



November 7, 2023

Andrea M. Troutman, P.E.
 Pinder Troutman Consulting, Inc.
 601 Heritage Drive, Suite 493
 Jupiter, FL 33458

**Department of Engineering
 and Public Works**

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 West Palm Beach, FL 33416-1229
 (561) 684-4000
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**RE: Central Park Commerce Center
 FLUA Amendment Policy 3.5-d Review
 Round 2023-24-B**

Dear Ms. Troutman:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Transportation Analysis for the proposed Future Land Use Amendment for the above-referenced project, dated September 19, 2023, 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**

Gregg K. Weiss, Mayor

Maria Sachs, Vice Mayor

Maria G. Marino

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

Location:	North side of State Road 80, less than 0.25 mile west of the L-8 Canal	
PCN:	00-40-43-32-00-000-1030 (<i>others on file</i>)	
Acres:	74.46 acres	
	Current FLU	Proposed FLU
FLU:	Rural Residential 1 Dwelling Unit per 10 Acres (RR-10)	Economic Development Center (EDC)
Zoning:	Specialized Agricultural (SA) (corresponds to Agricultural Production (AP))	Multiple Use Planned Development (MUPD)
Density/ Intensity:	No density permitted	0.85 FAR
Approved FLU:	None	Warehouse = 2,786,577 SF Light Industrial = 491,749 SF <i>(adjacent approved EDC)</i>
Maximum Potential:	None	Light Industrial = 2,756,955 SF Warehouse = 2,786,577 SF Light Industrial = 491,749 SF
Proposed Potential:	None	Warehouse = 2,786,577 SF Light Industrial = 491,749 SF <i>(no additional intensity beyond current approval)</i>
Net Daily Trips:	6,011 (approved) 12,083 (maximum – approved) 0 (proposed – approved)	
Net PH	689 (584/105) AM, 682 (139/543) PM (approved)	

"An Equal Opportunity
 Affirmative Action Employer"



Andrea M. Troutman, P.E.

November 7, 2023

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Trips:	1,836 (1,616/220) AM, 1,613 (226/1,387) PM (maximum) 689 (584/105) AM, 682 (139/543) PM (proposed)
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>	

Based on the review, the Traffic Division has concluded that the proposed amendment **meets** Policy 3.5-d of the Palm Beach County Comprehensive Plan's Future Land Use Element at the **proposed potential density** shown above. Therefore, this amendment requires a condition of approval to limit the project to the **proposed** development potential or equivalent trips.

Please note that neither the long-range analysis nor the Test 2 analysis is necessary since the proposed intensities and trips for the sites are the same as those for the approved development potential.

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 be "DS", written over a horizontal line.

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb

cc:

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
Maria Bello – 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\24-B\Central Park Commerce Center.docx

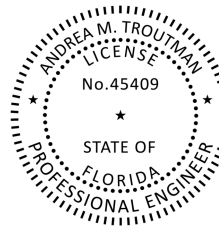
**CENTRAL PARK COMMERCE CENTER
FUTURE LAND USE AMENDMENT
TRANSPORTATION ANALYSIS**

Prepared for

PBA HOLDINGS, INC.

Prepared by

**PINDER TROUTMAN CONSULTING, INC.
601 Heritage Drive, Suite 493
Jupiter, FL 33458
(561) 296-9698**



Digitally signed by
Andrea M Troutman
Date: 2023.09.19
14:17:43 -04'00'

**#PTC23-080
September 19, 2023**

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409

This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 9/19/23 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**CENTRAL PARK COMMERCE CENTER
FUTURE LAND USE AMENDMENT
TRANSPORTATION ANALYSIS**

INTRODUCTION

It is proposed to change the future land use designation from Residential (RR-10) to Economic Development Center (EDC) on a 74.46-acre parcel located in unincorporated Palm Beach County. The purpose of this analysis is to determine if the proposed future land use designation of EDC for the 74.46-acre site is consistent with the Transportation Element of the Comprehensive Plan. This study addresses a five-year traffic analysis and a long-range (Year 2045) traffic analysis, consistent with Palm Beach County’s Policy 3.5d of the Comprehensive Plan’s Future Land Use Element, which is provided in the **Appendix**.

SITE DATA

The site is located on the north side of Southern Boulevard approximately three miles west of Lion Country Safari Road, as shown on **Exhibit 1**. The Parcel Control Numbers (PCNs) for the site include 00-40-43-32-00-000-1030/1050 and 00-40-43-29-00-000-5010. The existing Future Land Use (FLU) designation of RR-10 is proposed to be changed to EDC. The Comprehensive Plan assigns a maximum intensity to the FLU designations. The maximum intensity scenarios for the existing and proposed FLU for the 74.46-acre parcel are shown below:

EXISTING LAND USE DESIGNATION	PROPOSED LAND USE DESIGNATION	
RR-10 (1 DU per 10 Acres) <u>Maximum Intensity</u> 0 DUs ¹	EDC (Light Industrial at 0.85 FAR) <u>Maximum Intensity</u> <u>Proposed Development Plan</u> ²	
	2,756,955 SF Light Industrial	491,749 SF Light Industrial 2,786,577 SF Warehouse

¹ 7 units would result; however, GAPO prohibits density west of the canal.

² To be developed in conjunction with adjacent property to the north and west.

TRANSPORTATION ELEMENT

Level of Service (LOS) Analysis

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

Trip Generation

Palm Beach County and the Institute of Transportation Engineers (ITE), *Trip Generation, 11th Edition*, were the sources of trip generation data utilized in this study. Daily trips generated by the existing and proposed FLU designations at the maximum intensities are shown on **Exhibit 2A** along with the daily trips from the proposed development plan. The peak hour trips generated by the existing and proposed FLU designations at the maximum intensity are shown on **Exhibits 2B and 2C** along with the peak hour trips from the proposed development.

The net daily trip generation is used for the Long Range (Year 2045) analysis. Based on the increase of 12,083 (maximum), the radius of development influence is four (4) miles. The peak hour trips are used for the Five-Year (Test 2) Analysis. Only the proposed development is required to be analyzed for the Five Year (Test 2) Analysis. With no increase in peak hour trips based on the proposed development plan, no Five Year (Test 2) analysis is required.

Trip Distribution and Assignment

In order to determine the impact of the development's traffic on the surrounding roadway network, a directional distribution of project trips was developed based on the area's land uses and roadway network. **Exhibit 3** provides the distribution for the site's net new trips.

Roadway Improvements

A review was undertaken of the FDOT Transportation Improvement Program and the Palm Beach County Five Year Road Program to determine if any roadways within the study area are scheduled to be improved. Southern Boulevard (SR 80) was recently widened to 6 lanes east of Arden Way. There were no other programmed improvements in the area.

Five Year (Test 2) Analysis

As discussed with no increase in proposed peak hour traffic, the requirements of the Five Year (Test 2) Analysis have been met.

Long Range (Year 2045) Analysis

Exhibit 4 provides the net daily trip assignment of the proposed FLU at maximum intensity for the surrounding roadway links. It also provides volume to capacity (v/c) ratios and project impact percentages. A roadway is considered significantly impacted for the long-range analysis if project impacts are greater than 1% to 3% of LOS D, depending on the v/c ratio. Year 2045 net project traffic is total external traffic generated by the proposed FLU designation at maximum intensity, less traffic generated by the existing FLU designation at maximum intensity. For the Year 2045 analysis, roadway lanes and traffic volumes were obtained from the Palm Beach Transportation Planning Agency (TPA). This information is provided in the **Appendix**. Traffic from other active amendments in the area has been added to the TPA volumes.

Several significantly impacted links of Southern Boulevard are not projected to meet the adopted Level of Service Standards at the maximum intensity. With the proposed development plan, there is no projected increase in daily trips and no analysis is required. Therefore, this project meets the Long Range (Year 2045) Analysis requirements for the proposed land use designation with the restriction to the proposed development plan.

CONCLUSIONS

This analysis shows that the proposed future land use designation of EDC for the 74.46-acre site meets the transportation standards with the restriction to the proposed development plan and is consistent with the Comprehensive Plan.

EXHIBITS

Exhibit 1 Project Location

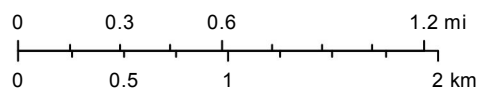


Palm Beach County
None

September 18, 2023

Central Park Commerce Center

1:36,112



**Exhibit 2A
Central Park Commerce Center
Land Use Amendment
Trip Generation - 2045 Analysis**

DAILY

Current FLU (RR-10 and EDC): Maximum Intensity

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New External Trips
Residential	210	- DUs (2)	10 /DU	-	-	0%	-	-	0%	-
Adjacent Approved EDC										
Light Industrial	110	491,749 SF (3)	4.87 /1,000 SF	2,395	240	10%	2,155	216	10%	1,939
Warehouse	150	2,786,577 SF (3)	1.71 /1,000 SF	4,765	240	5.04%	4,525	453	10%	4,072
TOTALS				7,160	-	0%	6,680	669		6,011

Proposed FLU (EDC): Maximum Intensity

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New External Trips
Light Industrial	110	2,756,955 SF (4)	4.87 /1,000 SF	13,426	-	0%	13,426	1,343	10%	12,083
Adjacent Approved EDC										
Light Industrial	110	491,749 SF (3)	4.87 /1,000 SF	2,395	240	10%	2,155	216	10%	1,939
Warehouse	150	2,786,577 SF (3)	1.71 /1,000 SF	4,765	240	5.04%	4,525	453	10%	4,072
TOTALS				20,586	-	0%	20,106	2,012		18,094

Net New Trips	12,083
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Proposed FLU (EDC): Proposed Development Plan (5)

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New External Trips
Light Industrial	110	491,749 SF	4.87 /1,000 SF	2,395	240	10%	2,155	216	10%	1,939
Warehouse	150	2,786,577 SF	1.71 /1,000 SF	4,765	240	5.04%	4,525	453	10%	4,072
TOTALS		3,278,326 SF		7,160	480	6.7%	6,680	669		6,011

Net New Trips	-
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(1) Source: Palm Beach County and ITE, Trip Generation, 11th Edition.

(2) 7 units would result based on 1 unit per 10 acres on 74.46 acres; however, GAPO prohibits density west of the canal.

(3) Approved FLUA for adjacent EDC.

(4) Based on FAR of 0.85 on 74.46 acres.

(5) Includes adjacent EDC.

**Exhibit 2B
Central Park Commerce Center
Land Use Amendment
Trip Generation - Five Year Analysis**

AM PEAK HOUR

Approved FLU (EDC): Approved Development Plan (2)

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips	External Trips			Pass-by Trips (1)		New Trips			
				In	Out	Trips		In	Out	Trips	In	Out	Trips			
Light Industrial	110	491,749 SF	0.74 /1,000 SF (88/12)	320	44	364	36	10.0%	302	26	328	33	10%	272	23	295
Warehouse	150	2,786,577 SF	0.17 /1,000 SF (77/23)	365	109	474	36	7.7%	347	91	438	44	10%	312	82	394
TOTALS		3,278,326 SF		685	153	838	72	8.6%	649	117	766	77		584	105	689

Proposed FLU (EDC): Maximum Intensity (3)

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips	External Trips			Pass-by Trips (1)		New Trips			
				In	Out	Trips		In	Out	Trips	In	Out	Trips			
Light Industrial	110	2,756,955 SF	0.74 /1,000 SF (88/12)	1,795	245	2,040	-	0.0%	1,795	245	2,040	204	10%	1,616	220	1,836
Light Industrial	110	491,749 SF	0.74 /1,000 SF (88/12)	320	44	364	36	10.0%	302	26	328	33	10%	272	23	295
Warehouse	150	2,786,577 SF	0.17 /1,000 SF (77/23)	365	109	474	36	7.7%	347	91	438	44	10%	312	82	394
TOTALS		3,278,326 SF		2,480	398	2,878	72	2.5%	2,444	362	2,806	281		2,200	325	2,525

Net New Trips	1,616	220	1,836
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Proposed FLU (EDC): Proposed Development Plan (3)

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips	External Trips			Pass-by Trips (1)		New Trips			
				In	Out	Trips		In	Out	Trips	In	Out	Trips			
Light Industrial	110	491,749 SF	0.74 /1,000 SF (88/12)	320	44	364	36	10.0%	302	26	328	33	10%	272	23	295
Warehouse	150	2,786,577 SF	0.17 /1,000 SF (77/23)	365	109	474	36	7.7%	347	91	438	44	10%	312	82	394
TOTALS		3,278,326 SF		685	153	838	72	8.6%	649	117	766	77		584	105	689

Net New Trips	-	-	-
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(1) Source: Palm Beach County and ITE, Trip Generation, 11th Edition.

(2) Approved FLUA for adjacent EDC.

(3) Includes adjacent EDC.

**Exhibit 2C
Central Park Commerce Center
Land Use Amendment
Trip Generation - Five Year Analysis**

PM PEAK HOUR

Approved FLU (EDC): Approved Development Plan (2)

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips	External Trips			Pass-by Trips (1)	New Trips				
				In	Out	Trips		In	Out	Trips		In	Out	Trips		
Light Industrial	110	491,749 SF	0.65 /1,000 SF (14/86)	45	275	320	32	10.0%	29	259	288	29	10%	26	233	259
Warehouse	150	2,786,577 SF	0.18 /1,000 SF (28/72)	141	361	502	32	6.3%	125	345	470	47	10%	113	310	423
TOTALS		3,278,326 SF		186	636	822	64	7.8%	154	604	758	76		139	543	682

Proposed FLU (EDC): Maximum Intensity (3)

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips	External Trips			Pass-by Trips (1)	New Trips				
				In	Out	Trips		In	Out	Trips		In	Out	Trips		
Light Industrial	110	2,756,955 SF	0.65 /1,000 SF (14/86)	251	1,541	1,792	-	0.0%	251	1,541	1,792	179	10%	226	1,387	1,613
Light Industrial	110	491,749 SF	0.65 /1,000 SF (14/86)	45	275	320	32	10.0%	29	259	288	29	10%	26	233	259
Warehouse	150	2,786,577 SF	0.18 /1,000 SF (28/72)	141	361	502	32	6.3%	125	345	470	47	10%	113	310	423
TOTALS		3,278,326 SF		437	2,177	2,614	64	2.4%	405	2,145	2,550	255		365	1,930	2,295

Net New Trips	226	1,387	1,613
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Proposed FLU (EDC): Proposed Development Plan (3)

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips	External Trips			Pass-by Trips (1)	New Trips				
				In	Out	Trips		In	Out	Trips		In	Out	Trips		
Light Industrial	110	491,749 SF	0.65 /1,000 SF (14/86)	45	275	320	32	10.0%	29	259	288	29	10%	26	233	259
Warehouse	150	2,786,577 SF	0.18 /1,000 SF (28/72)	141	361	502	32	6.3%	125	345	470	47	10%	113	310	423
TOTALS		3,278,326 SF		186	636	822	64	7.8%	154	604	758	76		139	543	682

Net New Trips	-	-	-
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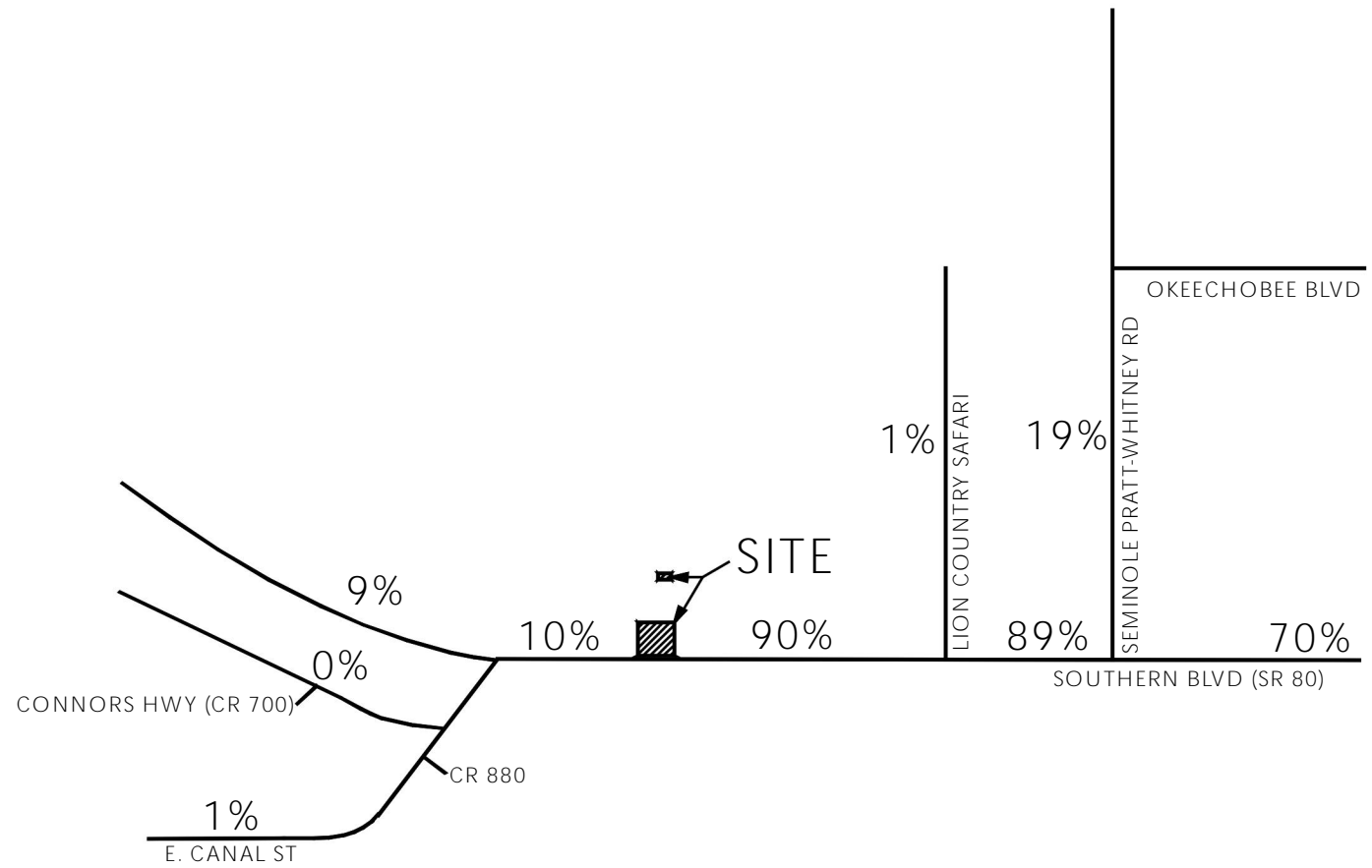
(1) Source: Palm Beach County and ITE, Trip Generation, 11th Edition.

(2) Approved FLUA for adjacent EDC.

(3) Includes adjacent EDC.



N.T.S.



LEGEND
30% - PERCENT DISTRIBUTION

CENTRAL PARK
COMMERCE CENTER

EXHIBIT 3
PROJECT TRAFFIC DISTRIBUTION

PTC

9/18/23
23-080

Exhibit 4
Central Park Commerce Center
Land Use Amendment
Project Traffic Assignment - 2045 Analysis

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

Roadway	Link	2045 Conditions			Active FLUA (3)	2045 Bkgd Traffic	V/C w/o Project	Meets Standard w/o Proj?	Net Project Traffic		2045 Total Traffic	V/C w/ Proj.	Total Project Impact	Significant Impact?	Meets Standard w/ Proj?
		Lanes (1)	Volume (1)	LOS D Capacity (2)					12,083 % Dist	Project Trips					
CR 880	Airport Rd to SR 80	2L	1,100	15,200	0	1,100	0.07	YES	1.0%	121	1,221	0.08	0.79%	No	YES
Seminole Pratt Whitney Rd	Southern Blvd to Okeechobee Blvd	6LD	34,500	50,300	529	35,029	0.70	YES	19.0%	2,296	37,325	0.74	4.56%	YES	YES
SR 80/Southern Blvd	Hatton Hwy to CR 880	4LD	20,700	33,200	0	20,700	0.62	YES	9.0%	1,087	21,787	0.66	3.28%	YES	YES
	CR 880 to Site	4LD	29,300	33,200	264	29,564	0.89	YES	10.0%	1,208	30,772	0.93	3.64%	YES	YES
	Site to Arden Way	4LD	29,300	33,200	264	29,564	0.89	YES	90.0%	10,875	40,439	1.22	32.76%	YES	No
	Arden Way to Lion Country Safari	6LD	29,300	50,300	1,851	31,151	0.62	YES	90.0%	10,875	42,026	0.84	21.62%	YES	YES
	Lion Country Safari to Seminole Pratt	6LD	45,700	50,300	1,851	47,551	0.95	YES	89.0%	10,754	58,305	1.16	21.38%	YES	No
	Seminole Pratt to Binks Forest Dr	6LD	54,100	50,300	1,322	55,422	1.10	No	70.0%	8,458	63,880	1.27	16.82%	YES	No

(1) Source: Palm Beach TPA. See Appendix.
(2) Source: Table TE 1a, Palm Beach County Comprehensive Plan.
(3) Includes Lakehaven PUD (Cresswind).

APPENDIX

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
4604	937172	CONGRESS AVE	French Ave	10th Ave N	6	6	47,387	39,769	38,733	43,904	31,160	40,852	50,800
4210	930695	CONGRESS AVE	10th Ave N	Forest Hill Blvd	6	6	44,674	36,680	34,955	40,729	22,563	34,046	46,400
3644	937170	CONGRESS AVE	Forest Hill Blvd	Summit Blvd	6	6	35,421	29,709	26,658	33,222	12,234	20,733	35,200
3674	937171	CONGRESS AVE	Summit Blvd	Gun Club Rd	6	6	40,820	34,458	33,418	36,802	37,999	50,073	44,000
3618	930494	CONGRESS AVE	Gun Club Rd	Southern Blvd	6	6	44,515	34,224	33,642	35,000	38,451	47,941	41,900
3668	937268	CONGRESS AVE	Turnage Blvd (PBlA)	Belvedere Rd	2	2	7,890	3,748	3,374	6,083	12,872	22,703	13,200
3606	937250	CONGRESS AVE	Belvedere Rd	Okeechobee Blvd	4	4	24,328	15,252	15,323	17,541	9,644	16,527	22,200
3305	937249	CONGRESS AVE	Okeechobee Blvd	Palm Beach Lakes Blvd	4	4	25,375	16,832	17,673	19,422	15,507	23,718	27,000
3930	937252	CONGRESS AVE	Palm Beach Lakes Blvd	Presidential Way	5	5	29,729	18,035	17,099	19,066	14,504	24,294	28,600
3928	937251	CONGRESS AVE	Presidential Way	45th St	5	5	28,624	16,857	18,929	20,089	10,736	19,144	27,300
2308	930051	CONGRESS AVE	45th St	Cheney Way	6	6	34,417	25,403	25,291	30,500	39,323	61,599	47,600
	930065	CONGRESS AVE	Cheney Way	SR-710	6	6			-	-	34,115	56,421	56,400
2618	933505	CONGRESS AVE	SR-710	Blue Heron Blvd	4	4	27,055	18,586	19,670	20,977	17,546	27,152	30,400
2622	937248	CONGRESS AVE	Blue Heron Blvd	Silverbeach Rd	4	4	24,398	-	22,390	25,322	15,688	17,342	24,000
2620	937248	CONGRESS AVE	Silverbeach Rd	Northlake Blvd	4	4	25,819	22,667	25,054	25,463	15,688	17,342	26,700
	937733	COUNTRY CLUB DR	Tequesta Dr	Martin Co Line	2	2			-	-	2,388	1,832	1,800
	937407	COUNTY LINE RD	Riverside Memorial P	US-1	2	2			-	-	4,607	5,586	5,600
	930743	CR-707	Jupiter Inlet Bridge	N/A	2	2			-	-	5,853	6,627	6,600
7011	935237	CR-717	State Market Rd SR-729	SR-700, US-98	2	2	3,171	-	2,794	2,600	4,046	5,887	4,600
	937658	CR-827	US-27	CR-827-A	2	2			-	-	4,296	6,614	6,600
	937701	CR-827-A	CR-827	SR-80	2	2			-	-	4,296	6,650	6,700
	937608	CR-880	CR-700	Tractor Crossing	2	2			-	-	10,200	9,421	9,400
7024	930360	CR-880	Duda Rd	MLK Bl	2	2	6,410	5,588	5,091	4,887	9,939	8,609	3,800
7001	930414	CR-880	Airport Rd	SR-80	2	2	4,210	3,037	2,497	2,319	9,910	8,517	1,100
4641	937316	CRESTHAVEN BLVD	Jog Rd	Sherwood Forest Blvd	2	2	9,192	8,125	8,729	9,601	8,095	8,888	9,600
4633	937314	CRESTHAVEN BLVD	Sherwood Forest Blvd	Haverhill Rd	2	2	8,305	8,404	8,527	8,364	3,333	4,215	9,400
4635	937315	CRESTHAVEN BLVD	Haverhill Rd	Military Tr	2	2	9,195	7,357	7,753	8,063	8,566	8,325	7,500
3428	937091	CRESTWOOD BLVD	Southern Blvd	Folsom Rd	6	6	30,361	28,340	28,120	28,712	15,472	24,536	37,200
3444	930011	CRESTWOOD BLVD	Folsom Rd	Sparrow Rd	4	4	23,291	-	29,500	26,500	38,452	62,323	53,400
3440	937088	CRESTWOOD BLVD	Sparrow Rd	Okeechobee Bl	4	4	23,291	17,994	18,563	20,546	13,062	21,818	27,300
3464	937144	CRESTWOOD BLVD	Okeechobee Bl	Royal Palm Beach Bl	4	4	17,443	14,955	15,327	16,800	10,932	16,402	20,800
	937585	CUMBERLAND DR	Military Trail	Village Blvd	2	2			-	-	1,077	1,293	1,300
	937567	DAVIS RD	Forest Hill Blvd	Summit Blvd	2	2			-	-	1,654	2,562	2,600
3834	937185	DIXIE HWY	Banyan Blvd	Quadriille Rd	4	4		9,409	8,089	11,500	9,450	10,472	9,000
	930701	DONALD ROSS RD	US 1	CR-A1A	2	2			-	-	2,543	2,654	2,700
1105	930180	DONALD ROSS RD	Jog Rd	I-95 Interchange	4	4	13,058	12,542	16,037	17,986	8,949	9,964	17,100
1219	930181	DONALD ROSS RD	I-95	Parkside Dr	6	6		31,621	39,132	36,000	32,151	46,470	56,600
1205	937011	DONALD ROSS RD	Parkside Dr	Central Blvd	6	6	29,489	29,532	32,270	34,264	15,960	21,509	37,800
1211	937012	DONALD ROSS RD	Central Blvd	SR 811	6	6	30,818	29,830	30,092	32,453	8,573	21,993	43,500
1805	937364	DONALD ROSS RD	SR 811	Prosperity Farms Rd	6	6	27,409	27,372	28,848	31,854	12,959	17,021	32,900

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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
2836	937054	PROSPERITY FARMS RD	Lighthouse Dr	Burns Rd	3	3	20,604	17,850	18,259	18,663	12,955	15,533	20,800
2804	937052	PROSPERITY FARMS RD	Burns Rd	PGA Blvd	5	5	27,931	27,164	28,544	28,161	16,366	19,604	31,800
2802	937057	PROSPERITY FARMS RD	PGA Blvd	Hood Rd	4	4	17,850	18,843	19,537	21,519	4,801	6,257	21,000
2302	937056	PROSPERITY FARMS RD	Hood Rd	Donald Ross Rd	2	2	11,672	9,970	9,256	9,915	2,462	3,130	9,900
4637	937317	PURDY LN	Jog Rd	Haverhill Rd	2	2	7,532	8,536	7,658	8,000	5,405	6,153	8,400
4639	937318	PURDY LN	Haverhill Rd	Military Tr	2	2	13,248	9,583	10,281	10,900	2,755	5,613	13,100
3938	930779	QUADRILLE BLVD	Okeechobee Blvd	Fern St	4	4	9,895	-	13,800	12,500	15,217	17,591	16,000
3936	930780	QUADRILLE BLVD	Fern St	Clematis St	4	4	14,807	-	10,900	12,200	11,517	14,181	13,400
3934	930781	QUADRILLE BLVD	Clematis St	SR-5	4	4	14,089	-	12,300	11,100	9,142	11,487	14,600
2831	937286	RCA BLVD	Alt A1A	Prosperity Farms Rd	2	2	10,090	9,138	10,010	10,710	5,957	11,496	15,500
	937685	RIVERSIDE DR	Palmetto Park Rd	Glades Rd	2	2			-	-	542	738	700
3107	937143	ROEBUCK RD	Jog Rd	Haverhill Rd	4	4	18,602	17,913	19,457	22,137	14,648	24,955	29,800
3681	937143	ROEBUCK RD	Haverhill Rd	Military Trail	2	2		8,588	9,916	8,966	14,648	24,955	20,200
3412	937328	ROYAL PALM BEACH BLVD	Southern Blvd	Okeechobee Blvd	2	2	15,190	15,911	13,973	15,400	4,476	5,862	15,400
3410	937327	ROYAL PALM BEACH BLVD	Okeechobee Blvd	Persimmon Blvd	5	5	38,067	22,123	20,912	22,000	11,247	12,660	22,300
3426	937327	ROYAL PALM BEACH BLVD	Persimmon Blvd	60th St	2	5	32,722	16,753	13,868	22,000	11,247	12,660	15,600
2402	937327	ROYAL PALM BEACH BLVD	60th St	Orange Blvd	2	5	17,113	15,825	15,664	18,810	11,247	12,660	17,100
3819	930699	ROYAL PALM BRIDGE	N Flagler Dr	S County Rd	4	4	22,925	20,023	30,161	24,000	15,660	16,082	30,600
	937475	ROYAL PALM WAY	County Rd	S. Ocean Blvd.	2	2			-	-	3,787	4,553	4,600
3833	930087	ROYAL POINCIANA WAY	N Flagler Dr	Royal Poinciana Wy	4	4	24,543	15,122	17,000	16,170	17,570	18,542	17,900
	935291	ROYAL POINCIANA WAY	Cocconut Row	County Rd	4	4			-	-	7,039	7,157	7,200
	937564	S 57TH AVE	Lake Worth Rd	10th Ave N	2	2			-	-	7,202	7,625	7,600
	930725	S COUNTY RD	S Ocean Ave	Royal Palm Way	2	2			-	-	6,257	6,874	6,900
3414	937390	SANSBURYS WAY	Southern Blvd	Belvedere Rd	2	2	5,869	9,200	11,057	13,500	13,127	17,074	14,400
3454	938551	SANSBURYS WAY	Belvedere Rd	Okeechobee Bl	2	2	4,803	7,691	6,607	7,806	15,265	16,516	7,900
	937510	SE 1ST ST	A St	Se 6th Ave	2	2			-	-	267	478	500
	937444	SE AVE G	SR-80	CR-880	2	2			-	-	9,362	8,012	8,000
	937565	SEACREST BLVD	Lake Ida Rd	NE 22nd St	2	2			-	-	7,346	8,321	8,300
5802	938542	SEACREST BLVD	NE 22nd St	Gulfstream Blvd	3	3		21,073	21,450	20,756	21,121	22,595	22,900
5802	938542	SEACREST BLVD	Gulfstream Blvd	SE 28th Ave	2	2		21,073	21,450	20,756	21,121	22,595	22,900
5802	938542	SEACREST BLVD	SE 28th Ave	23rd Ave	5	5		21,073	21,450	20,756	21,121	22,595	22,900
5802	938542	SEACREST BLVD	23rd Ave	Woolbright Rd	5	5	22,554	21,073	21,450	20,756	21,121	22,595	22,900
5800	937277	SEACREST BLVD	Woolbright Rd	Boynton Beach Blvd	5	5	17,989	13,982	12,985	13,767	13,111	23,555	23,300
5302	937276	SEACREST BLVD	Boynton Beach Blvd	Gateway Blvd	5	5	14,795	12,733	13,215	13,844	4,555	13,866	22,500
4806	937022	SEACREST BLVD	Gateway Blvd	Hypoluxo Rd	5	5	14,029	11,637	11,738	13,086	6,785	11,885	16,800
3420	937357	SEMINOLE PRATT-WHITNEY RD	Southern Blvd	Okeechobee Blvd	4	6	18,769	13,922	14,153	16,737	14,707	35,894	34,500
3424	937358	SEMINOLE PRATT-WHITNEY RD	Okeechobee Blvd	Sycamore Dr E	4	6	22,377	16,483	18,026	21,347	17,797	38,833	39,300
3442	937359	SEMINOLE PRATT-WHITNEY RD	Sycamore Dr E	60TH ST N	4	6	18,742	16,151	16,772	21,500	14,139	37,613	44,600
2408	937356	SEMINOLE PRATT-WHITNEY RD	60TH ST N	Orange Bl	4	6	14,646	14,772	13,600	14,000	11,877	28,586	32,700
2406	937355	SEMINOLE PRATT-WHITNEY RD	Orange Bl	Northlake Blvd	4	6	15,781	9,974	11,577	13,953	10,894	27,276	29,000

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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
7023	935177	SR-80	Ave G	MLK Blvd	4	4	29,505	22,818	24,628	22,500	13,799	15,617	26,400
7020	930147	SR-80	MLK Blvd	Gator Blvd	4	4	20,799	20,314	20,345	20,500	13,906	16,852	23,300
7016	930035	SR-80	Gator Blvd	Hooker Hwy	4	4	13,309	14,551	17,318	16,800	10,747	13,721	20,300
7015	930762	SR-80	Hooker Hwy	Hatton Hwy	4	4	11,374	13,531	10,472	11,200	8,333	19,000	21,100
7003	930764	SR-80	Hatton Hwy	CR 880	4	4	8,935	12,907	9,000	10,700	8,211	18,842	20,700
3101	930019	SR-80	CR 880	Arden Way	4	4	17,567	19,702	16,177	16,700	26,371	39,463	29,300
3101	930019	SR-80	Arden Way	Lion Country Safari	6	6	17,567	19,702	16,177	16,700	26,371	39,463	29,300
3467	937225	SR-80	Lion Country Safari	Seminole Pratt Whitney Rd	6	6		22,490	21,463	26,952	30,018	54,294	45,700
3443	930011	SR-80	Seminole Pratt Whitney Rd	Binks Forest Drive	6	6	37,182	28,630	30,197	38,408	38,452	62,323	54,100
3431	937223	SR-80	Binks Forest Drive	Big Blue Trace	6	8	35,256	35,305	31,648	-	39,800	64,313	56,200
3413	937222	SR-80	Big Blue Trace	Forest Hill/Crestwood	6	8	45,385	46,881	46,151	52,643	47,074	71,970	70,600
3417	930102	SR-80	Forest Hill/Crestwood	Cypress Head	6	8	42,335	54,303	57,424	67,949	55,015	70,829	73,900
3437	937224	SR-80	Cypress Head	Royal Palm Beach Blvd	6	8	45,352	53,158	55,995	-	56,014	73,678	73,700
3405	930101	SR-80	Royal Palm Beach Blvd	Lamstein Ln	8	10	48,779	-	69,098	71,905	65,614	84,065	88,500
3409	930101	SR-80	Lamstein Ln	SR-7	8	10	51,263	65,897	74,163	81,282	65,614	84,065	95,000
3415	930139	SR-80	SR-7	Sansbury's Way	8	10	38,854	64,566	68,835	66,000	69,875	85,135	83,900
3105	930749	SR-80	Sansbury's Way	Pike Rd	8	10	43,644	62,010	64,009	84,104	50,796	65,789	79,000
3215	930740	SR-80	Pike Rd	Fla Turnpike Entrance	8	10	45,951	56,749	73,033	19,700	12,831	13,777	74,000
3643	935417	SR-80	Jog Rd	Haverhill Rd	8	10	32,658	61,432	69,801	88,500	54,362	74,115	89,600
3635	930021	SR-80	Haverhill Rd	Military Tr	8	10	30,884	51,286	77,359	76,500	38,767	55,137	93,700
3673	930384	SR-80	Kirk Rd	Congress Ave SB	8	10	33,449	58,752	65,258	79,013	42,742	57,154	79,700
3639	935419	SR-80	Congress Ave SB	Congress Ave NB	8	10	53,584	-	53,000	50,500	13,316	18,329	58,000
3675	935415	SR-80	Congress Ave NB	Gem Lake	8	10	53,584	58,349	62,500	58,000	36,675	47,372	73,200
3217	935415	SR-80	Gem Lake	I-95	8	10	31,292	51,969	58,703	58,000	36,675	47,372	69,400
3313	935416	SR-80	I-95	Parker Ave	5	5	30,197	30,776	34,484	31,500	31,873	33,427	36,200
3823	935113	SR-80	Parker Ave	Dixie Hwy	5	5	22,160	22,301	25,426	24,951	30,970	32,191	26,600
3825	935213	SR-80	Dixie Hwy	Olive Ave	5	5	13,377	11,595	17,152	-	13,245	13,937	17,800
	935411	SR-80	Olive Ave	Flagler Dr	5	5			-	-	12,750	14,210	14,200
3827	930674	SR-80	Flagler Dr	Ocean Blvd	2	2	14,504	12,830	14,411	10,900	13,198	13,820	15,100
2814	930706	SR-811	Northlake Blvd	Lighthouse Dr	4	4	23,192	22,822	23,262	22,970	22,613	21,772	22,400
2828	935257	SR-811	Lighthouse Dr	Burns Rd	4	4	23,538	18,599	24,382	23,500	26,419	26,678	24,600
2826	930012	SR-811	Burns Rd	RCA Blvd	4	4	26,262	27,160	27,993	23,500	26,106	25,707	27,600
2824	930081	SR-811	RCA Blvd	PGA Blvd	4	4	23,755	26,308	26,611	30,373	24,701	19,374	20,900
2820	937220	SR-811	PGA Blvd	Hood Rd	6	6	29,957	42,098	42,954	-	52,390	48,124	38,700
	930707	SR-811	PGA Blvd	N/A	6	6			-	-	31,074	25,798	25,800
2830	930028	SR-811	Hood Rd	Donald Ross Rd	6	6	21,258	30,104	33,222	35,492	40,799	48,699	41,100
1308	930728	SR-811	Donald Ross Rd	Toney Penna Dr	6	6	23,574	25,207	30,883	31,132	34,278	37,215	33,500
1808	930082	SR-811	Toney Penna Dr	Indiantown Rd	6	6	32,158	26,804	33,507	34,067	45,722	49,911	37,700
1604	935229	SR-811	Indiantown Rd	Center St	6	6	33,675	31,130	35,033	39,500	44,994	52,999	43,000
1800	930151	SR-811	Center St	US 1	6	6	41,973	36,517	42,521	41,000	57,133	68,558	53,900