



March 20, 2023

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**RE: Erickson Boynton Beach CCRC
FLUA Amendment Policy 3.5-d Review
Round 2022-23-B**

Dear Mr. Heggen:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Analysis for the proposed Future Land Use Amendment for the above-referenced project, revised March 20, 2023, 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:	South side of Boynton Beach Boulevard, west of FL Turnpike and approximately 0.63 mile east of Lyons Road	
PCN:	00-42-43-27-05-054-0022 (<i>other on file</i>)	
Acres:	93.505 acres (<i>31.18 acres to be designated as Preserve</i>)	
	Current FLU	Proposed FLU
FLU:	Agricultural Reserve (AGR)	Congregate Living Residential (CLR)/Institutional (INST)
Zoning:	Agricultural Reserve (AGR)	Multiple Use Planned Development (MUPD)
Density/ Intensity:	0.15 FAR	8 units per acre
Maximum Potential:	Nursery (Garden Center) = 5.0 acres Nursery (Wholesale) = 88.51 acres	Assisted Living Facility = 1,192 beds Hospital = 950,283 SF (Based on 62.33 acres)
Proposed Potential:	None	Assisted Living Facility = 1,192 beds Nursing Home = 729 beds (Based on 62.33 acres)
Net Daily Trips:	10,043 (maximum – current) 2,840 (proposed – current)	
Net PH Trips:	916 (599/317) AM, 1,021 (369/652) PM (maximum) 307 (195/112) AM, 378 (143/235) PM (proposed)	
<p><i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i></p>		

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Christopher W. Heggen, P.E.

March 20, 2023

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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** densities shown above. As such, a condition of approval is required to restrict this amendment to the **proposed** development potential or equivalent trips.

Please do not hesitate to reach out with any questions or concerns at 561-684-4030 or DSimeus@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "ds".

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb

cc:

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
David Wiloch – Senior Planner, Planning Division
Alberto Lopez Tagle - Technical Assistant III, Traffic Division

File: General - TPS – Unincorporated - Traffic Study Review
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ERICKSON BOYNTON BEACH CCRC PALM BEACH COUNTY, FL

FUTURE LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

Kimley»Horn

March 10, 2023
Kimley-Horn Project #248036002

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
Revised November 10, 2022
Revised December 21, 2022
Revised January 9, 2023
Revised January 17, 2023
Revised January 25, 2023
Revised March 10, 2023
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 93.51-acre site located south of Boynton Beach Boulevard and west of Florida's 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 (PCNs) for the project site are:

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

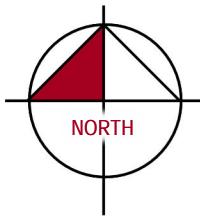
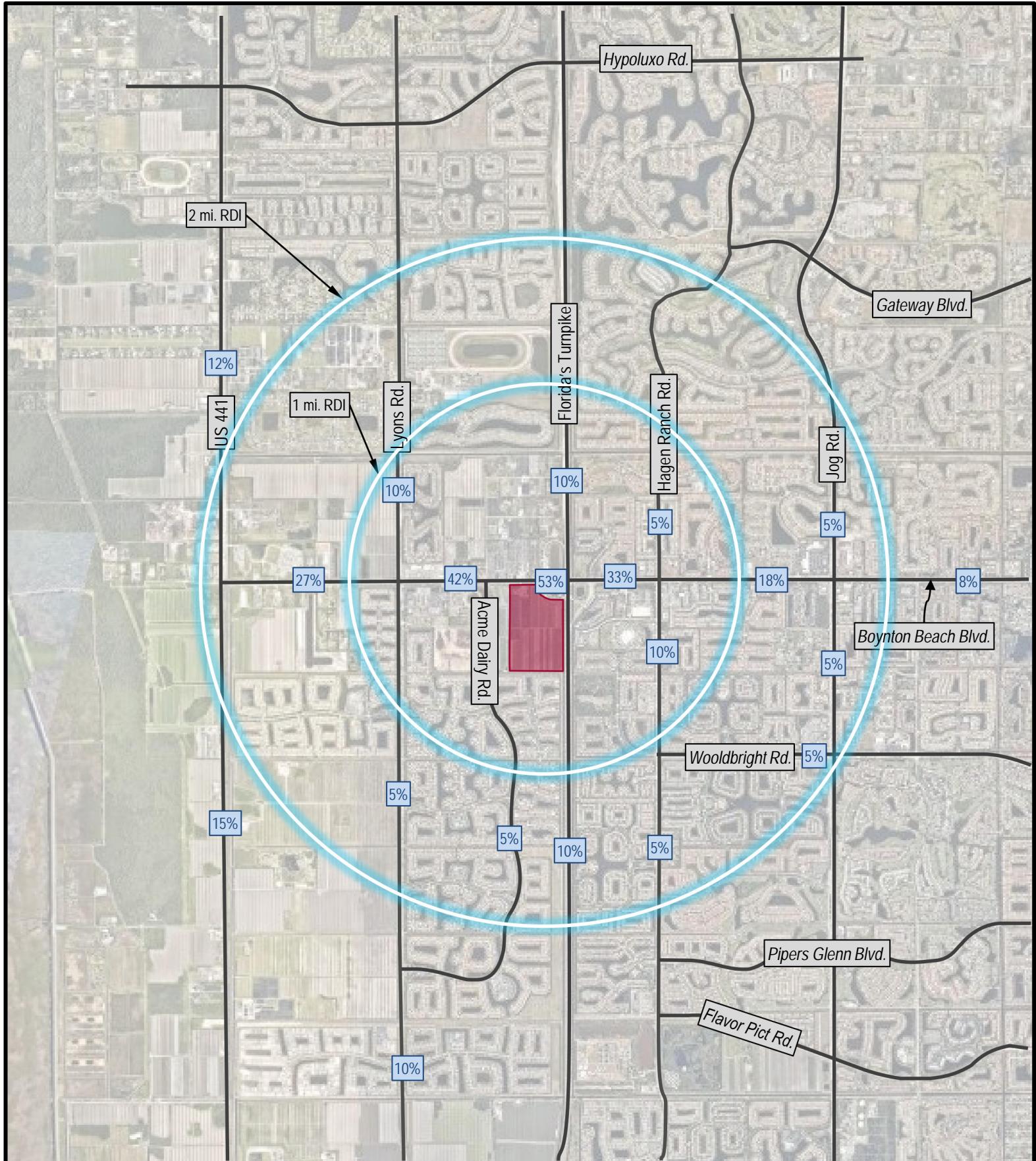
The traffic impacts from the proposed future land use amendment were analyzed based on the procedures outlined in Policy 3.5-d of the Palm Beach County Comprehensive Plan.

The proposed future designation is Institutional/Congregate Living Residential (INST/CLR). As part of this land use designation change, approximately 31.18 acres of the site is proposed to be designated as Preserve, which will not contain any of the proposed density/intensity to be developed on the site. 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 designation multiple development scenarios. For the purposes of this analysis, the INST land use has been evaluated as a Hospital use in order to evaluate maximum development potential. In this case, because an assisted living facility (ALF) is contemplated to be developed on this site, an evaluation has also been conducted considering a mix of ALF and nursing home beds with a voluntary restriction on density, which corresponds to the Zoning application for this site. **Table 1** shows a summary of the existing, existing FLU, proposed FLU development intensities.

Table 1: Land Use Summary

Development Scenario	Future Land Use	Acreage	Density	Max Development Potential
Existing Site Development	AGR	93.51	--	--
Maximum permitted under Existing Future Land Use	AGR	93.51	1 DU/ 5 acres	5 acres Nursery (Garden Center) 88.51 acres Nursery (Wholesale)
Maximum permitted under Proposed FLU	CLR/INST	62.33 (31.18 ac. Preserve)	INST: FAR = 0.35	950,283 SF
			CLR: 2.39 beds/DU * 8 DU/acre	1,192 beds ALF
Voluntary Restriction (Max Limit Applied to Proposed Zoning Application)	CLR/INST	62.33 (31.18 ac. Preserve)	INST: (vol. restriction)	729 beds Nursing Home
			CLR: 2.39 beds/DU * 8 DU/acre	1,192 beds ALF

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. It is noted that a concurrent zoning application is also being filed for this property.



LEGEND

- Site Location
- Project Traffic %

FIGURE 1
Erickson CCRC
KH #143580000
Site Location

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PROJECT TRAFFIC

The project traffic volumes evaluated in this analysis are defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Trip Generation

The trip generation calculations are based on the trip generation rates published by Palm Beach County. Trip generation calculations have been performed for three scenarios:

Existing Site Development

This scenario represents the currently trip generation occurring on site. The site currently has agricultural use. Given the negligible volume of trips generated by agricultural uses, no trips have been assumed for current daily, AM peak hour and PM peak hour conditions.

Existing Future Land Use Potential Development

This scenario represents the maximum development potential for the site under the existing AGR FLU designation, which equates to 5 acres of nursery (garden center) and 88.51 acres of nursery (wholesale).

As indicated in **Table 2**, the maximum intensity of development under the currently-adopted future land use designation has the potential to generate 2,267 net external daily trips, 34 net external AM peak hour trips (+17 in, +17 out), and 96 net external PM peak hour trips (+48 in, +48 out).

Proposed Future Land Use Potential Development

This scenario represents the maximum development permitted on site under the proposed INST/CLR FLU designation, which equates to 1,192 assisted living facility beds and 950,283 square feet of hospital use. As indicated in **Table 2**, the maximum density of development under the proposed future land use designation has the potential to generate 12,310 net external daily trips, 916 net external AM peak hour trips (+599 in, +317 out), and 1,021 PM peak hour trips (+369 in, +652 out).

To mitigate impacts on the external road network, the applicant has proposed to voluntarily restrict the maximum development potential for the site. Because the proposed zoning application for the property is based upon the development of a facility with independent/assisted living units and skilled nursing care beds, the analysis for the voluntary restriction considered a combination of those units. Based upon the evaluation performed, the voluntary restriction would be limited to 1,192 assisted living facility beds and a 729-bed nursing home. As indicated in **Table 2**, the maximum density of development under the restricted proposed future land use designation has the potential to generate 5,107 net external daily trips, 307 net external AM peak hour trips (+195 in, +112 out), and 378 PM peak hour trips (+143 in, +199 out). As noted, these uses correspond to the uses in the proposed Zoning application for this site.

Because the proposed amendment for the subject site results in an overall net increase in the trip generation potential of the site on a daily, AM, and PM peak-hour basis in comparison to existing uses on site, it was necessary to determine if any of the roadway links within the project Radius of Development Influence (RDI) are expected to be significantly impacted. Roadway link analyses were conducted for the short-range (2027) scenario using the Test 2 criteria defined in Chapter 12 of the Palm Beach County ULDC. Roadway link analyses were conducted for the long-range (2045) scenario using Policy 3.5-d of the Future Land Use Element as published by Palm Beach County.

Table 2: 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	0
Net New External Trips		0	0	0	0	0	0	0
Maximum Potential (Existing FLU)								
Nursery (Garden Center)	5.0 Acre	541	14	7	7	40	20	20
Nursery (Wholesale)	88.51 Acre	1,726	20	10	10	32	16	16
		<i>Subtotal</i>	2,267	34	17	72	36	36
Pass-By Capture								
Nursery (Garden Center)	0.0%	0	0	0	0	0	0	0
Nursery (Wholesale)	0.0%	0	0	0	0	0	0	0
		<i>Subtotal</i>	0	0	0	0	0	0
Driveway Volumes		2,267	34	17	17	72	36	36
Net New External Trips		2,267	34	17	17	72	36	36
Maximum Potential (Proposed FLU)								
Assisted Living Facility	1,192 Beds	3,099	215	129	86	286	112	174
Hospital	950,283 KSF	10,235	779	522	257	817	286	531
		<i>Subtotal</i>	13,334	994	651	343	1,103	398
Pass-By Capture								
Assisted Living Facility	0.0%	0	0	0	0	0	0	0
Hospital	10.0%	1,024	78	52	26	82	29	53
		<i>Subtotal</i>	1,024	78	52	26	82	53
Driveway Volumes		13,334	994	651	343	1,103	398	705
Net New External Trips		12,310	916	599	317	1,021	369	652
Restricted Maximum Potential (Proposed FLU)								
Assisted Living Facility	1,192 Beds	3,099	215	129	86	286	112	174
Nursing Home	729 Beds	2,231	102	73	29	102	34	68
		<i>Subtotal</i>	5,330	317	202	115	388	146
Pass-By Capture								
Assisted Living Facility	0.0%	0	0	0	0	0	0	0
Nursing Home	10.0%	223	10	7	3	10	3	7
		<i>Subtotal</i>	223	10	7	3	10	7
Driveway Volumes		5,330	317	202	115	388	146	242
Net New External Trips		5,107	307	195	112	378	143	235
Proposed FLU Maximum Trips-Existing Development Trips (Short-range)		5,107	307	195	112	378	143	235
Short-Range Radius of Development Influence:								
Proposed FLU Maximum Trips-Existing FLU Maximum Trips (Long-range)		2,840	273	178	95	306	107	199
Long-Range Radius of Development Influence:								
1 mile								
Land Use		Daily		AM Peak Hour			PM Peak Hour	
Agricultural		0 trips		0 trips			0 trips	
Nursery (Garden Center)		108.1 trips/Acre		2.82 trips/Acre (50% in, 50% out)			8.06 trips/Acre (50% in, 50% out)	
Nursery (Wholesale)		19.5 trips/Acre		0.23 trips/Acre (50% in, 50% out)			0.36 trips/Acre (50% in, 50% out)	
Assisted Living Facility		2.60 trips/Beds		0.18 trips/Beds (60% in, 40% out)			0.24 trips/Beds (39% in, 61% out)	
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)	
Nursing Home		3.06 trips/Beds		0.14 trips/Beds (72% in, 28% out)			0.14 trips/Beds (33% in, 67% out)	

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to surrounding roadways within the project RDI based upon a review of the proposed roadway network to be in place at the time of buildout and its travel time characteristics.

The daily and peak-hour trips for the project were then assigned to the surrounding roadway network proposed to be in place for each respective analysis year. **Figure 1** also illustrates the project traffic assignment to the surrounding roadway network.

LEVEL OF SERVICE ANALYSIS

Consistent with comprehensive plan amendment evaluation requirements, roadway segment analyses were conducted for the proposed “Voluntary Restriction” scenario (corresponding to the Zoning application uses) to address the traffic conditions for the existing, short-range planning horizon (2027), and long-range planning horizon (2045) conditions on links within the RDI under the proposed CLR land use designation.

Short-Range (Year 2027)

This analysis is based on the Test 2 standards of the Palm Beach County Traffic Performance Standards Ordinance (TPSO) and was conducted using the LOS E peak hour, peak direction link service volumes published by Palm Beach County.

As stated previously, this analysis utilizes the net increase in peak-hour trip generation potential of the maximum development potential under the proposed FLU designation in comparison to traffic generated by the existing site development.

Long-Range (Year 2045)

This analysis is based on Policy 3.5-d of the Palm Beach County Future Land Use Element and was conducted using the LOS D daily link service volumes published by Palm Beach County.

As stated previously, this analysis utilizes the net increase in daily trip generation potential of the maximum development potential under the proposed FLU designation in comparison to the maximum development potential under the existing FLU.

Included in this analysis are the approved daily trips from the following Land Use Plan Amendments within the vicinity of the site:

- Morin
- LTG Sports Turf
- Boynton Land Center
- Villages of Windsor
- BC Commerce
- Valico Property
- West Boynton Center
- Logan Ranch
- Boynton Beach Place
- 17-PP Middle School

Approved project traffic for these projects are included in the Appendix, for reference.

SHORT-RANGE (2027) PLANNING HORIZON

The restricted maximum development for the proposed future land use under the INST/CLR designation is 1,192 assisted living facility beds and 729 nursing home beds. Therefore, the net increase in peak hour trip generation potential is 307 net new external AM peak-hour trips (+195 in, +112 out) and 378 net new external PM peak-hour trips (+143 in, +235 out). For the purposes of this analysis, the radius of development influence is two miles. Significance was determined in accordance with the Test 2 LOS E peak-hour peak-directional service volumes provided in the Palm Beach County Traffic Performance Standards Ordinance (TPSO). **Table 3** summarizes the thresholds for determining significance as outlined in Article 12 of the Palm Beach County TPSO. As per the TPSO, during the short-range horizon, a link is considered significantly impacted if project traffic accounts for more than 3% of the LOS E general service volume.

Table 3: Short-Range Significance Determination

NET EXTERNAL PEAK HOUR TWO-WAY TRIP GENERATION			RADIUS
1	through	20	Directly Accessed Link(s)
21	through	50	0.5 miles
51	through	100	1 mile
101	through	500	2 miles
501	through	1,000	3 miles
1,001	through	2,000	4 miles
2,001	and	Up	5 miles

Note: Source table 12.B.2.D-7 3A - Radius of Development Influence of Article 12

As indicated in **Table 4** and **Table 5**, roadway links are significantly impacted by the project traffic during the PM peak hour; therefore, further link analysis is necessary.

As indicated in **Table 6** and **Table 7** none of the significantly impacted links are expected to exceed their respective LOS E thresholds with the proposed Future Land Use change during the short range analysis.

Table 4: Short-Range (Year 2027) AM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS E GENERAL SVC. VOLUME	PROJECT TRIPS							
					PROJECT % ASSIGNMENT	NB/EB IN/OUT?	AM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	SIG?	SB/WB	SIG?							
Boynton Beach Blvd.	US 441	Lyons Road	4LD	1,960	27%	i	53	30	2.70%	No	1.53%	No
Boynton Beach Blvd.	Lyons Road	Acme Dairy Road	6LD	2,830	42%	i	82	47	2.90%	No	1.66%	No
Boynton Beach Blvd.	Acme Dairy Road	Project Driveway	6LD	2,830	47%	i	92	53	3.25%	Yes	1.87%	No
Boynton Beach Blvd.	Project Driveway	Florida's Turnpike	6LD	2,830	53%	o	59	103	2.08%	No	3.64%	Yes
Boynton Beach Blvd.	Florida's Turnpike	Hagen Ranch Road	6LD	2,830	33%	o	37	64	1.31%	No	2.26%	No
Boynton Beach Blvd.	Hagen Ranch Road	Jog Road	6LD	2,830	18%	o	20	35	0.71%	No	1.24%	No
Boynton Beach Blvd.	Jog Road	EI Clair Ranch Road	6LD	2,830	8%	o	9	16	0.32%	No	0.57%	No
Woolbright Road	Hagen Ranch Road	Jog Road	4LD	1,960	5%	o	6	10	0.31%	No	0.51%	No
US 441	Hypoluxo Road	Boynton Beach Boulevard	6LD	5,650	12%	o	13	23	0.23%	No	0.41%	No
US 441	Boynton Beach Boulevard	Flavor Pict Road	4LD	3,760	15%	i	29	17	0.77%	No	0.45%	No
Lyons Road	Hypoluxo Road	Boynton Beach Boulevard	4LD	1,960	10%	o	11	20	0.56%	No	1.02%	No
Lyons Road	Boynton Beach Boulevard	Flavor Pict Road	2LD	1,140	10%	i	20	11	1.75%	No	0.96%	No
Hagen Ranch Road	Gateway Blvd.	Boynton Beach Boulevard	3L	880	5%	o	6	10	0.68%	No	1.14%	No
Hagen Ranch Road	Boynton Beach Boulevard	Pipers Glenn Blvd.	4LD	1,960	10%	i	20	11	1.02%	No	0.56%	No
Jog Road	Hypoluxo Road	Boynton Beach Boulevard	6LD	2,940	5%	o	6	10	0.20%	No	0.34%	No
Jog Road	Boynton Beach Boulevard	Woolbright Road	6LD	2,940	5%	i	10	6	0.34%	No	0.20%	No
Jog Road	Woolbright Road	Flavor Pict Road	6LD	2,940	5%	i	10	6	0.34%	No	0.20%	No

Table 5: Short-Range (Year 2027) PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS E GENERAL SVC. VOLUME	PROJECT TRIPS							
					PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	SIG?	SB/WB	SIG?							
Boynton Beach Blvd.	US 441	Lyons Road	4LD	1,960	27%	i	39	63	1.99%	No	3.21%	Yes
Boynton Beach Blvd.	Lyons Road	Acme Dairy Road	6LD	2,830	42%	i	60	99	2.12%	No	3.50%	Yes
Boynton Beach Blvd.	Acme Dairy Road	Project Driveway	6LD	2,830	47%	i	67	110	2.37%	No	3.89%	Yes
Boynton Beach Blvd.	Project Driveway	Florida's Turnpike	6LD	2,830	53%	o	125	76	4.42%	Yes	2.6%	No
Boynton Beach Blvd.	Florida's Turnpike	Hagen Ranch Road	6LD	2,830	33%	o	78	47	2.76%	No	1.66%	No
Boynton Beach Blvd.	Hagen Ranch Road	Jog Road	6LD	2,830	18%	o	42	26	1.48%	No	0.92%	No
Boynton Beach Blvd.	Jog Road	El Clair Ranch Road	6LD	2,830	8%	o	19	11	0.67%	No	0.39%	No
Woolbright Road	Hagen Ranch Road	Jog Road	4LD	1,960	5%	o	12	7	0.61%	No	0.36%	No
US 441	Hypoluxo Road	Boynton Beach Boulevard	6LD	5,650	12%	o	28	17	0.50%	No	0.30%	No
US 441	Boynton Beach Boulevard	Flavor Pict Road	4LD	3,760	15%	i	21	35	0.56%	No	0.93%	No
Lyons Road	Hypoluxo Road	Boynton Beach Boulevard	4LD	1,960	10%	o	24	14	1.22%	No	0.71%	No
Lyons Road	Boynton Beach Boulevard	Flavor Pict Road	2LD	1,140	10%	i	14	24	1.23%	No	2.11%	No
Hagen Ranch Road	Gateway Blvd.	Boynton Beach Boulevard	3L	880	5%	o	12	7	1.36%	No	0.80%	No
Hagen Ranch Road	Boynton Beach Boulevard	Pipers Glenn Blvd.	4LD	1,960	10%	i	14	24	0.71%	No	1.22%	No
Jog Road	Hypoluxo Road	Boynton Beach Boulevard	6LD	2,940	5%	o	12	7	0.41%	No	0.24%	No
Jog Road	Boynton Beach Boulevard	Woolbright Road	6LD	2,940	5%	i	7	12	0.24%	No	0.41%	No
Jog Road	Woolbright Road	Flavor Pict Road	6LD	2,940	5%	i	7	12	0.24%	No	0.41%	No

Table 6: Short-Range (Year 2027) AM Peak Hour Capacity Analysis

Roadway	From	To	Existing			Direction	Significantly Impacted?	Count Year	Count Year Traffic Volume	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2027 Total Traffic	Meets Standard ??	Background Def. ??
			Lanes	Facility Type	LOS E Service Volume					Committed Traffic (from TPS)	1.0% Traffic Growth	Committed plus 1.0%	Historic Growth Rate (from TPS)	Max Historic Growth or 1%	Max Historic Growth					
Boynton Beach Blvd.	Acme Dairy Road	Project Driveway	6LD 6LD	#N/A #N/A	2,830 2,830	NB/EB SB/WB	Yes No	2022 2022	2086	390	106	496	4.53%	4.53%	518	518	92	2,696	Yes	-
Boynton Beach Blvd.	Project Driveway	Florida's Turnpike	6LD 6LD	Class II Class II	2,830 2,830	NB/EB SB/WB	No Yes	2022 2022	-	-	-	-	-	-	-	-	-	-	-	-

Table 7: Short-Range (Year 2027) PM Peak Hour Capacity Analysis

Roadway	From	To	Existing			Direction	Significantly Impacted?	Count Year	Count Year Traffic Volume	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2027 Total Traffic	Meets Standard ??	Background Def. ??	
			Lanes	Facility Type	LOS E Service Volume					Committed Traffic (from TPS)	1.0% Traffic Growth	Committed plus 1.0%	Historic Growth Rate (from TPS)	Max Historic Growth or 1%	Max Historic Growth						
Boynton Beach Blvd.	US 441	Lyons Road	4LD 4LD	Class I Class I	1,960 1,960	NB/EB SB/WB	No Yes	2022 2022	-	-	-	-	-	-	-	-	378	63	1,092	Yes	-
Boynton Beach Blvd.	Lyons Road	Acme Dairy Road	6LD 6LD	Class II Class II	2,830 2,830	NB/EB SB/WB	No Yes	2022 2022	-	-	-	-	-	-	-	-	536	99	2,571	Yes	-
Boynton Beach Blvd.	Acme Dairy Road	Project Driveway	6LD 6LD	Class II Class II	2,830 2,830	NB/EB SB/WB	No Yes	2022 2022	1,936	437	99	536	4.53%	4.53%	480	-	-	-	-	-	-
Boynton Beach Blvd.	Project Driveway	Florida's Turnpike	6LD 6LD	Class II Class II	2,830 2,830	NB/EB SB/WB	Yes No	2022 2022	1,815	430	99	529	4.53%	4.53%	480	529	110	2,575	Yes	-	

LONG-RANGE (2045) PLANNING HORIZON

As previously noted, the maximum permitted development under the existing future land use designation the site is 5 acres of nursery (garden center) and 88.505 acres of nursery (garden center). The restricted maximum development under the proposed future land use is 1,192 assisted living facility beds and 729 nursing home beds. Therefore, the net increase in daily trip generation potential is 2,840 daily trips. For the purposes of this analysis, the radius of development influence is one mile. Significance was determined in accordance with Table 3.5-1 from the Palm Beach County Future Land Use Element (FLUE). As per the FLUE, during the long-range horizon, a link is considered significantly impacted where the net trip increase impacting roads is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in **Table 8**.

Table 8: Long-Range Significance Determination

NET EXTERNAL DAILY TRIP GENERATION			RADIUS
1	through	50	No Significant Impact
50	through	1,000	Directly Accessed Link(s)
1,001	through	4,000	1 mile
4,001	through	8,000	2 miles
8,001	through	12,000	3 miles
12,001	through	20,000	4 miles
20,000	and	Up	5 miles

Note: Source table 3.5-1 - Significant Impact of PBC FLUE

As indicated in **Table 9**, none of the roadway links are significantly impacted by the project traffic; therefore, no further link analysis is necessary.

Table 9: 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	1,501	23,301	0.70	27%	767	2.31%	No
Boynton Beach Blvd.	Lyons Road	Acme Dairy Road	6LD	50,300	50,700	2,382	53,082	1.06	42%	1,193	2.37%	No
Boynton Beach Blvd.	Acme Dairy Road	Project Driveway	6LD	50,300	50,700	2,382	53,082	1.06	47%	1,335	2.65%	No
Boynton Beach Blvd.	Project Driveway	Florida's Turnpike	6LD	50,300	50,700	4,993	55,693	1.11	53%	1,505	2.99%	No
Boynton Beach Blvd.	Florida's Turnpike	Hagen Ranch Road	6LD	50,300	52,100	2,234	54,334	1.08	33%	937	1.86%	No
Boynton Beach Blvd.	Hagen Ranch Road	Jog Road	6LD	50,300	53,600	2,234	55,834	1.11	18%	511	1.02%	No
Lyons Road	Hypoluxo Road	Boynton Beach Boulevard	4LD	33,200	42,800	1,124	43,924	1.32	10%	284	0.86%	No
Lyons Road	Boynton Beach Boulevard	Flavor Pict Road	4LD	33,200	40,300	980	41,280	1.24	5%	142	0.43%	No
Hagen Ranch Road	Gateway Blvd.	Boynton Beach Boulevard	3L	15,200	23,800	249	24,049	1.58	5%	142	0.93%	No
Hagen Ranch Road	Boynton Beach Boulevard	Pipers Glenn Blvd.	4LD	33,200	10,700	249	10,949	0.33	10%	284	0.86%	No

CONCLUSION

The foregoing comprehensive plan traffic analysis has been conducted to evaluate the proposed future land use designation change from the existing Agricultural Reserve (AGR) to the proposed future designation of Institutional/Congregate Living Residential (INST/CLR). The project is located south of Boynton Beach Boulevard and west of the Florida Turnpike in unincorporated Palm Beach County, Florida. A concurrent rezoning application is also being filed with this application.

The traffic analysis was conducted for the development scenario based on a restricted maximum development under the INST/CLR land use designation. The evaluation indicated that with the **restricted maximum potential under the INST/CLR land use designation (1,192 assisted living facility beds and 729 nursing home beds)**, based on the analysis conducted for the short-range horizon following the Test 2 methodology defined in Article 12 of the Palm Beach County ULDC, all of the links within the project RDI are expected to meet their short-range transportation level of service standards. The analysis of long-range transportation level of service standards also indicated that the long-range transportation level of service standards would be met.

Therefore, with the condition that development on the site would be restricted to uses generating the equivalent amount of trips generated by the voluntarily-restricted intensities/densities listed above, the proposed FLU meets the requirements of Policy 3.5(d) of the Future Land Use Element of the Palm Beach County Comprehensive Plan.

APPENDIX

Property Detail

Parcel Control Number: 00-42-43-27-05-054-0022 Location Address:
 Owners: MAZZONI DOROTHY C TRS ,MAZZONI WILLIAM TRS
 Mailing Address: 9634 CAPTIVA CIR,BOYNONTON BEACH FL 33437 3637
 Last Sale: JUL-1992 Book/Page#: 07341 / 1688 Price: \$100
 Property Use Code: 5100 - AG Classification CROP SOIL CLASS 1 Zoning: AGR - Agricultural Reserve (00-UNINCORPORATED)
 PALM BEACH FARMS CO PL 3 TRS 2 & 3 (LESS N 36 FT R/W L-24 CNL &
 Legal Description: TURNPIKE ACCESS R/WIN OR6269P403), TR 4 (LESS N 36 FT R/W L-24 CNL), TRS 29 TO31 INC, TRS 34 TO 36 INC & TRS 61 TO 63 INC BLK 54 Total SF: 0 Acres 53.08

2022 Values (Preliminary)

Improvement Value	\$0	Ad Valorem	\$1,385
Land Value	\$11,213,150	Non Ad Valorem	\$2,624
Total Market Value	\$11,213,150	Total Tax	\$4,009
Assessed Value	\$82,274	2022 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$82,274	Applicants	

All values are as of January 1st each year.

Building Footprint (Building 0)
2022 Taxes (Preliminary)**Subarea and Square Footage (Building 0)**

Description	Area	Sq. Footage
No Data Found.		

Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 0)

Description

MAP

Owner: MAZZONI DOROTHY C TRS ,MAZZONI WILLIAM TRS PCN: 00424327050540022

1 of 1

Property Detail

Parcel Control Number:	00-42-43-27-05-054-0050	Location Address:	8344 BOYNTON BEACH BLVD		
Owners:	MAZZONI WILLIAM A TR ,SMITH HOWARD W TRUSTEE				
Mailing Address:	9634 CAPTIVA CIR,BOYNTON BEACH FL 33437 3637				
Last Sale:	AUG-2002	Book/Page#:	14095 / 1526	Price:	\$2,640,000
Property Use Code:	5100 - AG Classification CROP SOIL CLASS 1	Zoning:	AGR - Agricultural Reserve (00-UNINCORPORATED)		
Legal Description:	PALM BEACH FARMS CO PL 3 TRS 5 & 6 (LESS N 36 FT L-24 CNL R/W & ADDNL CNL R/W AS IN OR6366P721), 27, 28, 37, 38, 59 & 60 BLK 54	Total SF:	7200	Acres	39.58

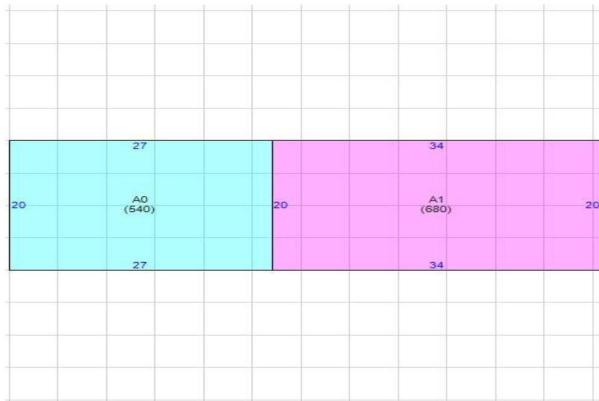
2022 Values (Preliminary)

Improvement Value	\$388,650	Ad Valorem	\$43,977
Land Value	\$8,361,275	Non Ad Valorem	\$2,332
Total Market Value	\$8,749,925	Total Tax	\$46,309
Assessed Value	\$1,725,364		
Exemption Amount	\$0	No Details Found	
Taxable Value	\$1,725,364	Applicants	

All values are as of January 1st each year.

2022 Taxes (Preliminary)

2022 Qualified Exemptions	
No Details Found	
No Details Found	

Building Footprint (Building 1)**Subarea and Square Footage (Building 1)**

Description	Area Sq. Footage
BAS Base Area	540
STR Storage Area	680
Total Square Footage : 1220	

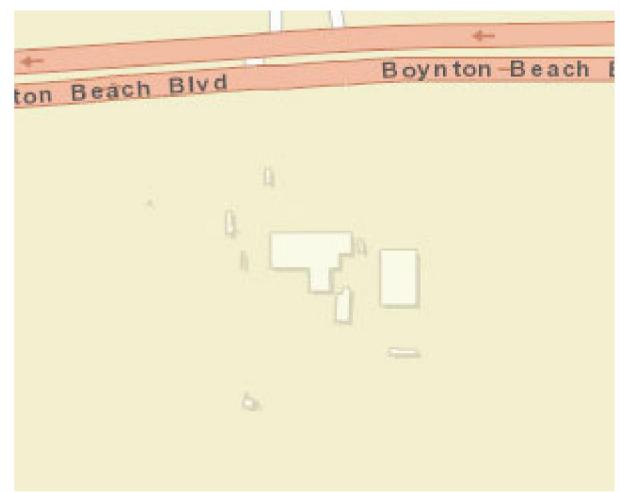
Extra Features

Description	Year Built	Unit
Shade House	1981	167040
Utility Building	1953	510
Utility Building	1953	252
Paving- Asphalt	1953	120
Patio Roof	1953	1800
Overhead Door	1953	2
Overhead Door	1953	4

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1. Exterior Wall 1	PLYWOOD
2. Year Built	1953
3. Air Condition Desc.	NA
4. Heat Type	NONE
5. Heat Fuel	NONE
6. Bed Rooms	
7. Full Baths	
8. Half Baths	
9. Exterior Wall 2	NONE
10. Roof Structure	WOOD JOISTS, WOOD/COMPOSI
11. Roof Cover	ALUMINUM/STEEL PANEL
12. Interior Wall 1	BARN GENERAL PURPOSE
13. Interior Wall 2	N/A
14. Floor Type 1	DIRT/COMPACTED EARTH
15. Floor Type 2	N/A
16. Stories	1

MAP

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			1/5/2023	
	ANALYSIS YEAR: 2027			TO: Midpoint				
	GROWTH RATE: 4.53%			COUNT DATE: 3/22/2022				
				PSF: 1				

Link Analysis								
Time Period	Direction	AM			PM			Type % Complete
		2-way	NB/EW	SB/WB	2-way	NB/EW	SB/WB	
Existing Volume		3718	2086	1632	3751	1815	1936	
Peak Volume		3718	2086	1632	3751	1815	1936	
Diversion(%)		0	0	0	0	0	0	
Volume after Diversion		3718	2086	1632	3751	1815	1936	

Committed Developments								
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								NR 70%
Equus		0	0	0	0	0	0	Res 100%
Valencia Pointe		0	0	0	0	0	0	Res 100%
Fountains East		47	26	21	70	35	35	NR 0%
Somerset Academy								NR 62%
New Albany Com		0	0	0	0	0	0	NR 100%
Windsor Place		28	20	8	53	23	30	Res 0%
Shoppes @ Madison								NR 75%
Canyons Town Center		76	46	31	222	103	120	NR 60%
Delray TMD		1	0	1	4	2	2	NR 91.90%
Hagen Elem.		0	0	0	0	0	0	Res 100%
Lyons West AGR-PUD		0	0	0	0	0	0	Res 100%
Canyon Lakes		0	0	0	0	0	0	Res 100%
Canyon Isle		0	0	0	0	0	0	Res 100%
Canyon Springs		0	0	0	0	0	0	Res 100%
Monticello PUD		36	24	13	44	17	27	Res 0%
Canyon Trails								Res 98%
Boynton Commons								NR 0%
Bethesda West Hospital		57	20	38	58	37	21	NR 50%
Palm Meadows AGR-PUD								Res 60%
Hagen Commercial MUPD		15	8	7	55	27	28	NR 0%
BETHESDA HEALTH CARE MUPD								NR 63%
Valencia Cove South		4	3	1	5	2	3	Res 85%
Boynton Beach Community Church		0	0	0	0	0	0	NR 100%
Cobblestone Plaza MUPD								NR 50%
West Boynton Center MUPD		9	5	4	86	43	43	NR 0%
17-PP Middle School		156	84	72	45	22	23	NR 0%
BC Commerce Center		253	162	91	200	80	120	NR 0%
Total Committed Developments		682	398	287	842	391	452	
Total Committed Residential		68	47	22	102	42	60	
Total Committed Non-Residential		614	351	265	740	349	392	
Double Count Reduction		17	12	6	26	11	15	
Total Discounted Committed Developments		665	386	281	816	380	437	
Historical Growth		1353	759	594	1365	660	704	
Comm Dev+1% Growth		933	536	399	1087	511	577	
Growth Volume Used		1353	759	594	1365	660	704	
Total Volume		5071	2845	2226	5116	2475	2640	

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

Input Data	ROAD NAME: Boynton Beach Blvd			STATION: 5103			Report Created	
	CURRENT YEAR: 2020			FROM: MIDPOINT			1/5/2023	
	ANALYSIS YEAR: 2027			TO: Acme Dairy Rd				
	GROWTH RATE: 4.53%			COUNT DATE: 3/22/2022				
	PSF: 1							
Time Period	Direction	AM			PM			Type % Complete
Existing Volume		2-way	NB/EW	SB/WB	2-way	NB/EW	SB/WB	
Peak Volume		3718	2086	1632	3751	1815	1936	
Diversion(%)		0	0	0	0	0	0	
Volume after Diversion		3718	2086	1632	3751	1815	1936	
Committed Developments								
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								NR 70%
Equus		0	0	0	0	0	0	Res 100%
Valencia Pointe		0	0	0	0	0	0	Res 100%
Fountains East		47	26	21	70	35	35	NR 0%
Somerset Academy								NR 62%
New Albany Com		0	0	0	0	0	0	NR 100%
Windsor Place		28	20	8	53	23	30	Res 0%
Shoppes @ Madison								NR 75%
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	Res 100%
Lyons West AGR-PUD		0	0	0	0	0	0	Res 100%
Canyon Lakes		0	0	0	0	0	0	Res 100%
Canyon Isle		0	0	0	0	0	0	Res 100%
Canyon Springs		0	0	0	0	0	0	Res 100%
Monticello PUD		36	24	13	44	17	27	Res 0%
Canyon Trails								Res 98%
Boynton Commons		57	20	38	58	37	21	NR 50%
Bethesda West Hospital								Res 60%
Palm Meadows AGR-PUD		15	8	7	55	27	28	NR 0%
Hagen Commercial MUPD								NR 63%
BETHESDA HEALTH CARE MUPD								Res 85%
Valencia Cove South		4	3	1	5	2	3	Res 85%
Boynton Beach Community Church		0	0	0	0	0	0	NR 100%
Cobblestone Plaza MUPD								NR 50%
West Boynton Center MUPD		9	5	4	86	43	43	NR 0%
17-PP Middle School		156	84	72	45	22	23	NR 0%
BC Commerce Center		253	162	91	200	80	120	NR 0%
Total Committed Developments		654	371	285	759	363	396	
Total Committed Residential		68	47	22	102	42	60	
Total Committed Non-Residential		586	324	263	657	321	336	
Double Count Reduction		17	12	6	26	11	15	
Total Discounted Committed Developments		637	359	279	733	352	381	
Historical Growth		1353	759	594	1365	660	704	
Comm Dev+1% Growth		905	509	397	1004	483	521	
Growth Volume Used		1353	759	594	1365	660	704	
Total Volume		5071	2845	2226	5116	2475	2640	

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

A	B	C	D	E	F	G	H	I
	Input Data							

ROAD NAME: Boynton Beach Blvd
 CURRENT YEAR: 2020
 ANALYSIS YEAR: 2027
 GROWTH RATE: 4.53%
 COUNT DATE: 3/22/2022
 PSF: 1

STATION: 5103
 FROM: Midpoint
 TO: N Floridas Tpke
 Report Created
 9/29/2022

Link Analysis

Time Period	Direction	AM			PM		
		2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume		3718	2086	1632	3751	1815	1936
Peak Volume		3718	2086	1632	3751	1815	1936
Diversion(%)		0	0	0	0	0	0
Volume after Diversion		3718	2086	1632	3751	1815	1936

Committed Developments

		Type	% Complete
Tivoli Isles	0	0	0
Valencia Cove North	0	0	0
Cobblestone Creek	0	0	0
Boynton Beach Self Storage			NR
Equus	0	0	0
Valencia Pointe	0	0	0
Fountains East	47	26	21
Somerset Academy	0	0	0
New Albany Com	0	0	0
Windsor Place	28	20	8
Shoppes @ Madison			NR
Canyons Town Center	48	19	29
Delray TMD	1	0	1
Hagen Elem.	0	0	0
Lyons West AGR-PUD	0	0	0
Canyon Lakes	0	0	0
Canyon Isles	0	0	0
Canyon Springs	0	0	0
Monticello PUD	36	24	13
Canyon Trails			Res
Boynton Commons			98%
Bethesda West Hospital	57	20	38
Palm Meadows AGR-PUD	17	9	8
BETHESDA HEALTH CARE MUPD			NR
Valencia Cove South	8	5	3
Boynton Beach Community Church	0	0	0
Cobblestone Plaza MUPD			NR
West Boynton Center MUPD	12	5	7
17-PP Middle School	257	118	139
BC Commerce Center	434	156	278
Total Committed Developments	945	402	545
Total Committed Residential	72	49	24
Total Committed Non-Residential	873	353	521
Double Count Reduction	18	12	6
Total Discounted Committed Developments	927	390	539
Historical Growth	1353	759	594
Comm Dev+1% Growth	1195	540	657
Growth Volume Used	1353	759	657
Total Volume	5071	2845	2289

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

Input Data							
ROAD NAME: Boynton Beach Blvd	STATION: 5103						
CURRENT YEAR: 2020	FROM: Acme Dairy Rd						
ANALYSIS YEAR: 2027	TO: MIDPOINT						
GROWTH RATE: 4.53%	COUNT DATE: 3/22/2022						
PSF: 1							

Report Created
 9/29/2022

Link Analysis

Time Period	Direction	AM			PM		
		2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume		3718	2086	1632	3751	1815	1936
Peak Volume		3718	2086	1632	3751	1815	1936
Diversion(%)		0	0	0	0	0	0
Volume after Diversion		3718	2086	1632	3751	1815	1936

Committed Developments

		Type	% Complete
Tivoli Isles	0	0	0
Valencia Cove North	0	0	0
Cobblestone Creek	0	0	0
Boynton Beach Self Storage			NR
Equus	0	0	0
Valencia Pointe	0	0	0
Fountains East	47	26	21
Somerset Academy	0	0	0
New Albany Com	0	0	0
Windsor Place	28	20	8
Shoppes @ Madison			NR
Canyons Town Center	48	19	29
Delray TMD	1	0	1
Hagen Elem.	0	0	0
Lyons West AGR-PUD	0	0	0
Canyon Lakes	0	0	0
Canyon Isles	0	0	0
Canyon Springs	0	0	0
Monticello PUD	36	24	13
Canyon Trails			Res
Boynton Commons			98%
Bethesda West Hospital	57	20	38
Palm Meadows AGR-PUD	17	9	8
BETHESDA HEALTH CARE MUPD			NR
Valencia Cove South	8	5	3
Boynton Beach Community Church	0	0	0
Cobblestone Plaza MUPD			NR
West Boynton Center MUPD	12	5	7
17-PP Middle School	257	118	139
BC Commerce Center	434	156	278
Total Committed Developments	945	402	545
Total Committed Residential	72	49	24
Total Committed Non-Residential	873	353	521
Double Count Reduction	18	12	6
Total Discounted Committed Developments	927	390	539
Historical Growth	1353	759	594
Comm Dev+1% Growth	1195	540	657
Growth Volume Used	1353	759	657
Total Volume	5071	2845	2289

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

A	B	C	D	E	F	G	H	I
	Input Data							

ROAD NAME: Boynton Beach Blvd
 CURRENT YEAR: 2020
 ANALYSIS YEAR: 2027
 GROWTH RATE: 4.53%
 COUNT DATE: 3/22/2022
 PSF: 1

STATION: 5103
 FROM: Midpoint
 TO: N Floridas Tpke
 Report Created
 9/29/2022

Link Analysis

Time Period	Direction	AM			PM		
		2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume		3718	2086	1632	3751	1815	1936
Peak Volume		3718	2086	1632	3751	1815	1936
Diversion(%)		0	0	0	0	0	0
Volume after Diversion		3718	2086	1632	3751	1815	1936

Committed Developments

		Type	% Complete
Tivoli Isles	0	0	0
Valencia Cove North	0	0	0
Cobblestone Creek	0	0	0
Boynton Beach Self Storage			NR
Equus	0	0	0
Valencia Pointe	0	0	0
Fountains East	47	26	21
Somerset Academy			70%
New Albany Com	0	0	0
Windsor Place	28	20	8
Shoppes @ Madison			100%
Canyons Town Center	48	19	29
Delray TMD	1	0	1
Hagen Elem.	0	0	0
Lyons West AGR-PUD	0	0	0
Canyon Lakes	0	0	0
Canyon Isles	0	0	0
Canyon Springs	0	0	0
Monticello PUD	36	24	13
Canyon Trails			62%
Boynton Commons			98%
Bethesda West Hospital	57	20	38
Palm Meadows AGR-PUD			0%
Hagen Commercial MUPD	17	9	8
BETHESDA HEALTH CARE MUPD			63%
Valencia Cove South	8	5	3
Boynton Beach Community Church	0	0	0
Cobblestone Plaza MUPD			100%
West Boynton Center MUPD	12	5	7
17-PP Middle School	257	118	139
BC Commerce Center	434	156	278
Total Committed Developments	945	402	545
Total Committed Residential	72	49	24
Total Committed Non-Residential	873	353	521
Double Count Reduction	18	12	6
Total Discounted Committed Developments	927	390	539
Historical Growth	1353	759	594
Comm Dev+1% Growth	1195	540	657
Growth Volume Used	1353	759	657
Total Volume	5071	2845	2289

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

Input Data

ROAD NAME: Boynton Beach Blvd
 CURRENT YEAR: 2020
 ANALYSIS YEAR: 2027
 GROWTH RATE: 4.53%
 COUNT DATE: 3/22/2022
 PSF: 1

STATION: 5103
 FROM: Acme Dairy Rd
 TO: MIDPOINT
 Report Created
 9/29/2022

Link Analysis

Time Period	Direction	AM			PM		
		2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume		3718	2086	1632	3751	1815	1936
Peak Volume		3718	2086	1632	3751	1815	1936
Diversion(%)		0	0	0	0	0	0
Volume after Diversion		3718	2086	1632	3751	1815	1936

Committed Developments

		Type	% Complete
Tivoli Isles	0	0	0
Valencia Cove North	0	0	0
Cobblestone Creek	0	0	0
Boynton Beach Self Storage			NR
Equus	0	0	0
Valencia Pointe	0	0	0
Fountains East	47	26	21
Somerset Academy			70%
New Albany Com	0	0	0
Windsor Place	28	20	8
Shoppes @ Madison			100%
Canyons Town Center	48	19	29
Delray TMD	1	0	1
Hagen Elem.	0	0	0
Lyons West AGR-PUD	0	0	0
Canyon Lakes	0	0	0
Canyon Isles	0	0	0
Canyon Springs	0	0	0
Monticello PUD	36	24	13
Canyon Trails			62%
Boynton Commons			98%
Bethesda West Hospital	57	20	38
Palm Meadows AGR-PUD			0%
Hagen Commercial MUPD	17	9	8
BETHESDA HEALTH CARE MUPD			63%
Valencia Cove South	8	5	3
Boynton Beach Community Church	0	0	0
Cobblestone Plaza MUPD			100%
West Boynton Center MUPD	12	5	7
17-PP Middle School	257	118	139
BC Commerce Center	434	156	278
Total Committed Developments	945	402	545
Total Committed Residential	72	49	24
Total Committed Non-Residential	873	353	521
Double Count Reduction	18	12	6
Total Discounted Committed Developments	927	390	539
Historical Growth	1353	759	594
Comm Dev+1% Growth	1195	540	657
Growth Volume Used	1353	759	657
Total Volume	5071	2845	2289

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

A	B	C	D	E	F	G	H	I
ROAD NAME: Boynton Beach Blvd			STATION: 5201		Report Created			
CURRENT YEAR: 2020			FROM: Midpoint					
ANALYSIS YEAR: 2027			TO: Hagen Ranch Rd					
GROWTH RATE: 0%			COUNT DATE: 1/31/2022					
			PSF: 1					
Time Period		Link Analysis						
Direction		AM	PM					
Existing Volume	2-way	NB/E/B	SB/W/B	2-way	NB/E/B	SB/W/B		
Peak Volume	4600	2269	2331	4746	2548	2198		
Diversion(%)	4600	2269	2331	4746	2548	2198		
Volume after Diversion	4600	2269	2331	4746	2548	2198		
Committed Developments					Type	% Complete		
Valencia Cove North		0	0	0	0	0	NR	100%
Cobblestone Creek		0	0	0	0	0	Res	100%
Boynton Beach Self Storage		1	1	1	13	7	NR	70%
Briella		0	0	0	0	0	Res	100%
Valencia Pointe		0	0	0	0	0	Res	100%
Greystone		2	0	2	2	2	1	Res
Fountains East		70	38	32	105	52	53	NR
SomersAcademy							NR	62%
New Albany Com		0	0	0	0	0	0	NR
Avalon Estates		0	0	0	0	0	0	Res
Turner MUPD		0	0	0	0	0	0	NR
Shoppes @ Madison		2	1	1	12	6	6	NR
Canyons Town Center		48	19	29	139	75	64	NR
Hagen Elem.		0	0	0	0	0	0	NR
Lynx West AGR-PUD		0	0	0	0	0	0	Res
Canyon Lakes		0	0	0	0	0	0	Res
Canyon Isles		0	0	0	0	0	0	Res
Canyon Springs		0	0	0	0	0	0	Res
Canyon Trails							Res	98%
Boynton Commons							NR	0%
Bethesda West Hospital		34	12	23	35	22	12	NR
Palm Meadows AGR-PUD							Res	50%
Hagen/Boynton MUPD		0	0	0	0	0	0	NR
Hagen Ranch Medical		4	3	1	5	1	4	NR
Hagen Commercial MUPD		29	15	14	107	52	54	NR
BETHESDA HEALTH CARE MUPD							NR	63%
Valencia Cove South		6	4	2	8	3	5	Res
Cobblestone Plaza MUPD							NR	50%
EIP Hagen Ranch- Target		0	0	0	0	0	0	NR
West Boynton Center MUPD		6	3	4	60	30	30	NR
17-PP Middle School		195	90	105	57	29	28	NR
BC Commerce Center		253	91	162	200	120	80	NR
Total Discounted Committed Developments		648	276	375	740	398	342	0%
Historical Growth		0	0	0	0	0	0	
Comm Dev-1% Growth		980	440	543	1082	582	501	
Growth Volume Used		980	440	543	1082	582	501	
Total Volume		5580	2709	2874	5828	3130	2699	
Lanes		6LD						
LOS D Capacity		4880	2680	2680	4880	2680	2680	
Link Meets Test 1?		NO	NO	NO	NO	NO	NO	
LOS E Capacity		5150	2830	2830	5150	2830	2830	
Link Meets Test 2?		NO	YES	NO	NO	NO	YES	

A	B	C	D	E	F	G	H	I
ROAD NAME: Boynton Beach Blvd			STATION: 5201		Report Created			
CURRENT YEAR: 2020			FROM: N Florida's Tpke					
ANALYSIS YEAR: 2027			TO: Midpoint					
GROWTH RATE: 0%			COUNT DATE: 1/31/2022					
		PSF: 1						
Time Period		Link Analysis						
Direction		AM	PM					
Existing Volume	2-way	NB/E/B	SB/W/B	2-way	NB/E/B	SB/W/B		
Peak Volume	4600	2269	2331	4746	2548	2198		
Diversion(%)	4600	2269	2331	4746	2548	2198		
Volume after Diversion	4600	2269	2331	4746	2548	2198		
Committed Developments					Type	% Complete		
Valencia Cove North		0	0	0	0	0	Res	100%
Cobblestone Creek		0	0	0	0	0	Res	100%
Boynton Beach Self Storage		1	1	1	13	7	NR	70%
Briella		0	0	0	0	0	Res	100%
Valencia Pointe		0	0	0	0	0	Res	100%
Greystone		2	0	2	2	2	1	Res
Fountains East		70	38	32	105	52	53	NR
SomersAcademy					NR	62%		
New Albany Com		0	0	0	0	0	0	NR
Avalon Estates		0	0	0	0	0	0	Res
Turner MUPD		0	0	0	0	0	0	NR
Shoppes @ Madison		2	1	1	12	6	6	NR
Canyons Town Center		48	19	29	139	75	64	NR
Hagen Elem.		0	0	0	0	0	0	NR
Lynx West AGR-PUD		0	0	0	0	0	0	Res
Canyon Lakes		0	0	0	0	0	0	Res
Canyon Isles		0	0	0	0	0	0	Res
Canyon Springs		0	0	0	0	0	0	Res
Canyon Isles					Res	98%		
Boynton Commons					NR	0%		
Bethesda West Hospital		34	12	23	35	22	12	NR
Palm Meadows AGR-PUD					Res	50%		
Hagen/Boynton MUPD		0	0	0	0	0	0	NR
Hagen Ranch Medical		4	3	1	5	1	4	NR
Hagen Commercial MUPD		29	15	14	107	52	54	NR
BETHESDA HEALTH CARE MUPD					NR	63%		
Valencia Cove South		6	4	2	8	3	5	Res
Cobblestone Plaza MUPD					NR	50%		
EIP Hagen Ranch- Target		0	0	0	0	0	0	NR
West Boynton Center MUPD		6	3	4	60	30	30	NR
17-PP Middle School		195	90	105	57	29	28	NR
BC Commerce Center		253	91	162	200	120	80	NR
Total Discounted Committed Developments		648	276	375	740	398	342	0%
Historical Growth		0	0	0	0	0	0	
Comm Dev-1% Growth		980	440	543	1082	582	501	
Growth Volume Used		980	440	543	1082	582	501	
Total Volume		5580	2709	2874	5828	3130	2699	
Lanes		6LD						
LOS D Capacity		4880	2680	2680	4880	2680	2680	
Link Meets Test 1?		NO	NO	NO	NO	NO	NO	
LOS E Capacity		5150	2830	2830	5150	2830	2830	
Link Meets Test 2?		NO	YES	NO	NO	NO	YES	

STN#	ROAD	FROM	TO	LANES	HISTORICAL DAILY TRAFFIC VOLUMES					2022 DAILY VOL	DIR LOS STD	2022 AM PEAK HOUR			2022 PM PEAK HOUR			
					2017	2018	2019	2020	2021			VOL	DATE	2-WAY	NB/EB	SB/WB	2-WAY	NB/EB
6408	BOCA RIO RD	Glades Rd	Palmetto Park Rd	2	17642	18280	18020	18870	16030	17127	3/22/2022	810	1301	733	568	1562	690	883
6418	BOCA RIO RD	Palmetto Park Rd	SW 18th St	2	14185	14800	15079	15434	13010	15018	3/22/2022	880	1346	781	565	1472	603	893
5401	BOYNTON BEACH BLVD SR 7	Lyons Rd	4D		16207	17158	17236	15604		16849	1/31/2022	1960	1445	687	792	1420	790	651
5103	BOYNTON BEACH BLVD	Lyons Rd	Turnpike	6D	40054	42725	43664	45751	44854	44733	1/31/2022	2680	3688	2086	1632	3707	1815	1936
5201	BOYNTON BEACH BLVD	Turnpike	Hagen Ranch Rd	6D	55602	53763	55817	54354		54183	1/31/2022	2680	4546	2269	2331	4746	2548	2198
6426	CAIN BLVD	Yamato Rd	W Kimberly Blvd	2	9089	9770	10367	10468	7996	9148	1/5/2022	880	802	356	446	902	400	537
6422	CAIN BLVD	W Kimberly Blvd	Glades Rd	2	15113	15518	15909	16148	12873	15462	3/22/2022	880	1224	582	657	1469	739	730
6619	CAMINO REAL	Powerline Rd	Camino del Mar	4D	12935	13036	12699			11999	1/26/2022	1960	1157	640	526	1133	440	693
6636	CAMINO REAL	Camino del Mar	Military Tr	4D	14571	16203	15082		11186	13071	1/26/2022	1960	1385	964	447	1302	440	862
6311	CAMINO REAL	Military Tr	12th Ave SW	4D	15958	17874	17004		12250	15469	2/16/2022	1960	1520	887	644	1581	572	1017
6849	CAMINO REAL	12th Ave SW	3rd Ave SW	4D	13324	14022			10470	12964	2/16/2022	1960	1263	832	434	1208	438	796
6855	CAMINO REAL	Old Dixie Hwy	US 1	4D	17667	17452			13482	16024	2/16/2022	1770	1181	709	540	1367	617	758
6857	CAMINO REAL	US 1	ICWW Bridge	4D	15130				11050	14864	2/16/2022	1770	1080	552	584	1155	516	639
6859	CAMINO REAL	ICWW Bridge	A1A	2	7624	8351			6506	8798	2/16/2022	810	652	261	408	679	297	425
1603	CENTER ST	Indiantown Rd	Loxahatchee River R	2	15882	16010		16137	15736	14974	11/16/2021	870	1237	589	649	1352	566	814
1803	CENTER ST	Loxahatchee River Rd	Alt. A1A	2	16867	17521	16905	16772	16052	18205	2/2/2022	1180	1385	532	894	1628	580	1058
1606	CENTRAL BLVD	Indiantown Rd	Indian Creek Pkwy	4D	31965	27091	28574		24504	25308	1/24/2022	1960	2207	1082	1178	2347	1420	953
1614	CENTRAL BLVD	Indian Creek Pkwy	Frederick Small Rd	4D	15901	15889	14956	14210	14002	15277	1/24/2022	1960	1383	514	869	1397	822	590

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

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
4614	937301	LAWRENCE RD	Gateway Blvd	Hypoluxo Rd	4	4	15,435	14,700	15,074	17,266	15,481	19,851	19,300
4608	938514	LAWRENCE RD	Hypoluxo Rd	Lantana Rd	2	3	11,828	11,018	11,157	11,977	8,982	10,316	12,800
	937539	LE CHALET BLVD	Hagen Ranch Rd	Jog Rd	4	4			-	-	11,624	13,930	13,900
4661	937310	LE CHALET BLVD	Jog Rd	Military Tr	4	4	10,617	9,652	9,216	9,538	7,080	8,359	10,500
	937438	LIGHTHOUSE DR	SR-811	US-1	2	2			-	-	7,180	9,507	9,500
	937526	LINDELL BLVD	Carl Bolter Dr	Federal Hwy	2	2			-	-	3,413	4,277	4,300
5635	937295	LINTON BLVD	Jog Rd	Sim Rd	4	6	26,259	28,837	29,366	31,891	21,952	29,755	37,200
5625	937294	LINTON BLVD	Sim Rd	Military Tr	5	6	28,004	27,495	28,587	30,480	30,975	40,018	36,900
5607	937187	LINTON BLVD	Military Tr	Homewood Blvd	6	6	36,231	37,464	39,497	42,810	31,967	38,669	47,800
5661	938531	LINTON BLVD	Homewood Blvd	Congress Ave	6	6	29,850	33,652	39,159	39,082	23,085	27,671	43,700
5213	930049	LINTON BLVD	Congress Ave	I-95	6	61	47,845	40,928	42,863	42,000	41,468	49,886	51,600
5313	930050	LINTON BLVD	I-95	10th Ave SW	6	61	44,067	46,456	48,617	44,000	56,968	63,967	54,600
5819	937188	LINTON BLVD	10th Ave SW	Old Dixie Hwy	6	61	38,062	38,788	40,279	41,916	40,510	45,331	45,100
5821	937188	LINTON BLVD	Old Dixie Hwy	US 1	6	6		-	32,088	32,617	40,510	45,331	36,900
5813	930742	LINTON BLVD	US 1	Ocean Blvd	4	4	18,958	15,872	17,857	17,600	11,174	12,738	19,400
	937687	LION COUNTRY SAFARI RD	SR-80	Deer Run Blvd	2	2			-	-	1,845	2,605	2,600
	938501	LOWSON BLVD	Military Tr	Congress Ave	4	4			-	-	814	1,020	1,000
5311	937060	LOWSON BLVD	Congress Ave	SW 10TH Ave	4	4	21,862	15,139	16,363	17,600	4,915	9,365	20,800
1610	937368	LOXAHATCHEE RIVER RD	Indiantown Rd	Roebuck Rd	2	2	10,471	10,099	9,010	8,800	5,879	4,483	7,600
1202	937367	LOXAHATCHEE RIVER RD	Roebuck Rd	PBC Boundary	2	2	5,919	-	2,865	3,196	2,069	1,002	1,800
6112	937374	LYONS RD	Broward County Line	SW 18th St	6	6	31,352	31,256	30,462	33,000	46,134	59,435	43,800
6410	937372	LYONS RD	SW 18th St	Palmetto Park Rd	4	6	34,318	26,501	28,707	30,500	34,620	48,812	42,900
6406	937371	LYONS RD	Palmetto Park Rd	Glades Rd	4	4	30,081	22,599	28,072	28,500	27,120	38,219	39,600
6404	937370	LYONS RD	Glades Rd	Kimberly Rd	6	6	34,131	32,163	33,892	35,118	34,805	51,530	50,200
6424	937373	LYONS RD	Kimberly Rd	Yamato Rd	6	6	26,568	20,861	28,538	29,113	26,824	39,329	41,800
6416	938553	LYONS RD	Yamato Rd	Clint Moore Rd	4	4	14,896	16,080	19,936	20,806	20,455	33,575	32,700
6114	937375	LYONS RD	Clint Moore Rd	158 Rd S	4	4	7,411	6,499	14,399	16,479	9,431	19,511	24,500
5406	937375	LYONS RD	158 Rd S	Atlantic Ave	4	4	8,508	6,642	15,262	16,154	9,431	19,511	25,300
5112	937375	LYONS RD	Atlantic Ave	Flavor Pict Rd	2	4		-	11,585	14,473	9,431	19,511	24,000
5110	937311	LYONS RD	Flavor Pict Rd	Boynton Beach Blvd	2	4		-	12,523	15,434	11,075	35,681	40,300
5108	937311	LYONS RD	Boynton Beach Blvd	Hypoluxo Rd	4	4	14,038	13,879	18,210	20,937	11,075	35,681	42,800
4404	937311	LYONS RD	Hypoluxo Rd	Lantana Rd	4	4	10,644	10,176	11,376	13,909	11,075	35,681	36,700
4405	937311	LYONS RD	Lantana Rd	Lake Worth Rd	4	4	11,768	10,373	11,242	14,334	11,075	35,681	36,200
NEW	PBC063	LYONS RD	Lake Worth Rd	Stribling Way	0	2			-	-	-	20,813	20,800
3462	937480	LYONS RD	Stribling Way	Forest Hill Blvd	2	2	6,691	7,344	8,711	9,792	5,520	11,201	14,400
3460	937134	LYONS RD	Forest Hill Blvd	Dillman Rd	2	2		9,492	11,968	13,819	12,927	16,737	15,500
3466	937135	LYONS RD	Dillman Rd	Southern Blvd	2	2		10,333	13,283	14,619	12,837	14,578	15,100
2616	937129	MAC ARTHUR BLVD	Northlake Blvd	Holly Dr	2	2	7,525	7,787	8,092	7,900	7,615	7,723	8,200
1616	937117	MAPLEWOOD DR	Indian Creek Blvd	Toney Penna Dr	2	2		8,614	9,526	14,800	6,741	8,807	11,600
1618	937117	MAPLEWOOD DR	Toney Penna Dr	Indiantown Rd	4	4		12,423	13,254	14,800	6,741	8,807	15,300

			Morin		LTG		Boynton Land Center		Villages of Windsor		BC Commerce		Valco Property		West Boynton Center		Logan Ranch		Boynton Beach Place		17-PP Middle School		Total	
			% Project Traffic	Daily: 103 Volume	% Project Traffic	Daily: 154 Volume	% Project Traffic	Daily: 1,344 Volume	% Project Traffic	Daily: 730 Volume	% Project Traffic	Daily: 2,471 Volume	% Project Traffic	Daily: 470 Volume	% Project Traffic	Daily: 393 Volume	% Project Traffic	Daily: 1,628 Volume	% Project Traffic	Daily: 1,073 Volume	% Project Traffic	Daily: 2,865 Volume		
ROADWAY	FROM	TO																						
Boynton Beach Blvd.	US 441	Lyons Road	30%	31	35%	54	20%	269	5%	37	15%	371	15%	71	25%	98	15%	244	0%	0	20%	326	1,501	
Boynton Beach Blvd.	Lyons Road	Project Univerway	25%	26	15%	23	15%	202	15%	110	35%	865	35%	165	45%	177	40%	651	0%	0	10%	163	2,382	
Boynton Beach Blvd.	Project Driveaway	Florida's Turnpike	25%	26	15%	23	15%	202	15%	110	100%	2,471	100%	470	45%	177	60%	977	0%	0	33%	537	4,993	
Boynton Beach Blvd.	Florida's Turnpike	Hagen Ranch Road	10%	10	10%	15	5%	67	5%	37	35%	865	35%	165	25%	98	35%	570	0%	0	25%	407	2,234	
Lyons Road	Hopeloe Road	Boynton Beach Boulevard	2%	2	10%	15	5%	67	30%	219	10%	247	10%	47	10%	39	15%	244	0%	0	15%	244	1,124	
Lyons Road	Boynton Beach Boulevard	Flavor Pct I Road	3%	3	10%	15	5%	67	10%	73	10%	247	10%	47	10%	39	10%	163	0%	0	20%	326	980	
Lyons Road	Flavor Pct I Road	W Atlantic Ave	3%	3	10%	15	5%	67	10%	73	10%	247	10%	47	10%	39	10%	163	0%	0	20%	326	980	
Hagen Ranch Road	Gateway Blvd.	Boynton Beach Boulevard	0%	0	0%	0	0%	0	0%	0	5%	124	5%	24	5%	20	0%	0	0%	0	5%	81	249	
Hagen Ranch Road	Boynton Beach Boulevard	Pipers Glenn Blvd.	0%	0	0%	0	0%	0	0%	0	5%	124	5%	24	5%	20	0%	0	0%	0	5%	81	249	

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		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	
			PBC TPA TRAFFIC VOLUME	DISTRIBUTION (%)										
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.

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 PEAK HOUR		AM PEAK HOUR DIRECTIONAL			BACKGROUND GROWTH USED	TOTAL BACKGROUND	2027 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS E	MEETS LOS STD.	
				TRAFFIC	PROJECT DISTRIBUTION	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 PEAK HOUR TRAFFIC	PM PEAK HOUR DIRECTIONAL							TOTAL BACKGROUND TRAFFIC	2027 TOTAL TRAFFIC	ASSURED LANES	CLASS	MEETS LOS STD.
					PROJECT DISTRIBUTION	PROJECT TRIPS	MAJOR PROJECT	1.0% GROWTH	BACKGROUND GROWTH USED	TOTAL BACKGROUND TRAFFIC						
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

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	LANES	LOS D CAPACITY	TRIP INCREASE	2045		V/C RATIO	PROJECT SIGNIFICANCE*
								PBC MPO TRAFFIC VOLUME	TOTAL 2045 TRAFFIC		
BOYNTON BEACH BOULEVARD	HAGEN RANCH ROAD	JOG ROAD	30%	322	6D	50,300	0.64%	53,600	53,922	1.07	NO
BOYNTON BEACH BOULEVARD	JOG ROAD	EL CLAIR RANCH ROAD	30%	322	6D	50,300	0.64%	49,800	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	1.09	NO
JOG ROAD	GATEWAY BOULEVARD	BOYNTON BEACH BOULEVARD	20%	215	6D	50,300	0.43%	45,600	45,815	0.91	NO
JOG ROAD	BOYNTON BEACH BOULEVARD	WOOLBRIGHT ROAD	20%	215	6D	50,300	0.43%	34,800	35,015	0.70	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.

BOYNTON LAND COMMERCE

03/31/22
Revised: 04/19/22
Revised: 06/03/22

TABLE 4
TRAFFIC GENERATION INCREASE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING FUTURE LAND USE DESIGNATION =	736	17	9	8	45	23	22
PROPOSED FUTURE LAND USE DESIGNATION =	2,080	447	179	268	320	128	192
INCREASE =	1,344	430	170	260	275	105	170

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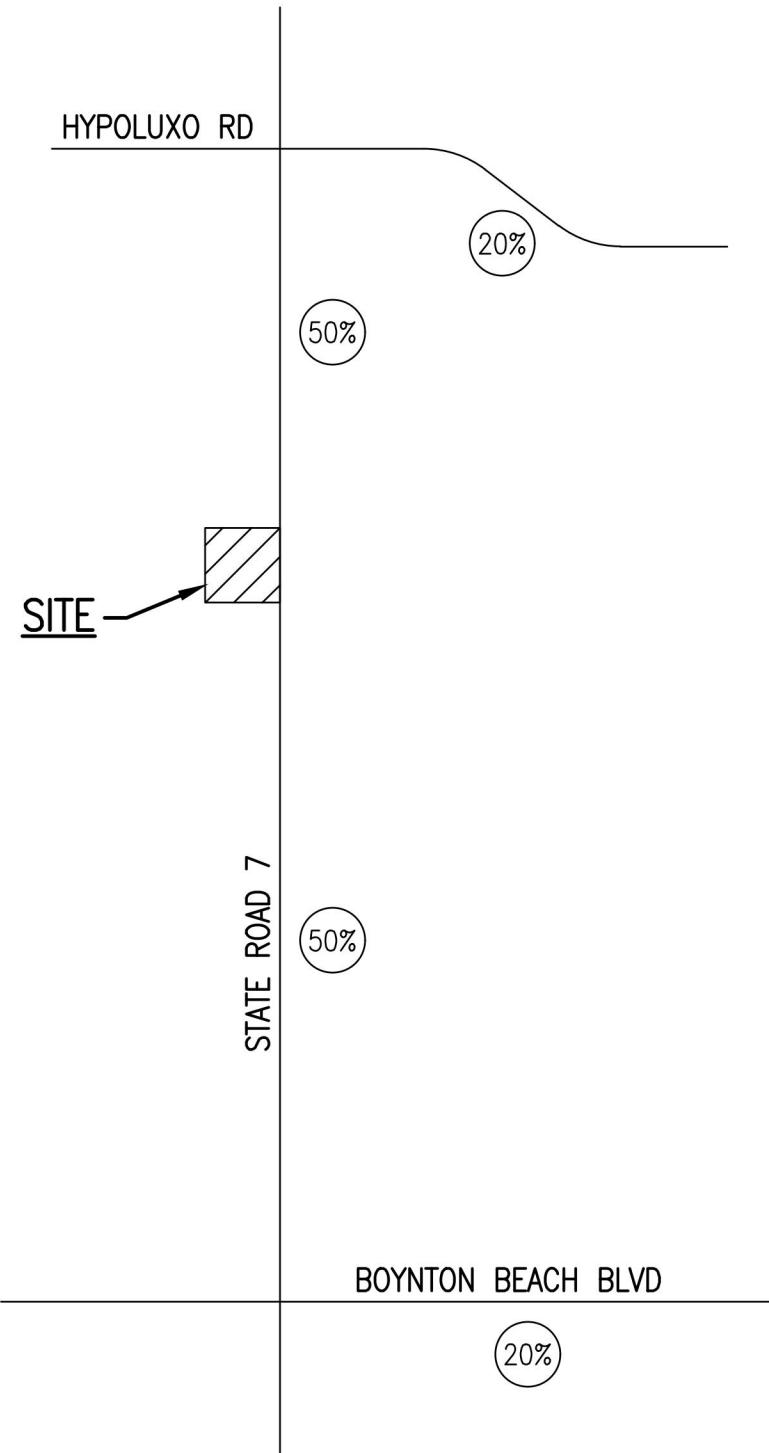


FIGURE 1
PROJECT DISTRIBUTION

LEGEND

(20%) PROJECT DISTRIBUTION

**BOYNTON LAND
COMMERCE**

22-072 AL 04-01-22

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 Pct Road	4LD	33,200	40,300	152	40,452	1.22	10%	163	0.49%	No
Lyons Road	Flavor Pct Road	W Atlantic Ave	4LD	33,200	24,000	152	24,152	0.73	10%	163	0.49%	No

TABLE 3
TRAFFIC GENERATION INCREASE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING FUTURE LAND USE DESIGNATION =	542	14	7	7	40	20	20
PROPOSED FUTURE LAND USE DESIGNATION =	696	135	86	49	107	43	64
INCREASE =	154	121	79	42	67	23	44

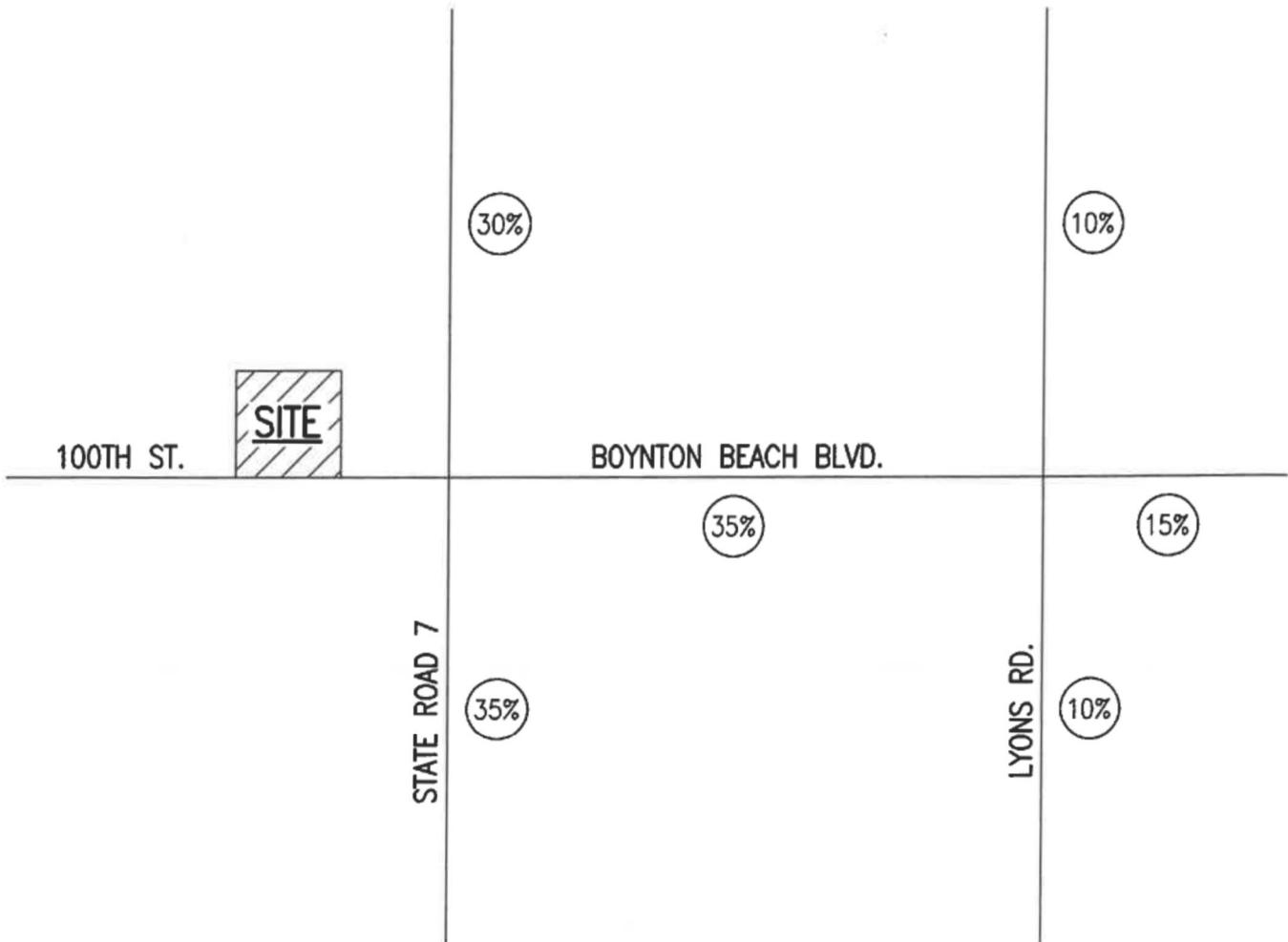


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LEGEND

15% PROJECT DISTRIBUTION

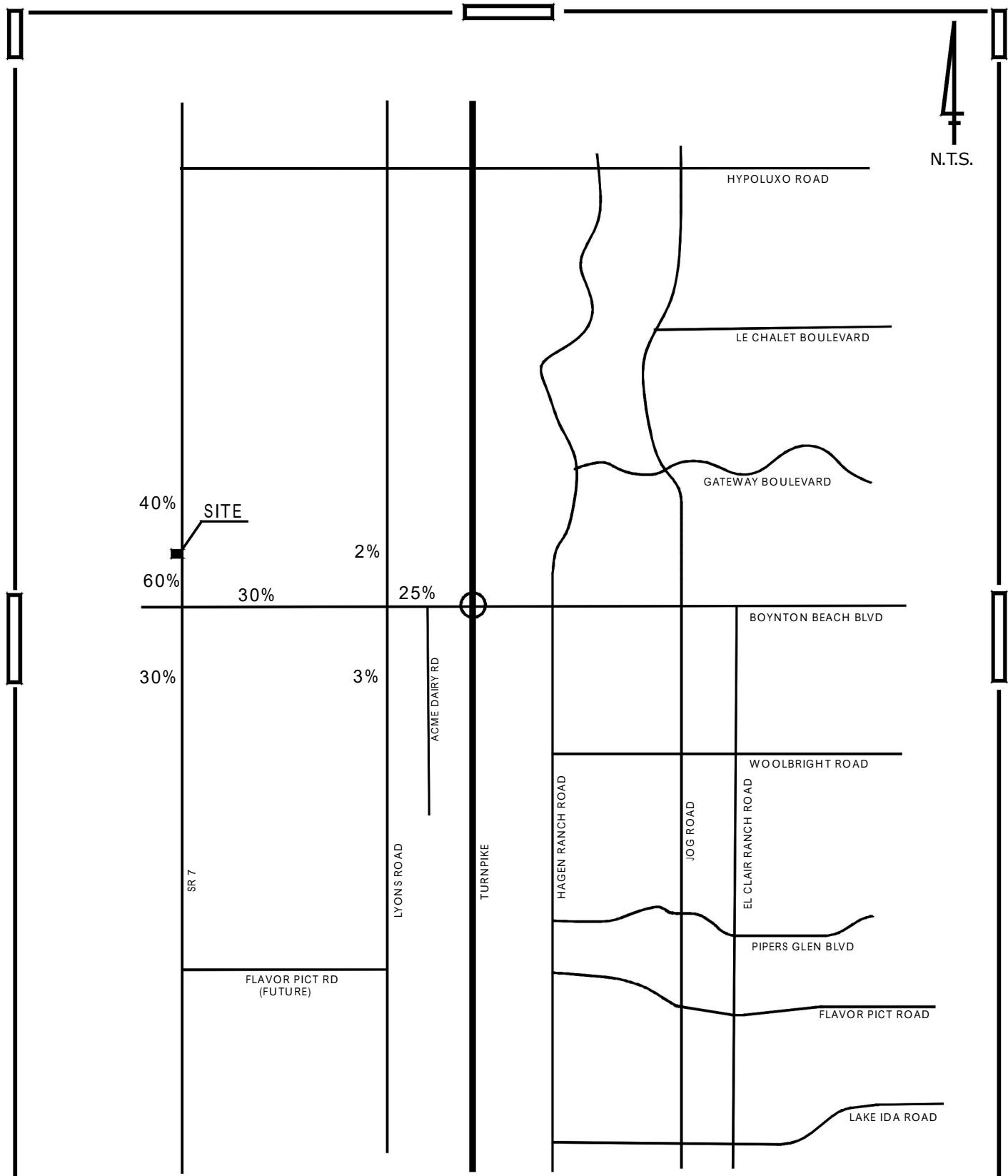
FIGURE 1
PROJECT DISTRIBUTION

LTG SPORTS TURF

22-059 AL 04-01-22

Exhibit 2C
Morin/Connolly Commerce FLUA
Trip Generation Comparison

	<u>Daily</u>	AM Peak Hour			PM Peak Hour		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Existing FLU (AGR)	369	5	5	10	14	13	27
Proposed FLU (IND)	472	47	70	117	29	44	73
Net New Trips:	103	42	65	107	15	31	46



PTC22-013
3/7/22

MORIN/CONNOLLY
COMMERCE FLUA

EXHIBIT 3
PROJECT TRAFFIC DISTRIBUTION

PTC

VALICO PROPERTY

06/22/22

TABLE 1
EXISTING AGR FUTURE LAND USE DESIGNATION

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In Out	Gross Trips			Internalization % Total		External Trips			Pass-by % Trips	Net Trips		
Nursery (Garden Center)	817	5	Acre	108.10		541			0		541			0%	0	541	
Nursery (Wholesale)	818	32.95	Acre	19.5 ^c		643			0		643			0%	0	643	
Grand Totals:						1,184		0.0%	0		1,184			0%	0	1,184	

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In Out	Gross Trips			Internalization % In Out Total		External Trips			Pass-by % Trips	Net Trips			
		In	Out			In	Out	Total	%	In	Out	Total	In	Out	Total	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	32.95	Acre	0.26	0.50 0.50	5	4	9	0.0%	0	0	0	5	4	9	0%	0	5 4 9
Grand Totals:						12	11	23	0.0%	0	0	0	12	11	23	0%	0	12 11 23

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In Out	Gross Trips			Internalization % In Out Total		External Trips			Pass-by % Trips	Net Trips			
		In	Out			In	Out	Total	%	In	Out	Total	In	Out	Total	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	32.95	Acre	0.45	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 EH FUTURE LAND USE DESIGNATION - 304 DU

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Out	Gross Trips			Internalization			External Trips			Pass-by %		Net Trips		
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	304	Dwelling Units	5.44			1,654			0			1,654			0%		0		1,654
		Grand Totals:					1,654			0.0%			1,654							1,654

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Out	Gross Trips			Internalization			External Trips			Pass-by %		Net Trips			
		In	Out				In	Out	Total	%	In	Out	Total	In	Out	Total	In	Out	Total		
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	304	Dwelling Units	0.36	0.26	0.74	28	81	109	0.0%	0	0	0	28	81	109	0%	0	28	81	109
		Grand Totals:					28	81	109	0.0%	0	0	0	28	81	109			28	81	109

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Out	Gross Trips			Internalization			External Trips			Pass-by %		Net Trips			
		In	Out				In	Out	Total	%	In	Out	Total	In	Out	Total	In	Out	Total		
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	304	Dwelling Units	0.44	0.61	0.39	82	52	134	0.0%	0	0	0	82	52	134	0%	0	82	52	134
		Grand Totals:					82	52	134	0.0%	0	0	0	82	52	134			82	52	134

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



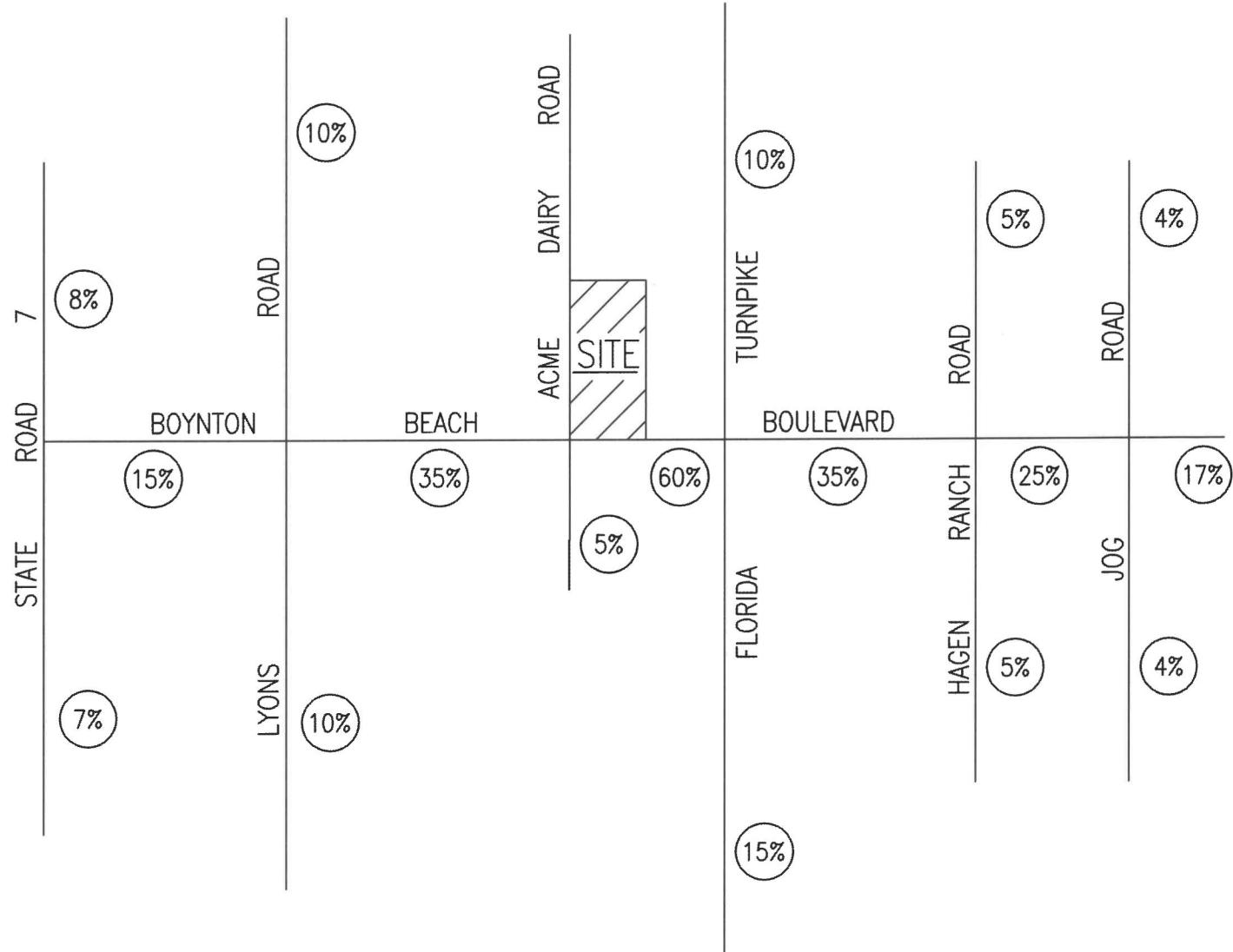
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PROJECT DISTRIBUTION

LEGEND

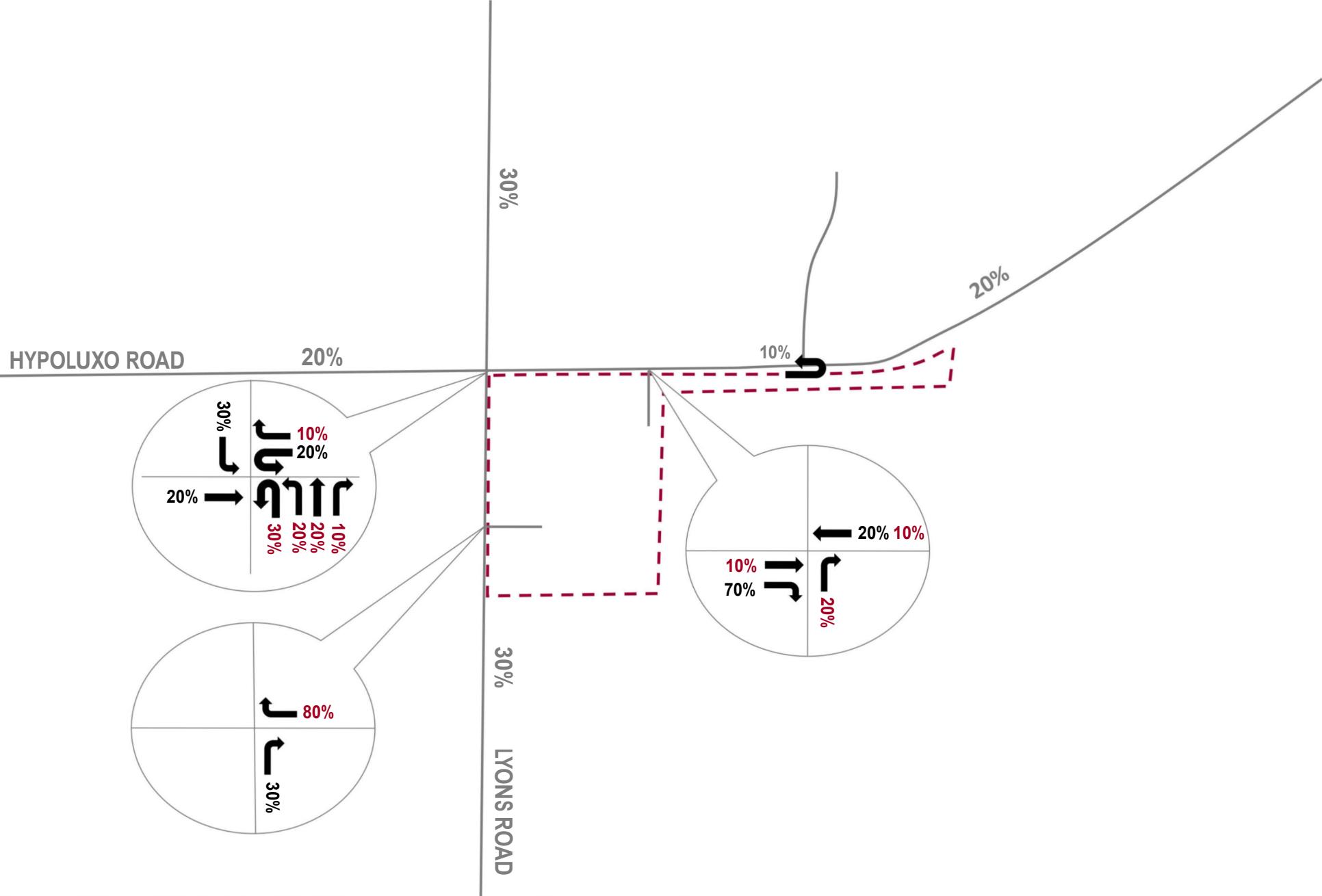
(35%) PROJECT DISTRIBUTION

VALICO PROPERTY

22-052A BK 06-22-22

Table 2: Trip Generation (Existing FLU vs Proposed FLU)

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Future Land Use								
Congregate Care Facility	142 DU	287	10	6	4	26	14	12
		<i>Subtotal</i>	287	10	6	26	14	12
Pass-By Capture								
Congregate Care Facility	0.0%	0	0	0	0	0	0	0
		<i>Subtotal</i>	0	0	0	0	0	0
Driveway Volumes			287	10	6	26	14	12
Net New External Trips			287	10	6	26	14	12
Maximum Future Land Use								
Multifamily Mid-Rise	95 DU	517	34	9	25	42	26	16
		<i>Subtotal</i>	517	34	9	42	26	16
Pass-By Capture								
Multifamily Mid-Rise	0.0%	0	0	0	0	0	0	0
		<i>Subtotal</i>	0	0	0	0	0	0
Driveway Volumes			517	34	9	42	26	16
Net New External Trips (Short-Term)			517	34	9	42	26	16
Proposed Future Land Use								
Multifamily Mid-Rise	187 DU	1,017	67	17	50	82	50	32
		<i>Subtotal</i>	1,017	67	17	50	82	32
Pass-By Capture								
Multifamily Mid-Rise	0.0%	0	0	0	0	0	0	0
		<i>Subtotal</i>	0	0	0	0	0	0
Driveway Volumes			1,017	67	17	50	50	32
Net New External Trips (Short-Term)			1,017	67	17	50	50	32
Proposed Net External Trips-Existing Net New External Trips (Long-Term)			730	57	11	46	36	20
Radius of Development Influence:			1 miles					
Land Use	Daily		AM Peak Hour			PM Peak Hour		Pass By
Congregate Care Facility	2.02 trips/DU		0.07 trips/DU (60% in, 40% out)			0.18 trips/DU (53% in, 47% out)		0.0%
Multifamily Mid-Rise	5.44 trips/DU		0.36 trips/DU (26% in, 74% out)			0.44 trips/DU (61% in, 39% out)		0.0%



**FIGURE 2: PROJECT TRAFFIC DISTRIBUTION
VILLAGES OF WINDSOR
140468000**



LEGEND

- SITE LOCATION:** Indicated by a dashed red rectangle.
- XX INBOUND DISTRIBUTION:** Indicated by a solid black arrow pointing towards the intersection.
- XX OUTBOUND DISTRIBUTION:** Indicated by a solid black arrow pointing away from the intersection.

WEST BOYNTON CENTER

04/04/2019

TABLE 1
EXISTING CL FUTURE LAND USE DESIGNATION - 48,000 SF LIMIT

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Out	Gross Trips			Internalization %		Total		External Trips			Pass-by %		Trips	Net Trips	
Gen. Commercial ^a	820	48,000		S.F.	$\ln(T) = 0.68 \ln(X) + 5.57^d$		3,650			0		3,650		3,650			47%	1,722	1,928		
		Grand Totals:					3,650			0.0%		0		3,650			47%	1,722	1,928		

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Out	Gross Trips			Internalization %		In	Out	Total	External Trips			Pass-by %		Trips	Net Trips	
Gen. Commercial ^a	820	48,000	S.F.	0.94	0.62	0.38	28	17	45	0.0%		0	0	0	28	17	45	47%	21	15	9	24
		Grand Totals:					28			0.0%		0	0	0	28	17	45	47%	21	15	9	24

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Out	Gross Trips			Internalization %		In	Out	Total	External Trips			Pass-by %		Trips	Net Trips	
Gen. Commercial ^a	820	48,000	S.F.	$\ln(T) = 0.74 \ln(X) + 2.89^f$	0.48	0.52	152	164	316	0.0%		0	0	0	152	164	316	47%	149	80	87	167
		Grand Totals:					152			0.0%		0	0	0	152	164	316	47%	149	80	87	167

WEST BOYNTON CENTER

04/04/2019

TABLE 2
PROPOSED CL FUTURE LAND USE DESIGNATION - 59,677 SF

Daily 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	In	Out	%	Trips	
Gen. Commercial*	820	59,677	S.F.	$\ln(T) = 0.68 \ln(X) + 5.57^d$				4,232			0			4,232			45%	1,911	2,321
		Grand Totals:						4,232	0.0%		0			4,232			45%	1,911	2,321

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	In	Out	Total	%	In	Out	Total	In	Out	Total	In	Out	In	Out	Total
Gen. Commercial*	820	59,677	S.F.	0.94	0.62	0.38	35	21	56	0.0%	0	0	0	35	21	56	45%	25	19	12	31
		Grand Totals:					35	21	56	0.0%	0	0	0	35	21	56	45%	25	19	12	31

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	In	Out	Total	%	In	Out	Total	In	Out	Total	In	Out	In	Out	Total
Gen. Commercial*	820	59,677	S.F.	$\ln(T) = 0.74 \ln(X) + 2.89^f$	0.48	0.52	178	193	371	0.0%	0	0	0	178	193	371	45%	168	98	105	203
		Grand Totals:					178	193	371	0.0%	0	0	0	178	193	371	45%	168	98	105	203

WEST BOYNTON CENTER

04/04/2019

*- To approval
Traffic Allocation*

TABLE 4
PROPOSED DEVELOPMENT PLAN

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split	Gross Trips			Internalization			External Trips			Pass-by %	Trips	Net Trips
		In	Out		In	Out	Total	%	In	Out	Total	In	Out	Total			
Mini-Warehouse/SS	151	130,000	S.F.	1.51			196			0			196		10%	20	176
Gen. Commercial ^a	820	15,000	S.F.	$\ln(T) = 0.68 \ln(X) + 5.57^d$			1,655			0			1,655		58%	960	695
Fast Food Rest. + DT	934	5,000	S.F.	470.95			2,355			0			2,355		49%	1,154	1,201
		Grand Totals:					4,206		0.0%	0			4,206		51%	2,134	2,072

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split	Gross Trips			Internalization			External Trips			Pass-by %	Trips	Net Trips				
		In	Out		In	Out	Total	%	In	Out	Total	In	Out	Total		In	Out	Total			
Mini-Warehouse/SS	151	130,000	S.F.	0.10	0.60	0.40	8	5	13	0.0%	0	0	0	8	5	13	10%	1	7	5	12
Gen. Commercial ^a	820	15,000	S.F.	0.94	0.62	0.38	9	5	14	0.0%	0	0	0	9	5	14	58%	8	4	2	6
Fast Food Rest. + DT	934	5,000	S.F.	40.19	0.51	0.49	103	98	201	0.0%	0	0	0	103	98	201	49%	98	53	50	103
		Grand Totals:					120	108	228	0.0%	0	0	0	120	108	228	47%	107	64	57	121

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split	Gross Trips			Internalization			External Trips			Pass-by %	Trips	Net Trips				
		In	Out		In	Out	Total	%	In	Out	Total	In	Out	Total		In	Out	Total			
Mini-Warehouse/SS	151	130,000	S.F.	0.17	0.47	0.53	10	12	22	0.0%	0	0	0	10	12	22	10%	2	9	11	20
Gen. Commercial ^a	820	15,000	S.F.	$\ln(T) = 0.74 \ln(X) + 2.89^f$	0.48	0.52	64	69	133	0.0%	0	0	0	64	69	133	58%	77	27	29	56
Fast Food Rest. + DT	934	5,000	S.F.	32.67	0.52	0.48	85	78	163	0.0%	0	0	0	85	78	163	49%	80	43	40	83
		Grand Totals:					159	159	318	0.0%	0	0	0	159	159	318	50%	159	79	80	159

WEST BOYNTON CENTER

04/04/2019

TABLE 3
TRAFFIC GENERATION INCREASE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	1,928	24	15	9	167	80	87
PROPOSED DEVELOPMENT =	2,321	31	19	12	203	98	105
INCREASE =	393	7	4	3	36	18	18

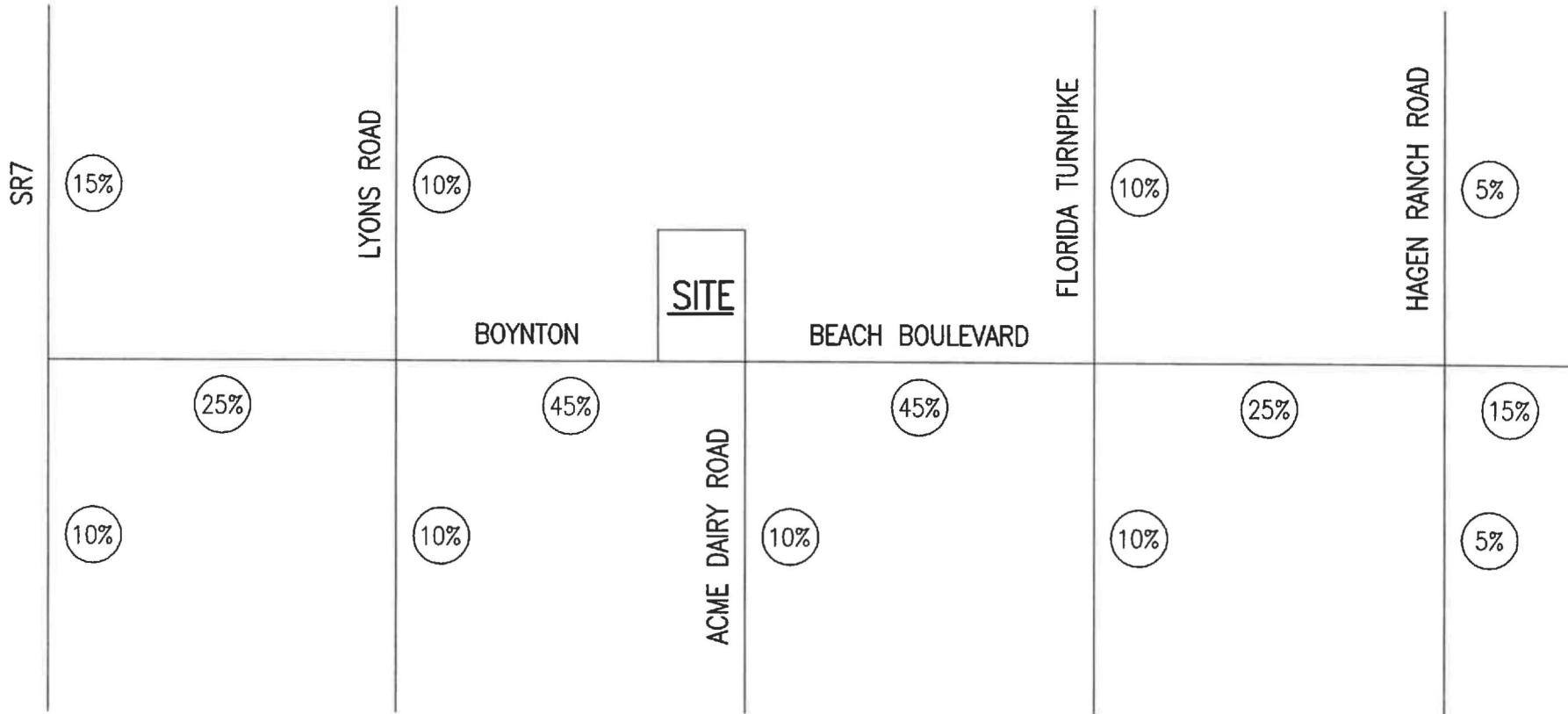


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LEGEND

15% PROJECT DISTRIBUTION

PROJECT DISTRIBUTION

WEST BOYNTON CENTER

15-122 BK 10-04-18

APPENDIX A

YEAR 2040 ANALYSIS

WEST BOYNTON CENTER

04/04/2019

TABLE 5
(YEAR 2040)
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: West Boynton Center
EXISTING FUTURE LAND USE DESIGNATION: CL
TRIPS PER DAY = 1,928
PROPOSED FUTURE LAND USE DESIGNATION: CL
TRIPS PER DAY = 2,321
TRIP DECREASE = 393

ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS D CAPACITY	TRIP INCREASE	2040 PBC MPO TRAFFIC VOLUME	TOTAL 2040 TRAFFIC	V/C RATIO	PROJECT SIGNIFICANCE*
BOYNTON BEACH BOULEVARD	LYONS ROAD	ACME DAIRY ROAD	45%	177	6D	50,300	0.35%	47,300	47,477	0.94	NO
BOYNTON BEACH BOULEVARD	ACME DAIRY ROAD	FLORIDA TURNPIKE	45%	177	6D	50,300	0.35%	47,300	47,477	0.94	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.

17-PP MIDDLE SCHOOL

10/02/2020

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips	Internalization %	Total	External Trips	Pass-by % Trips	Net Trips
Middle/Junior School	522	1,345 Students	2.13		2,865		0	2,865	0% 0	2,865
		Grand Totals:			2,865	0.0%	0	2,865	0% 0	2,865

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips	Internalization %	External Trips	Pass-by % Trips	Net Trips
				In Out	In Out Total	In Out Total	In Out Total	In Out	In Out Total
Middle/Junior School	522	1,345 Students	0.58	0.54 0.46	421 359 780	0.0%	0 0 0	421 359 780	0% 0 421 359 780
		Grand Totals:			421 359 780	0.0%	0 0 0	421 359 780	0% 0 421 359 780

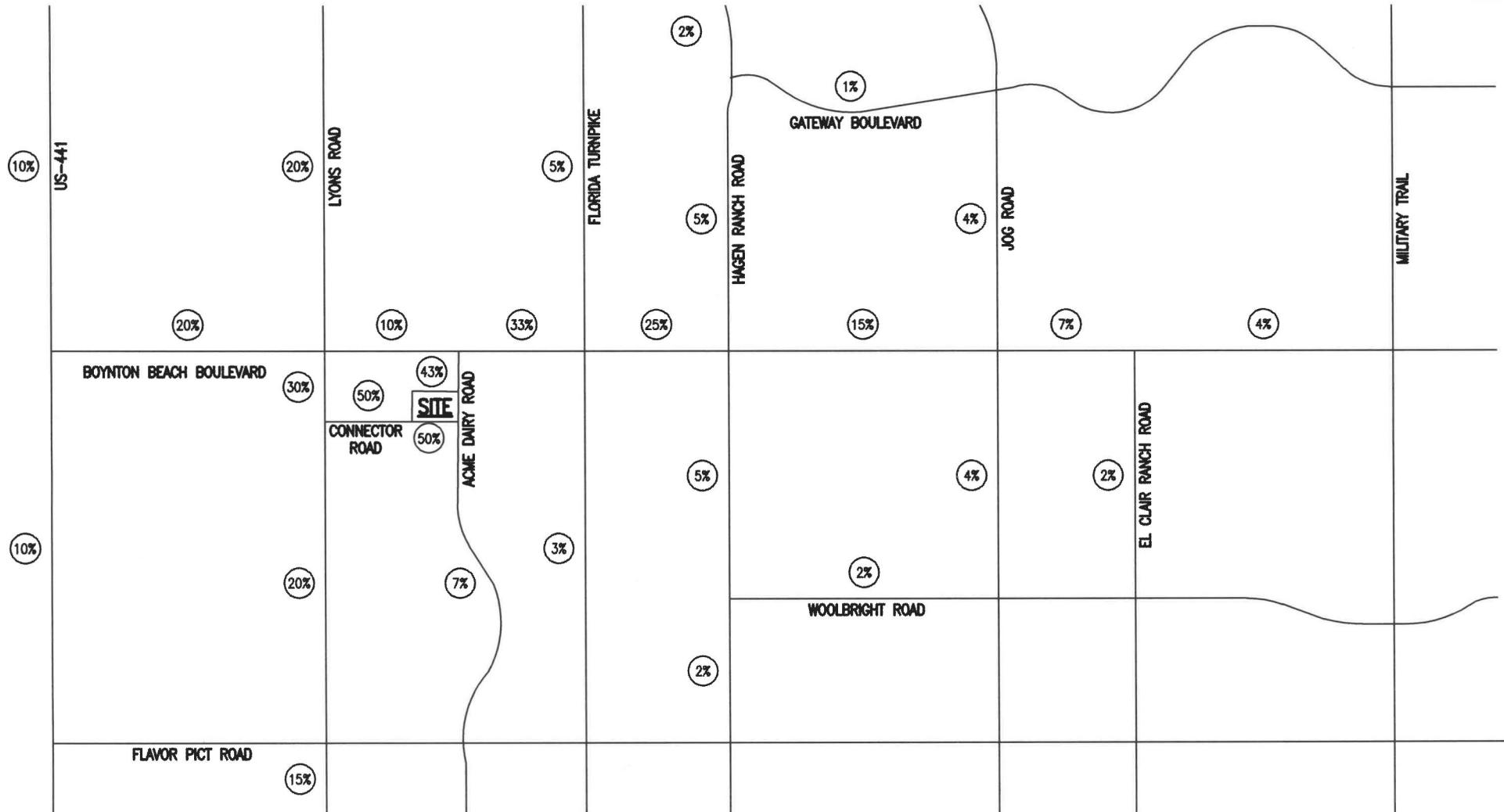
TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips	Internalization %	External Trips	Pass-by % Trips	Net Trips
				In Out	In Out Total	In Out Total	In Out Total	In Out	In Out Total
Middle/Junior School	522	1,345 Students	0.17	0.49 0.51	112 117 229	0.0%	0 0 0	112 117 229	0% 0 112 117 229
		Grand Totals:			112 117 229	0.0%	0 0 0	112 117 229	0% 0 112 117 229



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17-PP MIDDLE SCHOOL

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