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May 11, 2020

Palm Beach County Engineering Department
Traffic Division
2300 North Jog Road
Floor 3E
West Palm Beach, Florida 33411

Attention: Mr. Quazi Bari, P.E.

Reference: Polo Gardens MLU
Round 21-A Future Land Use Amendment
Palm Beach County, Florida

Dear Mr. Bari:

Please find enclosed for your review and approval, the following items pertaining to the above referenced project located on the southeast corner of Lake Worth Road and Polo Road:

1. One (1) copy of the Future Land Use Amendment Traffic Impact Statement
2. One (1) FLUA Development Potential Form
3. One (1) check in the amount of $565.60 for the Traffic Performance Standards Review fee

The 25.79 acre subject parcel has a current future land use designation of CH/2 on 8.83 acres and MR-5 on the balance of the property. The property owner is requesting a change in the underlying future land use designation for the 8.83 acres to CH/8 and to HR-8 on the remaining 16.97 acres.

Simmons & White, Inc
2581 Metrocentre Boulevard West Suite 3 West Palm Beach Florida 33407
T: 561.478.7848 F: 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452

Please review the enclosed and contact our office if you should have any questions or if you require any additional information. Thank you for your help with this matter.

Sincerely,

SIMMONS & WHITE, INC.

Kyle Duncan/SA

Kyle Duncan

Enclosures
cc: Ms. Lisa Amara w/Encl.
Ms. Lauren McClellan w/Encl.

JKD/sa x:\docs\miscltr\duncan\20020.barisub

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	21-A	**Intake Date**	June 10, 2020
Application Name	Polo Gardens MLU	**Control No.**	2005-422, 2005-594, & 2013-296
Acres	25.79 acres	**Concurrent Zoning application?**	Yes
		Text Amend?	No
PCNs	00-42-43-27-05-028-0041, 00-42-43-27-05-028-0042, 00-42-44-29-05-001-0010, 00-42-44-29-05-001-0020, 00-42-44-29-05-001-0030		
Location	South side of Lake Worth Road, approximately 0.3 miles from Florida Turnpike.		
	Current	**Proposed**	
Tier	Urban/Suburban Tier	Urban/Suburban Tier	
Use	Agricultural, Nursery, Equestrian	Commercial and Residential	
Zoning	8.83 acres – Residential, Transitional (RT) & 16.97 acres – Planned Unit Development (PUD)	Multiple Use Planned Development (MUPD)	
Future Land Use Designation	8.83 acres – Commercial High (CH) & 16.97 acres – Medium Residential, 5 units per acre (MR-5)	8.83 acres – Commercial High (CH) & 16.97 acres – High Residential, 8 units per acre (HR-8)	
Underlying Future Land Use Designation	Low Residential, 2 units per acre (8.83 acres)	8.83 acres - High Residential, 8 units per acre (HR-8)	
Conditions	Ordinance 2016-025 - Applies to Dears Farm, Palm Tree Farms and DiVosta parcels 1. Development of the site is limited to 5 dwelling units per acre in the MR-5 portion and 3 dwelling units per acre in the LR-3 portion, with no residential increases permitted above 983 dwelling units. 2. Development of the site shall comply with the West Lake Worth Road Neighborhood Plan Design Guidelines dated November 19, 2009 and the following: a. Vehicular and pedestrian connections shall be provided to all existing and future adjacent development identified in the West Lake Worth Road Neighborhood Plan Master Plan (at minimum).	~~Ordinance 2016-025 - Applies to Dears Farm, Palm Tree Farms and DiVosta parcels~~ ~~1. Development of the site is limited to 5 dwelling units per acre in the MR-5 portion and 3 dwelling units per acre in the LR-3 portion, with no residential increases permitted above 983 dwelling units.~~ ~~2. Development of the site shall comply with the West Lake Worth Road Neighborhood Plan Design Guidelines dated November 19, 2009 and the following:~~ ~~a. Vehicular and pedestrian connections shall be provided to all existing and future adjacent development identified in the West Lake Worth Road Neighborhood Plan Master Plan (at minimum).~~ ~~Ordinance 2018-029 – Applies to Haley Farms parcel~~	

	Ordinance 2018-029 – Applies to Haley Farms parcel 1. The land area within Ordinance No. 2009-028 is limited to a maximum of 300,000 s.f. of non-residential uses or equivalent traffic generating uses. A maximum of 145,790 s.f. is assigned to the land area within the subject ordinance, with the remaining 154,210 s.f. assigned to the remainder of land area within Ord. 2009-028. 2. The following design guidelines do not apply to development under the Commercial High designation: • If the property is developed with both residential and commercial uses, the site shall provide at least 5% usable open space. • Vehicular and pedestrian cross access shall be provided to the parcel to the east within Ord. 2009-028. •No single retail tenant shall exceed 65,000 SF.	~~1. The land area within Ordinance No. 2009-028 is limited to a maximum of 300,000 s.f. of non-residential uses or equivalent traffic generating uses. A maximum of 145,790 s.f. is assigned to the land area within the subject ordinance, with the remaining 154,210 s.f. assigned to the remainder of land area within Ord. 2009-028.~~ ~~2. The following design guidelines do not apply to development under the Commercial High designation:~~ ~~• If the property is developed with both residential and commercial uses, the site shall provide at least 5% usable open space.~~ ~~• Vehicular and pedestrian cross access shall be provided to the parcel to the east within Ord. 2009-028.~~ ~~•No single retail tenant shall exceed 65,000 SF.~~
Density Bonus	None	80% density bonus through Workforce Housing Program (165 units) and 7 units through the Transfer of Development Rights Program

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	2 units per acre (8.83 acres), 5 units per acre (16.97 acres), & 0.5 FAR (8.83 acres)	378 dwelling units and 145,790 square feet of commercial uses
Maximum Dwelling Units[1] (residential designations)	2 du/acre x 8.83 ac. = 18 units 5 du/acre x 16.97 ac. = 85 units Total = 103 units	8 du/ac x 25.79 = 206 units
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable
Population Estimate	103 max du x 2.39 = 246 persons	206 max du x 2.39 = 492 persons
Maximum Square Feet	145,790 SF Commercial Uses	145,790 SF Commercial Uses
Proposed or Conditioned Potential [3, 4]	None	80% WHP density increase = 165 units 7 TDR units = 378 units 378 dwelling units and 145,790 square feet of commercial uses
Max Trip Generator	Multi-Family #221, 5.44 trips/DU Single Family #210, 10 trips/DU General Commercial #820 Ln(T) = 0.68 Ln(x) + 5.57	Multi-Family #221, 5.44 trips/DU General Commercial #820 Ln(T) = 0.68 Ln(x) + 5.57

Maximum Trip Generation	5548 daily trips	Maximum = 6027 daily trips Proposed = 6962 daily trips
Net Daily Trips:	479 (maximum minus current) 1414 (proposed minus current)	
Net PH Trips:	30 AM, 34 PM (maximum) 92 AM, 109 PM (proposed)	

1. Maximum units per acre see Future Land Use Element;
2. Maximum FAR see FLUE. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;
4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 2. Applicant Data

A. Agent Information

Name	Lauren McClellan & Jennifer Morton
Company Name	JMorton Planning & Landscape Architecture
Address	3910 RCA Boulevard, # 1015
City, State, Zip	Palm Beach Gardens, Florida 33410
Phone Number	(561) 721-4463 & (561) 500-5060
Email Address	lmcclellan@jmortonla.com & jmorton@jmortonla.com

B. Applicant Information

Name	Sheldon Rubin
Company Name	Haley Farms LLC, Dears Farm LLC & Palm Tree Farms LLC
Address	7765 Lake Worth Road, #320
City, State, Zip	Lake Worth, Florida 33467
Phone	sheldonwrubin@gmail.com
Email Address	(561) 704-1959
Interest	Property Owner and Contract Purchaser

Name	Patrick Gonzalez
Company Name	DiVosta Homes LP
Address	1400 Indian Creek Parkway
City, State, Zip	Jupiter, FL 33458
Phone	(561) 727-9190
Email Address	Patrick.gonzalez@pultegroup.com
Interest	Property Owner

SIMMONS & WHITE
2581 Metrocentre Blvd West, Suite 3, West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452

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FUTURE LAND USE AMENDMENT APPLICATION
TRAFFIC STATEMENT

POLO GARDENS MLU
25.79 ACRE FLUA
PALM BEACH COUNTY, FLORIDA

Prepared for:

Mr. Sheldon Rubin
7765 Lake Worth Road
#320
Lake Worth, Florida 33467

Job No. 20-020

Date: May 11, 2020

ROBERT FREDERICK RENNEBAUM
LICENSE
MAY 11, 2020
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Robert F. Rennebaum, P.E.
Fl. Reg. No. 41168

TABLE OF CONTENTS

1.0 SITE DATA

The subject parcel is located on the southeast corner of Lake Worth Road and Polo Road in Palm Beach County, Florida and contains approximately 25.79 acres. The Property Control Numbers (PCN) for the subject parcel are as follows:

00-42-43-27-05-028-0041
00-42-43-27-05-028-0042
00-42-44-29-05-001-0010
00-42-44-29-05-001-0020
00-42-44-29-05-001-0030

The subject property is currently designated as Commercial High with underlying Low Residential, 2 dwelling units per acre (CH/2) on 8.83 acres, and as Medium Residential, 5 dwelling units (MR-5) for the remaining 16.97 acres on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's future land use designation to Commercial High with underlying High Residential, 8 dwelling units per acre (CH/8) on 8.83 acres and to High Residential, 8 dwelling units per acre (HR-8) on the remaining 16.97 acres. The purpose of this statement is to determine the total traffic volume which will be on each roadway link within the site radius of development influence for the Interim Transportation Plan. This statement will also identify which roadway links (if any) will exceed the adopted Level of Service volume for the subject links addressed within the project's radius of development influence.

2.0 TRAFFIC GENERATION

The increase in daily traffic generation due to the requested change in the 25.79 acre parcels land use designation may be determined by taking the difference between the total traffic generated for the most intensive land use under both the existing future land use designation (CH/2 and MR-5) and the proposed future land use designation (CH/8 and HR-8):

CH/2 and CH/8

The most intensive land use under the existing CH/2 and proposed CH/8 land use designations is "General Commercial" (ITE Code 820). Based on a Floor Area Ration (FAR) of 50 percent and the site area consisting of 8.83 acres, the maximum allowable intensity for the designated acreage under both the existing CH/2 and proposed CH/8 land use designations is 192,317 SF of general commercial area, calculated as follows:

$$8.83 \text{ Acres} \times \frac{43{,}560 \text{ SF}}{\text{Acre}} \times 0.50 = 192{,}317 \text{ SF}$$

2.0 TRAFFIC GENERATION (CONTINUED)

The above calculation is shown for informational purposes only. The subject parcel is limited to a maximum of 145,790 SF of commercial area by Ordinance 2018-029. Since the maximum trip generation potential is the same under the existing CH/2 and proposed CH/8 land use designations for the 8.83 acres, the general commercial trip generation was not included in this analysis. The analysis will be limited to the increase in the density as a result of the change in the residential land use designations.

CH/2 (8.83 Acres) and MR-5 (16.97 Acres)

The most intensive residential land use under the existing CH/2 land use designation is "Single Family Residential" (ITE Code 210). Based on 2 dwelling units per acre and the site area consisting of 8.83 acres, the maximum allowable residential density for the 8.83 acres under the existing CH/2 land use designation is 18 dwelling units calculated as follows:

$$8.83 \text{ Acres} \times \frac{2 \text{ Dwelling Units}}{1 \text{ Acre}} = 18 \text{ Dwelling Units}$$

The most intensive residential land use under the existing MR-5 land use designation is "Multi-Family Residential" (ITE Code 221). Based on 5 dwelling units per acre and the site area consisting of 16.97 acres, the maximum allowable residential density for the 16.97 acres under the existing MR-5 land use designation is 85 dwelling units calculated as follows:

$$16.97 \text{ Acres} \times \frac{5 \text{ Dwelling Units}}{1 \text{ Acre}} = 85 \text{ Dwelling Units}$$

Single Family (18 DU's) & Multi-Family (85 DU's)

Table 1 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the existing CH/2 land use designation. The traffic generation has been calculated in accordance with the traffic generation rates listed in the ITE Trip Generation Manual, 10th Edition. Based on the maximum allowable dwelling units and the accepted traffic generation rates for single family residential, the maximum traffic generation for the property under the existing CH/2 and MR-5 land use designation may be summarized as follows:

Daily Traffic Generation	=	5548 tpd
AM Peak Hour Traffic Generation (In/Out)	=	131 pht (65 In/66 Out)
PM Peak Hour Traffic Generation (In/Out)	=	510 pht (254 In/256 Out)

2.0 TRAFFIC GENERATION (CONTINUED)

CH/8 (8.83 Acres) & HR-8 (16.97 Acres)

As previously mentioned, the maximum trip generation associated with the CH portion of the development is limited to 145,790 SF of commercial area under both the existing and proposed and use designations. Consequently, this report will only address the difference in the existing and proposed residential land use designations. The most intensive residential land use under the proposed CH/8 and HR-8 land use designations is "Multi-Family Mid-Rise Apartments" (ITE Code 221). Based on 8 dwelling units per acre and the overall site area consisting of 25.79 acres, the maximum allowable residential density for the designated acreage under the proposed CH/8 and HR-8 land use designations is 206 dwelling units calculated as follows:

$$25.79 \text{ Acre} \times \frac{8 \text{ Dwelling Units}}{1 \text{ Acre}} = 206 \text{ Dwelling Units}$$

Multi-Family Residential (206 DU's)

Table 2 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the proposed CH/8 and HR-8 future land use designations and is shown for informational purposes only. Based on the maximum allowable dwelling units and the accepted traffic generation rates for multi-family residential, the maximum traffic generation for the property under the proposed CH/8 and HR-8 land use designation may be summarized as follows:

Daily Traffic Generation	=	6027 tpd
AM Peak Hour Traffic Generation (In/Out)	=	161 pht (73 In/88 Out)
PM Peak Hour Traffic Generation (In/Out)	=	544 pht (274 In/270 Out)

The above calculations are shown for informational purposes only. Table 3 calculates the traffic generation for the anticipated uses and intensities and to vest peak hour trips for the subject site. The proposed development plan will utilize bonus densities for the residential allowing up to 378 multi-family dwelling units and the vested 145,790 SF of commercial. The traffic generation may be summarized as follows:

Proposed Plan of Development

Daily Traffic Generation	=	6962 tpd
AM Peak Hour Traffic Generation (In/Out)	=	223 pht (89 In/134 Out)
PM Peak Hour Traffic Generation (In/Out)	=	619 pht (319 In/300 Out)

For the purposes of the traffic analysis, the difference in residential traffic has been addressed because the vested commercial area is not changing as part of this request. The difference in daily trips between the proposed plan of development and the existing future land use designation is outlined in Table 4 and equates to 1414 daily trips, 92 AM peak hour trips and 109 PM peak hour trips.

3.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on Table 3.5-1 of the Palm Beach County Comprehensive Plan for a total trip generation increase of 1414 trips per day, the radius of influence is one (1) mile for the Year 2045 analysis. Based on Table 12.B.2.D-7 3A of Article 12 of the Palm Beach County Unified Land Development Code, for a peak hour trip generation of 166 peak hour trips, the radius of development influence for purposes of Test 2 shall be two (2) miles.

4.0 TRAFFIC ASSIGNMENT/DISTRIBUTION

The attached PROJECT DISTRIBUTION figure shows the trip distribution, which is based on the current and projected roadway geometry, a review of historical travel patterns for the area, and anticipated travel patterns associated with probable land uses under the proposed CH/8 and HR-8 land use designations.

5.0 YEAR 2045 ANALYSIS

Table 6 represents the required Year 2045 Analysis. As shown in Table 6 the proposed project will have an insignificant impact on the surrounding roadway network. Therefore, the proposed land use change meets the Year 2045 requirements of the Palm Beach County Comprehensive Plan.

6.0 TEST 2 – FIVE YEAR ANALYSIS

Tables 7 and 8 represent the required Test 2 Five Year Analysis. Tables 7 and 8 show the proposed project will have an insignificant impact on the surrounding roadway network for the links within the project's radius of development influence. The proposed land use change therefore meets the Level of Service requirements for Test 2 of the Palm Beach County Traffic Performance Standards.

7.0 PEAK HOUR TURNING MOVEMENTS

The total AM and PM peak hour turning movements for the project under the proposed CH/8 and HR-8 land use designations at the proposed intensities outlined above have been calculated in Table 3 in order to assess the improvements necessary to accommodate such traffic movements. The AM and PM peak hour turning movement volumes and directional distributions for the proposed development under the CH/8 and HR-8 land use designation may be summarized as follows:

	Directional Distribution (Trips IN/OUT)
AM Peak Hour =	120 / 153
PM Peak Hour =	446 / 438

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

8.0 CONCLUSION

As previously mentioned, this proposed future land use plan designation modification will not significantly impact any roadway segment that is projected to be operating above the adopted Level of Service on the Year 2040 Transportation System Plan. Additionally, all roadway links meet the requirements of the Test 2 analysis for the proposed development plan. Therefore, this land use plan amendment is in accordance with the goals and objectives of the Palm Beach County Comprehensive Plan, Transportation Element.

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TABLE 1
EXISTING CH/2 (8.83 ACRES) & MR-5 (16.97 ACRES) FUTURE LAND USE DESIGNATIONS

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Single Family Detached	210	18	Dwelling Units	10			180		0	180	0%	0	180
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	85	Dwelling Units	5.44			462		0	462	0%	0	462
Gen. Commercial[e]	820	145,790	S.F.	Ln(T) = 0.68 Ln(X) + 5.57[d]			7,769		0	7,769	37%	2,863	4,906
			Grand Totals:				**8,411**	**0.0%**	**0**	**8,411**	**34%**	**2,863**	**5,548**

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Single Family Detached	210	18	Dwelling Units	0.74	0.25	0.75	3	10	13	0.0%	0	0	0	3	10	13	0%	0	3	10	13
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	85	Dwelling Units	0.36	0.26	0.74	8	23	31	0.0%	0	0	0	8	23	31	0%	0	8	23	31
Gen. Commercial[e]	820	145,790	S.F.	0.94	0.62	0.38	85	52	137	0.0%	0	0	0	85	52	137	37%	50	54	33	87
			Grand Totals:				**96**	**85**	**181**	**0.0%**	**0**	**0**	**0**	**96**	**85**	**181**	**28%**	**50**	**65**	**66**	**131**

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Single Family Detached	210	18	Dwelling Units	Ln(T) = 0.96 Ln(X) + 0.20	0.63	0.37	13	7	20	0.0%	0	0	0	13	7	20	0%	0	13	7	20
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	85	Dwelling Units	0.44	0.61	0.39	23	14	37	0.0%	0	0	0	23	14	37	0%	0	23	14	37
Gen. Commercial[e]	820	145,790	S.F.	Ln(T) = 0.74 Ln(X) + 2.89[f]	0.48	0.52	345	373	718	0.0%	0	0	0	345	373	718	37%	265	218	235	453
			Grand Totals:				**381**	**394**	**775**	**0.0%**	**0**	**0**	**0**	**381**	**394**	**775**	**34%**	**265**	**254**	**256**	**510**

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TABLE 2

PROPOSED CH/8 (8.83 ACRES) & HR-8 (16.97 ACRES) FUTURE LAND USE DESIGNATIONS - FOR INFORMATIONAL PURPOSES ONLY

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	206	Dwelling Units	5.44			1,121		0	1,121	0%	0	1,121
Gen. Commercial[e]	820	145,790	S.F.	Ln(T) = 0.68 Ln(X) + 5.57[d]			7,769		0	7,769	37%	2,863	4,906
			Grand Totals:				**8,890**	**0.0%**	**0**	**8,890**	**32%**	**2,863**	6,027

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	206	Dwelling Units	0.36	0.26	0.74	19	55	74	0.0%	0	0	0	19	55	74	0%	0	19	55	74
Gen. Commercial[e]	820	145,790	S.F.	0.94	0.62	0.38	85	52	137	0.0%	0	0	0	85	52	137	37%	50	54	33	87
			Grand Totals:				**104**	**107**	**211**	**0.0%**	**0**	**0**	**0**	**104**	**107**	**211**	**24%**	**50**	**73**	**88**	**161**

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	206	Dwelling Units	0.44	0.61	0.39	56	35	91	0.0%	0	0	0	56	35	91	0%	0	56	35	91
Gen. Commercial[e]	820	145,790	S.F.	Ln(T) = 0.74 Ln(X) + 2.89[f]	0.48	0.52	345	373	718	0.0%	0	0	0	345	373	718	37%	265	218	235	453
			Grand Totals:				**401**	**408**	**809**	**0.0%**	**0**	**0**	**0**	**401**	**408**	**809**	**33%**	**265**	**274**	**270**	**544**

TABLE 3

PROPOSED CH/8 (8.83 ACRES) & HR-8 (16.97 ACRES) FUTURE LAND USE DESIGNATIONS - PROPOSED/CONDITIONED DEVELOPMENT PLAN

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	378	Dwelling Units	5.44			2,056		0	2,056	0%	0	2,056
Gen. Commercial[e]	820	145,790	S.F.	Ln(T) = 0.68 Ln(X) + 5.57[d]			7,769		0	7,769	37%	2,863	4,906
			Grand Totals:				**9,825**	**0.0%**	**0**	**9,825**	**29%**	**2,863**	**6,962**

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	378	Dwelling Units	0.36	0.26	0.74	35	101	136	0.0%	0	0	0	35	101	136	0%	0	35	101	136
Gen. Commercial[e]	820	145,790	S.F.	0.94	0.62	0.38	85	52	137	0.0%	0	0	0	85	52	137	37%	50	54	33	87
			Grand Totals:				**120**	**153**	**273**	**0.0%**	**0**	**0**	**0**	**120**	**153**	**273**	**18%**	**50**	**89**	**134**	**223**

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	378	Dwelling Units	0.44	0.61	0.39	101	65	166	0.0%	0	0	0	101	65	166	0%	0	101	65	166
Gen. Commercial[e]	820	145,790	S.F.	Ln(T) = 0.74 Ln(X) + 2.89[f]	0.48	0.52	345	373	718	0.0%	0	0	0	345	373	718	37%	265	218	235	453
			Grand Totals:				**446**	**438**	**884**	**0.0%**	**0**	**0**	**0**	**446**	**438**	**884**	**30%**	**265**	**319**	**300**	**619**

POLO GARDENS MLU

05/08/20

TABLE 4
TRAFFIC GENERATION INCREASE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING FUTURE LAND USE =	5,548	131	65	66	510	254	256
PROPOSED FUTURE LAND USE =	6,962	223	89	134	619	319	300
INCREASE =	**1,414**	**92**	**24**	**68**	**109**	**65**	**44**

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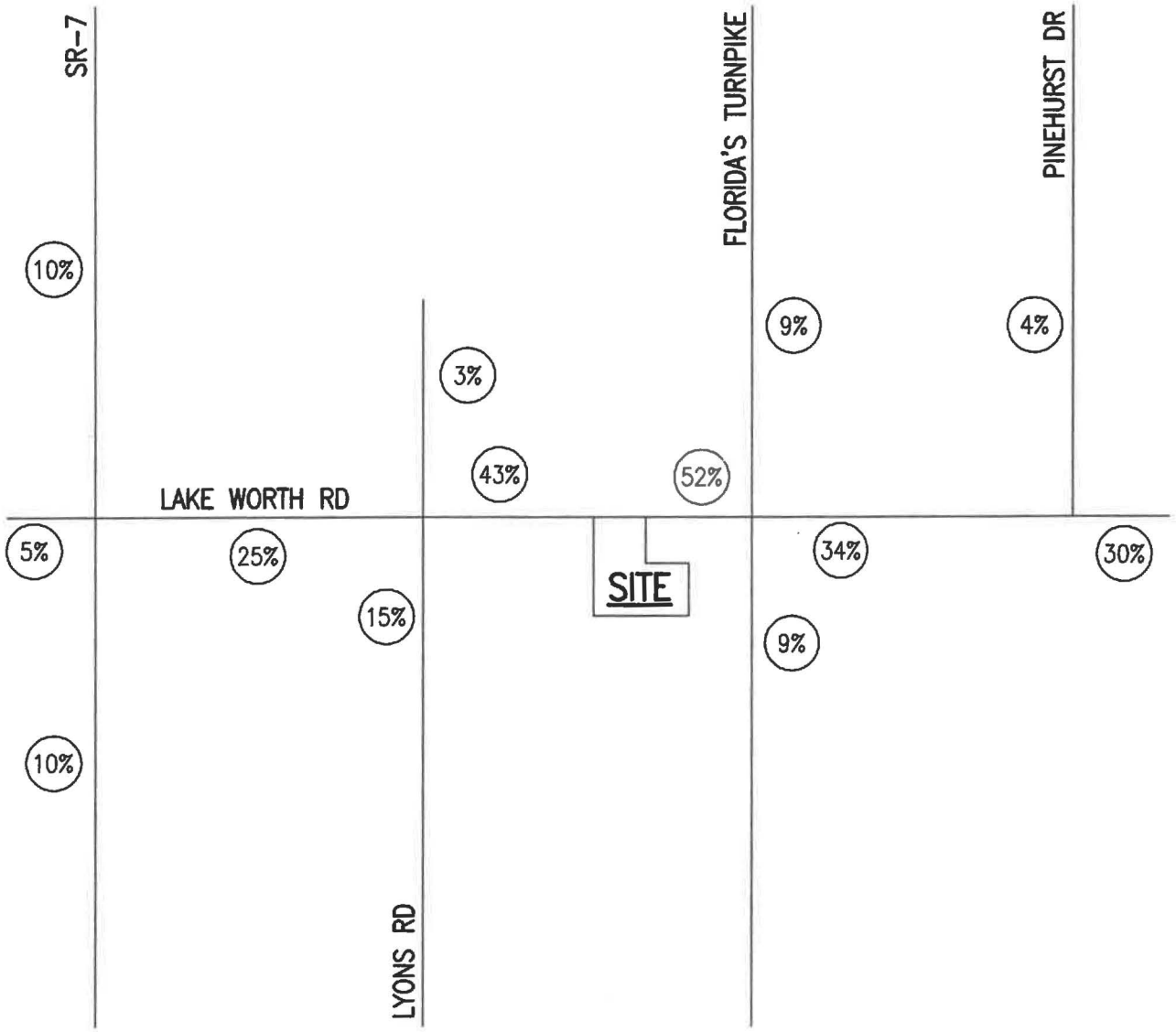

LEGEND

(15%) PROJECT DISTRIBUTION

PROJECT DISTRIBUTION

POLO GARDENS MLU

20-020 KD 05-11-20

TABLE 5
AREA WIDE GROWTH RATE CALCULATION

STATION	ROADWAY	FROM	TO	2016 PEAK SEASON DAILY TRAFFIC	2019 PEAK SEASON DAILY TRAFFIC	IND. (%)
4407	LAKE WORTH ROAD	ISLES BOULEVARD	SR 7	27,739	28,212	0.57%
4401	LAKE WORTH ROAD	SR 7	LYONS ROAD	40,990	38,109	-2.40%
4103	LAKE WORTH ROAD	LYONS ROAD	FLORIDA TURNPIKE	44,333	47,252	2.15%
4201	LAKE WORTH ROAD	FLORIDA TURNPIKE	PINEHURST DRIVE	39,864	41,990	1.75%
4645	LAKE WORTH ROAD	PINEHURST DRIVE	JOG ROAD	47,722	50,548	1.94%
4406	SR 7	STRIBLING WAY	LAKE WORTH ROAD	61,289	66,947	2.99%
4400	SR 7	LAKE WORTH ROAD	LANTANA ROAD	42,776	46,059	2.50%
4405	LYONS ROAD	LAKE WORTH ROAD	LANTANA ROAD	12,369	14,808	6.18%
4662	PINEHURST DRIVE	10TH AVENUE NORTH	LAKE WORTH ROAD	9,299	10,248	3.29%
			∑ =	**326,381**	**344,173**	**1.79%**

AREA WIDE GROWTH RATE = 1.8%

APPENDIX A

YEAR 2045 ANALYSIS

TABLE 6
(YEAR 2045)
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: LAKE WORTH ROAD COMMERCIAL
EXISTING FUTURE LAND USE DESIGNATION: CH/2 & MR-5
TRIPS PER DAY = 5,548
PROPOSED FUTURE LAND USE DESIGNATION: CH/8 & HR-8
TRIPS PER DAY = 6,962 0 0
TRIP INCREASE = 1,414

ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS D CAPACITY	TRIP INCREASE	2045 PBC MPO TRAFFIC VOLUME	TOTAL 2045 TRAFFIC	V/C RATIO	PROJECT SIGNIFICANCE*
LAKE WORTH ROAD	SR 7	LYONS ROAD	25%	354	6D	50,300	0.70%	45,300	45,654	0.91	NO
LAKE WORTH ROAD	LYONS ROAD	SITE	43%	608	6D	50,300	1.21%	47,963	48,571	0.97	NO
LAKE WORTH ROAD	SITE	FLORIDA TURNPIKE	52%	735	6D	50,300	1.46%	47,963	48,698	0.97	NO
LAKE WORTH ROAD	FLORIDA TURNPIKE	PINEHURST DRIVE	34%	481	6D	50,300	0.96%	48,000	48,481	0.96	NO
LYONS ROAD	LAKE WORTH ROAD	LANTANA ROAD	15%	212	4	31,500	0.67%	34,700	34,912	1.11	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.

2045 Projected Roadway Volumes - All Roadways

PBC Station	FDOT Station	Roadway	From	To	Owner	Cost Feasible Lanes	2005 Counts	2010 Counts	2015 Counts	2018 Counts	2015 Model	2045 Model	2045 Adjusted
3898		LAKE AVE	Bunker Rd	Southern Blvd	WPB	2	3,830	-		-			
3898		LAKE AVE	Southern Blvd	Belvedere Rd	WPB	2	5,304	-		-			
3858		LAKE AVE	Belvedere Rd	Park Pl	WPB	2	1,134	-		-			
	937433	LAKE DR	Blue Heron Blvd	Ocean Ave	PBS	2					-	-	-
5649	937072	LAKE IDA RD	Hagen Ranch Rd	Jog Rd	PBC	2	12,238	7,591	7,536	8,812	2,955	3,537	8,100
5653	937074	LAKE IDA RD	Jog Rd	El Clair Ranch Rd	PBC	2	12,383	10,168	10,969	11,274	3,185	4,593	12,400
5651	937073	LAKE IDA RD	El Clair Ranch Rd	Military Tr	PBC	2	13,228	11,590	11,682	12,608	5,732	6,773	12,700
5623	937017	LAKE IDA RD	Military Tr	Barwick Rd	PBC	4	20,410	15,701	19,827	20,420	10,188	13,455	23,100
5605	937016	LAKE IDA RD	Barwick Rd	Congress Ave	PBC	4	29,688	27,179	28,271	30,891	14,338	16,977	30,900
5307	937061	LAKE IDA RD	Congress Ave	Swinton Ave	PBC	4	19,839	21,306	21,542	24,685	13,003	21,473	30,000
	938507	LAKE OSBORNE DR	Lantana Rd	12th Av S	PBC	2					-	-	-
	937424	LAKE OSBORNE DR	12th Av S	Lake Worth Rd	PBC	2					169	628	628
3445	937163	LAKE WORTH RD	South Shore Blvd	120th Av	PBC	2	15,873	23,445	12,221	-	9,174	12,896	15,900
4409	937120	LAKE WORTH RD	120th Av	Isles Bl	PBC	4	20,557	15,106	14,871	-	10,223	15,863	20,500
4407	937119	LAKE WORTH RD	Isles Bl	SR-7	PBC	4	31,272	24,753	26,672	28,030	23,470	31,145	35,400
4401	930053	LAKE WORTH RD	SR-7	Lyons Rd	FDOT	6T	36,432	33,787	38,065	39,252	30,365	37,635	45,300
4101	930054	LAKE WORTH RD	Lyons Rd	Florida Turnpike	FDOT	6T					37,489	47,963	47,963
4201	930055	LAKE WORTH RD	Florida Turnpike	Pinehurst Dr	FDOT	6T	42,905	34,043	39,166	42,106	36,817	45,118	48,000
4645	937233	LAKE WORTH RD	Pinehurst Dr	Jog Rd	FDOT	6T	53,067	44,593	46,028	51,629	45,329	51,346	52,100
4609	937232	LAKE WORTH RD	Jog Rd	Sherwood Forest Blvd	FDOT	6T	45,006	44,260	45,661	48,041	23,747	32,684	54,600
4673	937232	LAKE WORTH RD	Sherwood Forest Blvd	Haverhill Rd	FDOT	6T	51,532	41,648	41,210	44,850	23,747	32,684	50,100
4627	930404	LAKE WORTH RD	Haverhill Rd	Military Tr	FDOT	6T	50,676	43,493	44,371	44,984	21,449	28,744	51,700
4611	930024	LAKE WORTH RD	Military Tr	Kirk Rd	FDOT	6T	47,121	43,790	42,951	44,802	24,412	35,112	53,700
4647	937234	LAKE WORTH RD	Kirk Rd	Congress Ave	FDOT	6T	43,331	37,971	38,415	40,684	18,789	27,487	47,100
4651	930025	LAKE WORTH RD	Congress Ave	Boutwell Rd	FDOT	4T	29,118	28,562	23,415	26,619	10,906	17,603	30,100
4305	930751	LAKE WORTH RD	Boutwell Rd	Lake/Lucerne Split	FDOT	4T	24,924	-	25,497	-	13,621	19,950	31,800
4817	935069	LAKE WORTH RD	Dixie Hwy (SR-805)	'A' St	FDOT	3	9,126	-	8,385	-	3,728	6,156	10,800
4813	935068	LAKE WORTH RD	Dixie Hwy (SR-805)	'A' St	FDOT	2	10,601	-	8,078	-	4,521	6,583	10,100
4815	935076	LAKE WORTH RD	Federal Hwy (US-1)	Dixie Hwy (SR-805)	FDOT	2	10,042	8,559	8,410	-	3,323	3,792	8,900
4811	935070	LAKE WORTH RD	Federal Hwy	Dixie Hwy (SR-805)	FDOT	2	10,669	8,322	9,526	-	7,458	8,357	10,400
4801	930118	LAKE WORTH RD	A1A	Lucerne Ave	FDOT	4	15,674	12,934	16,111	-	8,214	8,420	16,300
	937708	LAKESHORE DRIVE	US-441	SR-15	PBC	2					-	-	-
	937551	LAKEWOOD ROAD	Haverhill Rd	Davis Rd	PS	2					-	-	-
4403	937291	LANTANA RD	SR-7	Lyons Rd	PBC	4	19,621	14,775	15,574	17,057	18,273	16,040	13,700
4207	937290	LANTANA RD	Lyons Rd	Hagen Ranch Rd	PBC	4	38,436	24,298	25,977	28,535	27,442	43,133	40,800
4669	937293	LANTANA RD	Hagen Ranch Rd	Jog Rd	PBC	6	38,587	32,050	32,219	36,116	35,852	49,372	44,400
4619	937292	LANTANA RD	Jog Rd	Haverhill Rd	PBC	6	40,005	35,130	35,845	42,984	29,618	42,207	51,100
4675	930472	LANTANA RD	Haverhill Rd	Military Tr	PBC	6	43,201	42,048	42,602	47,038	-	-	42,600
4605	930693	LANTANA RD	Military Tr	Lawrence Rd	PBC	6	42,958	33,827	41,854	49,357	34,774	46,295	55,700
4665	937289	LANTANA RD	Lawrence Rd	Congress Ave	PBC	6	47,796	47,863	47,054	50,923	55,841	67,428	56,800
4623	937288	LANTANA RD	Congress Ave	High Ridge Rd	PBC	6	42,455	43,695	41,390	46,300	31,993	40,353	49,700
4209	930076	LANTANA RD	High Ridge Rd	I-95	PBC	6	42,461	45,356	43,805	-	35,237	42,595	53,000
4311	930077	LANTANA RD	I-95	Redding Dr	PBC	6	41,769	38,457	37,424	-	28,970	39,570	48,000
4807	935214	LANTANA RD	Redding Dr	Federal Hwy	PBC	5	21,493	-	19,392	18,253	12,354	12,469	19,500
	937618	LARRIMORE RD	SR-15	SR-729	PAH	2					504	810	810
5638	937303	LAWRENCE RD	Woolbright Rd	Boynton Beach Blvd	PBC	3	7,854	7,167	7,651	8,714	7,920	8,990	8,700
5204	937302	LAWRENCE RD	Boynton Beach Blvd	Gateway Blvd	PBC	5	16,110	13,804	14,777	17,539	8,392	13,877	20,300
4614	937301	LAWRENCE RD	Gateway Blvd	Hypoluxo Rd	PBC	4	15,435	14,700	15,074	17,266	15,037	19,257	19,300
4608	938514	LAWRENCE RD	Hypoluxo Rd	Lantana Rd	PBC	3	11,828	11,018	11,157	11,977	8,817	10,098	12,400

2045 Projected Roadway Volumes - All Roadways

PBC Station	FDOT Station	Roadway	From	To	Owner	Cost Feasible Lanes	2005 Counts	2010 Counts	2015 Counts	2018 Counts	2015 Model	2045 Model	2045 Adjusted
	937539	LE CHALET BLVD	Hagen Ranch Rd	Jog Rd	PBC	4					11,661	13,924	13,924
4661	937310	LE CHALET BLVD	Jog Rd	Military Tr	PBC	4	10,617	9,652	9,216	9,538	6,850	8,803	11,200
	937671	LIGHTHOUSE DR	Begonia St	SR-811	PBG	2					-	-	-
	937438	LIGHTHOUSE DR	SR-811	US-1	PBG	2					7,462	10,486	10,486
	937526	LINDELL BLVD	Carl Bolter Dr	Federal Hwy	DEL	2					3,387	4,227	4,227
5635	937295	LINTON BLVD	Jog Rd	Sim Rd	PBC	6	26,259	28,837	29,366	31,891	22,105	28,535	35,800
5625	937294	LINTON BLVD	Sim Rd	Military Tr	PBC	6	28,004	27,495	28,587	30,480	31,164	39,350	36,100
5607	937187	LINTON BLVD	Military Tr	Homewood Blvd	PBC	6	36,231	37,464	39,497	42,810	31,920	37,736	46,700
5661	938531	LINTON BLVD	Homewood Blvd	Congress Ave	PBC	6	29,850	33,652	39,159	39,082	23,129	27,305	43,300
5213	930049	LINTON BLVD	Congress Ave	I-95	PBC	6I	47,845	40,928	42,863	-	41,197	50,363	52,400
5313	930050	LINTON BLVD	I-95	10th Ave SW	PBC	6I	44,067	46,456	48,617	-	57,771	64,880	54,600
5819	937188	LINTON BLVD	10th Ave SW	Old Dixie Hwy	PBC	6I	38,062	38,788	40,279	41,916	41,000	45,745	44,900
5821	937188	LINTON BLVD	Old Dixie Hwy	US 1	PBC	6		-	32,088	32,617	41,000	45,745	36,800
5813	930742	LINTON BLVD	US 1	Ocean Blvd	PBC	4	18,958	15,872	17,857	-	11,422	12,518	19,000
	937687	LION COUNTRY SAFARI RD	SR-80	Deer Run Blvd	PBC	2					1,778	1,141	1,141
	938501	LOWSON BLVD	Military Tr	Congress Ave	PBC	4					766	1,045	1,045
5311	937060	LOWSON BLVD	Congress Ave	SW 10TH Ave	PBC	4	21,862	15,139	16,363	-	4,297	9,735	21,800
1610	937368	LOXAHATCHEE RIVER RD	Indiantown Rd	Roebuck Rd	PBC	2	10,471	10,099	9,010	-	5,952	4,661	7,700
1202	937367	LOXAHATCHEE RIVER RD	Roebuck Rd	PBC Boundary	PBC	2	5,919	-	2,865	3,196	2,091	1,005	1,800
6112	937374	LYONS RD	Broward County Line	SW 18th St	PBC	6	31,352	31,256	30,462	-	46,009	59,702	44,200
6410	937372	LYONS RD	SW 18th St	Palmetto Park Rd	PBC	6	34,318	26,501	28,707	-	34,737	49,065	43,000
6406	937371	LYONS RD	Palmetto Park Rd	Glades Rd	PBC	4	30,081	22,599	28,072	-	27,478	37,879	38,700
6404	937370	LYONS RD	Glades Rd	Kimberly Rd	PBC	6	34,131	32,163	33,892	35,118	35,194	51,243	49,300
6424	937373	LYONS RD	Kimberly Rd	Yamato Rd	PBC	6	26,568	20,861	28,538	29,113	27,201	40,132	42,100
6416	938553	LYONS RD	Yamato Rd	Clint Moore Rd	PBC	4	14,896	16,080	19,936	20,806	20,603	33,685	32,600
6114	937375	LYONS RD	Clint Moore Rd	158 Rd S	PBC	4	7,411	6,499	14,399	16,479	7,718	19,593	26,300
5406	937375	LYONS RD	158 Rd S	Atlantic Ave	PBC	4	8,508	6,642	15,262	16,154	7,718	19,593	27,100
5112	937375	LYONS RD	Atlantic Ave	Flavor Pict Rd	PBC	4		-	11,585	14,473	7,718	19,593	23,500
5110	937311	LYONS RD	Flavor Pict Rd	Boynton Beach Blvd	PBC	4		-	12,523	15,434	11,366	35,100	38,700
5108	937311	LYONS RD	Boynton Beach Blvd	Hypoluxo Rd	PBC	4	14,038	13,879	18,210	20,937	11,366	35,100	41,900
4404	937311	LYONS RD	Hypoluxo Rd	Lantana Rd	PBC	4	10,644	10,176	11,376	13,909	11,366	35,100	35,100
4405	937311	LYONS RD	Lantana Rd	Lake Worth Rd	PBC	4	11,768	10,373	11,242	14,334	11,366	35,100	34,700
NEW		LYONS RD	Lake Worth Rd	Stribling Way	PBC	2							
3462	937480	LYONS RD	Stribling Way	Forest Hill Blvd	PBC	2	6,691	7,344	8,711	9,792	5,726	11,244	14,200
3460	937134	LYONS RD	Forest Hill Blvd	Dillman Rd	PBC	2		9,492	11,968	13,819	13,043	16,588	15,200
3466	937135	LYONS RD	Dillman Rd	Southern Blvd	PBC	2		10,333	13,283	14,619	12,928	14,717	15,100
2616	937129	MAC ARTHUR BLVD	Northlake Blvd	Holly Dr	PBC	2	7,525	7,787	8,092	-	7,221	7,917	8,900
1616	937117	MAPLEWOOD DR	Indian Creek Blvd	Toney Penna Dr	JUP	2		8,614	9,526	-	7,054	8,387	10,900
1618	937117	MAPLEWOOD DR	Toney Penna Dr	Indiantown Rd	JUP	4		12,423	13,254	-	7,054	8,387	14,600
	937445	MCCLURE RD	SR-715	SR-15	PAH	2					-	-	-
4615	937106	MELALEUCA LA	Jog Rd	Haverhill Rd	PBC	5	16,217	14,559	15,332	16,846	33,207	38,117	20,200
4657	937109	MELALEUCA LA	Haverhill Rd	Military Tr	PBC	5	26,036	23,670	24,818	26,528	39,042	40,288	26,100
4617	937107	MELALEUCA LA	Military Tr	Kirk Rd	PBC	5	26,538	24,566	25,665	28,514	16,560	20,231	29,300
4655	937108	MELALEUCA LA	Kirk Rd	Davis Rd	PBC	5	28,782	28,845	26,620	-	17,262	20,579	29,900
4655	937108	MELALEUCA LA	Davis Rd	Congress Ave	PBC	6	28,782	28,845	26,620	-	17,262	20,579	29,900
	937568	MERCER AVE	Belvedere Rd	Australian Ave	WPB	2					13,165	11,162	11,162
6216	937215	MILITARY TRL	Broward Co. Line	SW 18th St	PBC	4	31,074	26,894	28,051	27,423	35,706	36,802	29,100
6608	937218	MILITARY TRL	SW 18th St	Camino Real	PBC	4	31,577	30,195	30,690	29,342	33,454	37,127	34,100
6606	937217	MILITARY TRL	Camino Real	Palmetto Park Rd	PBC	6	36,522	44,783	37,775	35,855	41,360	48,238	44,100

APPENDIX B

TEST 2 ANALYSIS

TABLE 7

TEST 2 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR - RESIDENTIAL TRAFFIC ONLY FROM PROPOSED DEVELOPMENT

TEST 2 - FIVE YEAR ANALYSIS
2 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 35
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 101

STATION	ROADWAY	FROM	TO	AM PEAK HOUR DIRECTIONAL PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
4407	LAKE WORTH ROAD	ISLES BOULEVARD	SR 7	5%	5	4D	I	1960	0.26%	NO
4401	LAKE WORTH ROAD	SR 7	LYONS ROAD	25%	25	6D	I	2940	0.86%	NO
4103	LAKE WORTH ROAD	LYONS ROAD	SITE	43%	43	6D	I	2940	1.48%	NO
4103	LAKE WORTH ROAD	SITE	FLORIDA TURNPIKE	52%	53	6D	I	2940	1.79%	NO
4201	LAKE WORTH ROAD	FLORIDA TURNPIKE	PINEHURST DRIVE	34%	34	6D	II	2830	1.21%	NO
4645	LAKE WORTH ROAD	PINEHURST DRIVE	JOG ROAD	30%	30	6D	II	2830	1.07%	NO
4406	SR 7	STRIBLING WAY	LAKE WORTH ROAD	10%	10	8D	I	3940	0.26%	NO
4400	SR 7	LAKE WORTH ROAD	LANTANA ROAD	10%	10	6D	I	2940	0.34%	NO
N/A	LYONS ROAD	NORTH OF LAKE WORTH ROAD	LAKE WORTH ROAD	3%	3	3	I	880	0.34%	NO
4405	LYONS ROAD	LAKE WORTH ROAD	LANTANA ROAD	15%	15	4	I	1860	0.81%	NO
4662	PINEHURST DRIVE	10TH AVENUE NORTH	LAKE WORTH ROAD	4%	4	2	I	880	0.46%	NO

TABLE 8

TEST 2 - PROJECT SIGNIFICANCE CALCULATION

PM PEAK HOUR - RESIDENTIAL TRAFFIC ONLY FROM PROPOSED DEVELOPMENT

TEST 2 - FIVE YEAR ANALYSIS
2 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 101
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 65

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
4407	LAKE WORTH ROAD	ISLES BOULEVARD	SR 7	5%	5	4D	I	1960	0.26%	NO
4401	LAKE WORTH ROAD	SR 7	LYONS ROAD	25%	25	6D	I	2940	0.86%	NO
4103	LAKE WORTH ROAD	LYONS ROAD	SITE	43%	43	6D	I	2940	1.48%	NO
4103	LAKE WORTH ROAD	SITE	FLORIDA TURNPIKE	52%	53	6D	I	2940	1.79%	NO
4201	LAKE WORTH ROAD	FLORIDA TURNPIKE	PINEHURST DRIVE	34%	34	6D	II	2830	1.21%	NO
4645	LAKE WORTH ROAD	PINEHURST DRIVE	JOG ROAD	30%	30	6D	II	2830	1.07%	NO
4406	SR 7	STRIBLING WAY	LAKE WORTH ROAD	10%	10	8D	I	3940	0.26%	NO
4400	SR 7	LAKE WORTH ROAD	LANTANA ROAD	10%	10	6D	I	2940	0.34%	NO
N/A	LYONS ROAD	NORTH OF LAKE WORTH ROAD	LAKE WORTH ROAD	3%	3	3	I	880	0.34%	NO
4405	LYONS ROAD	LAKE WORTH ROAD	LANTANA ROAD	15%	15	4	I	1860	0.81%	NO
4662	PINEHURST DRIVE	10TH AVENUE NORTH	LAKE WORTH ROAD	4%	4	2	I	880	0.46%	NO