



September 13, 2024

Anna Lai, P.E., PTOE
 2581 Metrocentre Boulevard West, Suite 3
 West Palm Beach, Florida 33407

**Department of Engineering
 and Public Works**

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**Palm Beach County
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County Administrator

Verdenia C. Baker

**RE: West Delray RV Resort
 FLUA Amendment Policy 3.5-d Review
 Round 2024-25-A**

Dear Ms. Lai:

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 06, 2024, 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:	North of West Atlantic Avenue, approximately 0.5 mile west of State Road 7	
PCN:	00-41-46-13-00-000-7010	
Acres:	10.11 acres	
	Current FLU	Proposed FLU
FLU:	Agriculture Reserve (AGR)	Commercial Recreation (CR)/Agricultural Reserve (AGR)
Zoning:	Agricultural Residential (AR)	Recreational Vehicle Planned Development (RVPD) or MUPD
Density/ Intensity:	0.15 FAR	0.05 FAR
Maximum Potential:	Nursery (Garden Center) = 5 acres Nursery (Wholesale) = 5.11 acres	Recreational Vehicle Park = 121 Camp Sites
Proposed Potential:	None	
Net Daily Trips:	-244 (maximum – current)	
Net PH Trips:	25 (9/16) AM, 33 (21/12) PM (maximum)	
* <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 **maximum potential**

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 Affirmative Action Employer”



Anna Lai, P.E., PTOE

September 13, 2024

Page 2

density shown above. Please note that the proposed change does not require a long-term analysis and will have an insignificant impact on the roadway network for Test 2 analysis.

Please do not hesitate to reach out with any questions or concerns at 561-684-4030 or DSimeus@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Simeus".

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb

ec:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Bryan Davis – Principal Planner, Planning Division
Stephanie 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
N:\TRAFFIC\Development Review\Comp Plan\25-A\West Delray RV Resort.docx

WEST DELRAY RV RESORT

10.11 ACRE FLUA

Palm Beach County, FL

FUTURE LAND USE AMENDMENT APPLICATION TRAFFIC STATEMENT

PREPARED FOR:

Mr. Roger Fina
10321 Atlantic Avenue
Delray Beach, Florida 33446

JOB NO. 21-144B

DATE: 04/05/2024

REVISED: 06/06/2024

Anna Lai, Professional Engineer, State of Florida, License No. 78138

This item has been digitally signed and sealed by Anna Lai, P.E., PTOE, on
06/06/24.

Printed copies of this document are not considered signed and sealed and
the signature must be verified on any electronic copies.

Anna Lai
2024.06.06
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TEST 2 ANALYSIS: PROPOSED DEVELOPMENT

1.0 SITE DATA

The subject parcel is located on the north side of West Atlantic Avenue just west of State Road 7 in Palm Beach County, Florida and contains approximately 10.11 acres. The Property Control Number (PCN) for the subject parcel is 00-41-46-13-00-000-7010.

The property is currently designated as Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 10.11 acre parcel's designation to Commercial Recreation (CR) with underlying Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. 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 10.11 acre parcel's land use designation may be determined by taking the difference between the total traffic generated for the most intensive land use under the existing AGR future land use designation and the proposed CR/AGR future land use designation:

AGR

The most intensive land use for the existing AGR land use designation are "Nursery (Garden Center)" and "Nursery (Wholesale)". Based on the site area consisting of 10.11 acres, the maximum allowable space under the existing AGR land use designation is 5 acres of Nursery Garden Center and 5.11 acres of Nursery Wholesale.

Nursery Garden Center (5 Acres) and Nursery Wholesale (5.11 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, 11th Edition and provided by the Palm Beach County Engineering Traffic Division. Based on the current acreage and the accepted traffic generation rates for garden center nursery and wholesale nursery development, the maximum traffic generation for the property under the existing AGR land use designation may be summarized as follows:

Existing Future Land Use – Maximum Potential

Daily Traffic Generation	=	641 tpd
AM Peak Hour Traffic Generation (In/Out)	=	15 pht (8 In/7 Out)
PM Peak Hour Traffic Generation (In/Out)	=	42 pht (21 In/21 Out)

2.0 TRAFFIC GENERATION (CONTINUED)

CR/AGR

The most intensive land use under the proposed CR/AGR land use designation is "Recreational Community Center". Based on a maximum floor area ratio (FAR) of 5 percent and the site area consisting of 10.11 acres, the maximum allowable building square footage for the designated acreage under the proposed CR/AGR land use designation is 22,020 SF calculated as follows:

$$10.11 \text{ Acre} \times \frac{43,560 \text{ SF}}{\text{Acre}} \times 0.05 = 22,020 \text{ SF}$$

Recreational Community Center (22,020 SF)

Table 2 (in Appendix A) calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the proposed CR/AGR land use designation. The proposed traffic generation for the property under the proposed CR/AGR land use designation may be summarized as follows:

Proposed Future Land Use – Maximum Potential

Daily Traffic Generation	=	635 tpd
AM Peak Hour Traffic Generation (In/Out)	=	42 pht (28 In/14 Out)
PM Peak Hour Traffic Generation (In/Out)	=	55 pht (26 In/29 Out)

Note the above trip generation calculations are provided for informational purposes only. Tables 2-5 with calculations for the maximum potential for the proposed future land use are included in Appendix A.

Table 6 calculates the traffic generation for the actual proposed development (the land use trip generation rates are included in Appendix B and the Table 6 is included in Appendix C).

Proposed Future Land Use – Actual Proposed Development

Daily Traffic Generation	=	397 tpd
AM Peak Hour Traffic Generation (In/Out)	=	25 pht (9 In/16 Out)
PM Peak Hour Traffic Generation (In/Out)	=	33 pht (21 In/12 Out)

The change in traffic generation due to the requested change in the parcels' land use designations may be calculated as follows (as shown in Table 7 in Appendix C):

Net Trip Difference

Daily Traffic Generation	=	244 tpd DECREASE
AM Peak Hour Traffic Generation (In/Out)	=	10 pht INCREASE
PM Peak Hour Traffic Generation (In/Out)	=	9 pht DECREASE

3.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on Table 3.5-1 of the Palm Beach County Comprehensive Plan for a total trip generation decrease of 244 trips per day, an analysis is not required for Year 2045. 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 33 peak hour trips, the radius of development influence for purposes of Test 2 shall be 0.5 miles.

4.0 TRAFFIC ASSIGNMENT/DISTRIBUTION

Figure 1 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 the proposed land uses under the proposed CR/AGR land use designation.

5.0 YEAR 2045 ANALYSIS

Based on Table 3.5-1 of the Palm Beach County Comprehensive Plan for a total trip generation decrease of 244 trips per day, an analysis is not required for Year 2045.

6.0 TEST 2 – FIVE YEAR ANALYSIS

Tables 8 and 9 (Appendix C) represents the required Test 2 Five Year Analysis for the AM and PM peak hours. As shown in Tables 8 and 9, all roadway links are insignificant. Therefore, the proposed land use change meets the requirements of Test 2 of the Palm Beach County Traffic Performance Standards.

7.0 PEAK HOUR TURNING MOVEMENTS

The total AM and PM peak hour turning movements for the project under the proposed CR/AGR land use designation have been calculated in Table 6 in order to assess the improvements necessary to accommodate such traffic movements. The AM and PM peak hour turning movement volumes and directional distributions for the proposed CR/AGR land use designation may be summarized as follows:

	Directional Distribution (Trips In/Out)
AM Peak Hour	= 9 / 16
PM Peak Hour	= 21 / 12

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

8.0 CONCLUSION

As previously mentioned, this proposed future land use plan designation modification will result in an increase in intensity of development and 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.

**TABLE 1
EXISTING AGR FUTURE LAND USE DESIGNATION - 10.11 ACRE NURSERY
MAXIMUM POTENTIAL**

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	In	Out	Total	%	Trips	In	Out	Total	
Nursery (Garden Center)	817	5.0	Acre	108.10			541					0			541		0		541			
Nursery (Wholesale)	818	5.11	Acre	19.50			100					0			100		0		100			
Grand Totals:							641				0.0%	0			641		0		641			

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)	817	5.0	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)	818	5.11	Acre	0.23	0.50	0.50	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)	817	5.0	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)	818	5.1	Acre	0.36	0.50	0.50	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



SIMMONS & WHITE

2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

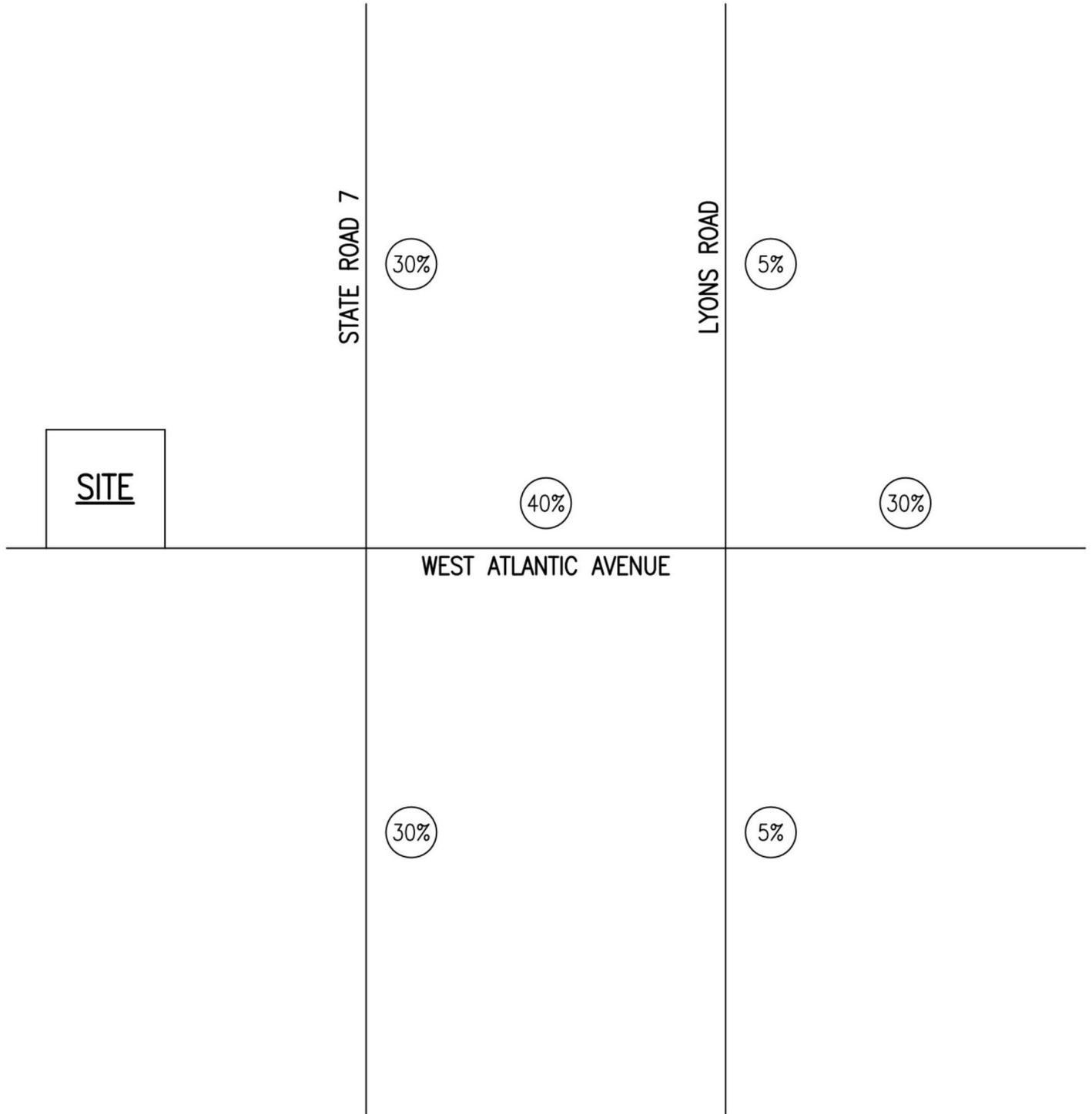


FIGURE 1
PROJECT DISTRIBUTION

LEGEND

30% PROJECT DISTRIBUTION

WEST DELRAY
RV RESORT

21-144 BK 04-05-24



APPENDIX A

TEST 2 ANALYSIS: MAXIMUM POTENTIAL

**TABLE 2
PROPOSED CR/AGR FUTURE LAND USE DESIGNATION - 22,020 SF RECREATIONAL COMMUNITY CENTER
MAXIMUM POTENTIAL**

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips	Internalization			External Trips	Pass-by		Net Trips
				In	Out		%	Total			%	Trips	
Recreational Community Center	495	22,020	S.F.	28.82			635		0	635	0%	0	635
Grand Totals:						635	0.0%	0		635	0%	0	635

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	
Recreational Community Center	495	22,020	S.F.	1.91	0.66	0.34	28	14	42	0.0%	0	0	0	28	14	42	0%	0	28	14	42
Grand Totals:						28	14	42	0.0%	0	0	0	28	14	42	0%	0	28	14	42	

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	
Recreational Community Center	495	22,020	S.F.	2.50	0.47	0.53	26	29	55	0.0%	0	0	0	26	29	55	0%	0	26	29	55
Grand Totals:						26	29	55	0.0%	0	0	0	26	29	55	0%	0	26	29	55	

WEST DELRAY RV RESORT

06/06/24

TABLE 3
TRAFFIC GENERATION DIFFERENCE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING FUTURE LAND USE DESIGNATION =	641	15	8	7	42	21	21
PROPOSED FUTURE LAND USE DESIGNATION* =	635	42	28	14	55	26	29
INCREASE =	-6	27	20	7	13	5	8

* Maximum potential: 22,020 SF recreational community center.

TABLE 4
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
MAXIMUM POTENTIAL - 22,020 SF RECREATIONAL COMMUNITY CENTER
AM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

1 MILE RADIUS

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 28

TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 14

ROADWAY	FROM	TO	DIRECTION	AM PEAK HOUR DIRECTIONAL			EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
				PROJECT DISTRIBUTION	PROJECT TRIPS						
STATE ROAD 7	LEE ROAD	ATLANTIC AVENUE	NB	30%	8	4D	UNI	3760	0.22%	NO	
			SB	30%	8	4D	UNI	3760	0.22%	NO	
STATE ROAD 7	ATLANTIC AVENUE	WINNERS CIRCLE	NB	30%	8	4D	I	1960	0.43%	NO	
			SB	30%	8	4D	I	1960	0.43%	NO	
ATLANTIC AVENUE	SR 7	LYONS ROAD	EB	40%	11	4D	I	1960	0.57%	NO	
			WB	40%	11	4D	I	1960	0.57%	NO	

TABLE 5
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
MAXIMUM POTENTIAL - 22,020 SF RECREATIONAL COMMUNITY CENTER
PM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

1 MILE RADIUS

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 26

TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 29

ROADWAY	FROM	TO	DIRECTION	PM PEAK HOUR DIRECTIONAL			EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
				PROJECT DISTRIBUTION	PROJECT TRIPS						
STATE ROAD 7	LEE ROAD	ATLANTIC AVENUE	NB	30%	9	4D	UNI	3760	0.23%	NO	
			SB	30%	9	4D	UNI	3760	0.23%	NO	
STATE ROAD 7	ATLANTIC AVENUE	WINNERS CIRCLE	NB	30%	9	4D	I	1960	0.44%	NO	
			SB	30%	9	4D	I	1960	0.44%	NO	
ATLANTIC AVENUE	SR 7	LYONS ROAD	EB	40%	12	4D	I	1960	0.59%	NO	
			WB	40%	12	4D	I	1960	0.59%	NO	



APPENDIX B

RECREATIONAL VEHICLE PARK TRIP GENERATION RATES



Transportation Consultants



2005 Vista Parkway, Suite 11
West Palm Beach, FL 33411-670
(561) 296-9698 Fax (561) 684-633
Certificate of Authorization Number: 798

May 14, 2013

Mr. Dan Weisberg, P.E.
Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, FL 33411-3745

Re: Jupiter Motor Coach Resort- #PTC13-029

Dear Mr. Weisberg:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed development meets the requirements of the Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code (ULDC). It is proposed to develop a 100-site Recreational Vehicle Resort located on the north side of Indiantown Road approximately 1.1 miles west of Jupiter Farms Road as shown on Exhibit 1. The 17-acre site currently has one single family home which was built in 1986. It will be removed to accommodate the proposed development. The buildout of the site is projected to be 2017. The Property Control Number (PCN) is: 00-41-40-35-01-024-0010.

Exhibit 2 provides the daily, AM and PM peak hour trip generation data for the existing and proposed land uses. Based on the net peak hour trip generation of 25 trips, the radius of development influence is one-half (1/2) mile.

A project traffic distribution map is provided on Exhibit 3A. Exhibit 3B shows the assignment of peak hour project traffic as well as the project impact percentage (% of peak hour directional service volume.) The maximum percent impact on the roadway links is 0.78% as shown on Exhibit 3B. The project impact is insignificant (below 1% of the adopted LOS D service volume). Therefore, intersection and link analyses are not required, and the requirements of Test 1 are met. The project does not have a Test 2 impact. Therefore, the proposed project is in compliance with the Countywide Traffic Performance Standards.

The site driveway provides a right-in / right-out access to Indiantown Road. Driveway volumes are provided on Exhibit 4. Auxiliary turn lanes are not required.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

Rebecca J. Mulcahy
Rebecca J. Mulcahy, P.E.
Florida Registration #42570
5/14/13
Professional Engineer Seal

Attachments

cc: Roy Vander Putten

SITE



ALEXANDER RUN

JUPITER FARMS ROAD



5/10/13
13-029

JUPITER MOTOR
COACH RESORT

EXHIBIT 1
PROJECT LOCATION

PTC

Exhibit 2
Jupiter Motor Coach Resort
Trip Generation

Daily - Existing

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Pass-by Trips (1)	New Trips
Residential Single Family	210	1 DU	10 /DU	10	- 0%	10
TOTALS				10	-	10

Daily - Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Pass-by Trips (1)	New Trips
RV Park	416	100 Camp Sites	3.28 /Camp Site (2)	328	- 0%	328
TOTALS				328	-	328

Net Trips	318
------------------	-----

AM Peak Hour - Existing

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips		
				In	Out	Trips		In	Out	Trips
Residential Single Family	210	1 DU	0.75 /DU (25/75)	-	1	1	- 0%	-	1	1
TOTALS				-	1	1	-	-	1	1

AM Peak Hour - Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips		
				In	Out	Trips		In	Out	Trips
RV Park	416	100 Camp Sites	0.21 /Camp Site(36/64)	8	13	21	- 0%	8	13	21
TOTALS				8	13	21	-	8	13	21

Net Trips	8	12	20
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PM Peak Hour - Existing

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips		
				In	Out	Trips		In	Out	Trips
Residential Single Family	210	1 DU	$Ln(T) = 0.90Ln(X) + 0.51(63/37)$	1	1	2	- 0%	1	1	2
TOTALS				1	1	2	-	1	1	2

PM Peak Hour - Proposed

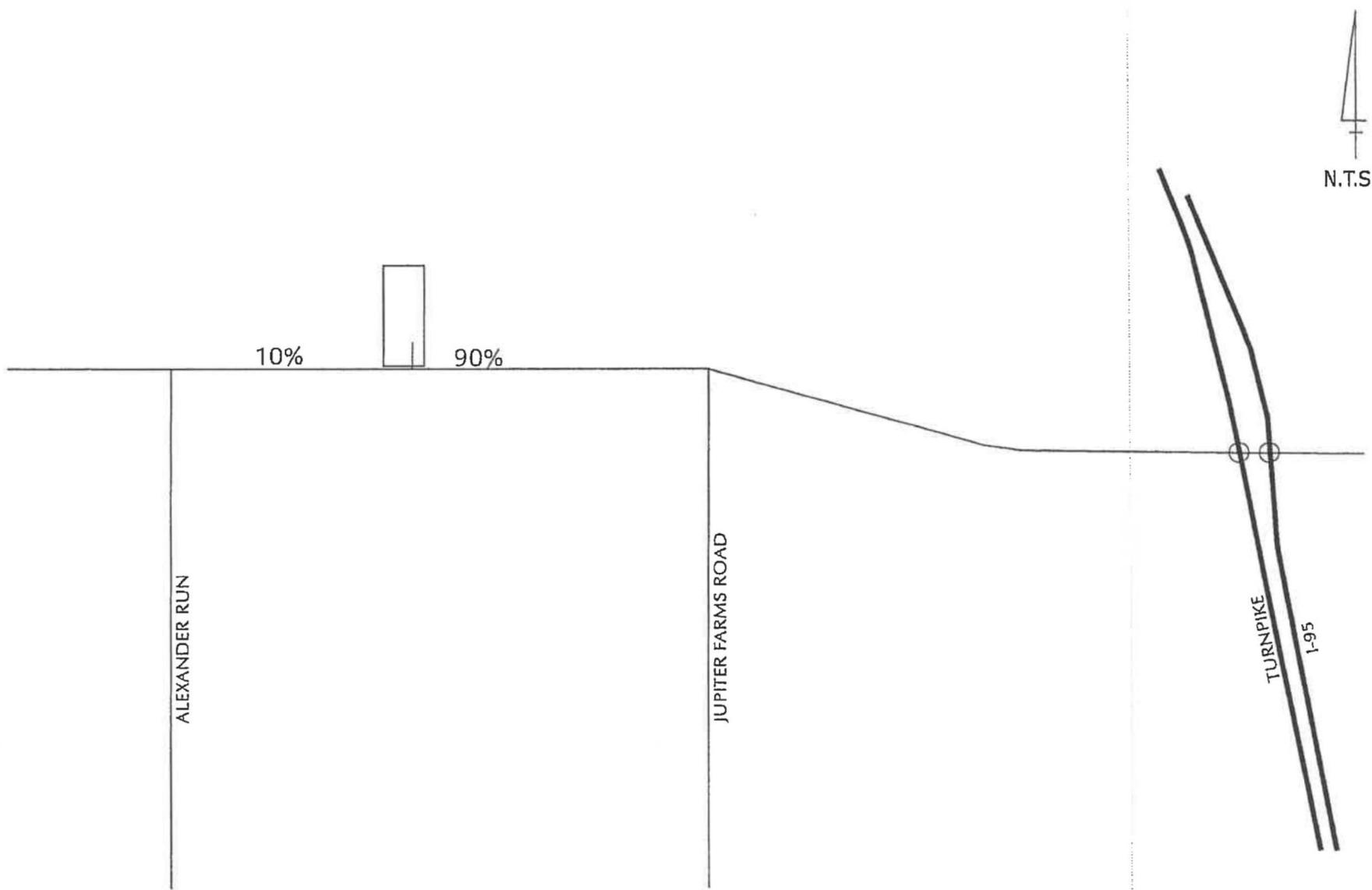
Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips		
				In	Out	Trips		In	Out	Trips
RV Park	416	100 Camp Sites	0.27 /Camp Site(65/35)	18	9	27	- 0%	18	9	27
TOTALS				18	9	27	-	18	9	27

Net Trips	17	8	25
------------------	----	---	----

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), *Trip Generation*, 9th Edition.

(2) No trip generation data available, therefore applied ITE peak hour to daily ratio for recreational home (ITE 260) to determine the daily rate from the PM rate for Campground/RV Park.

ITE 416 Daily	3.28
ITE 416 PM Peak	0.27
ITE 260 Daily	3.16
ITE 260 PM Peak	0.26



JUPITER MOTOR
COACH RESORT

EXHIBIT 3A
PROJECT TRAFFIC DISTRIBUTION

5/10/13
13-029

PTC

Exhibit 3B
Jupiter Motor Coach Resort
Project Traffic Assignment

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
Indiantown Road	Alexander Run to Site	4LD	I	EB	10%	1	0.04%	1960	No
				WB	10%	1	0.06%	1960	No
	Site to Jupiter Farms Road	4LD	I	EB	90%	11	0.55%	1960	No
				WB	90%	6	0.32%	1960	No

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS D Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
Indiantown Road	Alexander Run to Site	4LD	I	EB	10%	2	0.09%	1960	No
				WB	10%	1	0.04%	1960	No
	Site to Jupiter Farms Road	4LD	I	EB	90%	7	0.37%	1960	No
				WB	90%	15	0.78%	1960	No

(1) Source: 2009 FDOT Quality / LOS Handbook.



SITE

328

↑13 (9)

↑8 (18)

INDIANTOWN ROAD

LEGEND

- 8 - AM PEAK HOUR
- (18) - PM PEAK HOUR
- 328 - ADT

5/10/13
13-029

JUPITER MOTOR
COACH RESORT

EXHIBIT 4
PROJECT DRIVEWAY VOLUMES

PTC



APPENDIX C

TEST 2 ANALYSIS: PROPOSED DEVELOPMENT

WEST DELRAY RV RESORT

04/05/24
Revised 06/06/24

**TABLE 6
PROPOSED CR/AGR FUTURE LAND USE DESIGNATION
ACTUAL PROPOSED DEVELOPMENT**

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips	Internalization			External Trips	Pass-by		Net Trips	
				In	Out		%	Total			%	Trips		
Recreational Vehicle Park*	416	121	Camp Sites	3.28			397	0.0%	0		397	0%	0	397
Grand Totals:							397	0.0%	0		397	0%	0	397

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	
Recreational Vehicle Park*	416	121	Camp Sites	0.21	0.36	0.64	9	16	25	0.0%	0	0	0	9	16	25	0%	0	9	16	25
Grand Totals:							9	16	25	0.0%	0	0	0	9	16	25	0%	0	9	16	25

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	
Recreational Vehicle Park*	416	121	Camp Sites	0.27	0.65	0.35	21	12	33	0.0%	0	0	0	21	12	33	0%	0	21	12	33
Grand Totals:							21	12	33	0.0%	0	0	0	21	12	33	0%	0	21	12	33

Notes:

* Trip generation based on the rates in the Palm Beach County approved Jupiter Motor Coach Resort Traffic Statement by Pinder Troutman dated May 14, 2013 (included in Appendix A).

WEST DELRAY RV RESORT

04/05/24
Revised 06/06/24

TABLE 7
TRAFFIC GENERATION DIFFERENCE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING FUTURE LAND USE DESIGNATION =	641	15	8	7	42	21	21
PROPOSED FUTURE LAND USE DESIGNATION* =	397	25	9	16	33	21	12
INCREASE =	-244	10	1	9	-9	0	-9

* Actual proposed development.

TABLE 8
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PROPOSED DEVELOPMENT PLAN
AM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

0.5 MILE RADIUS

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 9

TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 16

ROADWAY	FROM	TO	DIRECTION	AM PEAK HOUR DIRECTIONAL		EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
				PROJECT DISTRIBUTION	PROJECT TRIPS					
STATE ROAD 7	LEE ROAD	ATLANTIC AVENUE	NB	30%	5	4D	UNI	3760	0.13%	NO
			SB	30%	5	4D	UNI	3760	0.13%	NO
STATE ROAD 7	ATLANTIC AVENUE	WINNERS CIRCLE	NB	30%	5	4D	I	1960	0.24%	NO
			SB	30%	5	4D	I	1960	0.24%	NO
ATLANTIC AVENUE	SR 7	LYONS ROAD	EB	40%	6	4D	I	1960	0.33%	NO
			WB	40%	6	4D	I	1960	0.33%	NO

TABLE 9
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PROPOSED DEVELOPMENT PLAN
PM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

0.5 MILE RADIUS

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 21

TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 12

ROADWAY	FROM	TO	DIRECTION	PM PEAK HOUR DIRECTIONAL		EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
				PROJECT DISTRIBUTION	PROJECT TRIPS					
STATE ROAD 7	LEE ROAD	ATLANTIC AVENUE	NB	30%	6	4D	UNI	3760	0.17%	NO
			SB	30%	6	4D	UNI	3760	0.17%	NO
STATE ROAD 7	ATLANTIC AVENUE	WINNERS CIRCLE	NB	30%	6	4D	I	1960	0.32%	NO
			SB	30%	6	4D	I	1960	0.32%	NO
ATLANTIC AVENUE	SR 7	LYONS ROAD	EB	40%	8	4D	I	1960	0.43%	NO
			WB	40%	8	4D	I	1960	0.43%	NO