.M. peak hour.

Due to the Test 2 failure, the project will rely on proportionate share payments pursuant to Florida Statutes Section 163.3180. The Zoning application will run concurrently with the Land Use Plan application. It is anticipated the intensity and trips will be less than those documented within this study. The proportionate share calculations if required will be prepared as part of the zoning application.

7.0 PEAK HOUR TURNING MOVEMENTS

The total AM and PM peak hour turning movements for the project under the proposed Commerce land use designation have been calculated in Table 3. The AM and PM peak hour turning movement volumes and directional distributions for the development under the Commerce land use designation may be summarized as follows:

**Directional
Distribution
(Trips IN/OUT)**

AM Peak Hour = 514 / 289
PM Peak Hour = 254 / 381

Based on the peak hour volumes shown above and the Palm Beach County Engineering Guideline used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, additional turn lanes may be warranted. The need for turn lanes or access modifications will be reevaluated following the submittal of a site-specific development order and site plan.

8.0 CONCLUSION

As previously mentioned, this proposed future land use plan designation modification will not significantly impact any roadway segment that is projected to be operating above the adopted Level of Service on the Year 2045 Transportation System Plan. Additionally, all roadway links meet the requirements of the Test 2 analysis utilizing the proportionate share ordinance for the restricted development potential. The restricted development will limit the project to a development intensity not to exceed 3,714 daily trips, 723 A.M. peak hour trips, or 571 P.M. peak hour trips. Therefore, this land use plan amendment is in accordance with the goals and objectives of the Palm Beach County Comprehensive Plan, Transportation Element.

**TABLE 1
EXISTING AGR FUTURE LAND USE DESIGNATION**

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips	Internalization			External Trips			Pass-by		Net Trips	
				In	Out		%	Total		In	Out	Total	%	Trips	In	Out
Nursery (Garden Center)	817	5	Acre	108.10			541			0		541	0%	0		541
Nursery (Wholesale)	818	42.21	Acre	19.5 ^c			823			0		823	0%	0		823
Grand Totals:							1,364		0.0%	0		1,364	0%	0		1,364

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips			
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Nursery (Garden Center) ^l	817	5	Acre	2.82	0.50	0.50	7	7	14	0.0%	0	0	0	7	7	14	0%	0	7	7	14
Nursery (Wholesale) ^l	818	42.21	Acre	0.23	0.50	0.50	5	5	10	0.0%	0	0	0	5	5	10	0%	0	5	5	10
Grand Totals:							12	12	24	0.0%	0	0	0	12	12	24	0%	0	12	12	24

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips			
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Nursery (Garden Center) ^l	817	5	Acre	8.06	0.50	0.50	20	20	40	0.0%	0	0	0	20	20	40	0%	0	20	20	40
Nursery (Wholesale) ^l	818	42.21	Acre	0.36	0.50	0.50	8	7	15	0.0%	0	0	0	8	7	15	0%	0	8	7	15
Grand Totals:							28	27	55	0.0%	0	0	0	28	27	55	0%	0	28	27	55

**TABLE 2
PROPOSED COMMERCE FUTURE LAND USE DESIGNATION - MAXIMUM POTENTIAL**

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips	Internalization			External Trips	Pass-by		Net Trips
				In	Out		%	Total			%	Trips	
Light Industrial	110	925,410	S.F.	4.87			4,507		0	4,507	10%	451	4,056
Flex Space - IND FLU	PBC	925,410	S.F.	7.86			7,274		0	7,274	10%	727	6,547
Landscape Services	PBC	47.21	Acre	121.70			5,745		0	5,745	0%	0	5,745
Grand Totals:							7,274	0.0%	0	7,274			6,547

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips			
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Light Industrial	110	925,410	S.F.	0.74	0.88	0.12	603	82	685	0.0%	0	0	0	603	82	685	10%	69	543	73	616
Flex Space - IND FLU	PBC	925,410	S.F.	1.53	0.64	0.36	906	510	1,416	0.0%	0	0	0	906	510	1,416	10%	142	815	459	1274
Landscape Services	PBC	47.21	Acre	34.40	0.40	0.60	650	974	1,624	0.0%	0	0	0	650	974	1,624	0%	0	650	974	1624
Grand Totals:							650	974	1,624	0.0%	0	0	0	650	974	1,624			650	974	1,624

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips			
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Light Industrial	110	925,410	S.F.	0.65	0.14	0.86	84	518	602	0.0%	0	0	0	84	518	602	10%	60	76	466	542
Flex Space - IND FLU	PBC	925,410	S.F.	1.21	0.40	0.60	448	672	1,120	0.0%	0	0	0	448	672	1,120	10%	112	403	605	1008
Landscape Services	PBC	47.21	Acre	15.10	0.58	0.42	414	299	713	0.0%	0	0	0	414	299	713	0%	0	414	299	713
Grand Totals:							448	672	1,120	0.0%	0	0	0	448	672	1,120			403	605	1,008

Note: Use highest trip generation rate of the three scenarios above

**TABLE 3
PROPOSED COMMERCE FUTURE LAND USE DESIGNATION - RESTRICTED POTENTIAL**

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips	Internalization			External Trips	Pass-by		Net Trips
				In	Out		%	Total			%	Trips	
Light Industrial	110	875,000	S.F.	4.87			4,261		0	4,261	10%	426	3,835
Flex Space - IND FLU	PBC	525,000	S.F.	7.86			4,127		0	4,127	10%	413	3,714
Landscape Services	PBC	20.00	Acre	121.70			2,434		0	2,434	0%	0	2,434
Grand Totals:							4,261	0.0%	0	4,261			3,835

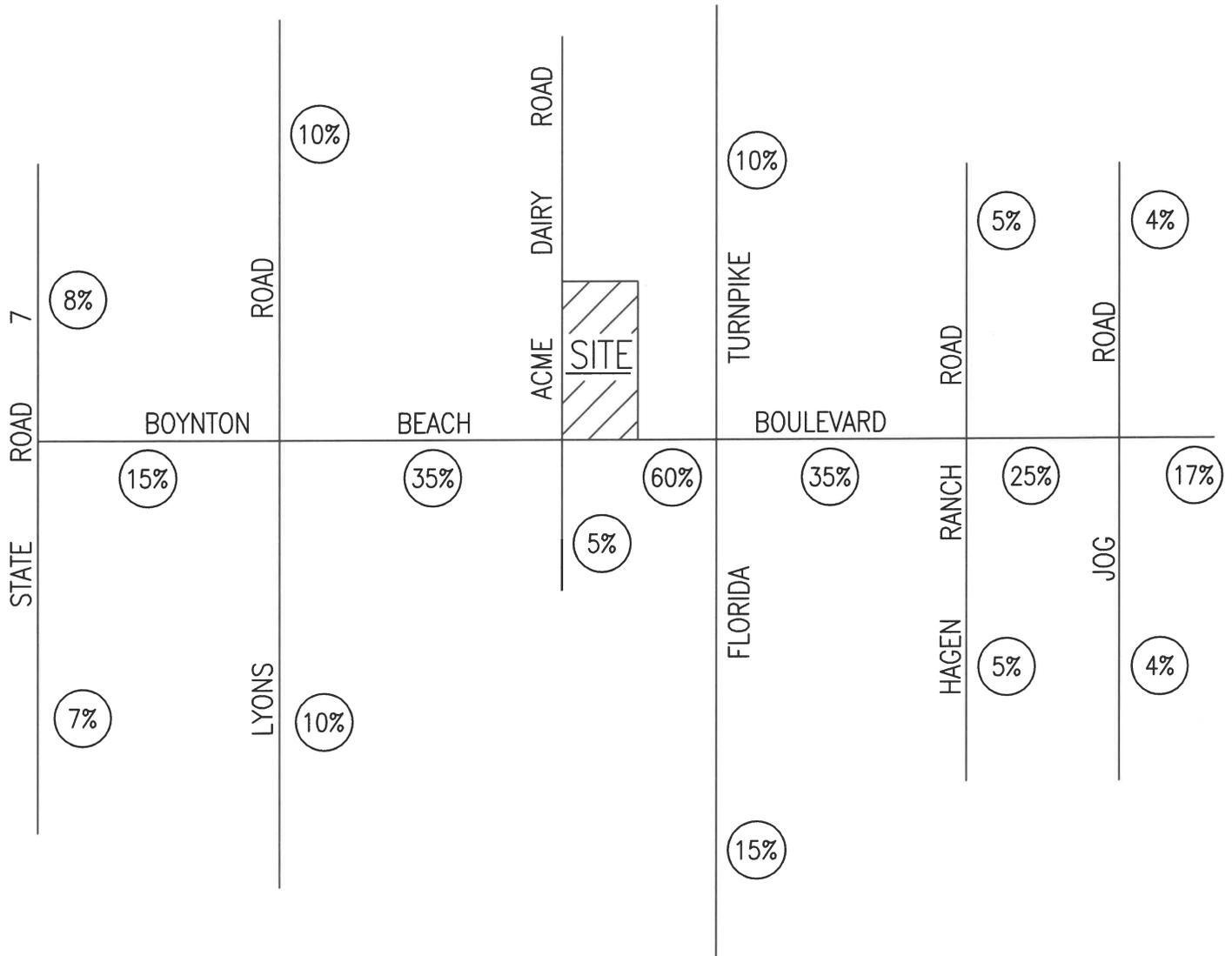
AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Light Industrial	110	875,000	S.F.	0.88	0.12	570	78	648	0.0%	0	0	0	570	78	648	10%	65	513	70	583
Flex Space - IND FLU	PBC	525,000	S.F.	0.64	0.36	514	289	803	0.0%	0	0	0	514	289	803	10%	80	463	260	723
Landscape Services	PBC	20.00	Acre	0.40	0.60	275	413	688	0.0%	0	0	0	275	413	688	0%	0	275	413	688
Grand Totals:						514	289	803	0.0%	0	0	0	514	289	803			463	260	723

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Light Industrial	110	875,000	S.F.	0.14	0.86	80	489	569	0.0%	0	0	0	80	489	569	10%	57	72	440	512
Flex Space - IND FLU	PBC	525,000	S.F.	0.40	0.60	254	381	635	0.0%	0	0	0	254	381	635	10%	64	229	342	571
Landscape Services	PBC	20.00	Acre	0.58	0.42	175	127	302	0.0%	0	0	0	175	127	302	0%	0	175	127	302
Grand Totals:						254	381	635	0.0%	0	0	0	254	381	635			229	342	571

Note: Use highest trip generation rate of the three scenarios above



PROJECT DISTRIBUTION

LEGEND

 PROJECT DISTRIBUTION

VALICO PROPERTY

22-052A BK 06-22-22

APPENDIX A

YEAR 2045 ANALYSIS

BC Commerce Center

10/11/2022
Revised: 12/2/2022

TABLE 4
(YEAR 2045)
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: BC COMMERCE CENTER
EXISTING FUTURE LAND USE DESIGNATION: AGR
TRIPS PER DAY= 1,364
PROPOSED FUTURE LAND USE DESIGNATION: COMMERCE
TRIPS PER DAY= 3,835
TRIP INCREASE= 2,471

ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS "D" CAPACITY	TRIP INCREASE	PROJECT SIGNIFICANCE
BOYNTON BEACH BOULEVARD	STATE ROAD 7	LYONS ROAD	15%	371	4D	33,200	1.12%	NO
BOYNTON BEACH BOULEVARD	LYONS ROAD	ACME DAIRY ROAD	35%	865	6D	50,300	1.72%	NO
BOYNTON BEACH BOULEVARD	ACME DAIRY ROAD	FLORIDA TURNPIKE	60%	1483	6D	50,300	2.95%	NO
BOYNTON BEACH BOULEVARD	FLORIDA TURNPIKE	HAGEN RANCH ROAD	35%	865	6D	50,300	1.72%	NO
BOYNTON BEACH BOULEVARD	HAGEN RANCH ROAD	JOG ROAD	25%	618	6D	50,300	1.23%	NO
LYONS ROAD	HYPOLUXO ROAD	BOYNTON BEACH BOULEVARD	10%	247	4D	33,200	0.74%	NO
LYONS ROAD	BOYNTON BEACH BOULEVARD	FLAVOR PICT ROAD	10%	247	4D	33,200	0.74%	NO
STATE ROAD 7	HYPOLUXO ROAD	BOYNTON BEACH BOULEVARD	8%	198	6D	50,300	0.39%	NO
STATE ROAD 7	BOYNTON BEACH BOULEVARD	FLAVOR PICT ROAD	7%	173	4D	33,200	0.52%	NO
HAGEN RANCH ROAD	PIPERS GLEN BOULEVARD	BOYNTON BEACH BOULEVARD	5%	124	4D	33,200	0.37%	NO
HAGEN RANCH ROAD	BOYNTON BEACH BOULEVARD	GATEWAY BOULEVARD	5%	124	2	15,200	0.81%	NO

ROADWAY	FROM	TO	2045 PBC TPA TRAFFIC VOLUME	DISTRIBUTION (%)	PROJECT TRAFFIC	WEST BOYNTON CENTER TRAFFIC	BOYNTON BEACH PLACE TRAFFIC	441 ASSEMBLAGE TRAFFIC	LOGAN RANCH TRAFFIC	ERICKSON BOYNTON BEACH TRAFFIC	TOTAL 2045 TRAFFIC	LANES	LOS "D" CAPACITY	V/C RATIO
BOYNTON BEACH BOULEVARD	STATE ROAD 7	LYONS ROAD	21,800	15%	371			552	244	337	23,304	4D	33,200	0.70
BOYNTON BEACH BOULEVARD	LYONS ROAD	ACME DAIRY ROAD	50,700	35%	865	170		460	651	673	53,519	6D	50,300	1.06
BOYNTON BEACH BOULEVARD	ACME DAIRY ROAD	FLORIDA TURNPIKE	50,700	60%	1483	170		460	977	673	54,463	6D	50,300	1.08
BOYNTON BEACH BOULEVARD	FLORIDA TURNPIKE	HAGEN RANCH ROAD	52,100	35%	865			184	570	404	54,123	6D	50,300	1.08
BOYNTON BEACH BOULEVARD	HAGEN RANCH ROAD	JOG ROAD	53,600	25%	618		322	184	407	269	55,400	6D	50,300	1.10

* Project is significant when net trip increase is greater than 1% for v/c of 1.4 or more, 2% for v/c of 1.2 or more and 3% for v/c less than 1.2.

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

PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
6886	937492	BOCA RATON BLVD	28th St NW	Yamato Rd	4	4	23,928	17,861	24,622	26,251	18,477	13,815	20,000
6884	937417	BOCA RATON BLVD	Yamato Rd	Clint Moore Rd	2	2	17,870	16,732	19,176	21,066	5,432	6,871	20,600
6882	937417	BOCA RATON BLVD	Clint Moore Rd	Hidden Valley Blvd	2	2	13,608	11,454	14,849	14,966	5,432	6,871	16,300
6302	937453	BOCA RATON BLVD	Hidden Valley Blvd	C-15 Canal	2	2	5,464	3,804	4,005	4,738	5,817	7,039	5,200
6418	937140	BOCA RIO RD	SW 18th St	Palmetto Park Rd	2	2	13,715	12,511	12,717	14,800	12,818	12,931	12,800
6408	937139	BOCA RIO RD	Palmetto Park Rd	Glades Rd	2	2	18,152	16,883	16,394	18,280	14,441	14,592	16,600
4676	937118	BOUTWELL RD	2nd Ave N	10th Av N	2	2	10,779	8,559	10,337	11,365	3,957	5,917	12,300
5401	930408	BOYNTON BEACH BLVD	SR-7	Lyons Rd	4	4	15,092	13,721	15,242	16,207	14,080	20,158	21,800
5103	937237	BOYNTON BEACH BLVD	Lyons Rd	Turnpike	6	6	26,352	28,144	37,476	42,725	28,521	41,784	50,700
5201	935201	BOYNTON BEACH BLVD	Turnpike	Hagen Ranch Rd	6	6	41,174	40,167	46,955	55,602	41,735	46,276	52,100
5641	937240	BOYNTON BEACH BLVD	Hagen Ranch Rd	Jog Rd	6	6	44,733	37,786	41,813	48,018	32,849	44,656	53,600
5633	937239	BOYNTON BEACH BLVD	Jog Rd	El Clair Ranch Rd	6	6	44,668	37,450	39,735	43,748	31,189	41,233	49,800
5611	930153	BOYNTON BEACH BLVD	El Clair Ranch Rd	Military Tr	6	6	51,515	42,597	45,350	49,428	35,067	44,471	54,800
5613	930058	BOYNTON BEACH BLVD	Military Tr	Lawrence Rd	6	6	38,992	42,179	37,509	41,234	13,992	17,046	40,600
5601	937238	BOYNTON BEACH BLVD	Lawrence Rd	Congress Ave	6	6	45,860	41,780	40,732	41,620	21,972	27,384	46,100
5615	930285	BOYNTON BEACH BLVD	Congress Ave	Old Boynton Rd	6	6	39,769	43,209	34,792	37,388	26,947	37,373	45,200
5203	935042	BOYNTON BEACH BLVD	Old Boynton Rd	High Ridge Rd	6	6	48,405	47,361	47,876	-	51,421	56,528	52,600
	930064	BOYNTON BEACH BLVD	High Ridge Rd	I-95	6	6			-	-	48,821	51,600	51,600
5301	935403	BOYNTON BEACH BLVD	I-95	Seacrest Blvd	5	5	34,557	31,740	35,624	32,000	28,822	48,363	59,800
5807	935408	BOYNTON BEACH BLVD	Seacrest Blvd	US-1	5	5	17,887	15,339	18,570	19,500	12,765	25,942	31,700
3829	937544	BUNKER RD	US 1	Parker Ave	2	2	7,041	-	2,900	4,600	722	732	2,900
2305	937349	BURNS RD	SR 811	Military Tr	4	4	22,681	18,214	18,461	16,900	17,453	19,960	21,100
2835	937350	BURNS RD	Sandalwood Ct	SR-811	4	4	20,527	18,244	18,096	17,300	11,353	12,918	19,700
2839	937351	BURNS RD	Prosperity Farms Rd	Sandalwood Cir	4	4	7,122	8,918	9,032	8,900	5,907	6,811	9,900
6638	938550	BUTTS RD	Glades Rd	Town Center Rd	2	2	11,749	10,859	12,216	11,294	15,789	24,347	20,800
6627	938550	BUTTS RD	Military Tr	Glades Rd	2	2	10,082	8,743	9,085	9,698	15,789	24,347	17,600
6422	937157	CAIN BLVD	Glades Rd	W Kimberly Blvd	3	3	16,875	15,633	14,742	15,518	9,221	11,778	17,300
6426	937158	CAIN BLVD	W Kimberly Blvd	Yamato Rd	3	3	9,846	9,253	8,960	9,770	7,297	9,536	11,700
	6426a	CAIN BLVD	Yamato Rd	Boca Chase Dr	3	3			-	-	9,167	11,293	11,300
	937540	CAMINO DEL MAR	SW 18th St	Camino Real	2	2			-	-	4,942	5,871	5,900
6839	6839	CAMINO GARDENS BLVD	SW 9th Ave	SW Boca Raton Blvd	2	2	4,048	3,819	4,003	3,853	1,597	2,985	5,400
6619	937067	CAMINO REAL	Powerline Rd	Camino del Mar	4	4	11,873	10,288	10,748	13,036	9,119	17,266	20,400
6636	937218	CAMINO REAL	Camino del Mar	Military Tr	4	4	15,548	12,674	14,221	16,203	32,729	37,514	19,000
6311	937412	CAMINO REAL	Military Tr	12th Ave SW	4	4	17,192	14,853	16,510	17,874	6,761	9,938	19,700
6849	937412	CAMINO REAL	12th Ave SW	3rd Ave SW	4	4	14,052	13,312	14,275	14,022	6,761	9,938	17,500
6853	937412	CAMINO REAL	3rd Ave SW	Old Dixie Hwy	4	4	21,519	22,924	22,542	19,422	6,761	9,938	25,700
6855	860490	CAMINO REAL	Old Dixie Hwy	US 1	4	4	17,110	15,158	20,413	17,452	35,583	43,804	28,600
6857	937597	CAMINO REAL	US 1	ICWW Bridge	4	4	14,090	14,055	15,076	13,700	8,269	11,229	18,000
6859	937597	CAMINO REAL	ICWW Bridge	A1A	2	2	7,429	8,875	9,562	8,351	8,269	11,229	13,000
	937519	CAMPUS DR	Rca Blvd	Gardens Parkway	2	2			-	-	2,797	4,225	4,200

BOYNTON BEACH PLACE

TABLE 4
(YEAR 2045)
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: BOYNTON BEACH PLACE
 EXISTING FUTURE LAND USE DESIGNATION: CL-O/5
 EXISTING UNDERLYING FUTURE LAND USE DESIGNATION MR-5
 TRIPS PER DAY = 4,030
 PROPOSED FUTURE LAND USE DESIGNATION: CH/5
 PROPOSED UNDERLYING FUTURE LAND USE DESIGNATION MR-5
 TRIPS PER DAY = 5,103
 TRIP INCREASE = 1,073

ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	BC COMMERCE CENTER PROJECT TRAFFIC ¹		LANES	LOS D CAPACITY	TRIP INCREASE	2045	TOTAL 2045 TRAFFIC	V/C RATIO	PROJECT SIGNIFICANCE*
					PBC MPO TRAFFIC VOLUME								
BOYNTON BEACH BOULEVARD	HAGEN RANCH ROAD	JOG ROAD	30%	322	588	6D	50,300	0.64%	53,600	54,510	1.08	NO	
BOYNTON BEACH BOULEVARD	JOG ROAD	EL CLAIR RANCH ROAD	30%	322	6D	50,300	0.64%	49,800	50,122	50,122	1.00	NO	
BOYNTON BEACH BOULEVARD	EL CLAIR RANCH ROAD	MILITARY TRAIL	21%	225	6D	50,300	0.45%	54,800	55,025	55,025	1.09	NO	
JOG ROAD	GATEWAY BOULEVARD	BOYNTON BEACH BOULEVARD	20%	215	6D	50,300	0.43%	45,600	45,815	45,815	0.91	NO	
JOG ROAD	BOYNTON BEACH BOULEVARD	WOOLBRIGHT ROAD	20%	215	6D	50,300	0.43%	34,800	35,015	35,015	0.70	NO	

NOTES:

* Project is significant when net trip increase is greater than 1% for v/c of 1.4 or more, 2% for v/c of 1.2 or more and 3% for v/c less than 1.2.
 1. BC Commerce Center project traffic from the Simmons & White, Inc. FLUA Traffic Study dated 10/11/22.

BEDNER'S FARM

TABLE 4
(YEAR 2045)
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: BEDNER'S FARM
 EXISTING FUTURE LAND USE DESIGNATION: AGR
 EXISTING UNDERLYING FUTURE LAND USE DESIGNATION: NONE
 TRIPS PER DAY = 717
 PROPOSED FUTURE LAND USE DESIGNATION: CMR
 PROPOSED UNDERLYING FUTURE LAND USE DESIGNATION: AGR
 TRIPS PER DAY = 1,203
 TRIP INCREASE = 486

ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS D CAPACITY	TRIP INCREASE	2045 PBC MPO TRAFFIC VOLUME	TOTAL 2045 TRAFFIC	V/C RATIO	PROJECT SIGNIFICANCE*
SR 7	BOYNTON BEACH BOULEVARD	SITE	50%	243	4	33,200	0.73%	44,700	44,943	1.35	NO
SR 7	SITE	FLAVOR PICT ROAD	50%	243	4	33,200	0.73%	44,700	44,943	1.35	NO

* Project is significant when net trip increase is greater than 1% for v/c of 1.4 or more, 2% for v/c of 1.2 or more and 3% for v/c less than 1.2.

No Significant Traffic on Boynton Beach Blvd

5. TRAFFIC IMPACT

441 Assemblage

Table 5 shows a comparison of the trip generation between the Maximum Intensity under the existing and proposed FLU. As can be seen in Table 5, traffic generated by the Maximum Intensity under the proposed FLU is more than the traffic generated by the current FLU. As part of a conservative analysis, no credit was taken for existing uses on site.

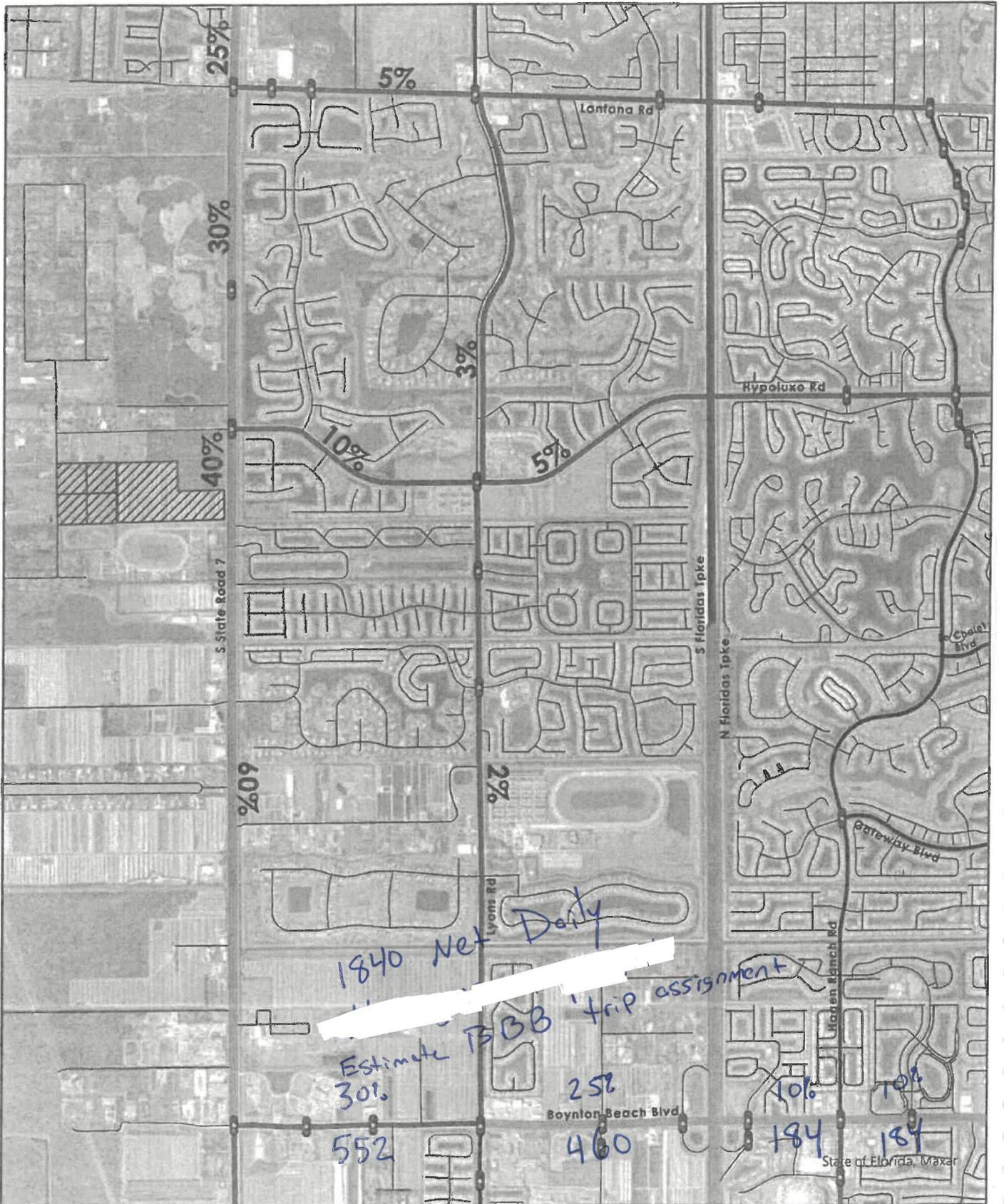
Table 5: Net Traffic Impact – Maximum Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	100	2	5	7	6	3	9
Maximum Intensity	1,940	35	101	136	115	67	182
Net New Trips	1,840	33	96	129	109	64	173

Pursuant to the **Test 2 – Five Year Analysis (2027)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B*, based on the peak hour trips from Table 5, a 2-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis for the Maximum Intensity allowed under the ULDC.

Furthermore, given the net trip generation characteristics from Table 5 for **Long Range Analysis (2045)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, a 1-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis for the Maximum Intensity allowed under the proposed FLU.

Trip distribution and assignment incorporates the characteristics of the proposed maximum intensity and the surrounding network configuration. Figure 2 includes project trip distribution on all roadway links included within a 2-mile RDI for the proposed land use.



Number of Lanes

2 3 4 5 6 8

Project Site

0 0.35 0.7 1.4



Figure 2:
Traffic Assignment
441 Assemblage



Logan Ranch

Table 7: Long-Range (Year 2045) Daily Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	2045 ADJUSTED DAILY VOLUME	COM. DEVELOP- MENT DATA	2045 TOTAL ADJUSTED DAILY VOLUME	v/c	PROJECT TRIPS			
									PROJECT % ASSIGNMENT	DAILY TRIPS	% IMPACT	SIG?
Boynton Beach Blvd.	US 441	Lyons Road	4LD	33,200	21,800	268	22,068	0.66	15%	244	0.73%	No
Boynton Beach Blvd.	Lyons Road	Project Driveway	6LD	50,300	50,700	573	51,273	1.02	40%	651	1.29%	No
Boynton Beach Blvd.	Project Driveway	Florida's Turnpike	6LD	50,300	50,700	1,307	52,007	1.03	60%	977	1.94%	No
Boynton Beach Blvd.	Florida's Turnpike	Hagen Ranch Road	6LD	50,300	52,100	494	52,594	1.05	35%	570	1.13%	No
Lyons Road	Hypoluxo Road	Boynton Beach Boulevard	4LD	33,200	42,800	152	42,952	1.29	15%	244	0.73%	No
Lyons Road	Boynton Beach Boulevard	Flavor Pict Road	4LD	33,200	40,300	152	40,452	1.22	10%	163	0.49%	No
Lyons Road	Flavor Pict Road	W Atlantic Ave	4LD	33,200	24,000	152	24,152	0.73	10%	163	0.49%	No

BBB Hagen Ranch to Jos Rd 25% assignment = 407

FUTURE LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

ERICKSON BOYNTON BEACH CCRC PALM BEACH COUNTY, FL

Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida

Kimley»Horn

September 30, 2022
Kimley-Horn Project #248036002
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INTRODUCTION

Kimley-Horn and Associates, Inc. has been retained to prepare a Future Land Use (FLU) Amendment traffic analysis for a 90.505-acre site located south of Boynton Beach Boulevard and west of the Florida Turnpike in unincorporated Palm Beach County, Florida. **Figure 1** illustrates the location of the project site. The site currently has a Palm Beach County FLU designation of Agricultural Reserve (AGR). The proposed FLU designation that is the subject of this analysis is Institutional/Congregate Living Residential (INST/CLR).

The parcel control numbers (PCN) for the project site are:

- 00-42-4³~~6~~-27-05-054-0022
- 00-42-43-27-05-054-0050

The traffic impacts from the proposed future land use amendment were analyzed based on the procedures outlined in Policy 3.5-d of the Palm Beach County Comprehensive Plan. Currently, the site has an agricultural designation, which permits a maximum of 1 dwelling unit per 5 acres. Under the existing land use designation a maximum of 19 dwelling units are permitted.

The proposed future designation is Institutional/Congregate Living Residential (INST/CLR). As part of this land use designation change approximately 31.175 acres of the site is proposed to be designated as Preserve, this portion of the site will be left vacant and no development will be permitted on the Preserve. Therefore, the remaining 62.33 acres of the site was assumed to be the only land permitted for development under the future land use designation. The INST/CLR designation permits multiple land uses, therefore multiple development potentials have been analyzed. **Table 1** shows a summary of the existing, existing FLU, proposed FLU, and proposed restricted FLU development intensities.

summary

Table 1: Land Use Summary Table

Development Scenario	Future Land Use	Acreage	Allowable Density	Max Development Potential
Existing Site Development	AGR	90.505	-	-
Maximum permitted under Existing Future Land Use	AGR	90.505	1 DU/5 acres	19 DU
Maximum permitted under Proposed Future Land Use	CLR/INST	62.33 (31.175 is Preserve)	INST: .35 FAR	950,283 SF
			CLR: 8.00 DU/acre 2.39 beds/DU	1,193 beds
Proposed Future Land Use (Restricted)	CLR/INST	62.33 (31.175 is Preserve)	INST: .122 FAR	330,000 SF
			CLR: 8.00 DU/acre 2.39 beds/DU	1,193 beds

As noted in the table above, the applicant has proposed to restrict the maximum allowable development potential under the proposed institutional future land use. This analysis was conducted following short-range and long-range analysis procedures used to evaluate comprehensive plan amendments in Palm Beach County. This report summarizes the findings of the comprehensive plan land use amendment traffic analysis.

Table 3: INST Trip Generation Calculation Summary

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Site Development								
Agricultural		0	0	0	0	0	0	0
		<i>Subtotal</i>	0	0	0	0	0	0
Pass-By Capture								
Agricultural	0.0%	0	0	0	0	0	0	0
		<i>Subtotal</i>	0	0	0	0	0	0
Driveway Volumes			0	0	0	0	0	0
Net New External Trips			0	0	0	0	0	0
Maximum Potential (Existing FLU)								
Single Family Detached	19 DU	190	13	3	10	18	11	7
		<i>Subtotal</i>	190	13	3	18	11	7
Pass-By Capture								
Single Family Detached	0.0%	0	0	0	0	0	0	0
		<i>Subtotal</i>	0	0	0	0	0	0
Driveway Volumes			190	13	3	18	11	7
Net New External Trips			190	13	3	18	11	7
Maximum Potential (Proposed FLU)								
Hospital	950.283 KSF	10,235	779	522	257	817	286	531
		<i>Subtotal</i>	10,235	779	522	817	286	531
Pass-By Capture								
Hospital	10.0%	1,024	78	52	26	82	29	53
		<i>Subtotal</i>	1,024	78	52	82	29	53
Driveway Volumes			10,235	779	522	817	286	531
Net New External Trips			9,211	701	470	735	257	478
Restricted Maximum Potential (Proposed FLU)								
Hospital	330.000 KSF	3,554	271	182	89	284	99	185
		<i>Subtotal</i>	3,554	271	182	284	99	185
Pass-By Capture								
Hospital	10.0%	355	27	18	9	28	10	18
		<i>Subtotal</i>	355	27	18	28	10	18
Driveway Volumes			3,554	271	182	284	99	185
Net New External Trips			3,199	244	164	256	89	167
Proposed FLU Maximum Trips - Existing Development Trips (Short-range)			3,199	244	164	256	89	167
Short-Range Radius of Development Influence:			2 miles					
Proposed FLU Maximum Trips - Existing FLU Maximum Trips (Long-range)			3,009	231	161	238	78	160
Long-Range Radius of Development Influence:			1 mile					
<u>Land Use</u>	<u>Daily</u>	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>	<u>Pass By</u>				
Agricultural	0 trips	0 trips	0 trips	0.0%				
Single Family Detached	10 trips/DU	0.7 trips/DU (26% in, 74% out)	0.94 trips/DU (63% in, 37% out)	0.0%				
Hospital	10.77 trips/1,000 sf	0.82 trips/1,000 sf (67% in, 33% out)	0.86 trips/1,000 sf (35% in, 65% out)	10.0%				

Propose Restricted = 3,554

Existing = 5 Aca Nursery Garden center x 108.1 daily trips = 541
 85.505 Aca Nursery Wholesale x 19.5 daily trips = 1667

2208 existing FLU

Proposed - Existing 3554 - 2208 = 1346



1346 Net Daily ^{TDF}

LEGEND

-  Site Location
-  Project Traffic %

FIGURE 1
 Logan Ranch Site
 KH #143580000
 Site Location

APPENDIX B

TEST 2 ANALYSIS

TABLE 5
AREA WIDE GROWTH RATE CALCULATION

STATION	ROADWAY	FROM	TO	2019 PEAK SEASON DAILY TRAFFIC	2022 SEASON DAILY TRAFFIC	IND. (%)
	BOYNTON BEACH BOULEVARD	STATE ROAD 7	LYONS ROAD	17,158	16,849	-0.60%
	BOYNTON BEACH BOULEVARD	LYONS ROAD	FLORIDA TURNPIKE	43,664	44,733	0.81%
	BOYNTON BEACH BOULEVARD	FLORIDA TURNPIKE	HAGEN RANCH ROAD	53,763	54,183	0.26%
	BOYNTON BEACH BOULEVARD	HAGEN RANCH ROAD	JOG ROAD*	44,327	46,218	1.40%
	LYONS ROAD	HYPOLUXO ROAD	BOYNTON BEACH BOULEVARD	21,386	25,601	6.18%
	LYONS ROAD	BOYNTON BEACH BOULEVARD	FLAVOR PICT ROAD	15,669	16,824	2.40%
	STATE ROAD 7	HYPOLUXO ROAD	BOYNTON BEACH BOULEVARD	32,246	31,930	-0.33%
	STATE ROAD 7	BOYNTON BEACH BOULEVARD	FLAVOR PICT ROAD	26,730	27,741	1.25%
	HAGEN RANCH ROAD	PIPERS GLEN BOULEVARD	BOYNTON BEACH BOULEVARD	20,661	21,434	1.23%
	HAGEN RANCH ROAD	BOYNTON BEACH BOULEVARD	GATEWAY BOULEVARD	11,331	11,211	-0.35%
$\Sigma =$				286,935	296,724	1.12%
AREA WIDE GROWTH RATE =				1.12%		

*2016 and 2019 daily traffic was used for links without 2020 daily traffic available.

**2017 daily traffic determined by interpolating between 2016 and 2018 daily volumes since 2017 volumes were not available.

TABLE 6
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS
2 MILE RADIUS

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 463

TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 260

STATION	ROADWAY	FROM	TO	DIR.	AM PEAK HOUR DIRECTIONAL				LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
					PROJECT DISTRIBUTION	PROJECT TRIPS	EXISTING LANES	CLASS			
5401	BOYNTON BEACH BOULEVARD	SR-7	LYONS ROAD	EB	15%	69	4D	I	1960	3.54%	YES
				WB	15%	39	4D	I	1960	1.99%	NO
5103	BOYNTON BEACH BOULEVARD	LYONS ROAD	ACME DAIRY ROAD	EB	35%	162	6D	II	2830	5.73%	YES
				WB	35%	91	6D	II	2830	3.22%	YES
5103	BOYNTON BEACH BOULEVARD	ACME DAIRY ROAD	FLORIDA TURNPIKE	EB	60%	156	6D	II	2830	5.51%	YES
				WB	60%	278	6D	II	2830	9.82%	YES
5201	BOYNTON BEACH BOULEVARD	FLORIDA TURNPIKE	HAGEN RANCH ROAD	EB	35%	91	6D	II	2830	3.22%	YES
				WB	35%	162	6D	II	2830	5.73%	YES
5641	BOYNTON BEACH BOULEVARD	HAGEN RANCH ROAD	JOG ROAD	EB	25%	65	6D	I	2940	2.21%	NO
				WB	25%	116	6D	I	2940	3.94%	YES
5633	BOYNTON BEACH BOULEVARD	JOG ROAD	EL CLAIR RANCH ROAD	EB	17%	44	6D	I	2940	1.50%	NO
				WB	17%	79	6D	I	2940	2.68%	NO
5102	STATE ROAD 7	HYPOLUXO ROAD	BOYNTON BEACH BOULEVARD	NB	8%	21	6D	UNI	5650	0.37%	NO
				SB	8%	37	6D	UNI	5650	0.66%	NO
5402	STATE ROAD 7	BOYNTON BEACH BOULEVARD	LEE ROAD	NB	7%	32	4D	UNI	3760	0.86%	NO
				SB	7%	18	4D	UNI	3760	0.48%	NO
5108	LYONS ROAD	HYPOLUXO ROAD	BOYNTON BEACH BOULEVARD	NB	10%	26	4D	I	1960	1.33%	NO
				SB	10%	46	4D	I	1960	2.36%	NO
5110	LYONS ROAD	BOYNTON BEACH BOULEVARD	FLAVOR PICT ROAD	NB	10%	46	4D	I	1960	2.36%	NO
				SB	10%	26	4D	I	1960	1.33%	NO
5214	HAGEN RANCH ROAD	GATEWAY BOULEVARD	BOYNTON BEACH BOULEVARD	NB	5%	13	2	I	880	1.48%	NO
				SB	5%	23	2	I	880	2.63%	NO
5600	HAGEN RANCH ROAD	BOYNTON BEACH BOULEVARD	WOOLBRIGHT ROAD	NB	5%	23	4D	II	1870	1.24%	NO
				SB	5%	13	4D	II	1870	0.70%	NO
5200	JOG ROAD	GATEWAY BOULEVARD	BOYNTON BEACH BOULEVARD	NB	4%	10	6D	I	2940	0.35%	NO
				SB	4%	19	6D	I	2940	0.63%	NO
5644	JOG ROAD	BOYNTON BEACH BOULEVARD	WOOLBRIGHT ROAD	NB	4%	19	6D	II	2830	0.65%	NO
				SB	4%	10	6D	II	2830	0.37%	NO

TABLE 7
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 229

TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 342

STATION	ROADWAY	FROM	TO	DIR.	PM PEAK HOUR DIRECTIONAL				LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
					PROJECT DISTRIBUTION	PROJECT TRIPS	EXISTING LANES	CLASS			
5401	BOYNTON BEACH BOULEVARD	SR-7	LYONS ROAD	EB	15%	34	4D	I	1960	1.75%	NO
				WB	15%	51	4D	I	1960	2.62%	NO
5103	BOYNTON BEACH BOULEVARD	LYONS ROAD	ACME DAIRY ROAD	EB	35%	80	6D	II	2830	2.83%	NO
				WB	35%	120	6D	II	2830	4.23%	YES
5103	BOYNTON BEACH BOULEVARD	ACME DAIRY ROAD	FLORIDA TURNPIKE	EB	60%	205	6D	II	2830	7.25%	YES
				WB	60%	137	6D	II	2830	4.86%	YES
5201	BOYNTON BEACH BOULEVARD	FLORIDA TURNPIKE	HAGEN RANCH ROAD	EB	35%	120	6D	II	2830	4.23%	YES
				WB	35%	80	6D	II	2830	2.83%	NO
5641	BOYNTON BEACH BOULEVARD	HAGEN RANCH ROAD	JOG ROAD	EB	25%	86	6D	I	2940	2.91%	NO
				WB	25%	57	6D	I	2940	1.95%	NO
5633	BOYNTON BEACH BOULEVARD	JOG ROAD	EL CLAIR RANCH ROAD	EB	17%	58	6D	I	2940	1.98%	NO
				WB	17%	39	6D	I	2940	1.32%	NO
5102	STATE ROAD 7	HYPOLUXO ROAD	BOYNTON BEACH BOULEVARD	NB	8%	27	6D	UNI	5650	0.48%	NO
				SB	8%	18	6D	UNI	5650	0.32%	NO
5402	STATE ROAD 7	BOYNTON BEACH BOULEVARD	LEE ROAD	NB	7%	16	4D	UNI	3760	0.43%	NO
				SB	7%	24	4D	UNI	3760	0.64%	NO
5108	LYONS ROAD	HYPOLUXO ROAD	BOYNTON BEACH BOULEVARD	NB	10%	34	4D	I	1960	1.74%	NO
				SB	10%	23	4D	I	1960	1.17%	NO
5110	LYONS ROAD	BOYNTON BEACH BOULEVARD	FLAVOR PICT ROAD	NB	10%	23	4D	I	1960	1.17%	NO
				SB	10%	34	4D	I	1960	1.74%	NO
5214	HAGEN RANCH ROAD	GATEWAY BOULEVARD	BOYNTON BEACH BOULEVARD	NB	5%	17	2	I	880	1.94%	NO
				SB	5%	11	2	I	880	1.30%	NO
5600	HAGEN RANCH ROAD	BOYNTON BEACH BOULEVARD	WOOLBRIGHT ROAD	NB	5%	11	4D	II	1870	0.61%	NO
				SB	5%	17	4D	II	1870	0.91%	NO
5200	JOG ROAD	GATEWAY BOULEVARD	BOYNTON BEACH BOULEVARD	NB	4%	14	6D	I	2940	0.47%	NO
				SB	4%	9	6D	I	2940	0.31%	NO
5644	JOG ROAD	BOYNTON BEACH BOULEVARD	WOOLBRIGHT ROAD	NB	4%	9	6D	II	2830	0.32%	NO
				SB	4%	14	6D	II	2830	0.48%	NO

TABLE 8
TEST 2 LINK ANALYSIS
AM PEAK HOUR

FIVE YEAR ANALYSIS
BACKGROUND GROWTH RATE = 1.12%
NET AM PEAK HOUR PROJECT TRIPS (ENTERING) = 463
NET AM PEAK HOUR PROJECT TRIPS (EXITING) = 260

ROADWAY	FROM	TO	DIRECTION	2022	PROJECT	AM PEAK HOUR				BACKGROUND	BACKGROUND	TOTAL	2027	ASSURED	CLASS	LOS	E	MEETS
				PEAK HOUR TRAFFIC		DISTRIBUTION	DIRECTIONAL PROJECT TRIPS	MAJOR PROJECT	1.0% GROWTH									
BOYNTON BEACH BOULEVARD	STATE ROAD 7	LYONS ROAD	EB	687	15%	69	161	35	40	196	883	952	4D	I	1,960	YES		
			WB	792	15%	39	139	40	46	179	971	1010	4D	I	1,960	YES		
BOYNTON BEACH BOULEVARD	LYONS ROAD	ACME DAIRY ROAD	EB	2086	35%	162	114	106	120	220	2306	2468	6D	II	2,830	YES		
			WB	1632	35%	91	115	83	94	198	1830	1921	6D	II	2,830	YES		
BOYNTON BEACH BOULEVARD	ACME DAIRY ROAD	FLORIDA TURNPIKE	EB	2086	60%	156	61	106	120	167	2253	2409	6D	II	2,830	YES		
			WB	1632	60%	278	92	83	94	175	1807	2085	6D	II	2,830	YES		
BOYNTON BEACH BOULEVARD	FLORIDA TURNPIKE	HAGEN RANCH ROAD	EB	2269	35%	91	86	116	130	202	2471	2562	6D	II	2,830	YES		
			WB	2331	35%	162	103	119	134	222	2553	2715	6D	II	2,830	YES		
BOYNTON BEACH BOULEVARD	HAGEN RANCH ROAD	JOG ROAD ⁽¹⁾	EB	1895	25%	65	96	157	177	253	2148	2213	6D	II	2,830	YES		
			WB	1856	25%	116	86	154	174	240	2096	2212	6D	II	2,830	YES		

Notes:
Boynton Beach Blvd from Hagen Ranch Road to Jog Road based on 2019 counts since 2020 and 2022 counts were unavailable.

TABLE 9
TEST 2 LINK ANALYSIS
PM PEAK HOUR

FIVE YEAR ANALYSIS
BACKGROUND GROWTH RATE = 1.12%
NET PM PEAK HOUR PROJECT TRIPS (ENTERING) = 229
NET PM PEAK HOUR PROJECT TRIPS (EXITING) = 342

ROADWAY	FROM	TO	DIRECTION	2022	PM PEAK HOUR				BACKGROUND GROWTH	BACKGROUND GROWTH USED	TOTAL BACKGROUND TRAFFIC	2027 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS E	MEETS LOS STD.
				PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	DIRECTIONAL PROJECT TRIPS	MAJOR PROJECT	1.0% GROWTH								
BOYNTON BEACH BOULEVARD	LYONS ROAD	ACME DAIRY ROAD	EB	1815	35%	80	370	93	104	463	2278	2358	6D	II	2,830	YES
			WB	1936	35%	120	391	99	111	490	2426	2546	6D	II	2,830	YES
BOYNTON BEACH BOULEVARD	ACME DAIRY ROAD	FLORIDA TURNPIKE	EB	1815	60%	205	359	93	104	452	2267	2472	6D	II	2,830	YES
			WB	1936	60%	137	354	99	111	453	2389	2526	6D	II	2,830	YES
BOYNTON BEACH BOULEVARD	FLORIDA TURNPIKE	HAGEN RANCH ROAD	EB	2548	35%	120	351	130	147	481	3029	3149	6D	II	2,830	NO
			WB	2198	35%	80	317	112	126	429	2627	2707	6D	II	2,830	YES

A	B	C	D	E	F	G	H	I
Input Data								
ROAD NAME: Boynton Beach Blvd			STATION: 5401			Report Created		
CURRENT YEAR: 2020			FROM: Midpoint			10/11/2022		
ANALYSIS YEAR: 2027			TO: Lyons Rd					
GROWTH RATE: 0%			COUNT DATE: 3/11/2020					
			PSF: 1					

Time Period	Link Analysis					
	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1276	674	641	1377	723	689
Peak Volume	1276	674	641	1377	723	689
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1276	674	641	1377	723	689

Committed Developments							Type	% Complete	Note:
Tivoli Isles	0	0	0	0	0	0	Res	100%	
Valencia Cove North	0	0	0	0	0	0	Res	100%	
Cobblestone Creek	0	0	0	0	0	0	Res	100%	
Equus	0	0	0	0	0	0	Res	100%	
Valencia Pointe	0	0	0	0	0	0	Res	100%	
Somerset Academy	0	0	0	0	0	0	NR	62%	3
New Albany Corn	0	0	0	0	0	0	NR	100%	
Windsor Place	0	0	0	0	0	0	Res	0%	1
Canyons Town Center	67	40	27	194	90	105	NR	60%	
Delray TMD	1	1	0	4	2	2	NR	91.90%	
Lyons West AGR-PUD	0	0	0	0	0	0	Res	100%	
Canyon Lakes	0	0	0	0	0	0	Res	100%	
Canyon Isles	0	0	0	0	0	0	Res	100%	
Canyon Springs	0	0	0	0	0	0	Res	100%	
Monticello PUD	0	0	0	0	0	0	Res	0%	1
Canyon Trails	0	0	0	0	0	0	Res	98%	2
Boynton Commons	0	0	0	53	24	29	NR	0%	1
Bethesda West Hospital	137	47	90	139	90	50	NR	50%	
Palm Meadows AGR-PUD	0	0	0	0	0	0	Res	60%	2
4 Points Market	0	0	0	0	0	0	NR	83%	2
Stop and Shop	0	0	0	0	0	0	NR	70%	2
Harvest Galleria	0	0	0	0	0	0	NR	0%	1
Hagen Commercial MUPD	0	0	0	0	0	0	NR	0%	1
BETHESDA HEALTH CARE MUPD	0	0	0	0	0	0	NR	63%	2
Valencia Cove South	0	0	0	0	0	0	Res	95%	2
Boynton Beach Community Church	0	0	0	0	0	0	NR	100%	
Cobblestone Plaza MUPD	46	24	22	118	58	60	NR	50%	
West Boynton Center MUPD	0	0	0	48	24	24	NR	0%	1
Total Committed Developments	251	112	139	556	288	270			
Total Committed Residential	0	0	0	0	0	0			
Total Committed Non-Residential	251	112	139	556	288	270			
Double Count Reduction	0	0	0	0	0	0			
Total Discounted Committed Developments	251	112	139	556	288	270			
Historical Growth	0	0	0	0	0	0			
Comm Dev+1% Growth	343	161	185	655	340	320			
Growth Volume Used	343	161	185	655	340	320			
Total Volume	1619	835	826	2032	1063	1009			

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	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: Boynton Beach Blvd	STATION: 5401	Report Created
CURRENT YEAR: 2020	FROM: S State Road 7	10/11/2022
ANALYSIS YEAR: 2027	TO: Midpoint	
GROWTH RATE: 0%	COUNT DATE: 3/11/2020	
	PSF: 1	

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1276	674	641	1377	723	689
Peak Volume	1276	674	641	1377	723	689
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1276	674	641	1377	723	689

Committed Developments							Type	% Complete	Note:
Tivoli Isles	0	0	0	0	0	0	Res	100%	
Valencia Cove North	0	0	0	0	0	0	Res	100%	
Cobblestone Creek	0	0	0	0	0	0	Res	100%	
Equus	0	0	0	0	0	0	Res	100%	
Valencia Pointe	0	0	0	0	0	0	Res	100%	
Somerset Academy	0	0	0	0	0	0	NR	62%	3
New Albany Com	0	0	0	0	0	0	NR	100%	
Windsor Place	0	0	0	0	0	0	Res	0%	1
Canyons Town Center	67	40	27	194	90	105	NR	60%	
Delray TMD	1	1	0	4	2	2	NR	91.90%	
Lyons West AGR-PUD	0	0	0	0	0	0	Res	100%	
Canyon Lakes	0	0	0	0	0	0	Res	100%	
Canyon Isles	0	0	0	0	0	0	Res	100%	
Canyon Springs	0	0	0	0	0	0	Res	100%	
Monticello PUD	0	0	0	0	0	0	Res	0%	1
Canyon Trails	0	0	0	0	0	0	Res	98%	2
Boynton Commons	0	0	0	53	24	29	NR	0%	1
Bethesda West Hospital	146	96	50	148	53	95	NR	50%	
Palm Meadows AGR-PUD	0	0	0	0	0	0	Res	60%	2
4 Points Market	0	0	0	0	0	0	NR	83%	2
Stop and Shop	0	0	0	0	0	0	NR	70%	2
Harvest Galleria	0	0	0	0	0	0	NR	0%	
Hagen Commercial MUPD	0	0	0	0	0	0	NR	0%	
Ladera PUD	0	0	0	0	0	0	Res	100%	
BETHESDA HEALTH CARE MUPD	0	0	0	0	0	0	NR	63%	2
Valencia Cove South	0	0	0	0	0	0	Res	85%	2
Boynton Beach Community Church	0	0	0	0	0	0	NR	100%	
Cobblestone Plaza MUPD	46	24	22	118	58	60	NR	50%	
West Boynton Center MUPD	0	0	0	48	24	24	NR	0%	1
Total Committed Developments	260	161	99	565	251	315			
Total Committed Residential	0	0	0	0	0	0			
Total Committed Non-Residential	260	161	99	565	251	315			
Double Count Reduction	0	0	0	0	0	0			
Total Discounted Committed Developments	260	161	99	565	251	315			
Historical Growth	0	0	0	0	0	0			
Comm Dev+1% Growth	352	210	145	664	303	365			
Growth Volume Used	352	210	145	664	303	365			
Total Volume	1628	884	786	2041	1026	1054			

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

- Removed for:
1. Insignificant project
 2. Buildout year has expired
 3. Project is built out

A	B	C	D	E	F	G	H	I
Input Data								
ROAD NAME: Boynton Beach Blvd			STATION: 5103			Report Created		
CURRENT YEAR: 2020			FROM: Lyons Rd			10/11/2022		
ANALYSIS YEAR: 2027			TO: Midpoint					
GROWTH RATE: 4.53%			COUNT DATE: 3/11/2020					
PSF: 1								

Time Period Direction	Link Analysis					
	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3753	2240	1523	3736	1718	2092
Peak Volume	3753	2240	1523	3736	1718	2092
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3753	2240	1523	3736	1718	2092

Committed Developments	Type	% Complete	Note:
Tivoli Isles	Res	100%	
Valencia Cove North	Res	100%	
Cobblestone Creek	Res	100%	
Boynton Beach Self Storage	NR	70%	1
Equus	Res	100%	
Valencia Pointe	Res	100%	
Fountains East	NR	0%	
Somerset Academy	NR	62%	3
New Albany Com	NR	100%	
Windsor Place	Res	0%	1
Shoppes @ Madison	NR	75%	2
Canyons Town Center	NR	60%	
Delray TMD	NR	91.90%	
Hagen Elem.	NR	100%	
Lyons West AGR-PUD	Res	100%	
Canyon Lakes	Res	100%	
Canyon Isles	Res	100%	
Canyon Springs	Res	100%	
Monticello PUD	Res	0%	1
Canyon Trails	Res	98%	2
Boynton Commons	NR	0%	1
Bethesda West Hospital	NR	50%	
Palm Meadows AGR-PUD	Res	60%	2
Hagen Commercial MUPD	NR	0%	1
BETHESDA HEALTH CARE MUPD	NR	63%	2
Valencia Cove South	Res	85%	2
Boynton Beach Community Church	NR	100%	
Cobblestone Plaza MUPD	NR	50%	
West Boynton Center MUPD	NR	0%	1
Total Committed Developments			
Total Committed Residential			
Total Committed Non-Residential			
Double Count Reduction			
Total Discounted Committed Developments			
Historical Growth			
Comm Dev+1% Growth			
Growth Volume Used			
Total Volume			

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	NO	NO	YES	NO	YES	NO
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	NO	YES	YES	YES	NO

Input Data

ROAD NAME: Boynton Beach Blvd	STATION: 5103	Report Created
CURRENT YEAR: 2020	FROM: MIDPOINT	10/11/2022
ANALYSIS YEAR: 2027	TO: Acme Dairy Rd	
GROWTH RATE: 4.53%	COUNT DATE: 3/11/2020	
	PSF: 1	

Link Analysis

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3753	2240	1523	3736	1718	2092
Peak Volume	3753	2240	1523	3736	1718	2092
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3753	2240	1523	3736	1718	2092

Committed Developments	Type	% Complete
Tivoli Isles	Res	100%
Valencia Cove North	Res	100%
Cobblestone Creek	Res	100%
Boynton Beach Self Storage	NR	70%
Equus	Res	100%
Valencia Pointe	Res	100%
Fountains East	NR	0%
Somerset Academy	NR	62%
New Albany Com	NR	100%
Windsor Place	Res	0%
Shoppes @ Madison	NR	75%
Canyons Town Center	NR	60%
Delray TMD	NR	91.90%
Hagen Elem.	NR	100%
Lyons West AGR-PUD	Res	100%
Canyon Lakes	Res	100%
Canyon Isles	Res	100%
Canyon Springs	Res	100%
Monticello PUD	Res	0%
Canyon Trails	Res	98%
Boynton Commons	NR	0%
Bethesda West Hospital	NR	50%
Palm Meadows AGR-PUD	Res	60%
Hagen Commercial MUPD	NR	0%
BETHESDA HEALTH CARE MUPD	NR	63%
Valencia Cove South	Res	85%
Boynton Beach Community Church	NR	100%
Cobblestone Plaza MUPD	NR	50%
West Boynton Center MUPD	NR	0%
Total Committed Developments		
Total Committed Residential		
Total Committed Non-Residential		
Double Count Reduction		
Total Discounted Committed Developments		
Historical Growth		
Comm Dev+1% Growth		
Growth Volume Used		
Total Volume		

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	NO	NO	YES	NO	YES	NO
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	NO	YES	YES	YES	NO

- Removed for:
1. Insignificant project
 2. Buildout year has expired
 3. Project is built out

A	B	C	D	E	F	G	H	I
Input Data								
ROAD NAME: Boynton Beach Blvd			STATION: 5103			Report Created		
CURRENT YEAR: 2020			FROM: Midpoint			10/11/2022		
ANALYSIS YEAR: 2027			TO: N Floridas Tpke					
GROWTH RATE: 4.53%			COUNT DATE: 3/11/2020					
			PSF: 1					

Link Analysis

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3753	2240	1523	3736	1718	2092
Peak Volume	3753	2240	1523	3736	1718	2092
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3753	2240	1523	3736	1718	2092

Committed Developments	Type	% Complete	Note:
Tivoli Isles	Res	100%	
Valencia Cove North	Res	100%	
Cobblestone Creek	Res	100%	
Boynton Beach Self Storage	NR	70%	1
Equus	Res	100%	
Valencia Pointe	Res	100%	
Fountains East	NR	0%	1
Somerset Academy	NR	62%	3
New Albany Com	NR	100%	
Windsor Place	Res	0%	1
Shoppes @ Madison	NR	75%	2
Canyons Town Center	NR	60%	
Delray TMD	NR	91.90%	
Hagen Elem.	NR	100%	
Lyons West AGR-PUD	Res	100%	
Canyon Lakes	Res	100%	
Canyon Isles	Res	100%	
Canyon Springs	Res	100%	
Monticello PUD	Res	0%	1
Canyon Trails	Res	98%	2
Boynton Commons	NR	0%	1
Bethesda West Hospital	NR	50%	
Palm Meadows AGR-PUD	Res	60%	2
Hagen Commercial MUPD	NR	0%	1
BETHESDA HEALTH CARE MUPD	NR	63%	2
Valencia Cove South	Res	85%	2
Boynton Beach Community Church	NR	100%	
Cobblestone Plaza MUPD	NR	50%	
West Boynton Center MUPD	NR	0%	1
Total Committed Developments			
Total Committed Residential			
Total Committed Non-Residential			
Double Count Reduction			
Total Discounted Committed Developments			
Historical Growth			
Comm Dev+1% Growth			
Growth Volume Used			
Total Volume			

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	NO	NO	YES	NO	YES	NO
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	NO	YES	YES	YES	NO

Input Data

ROAD NAME: Boynton Beach Blvd	STATION: 5103	Report Created
CURRENT YEAR: 2020	FROM: Acme Dairy Rd	10/11/2022
ANALYSIS YEAR: 2027	TO: MIDPOINT	
GROWTH RATE: 4.53%	COUNT DATE: 3/11/2020	
	PSF: 1	

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3753	2240	1523	3736	1718	2092
Peak Volume	3753	2240	1523	3736	1718	2092
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3753	2240	1523	3736	1718	2092

Committed Developments							Type	% Complete	Note:
Tivoli Isles	0	0	0	0	0	0	Res	100%	
Valencia Cove North	0	0	0	0	0	0	Res	100%	
Cobblestone Creek	0	0	0	0	0	0	Res	100%	
Boynton Beach Self Storage	0	0	0	0	0	0	NR	70%	1
Equus	0	0	0	0	0	0	Res	100%	
Valencia Pointe	0	0	0	0	0	0	Res	100%	
Fountains East	0	0	0	70	35	35	NR	0%	1
Somerset Academy	0	0	0	0	0	0	NR	62%	3
New Albany Com	0	0	0	0	0	0	NR	100%	
Windsor Place	0	0	0	53	23	30	Res	0%	1
Shoppes @ Madison	0	0	0	0	0	0	NR	75%	2
Canyons Town Center	48	19	29	139	75	64	NR	60%	
Delray TMD	1	0	1	4	2	2	NR	91.90%	
Hagen Elem.	0	0	0	0	0	0	NR	100%	
Lyons West AGR-PUD	0	0	0	0	0	0	Res	100%	
Canyon Lakes	0	0	0	0	0	0	Res	100%	
Canyon Isles	0	0	0	0	0	0	Res	100%	
Canyon Springs	0	0	0	0	0	0	Res	100%	
Monticello PUD	0	0	0	44	17	27	Res	0%	1
Canyon Trails	0	0	0	0	0	0	Res	98%	2
Boynton Commons	0	0	0	79	35	44	NR	0%	1
Bethesda West Hospital	57	20	38	58	37	21	NR	50%	
Palm Meadows AGR-PUD	0	0	0	0	0	0	Res	60%	2
Hagen Commercial MUPD	0	0	0	64	31	33	NR	0%	1
BETHESDA HEALTH CARE MUPD	0	0	0	0	0	0	NR	63%	2
Valencia Cove South	0	0	0	0	0	0	Res	85%	2
Boynton Beach Community Church	0	0	0	0	0	0	NR	100%	
Cobblestone Plaza MUPD	46	22	24	118	60	58	NR	50%	
West Boynton Center MUPD	0	0	0	108	54	54	NR	0%	1
Total Committed Developments	152	61	92	737	369	368			
Total Committed Residential	0	0	0	97	40	57			
Total Committed Non-Residential	152	61	92	640	329	311			
Double Count Reduction	0	0	0	24	10	14			
Total Discounted Committed Developments	152	61	92	713	359	354			
Historical Growth	1366	815	554	1359	625	761			
Comm Dev+1% Growth	423	223	202	982	483	505			
Growth Volume Used	1366	815	554	1359	625	761			
Total Volume	5119	3055	2077	5095	2343	2853			

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	NO	NO	YES	NO	YES	NO
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	NO	YES	YES	YES	NO

- Removed for:
1. Insignificant project
 2. Buildout year has expired
 3. Project is built out

A	B	C	D	E	F	G	H	I
	Input Data							
	ROAD NAME: Boynton Beach Blvd			STATION: 5201			Report Created	
	CURRENT YEAR: 2020			FROM: Midpoint			10/11/2022	
	ANALYSIS YEAR: 2027			TO: Hagen Ranch Rd				
	GROWTH RATE: 0%			COUNT DATE: 3/11/2020				
				PSF: 1				

Time Period	Link Analysis					
	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	4600	2305	2374	4864	2583	2281
Peak Volume	4600	2305	2374	4864	2583	2281
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	4600	2305	2374	4864	2583	2281

Committed Developments	Type	% Complete	Note:
Valencia Cove North	Res	100%	
Cobblestone Creek	Res	100%	
Boynton Beach Self Storage	NR	70%	2
Briella	Res	100%	
Valencia Pointe	Res	100%	
Greystone	Res	97%	
Fountains East	NR	0%	
Somerset Academy	NR	62%	3
New Albany Com	NR	100%	
Avalon Estates	Res	100%	
Turner MUPD	NR	100%	
Shoppes @ Madison	NR	75%	2
Canyons Town Center	NR	60%	
Hagen Elem.	NR	100%	
Lyons West AGR-PUD	Res	100%	
Canyon Lakes	Res	100%	
Canyon Isles	Res	100%	
Canyon Springs	Res	100%	
Canyon Trails	Res	98%	2
Boynton Commons	NR	0%	1
Bethesda West Hospital	NR	50%	
Palm Meadows AGR-PUD	Res	60%	2
Hagen/Boynton MUPD	NR	100%	
Hagen Ranch Medical	NR	80%	2
Hagen Commercial MUPD	NR	0%	1
BETHESDA HEALTH CARE MUPD	NR	63%	2
Valencia Cove South	Res	85%	2
Cobblestone Plaza MUPD	NR	50%	
EIP Hagen Ranch- Target	NR	100%	
West Boynton Center MUPD	NR	0%	1
Total Committed Developments			
Total Committed Residential			
Total Committed Non-Residential			
Double Count Reduction			
Total Discounted Committed Developments			
Historical Growth			
Comm Dev+1% Growth			
Growth Volume Used			
Total Volume			

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	NO	YES	YES	NO	NO	NO
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	NO	NO	YES

Input Data

ROAD NAME: Boynton Beach Blvd	STATION: 5201	Report Created
CURRENT YEAR: 2020	FROM: N Floridas Tpke	10/11/2022
ANALYSIS YEAR: 2027	TO: Midpoint	
GROWTH RATE: 0%	COUNT DATE: 3/11/2020	
	PSF: 1	

Time Period Direction	Link Analysis					
	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	4600	2305	2374	4864	2583	2281
Peak Volume	4600	2305	2374	4864	2583	2281
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	4600	2305	2374	4864	2583	2281

Committed Developments	Type	% Complete	Note:
Valencia Cove North	Res	100%	
Cobblestone Creek	Res	100%	
Boynton Beach Self Storage	NR	70%	2
Briella	Res	100%	
Valencia Pointe	Res	100%	
Greystone	Res	97%	
Fountains East	NR	0%	
Somerset Academy	NR	62%	3
New Albany Com	NR	100%	
Avalon Estates	Res	100%	
Turner MUPD	NR	100%	
Shoppes @ Madison	NR	75%	2
Canyons Town Center	NR	60%	
Hagen Elem.	NR	100%	
Lyons West AGR-PUD	Res	100%	
Canyon Lakes	Res	100%	
Canyon Isles	Res	100%	
Canyon Springs	Res	100%	
Canyon Trails	Res	98%	2
Boynton Commons	NR	0%	1
Bethesda West Hospital	NR	50%	
Palm Meadows AGR-PUD	Res	60%	2
Hagen/Boynton MUPD	NR	100%	
Hagen Ranch Medical	NR	80%	2
Hagen Commercial MUPD	NR	0%	1
BETHESDA HEALTH CARE MUPD	NR	63%	2
Valencia Cove South	Res	85%	2
Cobblestone Plaza MUPD	NR	50%	
EIP Hagen Ranch- Target	NR	100%	
West Boynton Center MUPD	NR	0%	1
Total Committed Developments			
Total Committed Residential			
Total Committed Non-Residential			
Double Count Reduction			
 Total Discounted Committed Developments			
 Historical Growth			
Comm Dev+1% Growth			
Growth Volume Used			
Total Volume			

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	NO	YES	YES	NO	NO	NO
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	NO	NO	YES

- Removed for:**
1. Insignificant project
 2. Buildout year has expired
 3. Project is built out

A	B	C	D	E	F	G	H	I
	Input Data							
	ROAD NAME: Boynton Beach Blvd			STATION: 5641			Report Created	
	CURRENT YEAR: 2019			FROM: Midpoint			10/11/2022	
	ANALYSIS YEAR: 2027			TO: S Jog Rd				
	GROWTH RATE: 1.40%			COUNT DATE: 1/8/2019				
				PSF: 1				

Link Analysis

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3680	1895	1856	3928	2153	1775
Peak Volume	3680	1895	1856	3928	2153	1775
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3680	1895	1856	3928	2153	1775

Committed Developments							Type	% Complete	Note:
Valencia Cove North	0	0	0	0	0	0	Res	100%	
Cobblestone Creek	0	0	0	0	0	0	Res	100%	
Boynton Beach Self Storage	0	0	0	0	0	0	NR	70%	1
Briella	0	0	0	0	0	0	Res	100%	
Valencia Pointe	0	0	0	0	0	0	Res	100%	
Greystone	1	1	0	1	0	1	Res	97%	
Fountains East	140	77	64	210	104	106	NR	0%	
Somerset Academy	0	0	0	0	0	0	NR	62%	3
New Albany Com	0	0	0	0	0	0	NR	100%	
Avalon Estates	0	0	0	0	0	0	Res	100%	
Turner MUPD	0	0	0	0	0	0	NR	100%	
Shoppes @ Madison	0	0	0	0	0	0	NR	75%	2
Canyons Town Center	19	8	11	56	30	26	NR	60%	
Hagen Elem.	0	0	0	0	0	0	NR	100%	
Lyons West AGR-PUD	0	0	0	0	0	0	Res	100%	
Canyon Lakes	0	0	0	0	0	0	Res	100%	
Canyon Isles	0	0	0	0	0	0	Res	100%	
Canyon Springs	0	0	0	0	0	0	Res	100%	
Canyon Trails	0	0	0	0	0	0	Res	98%	2
Boynton Commons	0	0	0	92	51	41	NR	0%	1
Hagen/Boynton MUPD	0	0	0	0	0	0	NR	100%	
Hagen Ranch Medical	0	0	0	0	0	0	NR	80%	2
Hagen Commercial MUPD	0	0	0	128	63	65	NR	0%	1
BETHESDA HEALTH CARE MUPD	0	0	0	0	0	0	NR	63%	2
Sunrise Senior Living Center	0	0	0	0	0	0	NR	0%	1
Cobblestone Plaza MUPD	20	10	11	52	27	25	NR	50%	
EIP Hagen Ranch- Target	0	0	0	0	0	0	NR	100%	
Village Market	0	0	0	0	0	0	NR	0%	1
Total Committed Developments	180	96	86	539	275	264			
Total Committed Residential	1	1	0	1	0	1			
Total Committed Non-Residential	179	95	86	538	275	263			
Double Count Reduction	0	0	0	0	0	0			
Total Discounted Committed Developments	180	96	86	539	275	264			
Historical Growth	434	223	219	463	254	209			
Comm Dev+1% Growth	485	253	240	864	453	411			
Growth Volume Used	485	253	240	864	453	411			
Total Volume	4165	2148	2096	4792	2606	2186			

Lanes	6LD					
LOS D Capacity	4880	2940	2940	4880	2940	2940
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2940	2940	5150	2940	2940
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: Boynton Beach Blvd	STATION: 5641	Report Created
CURRENT YEAR: 2019	FROM: Hagen Ranch Rd	10/11/2022
ANALYSIS YEAR: 2027	TO: Midpoint	
GROWTH RATE: 1.40%	COUNT DATE: 1/8/2019	
	PSF: 1	

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3680	1895	1856	3928	2153	1775
Peak Volume	3680	1895	1856	3928	2153	1775
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3680	1895	1856	3928	2153	1775

Committed Developments	Type	% Complete	Note:
Valencia Cove North	Res	100%	
Cobblestone Creek	Res	100%	
Boynton Beach Self Storage	NR	70%	1
Briella	Res	100%	
Valencia Pointe	Res	100%	
Greystone	Res	97%	
Fountains East	NR	0%	
Somerset Academy	NR	62%	3
New Albany Com	NR	100%	
Avalon Estates	Res	100%	
Turner MUPD	NR	100%	
Shoppes @ Madison	NR	75%	2
Canyons Town Center	NR	60%	
Hagen Elem.	NR	100%	
Lyons West AGR-PUD	Res	100%	
Canyon Lakes	Res	100%	
Canyon Isles	Res	100%	
Canyon Springs	Res	100%	
Canyon Trails	Res	98%	2
Boynton Commons	NR	0%	1
Hagen/Boynton MUPD	NR	100%	
Hagen Ranch Medical	NR	80%	2
Hagen Commercial MUPD	NR	0%	1
BETHESDA HEALTH CARE MUPD	NR	63%	2
Sunrise Senior Living Center	NR	0%	1
Cobblestone Plaza MUPD	NR	50%	
EIP Hagen Ranch- Target	NR	100%	
Village Market	NR	0%	1
Total Committed Developments			
Total Committed Residential			
Total Committed Non-Residential			
Double Count Reduction			
Total Discounted Committed Developments			
Historical Growth			
Comm Dev+1% Growth			
Growth Volume Used			
Total Volume			

Lanes	GLD					
LOS D Capacity	4880	2940	2940	4880	2940	2940
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2940	2940	5150	2940	2940
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

- Removed for:
1. Insignificant project
 2. Buildout year has expired
 3. Project is built out