



**Department of Engineering  
and Public Works**

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May 20, 2022

Rebecca J. Mulcahy, P.E.  
Pinder Troutman Consulting, Inc.  
2005 Vista Parkway, Suite 111  
West Palm Beach, FL 33411

**RE: JCL Industrial aka EJKJ Industrial  
FLUA Amendment Policy 3.5-d Review  
Round 2022-23-A**

Dear Ms. Mulcahy:

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 on May 19, 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:

<b>Location:</b>	West side of SR-7, approximately ¼ mile south of Atlantic Avenue	
<b>PCN:</b>	00-42-43-27-05-067-0140	
<b>Acres:</b>	7.93 acres	
	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>FLU:</b>	Agricultural Reserve (AGR)	Industrial (IND)/Agricultural Reserve (AGR)
<b>Zoning:</b>	Agricultural Reserve (AGR)	Light Industrial (IL)
<b>Density/ Intensity:</b>	0.15 FAR	0.45 FAR
<b>Maximum Potential:</b>	Nursery (Garden Center) = 5.00 acres Nursery (Wholesale) = 2.93 acres	Light Industrial = 155,444 SF OR Flex Space IND FLU = 155,444 SF OR Landscape Services = 7.93 acres
<b>Proposed Potential:</b>	None	Light Industrial = 155,444 SF OR Flex Space IND FLU = 151,000 SF OR Landscape Services = 7.93 acres
<b>Net Daily Trips:</b>	502 (maximum – current)	



	470 (proposed - current)	
<b>Net PH Trips:</b>	273 (109/164) AM, 169 (68/101) PM (maximum) 273 (109/164) AM, 165 (66/99) PM (proposed)	
<i>* <b>Maximum</b> indicates typical FAR and maximum trip generator. <b>Proposed</b> indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

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, based on the below conditions.

- a) The project 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 been considered as a background deficiency for Test 2 purposes in the traffic report.

*State Road 7 from Site to Atlantic Avenue as 4LD facility.*

A concurrent zoning application must be submitted, demonstrating compliance with Traffic Performance Standards, specifically regarding Test 2, without which this conditional land use amendment approval will be rendered null and void.

Please contact me at 561-684-4030 or email me at [DSimeus@pbcgov.org](mailto:DSimeus@pbcgov.org) with any questions.

Sincerely,

Dominique Simeus, P.E.  
Professional Engineer  
Traffic Division

DS  
ec:cw

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division  
Lisa Amara – Director, Zoning 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  
Jorge Perez – Senior Planner, Planning Division

**JCL INDUSTRIAL  
FUTURE LAND USE AMENDMENT  
TRANSPORTATION ANALYSIS**

**Prepared for**

**JCL LAND TRUST, LLC**

**Prepared by**

**PINDER TROUTMAN CONSULTING, INC.  
Certificate of Authorization Number: 7989  
2005 Vista Parkway, Suite 111  
West Palm Beach, FL 33411  
(561) 296-9698**

**#PTC22-025  
March 23, 2022  
Revised April 19, 2022**

**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 4/19/22 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.

**JCL INDUSTRIAL  
FUTURE LAND USE AMENDMENT  
TRANSPORTATION ANALYSIS**

**INTRODUCTION**

It is proposed to change the Future Land Use designation for a 7.99-acre property from Agricultural Reserve (AGR) to Industrial (IND) or Commerce (CMR). The site is located on the west side of SR 7, south of Atlantic Avenue. The purpose of this analysis is to determine if the proposed land use designation 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.

**SITE DATA**

The PCN for the site is 00-42-43-27-05-067-0140. The site is currently vacant. The existing Future Land Use (FLU) designation of AGR is proposed to be changed to IND or CMR. The Comprehensive Plan assigns a maximum intensity to the FLU designation. The maximum intensity scenarios for the existing and proposed FLU, as well as the proposed development intensity are shown below:

<b><u>Existing FLU Designation, Maximum</u></b>	<b><u>Proposed FLU Designation, Maximum</u></b>	<b><u>Proposed FLU Designation, Conditional Uses</u></b>
AGR (Maximum)	IND or CMR (Maximum 0.45 FAR)	IND or CMR (Maximum 0.45 FAR)
7.99-Acre Wholesale Nursery	156,620 SF Light Industrial OR 156,620 SF Flex Space IND FLU OR 7.99 Acres Landscape Services	156,620 SF Light Industrial OR 151,000 SF Flex Space IND FLU OR 7.99 Acres Landscape Services

**TRANSPORTATION ELEMENT**

**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 followed.

## **Trip Generation**

Palm Beach County and the Institute of Transportation Engineers (ITE), *Trip Generation, 10th Edition*, were the sources of trip generation data utilized in this study. Daily and peak hour trips generated by the existing FLU designation at the maximum intensity are shown on **Exhibit 2A**. The daily and peak hour trips generated by the proposed FLU designation at the maximum intensity are shown on **Exhibit 2B**. The daily and peak hour trips generated by the proposed FLU designation at the proposed development intensity are shown on **Exhibit 2C**. The comparisons of existing and proposed FLU designations are shown on **Exhibit 2D**.

The net daily trip generation is used for the Long Range (Year 2045) analysis. Based on the increase of 509 (maximum) and 469 (proposed development intensity), the radius of development influence is the directly accessed link for the Long-Range analysis. The peak hour trips are used for the Five-Year Analysis. Based on the net new AM peak hour trip generation of 275 trips for the maximum intensity, the radius of development influence is two miles 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. Atlantic Avenue from SR 7 to east of Lyons Road is scheduled for widening from two lanes to four lanes in 2024. Lyons Road from Atlantic Avenue to Flavor Pict Road is scheduled for widening from two lanes to four lanes in 2025.

## **Five Year Analysis**

The Five-Year Analysis examines traffic conditions at the end of the fifth year of the current FDOT Five Year Transportation Improvement Program (2022-2027). This 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. The highest AM and PM peak hour trips for the maximum intensity were assigned to the roadway network based on **Exhibit 3**. As shown on **Exhibits 4A and 4B**, one roadway link is significantly impacted in the AM and PM peak hours by the proposed FLU designation.

Historic growth trends and committed development traffic must be analyzed in the projection of future background traffic volumes. Historic growth data and committed development data, compiled by Palm Beach County, was reviewed. Numerous projects with approved site plans were considered in the projection of background traffic. Committed development data and all traffic count data are provided in the **Appendix**. Total traffic includes existing traffic, background growth and Project traffic. The higher of the historic growth or the committed development traffic plus 1% growth was used for background growth.

**Exhibit 5** shows future AM and PM peak hour directional traffic conditions for the analyzed roadway link. The link is considered to be a transportation deficiency in the AM (southbound) and PM (northbound). With six- or eight-lane widening, the link is projected to meet the adopted standards for the background traffic and future total traffic. Therefore, the link requirements of Test 2 are met, and the proposed FLU meets the Five-Year requirements.

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

**Exhibit 6A** provides the net daily trip assignment of the proposed FLU at maximum intensity for the directly accessed link. 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**. Several recent and concurrent Land Use Atlas amendment traffic studies were reviewed. Only one of them had significant traffic on this link. An excerpt from the SR 7 Business Plaza traffic report is provided in the **Appendix**. There is one significantly impacted roadway link at the maximum intensity, which exceeds a v/c ratio of 1.0. **Exhibit 6B** provides the long-range analysis at a reduced

development intensity. This link is impacted by less than 1%, which means the FLU amendment has an insignificant impact. Therefore, this project meets the Long Range (Year 2045) Analysis requirements for the proposed land use designation with the proposed development intensity.

## **CONCLUSIONS**

This analysis shows that the proposed future land use designation of IND or CMR for the 7.99-acre site meets the transportation standards with the proposed development intensity and is consistent with the Comprehensive Plan.

# EXHIBITS



## Exhibit 1 Project Location



March 17, 2022

**JCL Industrial**

1:18,056

0 0.15 0.3 0.45 0.6 mi

0 0.225 0.45 0.9 km



**Exhibit 2A**  
**JCL Industrial**  
**Trip Generation - Existing FLU (AGR) at Maximum Intensity**

**DAILY**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)	Total Trips
Nursery (Garden Center)	817	5.00 Acres	108.1 / Acre	50%	541	- 0%	541
Nursery (Wholesale)	818	2.99 Acres	19.5 / Acre	50%	58	- 0%	58
<b>TOTAL</b>					599	-	599

**AM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips		In	Out	Trips
Nursery (Garden Center)	817	5.00 Acres	2.82 / Acre	50%	7	7	14	- 0%	7	7	14
Nursery (Wholesale)	818	2.99 Acres	0.26 / Acre	50%	1	-	1	- 0%	1	-	1
<b>TOTAL</b>					8	7	15	-	8	7	15

**PM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips		In	Out	Trips
Nursery (Garden Center)	817	5.00 Acres	8.06 / Acre	50%	20	20	40	- 0%	20	20	40
Nursery (Wholesale)	818	2.99 Acres	0.45 / Acre	50%	1	-	1	- 0%	1	-	1
<b>TOTAL</b>					21	20	41	-	21	20	41

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

**Exhibit 2B**  
**JCL Industrial**  
**Trip Generation - Proposed FLU (IND) at Maximum Intensity\***

**DAILY**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%				
Light Industrial	110	156,620 SF	4.96 / 1000 SF	50%	777	-	0%	777	78	10%	699
Flex Space IND FLU	PBC	156,620 SF	7.86 / 1000 SF	50%	1,231	-	0%	1,231	123	10%	1,108
Landscape Services	PBC	7.99 Acres	121.7 / Acre	50%	972	-	0%	972	-	0%	972
<b>HIGHEST USE</b>											1,108

**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
Light Industrial	110	156,620 SF	0.7 / 1000 SF	88%	97	13	110	-	0%	97	13	110	11	10%	87	12	99
Flex Space IND FLU	PBC	156,620 SF	1.53 / 1000 SF	64%	154	86	240	-	0%	154	86	240	24	10%	139	77	216
Landscape Services	PBC	7.99 Acres	34.40 / Acre	40%	110	165	275	-	0%	110	165	275	-	0%	110	165	275
<b>HIGHEST USE</b>															110	165	275

**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
Light Industrial	110	156,620 SF	0.63 / 1000 SF	13%	13	86	99	-	0%	13	86	99	10	10%	12	77	89
Flex Space IND FLU	PBC	156,620 SF	1.21 / 1000 SF	40%	76	114	190	-	0%	76	114	190	19	10%	68	103	171
Landscape Services	PBC	7.99 Acres	15.10 / Acre	58%	70	51	121	-	0%	70	51	121	-	0%	70	51	121
<b>HIGHEST USE</b>															68	103	171

\* FAR of 0.45 for industrial uses.

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

**Exhibit 2C**  
**JCL Industrial**  
**Trip Generation - Proposed FLU (IND) at Proposed Development Intensity**

**DAILY**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%				
Light Industrial	110	156,620 SF	4.96 / 1000 SF	50%	777	-	0%	777	78	10%	699
Flex Space IND FLU	PBC	151,000 SF	7.86 / 1000 SF	50%	1,187	-	0%	1,187	119	10%	1,068
Landscape Services	PBC	7.99 Acres	121.7 / Acre	50%	972	-	0%	972	-	0%	972
<b>HIGHEST USE</b>											1,068

**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
Light Industrial	110	156,620 SF	0.7 / 1000 SF	88%	97	13	110	-	0%	97	13	110	11	10%	87	12	99
Flex Space IND FLU	PBC	151,000 SF	1.53 / 1000 SF	64%	148	83	231	-	0%	148	83	231	23	10%	133	75	208
Landscape Services	PBC	7.99 Acres	34.40 / Acre	40%	110	165	275	-	0%	110	165	275	-	0%	110	165	275
<b>HIGHEST USE</b>															110	165	275

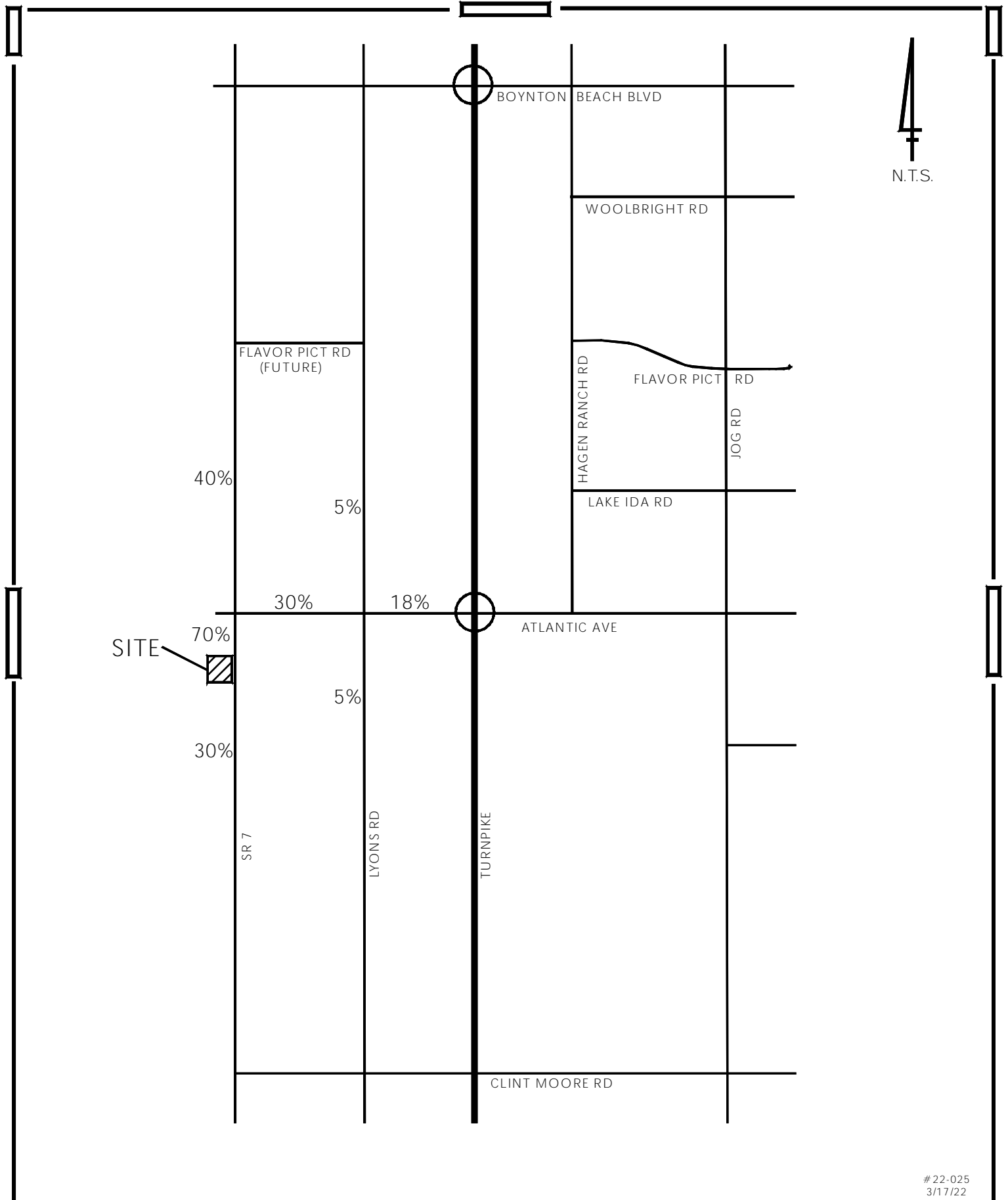
**PM PEAK HOUR**

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
Light Industrial	110	156,620 SF	0.63 / 1000 SF	13%	13	86	99	-	0%	13	86	99	10	10%	12	77	89
Flex Space IND FLU	PBC	151,000 SF	1.21 / 1000 SF	40%	73	110	183	-	0%	73	110	183	18	10%	66	99	165
Landscape Services	PBC	7.99 Acres	15.10 / Acre	58%	70	51	121	-	0%	70	51	121	-	0%	70	51	121
<b>HIGHEST USE</b>															66	99	165

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

**Exhibit 2D**  
**JCL Industrial**  
**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 (Maximum)	599	8	7	15	21	20	41
Proposed FLU (Maximum)	<u>1,108</u>	<u>110</u>	<u>165</u>	<u>275</u>	<u>68</u>	<u>103</u>	<u>171</u>
<b>Net New Trips (Maximum):</b>	509	102	158	260	47	83	130
Proposed FLU (Devel. Intens.)	<u>1,068</u>	<u>110</u>	<u>165</u>	<u>275</u>	<u>66</u>	<u>99</u>	<u>165</u>
<b>Net New Trips (Devel. Intens.):</b>	469	102	158	260	45	79	124



JCL INDUSTRIAL

EXHIBIT 3  
PROJECT TRAFFIC DISTRIBUTION

PTC

# 22-025  
3/17/22

**Exhibit 4A**  
**JCL Industrial**  
**Project Traffic Assignment - Test 2 Significance AM Peak Hour**

Roadway	Link	Class	2027 Lanes	Dir	LOS E Service Volume	Project Traffic		Total Project Impact	Sig-nificant Impact?
						% Dist	Pk Hour Trips		
Atlantic Ave	SR 7 to Lyons Rd *	I	4LD	EB	1960	30%	50	2.55%	No
				WB			33	1.68%	No
	Lyons Rd to Turnpike	I	4LD	EB	1960	18%	30	1.53%	No
				WB			20	1.02%	No
Lyons Rd	158th Rd S to Atlantic Ave	I	2L	NB	880	5%	6	0.68%	No
				SB			8	0.91%	No
	Atlantic Ave to Flavor Pict Rd **	I	4LD	NB	1960	5%	8	0.41%	No
				SB			6	0.31%	No
SR 7	Clint Moore Rd to Winners Circle	I	4LD	NB	1960	30%	33	1.68%	No
				SB			50	2.55%	No
	Winners Circle to Site	I	4LD	NB	1960	30%	33	1.68%	No
				SB			50	2.55%	No
	Site to W. Atlantic Ave	I	4LD	NB	1960	70%	116	5.92%	YES
				SB			77	3.93%	YES
	W. Atlantic Ave to Flavor Pict	Unint	4LD	NB	3760	40%	66	1.76%	No
				SB			44	1.17%	No

\* Scheduled for widening in 2024.

\*\* Scheduled for widening in 2025.

**Exhibit 4B**  
**JCL Industrial**  
**Project Traffic Assignment - Test 2 Significance PM Peak Hour**

Roadway	Link	Class	2027 Lanes	Dir	LOS E Service Volume	Project Traffic		Total Project Impact	Sig-nificant Impact?
						% Dist	Pk Hour Trips		
Atlantic Ave	SR 7 to Lyons Rd *	I	4LD	EB	1960	30%	31	1.58%	No
				WB			20	1.02%	No
	Lyons Rd to Turnpike	I	4LD	EB	1960	18%	19	0.97%	No
				WB			12	0.61%	No
Lyons Rd	158th Rd S to Atlantic Ave	I	2L	NB	880	5%	3	0.34%	No
				SB			5	0.57%	No
	Atlantic Ave to Flavor Pict Rd **	I	4LD	NB	1960	5%	5	0.26%	No
				SB			3	0.15%	No
SR 7	Clint Moore Rd to Winners Circle	I	4LD	NB	1960	30%	20	1.02%	No
				SB			31	1.58%	No
	Winners Circle to Site	I	4LD	NB	1960	30%	20	1.02%	No
				SB			31	1.58%	No
	Site to W. Atlantic Ave	I	4LD	NB	1960	70%	72	3.67%	YES
				SB			48	2.45%	No
	W. Atlantic Ave to Flavor Pict	Unint	4LD	NB	3760	40%	41	1.09%	No
				SB			27	0.72%	No

\* Scheduled for widening in 2024.

\*\* Scheduled for widening in 2025.



**Exhibit 5**  
**JCL Industrial**  
**Test 2 Link Analysis**

Roadway	Link	Dir	2027 Lanes	AM PEAK HOUR											
				Existing (2019) (1)	Committed Dev. Analysis (2)			Growth (2027)		Total Bkgd.	Meets Std?	Project	Total (2027)	Service Volume	Meets Std?
					Projects	Growth	Total	Volume	%/Year						
SR 7	Site to Atlantic Ave	NB	4LD	1,123	168	93	261	621	5.66%	1,744	Yes	116	1,860	1,960	Yes
	Site to Atlantic Ave	SB	4LD	2,012	166	167	333	1,113	5.66%	3,125	NO (3)	77	3,202	1,960	NO (3)

Roadway	Link	Dir	2027 Lanes	PM PEAK HOUR											
				Existing (2019) (1)	Committed Dev. Analysis (2)			Growth (2027)		Total Bkgd.	Meets Std?	Project	Total (2027)	Service Volume	Meets Std?
					Projects	Growth	Total	Volume	%/Year						
SR 7	Site to Atlantic Ave	NB	4LD	1,824	265	151	416	1,009	5.66%	2,833	NO (4)	72	2,905	1,960	NO (4)

- (1) Count data from Palm Beach County. See Appendix.  
(2) Committed development data from County TPS Database. See Appendix. Growth rate of 1% applied.  
(3) An 8LD roadway with a service volume of 3940 would meet the LOS requirement.  
(4) A 6LD roadway with a service volume of 2940 would meet the LOS requirement.

**Exhibit 6A**  
**JCL Land Trust**  
**Project Traffic Assignment - 2045 Analysis**  
**Maximum Intensity**

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

Roadway	Link	2045 Conditions			SR 7 Business Plaza	Net Project Traffic		2045 Total Traffic	V/C w/ Proj.	Total Project Impact	Signif- icant Impact?
		Lanes	Volume (1)	LOS D		509	Project Trips				
				Capacity (2)		% Dist					
SR 7	Winner's Circle to Site	4LD	46,000	33,200	438	30%	153	46,591	1.40	0.46%	No
	Site to W. Atlantic Ave	4LD	46,000	33,200	438	70%	356	46,794	1.41	1.07%	Yes

(1) Source: Palm Beach TPA for Year 2045 base volumes. See Appendix.

(2) Source: Table TE 1a, Palm Beach County Comprehensive Plan.

**Exhibit 6B**  
**JCL Land Trust**  
**Project Traffic Assignment - 2045 Analysis**  
**Proposed Development Intensity**

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

Roadway	Link	2045 Conditions			SR 7 Business Plaza	Net Project Traffic		2045 Total Traffic	V/C w/ Proj.	Total Project Impact	Signif- icant Impact?
		Lanes	Volume (1)	LOS D		469	Project Trips				
				Capacity (2)		% Dist					
SR 7	Winner's Circle to Site	4LD	46,000	33,200	438	30%	141	46,579	1.40	0.42%	No
	Site to W. Atlantic Ave	4LD	46,000	33,200	438	70%	328	46,766	1.41	0.99%	No

(1) Source: Palm Beach TPA for Year 2045 base volumes. See Appendix.

(2) Source: Table TE 1a, Palm Beach County Comprehensive Plan.

# **APPENDIX**

Property Detail				
Parcel Control Number:	00-42-43-27-05-067-0140	Location Address:		
Owners:	SHEN JEN WANG TRUST ,SHEN JEN WANG TR			
Mailing Address:	1108 MAVERICK DR,ALLEN TX 75013 3390			
Last Sale:	SEP-2005	Book/Page#:	19312 / 573	Price: \$10
Property Use Code:	0000 - VACANT	Zoning:	AGR - Agricultural Reserve ( 00-UNINCORPORATED )	
Legal Description:	PALM BEACH FARMS CO PL 3, TR 14 (LESS ELY 162.11 FT SR-7 R/W) BLK 67	Total SF:	0	Acres 7.9917

Location Address:  
TR

Book/Page#: 19312 / 573 Price: \$10  
Zoning: AGR - Agricultural Reserve ( 00-UNINCORPORATED )  
Total SF: 0 Acres 7.9917

Improvement Value	\$0
Land Value	\$1,268,283
Total Market Value	\$1,268,283
Assessed Value	\$856,547
Exemption Amount	\$0
Taxable Value	\$856,547

Ad Valorem	\$17,708
Non Ad Valorem	\$396
Total Tax	\$18,104

No Details Found

No Image Found

Description	Year Built	Unit
No Extra Feature Available		

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					2019 DAILY		18-19 GR	3YR GR	2019 AM PEAK HOUR			2019 PM PEAK HOUR		
						2014	2015	2016	2017	2018	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
4400	SR-7	Lake Worth Rd	Lantana Rd	6D	2940	41136	41210	42776		44964	46059	1/14/2019	2.44%	2.50%	4177	1787	2390	4230	2449	1869
4402	SR-7	Lantana Rd	Hypoluxo Rd	6D	2940	30217	31450	33427	35066	35927	35555	1/14/2019	-1.04%	2.08%	3350	1270	2127	3443	2113	1366
5102	SR-7	Hypoluxo Rd	Boynton Beach Blvd	6D	4980	27139	27687	29669		29795	32246	2/27/2019	8.23%	2.82%	3119	958	2204	3010	1996	1039
5402	SR-7	Boynton Beach Blvd	Lee Rd	6D	4980	22838	23191	25303	27018	26985	26563	1/8/2019	-1.56%	1.63%	2701	745	1984	2613	1865	791
5400	SR-7	Lee Rd	W Atlantic Ave	4D	3320	22185	24509	23650			26730	1/23/2019		4.17%	2764	789	1975	2533	1668	873
5404	SR-7	W Atlantic Ave	Winner's Cir	4D	1960	25435	27414	27253	29091	31366	32143	1/23/2019	2.48%	5.66%	3101	1123	2012	2912	1824	1088
6102	SR-7	Winner's Cir	Clint Moore Rd	6D	2940	27972	28306	31718		30168	30850	1/28/2019	2.26%	-0.92%	3105	1042	2063	2886	1863	1034
6412	SR-7	Clint Moore Rd	Yamato Rd	6D	2940	34964	36321	37051		41392	42104	4/1/2019	1.72%	4.35%	3979	1778	2201	3563	2039	1592
6402	SR-7	Yamato Rd	Glades Rd	6D	2940	50033	45141	48364		47964	47209	1/16/2019	-1.57%	-0.80%	3589	1795	1815	3947	1958	2006
6400	SR-7	Glades Rd	Palmetto Park Rd	6D	2940	55060	57771	58473		58316	54847	1/16/2019	-5.95%	-2.11%	4170	2213	1957	4310	2084	2235
6414	SR-7	Palmetto Park Rd	SW 18 St	6D	2680	50761	52909	55003	56100	54810	51603	4/1/2019	-5.85%	-2.10%	4041	2382	1677	3920	1728	2259
6110	SR-7	SW 18 St	Broward County Line	6D	2680	51393	51985	56803	57471	57974	54966	4/1/2019	-5.19%	-1.09%	4443	2423	2031	4203	1928	2390
1808	SR-811	Indiantown Rd	Toney Penna Dr	6D	2940	28852	33507	35842		34067	33150	1/28/2019	-2.69%	-2.57%	2823	1254	1581	2761	1537	1259
1308	SR-811	Toney Penna Dr	Donald Ross Rd	6D	2940	27594	30883	30891	33736	31132	32798	2/19/2019	5.35%	2.02%	2662	1307	1355	2795	1468	1389
2830	SR-811	Donald Ross Rd	Hood Rd	6D	2940	30476	33222	33548		35492	35349	2/19/2019	-0.40%	1.76%	1744	1254	1503	3056	1449	1626
2824	SR-811	PGA Blvd	RCA Blvd	4D	1770	28036	26611	27592		30373	27651	2/27/2019	-8.96%	0.07%	2265	1235	1030	2414	1472	960
2814	SR-811	Lighthouse Dr	Northlake Blvd	4D	1770	22743	23262	23093	22866	22970	22571	3/11/2019	-1.74%	-0.76%	1587	768	823	1959	1013	957
3657	SUMMIT BLVD	Jog Rd	Haverhill Rd	4D	1960	12648	11893	13011	13649	14421	14041	4/3/2019	-2.64%	2.57%	1356	564	792	1244	558	686
3611	SUMMIT BLVD	Haverhill Rd	Military Tr	5	1960	21136	21105	20985	22598	21687	22147	3/26/2019	2.12%	1.81%	1870	1194	693	2010	882	1148

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>
Input Data								
ROAD NAME: N State Road 7			STATION: 5404			Report Created		
CURRENT YEAR: 2019			FROM: Midpoint			3/17/2022		
ANALYSIS YEAR: 2027			TO: W Atlantic Ave					
GROWTH RATE: 5.66%			COUNT DATE: 1/23/2019					
			PSF: 1					

Link Analysis

	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3101	1123	2012	2912	1824	1088
Peak Volume	3101	1123	2012	2912	1824	1088
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3101	1123	2012	2912	1824	1088

Committed Developments							Type	% Complete
Tivoli Isles	0	0	0	0	0	0	Res	100%
Bridges North AGR-PUD	0	0	0	0	0	0	Res	100%
Hyder AGR-PUD	53	40	13	58	21	37	Res	54.10%
Oaks at Boca	0	0	0	0	0	0	Res	100%
Reserve at Boca	0	0	0	0	0	0	NR	100%
Terranova MUPD	10	4	6	16	9	7	NR	0%
Canyons Town Center	15	9	6	44	21	24	NR	60%
Delray TMD	2	1	1	11	5	5	NR	91.90%
Lyons West AGR-PUD	0	0	0	0	0	0	Res	100%
Villaggio Isles	0	0	0	0	0	0	Res	100%
St Mary Coptic Orthodox Church	0	0	0	0	0	0	NR	50%
Mizner Country Club	1	0	0	1	0	0	Res	98%
Monticello PUD	12	4	8	14	9	6	Res	0%
Yamato Court MUPD	0	0	0	0	0	0	NR	100%
West Boca Library	49	7	42	106	64	42	NR	40%
Stop and Shop	46	25	21	64	32	32	NR	60%
Atlantic Commons Commercial	0	0	0	0	0	0	NR	100%
Bridges South AGR-PUD	4	1	3	4	3	2	Res	30%
Valencia Cove South	2	1	1	3	2	1	Res	83%
Happy Hollow Charter School	108	66	42	23	10	13	NR	45%
Verde Commons MUPD	38	14	23	170	86	84	NR	0%
Feurring Commercial MUPD	6	4	3	22	11	11	NR	30%
Divine Savior Academy	6	4	3	2	1	1	NR	50%
Dakota PUD	0	0	0	0	0	0	Res	100%
Total Committed Developments	352	180	172	538	274	265		
Total Committed Residential	72	46	25	80	35	46		
Total Committed Non-Residential	280	134	147	458	239	219		
Double Count Reduction	18	12	6	20	9	12		
Total Discounted Committed Developments	334	<u>168</u>	<u>166</u>	518	<u>265</u>	253		
Historical Growth	1714	621	1112	1610	1008	601		
Comm Dev+1% Growth	591	261	333	759	416	343		
Growth Volume Used	1714	621	1112	1610	1008	601		
Total Volume	4815	1744	3124	4522	2832	1689		

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

## 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
2406	937355	SEMINOLE PRATT-WHITNEY RD	Northlake Blvd	100th Lane North	2	4		9,974	11,577	13,953	10,894	27,276	29,000
NEW	PBC110	SEMINOLE PRATT-WHITNEY RD	100th Lane North	Avenir	0	4			-	-	-	13,572	13,600
NEW	PBC111	SEMINOLE PRATT-WHITNEY RD	Avenir	SR-710	0	4			-	-	-	15,987	16,000
	937572	SHERWOOD FOREST BLVD	Melaleuca Ln	Lake Worth Rd	2	2			-	-	8,384	8,060	8,100
4644	937153	SHERWOOD FOREST BLVD	Lake Worth Rd	10th Ave N	2	2	7,677	5,767	7,925	7,800	5,462	7,156	9,600
4654	937154	SHERWOOD FOREST BLVD	10th Ave N	Cresthaven Blvd	2	2	9,095	7,736	8,499	10,573	13,108	15,846	11,200
4200	937152	SHERWOOD FOREST BLVD	Cresthaven Blvd	Forest Hill Blvd	2	2	7,434	6,348	7,078	7,595	6,803	8,743	9,100
2615	937130	SILVER BEACH RD	Congress Ave	Old Dixie Hwy	3	3		13,508	13,765	15,245	5,480	2,972	11,300
2807	937051	SILVER BEACH RD	Old Dixie Hwy	US-1	3	3	13,451	11,591	12,264	12,806	10,186	10,648	12,800
NEW	PBC112	SIMS RD	Linton Blvd	Atlantic Ave	0	3			-	-	1,961	5,941	5,900
	937582	SIMS RD	Atlantic Ave	Lake Ida Rd	2	2			-	-	5,393	6,763	6,800
3418	937089	SKEES RD	Belvedere Rd	Okeechobee Blvd	2	2	5,651	4,956	4,644	5,829	3,229	9,081	10,500
	933502	SOUTH A ST	6th Ave S	22nd Av N	2	2			-	-	8,101	10,773	10,800
3446	937159	SOUTH SHORE DR	Lake Worth Rd	Greenview Shores Bl	2	2	18,874	16,271	17,402	18,500	9,628	13,237	21,000
3429	937325	SOUTH SHORE DR	Greenview Shores Bl	Big Blue Trace	4	4	20,318	18,470	22,634	17,000	7,211	9,085	24,500
3421	937324	SOUTH SHORE DR	Big Blue Trace	Forest Hill Blvd	4	4	26,822	23,838	25,965	27,500	18,036	19,755	27,700
6605	938528	SPANISH RIVER BLVD	Military Tr	IBM Access	4	4	24,618	22,574	29,285	23,500	19,564	23,381	33,100
6305	938528	SPANISH RIVER BLVD	IBM Access	Perimeter Rd	4	4	22,776	23,173	27,823	32,615	19,564	23,381	31,600
6811	937415	SPANISH RIVER BLVD	Perimeter Rd	Old Dixie Hwy	4	4	21,491	19,254	22,555	26,738	4,412	8,520	26,700
6813	937415	SPANISH RIVER BLVD	Old Dixie Hwy	Federal Hwy	4	4	16,980	15,945	18,750	21,970	4,412	8,520	22,900
6801	930740	SPANISH RIVER BLVD	Federal Hwy	Ocean Blvd	4	4	18,419	18,762	19,154	19,700	12,831	13,777	20,100
	937667	SPENCER RD	Okeechobee Blvd	Palm Beach Lakes Blvd	4	4			-	-	13,171	18,338	18,300
	937610	SR 717/CANAL ST	Sr-715/Nw 16 St	End Of Bridge 930072	2	2			-	-	634	1,559	1,600
	935195	SR-15	SR-715	N/A	2	2			-	-	826	1,134	1,100
	930766	SR-15	Hooker Hwy	N/A	2	2			-	-	5,747	8,136	8,100
7013	930396	SR-15	State Market Rd SR-729	Section 20 Rd	2	2	8,040	11,523	9,295	9,900	5,078	7,855	12,100
7012	930431	SR-15	McClure Rd	State Market Rd SR-729	2	2	7,300	6,666	6,395	6,100	4,610	7,527	9,300
7009	930431	SR-15	W Main St	McClure Rd	2	2	4,113	3,651	3,501	6,100	4,610	7,527	6,400
7008	930129	SR-15	W Main St	N State Market Rd SR-729	2	2	6,149	3,530	2,983	3,400	1,244	1,721	3,500
7007	930374	SR-15	SR-729	Muck City Rd SR-700	2	2	6,379	5,289	5,061	5,400	3,600	4,594	6,100
7005	930002	SR-15	Old Connors Hwy	Amons Rd	2	2	5,270	4,352	4,559	4,900	5,031	6,931	6,300
6110	937245	SR-7	Broward County Line	SW 18 St	6	6	51,123	51,995	51,985	57,974	63,354	67,019	55,700
6414	937245	SR-7	SW 18 St	Palmetto Park Rd	6	6	53,733	43,804	52,909	54,810	63,354	67,019	56,000
6400	930752	SR-7	Palmetto Park Rd	Glades Rd	6	6	58,692	49,596	57,771	58,316	46,669	57,957	71,700
6402	935342	SR-7	Glades Rd	Yamato Rd	6	6	51,532	44,141	45,141	47,964	35,244	46,833	56,700
6412	937244	SR-7	Yamato Rd	Clint Moore Rd	6	6	37,804	31,986	36,321	41,392	32,173	45,301	51,100
6102	930714	SR-7	Clint Moore Rd	Winner's Cir	6	6	32,366	27,084	28,306	30,168	35,973	53,748	46,100
5404	930391	SR-7	Winner's Cir	W Atlantic Ave	4	4	28,073	23,965	27,414	31,366	34,637	53,234	46,000
	930099	SR-7	W Atlantic Ave	1 mi N of W Atlantic Ave	4	4			-	-	31,860	51,240	51,200
5400	930694	SR-7	1 mi N of W Atlantic Ave	Flavor Pict Rd	4	4	25,797	21,746	24,509	-	31,804	51,176	43,900





**FDOT Emergency Travel Alert:** For information on the current situation, please visit the following page - [Alerts](#).



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## TRANSPORTATION

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Web Application

### Office of Work Program and Budget

Updated: 2/16/2022 9:11

### Five Year Work Program

Selection Criteria	
<b>District 04</b>	<b>2022-2027 G1</b>
<b>Palm Beach County</b>	<b>Category:Highways</b>
<b>Item Number:229658-4</b>	

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Project Summary						
Transportation System: INTRASTATE STATE HIGHWAY				District 04 - Palm Beach Co		
Description: SR-806/ATLANTIC AVE FROM WEST OF SR-7/US-441 TO EAST OF LYONS ROAD						
Type of Work: ADD LANES & RECONSTRUCT				<a href="#">View Scheduled Activity</a>		
Item Number: 229658-4				<a href="#">View Map of Project</a>		
Length: 2.289						
Project Detail						
Fiscal Year:	2022	2023	2024	2025	2026	2027
Highways/PD & E (On-GOING)						
Amount:						
Highways/Preliminary Engineering (On-GOING)						
Amount:	\$27,192					
Highways/Right of Way (On-GOING)						
Amount:	\$3,674,708	\$6,580,117	\$12,000			
Highways/Railroad & Utilities						
Amount:		\$150,000				
Highways/Construction						
Amount:			\$16,329,138	\$73,013		
Highways/Environmental (On-GOING)						
Amount:	\$53,500					
Item Total:	\$3,755,400	\$6,730,117	\$16,341,138	\$73,013		

Annual Update - Adopted - December 7, 2021

PROJECT	LIMITS	DESCRIPTION	FY 2022		FY 2023		FY 2024		FY 2025		FY 2026	
			Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
Haverhill Rd.	Hypoluxo Rd. to Lantana Rd.	1.0 mi., 4 L					2,360	C				
Haverhill Rd.	S. of Ceceile Ave. to N. of Century Blvd.	Intersection Improvements, 0.2 mi., 4/6 L			1,200	C						
Jog Rd.	Potomac Rd. to Yamato Rd.	1.2 mi., 6L	500	D/R/M	200	R					2,400	C
Kirk Rd.	LWDD L-7 Canal to Summit Blvd.	0.5 mi, 3/5 L	3,200	C								
Kirk Rd.	Summit Blvd. to Gun Club Rd.	0.8 mi, 3/5 L			3,950	C						
Lawrence Rd.	S. of Ponza Place to Lantana Road	0.8 mi, 3 L	3,900	C								
Linton Blvd.	Military Tr.	Intersection Improvements	600	C								
Lyons Rd.	Atlantic Ave. to S. of Flavor Pict Rd.	2.4 mi, 4 L			500	R/M			6,000	C		
Lyons Rd.	S. of Flavor Pict Rd. to Boynton Beach Blvd.	3.0 mi, 4 L			12,000	C						
Lyons Rd.	S. of L.W.D.D. L-11 Canal to N. of L.W.D.D. L-10 Canal	0.6 mi, 3 L									100	P
Lyons Rd./Sansbury's Way	Forest Hill Blvd. to Okeechobee Blvd.	Buffered Bike Lanes	6,060	C								
Melaleuca Lane	Jog Rd.	Intersection Improvements			2,300	C						
Miner Rd.	Military Trail to Lawrence Rd.	0.6 mi, 3 L	500	R/M			3,800	C				
Miner Rd.	High Ridge Rd	Intersection Improvements	800	R/M			1,200	C				
Northlake Blvd. TIM Amendment Study	Bay Hill Dr. to S.R. 7 & Beeline Hwy to Military Tr.	Corridor Impact Study	350	S								
Okeechobee Blvd.	Jog Road	Intersection Improvements			1,370	C						
Okeechobee Blvd.	Haverhill Rd.	Intersection Improvements	1,030	C								
Okeechobee Blvd. - Loxahatchee Gr.	A Road to Folsom Rd.	Multi-Use Trail & Roundabout	793	D			2727	C				
Old Dixie Hwy.	Yamato Rd. to S. of Linton Blvd.	3.0 mi, 3 L					8,000	C				
Palmetto Park Rd.	Lyons Rd.	Intersection Improvements			900	C						
Palmetto Park Rd.	E. of Military Trail to I-95	Intersection Improvements	2,000	C								
Palmetto Park Rd. Bascule Bridge	over Intracoastal Waterway	Rehab/Painting	50	C								
Recording Fees	Countywide	Right-of-Way	20	R	20	R	20	R	20	R	20	R
Reserve-Bridges/Structures/Culverts/Pipes	Countywide	Rehab./Repair/Replacement	1,250	D/R/M/C	1,700	D/R/M/C	1,500	D/R/M/C	500	D/R/M/C	500	D/R/M/C
Reserve-Drainage	Countywide	Study, Design, R/W, Mitigation & Construction	1,000	S/D/R/M/C	900	S/D/R/M/C	500	S/D/R/M/C	500	S/D/R/M/C	500	S/D/R/M/C
Reserve-Intersections	Countywide	Design, R/W, Mitigation & Construction	8,750	D/R/M/C	8,200	D/R/M/C	5,380	D/R/M/C	1,950	D/R/M/C	200	D/R/M/C
Reserve-Pavement Markings	Countywide	Pavement Markings	400	D/R/C	400	D/R/C	400	D/R/C	400	D/R/C	400	D/R/C
Reserve-Study/Plans/Align.	Countywide	Study, Design & Mitigation	300	S/D/M	300	S/D/M	300	S/D/M	300	S/D/M	300	S/D/M
Reserve-Railroad Crossings	Countywide	Rehabilitation/Upgrade	600	D/C/P	600	D/C/P	600	D/C/P	600	D/C/P	600	D/C/P
Reserve-Resurfacing	Countywide	Resurfacing	2,000	D/R/C	2,000	D/R/C	2,000	D/R/C	2,000	D/RC	2,000	D/RC
Reserve-R/W	Countywide	Land Acquisition	300	R	300	R	300	R	300	R	300	R

\*See Footnotes, Phase(s): S- Study; D=Design; M=Mitigation; R=R/W Acq.; C=Construction; P=Payment

# SR 7 Business Plaza

**TABLE 3**  
(YEAR 2045)  
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: 38.69 ACRE LUPA  
EXISTING FUTURE LAND USE DESIGNATION: AGR  
TRIPS PER DAY= 1,198  
PROPOSED FUTURE LAND USE DESIGNATION: IND  
TRIPS PER DAY= 3,386  
TRIP INCREASE= 2,188

ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS "D" CAPACITY	TRIP INCREASE	PROJECT SIGNIFICANCE
ATLANTIC AVENUE	STATE ROAD 7	LYONS ROAD	45%	985	4D	33,200	2.97%	NO
ATLANTIC AVENUE	LYONS ROAD	FLORIDA TURNPIKE	35%	766	6D	50,300	1.52%	NO
LYONS ROAD	FLAVOR PICT ROAD	ATLANTIC AVENUE	5%	109	4D	33,200	0.33%	NO
LYONS ROAD	ATLANTIC AVENUE	158TH ROAD SOUTH	5%	109	4D	33,200	0.33%	NO
STATE ROAD 7	LEE ROAD	ATLANTIC AVENUE	15%	328	4D	33,200	0.99%	NO
STATE ROAD 7	ATLANTIC AVENUE	WINNER'S CIRCLE	15%	328	4D	33,200	0.99%	NO

20% 15% 438

ROADWAY	FROM	TO	2045 PBC TPA TRAFFIC VOLUME	DISTRIBUTION (%)	PROJECT TRAFFIC	TOTAL 2045 TRAFFIC	LANES	LOS "D" CAPACITY	V/C RATIO
ATLANTIC AVENUE	STATE ROAD 7	LYONS ROAD	16,100	45%	985	17,085	4D	33,200	0.51
ATLANTIC AVENUE	LYONS ROAD	FLORIDA TURNPIKE	36,200	35%	766	36,966	6D	50,300	0.73
LYONS ROAD	FLAVOR PICT ROAD	ATLANTIC AVENUE	24,000	5%	109	24,109	4D	33,200	0.73
LYONS ROAD	ATLANTIC AVENUE	158TH ROAD SOUTH	25,300	5%	109	25,409	4D	33,200	0.77
STATE ROAD 7	LEE ROAD	ATLANTIC AVENUE	51,200	15%	328	51,528	6D	33,200	1.55
STATE ROAD 7	ATLANTIC AVENUE	WINNER'S CIRCLE	46,000	15%	328	46,328	6D	33,200	1.40

\* 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.