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June 15, 2022

Bryan G. Kelley, P.E.
Simmons & White
2581 Metrocentre Boulevard West, Suite 3
West Palm Beach, FL 33407

**RE: State Road 7 Business Plaza
FLUA Amendment Policy 3.5-d Review
Round 2022-23-A**

Dear Mr. Kelley:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above-referenced project, revised on June 9, 2022, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	Northeast corner of State Road 7 and Happy Hollow Road, approximately 0.76 miles north of Atlantic Avenue	
PCN:	00-42-46-18-01-000-0140 (<i>other on file</i>)	
Acres:	40 acres	
	Current FLU	Proposed FLU
FLU:	Agricultural Reserve (AGR)	Industrial (IND)/Agricultural Reserve (AGR)
Zoning:	Agricultural Reserve (AG)	Light Industrial (IL) or Multiple Use Planned Development (MUPD)
Density/ Intensity:	0.15 FAR	0.45 FAR
Maximum Potential:	Nursery (Garden Center) = 5 acres Nursery (Wholesale) = 35 acres	Light Industrial = 784,080 SF OR Flex Space – IND FLU = 784,080 SF OR Landscape Services = 40 acres
Proposed Potential:	None	Light Industrial = 600,000 SF OR Flex Space – IND FLU = 315,000 SF OR Landscape Services = 12 acres
Net Daily Trips:	4,323 (maximum – current) 1,454 (proposed – current)	



Bryan G. Kelley, P.E.

June 15, 2022

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Net PH Trips:	1,376 (550/826) AM, 854 (342/512) PM (maximum) 434 (277/157) AM, 343 (137/206) 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 that the traffic impacts of the proposed amendment meet Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **proposed potential** density shown above. Therefore, this amendment requires a condition of approval to cap the project at the **proposed** development potential or equivalent trips.

Please note the proposed amendment will have an insignificant impact on the long-range analysis.

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
cc:cw

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File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\23-A\State Road 7 Business Plaza.docx

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Certificate of Authorization Number 3452



LAND USE PLAN AMENDMENT APPLICATION TRAFFIC STATEMENT

**STATE ROAD 7 BUSINESS PLAZA
40 ACRE LUPA
PALM BEACH COUNTY, FLORIDA**

Prepared for:

BBX Capital Industrial
201 East Last Olas Boulevard
Suite 1900
Fort Lauderdale, Florida 33301

Job No. 21-146

Date: April 1, 2021
Revised: June 1, 2022
Revised: June 6, 2022
Revised: June 9, 2022



Bryan G. Kelley, P.E.
FL Reg. No. 74006

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1.0 SITE DATA

The subject parcel is located in the northeast corner of State Road 7 and Happy Hollow Road in Palm Beach County, Florida and contains approximately 40 acres. The Property Control Numbers (PCN) for the subject parcel are as follows:

00-42-46-18-01-000-0140 00-42-46-18-01-000-0132

The subject property is currently designated as Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's future land use designation to Industrial (IND). 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 40 acres 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 AGR future land use designation and the proposed IND future land use designation:

AGR

The most intensive land use under the existing AGR land use designation is "Nursery Retail and Nursery Wholesale". Per previous direction from Palm Beach County Traffic and Planning divisions, the most intensive use for AGR is 5 acres of Nursery Retail and the remaining balance to Nursery Wholesale.

Nursery Retail (5 Acres) and Nursery Wholesale (35 Acres)

Table 1 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the existing AGR 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 nursery retail, the maximum traffic generation for the property under the existing AGR land use designation may be summarized as follows:

Existing Future Land Use

Daily Traffic Generation	= 1,224 tpd
AM Peak Hour Traffic Generation (In/Out)	= 23 pht (12 In/11 Out)
PM Peak Hour Traffic Generation (In/Out)	= 56 pht (28 In/28 Out)

2.0 TRAFFIC GENERATION (CONTINUED)

IND

The most intensive land use for the proposed IND is Light Industrial, Flex Space IND FLU, or Landscape Services. Based on a floor area ratio (FAR) of 0.45 and the site area consisting of 40 acres, the maximum allowable intensity for the designated acreage under the proposed IND land use designation is 784,080 S.F. Light Industrial or Flex Space IND FLU calculated as follows:

$$40 \text{ Acres} \times \frac{43,560 \text{ SF}}{\text{Acre}} \times 0.45 = 784,080 \text{ SF}$$

For the Landscape Services trip generation, the calculation is based on the overall 40 acres.

Light Industrial, Flex Space (784,080 S.F), or 40 Acres of Landscape Services

Table 2 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the proposed IND land use designation. The maximum trip generation for each of the three scenarios above was chosen. Based on the maximum allowable building square footage (and acreage) and the accepted traffic generation rates for the potential uses, the maximum traffic generation for the property under the proposed IND land use designation may be summarized as follows:

Maximum Potential

Daily Traffic Generation	= 5,547 tpd
AM Peak Hour Traffic Generation (In/Out)	= 1376 pht (550 In/826 Out)
PM Peak Hour Traffic Generation (In/Out)	= 854 pht (342 In/512 Out)

The increase in daily traffic generation due to the requested change in the parcels' land use designation for the maximum potential may be calculated as follows:

Trip Difference - Maximum Potential – Existing Potential

Daily Traffic Generation	= 4,323 tpd INCREASE
AM Peak Hour Traffic Generation	= 1,353 pht INCREASE
PM Peak Hour Traffic Generation	= 798 pht INCREASE

The above calculations are shown for informational purposes only. The applicant will restrict the maximum allowable use on the site to the highest of the following intensities:

- Light Industrial – 600,000 SF
- Flex Space – IND FLU – 315,000 SF
- Landscape Services – 12 Acres

Table 3 calculates the daily traffic generation, AM peak hour traffic generation, and the PM peak hour traffic generation for the property under the restricted IND land use designation. The maximum trip generation for each of the three scenarios above was chosen and may be summarized as follows:

Restricted Maximum Potential

Daily Traffic Generation	= 2,678 tpd
AM Peak Hour Traffic Generation (In/Out)	= 434 pht (277 In/157 Out)
PM Peak Hour Traffic Generation (In/Out)	= 343 pht (137 In/206 Out)

The increase in daily traffic generation due to the requested change in the parcels' land use designation for the restricted maximum potential may be calculated as follows:

Trip Difference - Restricted Potential – Existing Potential

Daily Traffic Generation	= 1,454 tpd INCREASE
AM Peak Hour Traffic Generation	= 411 pht INCREASE
PM Peak Hour Traffic Generation	= 287 pht INCREASE

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 1,259 trips per day, the radius of influence shall be one 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 434 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 IND land use designation.

5.0 YEAR 2045 ANALYSIS

Table 4 represents the required Year 2045 Analysis. As shown in Table 3, the proposed project will have an insignificant impact on the surrounding roadway network or meet LOS "D" standards on all roadway links.

6.0 TEST 2 – FIVE YEAR ANALYSIS

Tables 5-8 represent the required Test 2 Five Year Analysis. Note that Atlantic Avenue from State Road 7 to Lyons Road is programmed to be widened to four lanes in the FDOT 5-year work program. Additionally, Lyons Road from Clint Moore Road to Boynton Beach Boulevard is to be widened to four lanes in the

Palm Beach County 5-year work program. As shown in Tables 5-8, all roadway links are insignificant or meet LOS "E" requirements with the exception of the following roadway segments.

7.0 PEAK HOUR TURNING MOVEMENTS

The total AM and PM peak hour turning movements for the project under the restricted IND land use designation have been calculated in Table 2 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 continued development under the IND land use designation may be summarized as follows:

Directional Distribution (Trips IN/OUT)	
AM Peak Hour =	165 / 248
PM Peak Hour =	152 / 229

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 (with restricted maximum intensities) will not significantly impact any roadway segment that is projected to be operating above the adopted Level of Service on the Year 2045 Transportation System Plan. Additionally, all roadway links meet the requirements of the Test 2 analysis. Therefore, this land use plan amendment is in accordance with the goals and objectives of the Palm Beach County Comprehensive Plan, Transportation Element. The restricted maximum potential uses and trips may be summarized as follows:

- Light Industrial – 600,000 SF
- Flex Space – IND FLU – 315,000 SF
- Landscape Services – 12 Acres

Daily Trip Generation – 2,678 trips
AM Peak Hour – 434 trips
PM Peak Hour – 343 trips

STATE ROAD 7 BUSINESS PLAZA - 40 ACRE LUPA

04/01/2022
Revised: 06/01/2022
Revised: 06/09/2022

TABLE 1
EXISTING AGR FUTURE LAND USE DESIGNATION - 40 ACRES NURSERY

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In Out	Gross Trips			Internalization		External Trips			Pass-by %	Trips	Net Trips	
Nursery (Garden Center)	817	5.00	Acre	108.10		541			0		541			0%	0	541	
Nursery (Wholesale)	818	35.00	Acre	19.5°		683			0		683			0%	0	683	
		Grand Totals:				1,224		0.0%	0		1,224			0%	0	1,224	

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In Out	Gross Trips			Internalization		External Trips			Pass-by %	Trips	Net Trips		
		In	Out			In	Out	Total	%	In	Out	Total	In	Out	In	Out	Total	
Nursery (Garden Center) ^l	817	5.00	Acre	2.82	0.50 0.50	7	7	14	0.0%	0	0	0	7	7	14	0%	0	7 7 14
Nursery (Wholesale) ^l	818	35.00	Acre	0.26	0.50 0.50	5	4	9	0.0%	0	0	0	5	4	9	0%	0	5 4 9
		Grand Totals:				12	11	23	0.0%	0	0	0	12	11	23	0%	0	12 11 23

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In Out	Gross Trips			Internalization		External Trips			Pass-by %	Trips	Net Trips		
		In	Out			In	Out	Total	%	In	Out	Total	In	Out	In	Out	Total	
Nursery (Garden Center) ^l	817	5.00	Acre	8.06	0.50 0.50	20	20	40	0.0%	0	0	0	20	20	40	0%	0	20 20 40
Nursery (Wholesale) ^l	818	35.00	Acre	0.45	0.50 0.50	8	8	16	0.0%	0	0	0	8	8	16	0%	0	8 8 16
		Grand Totals:				28	28	56	0.0%	0	0	0	28	28	56	0%	0	28 28 56

STATE ROAD 7 BUSINESS PLAZA - 40 ACRE LUPA

04/01/2022
Revised: 06/01/2022
Revised: 06/09/2022

TABLE 2
PROPOSED IND FUTURE LAND USE DESIGNATION

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips	Internalization % Total	External Trips	Pass-by % Trips	Net Trips
Light Industrial	110	784,080	S.F.	4.96	3,889	0 0	3,889	10% 389	3,500
Flex Space - IND FLU	PBC	784,080	S.F.	7.86	6,163	0 0	6,163	10% 616	5,547
Landscape Services	PBC	40.00	Acre	121.70	4,868	0 0	4,868	0% 0	4,868
Grand Totals:					6,163	0.0% 0	6,163		5,547

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips			Internalization			External Trips			Pass-by			Net Trips				
					In	Out	Total	%	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Light Industrial	110	784,080	S.F.	0.7	0.88	0.12	483	66	549	0.0%	0	0	0	483	66	549	10%	55	435	59	494
Flex Space - IND FLU	PBC	784,080	S.F.	1.53	0.64	0.36	768	432	1,200	0.0%	0	0	0	768	432	1,200	10%	120	691	389	1,080
Landscape Services	PBC	40.00	Acre	34.40	0.40	0.60	550	826	1,376	0.0%	0	0	0	550	826	1,376	0%	0	550	826	1,376
Grand Totals:					550	826	1,376	0.0%	0	0	0	550	826	1,376				550	826	1,376	

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips			Internalization			External Trips			Pass-by			Net Trips				
					In	Out	Total	%	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Light Industrial	110	784,080	S.F.	0.63	0.13	0.87	64	430	494	0.0%	0	0	0	64	430	494	10%	49	58	387	445
Flex Space - IND FLU	PBC	784,080	S.F.	1.21	0.40	0.60	380	569	949	0.0%	0	0	0	380	569	949	10%	95	342	512	854
Landscape Services	PBC	40.00	Acre	15.10	0.58	0.42	350	254	604	0.0%	0	0	0	350	254	604	0%	0	350	254	604
Grand Totals:					380	569	949	0.0%	0	0	0	380	569	949				342	512	854	

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

STATE ROAD 7 BUSINESS PLAZA - 40 ACRE LUPA

04/01/2022

Revised: 06/01/2022

Revised: 06/09/2022

TABLE 3
PROPOSED IND FUTURE LAND USE DESIGNATION (RESTRICTED POTENTIAL)

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips	Internalization % Total	External Trips	Pass-by % Trips	Net Trips
Light Industrial	110	600,000	S.F.	4.96	2,976	0% 0	2,976	10% 298	2,678
Flex Space - IND FLU	PBC	315,000	S.F.	7.86	2,476	0% 0	2,476	10% 248	2,228
Landscape Services	PBC	12	Acre	121.70	1,460	0% 0	1,460	0% 0	1,460
Grand Totals:					2,976	0.0% 0	2,976		2,678

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips In Out Total	Internalization % In Out Total	External Trips In Out Total	Pass-by % Trips In Out Total	Net Trips In Out Total
Light Industrial	110	600,000	S.F.	0.7	370 50 420	0.0% 0 0 0	370 50 420	10% 42 333 45 378	
Flex Space - IND FLU	PBC	315,000	S.F.	1.53	308 174 482	0.0% 0 0 0	308 174 482	10% 48 277 157 434	
Landscape Services	PBC	12	Acre	34.40	165 248 413	0.0% 0 0 0	165 248 413	0% 0 165 248 413	
Grand Totals:					165 248 413	0.0% 0 0 0	165 248 413	22% 90 277 157 434	

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips In Out Total	Internalization % In Out Total	External Trips In Out Total	Pass-by % Trips In Out Total	Net Trips In Out Total
Light Industrial	110	600,000	S.F.	0.63	49 329 378	0.0% 0 0 0	49 329 378	10% 38 44 296 340	
Flex Space - IND FLU	PBC	315,000	S.F.	1.21	152 229 381	0.0% 0 0 0	152 229 381	10% 38 137 206 343	
Landscape Services	PBC	12	Acre	15.10	105 76 181	0.0% 0 0 0	105 76 181	0% 0 105 76 181	
Grand Totals:					152 229 381	0.0% 0 0 0	152 229 381	20% 76 137 206 343	

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

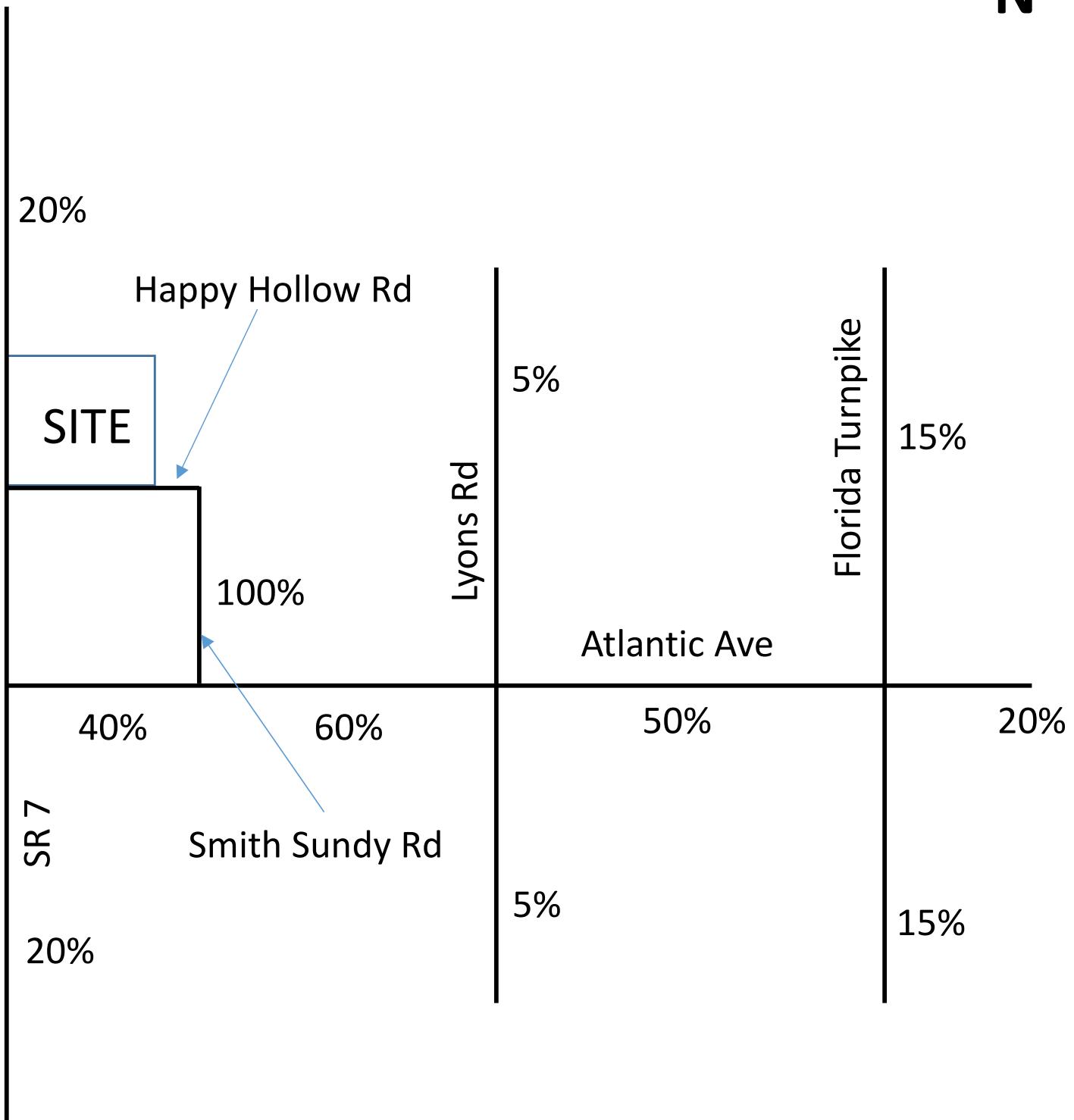


Figure 1 – Trip Distribution
State Road 7 Business Plaza 38.69 Acre LUPA
Project # 21-146

APPENDIX A

YEAR 2045 ANALYSIS

STATE ROAD 7 BUSINESS PLAZA - 40 ACRE LUPA

04/01/2022
 Revised: 06/01/2022
 Revised: 06/09/2022

TABLE 4
 (YEAR 2045)
 MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: 40 ACRE LUPA
 EXISTING FUTURE LAND USE DESIGNATION: AGR
 TRIPS PER DAY= 1,419
 PROPOSED FUTURE LAND USE DESIGNATION: IND
 TRIPS PER DAY= 2,678
 TRIP INCREASE= 1,259

ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS "D" CAPACITY	TRIP INCREASE	PROJECT SIGNIFICANCE
ATLANTIC AVENUE	STATE ROAD 7	SMITH SUNDY ROAD	40%	504	4D	33,200	1.52%	NO
ATLANTIC AVENUE	SMITH SUNDY ROAD	LYONS ROAD	60%	755	4D	33,200	2.28%	NO
ATLANTIC AVENUE	LYONS ROAD	FLORIDA TURNPIKE	50%	630	6D	50,300	1.25%	NO
LYONS ROAD	FLAVOR PICT ROAD	ATLANTIC AVENUE	5%	63	4D	33,200	0.19%	NO
LYONS ROAD	ATLANTIC AVENUE	158TH ROAD SOUTH	5%	63	4D	33,200	0.19%	NO
STATE ROAD 7	LEE ROAD	ATLANTIC AVENUE	20%	252	4D	33,200	0.76%	NO
STATE ROAD 7	ATLANTIC AVENUE	WINNER'S CIRCLE	20%	252	4D	33,200	0.76%	NO

ROADWAY	FROM	TO	PBC TPA TRAFFIC VOLUME	2045			TOTAL 2045 TRAFFIC	LANES	LOS "D" CAPACIT	V/C RATIO
				DISTRIBUTION (%)	PROJECT TRAFFIC	RESERVE AT ATLANTIC INDUSTRIAL JCL				
ATLANTIC AVENUE	STATE ROAD 7	SMITH SUNDY ROAD	16,100	40%	504	992	0	17,596	4D	33,200 0.53
ATLANTIC AVENUE	SMITH SUNDY ROAD	LYONS ROAD	16,100	60%	755	1842	0	18,697	4D	33,200 0.56
ATLANTIC AVENUE	LYONS ROAD	FLORIDA TURNPIKE	36,200	50%	630	1275	0	38,105	6D	50,300 0.76
LYONS ROAD	FLAVOR PICT ROAD	ATLANTIC AVENUE	24,000	5%	63	283	0	24,346	4D	33,200 0.73
LYONS ROAD	ATLANTIC AVENUE	158TH ROAD SOUTH	25,300	5%	63	283	0	25,646	4D	33,200 0.77
STATE ROAD 7	LEE ROAD	ATLANTIC AVENUE	51,200	20%	252	567	0	52,019	4D	33,200 1.57
STATE ROAD 7	ATLANTIC AVENUE	WINNER'S CIRCLE	46,000	20%	252	425	328	47,005	4D	33,200 1.42

* 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.

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

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

Exhibit 6B

JCL Industrial

Project Traffic Assignment - 2045 Analysis
Proposed Development Intensity

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

Roadway	Link	2045 Conditions			Net Project Traffic		2045 Total Traffic	V/C w/ Proj.	Total Project Impact	Signif-icant Impact?
		Lanes	Volume (1)	LOS D	469	Project Trips				
				Capacity (2)	% Dist					
SR 7	Winner's Circle to Site	4LD	46,000	33,200	30%	141	46,141	1.39	0.42%	No
	Site to W. Atlantic Ave	4LD	46,000	33,200	70%	328	46,328	1.40	0.99%	No

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

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

RESERVE AT ATLANTIC

01/18/22
Revised: 03/28/22
Revised: 04/22/22

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Out	Gross Trips			%	Internalization			External Trips			Pass-by %	Trips	Net Trips		
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	476 Dwelling Units		5.44			2,589			0.0%	0			2,589			0%	0	2,589		
Day Care	565	120 Students		4.09			491				0			491			50%	246	245		
Grand Totals:							3,080			0.0%	0			3,080			8%	246	2,834		

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Out	Gross Trips			%	Internalization			External Trips			Pass-by %	Trips	Net Trips		
		In			In	Out	In	Out	Total		In	Out	Total	In	Out	Total	In	Out	In	Out	Total
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	476 Dwelling Units		0.36	0.26	0.74	44	127	171	0.0%	0	0	0	44	127	171	0%	0	44	127	171
Day Care	565	120 Students		0.78	0.53	0.47	50	44	94	0.0%	0	0	0	50	44	94	50%	47	25	22	47
Grand Totals:							94	171	265	0.0%	0	0	0	94	171	265	18%	47	69	149	218

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Out	Gross Trips			%	Internalization			External Trips			Pass-by %	Trips	Net Trips		
		In			In	Out	In	Out	Total		In	Out	Total	In	Out	Total	In	Out	In	Out	Total
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	476 Dwelling Units		0.44	0.61	0.39	127	82	209	0.0%	0	0	0	127	82	209	0%	0	127	82	209
Day Care	565	120 Students		0.79	0.47	0.53	45	50	95	0.0%	0	0	0	45	50	95	50%	48	23	24	47
Grand Totals:							172	132	304	0.0%	0	0	0	172	132	304	16%	48	150	106	256



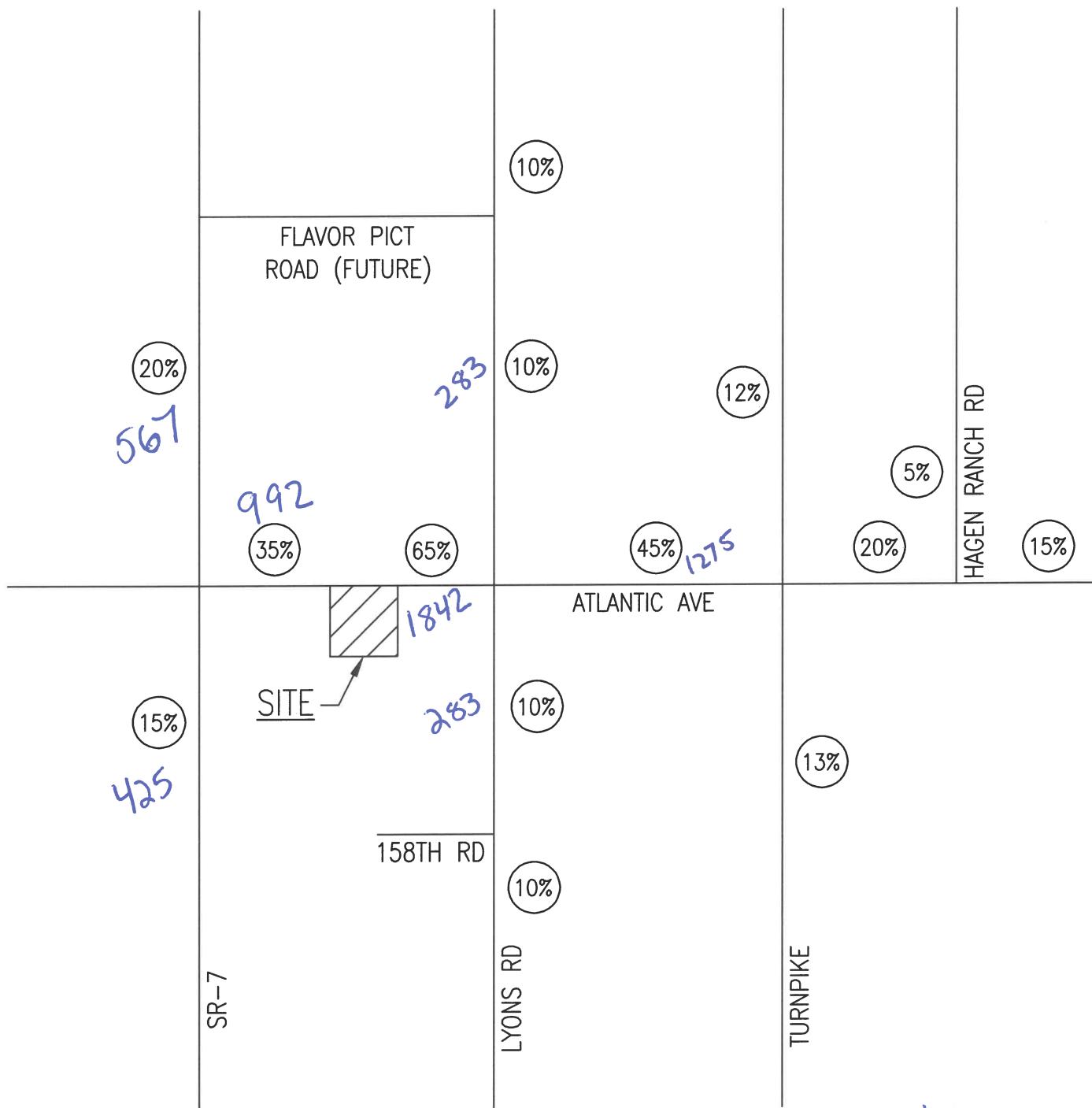
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N
N.T.S.



TRIP DISTRIBUTION

xxx : Daily
Trips

LEGEND

13% PROJECT DISTRIBUTION

RESERVE AT ATLANTIC

22-012 BK 01-17-22
REV 03-25-22



November 5, 2020

Dr. Juan F. Ortega, P.E.
JFO Group, Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

All Seasons⁵

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

RE: Poet's Walk - Revised
FLUA Amendment Policy 3.5-d Review
Round 2020-20-B2

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Impact Analysis for the proposed Future Land Use Amendment for the above referenced project, revised October 30, 2020, 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:	NE corner of Linton Boulevard and Lyons Road	
PCN:	00-42-46-20-01-000-0810 (<i>Other on file</i>)	
Acres:	+/- 9.73 acres	
FLU:	Current FLU	Proposed FLU
	Agricultural Residential (AGR)	Congregate Living Residential (CLR)/Agricultural Residential (AGR)
Zoning:	Agricultural Reserve (AGR)	Multiple Use Planned Development (MUPD)
Density/ Intensity:	0.15 FAR	8 du/ac
Maximum Potential:	Nursery (Garden Center) = 5 acres Nursery (Wholesale) = 4.73 acres	Assisted Living Facility = 186 Beds
Proposed Potential:		Assisted Living Facility = 186 Beds Fire and Rescue Station = 13,000 SF
Net Daily Trips:	-149 (maximum - current) -87 (proposed - current)	No new trips
Net PH Trips:	35 (22/13) AM, 48 (18/30) PM (maximum) 41 (24/17) AM, 54 (20/34) 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 that the traffic impacts of the proposed amendment meets Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **proposed potential density** shown above.

"An Equal Opportunity
Affirmative Action Employer"



September 17, 2021

Dr. Juan F. Ortega, P.E.
JFO Group, Inc.
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

**Department of Engineering
and Public Works**

P.O. Box 21229
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**RE: Atlantic AGR Commercial & Self Storage
FLUA Amendment Policy 3.5-d Review
Round 2020-22-A**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Impact Analysis for the proposed Future Land Use Amendment for the above referenced project, revised August 5, 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:

**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"

Location:	South side of W Atlantic Avenue, approximately 860' east of Lyons Road	
PCN:	00-42-46-20-01-000-0130 – <i>Sussman (Subject Parcel)</i> 00-42-46-20-19-001-0000 – <i>Seneca Commercial Parcel</i> 00-42-46-20-01-000-0150 – <i>Feurring Commercial Parcel</i> 00-42-46-20-01-000-0141 – <i>Plaza Delray</i>	
Acres:	9.89 acres – <i>Sussman</i> 4.51 acres – <i>Seneca Commercial</i> 4.9 acres – <i>Feurring Commercial</i> 0.33 acre – <i>Plaza Delray</i>	
FLU:	Current FLU	Proposed FLU
	Agricultural Reserve (AGR) – <i>Sussman</i> Commercial Low/Agricultural Reserve (CL/AGR) – <i>Seneca, Feurring, and Plaza Delray</i>	Commercial Low/Industrial/Agricultural Reserve (CL/IND/AGR) – <i>Sussman</i> No Change – <i>Seneca, Feurring, and Plaza Delray</i>
Zoning:	Agricultural Reserve Planned Unit Development (AGR-PUD) – <i>Sussman</i> Multiple Use Planned Development (MUPD) – <i>Seneca, Feurring, and Plaza Delray</i>	Multiple Use Planned Development (MUPD) – <i>Sussman</i> No Change – <i>Seneca, Feurring, and Plaza Delray</i>
Density/ Intensity:	0.15 FAR for AGR 0.20 FAR for CL	0.20 FAR for CL 0.45 FAR for IND
Maximum Potential:	Nursery (Garden Center) = 5 Acres And Nursery (Wholesale) = 4.89 Acres for <i>Sussman</i>	General Commercial = 67,870 SF for <i>Feurring Commercial & Seneca Commercial/Plaza Delray</i> General Commercial = 13,357 SF



Dr. Juan F. Ortega, P.E.

September 17, 2021

Page 2

	General Commercial = 81,227 SF for Feurring Commercial & Seneca Commercial No intensity for Plaza Delray	Warehouse = 193,864 SF for Sussman
Proposed Potential:	None	Same as maximum potential for Feurring Commercial & Seneca Commercial /Plaza Delray General Commercial = 9,100 SF Mini-Warehouse/SS = 99,459 SF Carwash (Automated) = 1 Lane for Sussman
Net Daily Trips:	-333 (maximum – current) -468 (proposed – current)	No new trips
Net PH Trips:	35 (25/10) AM, 83 (33/50) PM (maximum) 24 (13/11) AM, 63 (30/33) 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 **maximum** density shown above.

Please note the proposed change will have a reduced impact for the long-range analysis and will be insignificant for Test 2 analyses on the roadway network.

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

Sincerely,

A handwritten signature in black ink, appearing to read "DSC".

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 – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Stephanie Gregory – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
Jorge Perez – Senior Planner, Planning Division

APPENDIX B

TEST 2 ANALYSIS

STATE ROAD 7 BUSINESS PLAZA - 40 ACRE LUPA

04/01/2022
Revised: 06/01/2022
Revised: 06/09/2022

TABLE 5
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 277

TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 157

STATION	ROADWAY	FROM	TO	DIR.	AM PEAK HOUR DIRECTIONAL					LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
					PROJECT DISTRIBUTION	PROJECT TRIPS	COMMITTED LANES	CLASS				
5403	ATLANTIC AVENUE	SR-7	SMITH SUNDY ROAD	EB	40%	111	4D	I	1960	5.65%	YES	
				WB	40%	63	4D	I	1960	3.20%	YES	
5403	ATLANTIC AVENUE	SMITH SUNDY ROAD	LYONS ROAD	EB	60%	94	4D	I	1960	4.81%	YES	
				WB	60%	166	4D	I	1960	8.48%	YES	
5101	ATLANTIC AVENUE	LYONS ROAD	FLORIDA TURNPIKE	EB	50%	79	4D	I	1960	4.01%	YES	
				WB	50%	139	4D	I	1960	7.07%	YES	
5209	ATLANTIC AVENUE	FLORIDA TURNPIKE	HAGEN RANCH ROAD	EB	20%	31	4D	II	1870	1.68%	NO	
				WB	20%	55	4D	II	1870	2.96%	NO	
5101	LYONS ROAD	BOYNTON BEACH BOULEVARD	FLAVOR PICT ROAD	NB	5%	8	4D	I	1960	0.40%	NO	
				SB	5%	14	4D	I	1960	0.71%	NO	
5112	LYONS ROAD	FLAVOR PICT ROAD	ATLANTIC AVENUE	NB	5%	8	4D	I	1960	0.40%	NO	
				SB	5%	14	4D	I	1960	0.71%	NO	
5406	LYONS ROAD	ATLANTIC AVENUE	158TH ROAD SOUTH	NB	5%	14	4D	I	1960	0.71%	NO	
				SB	5%	8	4D	I	1960	0.40%	NO	
6114	LYONS ROAD	158TH ROAD SOUTH	CLINT MOORE ROAD	NB	5%	14	4D	I	1960	0.71%	NO	
				SB	5%	8	4D	I	1960	0.40%	NO	
5402	STATE ROAD 7	BOYNTON BEACH BOULEVARD	LEE ROAD	NB	20%	31	6D	UNI	5650	0.56%	NO	
				SB	20%	55	6D	UNI	5650	0.98%	NO	
5400	STATE ROAD 7	LEE ROAD	ATLANTIC AVENUE	NB	20%	31	4D	UNI	3760	0.84%	NO	
				SB	20%	55	4D	UNI	3760	1.47%	NO	
5404	STATE ROAD 7	ATLANTIC AVENUE	WINNER'S CIRCLE	NB	20%	55	4D	I	1960	2.83%	NO	
				SB	20%	31	4D	I	1960	1.60%	NO	
6102	STATE ROAD 7	WINNER'S CIRCLE	CLINT MOORE ROAD	NB	20%	55	6D	I	2940	1.88%	NO	
				SB	20%	31	6D	I	2940	1.07%	NO	
N/A	FLORIDA TURNPIKE	BOYNTON BEACH BOULEVARD	ATLANTIC AVENUE	NB	15%	24	6LX	I	6200	0.38%	NO	
				SB	15%	42	6LX	I	6200	0.67%	NO	
N/A	FLORIDA TURNPIKE	ATLANTIC AVENUE	GLADES ROAD	NB	15%	42	6LX	I	6200	0.67%	NO	
				SB	15%	24	6LX	I	6200	0.38%	NO	

STATE ROAD 7 BUSINESS PLAZA - 40 ACRE LUPA

04/01/2022
Revised: 06/01/2022
Revised: 06/09/2022

TABLE 6
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 137

TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 206

STATION	ROADWAY	FROM	TO	DIR.	AM PEAK HOUR DIRECTIONAL					LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
					PROJECT DISTRIBUTION	PROJECT TRIPS	COMMITTED LANES	CLASS				
5403	ATLANTIC AVENUE	SR-7	SMITH SUNDY ROAD	EB	40%	55	4D	I	1960	2.80%	NO	
				WB	40%	82	4D	I	1960	4.20%	YES	
5403	ATLANTIC AVENUE	SMITH SUNDY ROAD	LYONS ROAD	EB	60%	124	4D	I	1960	6.31%	YES	
				WB	60%	82	4D	I	1960	4.19%	YES	
5101	ATLANTIC AVENUE	LYONS ROAD	FLORIDA TURNPIKE	EB	50%	103	4D	I	1960	5.26%	YES	
				WB	50%	69	4D	I	1960	3.49%	YES	
5209	ATLANTIC AVENUE	FLORIDA TURNPIKE	HAGEN RANCH ROAD	EB	20%	41	4D	II	1870	2.20%	NO	
				WB	20%	27	4D	II	1870	1.47%	NO	
5101	LYONS ROAD	BOYNTON BEACH BOULEVARD	FLAVOR PICT ROAD	NB	5%	10	4D	I	1960	0.53%	NO	
				SB	5%	7	4D	I	1960	0.35%	NO	
5112	LYONS ROAD	FLAVOR PICT ROAD	ATLANTIC AVENUE	NB	5%	10	4D	I	1960	0.53%	NO	
				SB	5%	7	4D	I	1960	0.35%	NO	
5406	LYONS ROAD	ATLANTIC AVENUE	158TH ROAD SOUTH	NB	5%	7	4D	I	1960	0.35%	NO	
				SB	5%	10	4D	I	1960	0.53%	NO	
6114	LYONS ROAD	158TH ROAD SOUTH	CLINT MOORE ROAD	NB	5%	7	4D	I	1960	0.35%	NO	
				SB	5%	10	4D	I	1960	0.53%	NO	
5402	STATE ROAD 7	BOYNTON BEACH BOULEVARD	LEE ROAD	NB	20%	41	6D	UNI	5650	0.73%	NO	
				SB	20%	27	6D	UNI	5650	0.48%	NO	
5400	STATE ROAD 7	LEE ROAD	ATLANTIC AVENUE	NB	20%	41	4D	UNI	3760	1.10%	NO	
				SB	20%	27	4D	UNI	3760	0.73%	NO	
5404	STATE ROAD 7	ATLANTIC AVENUE	WINNER'S CIRCLE	NB	20%	27	4D	I	1960	1.40%	NO	
				SB	20%	41	4D	I	1960	2.10%	NO	
6102	STATE ROAD 7	WINNER'S CIRCLE	CLINT MOORE ROAD	NB	20%	27	6D	I	2940	0.93%	NO	
				SB	20%	41	6D	I	2940	1.40%	NO	
N/A	FLORIDA TURNPIKE	BOYNTON BEACH BOULEVARD	ATLANTIC AVENUE	NB	15%	31	6LX	I	6200	0.50%	NO	
				SB	15%	21	6LX	I	6200	0.33%	NO	
N/A	FLORIDA TURNPIKE	ATLANTIC AVENUE	GLADES ROAD	NB	15%	21	6LX	I	6200	0.33%	NO	
				SB	15%	31	6LX	I	6200	0.50%	NO	

STATE ROAD 7 BUSINESS PLAZA - 40 ACRE LUPA

04/01/2022
 Revised: 06/01/2022
 Revised: 06/09/2022

TABLE 7
AM PEAK HOUR - TEST 2

TEST 2 - FIVE YEAR ANALYSIS**2 MILE RADIUS OF DEVELOPMENT INFLUENCE**

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 277
 TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 157

ROADWAY	FROM	TO	DIRECTION	COUNT	YEAR	AM PEAK HOUR TRAFFIC			AM PEAK HOUR PROJECT TRIPS			LINK GROWTH			RESERVE AT MOUNTAIN BUSINESS CENTER			TOTAL BACKGROUNI TRAFFIC			2026		2026 ASSURED LANES		MEETS LOS STD.
						PROJECT	DISTRIBUTION	TRIPS	PROJECT	GROWTH	LINK	GROWTH	MAJOR PROJECT	AT ATLANTIC	BUSINESS CENTER	1.0% GROWTH	BACKGROUNI USED	TRAFFIC	BACKGROUNI TRAFFIC	TRAFFIC	LANES	CLASS	LOS E		
ATLANTIC AVENUE	STATE ROAD 7	SMITH SUNDY ROAD	EB	2020	886	40%		111	3.42%	198	227	24	53	55	359	1245	1356	4D	I	1960	YES				
			WB	2020	716	40%		63	3.42%	160	303	52	45	44	444	1160	1223	4D	I	1960	YES				
ATLANTIC AVENUE	SMITH SUNDY ROAD	LYONS ROAD	EB	2020	886	60%		94	3.42%	198	227	97	9	55	388	1274	1368	4D	I	1960	YES				
			WB	2020	716	60%		166	3.42%	160	303	45	45	44	437	1153	1319	4D	I	1960	YES				
ATLANTIC AVENUE	LYONS ROAD	FLORIDA TURNPIKE	EB	2020	1436	50%		79	3.09%	288	272	67	0	88	427	1863	1942	4D	I	1960	YES				
			WB	2020	1293	50%		139	3.09%	259	376	31	39	80	526	1819	1958	4D	I	1960	YES				

Notes:

Growth rates on Atlantic Avenue based on interpolation between 2016 and 2018 data since 2017 data was unavailable. Growth rate for SR 7 based on 2016 and 2019 data since 2020 data was unavailable.

STATE ROAD 7 BUSINESS PLAZA - 40 ACRE LUPA

04/01/2022
 Revised: 06/01/2022
 Revised: 06/09/2022

TABLE 8
PM PEAK HOUR - TEST 2

TEST 2 - FIVE YEAR ANALYSIS**2 MILE RADIUS OF DEVELOPMENT INFLUENCE**

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 137
 TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 206

ROADWAY	FROM	TO	DIRECTION	COUNT	YEAR	PM PEAK HOUR TRAFFIC		PM PEAK HOUR PROJECT TRIPS		LINK GROWTH RATE		RESERVE AT MOUNTAIN BUSINESS CENTER			TOTAL BACKGROUNI TRAFFIC USED		2026 BACKGROUNI TRAFFIC		2026 TOTAL TRAFFIC LANES ASSURED		MEETS LOS STD.	
						PROJECT DISTRIBUTION	TRIPS	LINK GROWTH	LINK GROWTH	MAJOR PROJECT	ATLANTIC	BUSINESS CENTER	1.0% GROWTH	TRAFFIC	TRAFFIC	TRAFFIC	LANES	CLASS	LOS E	MEETS LOS STD.		
ATLANTIC AVENUE	STATE ROAD 7	SMITH SUNDY ROAD	EB	2020	753	40%	55	3.42%	168	335	53	48	46	482	1235	1290	4D	I	1960	YES		
			WB	2020	784	40%	82	3.42%	175	254	37	0	48	339	1123	1205	4D	I	1960	YES		
ATLANTIC AVENUE	SMITH SUNDY ROAD	LYONS ROAD	EB	2020	753	60%	124	3.42%	168	335	69	46	46	496	1249	1373	4D	I	1960	YES		
			WB	2020	784	60%	82	3.42%	175	254	98	0	48	400	1184	1266	4D	I	1960	YES		
ATLANTIC AVENUE	LYONS ROAD	FLORIDA TURNPIKE	EB	2020	1324	50%	103	3.09%	265	321	48	81	81	531	1855	1958	4D	I	1960	YES		
			WB	2020	1320	50%	69	3.09%	264	298	68	0	81	447	1767	1836	4D	I	1960	YES		

Notes:

Growth rates on Atlantic Avenue based on interpolation between 2016 and 2018 data since 2017 data was unavailable.

TABLE 7
AM PEAK HOUR - TEST 1

2026 BUILD OUT
 2 MILE RADIUS OF DEVELOPMENT INFLUENCE
 AREA WIDE GROWTH = 2.65%
 TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 69
 TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 149

ROADWAY	FROM	TO	DIRECTION	COUNT YEAR	AM PEAK HOUR PROJECT			PROJECT GROWTH	1.0% GROWTH	TOTAL BACKGROUN	2026 BACKGROUN	2026 TOTAL	EXISTING LANES	2026 WITHOUT PROJECT			MEETS LOS STD.	REQ. LANES	NEW LOS	
					TRAFFIC	DISTRIBUTION	TRIPS			TRAFFIC USED	TRAFFIC			CLASS	LOS D					
ATLANTIC AVENUE	STATE ROAD 7	HALF MILE ROAD	EB	2020	886	35%	24	151	55	391	1277	1301	2	I	880	NO	NO	4D	1960	
ATLANTIC AVENUE	HALF MILE ROAD	LYONS ROAD	WB	2020	716	35%	52	122	44	456	1172	1224	2	I	880	NO	NO	4D	1960	
ATLANTIC AVENUE	LYONS ROAD	FLORIDA TURNPIKE	WB	2020	886	65%	97	151	55	391	1277	1374	2	I	880	NO	NO	4D	1960	
ATLANTIC AVENUE	FLORIDA TURNPIKE	HAGEN RANCH ROAD	WB	2020	716	65%	45	122	44	456	1172	1217	2	I	880	NO	NO	4D	1960	
ATLANTIC AVENUE	HAGEN RANCH ROAD	JOG ROAD	EB	2020	1436	45%	67	244	88	420	1856	1923	4D	I	1960	YES	YES	YES	YES	
ATLANTIC AVENUE	FLORIDA TURNPIKE	HAGEN RANCH ROAD	WB	2020	1293	45%	31	220	417	80	497	1790	1821	4D	I	1960	YES	YES	YES	YES
ATLANTIC AVENUE	HAGEN RANCH ROAD	JOG ROAD	WB	2020	1558	20%	14	265	315	96	411	1969	1983	4D	II	1770	NO	NO	6D	2680
ATLANTIC AVENUE	JOG ROAD	LYONS ROAD	WB	2020	2298	15%	22	391	203	141	391	2689	2711	4D	II	1770	NO	NO	8D	3590
LYONS ROAD	BOYNTON BEACH BOULEVARD	FLAVOR PICT ROAD	NB	2020	624	10%	15	106	429	38	467	1041	1106	2	I	880	NO	NO	4D	1960
LYONS ROAD	FLAVOR PICT ROAD	ATLANTIC AVENUE	NB	2020	850	10%	7	144	455	52	507	1357	1364	2	I	880	NO	NO	4D	1960
LYONS ROAD	ATLANTIC AVENUE	BOYNTON BEACH BOULEVARD	SB	2019	464	10%	15	93	549	33	582	1046	1061	2	I	880	NO	NO	4D	1960
LYONS ROAD	BOYNTON BEACH BOULEVARD	ATLANTIC AVENUE	SB	2019	900	10%	7	181	574	65	639	1539	1546	2	I	880	NO	NO	4D	1960
STATE ROAD 7	ATLANTIC AVENUE	WINNERS CIRCLE	NB	2019	1123	15%	10	226	325	81	406	1529	1539	4D	I	1960	YES	YES	6D	2940
STATE ROAD 7	ATLANTIC AVENUE	WINNERS CIRCLE	SB	2019	2012	15%	22	404	300	145	445	2457	2479	4D	I	1960	NO	NO	6D	2940

Notes:

Atlantic Avenue from SR 7 to Lyons Road and Lyons Road from Atlantic Avenue to Boynton Beach Boulevard is to be widened to 4 lanes in the FDOT and PBC 5-Year Work Program.

TABLE 8
PM PEAK HOUR - TEST 1
2026 BUILD OUT**2 MILE RADIUS OF DEVELOPMENT INFLUENCE****2.65%****AREA WIDE GROWTH =****150****TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) =****150****TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) =****106**

ROADWAY	FROM	TO	DIRECTION	COUNT	YEAR	PM PEAK TRAFFIC	PROJECT DISTRIBUTION	PM PEAK HOUR PROJECT TRIPS	AREA WIDE GROWTH	MAJOR PROJECT	1.0% GROWTH	TOTAL BACKGROUND TRAFFIC USED				2026 BACKGROUND TRAFFIC				2026 WITHOUT PROJECT MEETS LOS STD.			
												BACKGROUN D TRAFFIC	BACKGROUN D TRAFFIC	TOTAL TRAFFIC	EXISTING LANES	CLASS	LOS D	LOS STD.	LOS STD.	REQ. LANES	NEW LOS		
ATLANTIC AVENUE	STATE ROAD 7	HALF MILE ROAD	EB	2020	753	35%	53	128	364	46	410	1163	1216	2	I	880	NO	NO	4D	1960			
			WB		784	35%	37	133	282	48	330	1114	1151	2	I	880	NO	NO	4D	1960			
ATLANTIC AVENUE	HALF MILE ROAD	LYONS ROAD	EB	2020	753	65%	69	128	395	46	441	1194	1263	2	I	880	NO	NO	4D	1960			
			WB		784	65%	98	133	297	48	345	1129	1227	2	I	880	NO	NO	4D	1960			
ATLANTIC AVENUE	LYONS ROAD	FLORIDA TURNPIKE	EB	2020	1324	45%	48	225	350	81	431	1755	1803	4D	I	1960	YES	YES					
			WB		1320	45%	68	224	321	81	402	1722	1790	4D	I	1960	YES	YES					
ATLANTIC AVENUE	FLORIDA TURNPIKE	HAGEN RANCH ROAD	EB	2020	1769	20%	21	301	247	109	356	2125	2146	4D	II	1770	NO	NO	6D	2680			
			WB		1750	20%	30	297	220	108	328	2078	2108	4D	II	1770	NO	NO	6D	2680			
ATLANTIC AVENUE	HAGEN RANCH ROAD	JOG ROAD	EB	2020	1480	15%	16	252	167	91	258	1738	1754	4D	II	1770	YES	YES	6D	2680			
			WB		1586	15%	23	270	192	98	290	1876	1899	4D	II	1770	NO	NO	6D	2680			
LYONS ROAD	BOYNTON BEACH BOULEVARD	FLAVOR PICT ROAD	NB	2020	862	10%	11	147	287	53	340	1202	1213	2	I	880	NO	NO	4D	1960			
			SB		624	10%	15	106	294	38	332	956	971	2	I	880	NO	NO	4D	1960			
LYONS ROAD	FLAVOR PICT ROAD	ATLANTIC AVENUE	NB	2019	731	10%	11	147	294	53	347	1078	1089	2	I	880	NO	NO	4D	1960			
			SB		472	10%	15	95	280	34	314	786	801	2	I	880	YES	YES	4D	1960			
STATE ROAD 7	ATLANTIC AVENUE	WINNERS CIRCLE	NB	2019	1824	15%	23	367	259	132	391	2215	2238	4D	I	1960	NO	NO	6D	2940			
			SB		1088	15%	16	219	296	78	374	1462	1478	4D	I	1960	YES	YES	6D	2940			

Notes:

Atlantic Avenue from SR 7 to Lyons Road and Lyons Road from Atlantic Avenue to Boynton Beach Boulevard is to be widened to 4 lanes in the FDOT and PBC 5-Year Work Program.

Table 4: Test 1 AM Peak Hour Capacity Analysis

Roadway	From	To	Existing			Direction	Significantly Impacted?	Year 2020	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2026 Total Traffic	Meets Standard ??	Background Deficiency?
			Lanes	Facility Type	LOS D Service Volume				Committed Traffic (from TPS)	1.0% Traffic Growth	Committed plus 1.0%	Historic Growth Rate (from TPS)	Max Historic Growth or 1%	Max Historic Growth					
Atlantic Avenue	SR 7	Project Driveway	2L	Class I	880	NB/EB	Yes	886	227	55	282	0.00%	1.00%	55	282	53	1,221	No	Yes
			2L	Class I	880	SB/WB	Yes	716	303	44	347	0.00%	1.00%	44	347	45	1,108	No	Yes
Atlantic Avenue	Project Driveway	Lyons Road	2L	Class I	880	NB/EB	Yes	886	227	55	282	0.00%	1.00%	55	282	9	1,177	No	Yes
			2L	Class I	880	SB/WB	Yes	716	303	44	347	0.00%	1.00%	44	347	45	1,108	No	Yes
Atlantic Avenue	Lyons Road	TPK SB Off/NB On Ramp	4LD	Class I	1960	NB/EB	No	-	-	-	-	-	-	-	-	-	-	-	-
			4LD	Class I	1960	SB/WB	Yes	1,293	416	80	496	0.00%	1.00%	80	496	39	1828	Yes	-

Table 5: Test 1 PM Peak Hour Capacity Analysis

Roadway	From	To	Existing			Direction	Significantly Impacted?	Year 2020	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2026 Total Traffic	Meets Standard ??	Background Deficiency?
			Lanes	Facility Type	LOS D Service Volume				Committed Traffic (from TPS)	1.0% Traffic Growth	Committed plus 1.0%	Historic Growth Rate (from TPS)	Max Historic Growth or 1%	Max Historic Growth					
Atlantic Avenue	SR 7	Project Driveway	2L	Class I	880	NB/EB	Yes	776	335	48	383	0.00%	1.00%	48	383	10	1,169	No	Yes
			2L	Class I	880	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	
Atlantic Avenue	Project Driveway	Lyons Road	2L	Class I	880	NB/EB	Yes	753	335	46	381	0.00%	1.00%	46	381	34	1,168	No	Yes
			2L	Class I	880	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	
Atlantic Avenue	Lyons Road	TPK SB Off/NB On Ramp	4LD	Class I	1960	NB/EB	Yes	1,324	351	81	432	0.00%	1.00%	81	432	29	1785	Yes	-
			4LD	Class I	1960	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	

A	B	C	D	E	F	G	H	I		
ROAD NAME: W Atlantic Ave				STATION: 5403			Report Created			
CURRENT YEAR: 2020				FROM: Midpoint			4/1/2022			
ANALYSIS YEAR: 2026				TO: Lyons Rd						
GROWTH RATE: 0%				COUNT DATE: 12/3/2019						
				PSF: 1.03						
Link Analysis										
Time Period	AM			PM						
Direction	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										
Tivoli Isles	0	0	0	0	0	0	Type	% Complete		
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	6	3	3	NR	60%		
Delray TMD	6	3	3	26	13	13	NR	91.90%		
Lyons West AGR-PUD	0	0	0	0	0	0	Res	100%		
Villaggio Isles	0	0	0	0	0	0	Res	100%		
St Mary Coptic Orthodox Church	1	1	0	1	1	1	NR	50%		
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	32	8	24	36	23	13	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	4	3	2	16	8	8	NR	75%		
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%		
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%		
Legent Delray Beach MUPD	99	30	69	116	78	38	NR	0%		
Total Committed Developments	548	232	315	607	348	263				
Total Committed Residential	74	26	47	85	51	34				
Total Committed Non-Residential	474	206	268	522	297	229				
Double Count Reduction	19	7	12	21	13	9				
Total Discounted Committed Developments	529	225	303	586	335	254				
Historical Growth	0	0	0	0	0	0				
Comm Dev+1% Growth	630	281	348	683	383	304				
Growth Volume Used	630	281	348	683	383	304				
Total Volume	2265	1194	1085	2258	1159	1112				
Lanes										
2L										
LOS D Capacity	1480	880	880	1480	880	880				
Link Meets Test 1?	NO	NO	NO	NO	NO	NO				
LOS E Capacity	1570	880	880	1570	880	880				
Link Meets Test 2?	NO	NO	NO	NO	NO	NO				

Input Data

ROAD NAME: W Atlantic Ave	STATION: 5403	Report Created
CURRENT YEAR: 2020	FROM: S State Road 7	4/1/2022
ANALYSIS YEAR: 2026	TO: Midpoint	
GROWTH RATE: 0%	COUNT DATE: 12/3/2019	
	PSF: 1.03	

Link Analysis

Time Period Direction	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
Valencia Cove North	0	0
Atlantic Commons	0	0
Bridges North AGR-PUD	0	0
Hyder AGR-PUD	9	7
Oaks at Boca	0	0
Reserve at Boca	0	0
Terranova MUPD	19	7
Canyons Town Center	2	1
Delray TMD	3	2
Lyons West AGR-PUD	0	0
Villaggio Isles	0	0
St Mary Coptic Orthodox Church	1	1
Mizner Country Club	1	0
Monticello PUD	22	8
West Boca Library	35	5
Stop and Shop	30	14
Atlantic Commons Commercial	0	0
Bridges South AGR-PUD	32	8
Valencia Cove South	2	1
Happy Hollow Charter School	163	99
Verde Commons MUPD	17	6
Feurring Commercial MUPD	4	3
Divine Savior Academy	21	12
Dakota PUD	0	0
Dean Dental	0	0
Avalon Trails	8	2
West Atlantic Business Plaza	24	15
Angel Boarding Kennel II	15	13
Legent Delray Beach MUPD	43	30
Total Committed Developments	451	234
Total Committed Residential	74	26
Total Committed Non-Residential	377	208
Double Count Reduction	19	7
Total Discounted Committed Developments	432	227
Historical Growth	0	0
Comm Dev+1% Growth	533	283
Growth Volume Used	533	283
Total Volume	2168	1196

Lanes

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

A	B	C	D	E	F	G	H	I
Input Data								
ROAD NAME: W Atlantic Ave				STATION: 5101			Report Created	
CURRENT YEAR: 2020				FROM: MIDPOINT			4/1/2022	
ANALYSIS YEAR: 2026				TO: N Floridas Tpke				
GROWTH RATE: 0%				COUNT DATE: 12/10/2019				
				PSF: 1.03				
Link Analysis								
Time Period	AM			PM				
Direction	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								
Tivoli Isles	0	0	0	0	0	0	Type	% Complete
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	0	30	80	44	36	NR	0%
Canyons Town Center	6	2	3	17	9	8	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	0	0	0	0	0	0	NR	50%
Mizner Country Club	0	0	0	0	0	0	Res	98%
Monticello PUD	0	0	0	0	0	0	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	70	52	17	79	29	50	Res	30%
Valencia Cove South	0	0	0	0	0	0	Res	85%
Happy Hollow Charter School	271	106	165	57	32	24	NR	45%
Verde Commons MUPD	0	0	0	75	38	37	NR	0%
Feurring Commercial MUPD	7	3	4	23	11	12	NR	75%
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%
Polo Trace II	48	12	36	55	35	21	Res	55%
Avalon Trails	0	0	0	0	0	0	Res	0%
West Atlantic Business Plaza	52	20	33	65	33	33	NR	0%
Angel Boarding Kennel	0	0	0	0	0	0	NR	0%
Legent Delray Beach MUPD	57	17	40	66	44	22	NR	0%
Total Committed Developments	709	297	393	663	341	325		
Total Committed Residential	176	108	68	197	87	111		
Total Committed Non-Residential	533	189	325	466	254	214		
Double Count Reduction	44	27	17	49	22	28		
Total Discounted Committed Developments	665	270	376	614	319	297		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	835	361	458	782	403	381		
Growth Volume Used	835	361	458	782	403	381		
Total Volume	3605	1840	1790	3505	1767	1741		
Lanes	4LD							
LOS D Capacity	3220	1960	1960	3220	1960	1960		
Link Meets Test 1?	NO	YES	YES	NO	YES	YES		
LOS E Capacity	3400	1960	1960	3400	1960	1960		
Link Meets Test 2?	NO	YES	YES	NO	YES	YES		

Input Data

ROAD NAME: W Atlantic Ave	STATION: 5101	Report Created
CURRENT YEAR: 2020	FROM: Lyons Rd	4/1/2022
ANALYSIS YEAR: 2026	TO: Midpoint	
GROWTH RATE: 0%	COUNT DATE: 12/10/2019	
	PSF: 1.03	

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

	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%
Spaulding	NR	85%
Terranova MUPD	NR	0%
Canyons Town Center	NR	60%
Delray TMD	NR	91.90%
Lyons West AGR-PUD	Res	100%
Canyon Lakes	Res	100%
Canyon Isles	Res	100%
Canyon Springs	Res	100%
Villaggio Isles	Res	100%
St Mary Coptic Orthodox Church	NR	50%
Mizner Country Club	Res	98%
Monticello PUD	Res	0%
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	75%
Divine Savior Academy	NR	50%
Dakota PUD	Res	100%
Dean Dental	NR	100%
Polo Trace II	Res	55%
Avalon Trails	Res	0%
West Atlantic Business Plaza	NR	0%
Angel Boarding Kennel	NR	0%
Legent Delray Beach MUPD	NR	0%
Total Committed Developments	326	
Total Committed Residential	113	
Total Committed Non-Residential	213	
Double Count Reduction	28	
Total Discounted Committed Developments	298	
Historical Growth	0	
Comm Dev+1% Growth	382	
Growth Volume Used	382	
Total Volume	1742	

Lanes

4LD					
3220	1960	1960	3220	1960	1960
NO	YES	YES	NO	YES	YES
3400	1960	1960	3400	1960	1960
NO	YES	YES	NO	YES	YES