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**Palm Beach County
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July 10, 2023

Natalia T. Lercari, P.E.
McMahon, a Bowman Company.
2090 Palm Beach Lakes Boulevard, Suite 400
West Palm Beach, FL 33409

**RE: GoldCoast Logistics FLUA
FLUA Amendment Policy 3.5-d Review
Round 2022-24-A**

Dear Ms. Lercari:

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 July 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:	NW corner of the intersection of State Road 7 and La Reina Road	
PCN:	00-42-43-27-05-067-0281 (<i>other on file</i>)	
Acres:	6.33 +/- acres	
	Current FLU	Proposed FLU
FLU:	Agricultural Reserve (AGR)	Industrial Commerce (CMR)/ Agricultural Reserve (AGR)
Zoning:	Agricultural Residential (AR)	Multiple Use Planned Development (MUPD)/Light Industrial District (IL)
Density/ Intensity:	0.15 FAR	0.45 FAR
Maximum Potential:	Nursery (Garden Center) = 5 acres Nursery (Wholesale) = 1.33 acres	General Light Industrial = 96,508 SF (<i>Using max FAR = 0.35</i>)
Proposed Potential:	None	Warehouse = 67,550 SF General Office = 28,952 SF
Net Daily Trips:	-144 (maximum – current) -180 (proposed – current)	
Net PH Trips:	64 (59/5) AM, 57 (6/51) PM (maximum) 50 (44/6) AM, 49 (8/41) PM (proposed)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

Based on the review, the Traffic Division has concluded that the proposed amendment will have a negligible impact on traffic. The Long Range analysis



Natalia T. Lercari, P.E.

July 10, 2023

Page 2

suggests reduced impact, while Test 2 analysis shows insignificance on the roadway network. These findings **meet** Policy 3.5-d of the Palm Beach County Comprehensive Plan's Future Land Use Element at the **maximum potential density** shown above.

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 be "DS", followed by a horizontal line.

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb

ec:

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

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\24-A\GoldCoast Logistics FLUA.docx

Olympus FLUA Traffic Analysis

Palm Beach County, FL

McMahon Project No. M22A80.01

Prepared for:

Olympus Development
1425 Madeline Lane
Elgin, IL 60124

July 2023

Olympus FLUA Traffic Analysis

Palm Beach County, FL

Prepared for:

Olympus Development
1425 Madeline Lane Elgin
Chicago, IL 60124

Prepared by:

McMahon, a Bowman Company
2090 Palm Beach Lakes Blvd, Suite 400
West Palm Beach, FL 33409
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State of Florida, Board of Professional Engineers
Certificate of Authorization No. 4908

July 2023

TABLE OF CONTENTS

Introduction..... 1

Trip Generation Analysis 2

 Current Future Land Use Designation (Maximum Development Potential)..... 2

 Proposed Future Land Use Designation (Maximum Development Potential)..... 2

 Proposed Future Land Use Designation (Proposed Development Potential)..... 2

 Current versus Maximum..... 2

 Current versus Proposed..... 2

Radius of Influence 4

 Five Year Analysis – Year 2028 4

 Long Range Analysis – Year 2045..... 4

Project Access and Distribution..... 4

Five Year Analysis – Year 2028..... 7

 Significance Analysis..... 7

Long Range Analysis – Year 2045 8

Conclusions 8

LIST OF FIGURES

Figure 1 Site Location 1

Figure 2 Radius of Influence – Five Year Analysis..... 5

Figure 3 Project Distribution 6

LIST OF TABLES

Table 1 Trip Generation Analysis – Current Versus Maximum 3

Table 2 Trip Generation Analysis – Current Versus Proposed 3

Table 3 AM Peak Hour Significance Analysis – Test 2 7

Table 4 PM Peak Hour Significance Analysis – Test 2..... 7

APPENDICES

APPENDIX A Palm Beach County Data

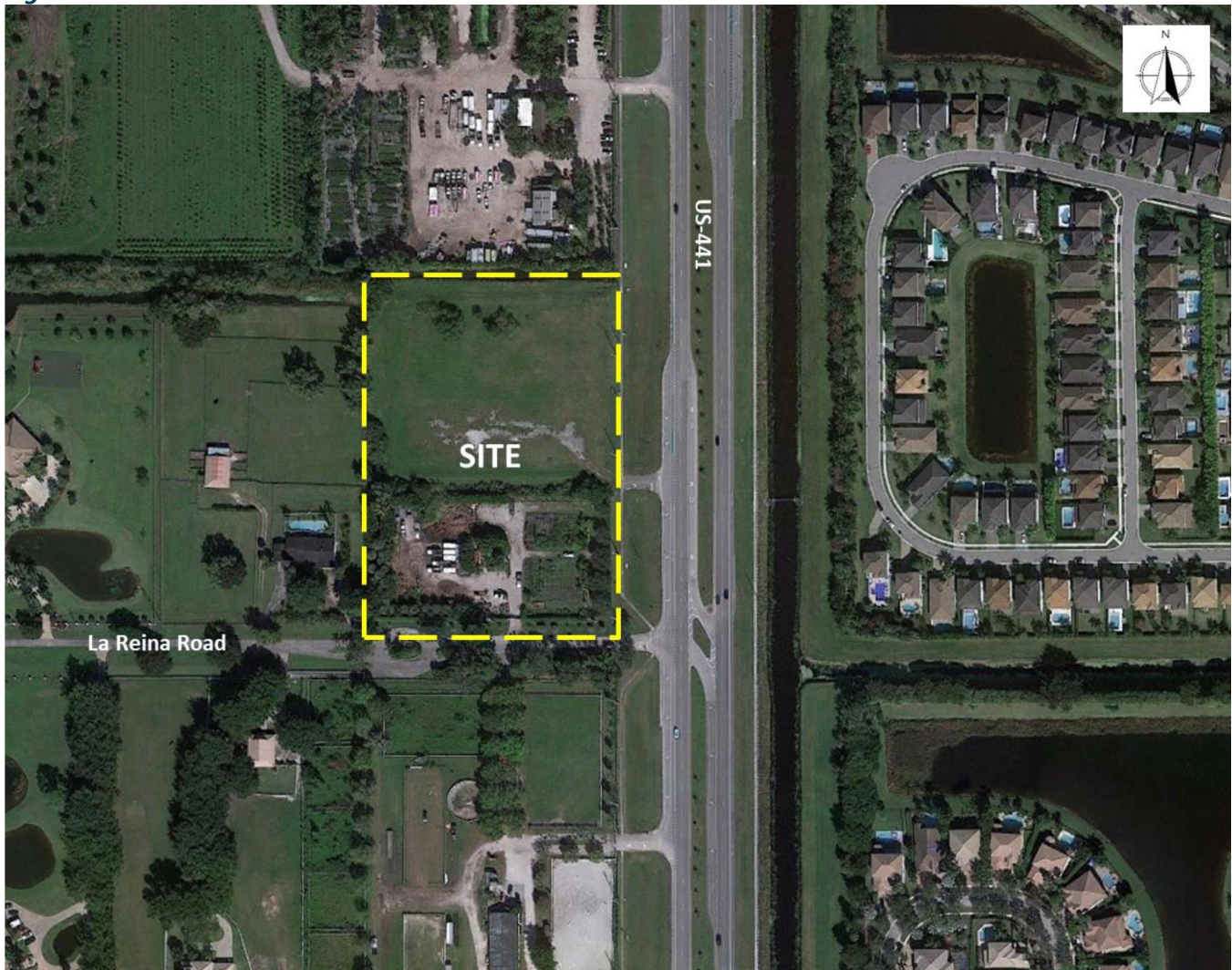
Introduction

McMahon, a Bowman company, (McMahon) has completed a traffic analysis associated with the Future Land Use Atlas (FLUA) amendment application for a site located at the northwest corner of US-441 and La Reina Road, in Palm Beach County, Florida. The study parcel, which includes a total of 6.33 acres, is located within Parcel Control Numbers (PCN) 00-42-43-27-05-067-0283 and 00-42-43-27-05-067-0281. The site location is graphically depicted on **Figure 1**.

The current future land use designation for the parcels is Agricultural Reserve (AGR). The proposed future land use designation for the parcels is Industrial Commerce (CMR), with a maximum FAR of 0.35.

The traffic analysis evaluated the potential traffic impact of the proposed land use amendment on the surrounding roadway in accordance with Palm Beach County's *2022 Future Land Use Atlas Amendment Instructions*.

Figure 1 Site Location



Trip Generation Analysis

Current Future Land Use Designation (Maximum Development Potential)

The current future land use designation for the parcel is AGR. The subject parcel is 6.33 acres. Based on coordination with Palm Beach County, five (5) acres was designated as Nursery (Garden Center) and 1.33 acres was designated as Nursery (Wholesale). Using information obtained from Palm Beach County, dated July 25, 2022, trip generation analysis was performed for the maximum development potential under the current future land use designation. Land Use 817, Nursery (Garden Center), and 818, Nursery (Wholesale), were used for analysis purposes. Results of the trip generation analysis, summarized in **Table 1** and **Table 2**, indicate that the maximum development under the current future land use designation generates 567 daily trips, 14 AM peak hour trips, and 40 PM peak hour trips.

Proposed Future Land Use Designation (Maximum Development Potential)

The proposed future land use designation for the parcel is CMR, which has a maximum FAR of 0.35. Given that the subject parcel is 6.33 acres, the maximum intensity under the proposed future land use designation is 2.2155 acres, or 96,508 square feet. Trip generation analysis was performed for the maximum development potential under the proposed future land use designation. Land Use 110 General Light Industrial was used for analysis purposes. Results of the trip generation analysis, summarized in Table 1, indicate that the maximum development under the proposed future land use designation using General Light Industrial generates 423 daily trips, 64 AM peak hour trips, and 57 PM peak hour trips.

Proposed Future Land Use Designation (Proposed Development Potential)

The proposed development for the study parcels includes 67,550 square feet of warehouse and 28,952 square feet of office. Land Use 150 Warehouse and Land Use 710 General Office were used for analysis purposes. Results of the trip generation analysis, summarized in Table 2, indicate that the proposed development under the proposed future land use designation generates 387 daily trips, 50 AM peak hour trips, and 49 PM peak hour trips.

Current versus Maximum

Based on the trip generation analysis summarized in Table 1, the net difference in trips between the maximum development potential under the current future land use designation and the maximum development potential under the proposed future land use designation is a decrease of 144 daily trips, an increase of 50 AM peak hour trips, and an increase of 17 PM peak hour trips.

Current versus Proposed

Based on the trip generation analysis summarized in Table 2, the net difference in trips between the maximum development potential under the current future land use designation and the proposed development potential under the proposed future land use designation is a decrease of 180 daily trips, an increase of 36 AM peak hour trips, and an increase of nine (9) PM peak hour trips.

Table 1 Trip Generation Analysis – Current Versus Maximum

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS-BY ⁽¹⁾	NEW TRIPS				
						IN	OUT	TOTAL		IN	OUT	TOTAL		
DAILY														
CURRENT FUTURE LAND USE DESIGNATION - MAXIMUM INTENSITY														
Nursery (Garden Center)	817	5 Acres	T = 108.10 *(X)	50%	50%	271	270	541	0	0.00%	271	270	541	
Nursery (Wholesale) ⁽²⁾	818	1.33 Acres	T= 19.50 *(X)	50%	50%	13	13	26	0	0.00%	13	13	26	
PROPOSED FUTURE LAND USE DESIGNATION - MAXIMUM INTENSITY														
General Light Industrial	110	96,508 SF	T = 4.87 *(X)	50%	50%	235	235	470	47	10.00%	212	211	423	
NET DIFFERENCE						-49	-48	-97	47		-72	-72	-144	
AM PEAK HOUR														
CURRENT FUTURE LAND USE DESIGNATION - MAXIMUM INTENSITY														
Nursery (Garden Center)	817	5 Acres	T = 2.82 *(X)	50%	50%	7	7	14	0	0.00%	7	7	14	
Nursery (Wholesale)	818	1.33 Acres	T = 0.23 *(X)	50%	50%	0	0	0	0	0.00%	0	0	0	
PROPOSED FUTURE LAND USE DESIGNATION - MAXIMUM INTENSITY														
General Light Industrial	110	96,508 SF	T = 0.74 *(X)	88%	12%	62	9	71	7	10.00%	59	5	64	
NET DIFFERENCE						55	2	57	7		52	-2	50	
PM PEAK HOUR														
CURRENT FUTURE LAND USE DESIGNATION - MAXIMUM INTENSITY														
Nursery (Garden Center)	817	5 Acres	T = 8.06 *(X)	50%	50%	20	20	40	0	0.00%	20	20	40	
Nursery (wholesale)	818	1.33 Acres	T = 0.36 *(X)	50%	50%	0	0	0	0	0.00%	0	0	0	
PROPOSED FUTURE LAND USE DESIGNATION - MAXIMUM INTENSITY														
General Light Industrial	110	96,508 SF	T = 0.65 *(X)	14%	86%	9	54	63	6	10.00%	6	51	57	
NET DIFFERENCE						-11	34	23	6		-14	31	17	

(1) Source: Palm Beach County Trip Generation Rates, dated July 25, 2022

Table 2 Trip Generation Analysis – Current Versus Proposed

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS-BY ⁽¹⁾	NEW TRIPS				
						IN	OUT	TOTAL		IN	OUT	TOTAL		
DAILY														
CURRENT FUTURE LAND USE DESIGNATION - MAXIMUM INTENSITY														
Nursery (Garden Center)	817	5 Acres	T = 108.10 *(X)	50%	50%	271	270	541	0	0.00%	271	270	541	
Nursery (Wholesale)	818	1.33 Acres	T= 19.50 *(X)	50%	50%	13	13	26	0	0.00%	13	13	26	
PROPOSED FUTURE LAND USE DESIGNATION - PROPOSED INTENSITY														
Warehouse	150	67,550 SF	T = 1.71 *(X)	50%	50%	58	58	116	12	10.00%	52	52	104	
General Office	710	28,952 SF	T = 10.84 *(X)	50%	50%	157	157	314	31	10.00%	142	141	283	
NET DIFFERENCE						-69	-68	-137	43		-90	-90	-180	
AM PEAK HOUR														
CURRENT FUTURE LAND USE DESIGNATION - MAXIMUM INTENSITY														
Nursery (Garden Center)	817	5 Acres	T = 2.82 *(X)	50%	50%	7	7	14	0	0.00%	7	7	14	
Nursery (Wholesale)	818	1.33 Acres	T= 0.23 *(X)	50%	50%	0	0	0	0	0.00%	0	0	0	
PROPOSED FUTURE LAND USE DESIGNATION - PROPOSED INTENSITY														
Warehouse	150	67,550 SF	T = 0.17 *(X)	77%	23%	8	3	11	1	10.00%	7	3	10	
General Office	710	28,952 SF	T = 1.52 *(X)	88%	12%	39	5	44	4	10.00%	37	3	40	
NET DIFFERENCE						40	1	41	5		37	-1	36	
PM PEAK HOUR														
CURRENT FUTURE LAND USE DESIGNATION - MAXIMUM INTENSITY														
Nursery (Garden Center)	817	5 Acres	T = 8.06 *(X)	50%	50%	20	20	40	0	0.00%	20	20	40	
Nursery (Wholesale)	818	1.33 Acres	T = 0.36 *(X)	50%	50%	0	0	0	0	0.00%	0	0	0	
PROPOSED FUTURE LAND USE DESIGNATION - PROPOSED INTENSITY														
Warehouse	150	67,550 SF	T = 0.18 *(X)	28%	72%	3	9	12	1	10.00%	3	8	11	
General Office	710	28,952 SF	T = 1.44 *(X)	17%	83%	7	35	42	4	10.00%	5	33	38	
NET DIFFERENCE						-10	24	14	5		-12	21	9	

(1) Source: Palm Beach County Trip Generation Rates, dated July 25, 2022

Radius of Influence

Five Year Analysis – Year 2028

The project will have a radius of influence of a half (0.5) mile, based on the Traffic Performance Standards (TPS) requirements as defined in Article 12 of the Unified Land Development Code. **Figure 2** identifies the major thoroughfare roadways within the radius of influence for the five year analysis.

Long Range Analysis – Year 2045

The project will have no significant impact based on Table 3.5-1, Significant Impact, of the Palm Beach County Comprehensive Plan Future Land Use Element.

Project Access and Distribution

The proposed site will be served by one (1) full access driveway connection to La Reina Road and one (1) right-in, right-out driveway connection to US-441. La Reina Road connects to US-441 via a left-in, right-in, right-out connection.

The distribution of project traffic was based on a review of the existing roadway characteristics, existing land uses, connectivity of the surrounding roadway network, and location of major roadways. Driveway distributions were determined based on a review of available access to and from the site.

The trip distribution percentages were applied to the net new peak hour trip generation to determine the project assignment on each of the roadway links within the project radius of influence. **Figure 3** graphically depicts the traffic distribution onto the surrounding roadway network within a half (0.5) mile of the site and the distribution at the proposed driveway connections.

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Figure 2 Radius of Influence – Five Year Analysis

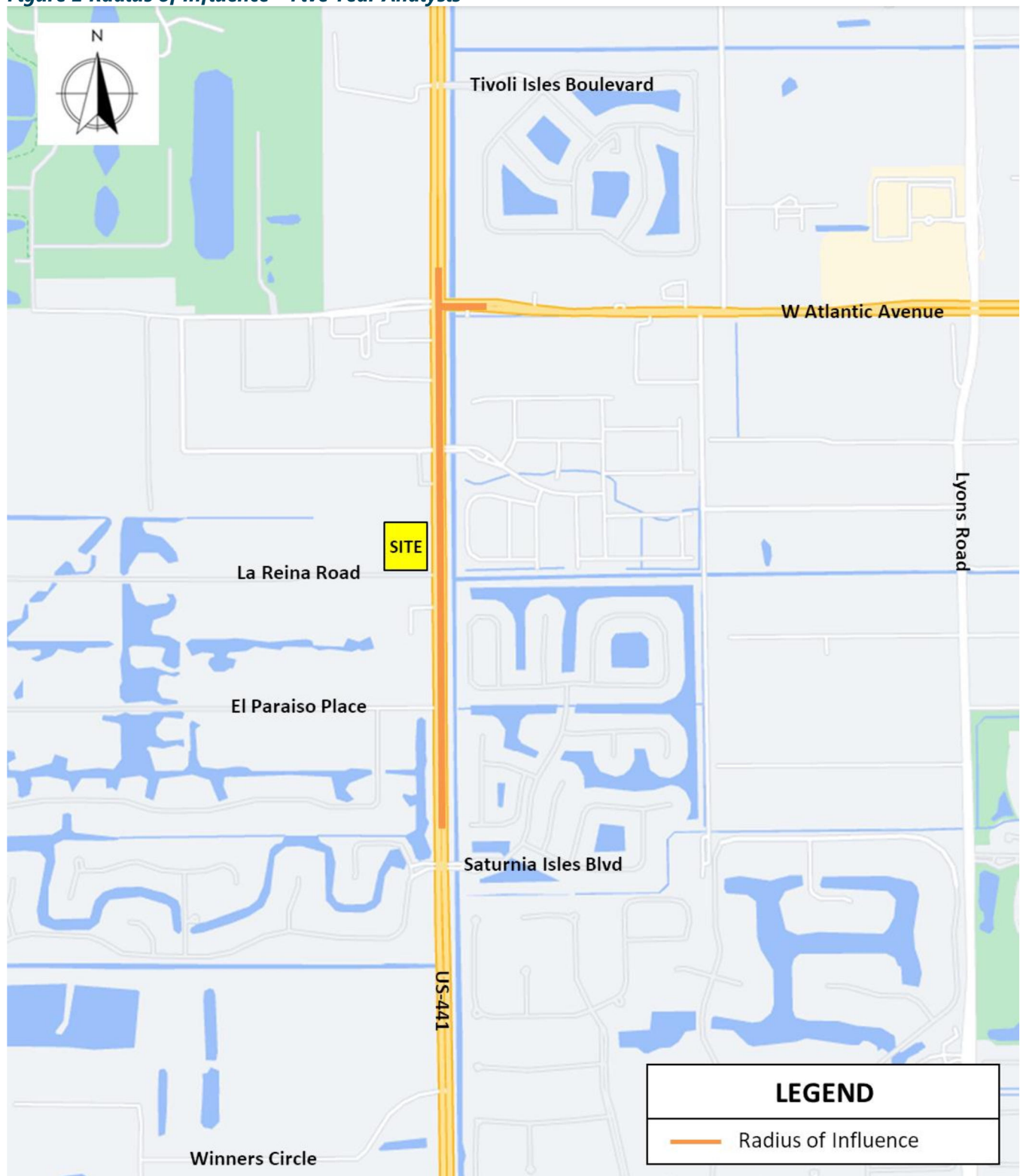
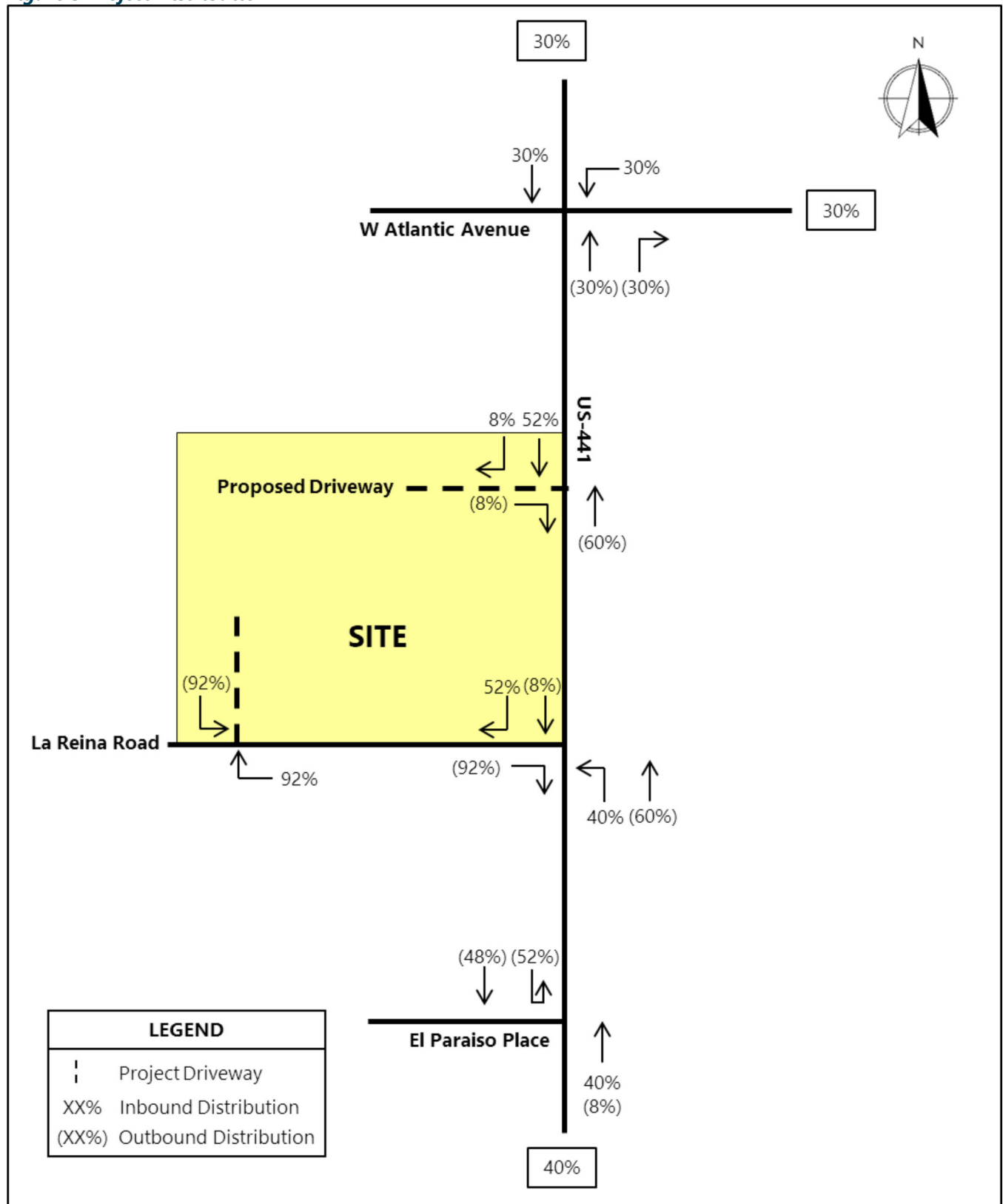


Figure 3 Project Distribution



Five Year Analysis – Year 2028

Test Two considers the five year analysis for peak hour conditions. Significance was determined for all major roadways within the project radius of influence. For those roadways determined to be significant, link capacity analysis was performed in accordance with Article 12.

Significance Analysis

The LOS standard for Test Two is level of service (LOS) E. For links where the project traffic will be five (5) percent or more of the LOS E roadway link capacity threshold for I-95 and three (3) percent or more of the LOS E roadway link capacity threshold for all other roadways, the project will be considered significant on that link. **Table 3** and **Table 4** summarize the significance analysis for AM and PM peak hour conditions, respectively. Results of the analysis indicate that the project trips will not be significant on any of the roadway during AM and PM peak hour conditions. Therefore, link capacity analysis of Test 2 was not required. The link capacity threshold information obtained from Palm Beach County is included in **Appendix A**.

Table 3 AM Peak Hour Significance Analysis – Test 2

ROADWAY	FROM	TO	STATION NUMBER	FACILITY TYPE	DIR.	LOS "E" CAPACITY	INBOUND		OUTBOUND		TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE	SIG. IMPACT?
							PROJECT DIST.	PROJECT TRIPS	PROJECT DIST.	PROJECT TRIPS			
US-441	Flavor Pict Road	W Atlantic Avenue	5400	4LD	NB	3,760	0%	0	30%	2	2	0.05%	No
					SB	3,760	30%	18	0%	0	18	0.48%	No
	W Atlantic Avenue	Gold Coast Way	5404	4LD	NB	1,960	0%	0	60%	3	3	0.15%	No
					SB	1,960	60%	35	0%	0	35	1.79%	No
	Gold Coast Way	La Reina Road	5404	4LD	NB	1,960	0%	0	60%	3	3	0.15%	No
					SB	1,960	52%	31	8%	0	31	1.58%	No
	La Reina Road	El Paraiso Place	5404	4LD	NB	1,960	40%	24	60%	3	27	1.38%	No
					SB	1,960	0%	0	100%	5	5	0.26%	No
	El Paraiso Place	Saturnia Isles Boulevard	5404	4LD	NB	1,960	40%	24	8%	0	24	1.22%	No
US-441					SB	1,960	0%	0	48%	2	2	0.10%	No
	Saturnia Isles Boulevard	Winners Circle	5404	4LD	NB	1,870	40%	24	0%	0	24	1.28%	No
					SB	1,870	0%	0	40%	2	2	0.11%	No
	Winners Circle	Cabernet Drive	6102	4LD	NB	1,870	40%	24	0%	0	24	1.28%	No
					SB	1,870	0%	0	40%	2	2	0.11%	No
	Cabernet Drive	Clint Moore Road	6102	6LD	NB	2,940	40%	24	0%	0	24	0.82%	No
					SB	2,940	0%	0	40%	2	2	0.07%	No
	W Atlantic Avenue	US-441	5403	4LD ⁽¹⁾	EB	1,960	0%	0	30%	1	1	0.05%	No
					WB	1,960	30%	18	0%	0	18	0.92%	No

(1) Facility Type based on FDOT 5-year work program

Table 4 PM Peak Hour Significance Analysis – Test 2

ROADWAY	FROM	TO	STATION NUMBER	FACILITY TYPE	DIR.	LOS "E" CAPACITY	INBOUND		OUTBOUND		TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE	SIG. IMPACT?
							PROJECT DIST.	PROJECT TRIPS	PROJECT DIST.	PROJECT TRIPS			
US-441	Flavor Pict Road	W Atlantic Avenue	5400	4LD	NB	3,760	0%	0	30%	16	16	0.43%	No
					SB	3,760	30%	2	0%	0	2	0.05%	No
	W Atlantic Avenue	Gold Coast Way	5404	4LD	NB	1,960	0%	0	60%	31	31	1.58%	No
					SB	1,960	60%	4	0%	0	4	0.20%	No
	Gold Coast Way	La Reina Road	5404	4LD	NB	1,960	0%	0	60%	31	31	1.58%	No
					SB	1,960	52%	3	8%	4	7	0.36%	No
	La Reina Road	El Paraiso Place	5404	4LD	NB	1,960	40%	2	60%	31	33	1.68%	No
					SB	1,960	0%	0	100%	51	51	2.60%	No
	El Paraiso Place	Saturnia Isles Boulevard	5404	4LD	NB	1,960	40%	2	8%	4	6	0.31%	No
US-441					SB	1,960	0%	0	48%	24	24	1.22%	No
	Saturnia Isles Boulevard	Winners Circle	5404	4LD	NB	1,870	40%	2	0%	0	2	0.11%	No
					SB	1,870	0%	0	40%	20	20	1.07%	No
	Winners Circle	Cabernet Drive	6102	4LD	NB	1,870	40%	2	0%	0	2	0.11%	No
					SB	1,870	0%	0	40%	20	20	1.07%	No
	Cabernet Drive	Clint Moore Road	6102	6LD	NB	2,940	40%	2	0%	0	2	0.07%	No
					SB	2,940	0%	0	40%	20	20	0.68%	No
	W Atlantic Avenue	US-441	5403	4LD ⁽¹⁾	EB	1,960	0%	0	30%	15	15	0.77%	No
					WB	1,960	30%	2	0%	0	2	0.10%	No

(1) Facility Type based on FDOT 5-year work program

Long Range Analysis – Year 2045

The project will have no significant impact based on the trip generation; therefore, no long range analysis is required.

Conclusion

McMahon has completed a traffic analysis in connection with the Olympus FLUA for a site located at the northwest corner of US-441 and La Reina Road, in Palm Beach County, Florida. The subject parcel includes a total of 6.33 acres. The current future land use designation for the parcel is AGR. The proposed future land use designation for the parcels is CMR, with a maximum FAR of 0.35.

Results of the analysis indicate that the project meets the requirements for the FLUA amendment for the five year (2028) and the long range (2045) traffic conditions.

Appendix A

Palm Beach County Data

Input Data

ROAD NAME: N State Road 7 STATION: 5404
 CURRENT YEAR: 2019 FROM: Midpoint
 ANALYSIS YEAR: 2028 TO: W Atlantic Ave
 GROWTH RATE: 5.66% COUNT DATE: 1/23/2019
 PSF: 1

Report Created
 2/22/2023

Link Analysis

Time Period	AM			PM		
	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	50	38	13	55	20	35	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%
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%
Bridges-Mizner AGR-PUD	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	5	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%
Thomas Property	10	8	3	14	5	9	Res	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	311	168	146	364	183	181		
Total Committed Residential	79	52	28	92	39	53		
Total Committed Non-Residential	232	116	118	272	144	128		
Double Count Reduction	20	13	7	23	10	13		
Total Discounted Committed Developments	291	155	139	341	173	168		
Historical Growth	1987	719	1289	1866	1169	697		
Comm Dev+1% Growth	582	260	327	614	344	270		
Growth Volume Used	1987	719	1289	1866	1169	697		
Total Volume	5088	1842	3301	4778	2993	1785		

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

Input Data

ROAD NAME: N State Road 7	STATION: 6102	Report Created
CURRENT YEAR: 2019	FROM: Clint Moore Rd	2/22/2023
ANALYSIS YEAR: 2028	TO: Midpoint	
GROWTH RATE: -0.92%	COUNT DATE: 1/28/2019	
	PSF: 1	

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3105	1042	2063	2886	1863	1034
Peak Volume	3105	1042	2063	2886	1863	1034
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3105	1042	2063	2886	1863	1034

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	80	20	60	87	55	32	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%
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%
Randazzo School	31	13	17	15	8	7	NR	0%
Villaggio Isles	0	0	0	0	0	0	Res	100%
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	33	18	15	46	23	23	NR	60%
Atlantic Commons Commercial	0	0	0	0	0	0	NR	100%
Bridges South AGR-PUD	4	1	3	5	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%
Thomas Property	10	8	3	14	5	9	Res	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	358	156	204	392	217	176		
Total Committed Residential	108	34	75	123	74	50		
Total Committed Non-Residential	250	122	129	269	143	126		
Double Count Reduction	27	9	19	31	19	13		
Total Discounted Committed Developments	331	147	185	361	198	163		
Historical Growth	-248	-83	-165	-231	-149	-83		
Comm Dev+ 1% Growth	622	245	378	631	373	260		
Growth Volume Used	622	245	378	631	373	260		
Total Volume	3727	1287	2441	3517	2236	1294		

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

Input Data

ROAD NAME: W Atlantic Ave STATION: 5403
 CURRENT YEAR: 2019 FROM: Midpoint
 ANALYSIS YEAR: 2028 TO: Lyons Rd
 GROWTH RATE: 5.00% COUNT DATE: 2/6/2019
 PSF: 1

Report Created
 2/22/2023

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1679	1030	724	1503	726	781
Peak Volume	1679	1030	724	1503	726	781
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1679	1030	724	1503	726	781

Committed Developments

							Type	% Complete
Tivoli Isles	0	0	0	0	0	0	Res	100%
Valencia Cove North	0	0	0	0	0	0	Res	100%
Atlantic Commons	0	0	0	0	0	0	Res	100%
Bridges North AGR-PUD	0	0	0	0	0	0	Res	100%
Hyder AGR-PUD	13	9	3	14	5	9	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	14	6	8	20	11	9	NR	0%
Canyons Town Center	2	1	1	6	3	3	NR	60%
Delray TMD	6	3	3	26	13	13	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	1	1	0	1	1	1	NR	50%
Bridges-Mizner AGR-PUD	1	0	0	1	0	0	Res	98%
Monticello PUD	22	8	14	26	16	10	Res	0%
West Boca Library	35	5	30	76	46	30	NR	40%
Stop and Shop	39	18	22	55	28	27	NR	60%
Atlantic Commons Commercial	0	0	0	0	0	0	NR	100%
Bridges South AGR-PUD	42	11	32	48	30	18	Res	30%
Valencia Cove South	2	1	2	3	2	1	Res	83%
Happy Hollow Charter School	163	99	63	34	15	19	NR	45%
Thomas Property	4	3	1	6	2	4	Res	0%
Feurring Commercial MUPD	12	7	5	43	22	21	NR	30%
Divine Savior Academy	21	12	10	7	4	4	NR	50%
Dakota PUD	0	0	0	0	0	0	Res	100%
Dean Dental	1	0	1	2	1	1	NR	60%
Avalon Trails	5	2	4	6	4	3	Res	0%
Total Committed Developments	383	186	199	374	203	173		
Total Committed Residential	89	34	56	104	59	45		
Total Committed Non-Residential	294	152	143	270	144	128		
Double Count Reduction	22	9	14	26	15	11		
Total Discounted Committed Developments	361	177	185	348	188	162		
Historical Growth	925	567	399	828	400	430		
Comm Dev+1% Growth	518	273	253	489	256	235		
Growth Volume Used	925	567	399	828	400	430		
Total Volume	2604	1597	1123	2331	1126	1211		

Lanes

	2L					
LOS D Capacity	1480	880	880	1480	880	880
Link Meets Test 1?	NO	NO	NO	NO	NO	NO
LOS E Capacity	1570	880	880	1570	880	880
Link Meets Test 2?	NO	NO	NO	NO	NO	NO

Input Data

ROAD NAME: W Atlantic Ave	STATION: 5403	Report Created
CURRENT YEAR: 2019	FROM: S State Road 7	2/22/2023
ANALYSIS YEAR: 2028	TO: Midpoint	
GROWTH RATE: 5.00%	COUNT DATE: 2/6/2019	
	PSF: 1	

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1679	1030	724	1503	726	781
Peak Volume	1679	1030	724	1503	726	781
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1679	1030	724	1503	726	781

Committed Developments

							Type	% Complete
Tivoli Isles	0	0	0	0	0	0	Res	100%
Valencia Cove North	0	0	0	0	0	0	Res	100%
Atlantic Commons	0	0	0	0	0	0	Res	100%
Bridges North AGR-PUD	0	0	0	0	0	0	Res	100%
Hyder AGR-PUD	13	9	3	14	5	9	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	14	6	8	20	11	9	NR	0%
Canyons Town Center	2	1	1	6	3	3	NR	60%
Delray TMD	3	2	1	13	6	7	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	1	1	0	1	1	1	NR	50%
Bridges-Mizner AGR-PUD	1	0	0	1	0	0	Res	98%
Monticello PUD	22	8	14	26	16	10	Res	0%
West Boca Library	35	5	30	76	46	30	NR	40%
Stop and Shop	39	18	22	55	28	27	NR	60%
Atlantic Commons Commercial	0	0	0	0	0	0	NR	100%
Bridges South AGR-PUD	42	11	32	48	30	18	Res	30%
Valencia Cove South	2	1	2	3	2	1	Res	83%
Happy Hollow Charter School	163	99	63	34	15	19	NR	45%
Thomas Property	4	3	1	6	2	4	Res	0%
Feurring Commercial MUPD	12	7	5	43	22	21	NR	30%
Divine Savior Academy	21	12	10	7	4	4	NR	50%
Dakota PUD	0	0	0	0	0	0	Res	100%
Dean Dental	1	0	1	2	1	1	NR	60%
Avalon Trails	5	2	4	6	4	3	Res	0%
Total Committed Developments	380	185	197	361	196	167		
Total Committed Residential	89	34	56	104	59	45		
Total Committed Non-Residential	291	151	141	257	137	122		
Double Count Reduction	22	9	14	26	15	11		
Total Discounted Committed Developments	358	176	183	335	181	156		
Historical Growth	925	567	399	828	400	430		
Comm Dev+1% Growth	515	272	251	476	249	229		
Growth Volume Used	925	567	399	828	400	430		
Total Volume	2604	1597	1123	2331	1126	1211		

Lanes

	2L					
LOS D Capacity	1480	880	880	1480	880	880
Link Meets Test 1?	NO	NO	NO	NO	NO	NO
LOS E Capacity	1570	880	880	1570	880	880
Link Meets Test 2?	NO	NO	NO	NO	NO	NO