



**Engineering and  
Public Works Department**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbc.gov

**Palm Beach County  
Board of County  
Commissioners**

Maria G. Marino, Mayor  
Sara Baxter, Vice Mayor  
Gregg K. Weiss  
Joel Flores  
Marci Woodward  
Maria Sachs  
Bobby Powell, Jr.

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

August 15, 2025

Andrea M. Troutman, P.E.  
Pinder Troutman Consulting, Inc.  
601 Heritage Drive, Suite 493  
Jupiter, FL 33458

**RE: 1580 Prairie Road aka Boucher Apartments  
FLUA Amendment Policy 3.5-d  
Round 2025-26-A2**

Dear Ms. Troutman:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Transportation Analysis for the proposed Future Land Use Amendment for the above-referenced project, revised August 4, 2025, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

<b>Location:</b>	East of Prairie Road, approximately .10 mile north of Forest Hill Boulevard	
<b>PCN:</b>	00-43-44-08-01-000-0081	
<b>Acres:</b>	3.81 acres	
	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>FLU:</b>	Low Residential, 3 units per acre (LR-3) on 3.54 acres (Parcel A) And High Residential, 8 units per acre (HR-8) on 0.27 acre (Parcel B)	High Residential, 8 units per acre (HR-8) (Parcels A and B)
<b>Zoning:</b>	Single Family Residential (RS)	Multifamily Residential (RM)
<b>Density/ Intensity:</b>	3 du/acre for Parcel A And 8 du/acre for Parcel B	8 du/acre (Parcels A and B)
<b>Maximum Potential:</b>	Single Family Detached = 13 DUs	Multi Family LR = 30 DUs
<b>Proposed Potential:</b>		Multi Family LR = 69 DUs (Using TDR and/or WHP Density Bonus)
<b>Net Daily Trips:</b>	72 (maximum – current) 335 (proposed – current)	
<b>Net PH Trips:</b>	11 (2/9) AM, 14 (9/5) PM (maximum) 27 (6/21) AM, 34 (22/12) PM (proposed)	

\* **Maximum** indicates typical FAR and maximum trip generator. **Proposed** indicates the specific uses and intensities/densities anticipated in the zoning application.



Andrea M. Troutman, P.E.

August 15, 2025

Page 2

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. As such, this amendment necessitates a condition of approval, based on the Transfer of Development Rights (TDR) and/or Workforce Housing Program (WHP), to limit the project to the equivalent trips for the proposed potential.

Please do not hesitate to reach out with any questions or concerns at 561-684-4030 or [DSimeus@pbc.gov](mailto:DSimeus@pbc.gov).

Sincerely,

A handwritten signature in blue ink, appearing to be "DS", is written over a horizontal line.

Dominique Simeus, P.E.  
Professional Engineer  
Traffic Division

DS:ep

cc:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division  
Bryan Davis – Principal Planner, Planning Division  
Stephanie Gregory – Principal Planner, Planning Division  
Khurshid Mohyuddin – Principal Planner, Planning Division  
Kathleen Chang – Senior Planner, Planning Division  
David Wiloch – Senior Planner, Planning Division  
Alberto Lopez Tagle - Technical Assistant III, Traffic Division

File: General - TPS – Unincorporated - Traffic Study Review  
N:\TRAFFIC\Development Review\Comp Plan\26-A2\1580 Prairie Road aka Boucher Apartments.docx

**1580 PRAIRIE ROAD  
FUTURE LAND USE AMENDMENT  
TRANSPORTATION ANALYSIS**

**Prepared for**

**ELITE CAPITAL & DEVELOPMENT INC.**

**Prepared by**

**PINDER TROUTMAN CONSULTING, INC.  
601 Heritage Drive, Suite 493  
Jupiter, FL 33458  
(561) 296-9698**

**#PTC25-049  
July 2, 2025**

**Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570**

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 7/2/25 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**1580 PRAIRIE ROAD**  
**FUTURE LAND USE AMENDMENT**  
**TRANSPORTATION ANALYSIS**

**INTRODUCTION**

It is proposed to change the future land use designation from LR3 and HR8 to HR8 on a 3.81-acre parcel located in unincorporated Palm Beach County. The purpose of this analysis is to determine if the proposed future land use designation of HR8 for the 3.81-acre site is consistent with the Transportation Element of the Comprehensive Plan. This study addresses a five-year traffic analysis and a long-range (Year 2045) traffic analysis, consistent with Palm Beach County's Policy 3.5d of the Future Land Use Element.

**SITE DATA**

The site is located on the east side of Prairie Road, north of Forest Hill Boulevard, as shown on **Exhibit 1**. The Parcel Control Number (PCN) for the site is 00-43-44-08-01-000-0081. Existing on site is a 2,880 SF Church. It is proposed to remove the church and construct residential townhome units. The existing Future Land Use (FLU) designation of LR3 is proposed to be changed to HR8. The Comprehensive Plan assigns a maximum intensity to the FLU designations. The maximum intensity scenarios for the existing and proposed FLU for the 3.81-acre parcel are shown below along with the existing and proposed development:

<u>ACREAGE</u>	<u>EXISTING LAND USE DESIGNATION</u> LR3 (3 DUs per Acre)		<u>PROPOSED LAND USE DESIGNATION</u> HR8 (8 DUs per Acre)	
	<u>Max. Intensity</u>	<u>Existing Development</u>	<u>Max. Intensity</u>	<u>Proposed Development*</u>
3.61	10 Single family DUs	2,880 SF Church	29 Multi-family DUs	69 Multi-family DUs
0.20	1 Single family DU			

\*Includes Density Bonus



## TRANSPORTATION ELEMENT ANALYSIS

### Level of Service (LOS) Analysis

In order to assess the transportation impacts of the proposed change in land use designation, the methodology established by Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan was used.

### Trip Generation

Palm Beach County and the Institute of Transportation Engineers (ITE), *Trip Generation, 11th Edition*, were the sources of trip generation data utilized in this study. Daily and peak hour trips generated by the existing and proposed FLU designations at the maximum intensities are shown on **Exhibits 2A and 2B**. Trip generation data for the proposed FLU designation with density bonus units is provided on **Exhibit 2C**. The trip generation for the existing church use on-site is shown on **Exhibit 2D**. The comparison of trips is provided on **Exhibit 2E**.

The net daily trip generation is used for the Long-Range (Year 2045) Analysis. The peak hour trips of the proposed development are used for the Five-Year Analysis. Based on the increase of 355 daily trips (maximum), the radius of development influence (RDI) is the directly accessed link for the Long-Range analysis. With 34 net new peak hour trips, the RDI is one-half mile for the Five-Year Analysis.

### Trip Distribution and Assignment

In order to determine the impact of the development's traffic on the surrounding roadway network, a directional distribution of project trips was developed based on the area's land uses and roadway network. **Exhibit 3** provides the distribution for the site's net new trips.

### Roadway Improvements

A review was undertaken of the FDOT Transportation Improvement Program and the Palm Beach County Five Year Road Program to determine if any roadways within the study area are scheduled to be improved. There were no programmed improvements in the area.

### **Long Range (Year 2045) Analysis**

**Exhibit 4A** provides the net daily trip assignment of the proposed FLU at maximum intensity for the surrounding roadway links. It also provides volume to capacity (v/c) ratios and project impact percentages. A roadway is considered significantly impacted for the long-range analysis if project impacts are greater than 1% to 3% of LOS D, depending on the v/c ratio. Year 2045 net project traffic is total external traffic generated by the proposed FLU designation at maximum intensity, less traffic generated by the existing FLU designation at maximum intensity. For the Year 2045 analysis, roadway lanes and traffic volumes were obtained from the Palm Beach Transportation Planning Agency (TPA). This information is provided in the **Appendix**. None of the roadway links are significantly impacted.

The long-range analysis coinciding with the proposed development plan with added density bonus is provided on **Exhibit 4B**. This analysis shows that none of the roadway links are significantly impacted by this land use change. Therefore, this project meets the Long Range (Year 2045) Analysis requirements for the proposed land use designation at maximum intensity and with the added density bonus units.

### **Five Year Analysis (Test 2)**

This test examines traffic conditions at the end of the fifth year of the FDOT Five Year Transportation Improvement Program for the proposed development plan. A Test 2 analysis is required for any roadway link within the radius of development influence where the Project impact is greater than 3% of LOS E, and outside the radius where the Project impact is greater than 5% of LOS E. As shown on **Exhibit 5**, there are no roadway links that are significantly impacted within the radius based on the proposed development. Therefore, the requirements of Test 2 are met.

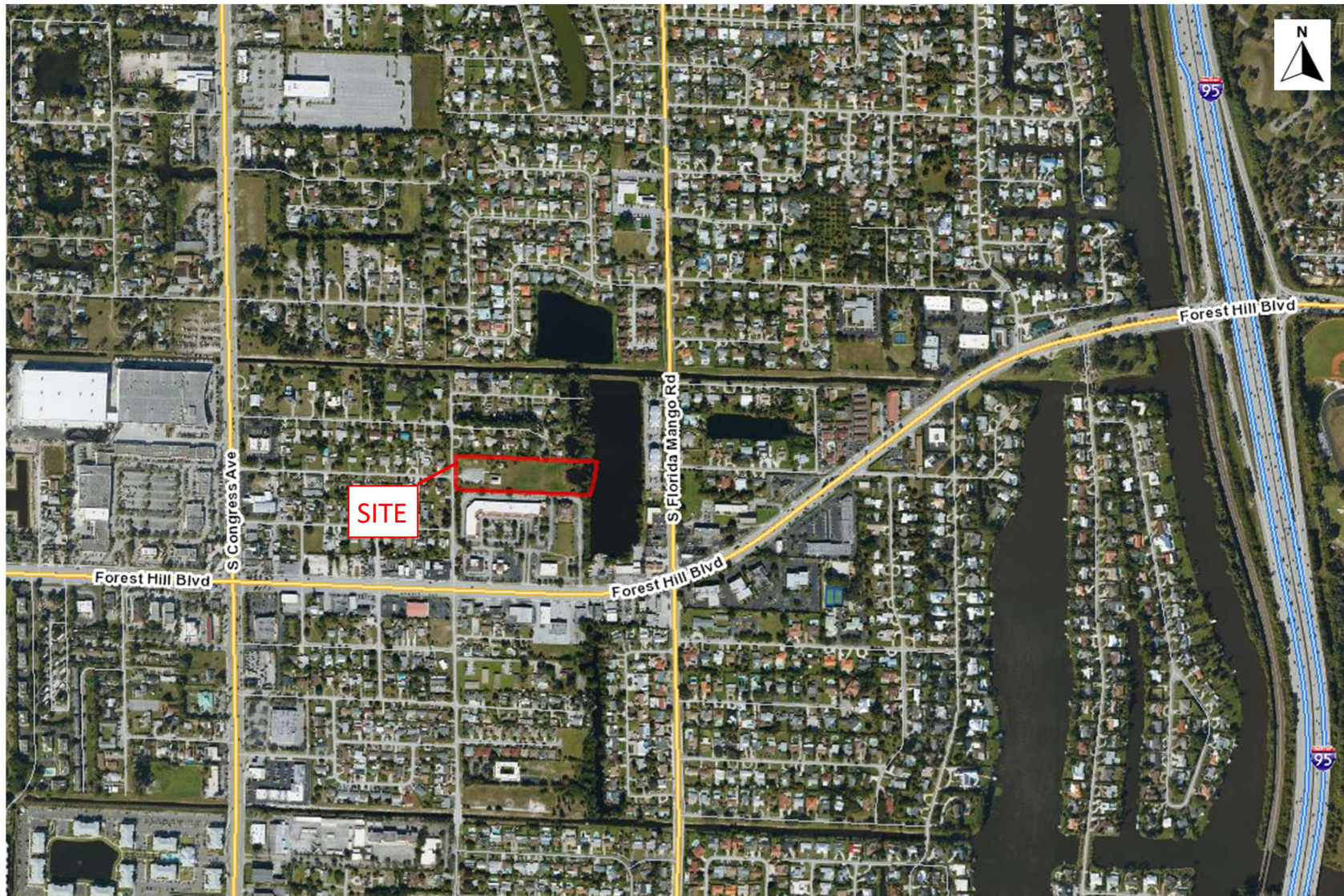
## **CONCLUSIONS**

This analysis shows that the proposed future land use designation of HR8 for the 3.81-acre site meets the transportation standards with the proposed density bonus totaling 69 multifamily units is consistent with the Comprehensive Plan.

# EXHIBITS



**Exhibit 1**  
**1580 Prairie Road**  
**Project Location**



**Exhibit 2A**  
**1580 Prairie Road**  
**Trip Generation - Existing FLU: LR3 and HR8**

**DAILY**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Resid. Single Family	210	11 DUs	10 / DU	50%	110	-	0%	110	-	0%	110
<b>TOTAL</b>					110	-	0.0%	110	-		110

**AM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Resid. Single Family	210	11 DUs	0.70 / DU	26%	2	6	8	-	0%	2	6	8	-	2	6	8
<b>TOTAL</b>					2	6	8	-	0.0%	2	6	8	-	2	6	8

**PM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Resid. Single Family	210	11 DUs	0.94 / DU	63%	6	4	10	-	0%	6	4	10	-	6	4	10
<b>TOTAL</b>					6	4	10	-	0.0%	6	4	10	-	6	4	10

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

**Exhibit 2B**  
**1580 Prairie Road**  
**Trip Generation - Proposed FLU: HR8**

**DAILY**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Resid. Multi Family LR	220	29 DUs	6.74 / DU	50%	195	-	0%	195	-	0%	195
<b>TOTAL</b>					195	-	0.0%	195	-		195

**AM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Resid. Multi Family LR	220	29 DUs	0.40 / DU	24%	3	9	12	-	0%	3	9	12	-	3	9	12
<b>TOTAL</b>					3	9	12	-	0.0%	3	9	12	-	3	9	12

**PM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Resid. Multi Family LR	220	29 DUs	0.51 / DU	63%	9	6	15	-	0%	9	6	15	-	9	6	15
<b>TOTAL</b>					9	6	15	-	0.0%	9	6	15	-	9	6	15

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

**Exhibit 2C**  
**1580 Prairie Road**  
**Trip Generation - Proposed FLU: HR8 w/Density Bonus**

**DAILY**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Resid. Multi Family LR	220	69 DUs	6.74 / DU	50%	465	-	0%	465	-	0%	465
<b>TOTAL</b>					465	-	0.0%	465	-		465

**AM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Resid. Multi Family LR	220	69 DUs	0.40 / DU	24%	7	21	28	-	0%	7	21	28	-	7	21	28
<b>TOTAL</b>					7	21	28	-	0.0%	7	21	28	-	7	21	28

**PM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Resid. Multi Family LR	220	69 DUs	0.51 / DU	63%	22	13	35	-	0%	22	13	35	-	22	13	35
<b>TOTAL</b>					22	13	35	-	0.0%	22	13	35	-	22	13	35

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.



**Exhibit 2D**  
**1580 Prairie Road**  
**Trip Generation - Existing On-Site**

**DAILY**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Church/Synagogue	560	2,880 SF	7.6 / 1000 SF	50%	22	-	0%	22	1	5%	21
<b>TOTAL</b>					22	-	0.0%	22	1		21

**AM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips			
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips	
Church/Synagogue	560	2,880 SF	0.32 / 1000 SF	62%	1	-	1	-	0%	1	-	1	-	5%	1	-	1
TOTAL					1	-	1	-	0.0%	1	-	1	-		1	-	1

**PM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips			
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips	
Church/Synagogue	560	2,880 SF	0.49 / 1000 SF	44%	-	1	1	-	0%	-	1	1	-	5%	-	1	1
TOTAL					-	1	1	-	0.0%	-	1	1	-		-	1	1

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

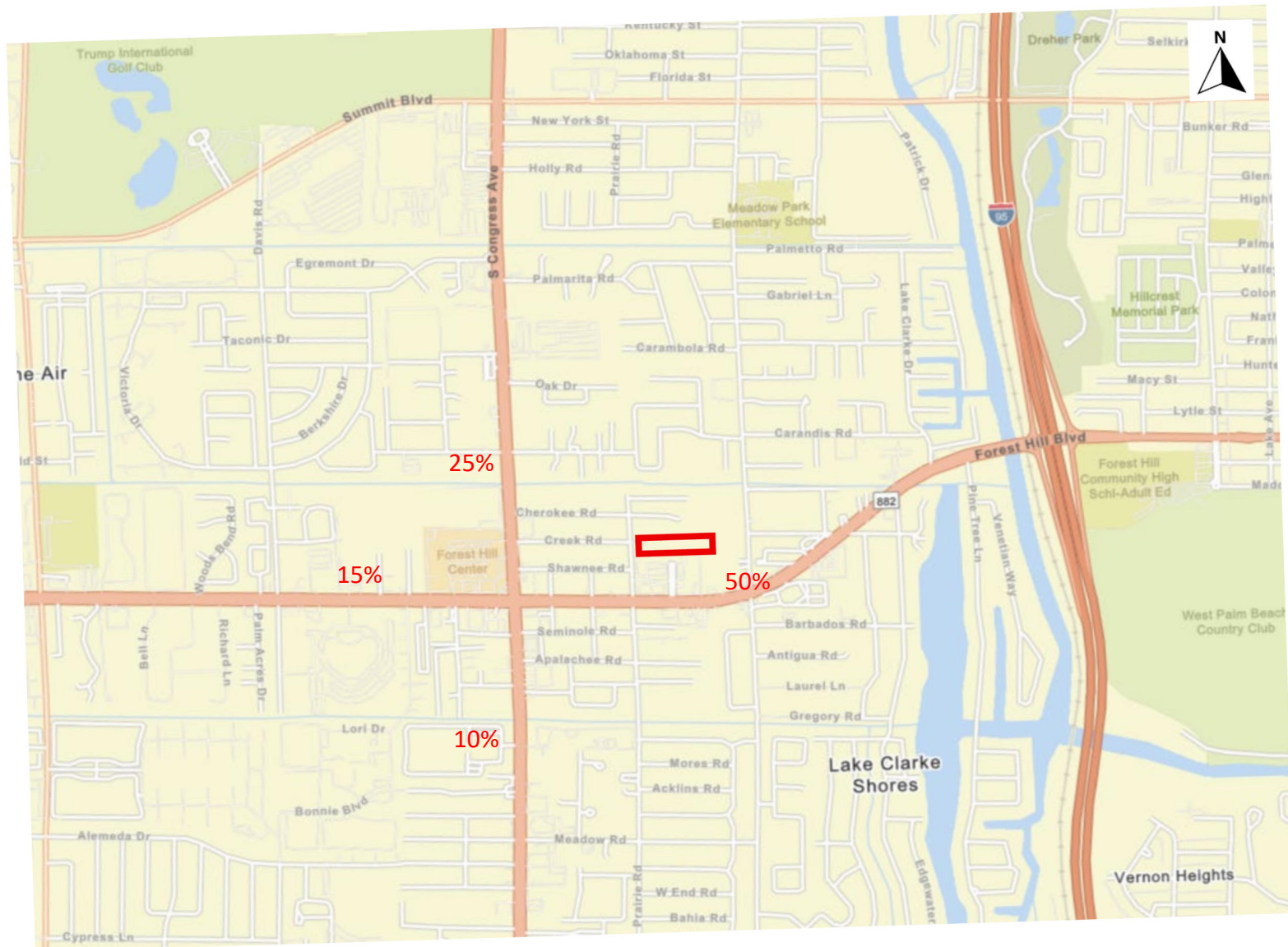
**Exhibit 2E**  
**1580 Prairie Road**  
**Trip Generation Comparison**

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Existing FLU:	110	2	6	8	6	4	10
Proposed FLU:	195	3	9	12	9	6	15
<b>Net New Trips:</b>	85	1	3	4	3	2	5
Proposed FLU w/ Density Bonus:	465	7	21	28	22	13	35
<b>Net New Trips w/Density Bonus:</b>	355	5	15	20	16	9	25
Existing Use on-Site:	21	1	-	1	-	1	1
<b>Net New Trips Five- Year Analysis:</b>	444	6	21	27	22	12	34

### Exhibit 3

### 1580 Prairie Road

### Project Traffic Distribution



**Exhibit 4A**  
**1580 Prairie Road**  
**Project Traffic Assignment - 2045 Analysis (Maximum)**

**Proposed FLU (Maximum Intensity) - Current FLU (Maximum Intensity)**

Roadway	Link	2045 Conditions			V/C w/o Project	Meets Standard w/o Proj?	Net Traffic		2045 Total Traffic	V/C w/ Proj.	Total Project Impact	Signif- icant Impact?	Meets Standard w/ Proj?
		Lanes <sup>(1)</sup>	Volume <sup>(1)</sup>	LOS D Capacity <sup>(2)</sup>			85 % Dist	Project Trips					
Congress Avenue	Forest Hill Blvd to Summit Blvd	6LD	35,200	50,300	0.70	YES	25%	21	35,221	0.70	0.04%	No	n/a
Forest Hill Boulevard	Congress Ave to I-95	6LD	51,300	50,300	1.02	No	50%	43	51,343	1.02	0.08%	No	n/a

(1) Source: Palm Beach TPA. See Appendix.

(2) Source: Palm Beach County Comprehensive Plan based on FDOT 2009 Quality/Level of Service Handbook.

**Exhibit 4B**  
**1580 Prairie Road**  
**Project Traffic Assignment - 2045 Analysis (with Density Bonus)**

**Proposed FLU (w/ Density Bonus) - Current FLU (Maximum Intensity)**

Roadway	Link	2045 Conditions			V/C w/o Project	Meets Standard w/o Proj?	Net Traffic		2045 Total Traffic	V/C w/ Proj.	Total Project Impact	Signif- icant Impact?	Meets Standard w/ Proj?
		Lanes <sup>(1)</sup>	Volume <sup>(1)</sup>	LOS D Capacity <sup>(2)</sup>			355 % Dist	Project Trips					
Congress Avenue	Forest Hill Blvd to Summit Blvd	6LD	35,200	50,300	0.70	YES	25%	89	35,289	0.70	0.18%	No	n/a
Forest Hill Boulevard	Congress Ave to I-95	6LD	51,300	50,300	1.02	No	50%	178	51,478	1.02	0.35%	No	n/a

(1) Source: Palm Beach TPA. See Appendix.

(2) Source: Palm Beach County Comprehensive Plan based on FDOT 2009 Quality/Level of Service Handbook.

**Exhibit 5**  
**1580 Prairie Road**  
**Project Traffic Assignment - Five-Year Analysis (Test 2)**

**AM Peak Hour**

Roadway	Link	Lanes	Dir	Project Traffic		LOS E Service Volume	Total Project Impact	Signif- icant Impact?
				% Dist.	Pk Hour Trips			
Congress Avenue	10th Ave North to Forest Hill Blvd	6LD	NB	10%	1	2,830	0.02%	No
			SB	10%	2	2,830	0.07%	No
	Forest Hill Blvd to Summit Blvd	6LD	NB	25%	5	2,830	0.19%	No
			SB	25%	2	2,830	0.05%	No
Forest Hill Blvd	Kirk Rd to Congress Ave	6LD	EB	15%	1	2,830	0.03%	No
			WB	15%	3	2,830	0.11%	No
	Congress Ave to I-95	6LD	EB	50%	11	2,940	0.36%	No
			WB	50%	3	2,940	0.10%	No

**PM Peak Hour**

Roadway	Link	Lanes	Dir	Project Traffic		LOS E Service Volume	Total Project Impact	Signif- icant Impact?
				% Dist.	Pk Hour Trips			
Congress Avenue	10th Ave North to Forest Hill Blvd	6LD	NB	10%	2	2,830	0.08%	No
			SB	10%	1	2,830	0.04%	No
	Forest Hill Blvd to Summit Blvd	6LD	NB	25%	3	2,830	0.11%	No
			SB	25%	6	2,830	0.19%	No
Forest Hill Blvd	Kirk Rd to Congress Ave	6LD	EB	15%	3	2,830	0.12%	No
			WB	15%	2	2,830	0.06%	No
	Congress Ave to I-95	6LD	EB	50%	6	2,940	0.20%	No
			WB	50%	11	2,940	0.37%	No

# **APPENDIX**



Property Detail

**Parcel Control Number :** 00-43-44-08-01-000-0081

**Owners :** REORGANIZED CHURCH OF JESUS CHRIST

**Mailing Address :** OF LATTER DAY SAINTS / RICK BARNES C/O 1307 S PARROTT AVE LOT 31  
OKEECHOBEE FL 34974 5299

**Location Address :** 1580 PRAIRIE RD

**Book/Page :** 01629 / 0023

**Sale Date :** 12/01/1967

**Legal Description :** ALROSA PARK S 62 FT OF LT 8 LYG W OF & ADJ TO W WATER LI OF LAKE GRIFFO, LTS 9 & 10  
LYG W OF & ADJ TO W WATER LI OF LAKE GRIFFO & N 8 FT OF LT 11 LYG W OF & ADJ TO W  
WATER LI OF LAKE GRIFFO & 8-44-43, N200 FT OF S 800 FT OF W 800 FT OF NE 1/4 OF SW 1/4  
(LESS PRAIRIE RD R/W) A/K/A LT 4 (LESS PRAIRIE RD R/W) PALM ACRES TRACTS NO 4  
UNREC

**Property Use Code :** 7100—RELIGIOUS

**Zoning :** RS—SINGLE FAMILY RESIDENTIAL (00-UNINCORPORATED)

**Total Square Feet :** 2880

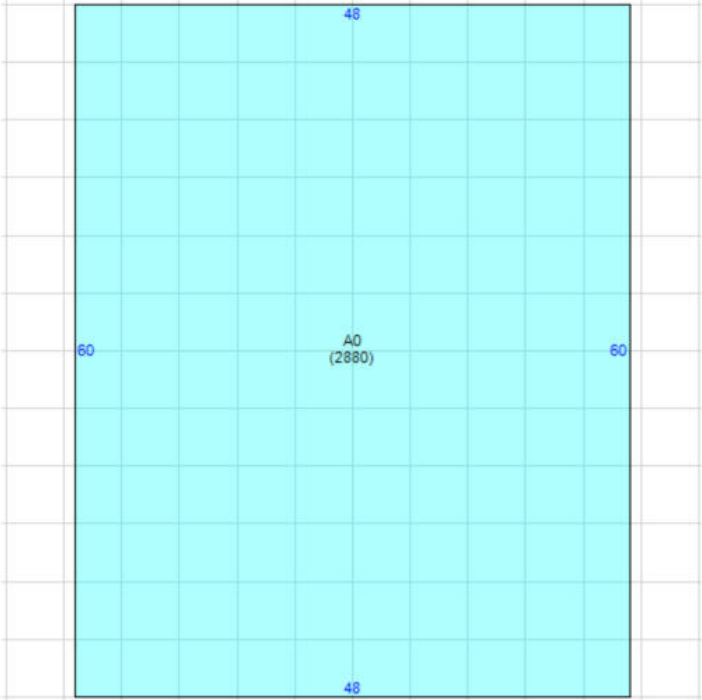
**Acres :** 3.81

Building Details

Subarea and Square Footage for Building 1

Description	square Footage
RELIGIOUS	2880
Total Square Footage	2880

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	1961	9940
Patio	1961	835

Structural Element for Building 1

Year Built	1961
RELIGIOUS	2880

Tax Year		2024		
Improvement Value		\$109,187		
Land Value		\$1,060,947	AD VALOREM	\$0
Total Market Value		\$1,170,134	NON AD VALOREM	\$442
Assessed Value		\$301,956	TOTAL TAX	\$442
Exemption Amount		\$301,956		
Taxable Value		\$0		



## Palm Beach TPA Adjusted 2045 Two-Way Daily Traffic Volumes Based on Southeast Regional Planning Model (SERPM) version 8.503

The following table provides adjusted 2045 two-way daily traffic volumes derived from the Southeast Florida Regional Planning Model using 2045 demographic growth predictions based on adopted future land use designations in local government comprehensive plans and future transportation facilities and services based on adopted cost feasible project lists in the Long Range Transportation Plans of the Miami-Dade TPO, the Broward MPO and the Palm Beach TPA. SERPM 8, the region's currently supported modeling platform, is an activity-based model approved for use to support Long Range Transportation Plan (LRTP) and Regional Transportation Plan (RTP) development. This table should be used as a supplement to local knowledge of historic, current, and future travels patterns.

The Regional Transportation Technical Advisory Committee - Modeling Subcommittee (RTTAC-MS) reviews and approves requested model updates quarterly to incorporate amendments to LRTP project lists and local government comprehensive plans and to correct significant input errors. SERPM 8 can be downloaded and additional model details can be found at the [SERPM website](https://sites.google.com/site/serpm8reference/). Network updates are tracked on the SERPM 8 Reference site at <https://sites.google.com/site/serpm8reference/>. The adjusted volumes table will be updated with subsequent SERPM releases.

The 2045 adjusted traffic volumes were calculated based on the difference between the 2015 base year model outputs and the 2015 observed traffic counts and rounded to the nearest hundred vehicles using one of the following equations:

$$\text{If } \frac{2015 \text{ Observed}}{2015 \text{ Model}} > .8 \text{ and } \frac{2015 \text{ Observed}}{2015 \text{ Model}} < 1.2, \quad \text{then } 2045 \text{ Adjusted} = \frac{2045 \text{ Model}}{2015 \text{ Model}} \times 2015 \text{ Observed}$$
$$\text{If } \frac{2015 \text{ Observed}}{2015 \text{ Model}} > 1.2 \text{ or } \frac{2015 \text{ Observed}}{2015 \text{ Model}} < .8, \quad \text{then } 2045 \text{ Adjusted} = 2015 \text{ Observed} + (2045 \text{ Model} - 2015 \text{ Model})$$

For additional assistance or to provide suggestions to improve model outputs in a future model run, please contact Grég Gabriel at [ggabriel@PalmBeachTPA.org](mailto:ggabriel@PalmBeachTPA.org).

## 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
4604	937172	CONGRESS AVE	French Ave	10th Ave N	6	6	47,387	39,769	38,733	43,904	31,160	40,852	50,800
4210	930695	CONGRESS AVE	10th Ave N	Forest Hill Blvd	6	6	44,674	36,680	34,955	40,729	22,563	34,046	46,400
3644	937170	CONGRESS AVE	Forest Hill Blvd	Summit Blvd	6	6	35,421	29,709	26,658	33,222	12,234	20,733	35,200
3674	937171	CONGRESS AVE	Summit Blvd	Gun Club Rd	6	6	40,820	34,458	33,418	36,802	37,999	50,073	44,000
3618	930494	CONGRESS AVE	Gun Club Rd	Southern Blvd	6	6	44,515	34,224	33,642	35,000	38,451	47,941	41,900
3668	937268	CONGRESS AVE	Turnage Blvd (PBIA)	Belvedere Rd	2	2	7,890	3,748	3,374	6,083	12,872	22,703	13,200
3606	937250	CONGRESS AVE	Belvedere Rd	Okeechobee Blvd	4	4	24,328	15,252	15,323	17,541	9,644	16,527	22,200
3305	937249	CONGRESS AVE	Okeechobee Blvd	Palm Beach Lakes Blvd	4	4	25,375	16,832	17,673	19,422	15,507	23,718	27,000
3930	937252	CONGRESS AVE	Palm Beach Lakes Blvd	Presidential Way	5	5	29,729	18,035	17,099	19,066	14,504	24,294	28,600
3928	937251	CONGRESS AVE	Presidential Way	45th St	5	5	28,624	16,857	18,929	20,089	10,736	19,144	27,300
2308	930051	CONGRESS AVE	45th St	Cheney Way	6	6	34,417	25,403	25,291	30,500	39,323	61,599	47,600
	930065	CONGRESS AVE	Cheney Way	SR-710	6	6			-	-	34,115	56,421	56,400
2618	933505	CONGRESS AVE	SR-710	Blue Heron Blvd	4	4	27,055	18,586	19,670	20,977	17,546	27,152	30,400
2622	937248	CONGRESS AVE	Blue Heron Blvd	Silverbeach Rd	4	4	24,398	-	22,390	25,322	15,688	17,342	24,000
2620	937248	CONGRESS AVE	Silverbeach Rd	Northlake Blvd	4	4	25,819	22,667	25,054	25,463	15,688	17,342	26,700
	937733	COUNTRY CLUB DR	Tequesta Dr	Martin Co Line	2	2			-	-	2,388	1,832	1,800
	937407	COUNTY LINE RD	Riverside Memorial P	US-1	2	2			-	-	4,607	5,586	5,600
	930743	CR-707	Jupiter Inlet Bridge	N/A	2	2			-	-	5,853	6,627	6,600
7011	935237	CR-717	State Market Rd SR-729	SR-700, US-98	2	2	3,171	-	2,794	2,600	4,046	5,887	4,600
	937658	CR-827	US-27	CR-827-A	2	2			-	-	4,296	6,614	6,600
	937701	CR-827-A	CR-827	SR-80	2	2			-	-	4,296	6,650	6,700
	937608	CR-880	CR-700	Tractor Crossing	2	2			-	-	10,200	9,421	9,400
7024	930360	CR-880	Duda Rd	MLK Bl	2	2	6,410	5,588	5,091	4,887	9,939	8,609	3,800
7001	930414	CR-880	Airport Rd	SR-80	2	2	4,210	3,037	2,497	2,319	9,910	8,517	1,100
4641	937316	CRESTHAVEN BLVD	Jog Rd	Sherwood Forest Blvd	2	2	9,192	8,125	8,729	9,601	8,095	8,888	9,600
4633	937314	CRESTHAVEN BLVD	Sherwood Forest Blvd	Haverhill Rd	2	2	8,305	8,404	8,527	8,364	3,333	4,215	9,400
4635	937315	CRESTHAVEN BLVD	Haverhill Rd	Military Tr	2	2	9,195	7,357	7,753	8,063	8,566	8,325	7,500
3428	937091	CRESTWOOD BLVD	Southern Blvd	Folsom Rd	6	6	30,361	28,340	28,120	28,712	15,472	24,536	37,200
3444	930011	CRESTWOOD BLVD	Folsom Rd	Sparrow Rd	4	4	23,291	-	29,500	26,500	38,452	62,323	53,400
3440	937088	CRESTWOOD BLVD	Sparrow Rd	Okeechobee Bl	4	4	23,291	17,994	18,563	20,546	13,062	21,818	27,300
3464	937144	CRESTWOOD BLVD	Okeechobee Bl	Royal Palm Beach Bl	4	4	17,443	14,955	15,327	16,800	10,932	16,402	20,800
	937585	CUMBERLAND DR	Military Trail	Village Blvd	2	2			-	-	1,077	1,293	1,300
	937567	DAVIS RD	Forest Hill Blvd	Summit Blvd	2	2			-	-	1,654	2,562	2,600
3834	937185	DIXIE HWY	Banyan Blvd	Quadrille Rd	4	4		9,409	8,089	11,500	9,450	10,472	9,000
	930701	DONALD ROSS RD	US 1	CR-A1A	2	2			-	-	2,543	2,654	2,700
1105	930180	DONALD ROSS RD	Jog Rd	I-95 Interchange	4	4	13,058	12,542	16,037	17,986	8,949	9,964	17,100
1219	930181	DONALD ROSS RD	I-95	Parkside Dr	6	6		31,621	39,132	36,000	32,151	46,470	56,600
1205	937011	DONALD ROSS RD	Parkside Dr	Central Blvd	6	6	29,489	29,532	32,270	34,264	15,960	21,509	37,800
1211	937012	DONALD ROSS RD	Central Blvd	SR 811	6	6	30,818	29,830	30,092	32,453	8,573	21,993	43,500
1805	937364	DONALD ROSS RD	SR 811	Prosperity Farms Rd	6	6	27,409	27,372	28,848	31,854	12,959	17,021	32,900

## 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
3423	930060	FOREST HILL BLVD	SR-7	Lyons Rd	6	6T	45,075	34,174	37,209	38,991	31,514	36,788	43,400
3221	935500	FOREST HILL BLVD	Lyons Rd	Pinehurst Dr	6	6T	45,428	34,503	36,125	39,821	41,113	47,496	41,700
3666	935501	FOREST HILL BLVD	Pinehurst Dr	Jog Rd	6	6T	52,443	38,433	42,563	42,333	32,940	41,077	50,700
3636	935487	FOREST HILL BLVD	Jog Rd	Sherwood Forest Blvd	6	6T	46,699	38,014	37,786	39,859	26,314	29,376	40,800
3667	937184	FOREST HILL BLVD	Sherwood Forest Blvd	Haverhill Rd	6	6T	45,119	39,543	41,136	40,627	36,010	39,920	45,600
3625	937182	FOREST HILL BLVD	Haverhill Rd	Military Tr	6	6T	47,087	40,932	43,254	43,928	34,599	40,056	48,700
3627	930063	FOREST HILL BLVD	Military Tr	Kirk Rd	6	6T	49,154	41,084	41,933	44,021	37,107	42,215	47,700
3629	937183	FOREST HILL BLVD	Kirk Rd	Congress Ave	6	6T	48,676	46,688	42,266	45,722	42,069	47,422	47,600
3219	930713	FOREST HILL BLVD	Congress Ave	I-95	6	6T	44,735	40,893	43,813	47,500	46,009	53,841	51,300
3317	935502	FOREST HILL BLVD	I-95	Parker Ave	5	5T	27,803	26,498	27,796	28,275	32,475	39,763	34,000
3831	935284	FOREST HILL BLVD	Parker Ave	US-1	5	5T	22,693	17,470	19,467	20,262	21,867	26,166	23,300
3841	935288	FOREST HILL BLVD	Dixie Hwy	Olive Ave	2	2	6,517	5,100	5,338	5,307	2,178	1,944	5,100
1217	937388	FREDERICK SMALL RD	Central Blvd	Military Tr	4	4	7,600	8,223	8,119	9,646	5,155	7,279	10,200
1215	937381	FREDERICK SMALL RD	Military Tr	Alt A1A	2	2	9,569	9,622	9,724	11,186	16,856	20,608	13,500
1215	937381	FREDERICK SMALL RD	Alt A1A	Palmwood Rd	2	2	-	9,622	9,724	11,186	16,856	20,608	13,500
	937541	GARDEN RD	SR-710	Investment Ln	2	2			-	-	5,990	6,747	6,700
4663	937150	GATEWAY BLVD	Hagen Ranch Rd	Jog Rd	2	2	7,102	6,040	6,372	6,764	4,102	4,776	7,000
4659	937309	GATEWAY BLVD	Jog Rd	Military Tr	4	4	18,312	16,243	17,274	18,391	12,910	15,014	19,400
4649	937308	GATEWAY BLVD	Military Tr	Lawrence Rd	6	6	25,969	22,097	23,948	25,941	15,801	13,557	21,700
4625	937307	GATEWAY BLVD	Lawrence Rd	Congress Ave	6	6	33,304	28,728	31,071	33,332	21,538	23,777	33,300
4667	937114	GATEWAY BLVD	Congress Ave	High Ridge Rd	6	6	40,166	34,623	36,655	40,339	42,562	47,012	40,500
4213	930300	GATEWAY BLVD	High Ridge Rd	I-95	6	6	41,163	43,387	48,114	51,482	55,816	68,605	59,100
4315	930301	GATEWAY BLVD	I-95	Seacrest Blvd	6	6	26,276	24,970	26,287	26,500	33,290	46,047	39,000
5803	930691	GEORGE BUSH BLVD	SR A1A	US-1	2	2	7,786	6,955	8,555	6,900	1,738	1,900	8,700
3906	938515	GEORGIA AVE	Bunker Rd	Forest Hill Blvd	2	2	6,119	-	2,700	2,800	902	885	2,700
3900	938515	GEORGIA AVE	Southern Blvd	Bunker Rd	2	2	6,939	-	2,700	2,800	902	885	2,700
3900	938515	GEORGIA AVE	Southern Blvd	Belvedere Rd	2	2	6,827	-	2,700	2,800	902	885	2,700
3844	938530	GEORGIA AVE	Banyan Blvd	Lakeview Ave	2	2	4,474	-	5,200	5,400	12,929	14,038	6,300
6429	937127	GLADES RD	Palmetto Park Rd	Ponderosa Dr	4	4	7,468	7,000	7,761	8,139	2,832	3,332	8,300
6429	937127	GLADES RD	Ponderosa Dr	Judge Winikoff	4	4	-	7,000	7,761	8,139	2,832	3,332	8,300
	937683	GLADES RD	Judge Winikoff	Cain Blvd	4	4			-	-	5,171	6,117	6,100
6411	937354	GLADES RD	Cain Blvd	SR-7	4	4	30,928	28,405	29,424	28,553	13,214	14,815	31,000
6415	930036	GLADES RD	SR-7	Lyons Rd	6	6	46,600	39,924	40,196	38,246	14,816	18,861	44,200
6413	937167	GLADES RD	Lyons Rd	Boca Rio Rd	6	6	50,638	46,740	45,717	45,267	32,341	39,890	53,300
6101	935341	GLADES RD	Boca Rio Rd	Turnpike Entrance	6	6	60,318	49,860	51,697	48,856	33,172	40,520	59,000
6205	930704	GLADES RD	Turnpike Entrance	Jog/Powerline Rd	6	6	65,077	57,111	58,124	56,340	44,715	52,932	66,300
6615	930039	GLADES RD	Jog/Powerline Rd	St. Andrews Blvd	6	6	56,754	52,005	55,321	52,226	47,324	54,990	64,300
6207	930040	GLADES RD	St. Andrews Blvd	I-95	6	6T	69,770	68,346	63,102	62,053	86,465	107,438	84,100
6307	930041	GLADES RD	I-95	Perimeter Rd	6	6T	69,258	73,921	59,051	60,000	49,357	65,622	78,500
6821	930041	GLADES RD	Perimeter Rd	FAU Entrance/10th Ave NW	6	6T	70,373	61,909	43,674	60,000	49,357	65,622	58,100