



November 3, 2022

Christopher W. Heggen, P.E.
 Kimley-Horn and Associates, Inc.
 1920 Wekiva Way
 West Palm Beach, FL 33411

**Department of Engineering
 and Public Works**

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 West Palm Beach, FL 33416-1229
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 FAX: (561) 684-4050
 www.pbcgov.com

**RE: Logan Ranch Residential - Revised
 FLUA Amendment Policy 3.5-d Review
 Round 2022-23-A2**

Dear Mr. Heggen:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Analysis for the proposed Future Land Use Amendment for the above-referenced project, revised October 26, 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:

**Palm Beach County
 Board of County
 Commissioners**

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

County Administrator

Verdenia C. Baker

Location:	SE corner of Boynton Beach Boulevard and Acme Dairy Road	
PCN:	00-42-43-27-05-054-0070	
Acres:	39.24 Acres	
	Current FLU	Proposed FLU
FLU:	Agricultural Reserve (AGR)	Essential Housing (EH)/ Agricultural Reserve (AGR)
Zoning:	Agricultural Reserve (AGR)	Multiple Use Planned Development (MUPD)
Density/ Intensity:	0.15 FAR	8 Units per Acre
Maximum Potential:	Nursery (Garden Center) = 5 Acres Nursery (Wholesale) = 34.24 Acres	Multifamily Mid-Rise Housing 3- 10 story (Apartment/Condo/TH) = 314 DUs
Proposed Potential:	None	None
Net Daily Trips:	499 (maximum – current)	
Net PH Trips:	113 (29/84) AM, 138 (84/54) PM (maximum)	

** Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.*

"An Equal Opportunity
 Affirmative Action Employer"



Christopher W. Heggen, P.E.

November 3, 2022

Page 2

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 **maximum potential** density shown above.

Please note the proposed amendment will have an insignificant impact on both long-range and Test 2 analyses.

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

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS
ec:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Lisa Amara – Director, Zoning Division
Bryan Davis – Principal Planner, Planning Division
Stephanic Gregory – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
David Wiloch – Senior Planner, Planning Division
Alberto Lopez Tagle - Technical Assistant III, Traffic Division

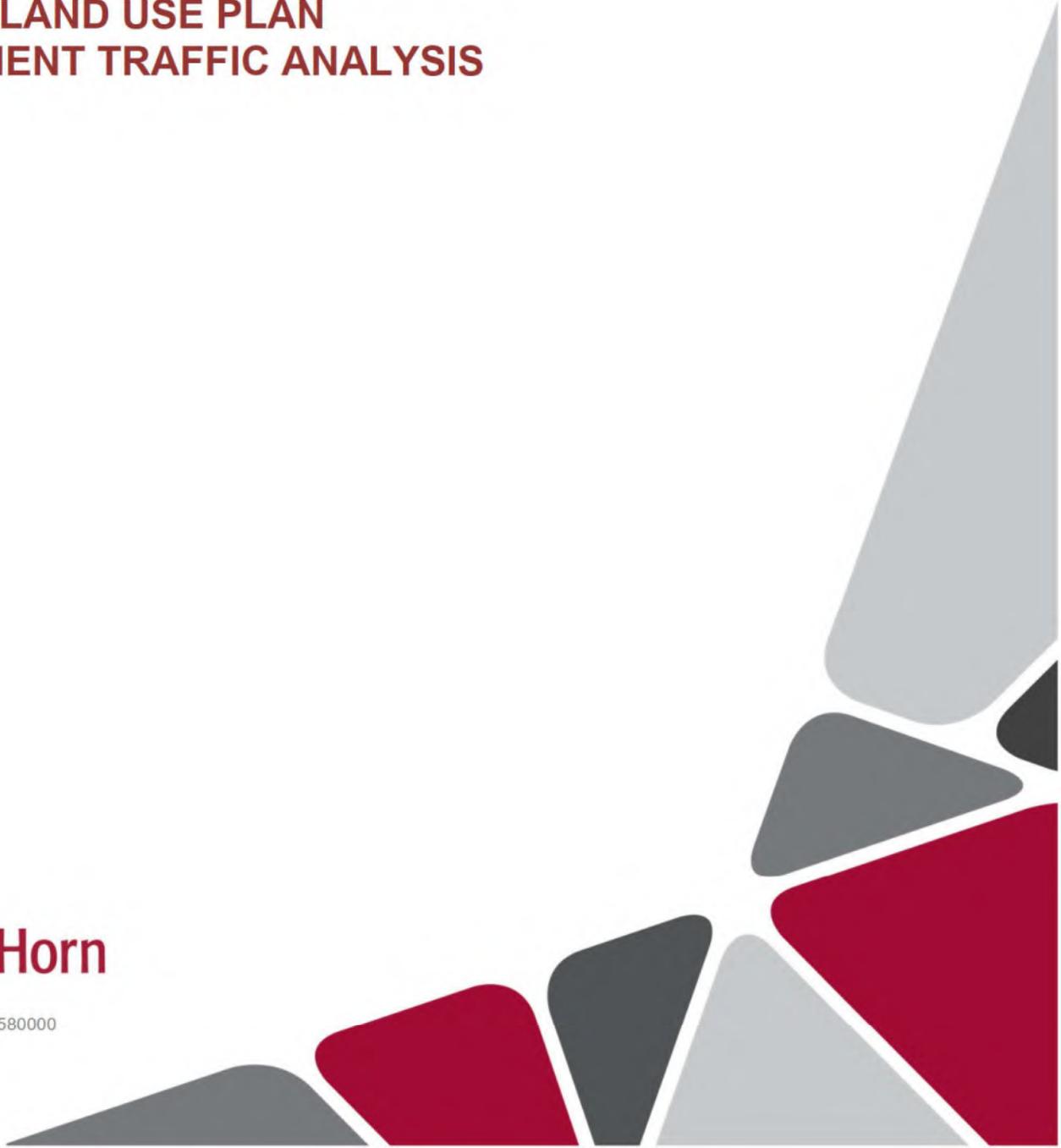
File: General - TPS – Unincorporated - Traffic Study Review
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LOGAN RANCH RESIDENTIAL PALM BEACH COUNTY, FL

FUTURE LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

Kimley»»Horn

August 31, 2022
Kimley-Horn Project #143580000



FUTURE LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

LOGAN RANCH RESIDENTIAL PALM BEACH COUNTY, FL

Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida

Kimley»»Horn

June 29, 2022
Revised August 10, 2022
Revised August 31, 2022
Kimley-Horn Project #143580000
Registry No. 35106
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561/845-0665 TEL



This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Christopher W
Heggen
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Christopher W. Heggen, P.E.
Florida Registration Number 58636

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INTRODUCTION

Kimley-Horn and Associates, Inc. has been retained to prepare a Future Land Use (FLU) Amendment traffic analysis for a 39.24-acre site located in the southeast quadrant of Acme Dairy Road and Boynton Beach Boulevard in unincorporated Palm Beach County, Florida. **Figure 1** illustrates the location of the project site. The site currently has a Palm Beach County FLU designation of Agricultural Reserve (AGR). The proposed FLU designation that is the subject of this analysis is Essential Housing (EH).

The parcel control number (PCN) for the project site is:

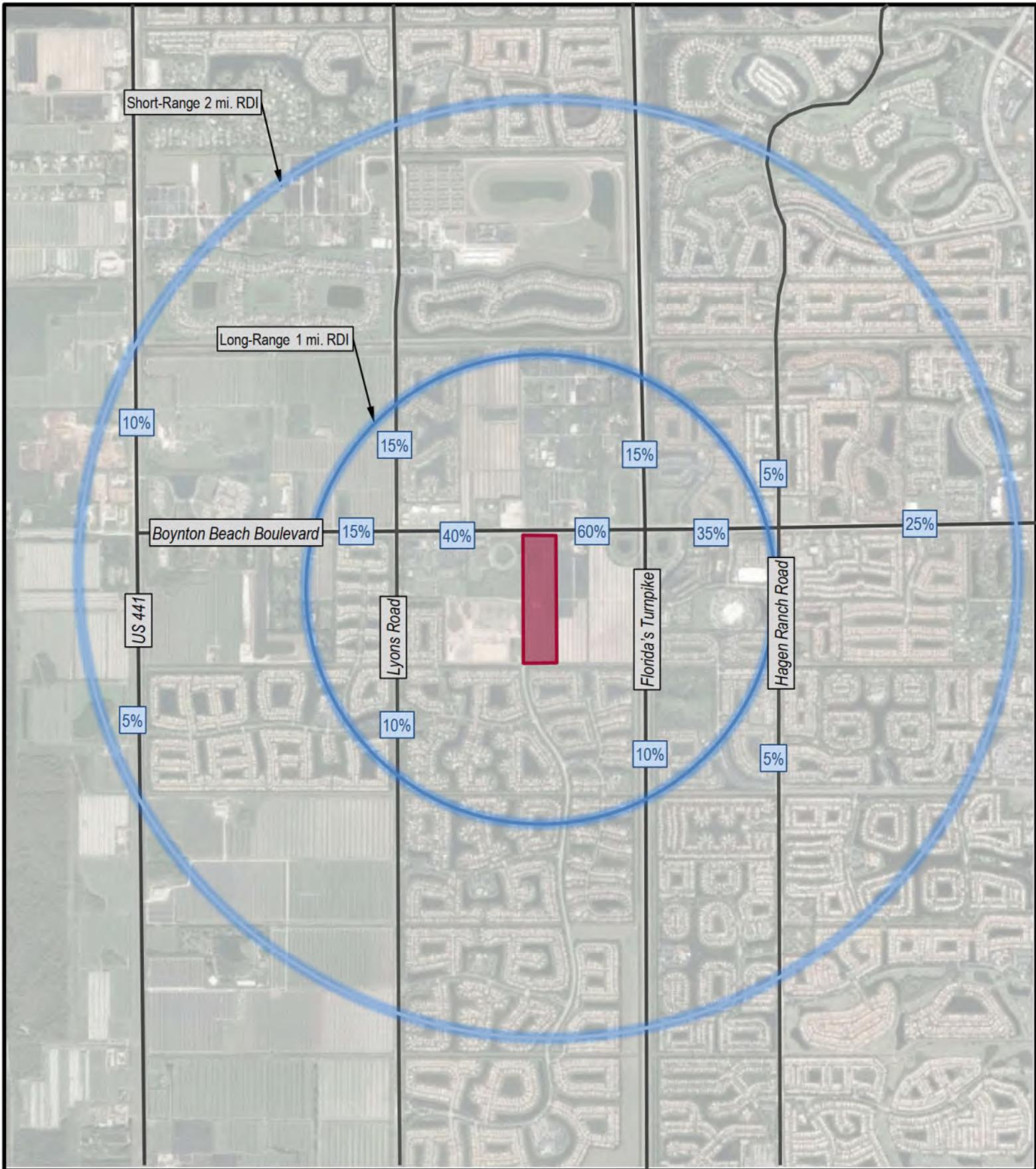
- 00-42-43-27-05-054-0070

The traffic impacts from the proposed future land use amendment were analyzed based on the procedures outlined in Policy 3.5-d of the Palm Beach County Comprehensive Plan. Currently, the site has an agricultural designation, which permits a maximum of 1 dwelling unit per 5 acres. Under the existing land use designation a maximum of 8 dwelling units are permitted. The proposed future designation is Essential Housing (EH). Based on the proposed maximum densities of 8 dwelling units per acre, a maximum of 314 multi-family dwelling units (MFDU) would be permitted to be built on this 39.24-acre site. **Table 1** shows a summary of the existing, existing FLU and proposed FLU intensities.

Table 1: Land Use Summary Table

Development Scenario	Future Land Use	Acreage	Allowable Density	Max Development Potential
Existing Site Development	AGR	39.24 acres	--	--
Maximum permitted under Existing Future Land Use	AGR		1 DU / 5 Acres	8 SFDU
Maximum permitted under Proposed Future Land Use	EH		8 DU / Acre	314 MFDU

This analysis was conducted following short-range and long-range analysis procedures used to evaluate comprehensive plan amendments in Palm Beach County. This report summarizes the findings of the comprehensive plan land use amendment traffic analysis.



LEGEND

- Site Location
- Project Traffic %

FIGURE 1
 Logan Ranch Site
 KH #143580000
 Site Location

PROJECT TRAFFIC

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

Trip Generation

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

Existing Site Development

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

Existing Future Land Use Potential Development

This scenario represents the maximum development potential for the site under the existing FLU designation, which equates to 8 single-family residential dwelling units.

As indicated in **Table 2**, the maximum intensity of development under the currently-adopted future land use designation has the potential to generate 80 net external daily trips, 6 net external AM peak hour trips (+2 in, +4 out), and 9 net external PM peak hour trips (+6 in, +3 out).

Proposed Future Land Use Potential Development

This scenario represents the maximum development permitted on site under the proposed FLU designation, which equates to 315 multi-family dwelling units.

As indicated in **Table 2**, the maximum density of development under the proposed future land use designation has the potential to generate 1,708 net external daily trips, 113 net external AM peak hour trips (+29 in, +84 out), and 138 PM peak hour trips (+84 in, +54 out).

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

Table 2: Trip Generation Calculations Summary

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Site Development								
Agricultural Reserve		0	0	0	0	0	0	0
	<i>Subtotal</i>	0	0	0	0	0	0	0
Pass-By Capture								
Agricultural Reserve	0.0%	0	0	0	0	0	0	0
	<i>Subtotal</i>	0	0	0	0	0	0	0
Driveway Volumes		0	0	0	0	0	0	0
Net New External Trips		0	0	0	0	0	0	0
Existing FLU Maximum Intensity								
Single Family Detached	8 DU	80	6	2	4	9	6	3
	<i>Subtotal</i>	80	6	2	4	9	6	3
Pass-By Capture								
Single Family Detached	0.0%	0	0	0	0	0	0	0
	<i>Subtotal</i>	0	0	0	0	0	0	0
Driveway Volumes		80	6	2	4	9	6	3
Net New External Trips		80	6	2	4	9	6	3
Proposed FLU Maximum Intensity								
Multifamily Mid-Rise	314 DU	1,708	113	29	84	138	84	54
	<i>Subtotal</i>	1,708	113	29	84	138	84	54
Pass-By Capture								
Multifamily Mid-Rise	0.0%	0	0	0	0	0	0	0
	<i>Subtotal</i>	0	0	0	0	0	0	0
Driveway Volumes		1,708	113	29	84	138	84	54
Net New External Trips		1,708	113	29	84	138	84	54
Proposed FLU Maximum Trips-Existing Development Trips (Short-range)		1,708	113	29	84	138	84	54
Short-Range Radius of Development Influence:		2 miles						
Proposed FLU Maximum Trips-Existing FLU Maximum Trips (Long-range)		1,628	107	27	80	129	78	51
Long-Range Radius of Development Influence:		1 Mile						
Land Use	Daily	AM Peak Hour			PM Peak Hour		Pass By	
Single Family Detached	10 trips/DU	0.74 trips/DU (25% in, 75% out)			Ln(T) = 0.96*Ln(X)+0.20 (63% in, 37% out)		0.0%	
Multifamily Mid-Rise	5.44 trips/DU	0.36 trips/DU (26% in, 74% out)			0.44 trips/DU (61% in, 39% out)		100.0%	

TRAFFIC DISTRIBUTION AND ASSIGNMENT

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

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

LEVEL OF SERVICE ANALYSIS

Consistent with comprehensive plan amendment evaluation requirements, roadway segment analyses were conducted to address the traffic conditions for the existing, short-range planning horizon (2027), and long-range planning horizon (2045) conditions on links within the RDI.

Short-Range (Year 2027)

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

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

Long-Range (Year 2045)

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

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

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

- BC Commerce
- Valico Property
- West Boynton Center

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

SHORT-RANGE (2027) PLANNING HORIZON

The maximum development under the proposed future land use is 314 MFDUs. Therefore, the net increase in peak hour trip generation potential is 113 net new external AM peak-hour trips (+29 in, +84 out) and 138 net new external PM peak-hour trips (+84 in, +54 out). For the purposes of this analysis, the radius of development influence is two miles. Significance was determined in accordance with the Test 2 LOS E peak-hour peak-directional service volumes provided in the Palm Beach County Traffic Performance Standards Ordinance (TPSO). **Table 3** summarizes the thresholds for determining significance as outlined in Article 12 of the Palm Beach County TPSO. As per the TPSO, during the short-range horizon, a link is considered significantly impacted if project traffic accounts for more than 3% of the LOS E general service volume.

Table 3: Short-Range Significance Determination

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

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

As indicated in **Table 4** and **Table 5**, none of the roadway links are significantly impacted by the project traffic; therefore, no further link analysis is necessary.

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

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS E GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							AM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	SIG?	SB/WB	SIG?							
Boynton Beach Blvd.	US 441	Lyons Road	4LD	1,960	15%	i	4	13	0.20%	No	0.66%	No
Boynton Beach Blvd.	Lyons Road	Project Driveway	6LD	2,830	40%	i	12	34	0.42%	No	1.20%	No
Boynton Beach Blvd.	Project Driveway	Florida's Turnpike	6LD	2,830	60%	o	50	17	1.77%	No	0.60%	No
Boynton Beach Blvd.	Florida's Turnpike	Hagen Ranch Road	6LD	2,830	35%	o	29	10	1.02%	No	0.35%	No
Boynton Beach Blvd.	Hagen Ranch Road	Jog Road	6LD	2,830	25%	o	21	7	0.74%	No	0.25%	No
Lyons Road	Hypoluxo Road	Boynton Beach Boulevard	4LD	1,960	15%	o	13	4	0.66%	No	0.20%	No
Lyons Road	Boynton Beach Boulevard	Flavor Pict Road	2LD	880	10%	i	3	8	0.34%	No	0.91%	No
Lyons Road	Flavor Pict Road	W Atlantic Ave	2LD	880	10%	i	3	8	0.34%	No	0.91%	No
Hagen Ranch Road	Hypoluxo Road	Boynton Beach Boulevard	2L	880	5%	o	4	1	0.45%	No	0.11%	No
Hagen Ranch Road	Boynton Beach Boulevard	W Atlantic Ave	4LD	1,960	5%	i	1	4	0.05%	No	0.20%	No

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

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS E GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							PM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	SIG?	SB/WB	SIG?							
Boynton Beach Blvd.	US 441	Lyons Road	4LD	1,960	15%	i	13	8	0.66%	No	0.41%	No
Boynton Beach Blvd.	Lyons Road	Project Driveway	6LD	2,830	40%	i	34	22	1.20%	No	0.78%	No
Boynton Beach Blvd.	Project Driveway	Florida's Turnpike	6LD	2,830	60%	o	32	50	1.13%	No	1.77%	No
Boynton Beach Blvd.	Florida's Turnpike	Hagen Ranch Road	6LD	2,830	35%	o	19	29	0.67%	No	1.02%	No
Boynton Beach Blvd.	Hagen Ranch Road	Jog Road	6LD	2,830	25%	o	14	21	0.49%	No	0.74%	No
Lyons Road	Hypoluxo Road	Boynton Beach Boulevard	4LD	1,960	15%	o	8	13	0.41%	No	0.66%	No
Lyons Road	Boynton Beach Boulevard	Flavor Pict Road	2LD	880	10%	i	8	5	0.91%	No	0.57%	No
Lyons Road	Flavor Pict Road	W Atlantic Ave	2LD	880	10%	i	8	5	0.91%	No	0.57%	No
Hagen Ranch Road	Hypoluxo Road	Boynton Beach Boulevard	2L	880	5%	o	3	4	0.34%	No	0.45%	No
Hagen Ranch Road	Boynton Beach Boulevard	W Atlantic Ave	4LD	1,960	5%	i	4	3	0.20%	No	0.15%	No

LONG-RANGE (2045) PLANNING HORIZON

As previously noted, the maximum permitted development under the existing future land use designation the site is 8 SFDUs. The maximum development under the proposed future land use is 314 MFDUs. Therefore, the net increase in daily trip generation potential is 1,628 daily trips. For the purposes of this analysis, the radius of development influence is one mile. Significance was determined in accordance with Table 3.5-1 from the Palm Beach County Future Land Use Element (FLUE). As per the FLUE, during the long-range horizon, a link is considered significantly impacted where the net trip increase impacting roads is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in **Table 6**.

Table 6: Long-Range Significance Determination

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

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

As indicated in **Table 7**, none of the roadway links are significantly impacted by the project traffic; therefore, no further link analysis is necessary.

Table 7: Long-Range (Year 2045) Daily Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	2045 ADJUSTED DAILY VOLUME	COM. DEVELOP- MENT DATA	2045 TOTAL ADJUSTED DAILY VOLUME	v/c	PROJECT TRIPS			
									PROJECT % ASSIGNMENT	DAILY TRIPS	% IMPACT	SIG?
Boynton Beach Blvd.	US 441	Lyons Road	4LD	33,200	21,800	268	22,068	0.66	15%	244	0.73%	No
Boynton Beach Blvd.	Lyons Road	Project Driveway	6LD	50,300	50,700	573	51,273	1.02	40%	651	1.29%	No
Boynton Beach Blvd.	Project Driveway	Florida's Turnpike	6LD	50,300	50,700	1,307	52,007	1.03	60%	977	1.94%	No
Boynton Beach Blvd.	Florida's Turnpike	Hagen Ranch Road	6LD	50,300	52,100	494	52,594	1.05	35%	570	1.13%	No
Lyons Road	Hypoluxo Road	Boynton Beach Boulevard	4LD	33,200	42,800	152	42,952	1.29	15%	244	0.73%	No
Lyons Road	Boynton Beach Boulevard	Flavor Pict Road	4LD	33,200	40,300	152	40,452	1.22	10%	163	0.49%	No
Lyons Road	Flavor Pict Road	W Atlantic Ave	4LD	33,200	24,000	152	24,152	0.73	10%	163	0.49%	No

CONCLUSION

The foregoing comprehensive plan traffic analysis has been conducted to evaluate the proposed future land use designation change from the existing Agricultural Reserve (AGR) to the proposed future designation of Essential Housing (EH). The project is located on the west side of the Florida Turnpike, just south of Boynton Beach Blvd in unincorporated Palm Beach County, Florida. Based on the analyses conducted for each of the planning horizons (short-range and long-range), no roadway links are expected to be significantly impacted during the short-range (2027) horizon or long-range (2045) horizon.

Therefore, the standards defined in Policy 3.5-d in the Future Land Use Element of Palm Beach County are met with the proposed change in the future land use designation for this parcel.

APPENDIX

Property Detail

Parcel Control Number: 00-42-43-27-05-054-0070 Location Address: 11275 ACME DAIRY RD
 Owners: LOGAN BARBARA M TRUST ,BARGAS JOHN ,DEREUIL BARBARA R TR
 Mailing Address: 651 VILLAGE DR APT 502,POMPANO BEACH FL 33060 3701
 Last Sale: AUG-2019 Book/Page#: 30815 / 1222 Price: \$10
 Property Use Code: 6900 - AG Classification ORN/MISC AGRI Zoning: AGR - Agricultural Reserve (00-UNINCORPORATED)

Legal Description: PALM BEACH FARMS CO PL 3 TR 7 (LESS SLY 64.52 FT OF NLY 84.48 FT L-24 CNL R/W & NLY 19.96 FT BOYNTON BEACH BLVD R/WS, TR 8 (LESS SLY 64.52 FT OF NLY 84.48 FT L-24 CNL R/W, NLY 19.96 FT BOYNTON BEACH BLVD & WLY 25 FT ACME DAIRY RD R/WS), TR 25 (LESS W 15 FT ACME DAIRY RD R/W), TR 26, 30 FT STRIP LYG S OF & ADJ TO, TR 39, TRS 40 & 57 (LESS W 15 FT ACME DAIRY RD R/W) & TR 58 BLK 54

Total SF: 4800 Acres 39.4008

2021 Values (Current)

Improvement Value \$219,367
 Land Value \$5,060,146
 Total Market Value \$5,279,513
 Assessed Value \$1,213,748
 Exemption Amount \$0
 Taxable Value \$1,213,748

All values are as of January 1st each year.

2021 Taxes

Ad Valorem \$22,806
 Non Ad Valorem \$3,330
 Total Tax \$26,136

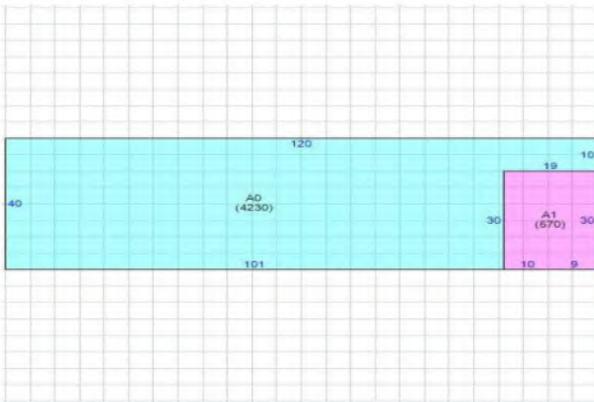
2022 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
WAREHOUSE	4230	
MULTI OFFICE	570	
Total Square Footage :		4800

Extra Features

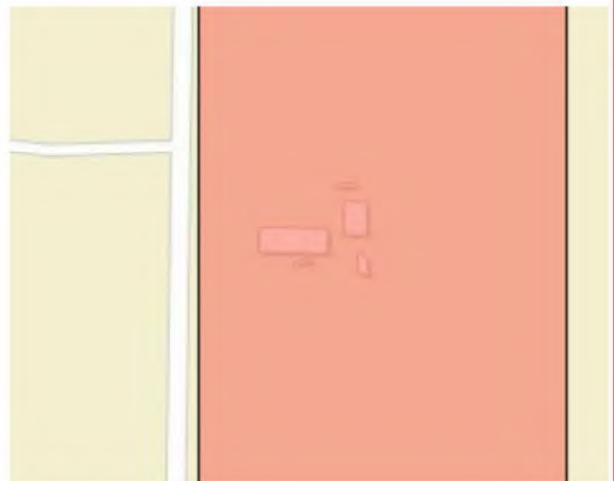
Description	Year Built	Unit
Carport	1984	1760
Utility Building	1984	48

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

Structural Details (Building 1)

Description	
1. Year Built	1985
2. WAREHOUSE STORAGE	4800

MAP



BC COMMERCE CENTER

03/28/2022
 Revised: 05/04/2022
 Revised: 05/05/2022
 Revised: 05/31/2022

**TABLE 1
 EXISTING AGR FUTURE LAND USE DESIGNATION**

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips	Internalization			External Trips			Pass-by		Net Trips					
				In	Out		%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total		
Nursery (Garden Center)	817	5	Acre	108.10			541			0			541			0%	0			541
Nursery (Wholesale)	818	4.26	Acre	19.5 ^c			83			0			83			0%	0			83
Grand Totals:							624	0.0%	0	0	0	624	0%	0	0	624				

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips				
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Nursery (Garden Center) ^f	817	5	Acre	0.50	0.50	2.82	7	7	14	0.0%	0	0	0	7	7	14	0%	0	7	7	14
Nursery (Wholesale) ^f	818	4.26	Acre	0.50	0.50	0.26	1	0	1	0.0%	0	0	0	1	0	1	0%	0	1	0	1
Grand Totals:							8	7	15	0.0%	0	0	0	8	7	15	0%	0	8	7	15

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips				
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Nursery (Garden Center) ^f	817	5	Acre	0.50	0.50	8.06	20	20	40	0.0%	0	0	0	20	20	40	0%	0	20	20	40
Nursery (Wholesale) ^f	818	4.26	Acre	0.50	0.50	0.45	1	1	2	0.0%	0	0	0	1	1	2	0%	0	1	1	2
Grand Totals:							21	21	42	0.0%	0	0	0	21	21	42	0%	0	21	21	42

BC COMMERCE CENTER

03/28/2022
Revised: 05/04/2022
Revised: 05/05/2022
Revised: 05/31/2022

**TABLE 2
PROPOSED IND FUTURE LAND USE DESIGNATION - 181,515 SF**

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips	Internalization			External Trips			Pass-by		Net Trips
				In	Out		%	Total	In	Out	Total	%	Trips		
Light Industrial	110	181,515	S.F.	4.96			900		0		900	10%	90		810
Flex Space - IND FLU	PBC	181,515	S.F.	7.86			1,427		0		1,427	10%	143		1,284
Landscape Services	PBC	9.26	Acre	121.70			1,127		0		1,127	0%	0		1,127
Grand Totals:							1,427	0.0%	0	1,427					1,284

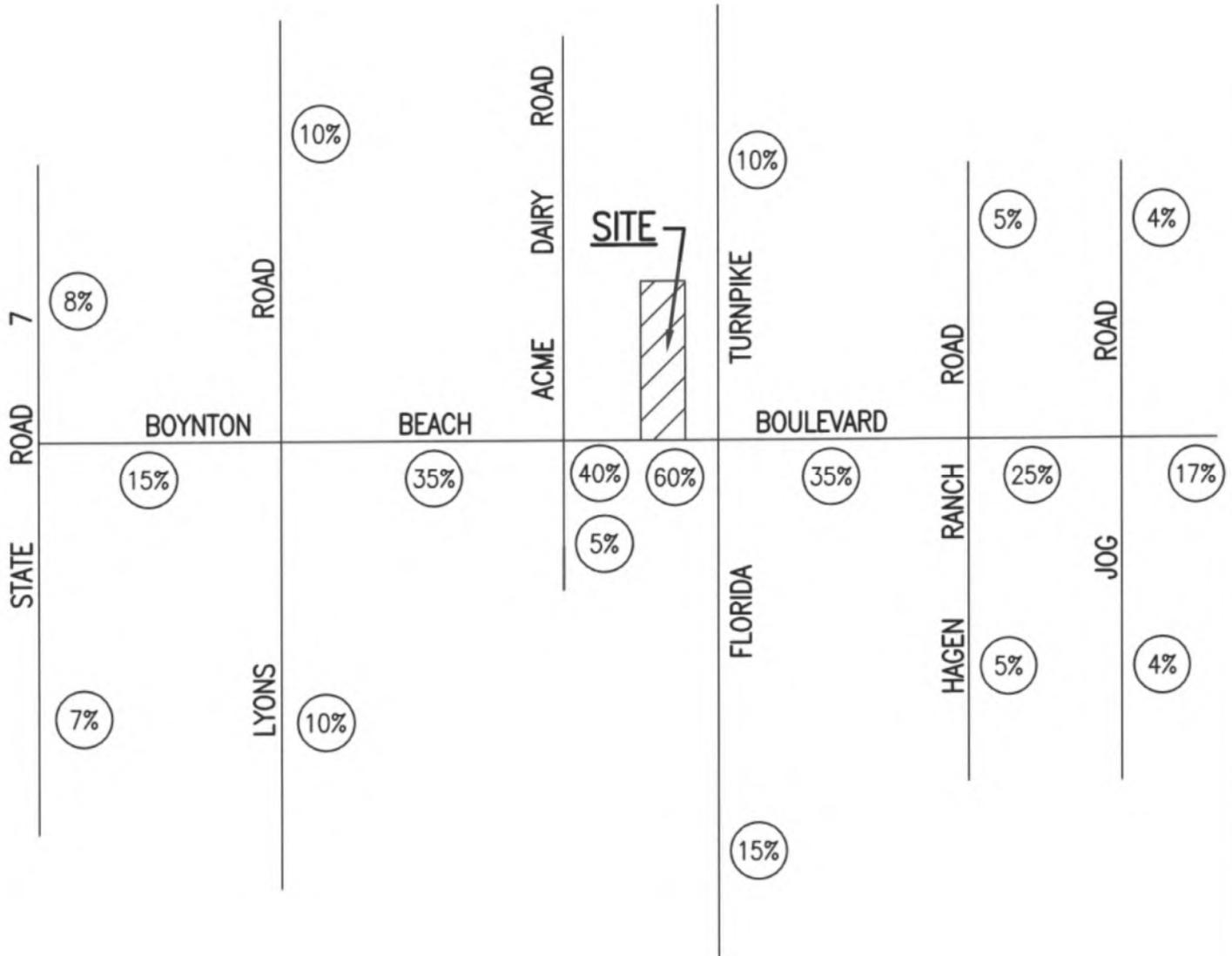
AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips			
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Light Industrial	110	181,515	S.F.	0.88	0.12	112	15	127	0.0%	0	0	0	112	15	127	10%	13	101	13	114
Flex Space - IND FLU	PBC	181,515	S.F.	0.64	0.36	178	100	278	0.0%	0	0	0	178	100	278	10%	28	160	90	250
Landscape Services	PBC	9.26	Acre	0.40	0.60	128	191	319	0.0%	0	0	0	128	191	319	0%	0	128	191	319
Grand Totals:						128	191	319	0.0%	0	0	0	128	191	319			128	191	319

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips			
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Light Industrial	110	181,515	S.F.	0.13	0.87	15	99	114	0.0%	0	0	0	15	99	114	10%	11	14	89	103
Flex Space - IND FLU	PBC	181,515	S.F.	0.40	0.60	88	132	220	0.0%	0	0	0	88	132	220	10%	22	79	119	198
Landscape Services	PBC	9.26	Acre	0.58	0.42	81	59	140	0.0%	0	0	0	81	59	140	0%	0	81	59	140
Grand Totals:						88	132	220	0.0%	0	0	0	88	132	220			79	119	198

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



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22-052 BK 03-21-22
 REVISED: 05-04-22

**TABLE 1
EXISTING AGR FUTURE LAND USE DESIGNATION**

Daily Traffic Generation

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

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips			
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Nursery (Garden Center) ¹	817	5	Acre	0.50	0.50	2.82	7	7	14	0.0%	0	0	0	7	7	14	0%	0	7	7	14
Nursery (Wholesale) ¹	818	32.95	Acre	0.50	0.50	0.26	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		Gross Trips			Internalization				External Trips			Pass-by		Net Trips			
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Nursery (Garden Center) ¹	817	5	Acre	0.50	0.50	8.06	20	20	40	0.0%	0	0	0	20	20	40	0%	0	20	20	40
Nursery (Wholesale) ¹	818	32.95	Acre	0.50	0.50	0.45	8	7	15	0.0%	0	0	0	8	7	15	0%	0	8	7	15
Grand Totals:							28	27	55	0.0%	0	0	0	28	27	55	0%	0	28	27	55

TABLE 2
PROPOSED EH FUTURE LAND USE DESIGNATION - 304 DU

Daily Traffic Generation

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

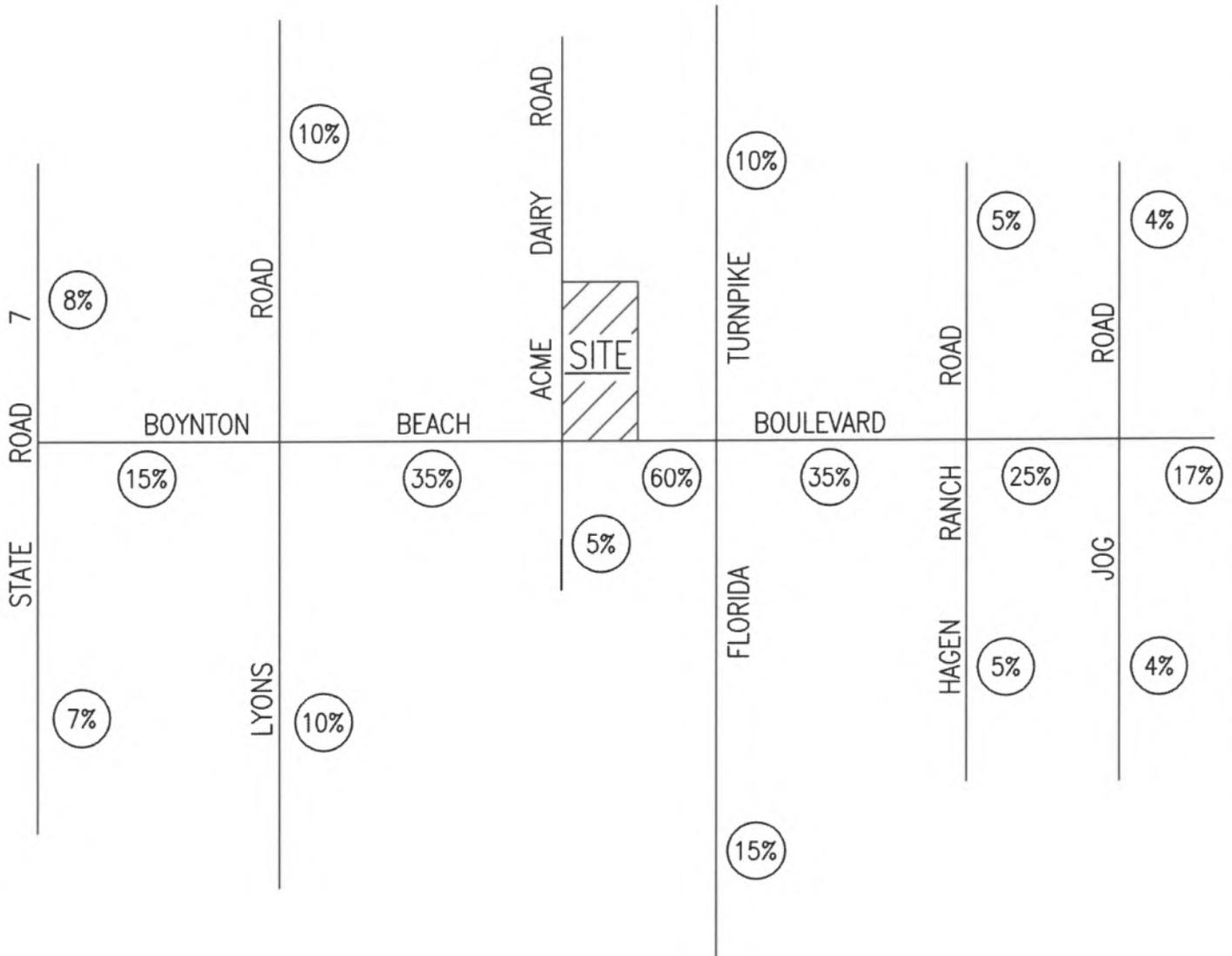
AM Peak Hour Traffic Generation

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

PM Peak Hour Traffic Generation

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

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



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22-052A BK 06-22-22

WEST BOYNTON CENTER

04/04/2019

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

Daily Traffic Generation

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

AM Peak Hour Traffic Generation

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

PM Peak Hour Traffic Generation

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

WEST BOYNTON CENTER

04/04/2019

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

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips	Internalization			External Trips	Pass-by		Net Trips
				In	Out		%	Total			%	Trips	
Gen. Commercial ^a	820	59,677	S.F.	$L_n(T) = 0.68 \ln(X) + 5.57^d$		4,232			0	4,232	45%	1,911	2,321
Grand Totals:						4,232			0	4,232	45%	1,911	2,321

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips			
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Gen. Commercial ^a	820	59,677	S.F.	0.94		35	21	56	0.0%	0	0	0	35	21	56	45%	25	19	12	31
Grand Totals:						35	21	56	0.0%	0	0	0	35	21	56	45%	25	19	12	31

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips			
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Gen. Commercial ^a	820	59,677	S.F.	$L_n(T) = 0.74 \ln(X) + 2.89^f$		178	193	371	0.0%	0	0	0	178	193	371	45%	168	98	105	203
Grand Totals:						178	193	371	0.0%	0	0	0	178	193	371	45%	168	98	105	203

WEST BOYNTON CENTER

04/04/2019

*Site approval of
Traffic Application*

**TABLE 4
PROPOSED DEVELOPMENT PLAN**

Daily Traffic Generation

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

AM Peak Hour Traffic Generation

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

PM Peak Hour Traffic Generation

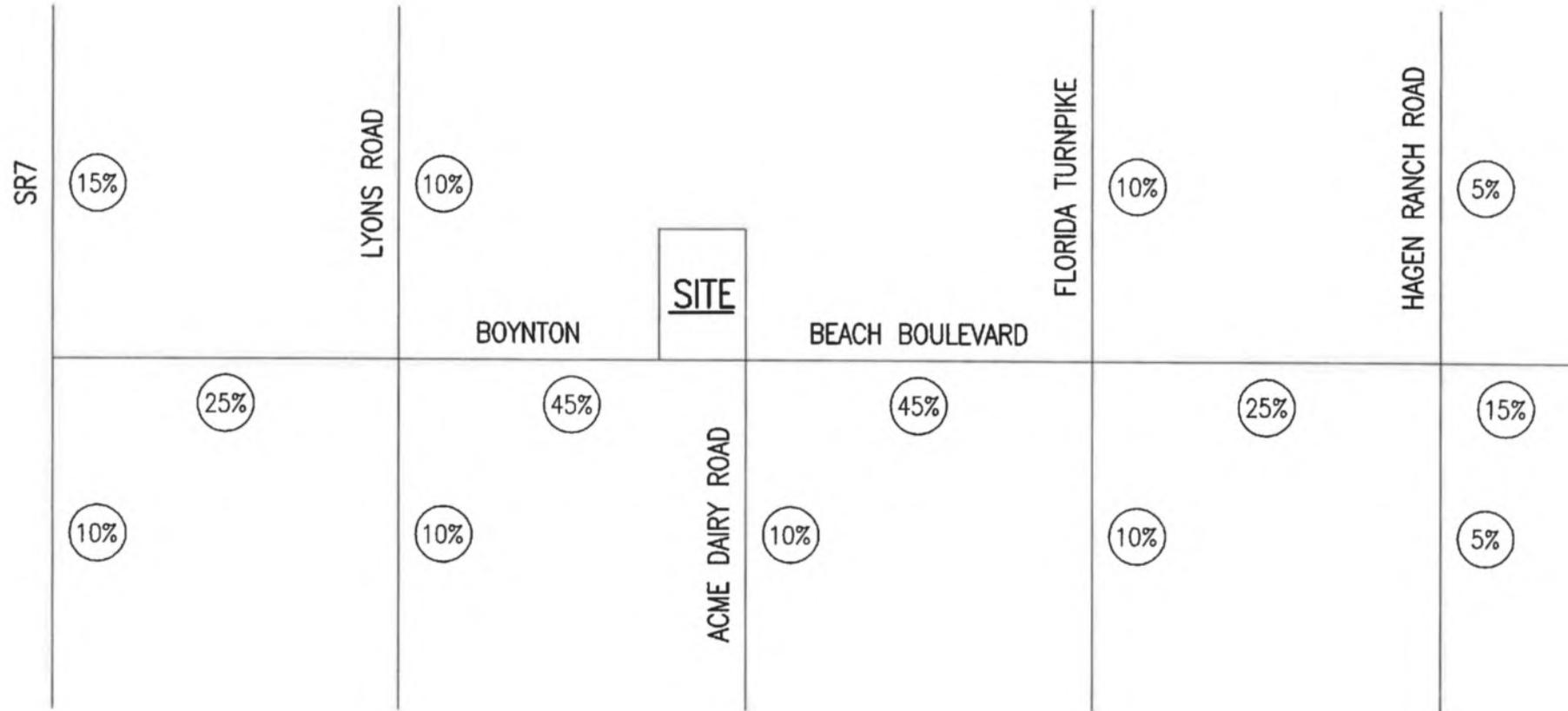
Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips					
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total		
Mini-Warehouse/SS	151	130,000	S.F.	0.47	0.53	10	12	22	0.0%	0	0	0	10	12	22	10%	2	9	11	20		
Gen. Commercial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

WEST BOYNTON CENTER

04/04/2019

TABLE 3
TRAFFIC GENERATION INCREASE

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



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WEST BOYNTON CENTER

15-122 BK 10-04-18

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

PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
6886	937492	BOCA RATON BLVD	28th St NW	Yamato Rd	4	4	23,928	17,861	24,622	26,251	18,477	13,815	20,000
6884	937417	BOCA RATON BLVD	Yamato Rd	Clint Moore Rd	2	2	17,870	16,732	19,176	21,066	5,432	6,871	20,600
6882	937417	BOCA RATON BLVD	Clint Moore Rd	Hidden Valley Blvd	2	2	13,608	11,454	14,849	14,966	5,432	6,871	16,300
6302	937453	BOCA RATON BLVD	Hidden Valley Blvd	C-15 Canal	2	2	5,464	3,804	4,005	4,738	5,817	7,039	5,200
6418	937140	BOCA RIO RD	SW 18th St	Palmetto Park Rd	2	2	13,715	12,511	12,717	14,800	12,818	12,931	12,800
6408	937139	BOCA RIO RD	Palmetto Park Rd	Glades Rd	2	2	18,152	16,883	16,394	18,280	14,441	14,592	16,600
4676	937118	BOUTWELL RD	2nd Ave N	10th Av N	2	2	10,779	8,559	10,337	11,365	3,957	5,917	12,300
5401	930408	BOYNTON BEACH BLVD	SR-7	Lyons Rd	4	4	15,092	13,721	15,242	16,207	14,080	20,158	21,800
5103	937237	BOYNTON BEACH BLVD	Lyons Rd	Turnpike	6	6	26,352	28,144	37,476	42,725	28,521	41,784	50,700
5201	935201	BOYNTON BEACH BLVD	Turnpike	Hagen Ranch Rd	6	6	41,174	40,167	46,955	55,602	41,735	46,276	52,100
5641	937240	BOYNTON BEACH BLVD	Hagen Ranch Rd	Jog Rd	6	6	44,733	37,786	41,813	48,018	32,849	44,656	53,600
5633	937239	BOYNTON BEACH BLVD	Jog Rd	El Clair Ranch Rd	6	6	44,668	37,450	39,735	43,748	31,189	41,233	49,800
5611	930153	BOYNTON BEACH BLVD	El Clair Ranch Rd	Military Tr	6	6	51,515	42,597	45,350	49,428	35,067	44,471	54,800
5613	930058	BOYNTON BEACH BLVD	Military Tr	Lawrence Rd	6	6	38,992	42,179	37,509	41,234	13,992	17,046	40,600
5601	937238	BOYNTON BEACH BLVD	Lawrence Rd	Congress Ave	6	6	45,860	41,780	40,732	41,620	21,972	27,384	46,100
5615	930285	BOYNTON BEACH BLVD	Congress Ave	Old Boynton Rd	6	6	39,769	43,209	34,792	37,388	26,947	37,373	45,200
5203	935042	BOYNTON BEACH BLVD	Old Boynton Rd	High Ridge Rd	6	6	48,405	47,361	47,876	-	51,421	56,528	52,600
	930064	BOYNTON BEACH BLVD	High Ridge Rd	I-95	6	6			-	-	48,821	51,600	51,600
5301	935403	BOYNTON BEACH BLVD	I-95	Seacrest Blvd	5	5	34,557	31,740	35,624	32,000	28,822	48,363	59,800
5807	935408	BOYNTON BEACH BLVD	Seacrest Blvd	US-1	5	5	17,887	15,339	18,570	19,500	12,765	25,942	31,700
3829	937544	BUNKER RD	US 1	Parker Ave	2	2	7,041	-	2,900	4,600	722	732	2,900
2305	937349	BURNS RD	SR 811	Military Tr	4	4	22,681	18,214	18,461	16,900	17,453	19,960	21,100
2835	937350	BURNS RD	Sandalwood Ct	SR-811	4	4	20,527	18,244	18,096	17,300	11,353	12,918	19,700
2839	937351	BURNS RD	Prosperity Farms Rd	Sandalwood Cir	4	4	7,122	8,918	9,032	8,900	5,907	6,811	9,900
6638	938550	BUTTS RD	Glades Rd	Town Center Rd	2	2	11,749	10,859	12,216	11,294	15,789	24,347	20,800
6627	938550	BUTTS RD	Military Tr	Glades Rd	2	2	10,082	8,743	9,085	9,698	15,789	24,347	17,600
6422	937157	CAIN BLVD	Glades Rd	W Kimberly Blvd	3	3	16,875	15,633	14,742	15,518	9,221	11,778	17,300
6426	937158	CAIN BLVD	W Kimberly Blvd	Yamato Rd	3	3	9,846	9,253	8,960	9,770	7,297	9,536	11,700
	6426a	CAIN BLVD	Yamato Rd	Boca Chase Dr	3	3			-	-	9,167	11,293	11,300
	937540	CAMINO DEL MAR	SW 18th St	Camino Real	2	2			-	-	4,942	5,871	5,900
6839	6839	CAMINO GARDENS BLVD	SW 9th Ave	SW Boca Raton Blvd	2	2	4,048	3,819	4,003	3,853	1,597	2,985	5,400
6619	937067	CAMINO REAL	Powerline Rd	Camino del Mar	4	4	11,873	10,288	10,748	13,036	9,119	17,266	20,400
6636	937218	CAMINO REAL	Camino del Mar	Military Tr	4	4	15,548	12,674	14,221	16,203	32,729	37,514	19,000
6311	937412	CAMINO REAL	Military Tr	12th Ave SW	4	4	17,192	14,853	16,510	17,874	6,761	9,938	19,700
6849	937412	CAMINO REAL	12th Ave SW	3rd Ave SW	4	4	14,052	13,312	14,275	14,022	6,761	9,938	17,500
6853	937412	CAMINO REAL	3rd Ave SW	Old Dixie Hwy	4	4	21,519	22,924	22,542	19,422	6,761	9,938	25,700
6855	860490	CAMINO REAL	Old Dixie Hwy	US 1	4	4	17,110	15,158	20,413	17,452	35,583	43,804	28,600
6857	937597	CAMINO REAL	US 1	ICWW Bridge	4	4	14,090	14,055	15,076	13,700	8,269	11,229	18,000
6859	937597	CAMINO REAL	ICWW Bridge	A1A	2	2	7,429	8,875	9,562	8,351	8,269	11,229	13,000
	937519	CAMPUS DR	Rca Blvd	Gardens Parkway	2	2			-	-	2,797	4,225	4,200

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

PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
4614	937301	LAWRENCE RD	Gateway Blvd	Hypoluxo Rd	4	4	15,435	14,700	15,074	17,266	15,481	19,851	19,300
4608	938514	LAWRENCE RD	Hypoluxo Rd	Lantana Rd	2	3	11,828	11,018	11,157	11,977	8,982	10,316	12,800
	937539	LE CHALET BLVD	Hagen Ranch Rd	Jog Rd	4	4			-	-	11,624	13,930	13,900
4661	937310	LE CHALET BLVD	Jog Rd	Military Tr	4	4	10,617	9,652	9,216	9,538	7,080	8,359	10,500
	937438	LIGHTHOUSE DR	SR-811	US-1	2	2			-	-	7,180	9,507	9,500
	937526	LINDELL BLVD	Carl Bolter Dr	Federal Hwy	2	2			-	-	3,413	4,277	4,300
5635	937295	LINTON BLVD	Jog Rd	Sim Rd	4	6	26,259	28,837	29,366	31,891	21,952	29,755	37,200
5625	937294	LINTON BLVD	Sim Rd	Military Tr	5	6	28,004	27,495	28,587	30,480	30,975	40,018	36,900
5607	937187	LINTON BLVD	Military Tr	Homewood Blvd	6	6	36,231	37,464	39,497	42,810	31,967	38,669	47,800
5661	938531	LINTON BLVD	Homewood Blvd	Congress Ave	6	6	29,850	33,652	39,159	39,082	23,085	27,671	43,700
5213	930049	LINTON BLVD	Congress Ave	I-95	6	6I	47,845	40,928	42,863	42,000	41,468	49,886	51,600
5313	930050	LINTON BLVD	I-95	10th Ave SW	6	6I	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	6I	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

2022 DEVELOPMENT POTENTIAL FORM

Part 1. Amendment Data

A. Amendment Data

Round	23-A2	Traffic Intake Date	July 1, 2022
Application Name	Logan Ranch Residential	Control No.	2018-187
Acres	39.23 acres	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-42-43-27-05-054-0070		
Location	Southeast side corner of Boynton Beach Boulevard and Acme Dairy Road		
	Current	Proposed	
Tier	Agricultural Reserve Tier	Agricultural Reserve Tier	
Use	Agriculture, Row Crops, Nursery Stock	Multi-Family Residential	
Zoning	Agricultural Reserve (AGR)	Multiple Use Planned Development (MUPD)	
Future Land Use Designation	Agricultural Reserve (AGR)	Essential Housing (EH)	
Underlying Future Land Use Designation	None	Agricultural Reserve (AGR)	
Conditions	None	TBD	
Density Bonus	None	None	
Total Number of Units		314 units	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	1 unit per 5 acres	8 units per acre
Maximum Dwelling Units¹ (residential designations)	1 du/5 acres x 39.23 ac. = 7.8 = 8 units	8 du/acre x 39.23 ac. = 313.84 = 314 units
Maximum Beds (for CLF proposals)	None	None
Population Estimate	8 max du x 2.39 = 19 people	314 max du x 2.39 = 750 people

Maximum Square Feet 2, 4 (non-residential designations)	0.15 FAR x 39.23 ac. = 256,329 sf of agriculture uses	0.15 FAR x 39.23 ac. = 256,329 sf of agriculture uses per underlying AGR
Proposed or Conditioned Potential 3, 4	----	----
Max Trip Generator	<i>Single-Family Detached (ITE LUC 210)</i>	<i>Multifamily Mid-Rise (ITE LUC 221)</i>
Maximum Trip Generation	80 daily, 6 AM, 9 PM	1,708 daily, 113 AM, 138 PM
Net Daily Trips:	1,628 (maximum minus current)	
Net PH Trips:	107 AM, 129 PM (maximum)	

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 (e.g.. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

Part 2. Applicant Data

A. Agent Information

Name	Jennifer Morton & Lauren McClellan
Company Name	JMorton Planning & Landscape Architecture
Address	3910 RCA Boulevard # 1015
City, State, Zip	Palm Beach Gardens, FL 33410
Phone Number	(561) 500-5060 / (561) 72-4463
Email Address	jmorton@jmortonla.com / lmcclellan@jmortonla.com

B. Applicant Information

Name	Logan Barbara M Trust
Company Name	None
Address	651 Village Drive, Apt 502
City, State, Zip	Pompano Beach, Florida 33060
Phone / Fax Number	
Email Address	
Interest	Property Owner
Name	John Bargas
Company Name	None
Address	651 Village Drive, Apt 502
City, State, Zip	Pompano Beach, Florida 33060
Phone / Fax Number	
Email Address	
Interest	Property Owner

Name	Dereuil Barbara RTrust
Company Name	None
Address	651 Village Drive, Apt 502
City, State, Zip	Pompano Beach, Florida 33060
Phone / Fax Number	
Email Address	
Interest	Property Owner
Name	Brett Gelsomino
Company Name	Acme Dairy Holdco, LLC
Address	4200 SW 131 st Avenue
City, State, Zip	Davie, Florida 33330
Phone / Fax Number	
Email Address	
Interest	Contract Purchaser