

AMERIGROW COMMERCE

30.73 ACRE FLUA
Palm Beach County, FL

FUTURE LAND USE AMENDMENT APPLICATION TRAFFIC STATEMENT

PREPARED FOR:

McGill Environmental Systems of NC, Inc.
2425 Kildaire Farm Road
Suite 106
Cary, North Carolina 27518

JOB NO. 25-148

DATE: 10/03/2025

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
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1.0 SITE DATA

The subject parcel is located on the south side of West Atlantic Avenue approximately 0.4 miles west of State Road 7 in Palm Beach County, Florida and contains approximately 30.73 acres. The Property Control Number (PCN) for the subject parcel is 00-42-43-27-05-067-0042.

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 30.73 acre parcel's designation to Commerce (CMR) 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 30.73 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 CMR/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 30.73 acres, the maximum allowable space under the existing AGR land use designation is 5 acres of Nursery Garden Center and 25.73 acres of Nursery Wholesale.

Nursery Garden Center (5 Acres) and Nursery Wholesale (25.73 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	=	1,043 tpd
AM Peak Hour Traffic Generation (In/Out)	=	20 pht (10 In/10 Out)
PM Peak Hour Traffic Generation (In/Out)	=	49 pht (25 In/24 Out)

2.0 TRAFFIC GENERATION (CONTINUED)

CMR/AGR

The most intensive land use under the proposed CMR/AGR land use designation is "Light Industrial". Based on a maximum floor area ratio (FAR) of 35 percent and the site area consisting of 30.73 acres, the maximum allowable building square footage for the designated acreage under the proposed CMR/AGR land use designation is 468,509 SF calculated as follows:

$$30.73 \text{ Acre} \times \frac{43,560 \text{ SF}}{\text{Acre}} \times 0.35 = 468,509 \text{ SF}$$

Light Industrial (468,509 SF)

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

Proposed Future Land Use – Maximum Potential

Daily Traffic Generation	= 2,054 tpd
AM Peak Hour Traffic Generation (In/Out)	= 312 pht (275 In/37 Out)
PM Peak Hour Traffic Generation (In/Out)	= 274 pht (39 In/235 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 3):

Net Trip Difference

Daily Traffic Generation	= 1,011 tpd INCREASE
AM Peak Hour Traffic Generation (In/Out)	= 292 pht INCREASE
PM Peak Hour Traffic Generation (In/Out)	= 225 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 1,011 trips per day, an analysis is required for Year 2045 for a one (1) mile radius of development influence. 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 312 peak hour trips, the radius of development influence for purposes of Test 2 shall be two (2) 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 CMR/AGR land use designation.

5.0 YEAR 2045 ANALYSIS

Table 5 (in Appendix A) represents the required Year 2045 Analysis. The total anticipated Year 2045 traffic meets the adopted Level of Service requirements within the project's radius of influence. Therefore, the proposed land use change meets the Year 2045 requirements of the Palm Beach County Comprehensive Plan.

6.0 TEST 2 – FIVE YEAR ANALYSIS

Tables 6 and 7 (in Appendix B) represent the required Test 2 Five Year Analysis for the AM and PM peak hours. As shown in Tables 6 and 7, links with a project assignment greater than 3% of the applicable Level of Service "E" have been outlined as links with significant project assignment. The 2030 build-out link volume reports for the link from the Palm Beach County Engineering Traffic Division TPS Database are included in Appendix C.

Tables 8 and 9 (in Appendix B) show the projected total AM and PM peak hour traffic volumes and threshold volumes for the links with significant project assignment within the project's radius of development influence. The following link has existing failures based on background traffic conditions, without the project:

SR 7 between Atlantic Avenue and Winners Circle: Based on 2030 southbound AM background conditions, widening from 4 to 6 lanes divided is required.

Per Florida Statutes Chapter 163, Section 3180, improvements needed to address existing failures are not the developer's responsibility.

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 CMR/AGR 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 proposed CMR/AGR land use designation may be summarized as follows:

		Directional Distribution (Trips In/Out)
AM Peak Hour	=	305 / 42
PM Peak Hour	=	43 / 262

7.0 PEAK HOUR TURNING MOVEMENTS (CONTINUED)

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 - 30.73 ACRE NURSERY

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	5.0	Acre	108.10				541			0	541	0%	0		541	
Nursery (Wholesale)	818	25.73	Acre	19.50				502			0	502	0%	0		502	
Grand Totals:								1,043		0.0%	0	1,043	0%	0		1,043	

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	25.73	Acre	0.23	0.50	0.50	3	3	6	0.0%	0	0	0	3	3	6	0%	0	3	3	6
Grand Totals:							10	10	20	0.0%	0	0	0	10	10	20	0%	0	10	10	20

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	25.7	Acre	0.36	0.50	0.50	5	4	9	0.0%	0	0	0	5	4	9	0%	0	5	4	9
Grand Totals:							25	24	49	0.0%	0	0	0	25	24	49	0%	0	25	24	49

TABLE 2
PROPOSED DEVELOPMENT POTENTIAL - CMR FUTURE LAND USE DESIGNATION
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			
Light Industrial	110	468,509	S.F.	4.87			2,282			0.0%	0		2,282			10%	228			2,054
		Grand Totals:					2,282			0.0%	0		2,282			10%	228			2,054

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	468,509	S.F.	0.74	0.88	0.12	305	42	347	0.0%	0	0	0	305	42	347	10%	35	275	37	312
		Grand Totals:					305	42	347	0.0%	0	0	0	305	42	347	10%	35	275	37	312

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	468,509	S.F.	0.65	0.14	0.86	43	262	305	0.0%	0	0	0	43	262	305	10%	31	39	235	274
		Grand Totals:					43	262	305	0.0%	0	0	0	43	262	305	10%	31	39	235	274

TABLE 3
TRAFFIC GENERATION INCREASE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING FUTURE LAND USE DESIGNATION =	1,043	20	10	10	49	25	24
PROPOSED FUTURE LAND USE DESIGNATION =	2,054	312	275	37	274	39	235
INCREASE =	1,011	292	265	27	225	14	211

TABLE 4
AREA WIDE GROWTH RATE CALCULATION

ROADWAY	FROM	TO	2021 PEAK SEASON DAILY TRAFFIC	2024 PEAK SEASON DAILY TRAFFIC	IND. (%)
ATLANTIC AVENUE ²	SR-7	LYONS ROAD	15,600	20,300	5.41%
ATLANTIC AVENUE ²	LYONS ROAD	FLORIDA TURNPIKE	32,000	35,500	2.10%
ATLANTIC AVENUE ²	FLORIDA TURNPIKE	HAGEN RANCH ROAD	38,500	45,000	3.17%
STATE ROAD 7 ¹	LEE ROAD	ATLANTIC AVENUE	27,741	28,699	1.71%
STATE ROAD 7 ¹	ATLANTIC AVENUE	WINNERS CIRCLE	34,793	34,436	-0.51%
LYONS ROAD ²	ATLANTIC AVENUE	158TH ROAD SOUTH	20,000	26,000	5.39%
			Σ = 168,634	189,935	4.04%
AREA WIDE GROWTH RATE = 4.04%					

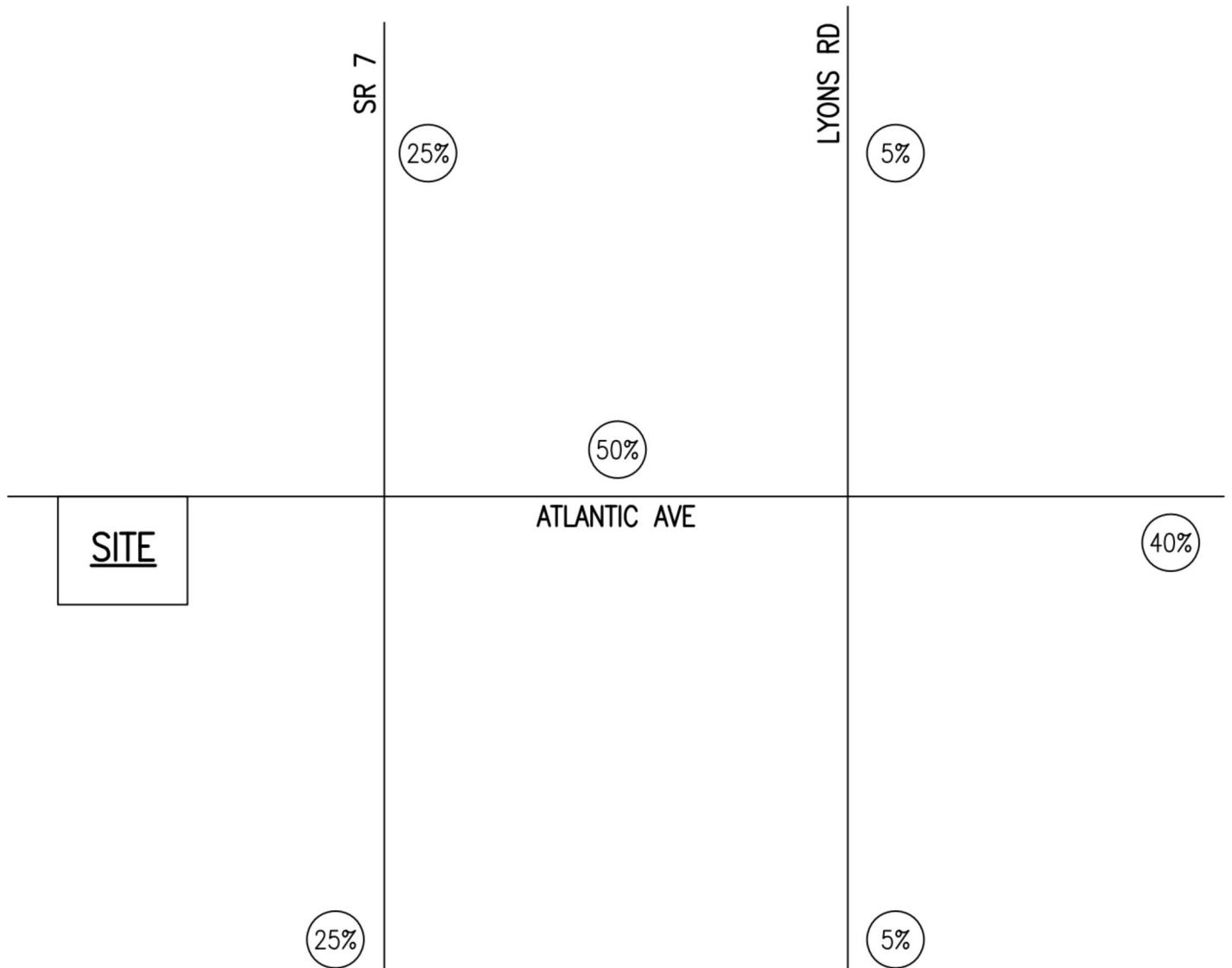
Notes:

1. 2022 peak season daily traffic volumes were used where 2020 volumes were unavailable.
2. Daily traffic volumes based on FDOT Traffic Online counts. 2019 peak season daily traffic volumes were used instead of 2020 or 2021 volumes.



SIMMONS & WHITE

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LEGEND

(25%) PROJECT DISTRIBUTION

FIGURE 1 PROJECT DISTRIBUTION

AMERIGROW
COMMERCE

25-148 KD 10-03-2025



APPENDIX A

YEAR 2045 ANALYSIS

TABLE 5
(YEAR 2045)
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: AMERIGROW COMMERCE
 EXISTING FUTURE LAND USE DESIGNATION: AGR
 EXISTING UNDERLYING FUTURE LAND USE DESIGNATION: NONE
 TRIPS PER DAY = 1,043
 PROPOSED FUTURE LAND USE DESIGNATION: CMR
 PROPOSED UNDERLYING FUTURE LAND USE DESIGNATION: AGR
 TRIPS PER DAY = 2,054
 TRIP INCREASE = 1,011

ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS D CAPACITY	TRIP INCREASE	2045 PBC MPO TRAFFIC VOLUME	TOTAL 2045 TRAFFIC	V/C RATIO	PROJECT SIGNIFICANCE*
ATLANTIC AVENUE	STATE ROAD 7	LYONS ROAD	50%	506	4D	33,200	1.52%	16,100	16,606	0.50	NO
ATLANTIC AVENUE	LYONS ROAD	FLORIDA TURNPIKE	40%	404	6D	50,300	0.80%	36,200	36,604	0.73	NO
SR 7	FLAVOR PICT ROAD	ATLANTIC AVENUE	25%	253	4D	33,200	0.76%	51,200	51,453	1.55	NO
SR 7	ATLANTIC AVENUE	WINNERS CIRCLE	25%	253	4D	33,200	0.76%	46,000	46,253	1.39	NO
LYONS ROAD	FLAVOR PICT ROAD	ATLANTIC AVENUE	5%	51	4D	33,200	0.15%	24,000	24,051	0.72	NO
LYONS ROAD	ATLANTIC AVENUE	158TH ROAD SOUTH	5%	51	4D	33,200	0.15%	25,300	25,351	0.76	NO

NOTES:

* 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	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

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



APPENDIX B

TEST 2 ANALYSIS

TABLE 6
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 275

TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 37

ROADWAY	FROM	TO	DIRECTION	AM PEAK HOUR		EXISTING	CLASS	LOS E	TOTAL	PROJECT
				PROJECT	PROJECT					
				DISTRIBUTION	TRIPS	LANES		STANDARD	IMPACT	SIGNIFICANT
ATLANTIC AVENUE	SR-7	LYONS ROAD	EB	50%	138	4D	I	1960	7.02%	YES
			WB	50%	138	4D	I	1960	7.02%	YES
ATLANTIC AVENUE	LYONS ROAD	FLORIDA TURNPIKE	EB	40%	110	6D	I	2940	3.74%	YES
			WB	40%	110	6D	I	2940	3.74%	YES
ATLANTIC AVENUE	FLORIDA TURNPIKE	HAGEN RANCH ROAD	EB	40%	110	6D	II	2830	3.89%	YES
			WB	40%	110	6D	II	2830	3.89%	YES
STATE ROAD 7	LEE ROAD	ATLANTIC AVENUE	NB	25%	69	4D	UNI	3760	1.83%	NO
			SB	25%	69	4D	UNI	3760	1.83%	NO
STATE ROAD 7	ATLANTIC AVENUE	WINNERS CIRCLE	NB	25%	69	4D	I	1960	3.51%	YES
			SB	25%	69	4D	I	1960	3.51%	YES
LYONS ROAD	FLAVOR PICT ROAD	ATLANTIC AVENUE	NB	5%	14	4D	I	1960	0.70%	NO
			SB	5%	14	4D	I	1960	0.70%	NO
LYONS ROAD	ATLANTIC AVENUE	158TH ROAD SOUTH	NB	5%	14	4D	I	1960	0.70%	NO
			SB	5%	14	4D	I	1960	0.70%	NO

TABLE 7
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 39

TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 235

PM PEAK HOUR DIRECTIONAL										
ROADWAY	FROM	TO	DIRECTION	PROJECT DISTRIBUTION	PROJECT TRIPS	EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
ATLANTIC AVENUE	SR-7	LYONS ROAD	EB	50%	118	4D	I	1960	5.99%	YES
			WB	50%	118	4D	I	1960	5.99%	YES
ATLANTIC AVENUE	LYONS ROAD	FLORIDA TURNPIKE	EB	40%	94	6D	I	2940	3.20%	YES
			WB	40%	94	6D	I	2940	3.20%	YES
ATLANTIC AVENUE	FLORIDA TURNPIKE	HAGEN RANCH ROAD	EB	40%	94	6D	II	2830	3.32%	YES
			WB	40%	94	6D	II	2830	3.32%	YES
STATE ROAD 7	LEE ROAD	ATLANTIC AVENUE	NB	25%	59	4D	UNI	3760	1.56%	NO
			SB	25%	59	4D	UNI	3760	1.56%	NO
STATE ROAD 7	ATLANTIC AVENUE	WINNERS CIRCLE	NB	25%	59	4D	I	1960	3.00%	NO
			SB	25%	59	4D	I	1960	3.00%	NO
LYONS ROAD	FLAVOR PICT ROAD	ATLANTIC AVENUE	NB	5%	12	4D	I	1960	0.60%	NO
			SB	5%	12	4D	I	1960	0.60%	NO
LYONS ROAD	ATLANTIC AVENUE	158TH ROAD SOUTH	NB	5%	12	4D	I	1960	0.60%	NO
			SB	5%	12	4D	I	1960	0.60%	NO

TABLE 8
AM PEAK HOUR - TEST 2

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS

AREA WIDE GROWTH RATE = 4.04%

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 39

TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 235

ROADWAY	FROM	TO	DIRECTION	TRAFFIC COUNT YEAR	AM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	AM PEAK HOUR PROJECT TRIPS	LINK GROWTH	MAJOR PROJECT	1.0% GROWTH	TOTAL BACKGROUND TRAFFIC USED	2030 TRAFFIC WITHOUT PROJECT	2030 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS E	2030 WITHOUT PROJECT MEETS LOS STD.	MEETS LOS STD.	PROPOSED LANES	PROPOSED LOS D
ATLANTIC AVENUE	LYONS ROAD	FLORIDA TURNPIKE	EB	2024	1310	40%	16	352	401	81	482	1792	1807	6D	I	2940	YES	YES		
			WB	2024	1281	40%	94	344	572	79	651	1932	2026	6D	I	2940	YES	YES		
ATLANTIC AVENUE	FLORIDA TURNPIKE	HAGEN RANCH ROAD	EB	2024	1746	40%	94	469	222	107	469	2215	2309	6D	II	2830	YES	YES		
			WB	2024	1332	40%	16	358	334	82	416	1748	1764	6D	II	2830	YES	YES		
SR 7	ATLANTIC AVENUE	WINNERS CIRCLE	NB	2024	1187	25%	10	319	308	73	381	1568	1578	4D	I	1960	YES	YES		
			SB	2024	1915	25%	59	514	285	118	514	2429	2488	4D	I	1960	NO	NO	6D	2940

TABLE 9
PM PEAK HOUR - TEST 2

TEST 2 - FIVE YEAR ANALYSIS
2 MILE RADIUS
AREA WIDE GROWTH RATE = 4.04%
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 39
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 235

ROADWAY	FROM	TO	DIRECTION	TRAFFIC COUNT YEAR	PM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	PM PEAK HOUR PROJECT TRIPS	LINK GROWTH	MAJOR PROJECT	1.0% GROWTH	TOTAL BACKGROUND TRAFFIC USED	2030 TRAFFIC WITHOUT PROJECT	2030 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS E	2030 WITHOUT PROJECT MEETS LOS STD.	MEETS LOS STD.
ATLANTIC AVENUE	LYONS ROAD	FLORIDA TURNPIKE	EB	2024	1384	40%	16	372	434	85	519	1903	1919	6D	I	2940	YES	YES
			WB	2024	1656	40%	94	445	350	102	452	2108	2202	6D	I	2940	YES	YES
ATLANTIC AVENUE	FLORIDA TURNPIKE	HAGEN RANCH ROAD	EB	2024	1844	40%	94	495	230	113	495	2339	2433	6D	II	2830	YES	YES
			WB	2024	1940	40%	16	521	179	119	521	2461	2477	6D	II	2830	YES	YES



APPENDIX C

PBC TPS DATABASE
2030 VOLUME SHEETS

Input Data
ROAD NAME: W Atlantic Ave STATION: 5101 Report Created
CURRENT YEAR: 2022 FROM: Lyons Rd 10/03/2025
ANALYSIS YEAR: 2030 TO: Midpoint
GROWTH RATE: 4.56% COUNT DATE: 12/07/2021
PSF: 1.03

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2913	1571	1362	2999	1492	1518
Peak Volume	3000	1618	1403	3089	1537	1564
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3000	1618	1403	3089	1537	1564

Committed Developments							Type	% Complete
Tivoli Isles	0	0	0	0	0	0	Res	100%
Valencia Cove North	0	0	0	0	0	0	Res	100%
Atlantic Commons	0	0	0	0	0	0	Res	100%
Bridges North AGR-PUD	0	0	0	0	0	0	Res	100%
Hyder AGR-PUD	18	14	5	20	7	13	Res	90%
Spaulding	0	0	0	0	0	0	NR	100%
Terranova MUPD	34	14	20	51	28	23	NR	0%
Canyons Town Center	4	1	2	10	6	5	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	100%
Monticello PUD	6	4	2	8	3	5	Res	60%
Stop and Shop	0	0	0	0	0	0	NR	100%
Atlantic Commons Commercial	0	0	0	0	0	0	NR	100%
Bridges South AGR-PUD	27	20	7	30	11	19	Res	80%
Valencia Cove South	2	1	1	3	1	2	Res	85%
Happy Hollow Charter School	271	106	165	57	32	24	NR	45%
Verde Commons	4	3	1	6	2	4	Res	0%
Feurring Commercial MUPD	7	4	3	23	12	11	NR	75%
Divine Savior Academy	0	0	0	0	0	0	NR	100%
Dakota PUD	0	0	0	0	0	0	Res	100%
Dean Dental	0	0	0	0	0	0	NR	100%
Polo Trace II	0	0	0	0	0	0	Res	100%
Avalon Trails	12	2	9	13	9	5	Res	0%
West Atlantic Business Plaza	53	13	40	71	45	27	NR	0%
Angel Boarding Kennel II	6	1	5	6	5	1	NR	0%
Legent Delray Beach MUPD	57	17	40	66	44	22	NR	0%
Reserve at Atlantic	87	60	28	102	42	60	Res	0%
All Seasons Delray Beach	11	4	7	14	9	5	NR	0%
Atlantic Avenue Medical	18	4	14	22	16	6	NR	0%
Mountain Business Center MUPD	70	15	56	74	54	20	NR	0%
Whitworth AGR-PUD North	34	23	11	42	16	26	Res	0%
State Road 7 Business Plaza	36	7	29	36	28	9	NR	0%
Hyder West AGR-PUD	67	29	39	76	43	33	Res	0%
Islamic Center School	119	53	66	32	17	15	NR	0%
Boca Raton Achievement Center	71	26	45	15	9	7	Res	0%
Whitworth AGR-PUD South	37	25	12	47	18	29	Res	0%
Plaza Delray MUPD	0	0	0	0	0	0	NR	100%
Total Committed Developments	1059	449	611	857	474	387		
Total Committed Residential	365	207	160	362	161	203		
Total Committed Non-Residential	694	242	451	495	313	184		
Double Count Reduction	91	48	40	91	40	37		
Total Discounted Committed Developments	968	401	571	766	434	350		
Historical Growth	1286	693	601	1324	659	670		
Comm Dev+1% Growth	1217	535	687	1022	561	480		
Growth Volume Used	1286	693	687	1324	659	670		
Total Volume	4286	2311	2090	4413	2196	2234		
Lanes	4LD							
LOS D Capacity	3220	1960	1960	3220	1960	1960		
Link Meets Test 1?	NO	NO	NO	NO	NO	NO		
LOS E Capacity	3400	1960	1960	3400	1960	1960		
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: 2022			FROM: MIDPOINT		10/03/2025		
	ANALYSIS YEAR: 2030			TO: N Floridas Tpke				
	GROWTH RATE: 4.56%			COUNT DATE: 12/07/2021				
				PSF: 1.03				

	Link Analysis					
	AM			PM		
Time Period	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction						
Existing Volume	2913	1571	1362	2999	1492	1518
Peak Volume	3000	1618	1403	3089	1537	1564
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3000	1618	1403	3089	1537	1564

Committed Developments	Type % Complete						
Tivoli Isles	0	0	0	0	0	Res	100%
Valencia Cove North	0	0	0	0	0	Res	100%
Atlantic Commons	0	0	0	0	0	Res	100%
Bridges North AGR-PUD	0	0	0	0	0	Res	100%
Hyder AGR-PUD	18	14	5	20	7	Res	90%
Spaulding	0	0	0	0	0	NR	100%
Terranova MUPD	34	14	20	51	28	NR	0%
Canyons Town Center	4	1	2	10	6	NR	60%
Delray TMD	8	3	4	33	17	NR	91.90%
Lyons West AGR-PUD	0	0	0	0	0	Res	100%
Canyon Lakes	0	0	0	0	0	Res	100%
Canyon Isles	0	0	0	0	0	Res	100%
Canyon Springs	0	0	0	0	0	Res	100%
Villaggio Isles	0	0	0	0	0	Res	100%
St Mary Coptic Orthodox Church	0	0	0	0	0	NR	100%
Monticello PUD	6	4	2	8	3	Res	60%
Stop and Shop	0	0	0	0	0	NR	100%
Atlantic Commons Commercial	0	0	0	0	0	NR	100%
Bridges South AGR-PUD	27	20	7	30	11	Res	80%
Valencia Cove South	2	1	1	3	1	Res	85%
Happy Hollow Charter School	271	106	165	57	32	NR	45%
Verde Commons	4	3	1	6	2	Res	0%
Feurring Commercial MUPD	7	3	4	23	11	NR	75%
Divine Savior Academy	0	0	0	0	0	NR	100%
Dakota PUD	0	0	0	0	0	Res	100%
Dean Dental	0	0	0	0	0	NR	100%
Polo Trace II	0	0	0	0	0	Res	100%
Avalon Trails	12	2	9	13	9	Res	0%
West Atlantic Business Plaza	53	13	40	71	45	NR	0%
Angel Boarding Kennel II	6	1	5	6	5	NR	0%
Legent Delray Beach MUPD	57	17	40	66	44	NR	0%
Reserve at Atlantic	87	60	28	102	42	Res	0%
All Seasons Delray Beach	11	4	7	14	9	NR	0%
Atlantic Avenue Medical	18	4	14	22	16	NR	0%
Mountain Business Center MUPD	70	15	56	74	54	NR	0%
Whitworth AGR-PUD North	34	23	11	42	16	Res	0%
State Road 7 Business Plaza	36	7	29	36	28	NR	0%
Hyder West AGR-PUD	67	29	39	76	43	Res	0%
Islamic Center School	119	53	66	32	17	NR	0%
Boca Raton Achievement Center	71	26	45	15	9	Res	0%
Whitworth AGR-PUD South	37	25	12	47	18	Res	0%
Plaza Delray MUPD	0	0	0	0	0	NR	100%
Total Committed Developments	1059	448	612	857	473	388	
Total Committed Residential	365	207	160	362	161	203	
Total Committed Non-Residential	694	241	452	495	312	185	
Double Count Reduction	91	48	40	91	40	37	
Total Discounted Committed Developments	968	400	572	766	433	351	
Historical Growth	1286	693	601	1324	659	670	
Comm Dev+1% Growth	1217	534	688	1022	560	481	
Growth Volume Used	1286	693	688	1324	659	670	
Total Volume	4286	2311	2091	4413	2196	2234	
Lanes	4LD						
LOS D Capacity	3220	1960	1960	3220	1960	1960	
Link Meets Test 1?	NO	NO	NO	NO	NO	NO	
LOS E Capacity	3400	1960	1960	3400	1960	1960	
Link Meets Test 2?	NO	NO	NO	NO	NO	NO	

Input Data

ROAD NAME: W Atlantic Ave	STATION: 5209	Report Created
CURRENT YEAR: 2022	FROM: N Floridas Tpke	10/03/2025
ANALYSIS YEAR: 2030	TO: Midpoint	
GROWTH RATE: 0.89%	COUNT DATE: 03/28/2022	
PSF: 1		

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	4035	2387	1648	3602	1800	1819
Peak Volume	4035	2387	1648	3602	1800	1819
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	4035	2387	1648	3602	1800	1819

Committed Developments	Type % Complete						
Atlantic Commons	0	0	0	0	0	Res	100%
Bridges North AGR-PUD	0	0	0	0	0	Res	100%
Hyder AGR-PUD	9	7	2	10	4	Res	90%
Spaulding	0	0	0	0	0	NR	100%
Terranova MUPD	60	24	36	89	48	NR	0%
Delray TMD	5	2	3	22	11	NR	91.90%
Villaggio Isles	0	0	0	0	0	Res	100%
St Mary Coptic Orthodox Church	0	0	0	0	0	NR	100%
Hagen Library	0	0	0	0	0	NR	100%
Atlantic Commons Commercial	0	0	0	0	0	NR	100%
Bridges South AGR-PUD	17	13	4	19	7	Res	80%
Stonybrook on The Lake	0	0	0	0	0	Res	100%
Happy Hollow Charter School	217	85	132	46	26	NR	45%
Feurring Commercial MUPD	4	2	3	16	8	NR	75%
Divine Savior Academy	0	0	0	0	0	NR	100%
Dakota PUD	0	0	0	0	0	Res	100%
Polo Trace II	0	0	0	0	0	Res	100%
Avalon Trails	36	7	28	40	26	Res	0%
West Atlantic Business Plaza	22	6	16	29	18	NR	0%
Angel Boarding Kennel II	3	0	3	3	3	NR	0%
Legent Delray Beach MUPD	28	9	20	33	22	NR	0%
Reserve at Atlantic	39	26	12	46	19	Res	0%
All Seasons Delray Beach	7	3	4	10	6	NR	0%
Atlantic Avenue Medical	9	2	7	11	8	NR	0%
State Road 7 Business Plaza	14	3	12	15	11	NR	0%
Hyder West AGR-PUD	34	14	19	38	21	Res	0%
Islamic Center School	59	26	33	16	8	NR	0%
Boca Raton Achievement Center	36	13	22	8	4	Res	0%
Plaza Delray MUPD	0	0	0	0	0	NR	100%
Total Committed Developments	599	242	356	451	250	199	
Total Committed Residential	171	80	87	161	81	79	
Total Committed Non-Residential	428	162	269	290	169	120	
Double Count Reduction	43	20	22	40	20	20	
Total Discounted Committed Developments	556	222	334	411	230	179	
Historical Growth	297	176	121	265	132	134	
Comm Dev+1% Growth	890	420	471	709	379	330	
Growth Volume Used	890	420	471	709	379	330	
Total Volume	4925	2807	2119	4311	2179	2149	

Lanes	4LD					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	NO	NO	NO	NO	NO	NO
LOS E Capacity	3400	1870	1870	3400	1870	1870
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: 5209			Report Created		
CURRENT YEAR: 2022			FROM: Midpoint			10/03/2025		
ANALYSIS YEAR: 2030			TO: Hagen Ranch Rd					
GROWTH RATE: 0.89%			COUNT DATE: 03/28/2022					
PSF: 1								

	Link Analysis					
Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	4035	2387	1648	3602	1800	1819
Peak Volume	4035	2387	1648	3602	1800	1819
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	4035	2387	1648	3602	1800	1819

Committed Developments	Type % Complete						
Atlantic Commons	0	0	0	0	0	Res	100%
Bridges North AGR-PUD	0	0	0	0	0	Res	100%
Hyder AGR-PUD	9	7	2	10	4	Res	90%
Spaulding	0	0	0	0	0	NR	100%
Terranova MUPD	34	20	14	51	23	NR	0%
Delray TMD	5	2	3	22	11	NR	91.90%
Villaggio Isles	0	0	0	0	0	Res	100%
St Mary Coptic Orthodox Church	0	0	0	0	0	NR	100%
Hagen Library	0	0	0	0	0	NR	100%
Atlantic Commons Commercial	0	0	0	0	0	NR	100%
Bridges South AGR-PUD	17	13	4	19	7	Res	80%
Stonybrook on The Lake	0	0	0	0	0	Res	100%
Happy Hollow Charter School	217	85	132	46	26	NR	45%
Feurring Commercial MUPD	4	2	3	16	8	NR	75%
Divine Savior Academy	0	0	0	0	0	NR	100%
Dakota PUD	0	0	0	0	0	Res	100%
Polo Trace II	0	0	0	0	0	Res	100%
Avalon Trails	36	7	28	40	26	Res	0%
West Atlantic Business Plaza	22	6	16	29	18	NR	0%
Angel Boarding Kennel II	3	0	3	3	3	NR	0%
Legent Delray Beach MUPD	28	9	20	33	22	NR	0%
Reserve at Atlantic	39	26	12	46	19	Res	0%
All Seasons Delray Beach	7	3	4	10	6	NR	0%
Atlantic Avenue Medical	9	2	7	11	8	NR	0%
State Road 7 Business Plaza	14	3	12	15	11	NR	0%
Hyder West AGR-PUD	34	14	19	38	21	Res	0%
Islamic Center School	59	26	33	16	8	NR	0%
Boca Raton Achievement Center	36	13	22	8	4	Res	0%
Plaza Delray MUPD	0	0	0	0	0	NR	100%
Total Committed Developments	573	238	334	413	225	186	
Total Committed Residential	171	80	87	161	81	79	
Total Committed Non-Residential	402	158	247	252	144	107	
Double Count Reduction	43	20	22	40	20	20	
Total Discounted Committed Developments	530	218	312	373	205	166	
Historical Growth	297	176	121	265	132	134	
Comm Dev+1% Growth	864	416	449	671	354	317	
Growth Volume Used	864	416	449	671	354	317	
Total Volume	4899	2803	2097	4273	2154	2136	

Lanes	4LD					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	NO	NO	NO	NO	NO	NO
LOS E Capacity	3400	1870	1870	3400	1870	1870
Link Meets Test 2?	NO	NO	NO	NO	NO	NO

A	B	C	D	E	F	G	H	I
	Input Data							
	ROAD NAME: N State Road 7			STATION: 5404		Report Created		
	CURRENT YEAR: 2024			FROM: Midpoint		10/03/2025		
	ANALYSIS YEAR: 2030			TO: W Atlantic Ave				
	GROWTH RATE: 0%			COUNT DATE: 02/26/2024				
	PSF: 1							

	Link Analysis					
Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3100	1187	1915	3057	1832	1225
Peak Volume	3100	1187	1915	3057	1832	1225
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3100	1187	1915	3057	1832	1225

Committed Developments							Type	% Complete
Tivoli Isles	0	0	0	0	0	0	Res	100%
Bridges North AGR-PUD	0	0	0	0	0	0	Res	100%
Hyder AGR-PUD	0	0	0	0	0	0	Res	100%
Oaks at Boca	0	0	0	0	0	0	Res	100%
Reserve at Boca	0	0	0	0	0	0	NR	100%
Canyons Town Center	4	2	2	12	6	7	NR	80%
Delray TMD	2	1	1	11	5	5	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	0	0	0	0	0	0	NR	100%
Monticello PUD	0	0	0	0	0	0	Res	100%
Yamato Court MUPD	0	0	0	0	0	0	NR	100%
West Boca Library	49	7	42	106	64	42	NR	40%
Stop and Shop	0	0	0	0	0	0	NR	100%
Atlantic Commons Commercial	0	0	0	0	0	0	NR	100%
Bridges South AGR-PUD	0	0	0	0	0	0	Res	100%
Valencia Cove South	0	0	0	0	0	0	Res	100%
Happy Hollow Charter School	108	66	42	23	10	13	NR	45%
Verde Commons	10	8	3	14	5	9	Res	0%
Feurring Commercial MUPD	0	0	0	0	0	0	NR	100%
Divine Savior Academy	0	0	0	0	0	0	NR	100%
Dakota PUD	0	0	0	0	0	0	Res	100%
West Atlantic Business Plaza	14	10	4	19	7	12	NR	0%
Angel Boarding Kennel II	8	7	1	8	1	7	NR	0%
Legent Delray Beach MUPD	21	15	6	25	8	17	NR	0%
Reserve at Atlantic	28	9	19	33	19	14	Res	0%
All Seasons Delray Beach	2	1	1	2	1	2	NR	0%
Atlantic Avenue Medical	7	5	2	8	2	6	NR	0%
Mountain Business Center MUPD	15	12	3	16	4	11	NR	0%
Johns West PUD	38	28	10	52	19	33	Res	0%
Whitworth AGR-PUD North	11	4	7	14	9	5	Res	37%
State Road 7 Business Plaza	43	35	8	44	11	33	NR	0%
Hyder West AGR-PUD	236	100	135	265	149	116	Res	0%
Islamic Center School	40	22	18	11	5	6	NR	0%
Johns East PUD	12	9	3	15	5	9	Res	0%
Plaza Delray MUPD	0	0	0	0	0	0	NR	100%
Shadowood MUPD	9	4	5	10	5	5	NR	95%
Total Committed Developments	657	345	312	688	335	352		
Total Committed Residential	335	158	177	393	206	186		
Total Committed Non-Residential	322	187	135	295	129	166		
Double Count Reduction	64	37	27	59	26	33		
Total Discounted Committed Developments	593	308	285	629	309	319		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	784	381	403	817	422	394		
Growth Volume Used	784	381	403	817	422	394		
Total Volume	3884	1568	2318	3874	2254	1619		
Lanes	4LD							
LOS D Capacity	3220	1960	1960	3220	1960	1960		
Link Meets Test 1?	NO	YES	NO	NO	NO	YES		
LOS E Capacity	3400	1960	1960	3400	1960	1960		
Link Meets Test 2?	NO	YES	NO	NO	NO	YES		

Input Data
ROAD NAME: N State Road 7 STATION: 6102 Report Created
CURRENT YEAR: 2022 FROM: Clint Moore Rd 10/03/2025
ANALYSIS YEAR: 2030 TO: Midpoint
GROWTH RATE: 0.92% COUNT DATE: 11/03/2021
PSF: 1.03

Link Analysis

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2792	1238	1592	2959	1849	1124
Peak Volume	2876	1275	1640	3048	1904	1158
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2876	1275	1640	3048	1904	1158

Committed Developments							Type	% Complete
Tivoli Isles	0	0	0	0	0	0	Res	100%
Bridges North AGR-PUD	0	0	0	0	0	0	Res	100%
Hyder AGR-PUD	17	4	13	19	12	7	Res	90%
Oaks at Boca	0	0	0	0	0	0	Res	100%
Reserve at Boca	0	0	0	0	0	0	NR	100%
Canyons Town Center	9	6	4	27	13	15	NR	60%
Delray TMD	2	1	1	11	5	5	NR	91.90%
Lyons West AGR-PUD	0	0	0	0	0	0	Res	100%
Randazzo School	22	10	13	11	6	5	NR	0%
Villaggio Isles	0	0	0	0	0	0	Res	100%
Monticello PUD	3	1	2	4	2	2	Res	60%
Yamato Court MUPD	0	0	0	0	0	0	NR	100%
West Boca Library	49	7	42	106	64	42	NR	40%
Stop and Shop	0	0	0	0	0	0	NR	100%
Atlantic Commons Commercial	0	0	0	0	0	0	NR	100%
Bridges South AGR-PUD	1	0	1	1	1	1	Res	80%
Valencia Cove South	2	1	1	2	1	1	Res	85%
Happy Hollow Charter School	108	66	42	23	10	13	NR	45%
Verde Commons	10	8	3	14	5	9	Res	0%
Feurring Commercial MUPD	2	1	1	8	4	4	NR	75%
Divine Savior Academy	0	0	0	0	0	0	NR	100%
Dakota PUD	0	0	0	0	0	0	Res	100%
West Atlantic Business Plaza	14	10	4	19	7	12	NR	0%
Angel Boarding Kennel II	8	7	1	8	1	7	NR	0%
Legent Delray Beach MUPD	21	15	6	25	8	17	NR	0%
Reserve at Atlantic	29	9	20	34	20	14	Res	0%
All Seasons Delray Beach	2	1	1	2	1	2	NR	0%
Atlantic Avenue Medical	7	5	2	8	2	6	NR	0%
Mountain Business Center MUPD	15	12	3	16	4	12	NR	0%
Johns West PUD	41	30	11	55	20	35	Res	0%
Whitworth AGR-PUD North	19	6	13	24	14	9	Res	0%
State Road 7 Business Plaza	43	35	8	44	11	33	NR	0%
Hyder West AGR-PUD	438	252	187	492	216	276	Res	0%
Islamic Center School	40	22	18	11	5	6	NR	0%
Johns East PUD	12	9	3	16	6	10	Res	0%
Plaza Delray MUPD	0	0	0	0	0	0	NR	100%
Shadowood MUPD	0	0	0	0	0	0	NR	100%
Total Committed Developments	914	518	400	980	438	543		
Total Committed Residential	572	320	254	661	297	364		
Total Committed Non-Residential	342	198	146	319	141	179		
Double Count Reduction	68	40	29	64	28	36		
Total Discounted Committed Developments	846	478	371	916	410	507		
Historical Growth	220	97	125	233	145	88		
Comm Dev+1% Growth	1084	584	507	1169	568	603		
Growth Volume Used	1084	584	507	1169	568	603		
Total Volume	3960	1859	2147	4217	2472	1761		

Lanes	6LD					
LOS D Capacity	4880	2940	2940	4880	2940	2940
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2940	2940	5150	2940	2940
Link Meets Test 2?	YES	YES	YES	YES	YES	YES