



July 20, 2021

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

**Department of Engineering
and Public Works**

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

**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor
Robert S. Weinroth, Vice Mayor
Maria G. Marino
Gregg K. Weiss
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

**RE: Reserve At Atlantic
FLUA Amendment Policy 3.5-d Review
Round 2021-22-A**

Dear Ms. Mulcahy:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Transportation Analysis for the proposed Future Land Use Amendment for the above referenced project, revised May 28, 2021, 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:	SE corner of Atlantic Avenue and Half Mile Road	
PCN:	00-42-46-19-01-000-0050	
Acres:	38.88 acres	
	Current FLU	Proposed FLU
FLU:	Agricultural Reserve (AGR)	(Agricultural Reserve (AGR) on +/- 35 acres and Industrial (IND) on +/- 4.5 acres (To be determined following final right-of-way alignment of Smith Sundy Road and Half Mile Road))/ Agricultural Reserve (AGR)
Zoning:	Agricultural Reserve (AGR)	Agricultural Reserve Planned Unit Development (AGR-PUD) on +/- 35 acres and Light Industrial (IL) on +/- 4.5 acres
Density/ Intensity:	0.15 FAR	8 du/acre on +/- 70 acres (includes preserve area) 0.45 FAR on +/- 4.5 acres
Maximum Potential:	Nursery (Wholesale) = 33.88 acres Nursery (Garden Center) = 5 acres	Light Industrial = 88,209 SF Resid. Single Family (AGR) = 45 DUs Resid. Multi Family-MR (AGR) = 315 DUs Resid. 55+ Attached (AGR) = 200 DUs Daycare (AGR) = 120 Students
Proposed Potential:	None	Self-Storage (IND) = 85,000 SF Resid. Single Family (AGR) = 45 DUs Resid. Multi Family-MR (AGR) = 315 DUs Resid. 55+ Attached (AGR) = 200 DUs Daycare (AGR) = 120 Students



Rebecca J. Mulcahy, P.E.

July 20, 2021

Page 2

Net Daily Trips:	2,226 (maximum – current) 1,989 (maximum – proposed)
Net PH Trips:	269 (117/152) AM, 315 (162/153) PM (maximum) 227 (75/152) AM, 283 (165/118) 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 determined 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** density shown above.

Please contact me at 561-684-4030 or email to DSimeus@pbcgov.org with any questions.

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS/rb

cc: Addressee

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Steve Bohovsky – Technical Assistant III, Traffic Division
Lisa Amara – Senior Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Jorge Perez – Senior Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
Stephanie Gregory – Principal Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\22-A\Reserve At Atlantic.docx

**RESERVE AT ATLANTIC
FUTURE LAND USE AMENDMENT
TRANSPORTATION ANALYSIS**

Prepared for

BOVE COMPANY

Prepared by

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

*Rebecca J. Mulcahy
5/28/21*

Rebecca J. Mulcahy, P.E.
Florida Registration #42570

**#PTC19-104
May 10, 2021
Revised May 28, 2021**

RESERVE AT ATLANTIC
FUTURE LAND USE AMENDMENT
TRANSPORTATION ANALYSIS

INTRODUCTION

It is proposed to change the Future Land Use designation for a 38.88-acre property from Agricultural Reserve (AGR) to 4.5 acres of Industrial (IND) and the remaining 34 acres of AGR with conditional uses. The site is located in the southeast corner of Atlantic Avenue and Half Mile Road. The purpose of this analysis is to determine if the proposed land use designation is consistent with the Transportation Element of the Comprehensive Plan. This study addresses a five-year traffic analysis and a long-range (Year 2045) traffic analysis.

SITE DATA

The PCN for the site is 00-42-46-19-01-000-0050. Existing on the site is active agricultural uses. The existing Future Land Use (FLU) designation of AGR is proposed to be changed to a combination of AGR and IND. The Comprehensive Plan assigns a maximum intensity to the FLU designation. The maximum intensity scenarios for the existing and proposed FLU, as well as the proposed development plan (conditional uses) are shown below:

<u>Existing FLU Designation, Maximum</u>	<u>Proposed FLU Designation, Maximum</u>	<u>Proposed FLU Designation, Conditional Uses</u>
AGR (Maximum)	IND (Maximum 0.45 FAR) on 4.5 Acres+ AGR (Conditional Uses)	IND (Maximum 0.45 FAR) on 4.5 Acres+ AGR (Conditional Uses)
33.88-Acre Wholesale Nursery 5.00-Acre Nursery (Garden Center)	88,209 SF Light Industrial 45 DUs - Residential Single Family 315 DUs - Residential Multi Family, midrise 200 DUs - Residential Age-restricted, attached 120 Student Daycare	85,000 SF Self Storage 45 DUs - Residential Single Family 315 DUs - Residential Multi Family, midrise 200 DUs - Residential Age-restricted, attached 120 Student Daycare

TRANSPORTATION ELEMENT

Level of Service (LOS) Analysis

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

Trip Generation

Palm Beach County and the Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition, were the sources of trip generation data utilized in this study. Daily and peak hour trips generated by the existing FLU designation at the maximum/existing intensity are shown on **Exhibit 1A**. The daily and peak hour trips generated by the proposed FLU designation at the maximum intensity are shown on **Exhibit 1B**. The daily and peak hour trips generated by the proposed FLU designation at the development plan are shown on **Exhibit 1C**. The comparison of existing and proposed FLU designations, are shown on **Exhibit 1D**. The net daily trip generation is used for the Long Range (Year 2045) analysis. Based on the increase of 2,226 (maximum) and 1,989 (proposed development plan), the radius of development influence is one mile for the Long Range analysis. The peak hour trips are used for the Five-Year Analysis. Based on the net new PM peak hour trip generation of 283 trips for the proposed development plan, the radius of development influence is two miles for the Five-Year analysis.

Trip Distribution and Assignment

In order to determine the impact of the development's traffic on the surrounding roadway network, a directional distribution of project trips was developed, based on the area's land uses and roadway network. **Exhibit 2A** provides the distribution for the site's net new trips.

Roadway Improvements

A review was undertaken of the FDOT Transportation Improvement Program and the Palm Beach County Five Year Road Program to determine if any roadways within the study area are scheduled to be improved. Atlantic Avenue from SR 7 to east of Lyons Road is scheduled for widening from two lanes to four lanes in 2024. Lyons Road from Atlantic Avenue to Flavor Pict Road is scheduled for widening from two lanes to four lanes in 2025.

Five Year Analysis

The Five Year Analysis examines traffic conditions at the end of the fifth year of the FDOT Five Year Transportation Improvement Program. This analysis is required for any roadway link within the radius of development influence where the project impact is greater than 3% of LOS E and outside the radius where the project impact is greater than 5% of LOS E. The highest AM and PM peak hour trips for the proposed development plan were assigned to the roadway network based on **Exhibit 2A**. As shown on **Exhibits 2B and 2C**, several roadway links are significantly impacted by the proposed FLU designation.

Historic growth trends and committed development traffic must be analyzed in the projection of future background traffic volumes. Historic growth data is provided on **Exhibit 3**. Committed development data, compiled by Palm Beach County, was reviewed. Numerous projects with approved site plans were considered in the projection of background traffic. Committed development data and all traffic count data are provided in the **Appendix**. Total traffic includes existing traffic, background growth and Project traffic. The higher of the historic growth or the committed development traffic plus 1% growth was used for background growth.

Exhibit 4 shows future AM and PM peak hour directional traffic conditions for the analyzed roadway links. The links are projected to meet the adopted standards with the programmed lanes. Therefore, the link requirements of Test 2 are met, and the proposed FLU meets the Five Year requirements.

Long Range (Year 2045) Analysis

Exhibits 5A and 5B provide the net daily trip assignment of the proposed FLU at maximum intensity for the required links. They also provide volume to capacity (v/c) ratios and project impact percentages. A roadway is considered significantly impacted for the long range analysis if project impacts are greater than 1% to 3% of LOS D, depending on the v/c ratio. Year 2045 net project traffic is total external traffic generated by the proposed FLU designation at maximum intensity, less traffic generated by the existing FLU designation at maximum intensity or proposed development plan. For the Year 2045 analysis, roadway lanes and traffic volumes were obtained from the Palm Beach Transportation Planning Agency (TPA). This information is provided in the **Appendix**. Several recent and concurrent Land Use Atlas amendment traffic

studies were reviewed and added into the Long Range Analysis: Atlantic Avenue Medical, Sunflower Industrial, Star Key and Jericho. The All Seasons (Poets Walk) traffic study resulted in a reduction in daily trips. Excerpts from these studies are provided in the **Appendix**. There are two significantly impacted roadway links at the maximum intensity, one which exceeds a v/c ratio of 1.0. With the proposed development plan, there is only one impacted link. This link has a v/c ratio of less than 1.0. Therefore, this project meets the Long Range (Year 2045) Analysis requirements for the proposed land use designation with the proposed development plan.

CONCLUSIONS

This analysis shows that the proposed future land use designation of IND/AGR for the 38.88-acre site meets the transportation standards with the proposed development plan and is consistent with the Comprehensive Plan.

EXHIBITS

Exhibit 1A
Reserve at Atlantic FLUA
Trip Generation - Existing FLU (AGR) at Maximum Intensity

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Internal Trips		External Trips		Pass-by Trips (1)		Total Trips	
					Trips	%	Trips	%	Trips	%	Trips	%	Trips	%
Nursery (Garden Center)	817	5.00 Acres	108.1 / Acre	50%	541	-	0%	-	541	-	0%	-	541	-
Nursery (Wholesale)	818	33.88 Acres	19.5 / Acre	50%	661	-	0%	-	661	-	0%	-	661	-
TOTAL					1,202		0.0%		1,202		0.0%		1,202	

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips			
					In	Out	Trips	Trips	%	In	Out	Trips	In	Out	Trips		
Nursery (Garden Center)	817	5.00 Acres	2.82 / Acre	50%	7	7	14	-	0%	7	7	14	-	0%	7	7	14
Nursery (Wholesale)	818	33.88 Acres	0.26 / Acre	50%	5	4	9	-	0%	5	4	9	-	0%	5	4	9
TOTAL					12	11	23		0.0%	12	11	23			12	11	23

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips			
					In	Out	Trips	Trips	%	In	Out	Trips	In	Out	Trips		
Nursery (Garden Center)	817	5.00 Acres	8.06 / Acre	50%	20	20	40	-	0%	20	20	40	-	0%	20	20	40
Nursery (Wholesale)	818	33.88 Acres	0.45 / Acre	50%	8	7	15	-	0%	8	7	15	-	0%	8	7	15
TOTAL					28	27	55		0.0%	28	27	55			28	27	55

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

Exhibit 1B

Reserve at Atlantic FLUA

Trip Generation - Proposed FLU (IND Maximum and AGR w/Conditions)

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Internal Trips		External Trips		Pass-by Trips (1)		Total Trips	
					Trips	%	Trips	%	Trips	%	Trips	%	Trips	%
Light Industrial	110	88,209 SF	4.96 / 1000 SF	50%	438	22	5%		416	42	10%		374	
Resid. Single Family (AGR)	210	45 DUs	10 / DU	50%	450	15	3.3%		435	-	0%		435	
Resid. Multi Family MR (AGR)	221	315 DUs	5.44 / DU	50%	1,714	56	3.3%		1,658	-	0%		1,658	
Resid. 55+ Attached (AGR)	252	200 DUs	3.7 / DU	50%	740	-	0%		740	-	0%		740	
Daycare (AGR)	565	120 Students	4.09 /Student	50%	491	49	10%		442	221	50%		221	
TOTAL					3,833	142	3.7%		3,691	263			3,428	

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips	In	Out	Trips	In	Out
Light Industrial	110	88,209 SF	0.7 / 1000 SF	88%	55	7	62	3	5%	54	5	59	6	10%	49	4	53
Resid. Single Family (AGR)	210	45 DUs	0.74 / DU	25%	8	25	33	3	8%	6	24	30	-	0%	6	24	30
Resid. Multi Family MR (AGR)	221	315 DUs	0.36 / DU	26%	29	84	113	9	8%	25	79	104	-	0%	25	79	104
Resid. 55+ Attached (AGR)	252	200 DUs	0.20 / DU	35%	14	26	40	-	0%	14	26	40	-	0%	14	26	40
Daycare (AGR)	565	120 Students	0.78 /Student	53%	50	44	94	9	10%	45	40	85	43	50%	23	19	42
TOTAL					156	186	342	24	7.0%	144	174	318	49		117	152	269

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips	In	Out	Trips	In	Out
Light Industrial	110	88,209 SF	0.63 / 1000 SF	13%	7	49	56	3	5%	6	47	53	5	10%	5	43	48
Resid. Single Family (AGR)	210	45 DUs	Ln (T) = 0.96Ln (X)+0.20	63%	30	17	47	3	7%	28	16	44	-	0%	28	16	44
Resid. Multi Family MR (AGR)	221	315 DUs	0.44 / DU	61%	85	54	139	10	7%	80	49	129	-	0%	80	49	129
Resid. 55+ Attached (AGR)	252	200 DUs	0.26 / DU	55%	29	23	52	-	0%	29	23	52	-	0%	29	23	52
Daycare (AGR)	565	120 Students	0.79 /Student	47%	45	50	95	10	10%	40	45	85	43	50%	20	22	42
TOTAL					196	193	389	26	6.7%	183	180	363	48		162	153	315

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

Exhibit 1C

Reserve at Atlantic FLUA

Trip Generation - Proposed FLU (IND and AGR w/Conditions - Development Plan)

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Internal Trips		External Trips		Pass-by Trips (1)		Total Trips	
					Trips	%	Trips	%	Trips	%	Trips	%	Trips	%
Self Storage (IND)	151	85,000 SF	1.51 / 1000 SF	50%	-	-	128	-	0%	-	128	13	10%	115
Resid. Single Family (AGR)	210	45 DUS	10 / DU	50%	-	-	450	14	3%	-	436	-	0%	436
Resid. Multi Family MR (AGR)	221	315 DUS	5.44 / DU	50%	-	-	1,714	35	2%	-	1,679	-	0%	1,679
Resid. 55+ Attached (AGR)	252	200 DUS	3.7 / DU	50%	-	-	740	-	0%	-	740	-	0%	740
Daycare (AGR)	565	120 Students	4.09 /Student	50%	-	-	491	49	10%	-	442	221	50%	221
TOTAL							3,523	98	2.8%		3,425	234		3,191

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips	In	Out	Trips	In	Out
Self Storage (IND)	151	85,000 SF	0.1 / 1000 SF	60%	5	4	9	-	0%	5	4	9	1	10%	5	3	8
Resid. Single Family (AGR)	210	45 DUS	0.74 / DU	25%	8	25	33	2	6%	7	24	31	-	0%	7	24	31
Resid. Multi Family MR (AGR)	221	315 DUS	0.36 / DU	26%	29	84	113	7	6%	26	80	106	-	0%	26	80	106
Resid. 55+ Attached (AGR)	252	200 DUS	0.20 / DU	35%	14	26	40	-	0%	14	26	40	-	0%	14	26	40
Daycare (AGR)	565	120 Students	0.78 /Student	53%	50	44	94	9	10%	45	40	85	43	50%	23	19	42
TOTAL					106	183	289	18	6.2%	97	174	271	44		75	152	227

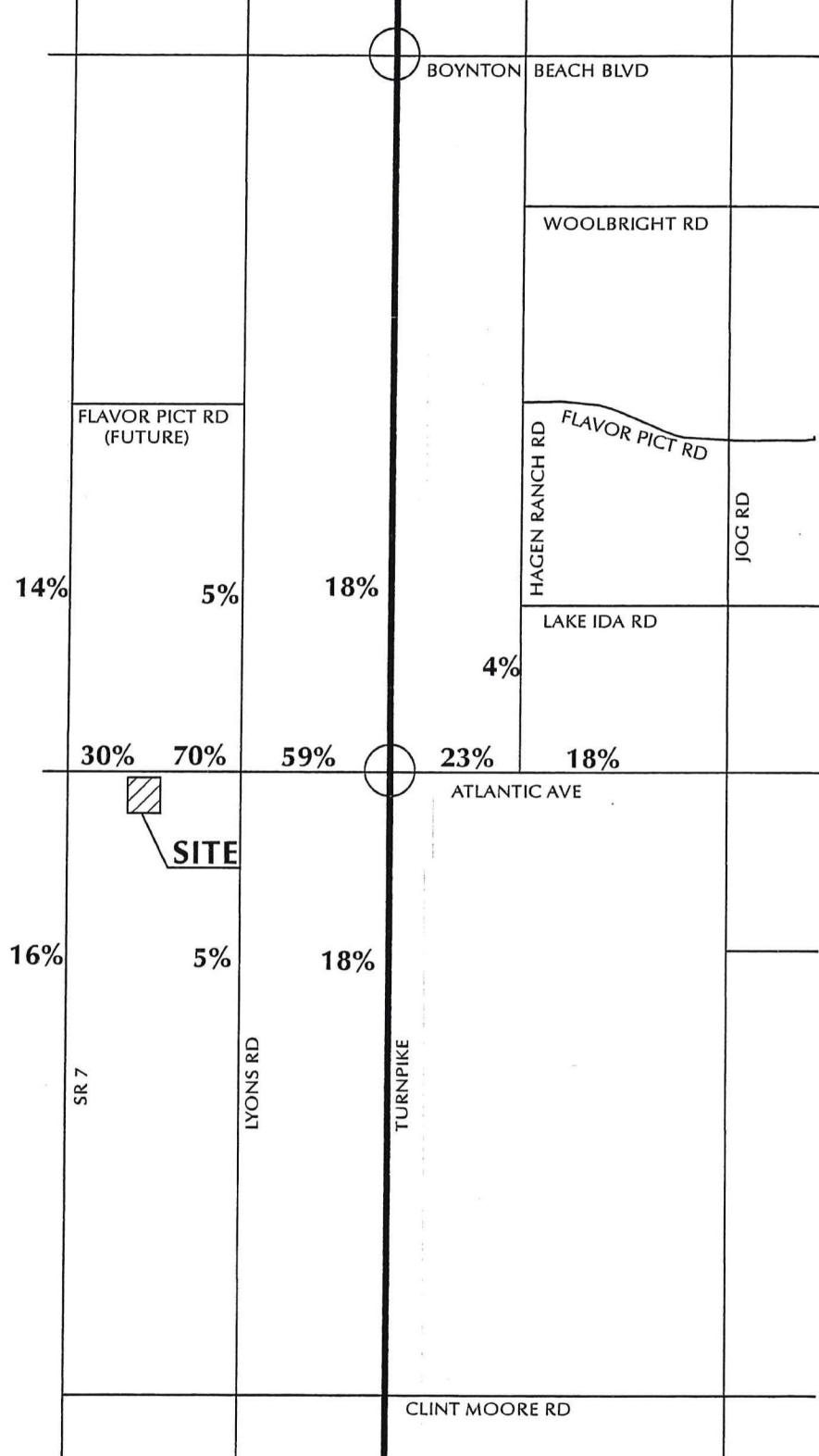
PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips	In	Out	Trips	In	Out
Self Storage (IND)	151	85,000 SF	0.17 / 1000 SF	47%	7	7	14	-	0%	7	7	14	1	10%	6	7	13
Resid. Single Family (AGR)	210	45 DUS	Ln (T) = 0.96Ln (X)+0.20	63%	30	17	47	3	6%	29	15	44	-	0%	29	15	44
Resid. Multi Family MR (AGR)	221	315 DUS	0.44 / DU	61%	85	54	139	7	5%	81	51	132	-	0%	81	51	132
Resid. 55+ Attached (AGR)	252	200 DUS	0.26 / DU	55%	29	23	52	-	0%	29	23	52	-	0%	29	23	52
Daycare (AGR)	565	120 Students	0.79 /Student	47%	45	50	95	10	10%	40	45	85	43	50%	20	22	42
TOTAL					196	151	347	20	5.8%	186	141	327	44		165	118	283

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

Exhibit 1D
Reserve at Atlantic FLUA
Trip Generation Comparison

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Existing FLU	1,202	12	11	23	28	27	55
Proposed FLU (Maximum)	3,428	117	152	269	162	153	315
Net New Trips (Maximum):	2,226	105	141	246	134	126	260
Proposed FLU (Devel. Plan)	3,191	75	152	227	165	118	283
Net New Trips (Devel. Plan):	1,989	63	141	204	137	91	228



#19-104
5/27/21

RESERVE AT
ATLANTIC FLUA

EXHIBIT 2A
PROJECT TRAFFIC DISTRIBUTION

PTC

Exhibit 2B
Reserve at Atlantic FLUA
Project Traffic Assignment - Test 2 Significance AM Peak Hour

Roadway	Link	Class	2025 Lanes	Dir	LOS E Service Volume	Project Traffic		Total Project Impact	Significant Impact?
						% Dist	Pk Hour Trips		
Atlantic Avenue	SR 7 to Site	I	4LD	EB WB	1960	30%	23 46	1.17% 2.35%	No No
	Site to Lyons Rd	I	4LD	EB WB	1960	70%	106 53	5.41% 2.70%	YES No
	Lyons Rd to Turnpike	I	4LD	EB WB	1960	59%	90 44	4.59% 2.24%	YES No
	Turnpike to Hagen Ranch Rd	II	4LD	EB WB	1870	23%	35 17	1.87% 0.91%	No No
	Hagen Ranch Rd to Jog Rd	II	4LD	EB WB	1870	18%	27 14	1.44% 0.75%	No No
Hagen Ranch Rd	Atlantic Ave to Lake Ida Rd	II	4LD	NB SB	1870	4%	6 3	0.32% 0.16%	No No
Lyons Road	Clint Moore Rd to 158 Rd S	I	4LD	NB SB	1960	5%	4 8	0.20% 0.41%	No No
	158 Rd S to Atlantic Ave	I	4LD	NB SB	1960	5%	4 8	0.20% 0.41%	No No
	Atlantic Ave to Flavor Pict Rd	I	4LD	NB SB	1960	5%	8 4	0.41% 0.20%	No No
SR 7	Winner's Cir to Atlantic Ave	I	4LD	NB SB	1960	16%	12 24	0.61% 1.22%	No No
	Atlantic Ave to Flavor Pict Rd	Unint	4LD	NB SB	3760	14%	21 11	0.56% 0.29%	No No
Turnpike	Glades Rd to Atlantic Ave	EXP	6LX	NB SB	6200	18%	14 27	0.23% 0.44%	No No
	Atlantic Ave to Boynton Beach Blvd	EXP	6LX	NB SB	6200	18%	27 14	0.44% 0.23%	No No

Exhibit 2C
Reserve at Atlantic FLUA
Project Traffic Assignment - Test 2 Significance PM Peak Hour

Roadway	Link	Class	2025 Lanes	Dir	LOS E Service Volume	Project Traffic		Total Project Impact	Significant Impact?
						% Dist	Pk Hour Trips		
Atlantic Avenue	SR 7 to Site	I	4LD	EB WB	1960	30%	50 35	2.55% 1.79%	No No
	Site to Lyons Rd	I	4LD	EB WB	1960	70%	83 116	4.23% 5.92%	YES YES
	Lyons Rd to Turnpike	I	4LD	EB WB	1960	59%	70 97	3.57% 4.95%	YES YES
	Turnpike to Hagen Ranch Rd	II	4LD	EB WB	1870	23%	27 38	1.44% 2.03%	No No
	Hagen Ranch Rd to Jog Rd	II	4LD	EB WB	1870	18%	21 30	1.12% 1.60%	No No
Hagen Ranch Rd	Atlantic Ave to Lake Ida Rd	II	4LD	NB SB	1870	4%	5 7	0.27% 0.37%	No No
Lyons Road	Clint Moore Rd to 158 Rd S	I	4LD	NB SB	1960	5%	8 6	0.41% 0.31%	No No
	158 Rd S to Atlantic Ave	I	4LD	NB SB	1960	5%	8 6	0.41% 0.31%	No No
	Atlantic Ave to Flavor Pict Rd	I	4LD	NB SB	1960	5%	6 8	0.31% 0.41%	No No
SR 7	Winner's Cir to Atlantic Ave	I	4LD	NB SB	1960	16%	26 19	1.33% 0.97%	No No
	Atlantic Ave to Flavor Pict Rd	Unint	4LD	NB SB	3760	14%	17 23	0.45% 0.61%	No No
Turnpike	Glades Rd to Atlantic Ave	EXP	6LX	NB SB	6200	18%	30 21	0.48% 0.34%	No No
	Atlantic Ave to Boynton Beach Blvd	EXP	6LX	NB SB	6200	18%	21 30	0.34% 0.48%	No No

Exhibit 3
Reserve at Atlantic FLUA
Historic Growth

Roadway	Link	Peak Season Daily Traffic Volumes (1)		Growth Rate (per Year)
		2016	2019	
Atlantic Avenue	SR 7 to Lyons Rd	16,276	18,839	3.72%
	Lyons Rd to Turnpike	29,311	33,103	4.14%

(1) See Appendix for traffic data.

Exhibit 4
Reserve at Atlantic FLUA
Test 2 Link Analysis

Roadway	Link	2025 Lanes	Dir	AM PEAK HOUR										
				Existing (2020) (1)	Committed Dev. Analysis (2)			Growth (2025)		Total Bkgd.	Project	Total (2025)	LOS E Volume	
					Projects	Growth	Total	Volume	%/Year					
Atlantic Ave	Site to Lyons Rd	4LD	EB	913	186	47	233	183	3.72%	1,145	106	1,251	1,960	Yes
	Lyons Rd to Turnpike	4LD	EB	1,479	274	75	349	333	4.14%	1,829	90	1,919	1,960	Yes

Roadway	Link	2025 Lanes	Dir	PM PEAK HOUR										
				Existing (2020) (1)	Committed Dev. Analysis (2)			Growth (2025)		Total Bkgd.	Project	Total (2025)	LOS E Volume	
					Projects	Growth	Total	Volume	%/Year					
Atlantic Ave	Site to Lyons Rd	4LD	EB	776	285	40	325	155	3.72%	1,100	83	1,183	1,960	Yes
		4LD	WB	808	241	41	282	162	3.72%	1,090	116	1,206	1,960	Yes
	Lyons Rd to Turnpike	4LD	EB	1,364	336	70	406	307	4.14%	1,769	70	1,839	1,960	Yes
		4LD	WB	1,360	335	69	404	306	4.14%	1,764	97	1,861	1,960	Yes

- (1) Count data from Palm Beach County and FDOT PSF of 1.03. See Appendix.
(2) Committed development data from County TPS Database. See Appendix.

Exhibit 5A
Reserve at Atlantic FLUA
Project Traffic Assignment; Maximum - 2045 Analysis

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

Roadway	Link	2045 Conditions			V/C w/o Project	Meets Standard w/o Proj?	Concurrent LUA Studies (3)				Net Project Traffic	2045 Total Traffic	V/C w/ Proj.	Total Project Impact	Significant Impact?	
		Lanes	Volume (1)	LOS D Capacity (2)			Atlantic Ave Medical	Star Key	Jericho	Sunflower Industrial						
Atlantic Ave	SR 7 to Site	4LD	16,100	33,200	0.48	YES		333	179		30%	668	17,279	0.52	2.01%	No
	Site to Lyons Rd	4LD	16,100	33,200	0.48	YES	355	333	179		70%	1,558	18,525	0.56	4.69%	YES
	Lyons Rd to Turnpike	6LD	36,200	50,300	0.72	YES		1,814			59%	1,313	39,327	0.78	2.61%	No
Lyons Rd	158th Rd S to Altantic Ave	4LD	25,300	33,200	0.76	YES		423			5%	111	25,834	0.78	0.34%	No
	Atlantic Ave to Flavor Pict Rd	4LD	24,000	33,200	0.72	YES		423			5%	111	24,534	0.74	0.34%	No
SR 7	Winner's Circle to Atlantic Ave	4LD	46,000	33,200	1.39	No			298	146	16%	356	46,800	1.41	1.07%	YES
	Atlantic Ave to 1 mile N. of Atlantic	4LD	51,200	33,200	1.54	No			119	146	14%	312	51,777	1.56	0.94%	No

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

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

(3) Shaded cells indicate insignificant traffic but have been included in the total traffic.

Exhibit 5B
Reserve at Atlantic FLUA
Project Traffic Assignment; Development Plan - 2045 Analysis

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

Roadway	Link	2045 Conditions			V/C w/o Project	Meets Standard w/o Proj?	Concurrent LUA Studies (3)				Net Project Traffic		2045 Total Traffic	V/C w/ Proj.	Total Project Impact	Significant Impact?
		Lanes	Volume (1)	LOS D Capacity (2)			Atlantic Ave Medical	Star Key	Jericho Industrial	1,989 % Dist	Project Trips					
Atlantic Ave	SR 7 to Site	4LD	16,100	33,200	0.48	YES		333	179		30%	597	17,208	0.52	1.80%	No
	Site to Lyons Rd	4LD	16,100	33,200	0.48	YES	355	333	179		70%	1,392	18,359	0.55	4.19%	YES
	Lyons Rd to Turnpike	6LD	36,200	50,300	0.72	YES		1,814			59%	1,174	39,188	0.78	2.33%	No
Lyons Rd	158th Rd S to Altantic Ave	4LD	25,300	33,200	0.76	YES		423			5%	99	25,822	0.78	0.30%	No
	Atlantic Ave to Flavor Pict Rd	4LD	24,000	33,200	0.72	YES		423			5%	99	24,522	0.74	0.30%	No
SR 7	Winner's Circle to Atlantic Ave	4LD	46,000	33,200	1.39	No			298	146	16%	318	46,762	1.41	0.96%	No
	Atlantic Ave to 1 mile N. of Atlantic	4LD	51,200	33,200	1.54	No			119	146	14%	278	51,743	1.56	0.84%	No

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

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

(3) Shaded cells indicate insignificant traffic but have been included in the total traffic.

APPENDIX



STN# ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					*2020 DAILY VOL DATE	19-20 GR	3YR GR	2020 AM PEAK HOUR			2020 PM PEAK HOUR			
					2015	2016	2017	2018	2019				2-WAY NB/EB	SB/WB	2-WAY NB/EB	SB/WB	2-WAY NB/EB	SB/WB	
1804 A1A	US 1	Indiantown Rd	2	880	9079	9866	10122	10172	9228										
1812 A1A	Indiantown Rd	Ocean Way	2	1140	6475	7037		6789	6222	5930	1/13/2020	-4.92%	454	239	216	587	305	302	
1818 A1A	Ocean Way	Marcinski Rd	2	880	4867	5526	5002	5339	5250										
1314 A1A	Marcinski Rd	Donald Ross Rd	2	880	4210	4623		4257	4411										
4808 A1A	Phipps Ocean Park Ent	Lake Worth Rd	2	1140	12405				9880										
4812 A1A	Palm Beach limits	E Ocean Ave	2	1140	10897			9727	10401										
5403 ATLANTIC AVE	SR 7	Lyons Rd	2	880	16435	16276		18896	18839	19451	12/3/2019	3.15%	1587	886	716	1529	753	784	
5101 ATLANTIC AVE	Lyons Rd	Turnpike	4D	1960	29886	29311		34770	33103	35099	12/10/2019	5.69%	2689	1436	1293	2644	1324	1320	
5209 ATLANTIC AVE	Turnpike	Hagen Ranch Rd	4D	1770		39788		45436	44988	44944	12/10/2019	-0.10%	3731	2210	1558	3513	1769	1750	
5643 ATLANTIC AVE	Hagen Ranch Rd	Jog Rd	4D	1770	36572	34880	39932	39360	38678	39563	12/9/2019	2.24%	-0.31%	3404	2298	1212	3061	1480	1586
5631 ATLANTIC AVE	Jog Rd	El Clair Ranch Rd	6D	2680	40737	40190	42203	42426	41026	40005	12/9/2019	-2.55%	-1.77%	2956	1775	1343	3125	1568	1593
5637 ATLANTIC AVE	El Clair Ranch Rd	Military Tr	6D	2940	44644	45021		46963	43896										
5609 ATLANTIC AVE	Military Tr	Barwick Rd	6D	2680	41810	43662		43458	40602										
5659 ATLANTIC AVE	Barwick Rd	Congress Ave	6D	2680	44038		45219	44682	41132										
5211 ATLANTIC AVE	Congress Ave	I-95	6D	2680	49366	48800				46016	12/16/2019			2985	1552	1619	3209	1684	1613
2834 AUSTRALIAN AVE	Blue Heron Blvd	Beeline Hwy (SR 710)	4D	1770	13636	14436	14810	14015	13481										
2306 AUSTRALIAN AVE	Beeline Hwy (SR 710)	45th St	4D	1960	16813	17266			18133	19022	3/10/2020	4.67%	1449	730	746	1738	1007	757	
3610 AUSTRALIAN AVE	Belvedere Rd	PBIA (Turnage Blvd)	6D	2940	33550	35908	36790	40365	42125										
3658 AUSTRALIAN AVE	PBIA (Turnage Blvd)	Southern Blvd	6D	2940	34707	35292	38312	33411	36886										

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9301 CEN.-W OF US1 TO SR7

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.00	1.03
2	01/06/2019 - 01/12/2019	1.00	1.03
3	01/13/2019 - 01/19/2019	1.00	1.03
4	01/20/2019 - 01/26/2019	0.99	1.02
* 5	01/27/2019 - 02/02/2019	0.98	1.01
* 6	02/03/2019 - 02/09/2019	0.97	1.00
* 7	02/10/2019 - 02/16/2019	0.96	0.99
* 8	02/17/2019 - 02/23/2019	0.96	0.99
* 9	02/24/2019 - 03/02/2019	0.96	0.99
*10	03/03/2019 - 03/09/2019	0.96	0.99
*11	03/10/2019 - 03/16/2019	0.96	0.99
*12	03/17/2019 - 03/23/2019	0.96	0.99
*13	03/24/2019 - 03/30/2019	0.96	0.99
*14	03/31/2019 - 04/06/2019	0.97	1.00
*15	04/07/2019 - 04/13/2019	0.97	1.00
*16	04/14/2019 - 04/20/2019	0.97	1.00
*17	04/21/2019 - 04/27/2019	0.98	1.01
18	04/28/2019 - 05/04/2019	0.99	1.02
19	05/05/2019 - 05/11/2019	0.99	1.02
20	05/12/2019 - 05/18/2019	1.00	1.03
21	05/19/2019 - 05/25/2019	1.01	1.04
22	05/26/2019 - 06/01/2019	1.02	1.05
23	06/02/2019 - 06/08/2019	1.02	1.05
24	06/09/2019 - 06/15/2019	1.03	1.06
25	06/16/2019 - 06/22/2019	1.04	1.07
26	06/23/2019 - 06/29/2019	1.04	1.07
27	06/30/2019 - 07/06/2019	1.05	1.08
28	07/07/2019 - 07/13/2019	1.05	1.08
29	07/14/2019 - 07/20/2019	1.06	1.09
30	07/21/2019 - 07/27/2019	1.05	1.08
31	07/28/2019 - 08/03/2019	1.04	1.07
32	08/04/2019 - 08/10/2019	1.03	1.06
33	08/11/2019 - 08/17/2019	1.03	1.06
34	08/18/2019 - 08/24/2019	1.03	1.06
35	08/25/2019 - 08/31/2019	1.04	1.07
36	09/01/2019 - 09/07/2019	1.05	1.08
37	09/08/2019 - 09/14/2019	1.05	1.08
38	09/15/2019 - 09/21/2019	1.06	1.09
39	09/22/2019 - 09/28/2019	1.05	1.08
40	09/29/2019 - 10/05/2019	1.03	1.06
41	10/06/2019 - 10/12/2019	1.02	1.05
42	10/13/2019 - 10/19/2019	1.00	1.03
43	10/20/2019 - 10/26/2019	1.00	1.03
44	10/27/2019 - 11/02/2019	1.00	1.03
45	11/03/2019 - 11/09/2019	1.00	1.03
46	11/10/2019 - 11/16/2019	1.00	1.03
47	11/17/2019 - 11/23/2019	1.00	1.03
48	11/24/2019 - 11/30/2019	1.00	1.03
49	12/01/2019 - 12/07/2019	1.00	1.03
50	12/08/2019 - 12/14/2019	1.00	1.03
51	12/15/2019 - 12/21/2019	1.00	1.03
52	12/22/2019 - 12/28/2019	1.00	1.03
53	12/29/2019 - 12/31/2019	1.00	1.03

* PEAK SEASON

14-FEB-2020 15:39:27

830UPD

4_9301_PKSEASON.TXT

ORIGINAL

Input Data

ROAD NAME: W Atlantic Ave
 CURRENT YEAR: 2020
 ANALYSIS YEAR: 2025
 GROWTH RATE: 0%
 STATION: 5403
 FROM: Midpoint/Site
 TO: Lyons Rd
 COUNT DATE: 12/3/2019
 PSF: 1.03

Report Created
 5/7/2021

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1587	886	716	1529	753	784
Peak Volume	1635	913	737	1575	776	808
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1635	913	737	1575	776	808

Committed Developments

						Type	% Complete	
Tivoli Isles	0	0	0	0	0	Res	100%	
Valencia Cove North	0	0	0	0	0	Res	100%	
Atlantic Commons	0	0	0	0	0	Res	100%	
Bridges North AGR-PUD	0	0	0	0	0	Res	100%	
Hyder AGR-PUD	9	7	2	9	4	Res	70%	
Oaks at Boca	0	0	0	0	0	Res	100%	
Reserve at Boca	0	0	0	0	0	NR	100%	
Terranova MUPD	19	7	12	32	17	15	NR	0%
Canyons Town Center	2	1	1	5	2	2	NR	60%
Delray TMD	6	3	3	26	13	13	NR	91.90%
Lyons West AGR-PUD	0	0	0	0	0	Res	100%	
Villaggio Isles	0	0	0	0	0	Res	100%	
St Mary Coptic Orthodox Church	1	1	0	1	1	1	NR	50%
Mizner Country Club	1	0	0	1	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	30	14	16	41	21	20	NR	70%
Atlantic Commons Commercial	0	0	0	0	0	NR	100%	
Bridges South AGR-PUD	26	7	20	30	19	11	Res	30%
Valencia Cove South	2	1	1	3	2	1	Res	85%
Happy Hollow Charter School	163	99	63	34	15	19	NR	45%
Verde Commons MUPD	17	6	10	75	38	37	NR	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	Res	100%	
Dean Dental	0	0	0	0	0	NR	100%	
Plaza Delray MUPD	25	13	12	56	29	27	NR	0%
Avalon Trails	8	2	6	10	6	4	Res	0%
West Atlantic Business Plaza	62	23	39	76	39	39	NR	0%
Angel Boarding Kennel II	15	2	13	16	14	2	NR	0%
Total Committed Developments	476	218	257	567	308	262		
Total Committed Residential	68	25	43	79	47	32		
Total Committed Non-Residential	408	193	214	488	261	230		
Double Count Reduction	17	6	11	20	12	8		
Total Discounted Committed Developments	459	212	246	547	296	254		

ORIGINAL

Input Data

ROAD NAME: W Atlantic Ave
 CURRENT YEAR: 2020
 ANALYSIS YEAR: 2025
 GROWTH RATE: 0%
 STATION: 5403
 FROM: S State Road 7
 TO: Midpoint/Site
 COUNT DATE: 12/3/2019
 PSF: 1.03

Report Created
 5/7/2021

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1587	886	716	1529	753	784
Peak Volume	1635	913	737	1575	776	808
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1635	913	737	1575	776	808

Committed Developments

	0	0	0	0	0	0	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	9	7	2	9	4	6	Res	70%
Oaks at Boca	0	0	0	0	0	0	Res	100%
Reserve at Boca	0	0	0	0	0	0	NR	100%
Terranova MUPD	19	7	12	32	17	15	NR	0%
Canyons Town Center	2	1	1	5	2	2	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%
Mizner Country Club	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	30	14	16	41	21	20	NR	70%
Atlantic Commons Commercial	0	0	0	0	0	0	NR	100%
Bridges South AGR-PUD	26	7	20	30	19	11	Res	30%
Valencia Cove South	2	1	1	3	2	1	Res	85%
Happy Hollow Charter School	163	99	63	34	15	19	NR	45%
Verde Commons MUPD	17	6	10	75	38	37	NR	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	0	0	0	0	0	0	NR	100%
Plaza Delray MUPD	25	13	12	56	29	27	NR	0%
Avalon Trails	8	2	6	10	6	4	Res	0%
West Atlantic Business Plaza	24	15	9	30	15	15	NR	0%
Angel Boarding Kennel II	15	13	2	16	2	14	NR	0%
Total Committed Developments	435	220	214	508	265	244		
Total Committed Residential	68	25	43	79	47	32		
Total Committed Non-Residential	367	195	171	429	218	212		
Double Count Reduction	17	6	11	20	12	8		
Total Discounted Committed Developments	418	214	203	488	253	236		

REVISED

Input Data

ROAD NAME: W Atlantic Ave
 CURRENT YEAR: 2020
 ANALYSIS YEAR: 2025
 GROWTH RATE: 0%
 STATION: 5403
 FROM: Midpoint/Site
 TO: Lyons Rd
 COUNT DATE: 12/3/2019
 PSF: 1.03

Report Created
 5/7/2021

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1587	886	716	1529	753	784
Peak Volume	1635	913	737	1575	776	808
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1635	913	737	1575	776	808

Committed Developments

	Type	% Complete
Tivoli Isles	Res	100%
Valencia Cove North	Res	100%
Atlantic Commons	Res	100%
Bridges North AGR-PUD	Res	100%
Hyder AGR-PUD	Res	70%
Oaks at Boca	Res	100%
Reserve at Boca	NR	100%
Terranova MUPD	NR	0%
Canyons Town Center	NR	60%
Delray TMD	NR	91.90%
Lyons West AGR-PUD	Res	100%
Villaggio Isles	Res	100%
St Mary Coptic Orthodox Church	NR	50%
Mizner Country Club	Res	98%
Monticello PUD	Res	0%
West Boca Library	NR	40%
Stop and Shop	NR	70%
Atlantic Commons Commercial	NR	100%
Bridges South AGR-PUD	Res	30%
Valencia Cove South	Res	85%
Happy Hollow Charter School	NR	45%
Verde Commons MUPD	NR	0%
Feurring Commercial MUPD	NR	30%
Divine Savior Academy	NR	50%
Dakota PUD	Res	100%
Dean Dental	NR	100%
Plaza Delray MUPD	NR	0%
Avalon Trails	Res	0%
West Atlantic Business Plaza	NR	0%
Angel Boarding Kennel II	NR	0%
Total Committed Developments	476	190
Total Committed Residential	68	14
Total Committed Non-Residential	408	176
Double Count Reduction	17	4
Total Discounted Committed Developments	459	<u>186</u>
	238	547
	285	<u>241</u>
	248	
	27	
	221	
	7	

Insignificant Traffic Removed

REVISED

Input Data

ROAD NAME: W Atlantic Ave
 CURRENT YEAR: 2020
 ANALYSIS YEAR: 2025
 GROWTH RATE: 0%
 STATION: 5403
 FROM: S State Road 7
 TO: Midpoint/Site
 COUNT DATE: 12/3/2019
 PSF: 1.03

Report Created
 5/7/2021

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1587	886	716	1529	753	784
Peak Volume	1635	913	737	1575	776	808
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1635	913	737	1575	776	808

Committed Developments

	0	0	0	0	0	0	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	9	7	[redacted]	9	4	6	Res	70%
Oaks at Boca	0	0	0	0	0	0	Res	100%
Reserve at Boca	0	0	0	0	0	0	NR	100%
Terranova MUPD	19	[redacted]	12	32	17	15	NR	0%
Canyons Town Center	2	[redacted]	5	[redacted]			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	[redacted]	1	[redacted]			NR	50%
Mizner Country Club	1	0	0	1	0	0	Res	98%
Monticello PUD	22	[redacted]	14	26	16	10	Res	0%
West Boca Library	35	5	30	76	46	30	NR	40%
Stop and Shop	30	14	16	41	21	20	NR	70%
Atlantic Commons Commercial	0	0	0	0	0	0	NR	100%
Bridges South AGR-PUD	26	7	20	30	19	11	Res	30%
Valencia Cove South	2	[redacted]	3	2	[redacted]		Res	85%
Happy Hollow Charter School	163	99	63	34	15	19	NR	45%
Verde Commons MUPD	17	[redacted]	10	75	38	37	NR	0%
Feurring Commercial MUPD	12	7	5	43	22	21	NR	30%
Divine Savior Academy	21	12	10	7	[redacted]		NR	50%
Dakota PUD	0	0	0	0	0	0	Res	100%
Dean Dental	0	0	0	0	0	0	NR	100%
Plaza Delray MUPD	25	13	12	56	29	27	NR	0%
Avalon Trails	8	[redacted]	10	[redacted]			Res	0%
West Atlantic Business Plaza	24	15	9	30	15	15	NR	0%
Angel Boarding Kennel II	15	13	[redacted]	16	[redacted]	14	NR	0%
Total Committed Developments	435	194	202	508	250	232		
Total Committed Residential	68	14	34	79	41	27		
Total Committed Non-Residential	367	180	168	429	209	205		
Double Count Reduction	17	4	9	20	10	7		
Total Discounted Committed Developments	418	190	193	488	240	225		

Insignificant Traffic Removed

ORIGINAL

Input Data

ROAD NAME: W Atlantic Ave
 CURRENT YEAR: 2020
 ANALYSIS YEAR: 2025
 GROWTH RATE: 0%
 STATION: 5101
 FROM: MIDPOINT
 TO: N Floridas Tpke
 COUNT DATE: 12/10/2019
 PSF: 1.03

Report Created
 5/7/2021

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2689	1436	1293	2644	1324	1320
Peak Volume	2770	1479	1332	2723	1364	1360
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2770	1479	1332	2723	1364	1360

Committed Developments

	0	0	0	0	0	0	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	58	44	15	63	23	40	Res	70%
Spaulding	0	0	0	1	0	1	NR	85%
Terranova MUPD	48	18	30	80	44	36	NR	0%
Canyons Town Center	5	2	3	14	7	6	NR	60%
Delray TMD	8	3	4	33	17	16	NR	91.90%
Lyons West AGR-PUD	0	0	0	0	0	0	Res	100%
Canyon Lakes	0	0	0	0	0	0	Res	100%
Canyon Isles	0	0	0	0	0	0	Res	100%
Canyon Springs	0	0	0	0	0	0	Res	100%
Villaggio Isles	0	0	0	0	0	0	Res	100%
St Mary Coptic Orthodox Church	6	3	3	6	3	3	NR	50%
Mizner Country Club	2	2	1	2	1	2	Res	98%
Monticello PUD	22	14	8	26	10	16	Res	0%
Stop and Shop	20	9	11	27	14	14	NR	70%
Atlantic Commons Commercial	0	0	0	0	0	0	NR	100%
Bridges South AGR-PUD	58	44	15	66	24	42	Res	30%
Valencia Cove South	2	1	1	3	1	2	Res	85%
Happy Hollow Charter School	271	106	165	57	32	24	NR	45%
Verde Commons MUPD	17	6	10	75	38	37	NR	0%
Feurring Commercial MUPD	18	8	11	65	32	33	NR	30%
Divine Savior Academy	64	29	35	22	12	11	NR	50%
Dakota PUD	0	0	0	0	0	0	Res	100%
Dean Dental	0	0	0	0	0	0	NR	100%
Plaza Delray MUPD	38	20	17	84	43	41	NR	0%
Polo Trace II	48	12	36	55	35	21	Res	55%
Avalon Trails	25	6	19	31	19	12	Res	0%
West Atlantic Business Plaza	52	20	33	65	33	33	NR	0%
Angel Boarding Kennel II	6	1	5	6	5	1	NR	0%
Total Committed Developments	768	348	422	781	393	391		
Total Committed Residential	215	123	95	246	113	135		
Total Committed Non-Residential	553	225	327	535	280	256		
Double Count Reduction	54	31	24	62	28	34		
Total Discounted Committed Developments	714	317	398	719	365	357		

ORIGINAL

Input Data

ROAD NAME: W Atlantic Ave
 CURRENT YEAR: 2020
 ANALYSIS YEAR: 2025
 GROWTH RATE: 0%
 STATION: 5101
 FROM: Lyons Rd
 TO: Midpoint
 COUNT DATE: 12/10/2019
 PSF: 1.03

Report Created
 5/7/2021

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2689	1436	1293	2644	1324	1320
Peak Volume	2770	1479	1332	2723	1364	1360
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2770	1479	1332	2723	1364	1360

Committed Developments

	0	0	0	0	0	0	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	58	44	15	63	23	40	Res	70%
Spaulding	0	0	0	1	0	1	NR	85%
Terranova MUPD	48	18	30	80	44	36	NR	0%
Canyons Town Center	5	2	3	14	7	6	NR	60%
Delray TMD	8	3	4	33	17	16	NR	91.90%
Lyons West AGR-PUD	0	0	0	0	0	0	Res	100%
Canyon Lakes	0	0	0	0	0	0	Res	100%
Canyon Isles	0	0	0	0	0	0	Res	100%
Canyon Springs	0	0	0	0	0	0	Res	100%
Villaggio Isles	0	0	0	0	0	0	Res	100%
St Mary Coptic Orthodox Church	6	3	3	6	3	3	NR	50%
Mizner Country Club	2	2	1	2	1	2	Res	98%
Monticello PUD	22	14	8	26	10	16	Res	0%
Stop and Shop	20	9	11	27	14	14	NR	70%
Atlantic Commons Commercial	0	0	0	0	0	0	NR	100%
Bridges South AGR-PUD	58	44	15	66	24	42	Res	30%
Valencia Cove South	2	1	1	3	1	2	Res	85%
Happy Hollow Charter School	271	106	165	57	32	24	NR	45%
Verde Commons MUPD	17	6	10	75	38	37	NR	0%
Feurring Commercial MUPD	18	11	8	65	33	32	NR	30%
Divine Savior Academy	64	29	35	22	12	11	NR	50%
Dakota PUD	0	0	0	0	0	0	Res	100%
Dean Dental	0	0	0	0	0	0	NR	100%
Plaza Delray MUPD	38	20	17	84	43	41	NR	0%
Polo Trace II	48	12	36	55	35	21	Res	55%
Avalon Trails	25	6	19	31	19	12	Res	0%
West Atlantic Business Plaza	52	20	33	65	33	33	NR	0%
Angel Boarding Kennel II	6	1	5	6	5	1	NR	0%
Total Committed Developments	768	351	419	781	394	390		
Total Committed Residential	215	123	95	246	113	135		
Total Committed Non-Residential	553	228	324	535	281	255		
Double Count Reduction	54	31	24	62	28	34		
Total Discounted Committed Developments	714	320	395	719	366	356		

REVISED

Input Data

ROAD NAME: W Atlantic Ave
 CURRENT YEAR: 2020
 ANALYSIS YEAR: 2025
 GROWTH RATE: 0%
 STATION: 5101
 FROM: MIDPOINT
 TO: N Floridas Tpke
 COUNT DATE: 12/10/2019
 PSF: 1.03

Report Created
 5/7/2021

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2689	1436	1293	2644	1324	1320
Peak Volume	2770	1479	1332	2723	1364	1360
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2770	1479	1332	2723	1364	1360

Committed Developments

	0	0	0	0	0	0	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	58	44	15	63	23	40	Res	70%
Spaulding	0	0	0	1			NR	85%
Terranova MUPD	48		30	80	44	36	NR	0%
Canyons Town Center	5			14			NR	60%
Delray TMD	8	3	4	33	17	16	NR	91.90%
Lyons West AGR-PUD	0	0	0	0	0	0	Res	100%
Canyon Lakes	0	0	0	0	0	0	Res	100%
Canyon Isles	0	0	0	0	0	0	Res	100%
Canyon Springs	0	0	0	0	0	0	Res	100%
Villaggio Isles	0	0	0	0	0	0	Res	100%
St Mary Coptic Orthodox Church	6			6			NR	50%
Mizner Country Club	2	2	1	2	1	2	Res	98%
Monticello PUD	22			26			Res	0%
Stop and Shop	20	9	11	27	14	14	NR	70%
Atlantic Commons Commercial	0	0	0	0	0	0	NR	100%
Bridges South AGR-PUD	58	44	15	66	24	42	Res	30%
Valencia Cove South	2			3			Res	85%
Happy Hollow Charter School	271	106	165	57	32	24	NR	45%
Verde Commons MUPD	17			75	38	37	NR	0%
Feurring Commercial MUPD	18			65	32	33	NR	30%
Divine Savior Academy	64	29	35	22	12	11	NR	50%
Dakota PUD	0	0	0	0	0	0	Res	100%
Dean Dental	0	0	0	0	0	0	NR	100%
Plaza Delray MUPD	38	20		84	43	41	NR	0%
Polo Trace II	48	12	36	55	35	21	Res	55%
Avalon Trails	25			31			Res	0%
West Atlantic Business Plaza	52	20	33	65	33	33	NR	0%
Angel Boarding Kennel II	6			6			NR	0%
Total Committed Developments	768	289	345	781	348	350		
Total Committed Residential	215	102	67	246	83	105		
Total Committed Non-Residential	553	187	278	535	265	245		
Double Count Reduction	54	26	17	62	21	26		
Total Discounted Committed Developments	714	263	328	719	327	324		

Insignificant Traffic Removed

REVISED

Input Data

ROAD NAME: W Atlantic Ave
 CURRENT YEAR: 2020
 ANALYSIS YEAR: 2025
 GROWTH RATE: 0%
 STATION: 5101
 FROM: Lyons Rd
 TO: Midpoint
 COUNT DATE: 12/10/2019
 PSF: 1.03

Report Created
 5/7/2021

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2689	1436	1293	2644	1324	1320
Peak Volume	2770	1479	1332	2723	1364	1360
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2770	1479	1332	2723	1364	1360

Committed Developments

	0	0	0	0	0	0	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	58	44	15	63	23	40	Res	70%
Spaulding	0	0	0	1			NR	85%
Terranova MUPD	48		30	80	44	36	NR	0%
Canyons Town Center	5			14			NR	60%
Delray TMD	8	3	4	33	17	16	NR	91.90%
Lyons West AGR-PUD	0	0	0	0	0	0	Res	100%
Canyon Lakes	0	0	0	0	0	0	Res	100%
Canyon Isles	0	0	0	0	0	0	Res	100%
Canyon Springs	0	0	0	0	0	0	Res	100%
Villaggio Isles	0	0	0	0	0	0	Res	100%
St Mary Coptic Orthodox Church	6			6			NR	50%
Mizner Country Club	2	2	1	2	1	2	Res	98%
Monticello PUD	22	14	8	26	10	16	Res	0%
Stop and Shop	20	9	11	27	14	14	NR	70%
Atlantic Commons Commercial	0	0	0	0	0	0	NR	100%
Bridges South AGR-PUD	58	44	15	66	24	42	Res	30%
Valencia Cove South	2			3			Res	85%
Happy Hollow Charter School	271	106	165	57	32	24	NR	45%
Verde Commons MUPD	17			75	38	37	NR	0%
Feurring Commercial MUPD	18			65	33	32	NR	30%
Divine Savior Academy	64	29	35	22	12	11	NR	50%
Dakota PUD	0	0	0	0	0	0	Res	100%
Dean Dental	0	0	0	0	0	0	NR	100%
Plaza Delray MUPD	38	20		84	43	41	NR	0%
Polo Trace II	48	12	36	55	35	21	Res	55%
Avalon Trails	25			31			Res	0%
West Atlantic Business Plaza	52	20	33	65	33	33	NR	0%
Angel Boarding Kennel II	6			6			NR	0%
Total Committed Developments	768	303	353	781	359	365		
Total Committed Residential	215	116	75	246	93	121		
Total Committed Non-Residential	553	187	278	535	266	244		
Double Count Reduction	54	29	19	62	23	30		
Total Discounted Committed Developments	714	274	334	719	336	335		

Insignificant Traffic Removed

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
3886	935131	A1A	SR-80	Ocean Blvd	2	2	17,445	12,657	14,911	13,600	12,897	13,727	15,900
3918	935131	A1A	Ocean Blvd	Worth Ave	4	4	12,421	15,200	12,123	13,600	12,897	13,727	12,900
3884	938526	A1A	Worth Ave	Royal Palm Way	2	2	17,445	-	6,900	10,200	5,791	6,676	8,000
3916	935138	A1A	Royal Palm Way	US 1	4	4	15,180	10,505	13,750	11,000	7,211	8,157	14,700
2801	930328	A1A	US 1	S Harbor Dr	4	4	22,338	14,700	22,954	15,800	13,642	18,166	27,500
2846	935134	A1A	S Harbor Dr	Bimini Ln	2	2	10,000	10,085	15,204	12,600	4,731	5,749	16,200
2842	935134	A1A	Bimini Ln	Island Dr	2	2	12,363	-	11,400	12,600	4,731	5,749	12,400
2816	930666	A1A	Island Dr	Lost Tree Village	2	2	10,920	10,278	9,117	10,300	4,771	5,732	10,100
2809	935290	A1A	Lost Tree Village	US 1	2	2	16,711	16,729	18,492	13,900	7,980	9,285	19,800
1314	938549	A1A	Donald Ross Rd	Marcinski Rd	2	2	5,742	5,466	4,210	4,257	3,214	3,274	4,300
1818	930088	A1A	Marcinski Rd	Ocean Way	2	2	6,000	-	4,867	5,339	1,267	1,310	4,900
1812	930088	A1A	Ocean Way	Indiantown Rd	2	2	9,047	7,801	6,475	6,789	1,267	1,310	6,500
1804	937366	A1A	Indiantown Rd	US 1	2	2	10,915	10,087	9,079	10,172	5,616	6,057	9,500
1809	935232	A1A	US 1	Jupiter Inlet Colony	2	2	6,993	6,920	7,322	7,957	6,054	6,799	8,200
1306	930746	A1A	Jupiter Inlet Colony	Martin County Line	2	2	2,203	2,341	2,501	2,200	2,228	3,167	3,600
	937495	AIRPORT RD	Main St	Duda Rd	2	2			-	-	2,394	2,929	2,900
7017	930080	AIRPORT RD	SR-715	Main St	2	2		-	5,800	5,700	2,529	3,443	6,700
	937471	AIRPORT RD	Duda Road	Cr-880	2	2			-	-	598	893	900
6880	937414	AIRPORT RD	Glades Rd	Spanish River Blvd	2	2	7,225	8,060	10,661	9,836	11,851	12,160	10,900
6908	937414	AIRPORT RD	Spanish River Blvd	Section Line	4	4		-	7,400	11,000	11,851	12,160	7,700
	937680	ALEMEDA DR	Kirk Rd	Congress Ave	2	2			-	-	2,354	2,996	3,000
5403	930427	ATLANTIC AVE	SR-7	Lyons Rd	2	4	14,702	13,478	16,435	18,896	11,391	11,007	16,100
5101	935210	ATLANTIC AVE	Lyons Rd	Turnpike	4	6	21,156	18,619	29,886	34,770	20,653	26,919	36,200
5209	935209	ATLANTIC AVE	Turnpike	Hagen Ranch Rd	4	6	34,081	32,206	38,529	45,436	32,617	37,813	44,700
5643	937199	ATLANTIC AVE	Hagen Ranch Rd	Jog Rd	4	6	36,415	32,777	36,572	39,360	32,830	45,914	51,100
5631	937198	ATLANTIC AVE	Jog Rd	El Clair Ranch Rd	6	6	40,036	33,426	40,737	42,426	29,335	34,319	45,700
5637	930424	ATLANTIC AVE	El Clair Ranch Rd	Military Tr	6	6	42,199	36,522	44,644	46,963	34,278	42,575	52,900
5609	930423	ATLANTIC AVE	Military Tr	Barwick Rd	6	6	40,873	36,580	41,810	43,458	33,882	44,143	54,500
5659	937200	ATLANTIC AVE	Barwick Rd	Congress Ave	6	6	38,363	40,012	44,038	44,682	42,099	51,601	54,000
5211	935017	ATLANTIC AVE	Congress Ave	I-95	6	6	37,485	44,769	49,366	47,500	48,708	55,612	56,400
5309	930052	ATLANTIC AVE	I-95	SW 11th Ave	4	4	34,140	41,904	46,557	42,500	37,449	43,268	53,800
	935019	ATLANTIC AVE	SW 11th Ave	SW 8th Ave	4	4			-	-	28,450	31,020	31,000
5815	935021	ATLANTIC AVE	SW 8th Ave	Swinton Ave	4	4	28,429	23,780	27,464	-	27,038	29,467	29,900
5817	935022	ATLANTIC AVE	Swinton Ave	US-1	2	2	12,252	13,213	12,015	9,000	5,215	6,111	12,900
5805	935023	ATLANTIC AVE	US-1	ICWW	4	4	16,098	15,267	15,106	-	6,472	7,626	16,300
	930681	ATLANTIC AVE	ICWW	A1A	4	4			-	-	6,017	6,285	6,300
3658	935124	AUSTRALIAN AVE	Southern Blvd	PBIA (Turnage Blvd)	6	6	42,688	34,200	34,707	33,411	39,675	49,799	43,600
3610	937361	AUSTRALIAN AVE	PBIA (Turnage Blvd)	Belvedere Rd	6	6	40,651	30,963	33,550	40,365	46,637	55,927	42,800
3309	937360	AUSTRALIAN AVE	Belvedere Rd	Okeechobee Bl	4	4	32,970	25,329	28,309	33,481	32,248	43,762	38,400
3850	937190	AUSTRALIAN AVE	Okeechobee Bl	Banyan Blvd	6	6	44,002	33,311	33,703	38,000	34,116	43,395	42,900

SERPM 8 2045 Cost Feasible Adjusted Two-Way Traffic Volumes - Palm Beach County

PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
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	6	47,845	40,928	42,863	42,000	41,468	49,886	51,600
5313	930050	LINTON BLVD	I-95	10th Ave SW	6	6	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	6	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

SERPM 8 2045 Cost Feasible Adjusted Two-Way Traffic Volumes - Palm Beach County

PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
2406	937355	SEMINOLE PRATT-WHITNEY RD	Northlake Blvd	100th Lane North	2	4		9,974	11,577	13,953	10,894	27,276	29,000
NEW	PBC110	SEMINOLE PRATT-WHITNEY RD	100th Lane North	Avenir	0	4		-	-	-	-	13,572	13,600
NEW	PBC111	SEMINOLE PRATT-WHITNEY RD	Avenir	SR-710	0	4		-	-	-	-	15,987	16,000
	937572	SHERWOOD FOREST BLVD	Melaleuca Ln	Lake Worth Rd	2	2		-	-	-	8,384	8,060	8,100
4644	937153	SHERWOOD FOREST BLVD	Lake Worth Rd	10th Ave N	2	2	7,677	5,767	7,925	7,800	5,462	7,156	9,600
4654	937154	SHERWOOD FOREST BLVD	10th Ave N	Cresthaven Blvd	2	2	9,095	7,736	8,499	10,573	13,108	15,846	11,200
4200	937152	SHERWOOD FOREST BLVD	Cresthaven Blvd	Forest Hill Blvd	2	2	7,434	6,348	7,078	7,595	6,803	8,743	9,100
2615	937130	SILVER BEACH RD	Congress Ave	Old Dixie Hwy	3	3		13,508	13,765	15,245	5,480	2,972	11,300
2807	937051	SILVER BEACH RD	Old Dixie Hwy	US-1	3	3	13,451	11,591	12,264	12,806	10,186	10,648	12,800
NEW	PBC112	SIMS RD	Linton Blvd	Atlantic Ave	0	3		-	-	-	1,961	5,941	5,900
	937582	SIMS RD	Atlantic Ave	Lake Ida Rd	2	2		-	-	-	5,393	6,763	6,800
3418	937089	SKEES RD	Belvedere Rd	Okeechobee Blvd	2	2	5,651	4,956	4,644	5,829	3,229	9,081	10,500
	933502	SOUTH A ST	6th Ave S	22nd Av N	2	2		-	-	-	8,101	10,773	10,800
3446	937159	SOUTH SHORE DR	Lake Worth Rd	Greenview Shores Bl	2	2	18,874	16,271	17,402	18,500	9,628	13,237	21,000
3429	937325	SOUTH SHORE DR	Greenview Shores Bl	Big Blue Trace	4	4	20,318	18,470	22,634	17,000	7,211	9,085	24,500
3421	937324	SOUTH SHORE DR	Big Blue Trace	Forest Hill Blvd	4	4	26,822	23,838	25,965	27,500	18,036	19,755	27,700
6605	938528	SPANISH RIVER BLVD	Military Tr	IBM Access	4	4	24,618	22,574	29,285	23,500	19,564	23,381	33,100
6305	938528	SPANISH RIVER BLVD	IBM Access	Perimeter Rd	4	4	22,776	23,173	27,823	32,615	19,564	23,381	31,600
6811	937415	SPANISH RIVER BLVD	Perimeter Rd	Old Dixie Hwy	4	4	21,491	19,254	22,555	26,738	4,412	8,520	26,700
6813	937415	SPANISH RIVER BLVD	Old Dixie Hwy	Federal Hwy	4	4	16,980	15,945	18,750	21,970	4,412	8,520	22,900
6801	930740	SPANISH RIVER BLVD	Federal Hwy	Ocean Blvd	4	4	18,419	18,762	19,154	19,700	12,831	13,777	20,100
	937667	SPENCER RD	Okeechobee Blvd	Palm Beach Lakes Blvd	4	4		-	-	-	13,171	18,338	18,300
	937610	SR 717/CANAL ST	Sr-715/Nw 16 St	End Of Bridge 930072	2	2		-	-	-	634	1,559	1,600
	935195	SR-15	SR-715	N/A	2	2		-	-	-	826	1,134	1,100
	930766	SR-15	Hooker Hwy	N/A	2	2		-	-	-	5,747	8,136	8,100
7013	930396	SR-15	State Market Rd SR-729	Section 20 Rd	2	2	8,040	11,523	9,295	9,900	5,078	7,855	12,100
7012	930431	SR-15	McClure Rd	State Market Rd SR-729	2	2	7,300	6,666	6,395	6,100	4,610	7,527	9,300
7009	930431	SR-15	W Main St	McClure Rd	2	2	4,113	3,651	3,501	6,100	4,610	7,527	6,400
7008	930129	SR-15	W Main St	N State Market Rd SR-729	2	2	6,149	3,530	2,983	3,400	1,244	1,721	3,500
7007	930374	SR-15	SR-729	Muck City Rd SR-700	2	2	6,379	5,289	5,061	5,400	3,600	4,594	6,100
7005	930002	SR-15	Old Connors Hwy	Amons Rd	2	2	5,270	4,352	4,559	4,900	5,031	6,931	6,300
6110	937245	SR-7	Broward County Line	SW 18 St	6	6	51,123	51,995	51,985	57,974	63,354	67,019	55,700
6414	937245	SR-7	SW 18 St	Palmetto Park Rd	6	6	53,733	43,804	52,909	54,810	63,354	67,019	56,000
6400	930752	SR-7	Palmetto Park Rd	Glades Rd	6	6	58,692	49,596	57,771	58,316	46,669	57,957	71,700
6402	935342	SR-7	Glades Rd	Yamato Rd	6	6	51,532	44,141	45,141	47,964	35,244	46,833	56,700
6412	937244	SR-7	Yamato Rd	Clint Moore Rd	6	6	37,804	31,986	36,321	41,392	32,173	45,301	51,100
6102	930714	SR-7	Clint Moore Rd	Winner's Cir	6	6	32,366	27,084	28,306	30,168	35,973	53,748	46,100
5404	930391	SR-7	Winner's Cir	W Atlantic Ave	4	4	28,073	23,965	27,414	31,366	34,637	53,234	46,000
	930099	SR-7	W Atlantic Ave	1 mi N of W Atlantic Ave	4	4		-	-	-	31,860	51,240	51,200
5400	930694	SR-7	1 mi N of W Atlantic Ave	Flavor Pict Rd	4	4	25,797	21,746	24,509	-	31,804	51,176	43,900

ATLANTIC AVENUE MEDICAL

050800
Revised 08/08/20

TABLE 4
(YEAR 2040)
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: 2.05 ACRE ATLANTIC AVENUE
 EXISTING FUTURE LAND USE DESIGNATION: AGI
 TRIPS PER DAY = 222
 PROPOSED FUTURE LAND USE DESIGNATION: CL
 TRIPS PER DAY = 613
 TRIP INCREASE = 591

ROADWAY	FLOW	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOAD CAPACITY	TRIP INCREASE	2040 SERPENT-X ADJUSTED VOLUME	TOTAL 2040 TRAFFIC	VC RATIO	PROJECT SIGNIFICANCE
ATLANTIC AVENUE	SR 7	SITE	40%	236	4D	33,200	0.71%	16,500	16,756	0.50	NO
ATLANTIC AVENUE	SITE	LYONS ROAD	60%	355	4D	33,200	1.07%	16,500	16,855	0.51	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.

MORNINGSTAR NURSERY DEVELOPMENT - 50.99 ACRE LUPA

10/23/2020
Revised 11/10/2020

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

PROJECT: 50.99 ACRE LUPA
 EXISTING FUTURE LAND USE DESIGNATION: AGR
 TRIPS PER DAY= 1.438
 PROPOSED FUTURE LAND USE DESIGNATION: IND
 TRIPS PER DAY= 4.462
 TRIP INCREASE= 3.024

ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS "D" CAPACITY	TRIP INCREASE	PROJECT SIGNIFICANCE
ATLANTIC AVENUE	STATE ROAD 7	LYONS ROAD	11%	333	4D	33,200	1.00%	NO
ATLANTIC AVENUE	LYONS ROAD	SITE	40%	1210	6D	50,300	2.40%	NO
ATLANTIC AVENUE	SITE	FLORIDA TURNPIKE	60%	1814	6D	50,300	3.81%	YES
ATLANTIC AVENUE	FLORIDA TURNPIKE	HAGEN RANCH ROAD	40%	1210	6D	50,300	2.40%	NO
ATLANTIC AVENUE	HAGEN RANCH ROAD	JOG ROAD	34%	1028	6D	50,300	2.04%	NO
LYONS ROAD	FLAVOR PICT ROAD	ATLANTIC AVENUE	14%	423	4D	33,200	1.28%	NO
LYONS ROAD	ATLANTIC AVENUE	158TH ROAD SOUTH	14%	423	4D	33,200	1.28%	NO
HAGEN RANCH ROAD	LAKE IDA ROAD	ATLANTIC AVENUE	5%	151	4D	33,200	0.48%	NO
FLORIDA TURNPIKE	BOYNTON BEACH BOULEVARD	ATLANTIC AVENUE	10%	302	8X	146,500	0.21%	NO
FLORIDA TURNPIKE	ATLANTIC AVENUE	GLADES ROAD	10%	302	8X	146,500	0.21%	NO

ROADWAY	FROM	TO	PBC TPA TRAFFIC VOLUME	DISTRIBUTION (%)	PROJECT TRAFFIC	Committed Trips			TOTAL 2045 TRAFFIC	LANES	LOS "D" CAPACIT	V/C RATIO
						Jericho Medical Office	Sunflower Light Industrial	Atlantic Medical Center				
ATLANTIC AVENUE	STATE ROAD 7	LYONS ROAD	16,100	11%	333	179	83	355	17,050	4D	33,200	0.51
ATLANTIC AVENUE	LYONS ROAD	SITE	36,200	40%	1210	179			37,589	6D	50,300	0.75
ATLANTIC AVENUE	SITE	FLORIDA TURNPIKE	36,200	60%	1814	179			38,193	6D	50,300	0.76
ATLANTIC AVENUE	FLORIDA TURNPIKE	HAGEN RANCH ROAD	44,700	40%	1210				45,910	6D	50,300	0.91
ATLANTIC AVENUE	HAGEN RANCH ROAD	JOG ROAD	51,100	34%	1028				52,128	6D	50,300	1.04
LYONS ROAD	FLAVOR PICT ROAD	ATLANTIC AVENUE	24,000	14%	423				24,423	4D	33,200	0.74
LYONS ROAD	ATLANTIC AVENUE	158TH ROAD SOUTH	25,300	14%	423				25,723	4D	33,200	0.77
HAGEN RANCH ROAD	LAKE IDA ROAD	ATLANTIC AVENUE	24,200	5%	151				24,351	4D	33,200	0.73
FLORIDA TURNPIKE	BOYNTON BEACH BOULEVARD	ATLANTIC AVENUE	110,800	10%	302				111,102	8X	146,500	0.76
FLORIDA TURNPIKE	ATLANTIC AVENUE	GLADES ROAD	120,700	10%	302				121,002	8X	146,500	0.83

* 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.

**Florida Turnpike future traffic based on 2040 model. Currently, the TPA is unable to provide data for the Florida Turnpike in the 2045 model.

4. TRAFFIC IMPACT

Jericho

Table 4 shows a comparison of the trip generation between the Maximum Intensity under the existing and proposed FLU. As can be seen in Table 4, both Daily and Peak-Hour traffic generated by the Proposed Maximum Intensity is higher than the traffic generated by the current FLU.

Table 4: Net Traffic Impact – Maximum Intensity

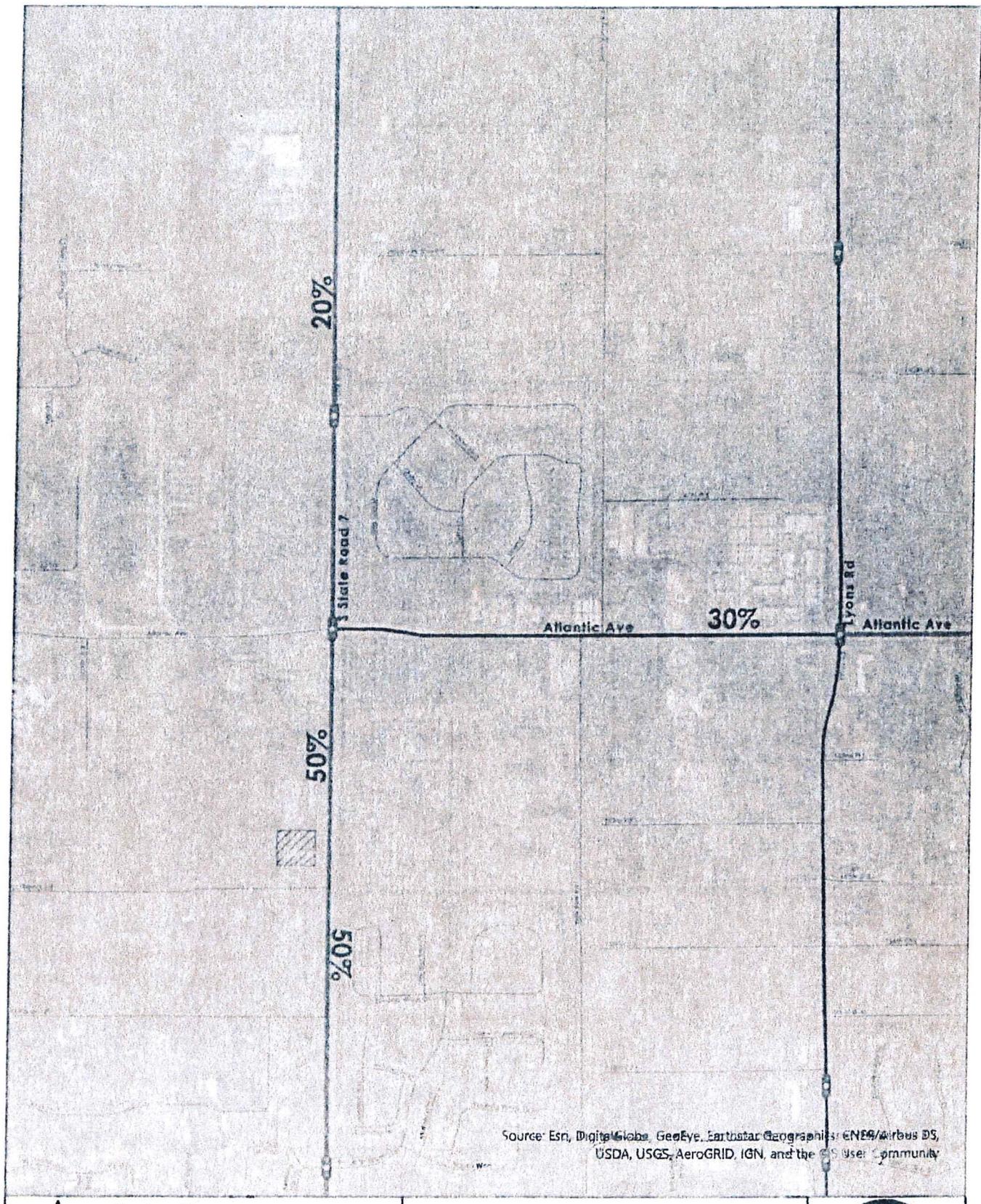
Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	390	5	5	10	15	14	29
Proposed	985	61	17	78	28	70	98
Net New Trips	595	56	12	68	13	56	69

$$595 \times 0.3 = 179$$

Given the net trip generation characteristics from Table 4 for **Long Range Analysis (2045)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, the directly accessed link on the first accessed major thoroughfare needs to be considered for traffic impact analysis for the Maximum Intensity.

Furthermore, pursuant to the **Test 2 – Five Year Analysis (2025)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B*, based on the peak hour trips from Table 4, a one (1) mile RDI needs to be considered for traffic impact analysis for the Maximum Intensity.

Trip distribution and assignment was based on the characteristics of the proposed maximum intensity and the surrounding network configuration. Figure 2 includes project trip distribution on all roadway links included within a 1-mile RDI for the proposed land use.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Number of Lanes

— 2 — 3 — 4 — 5 — 6 — 8

Project Site

0.1 0.05 0 0.1 0.2 0.3 0.4

Mile

Figure 2:
Trip Distribution
Jericho Medical Office



SUNFLOWER LIGHT INDUSTRIAL - 7.94 ACRE LUPA

10/08/2020

Revised: 10/19/2020

TABLE 3
TRAFFIC GENERATION INCREASE

DAILY	AM PEAK HOUR			PM PEAK HOUR		
	TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	420	9	5	4	26	13
PROPOSED DEVELOPMENT =	695	98	86	12	88	12
INCREASE =	275	89	81	8	62	-1
						63

$$275 \times 0.3 = 83$$



N

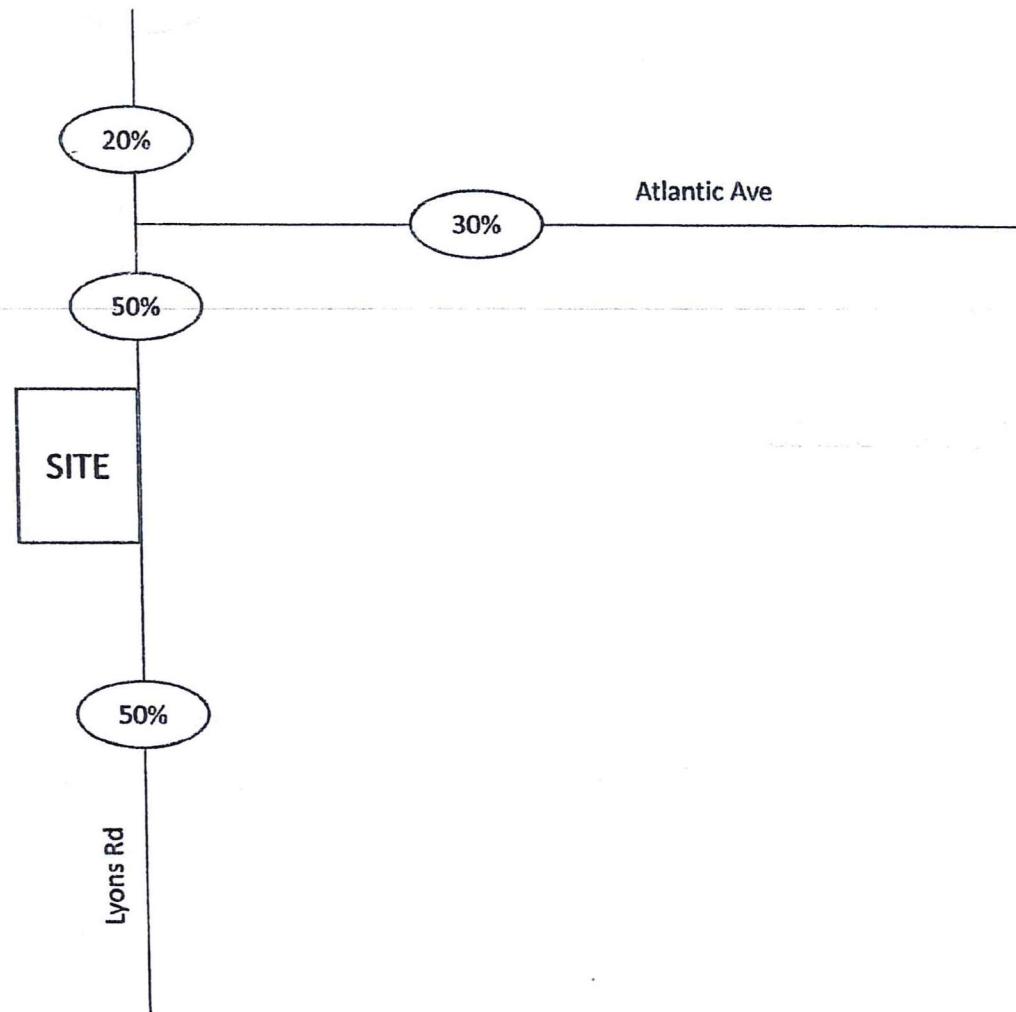


Figure 1 – Trip Distribution
Sunflower Light Industrial
Project # 20-124

5. TRAFFIC IMPACT

Table 6 shows a comparison of the trip generation between the Maximum Intensity under the existing and proposed FLU. As can be seen in Table 6, AM Peak-Hour traffic generated by the Maximum Intensity under the proposed FLU is higher than the traffic generated by the current FLU. As part of a conservative analysis, no credit was taken for existing uses on site.

Table 6: Net Traffic Impact – Maximum Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	633	8	7	15	21	21	42
Maximum Intensity	546	24	17	41	20	34	54
Net New Trips	(87)	16	10	26	(1)	13	12

Pursuant to the **Test 2 – Five Year Analysis (2025)** requirements and according to the *ULDC*, Article 12 – Chapter B, Section 2.B, based on the peak hour trips from Table 6, a 1-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis for the Maximum Intensity.

Furthermore, given the net trip generation characteristics from Table 6 for **Long Range Analysis (2045)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, there is a reduction of daily trips. Consequently, no additional impacts will occur due to the proposed request for a Future Land Use amendment from the current AGR to CLR/AGR.

Trip distribution and assignment incorporates the characteristics of the proposed maximum intensity and the surrounding network configuration. Figure 2 includes project trip distribution on all roadway links included within a 1-mile RDI for the proposed land use.

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	22-A	Intake Date	May 12, 2021
Application Name	Reserve at Atlantic	Control No.	None.
Acres	38.88 acres	Concurrent Zoning application?	Yes
		Text Amend?	Yes
PCNs	00-42-46-19-01-000-0050		
Location	Southeast corner of Atlantic Avenue and Half Mile Road		
	Current	Proposed	
Tier	Agricultural Reserve	Agricultural Reserve	
Use	Agriculture	560 residential units, daycare (120 students), and +/- 85,000 SF self-storage	
Zoning	Agricultural Reserve (AGR)	Agricultural Reserve Planned Unit Development (AgR-PUD) on +/- 35 acres & Light Industrial (IL) on +/- 4.5 acres	
Future Land Use Designation	Agricultural Reserve (AGR)	Agricultural Reserve (AGR) on +/- 35 acres & Industrial (IND) on +/- 4.5 acres (To be determined following final right-of-way alignment of Smith Sundy Road and Half Mile Road)	
Underlying Future Land Use Designation	None	Agricultural Reserve (AGR)	
Conditions	None	Proposed conditions to match the proposed development program. (i.e. 560 residential units, 120-student daycare, and +/- 85,000 SF self-storage)	
Density Bonus	None	New Code Language will allow increase	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	8 units	560 units & +/- 85,000 SF of industrial uses
Maximum Dwelling Units¹ (residential designations)	1 du / 5 acre x 38.88 ac. = 8 units	8 du/acre x +/- 70 ac. (includes preserve area) = +/- 560 units
Maximum Beds (for	None	None

CLF proposals)		
Population Estimate	8 max du x 2.39 = 19 people	560 max du x 2.39 = 1,338 people
Maximum Square Feet^{2,4} (non-residential designations)	0.15 FAR x 38.88 ac. = 254,042 SF of agriculture uses	0.45 FAR x +/- 4.5 ac. = +/- 88,209 SF
Proposed or Conditioned Potential^{3,4}	----	560 residential units, daycare (120 students), and +/- 85,000 SF self-storage
Max Trip Generator	Nursery (Garden Center): 108.1/Acre Nursery (Wholesale): 19.5/Acre	Light Industrial: 4.96/1000 SF Resid. Single Family: 10/DU Resid. Multi Family, MR: 5.44/DU Resid. Age-Restrict., Attached: 3.7/DU Daycare: 4.09/Student Self Storage: 1.51/1000 SF
Maximum Trip Generation	Daily: 1,202 AM: 23 PM: 55	Maximum: Daily: 3,428 AM: 269 PM: 315 Proposed Dev: Daily 3,191 AM: 227 PM: 283
Net Daily Trips:	2,226 (maximum minus current) 1,989 (proposed minus current)	
Net PH Trips:	269 AM, 315 PM (maximum) 227 AM, 283 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.

**TRANSMITTAL****DATE:** May 28, 2021

TO: Mr. Dominic Simeus
COMPANY NAME: Palm Beach County Traffic Division
ADDRESS: 2300 North Jog Road, 3rd Floor
West Palm Beach, FL 33411

PROJECT NAME: Reserve at Atlantic FLUA
PROJECT NUMBER: PTC19-104

COPIES TO: **Lisa Amara, PBC Planning** w/enclosure

REGULAR MAIL
COURIER
FEDEX
PICK UP

# COPIES	REPORT DATE	DESCRIPTION OF REPORTS
1	5/28/21	Future Land Use Amendment Transportation Analysis
1		FLUA Application, Revised
1		\$815.40 Traffic Review Fee (<i>2,226 Trips × 0.40 = 890.40 - \$75</i>)

Response to Comments:

- 1) Distribution was revised to 30% west. Hagen Ranch Rd was changed to a Class II roadway. Lyons Rd is a Class I roadway.
- 2) The following LUA traffic studies were included in the long range analysis: Atlantic Ave Medical, Star Key, Jericho, Sunflower Industrial, All Seasons. None of them have received Site Plan approval so they were not included in the Test 2 analysis.
- 3) A determination was made by Lisa Amara and Quazi Bari that a maximum of 5 acres can be classified as Nursery Garden Center. The remainder must be shown as Wholesale Nursery. See attached email. Therefore, the uses for the existing FLU have been changed in this revised traffic study.

From the desk of....

Rebecca J. Mulcahy, P.E.
Vice President
Pinder Troutman Consulting, Inc.
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411
561-296-9698
rmulcahy@pindertroutman.com

Rebecca Mulcahy

From: Bryan Kelley [bryan@simmonsandwhite.com]
Sent: Monday, May 24, 2021 4:24 PM
To: rmulcahy@pindertrotman.com
Subject: FW: AGR Base traffic
Attachments: image006.wmz; image012.wmz

Rebecca,
See below correspondence.

Bryan G. Kelley, P.E.

Senior Traffic Engineer



Simmons & White, Inc.

2581 Metrocentre Blvd., Suite 3
West Palm Beach, FL 33407
Office: 561.478.7848 x112
Cell: 561.371.2285
simmonsandwhite.com



From: Quazi Bari <QBari@pbcgov.org>
Sent: Thursday, April 23, 2020 7:31 AM
To: Lisa Amara A. <LAmara@pbcgov.org>; Bryan Kelley <bryan@simmonsandwhite.com>; Khurshid Mohyuddin <KMOHYUDD@pbcgov.org>
Cc: Kyle Duncan <kyle@simmonsandwhite.com>
Subject: RE: AGR Base traffic

I agree. It is also an issue that Planning Division makes a determination on.

Quazi Bari, P.E., PTOE | Manager – Growth Management | Traffic Division
2300 N. Jog Road, West Palm Beach, FL 33411
T: 561.684.4030 | gbari@pbcgov.org

From: Lisa Amara A. <LAmara@pbcgov.org>
Sent: Wednesday, April 22, 2020 5:34 PM
To: Bryan Kelley <bryan@simmonsandwhite.com>; Quazi Bari <QBari@pbcgov.org>; Khurshid Mohyuddin <KMOHYUDD@pbcgov.org>
Cc: Kyle Duncan <kyle@simmonsandwhite.com>
Subject: RE: AGR Base traffic

Going with 5 acres nursery retail and the remainder of the site as nursery wholesale is easiest.

The Landscape service issue is still a hot topic at the BCC and there is no point in muddying this with the FLUA traffic analysis. There is a cap of 1.5 acres or something of landscape service per site or something. The final language hasn't yet gone to BCC I believe for the zoning.

Lisa Amara, Principal Planner
Palm Beach County Planning Division
2300 N Jog Rd ◆ West Palm Beach, FL 33411