



JMD ENGINEERING, INC.

March 31, 2026

City of Delray Beach Planning and Zoning Department
100 NW 1st Avenue
Delray Beach, Florida 33444

Re: Lorne & Sons Funeral Home Parking Lot
LUMA Change Traffic Statement
PCN 12-43-46-09-32-000-0151

JMD Engineering, Inc. has performed this Traffic Impact Analysis for a LUMA Amendment for the subject site. The site has an existing LUMA designation of Medium Density (MD). The proposed LUMA is for Central Business District (CBD) Central Core (CC).

As such, this change will modify the maximum standard density from 12 units per acre to 30 units per acre while the commercial floor to area ratio (FAR) will increase to a FAR of 3.0. It is noted, pursuant to the Table NDC-1 of the Neighborhoods, Districts, and Corridors element of the City of Delray Beach Comprehensive Plan, the existing MD LUMA has a Revitalization Incentive that allows 12-24 units per acre.

The parcel to be considered for LUMA is PCN 12-43-46-09-32-000-0151 which contains 0.61 acres.

This document presents the methodology used and the findings of the traffic impact analysis for the proposed LUMA from MD to CBD CC. The analysis was conducted in accordance with the requirements of the City of Delray Beach Comprehensive Plan.

Inventory Data

The data used in this analysis were obtained from Palm Beach County and the City of Delray Beach included:

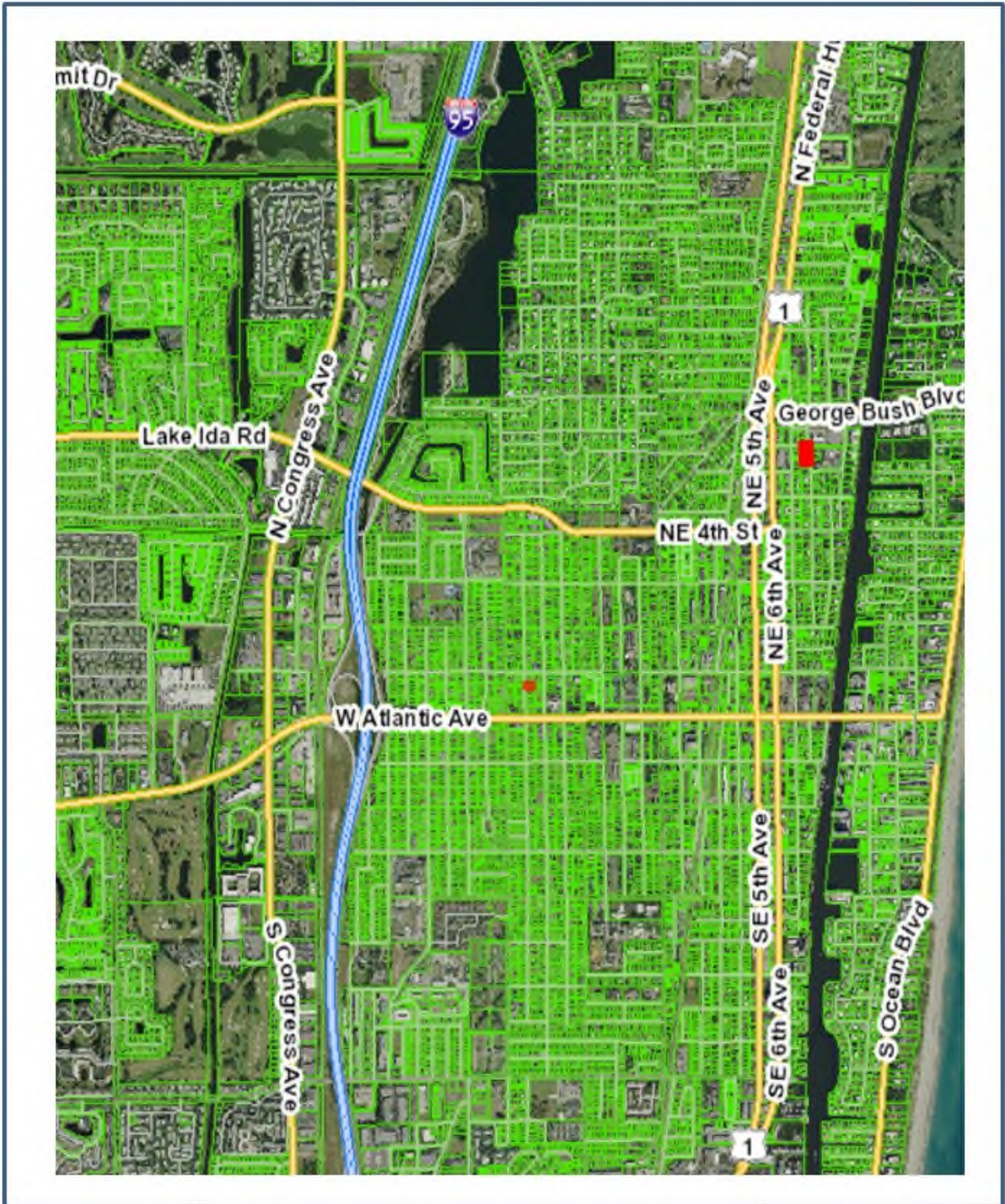
- 2024 24-hour traffic volumes (2025 not available)
- PBC MPO 2045 Model Data



Planning Data

The site location is shown in Figure 1. Development density for the current MD LUMA is a maximum potential of 18 DU/acre (including incentive) and no commercial use. The proposed LUMA designation of CBD CC was analyzed for the site at a proposed maximum of 30 units per acre and a 3.0 FAR of commercial. These are shown in Table 1.

TABLE 1 LORNE & SONS FUNSERAL HOME PARKING LOT LUMA PETITION SUMMARY				
EXISTING LAND USE DESIGNATION				
ZONING	USE	ACRES	UNITS	YIELD
MD	RESIDENTIAL	0.61	18	10
MAXIMUM PROPOSED LAND USE DESIGNATION				
ZONING	USE	ACRES	FAR	YIELD
CBD CENTRAL CORE	RESIDENTIAL	0.61	30	18
CBD CENTRAL CORE	COMMERCIAL	0.61	3.0	79715
<i>Existing includes Revitalization Incentive to 18 units</i>				



PROJECT LOCATION MAP

FIGURE 1
DELRAY BEACH, FL



Trip Generation

The maximum trip generation potentials for the current LUMA designation and maximum proposed LUMA designation were developed based on the trip generation rates published by Palm Beach County. Table 2 summarizes the trip generation comparison of the current LUMA designation with the proposed LUMA designation.

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing LUMA Traffic								
MD RESIDENTIAL (18 DU/AC)	10 DU	67	4	1	3	5	3	2
Proposed LUMA Traffic								
<i>Site Generation</i>								
CENTRAL CORE RESIDENTIAL (30 DU/AC)	17 DU	115	7	2	5	9	6	3
CENTRAL CORE COMMERCIAL (3.0 FAR)	79,715 s.f.	5,153	75	47	28	459	220	239
Subtotal		5,268	82	49	33	468	226	242
<i>Pass-By Capture</i>								
Retail Pass-By Trips	39.00%	2,010	29	19	10	179	86	93
Subtotal		3,258	53	30	23	289	140	149
CHANGE IN POTENTIAL TRIPS			3,191	49	29	284	137	147

Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
					In/Out	Rate/Equation	In/Out	Rate/Equation
Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
Shop Plaza (40-150ksf) w/out Sup Market	821	1000 S.F.	67.52	39%	62/38	1.73	49/51	5.19

With the proposed change in LUMA designation, if the site was developed at the maximum proposed intensity there would be an increase of 3,191 daily trips, 49 am peak hour trips and 284 pm peak hour trips as shown in Table 3.

SCENARIO	Daily Trips	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
<u>MAX EXISTING ZONING</u>	67	4	1	3	5	3	2
<u>MAX PROPOSED ZONING</u>	3,258	53	30	23	289	140	149
<u>NET INCREASE</u>	3,191	49	29	20	284	137	147

Table 4 shows the project traffic assignment and links impacted by the proposed change (>3%) within a one-mile radius. As shown, for the



existing and long-range analysis, the following links are significantly impacted by this proposed change in LUMA. Therefore, these links will be analyzed in this report.

ATLANTIC AVE	Swinton Ave	US-1
US-1 (NE 6TH AVE)	Atlantic Ave	NE 1st St
US-1 (NE 5TH AVE)	Atlantic Ave	NE 1st St
US-1 (NE 6TH AVE)	NE 1st St	NE 4th St
US-1 (NE 5TH AVE)	NE 1st St	NE 4th St
US-1 (NE 6TH AVE)	NE 4th St	George Bush Blvd
US-1 (NE 5TH AVE)	NE 4th St	George Bush Blvd
US-1	George Bush Blvd	Gulfstream Blvd

LORNE & SONS FUNERAL HOME PARKING LOT								
TABLE 4								
DAILY PROJECT SIGNIFICANCE								
Roadway	From	To	Ln	LOS D CAPACITY		PROJECT TRAFIC		IMPACT
				VOL	Assignment	Volume	%	
GEORGE BUSH BLVD	A-1-A	US-1	2L	15200	3%	96	0.63%	
GEORGE BUSH BLVD	US-1	NE 2nd Ave	2L	15200	2%	64	0.42%	
GEORGE BUSH BLVD	NE 2nd Ave	Swinton Ave	2L	15200	2%	64	0.42%	
ATLANTIC AVE	Barwick Rd	Congress Ave	6D	50300	5%	160	0.32%	
ATLANTIC AVE	Congress Ave	I-95	6D	50300	10%	319	0.63%	
ATLANTIC AVE	I-95	8th Ave SW	4D	33200	30%	957	2.88%	
ATLANTIC AVE	8th Ave SW	Swinton Ave	4D	33200	30%	957	2.88%	
ATLANTIC AVE	Swinton Ave	US-1	2L	15200	35%	1117	7.35%	
ATLANTIC AVE	US-1	A1A	4L	31500	5%	160	0.51%	
CONGRESS AVE	Lowson Blvd	Atlantic Ave	6D	50300	5%	160	0.32%	
CONGRESS AVE	Atlantic Ave	Lake Ida Rd	6D	50300	5%	160	0.32%	
I-95	Linton Blvd	Atlantic Ave	10X	184000	10%	319	0.17%	
I-95	Atlantic Ave	Woolbright Rd	10X	184000	10%	319	0.17%	
GULFSTREAM BLVD	Seacrest Blvd	US-1	2L	15200	5%	160	1.05%	
NE 1ST STREET	Swinton Ave	US-1	2L	15200	2%	64	0.42%	
SE 1ST STREET	Swinton Ave	US-1	2L	15200	2%	64	0.42%	
LAKE IDA RD	NE 2nd Ave	US-1	2L	15200	5%	160	1.05%	
LAKE IDA RD	Swinton Ave	NE 2nd Ave	2L	15200	5%	160	1.05%	
LAKE IDA RD	Congress Ave	Swinton Ave	4D	33200	3%	96	0.29%	
SWINTON AVE	10th Street	Atlantic Ave	2L	15200	2%	64	0.42%	
SWINTON AVE	Atlantic Ave	Lake Ida Rd	2L	15200	2%	64	0.42%	
SWINTON AVE	Lake Ida Rd	George Bush Blvd	2L	15200	2%	64	0.42%	
SWINTON AVE	George Bush Blvd	NE 22nd Street	2L	15200	2%	64	0.42%	
NE 2ND AVE	Lake Ida Rd	George Bush Blvd	2L	15200	2%	64	0.42%	
NE 2ND AVE	George Bush Blvd	NE 22nd Street	2L	15200	2%	64	0.42%	
SW 10TH STREET	Swinton Ave	US-1	2L	15200	5%	160	1.05%	
OCEAN AVE	Woolbright Road	George Busch Blvd	2L	15200	1%	32	0.21%	
OCEAN AVE	George Bush Blvd	Atlantic Ave	2L	15200	1%	32	0.21%	
OCEAN AVE	Atlantic Ave	Linton Blvd	2L	15200	1%	32	0.21%	
US-1 (NE 6TH AVE)	SE 10th St	SE 1st St	2LO	19900	8%	255	1.28%	
US-1 (NE 5TH AVE)	SE 10th St	SE 1st St	2LO	19900	8%	255	1.28%	
US-1 (NE 6TH AVE)	SE 1st St	Atlantic Ave	2LO	19900	10%	319	1.60%	
US-1 (NE 5TH AVE)	SE 1st St	Atlantic Ave	2LO	19900	10%	319	1.60%	
US-1 (NE 6TH AVE)	Atlantic Ave	NE 1st St	2LO	19900	25%	798	4.01%	
US-1 (NE 5TH AVE)	Atlantic Ave	NE 1st St	2LO	19900	25%	798	4.01%	
US-1 (NE 6TH AVE)	NE 1st St	NE 4th St	2LO	19900	26%	830	4.17%	
US-1 (NE 5TH AVE)	NE 1st St	NE 4th St	2LO	19900	26%	830	4.17%	
US-1 (NE 6TH AVE)	NE 4th St	George Bush Blvd	2LO	19900	30%	957	4.81%	
US-1 (NE 5TH AVE)	NE 4th St	George Bush Blvd	2LO	19900	30%	957	4.81%	
US-1	George Bush Blvd	Gulfstream	4LD	30200	35%	1117	3.70%	
US-1	Gulfstream	SE 23rd Ave	4LD	30200	25%	798	2.64%	



Traffic Distribution

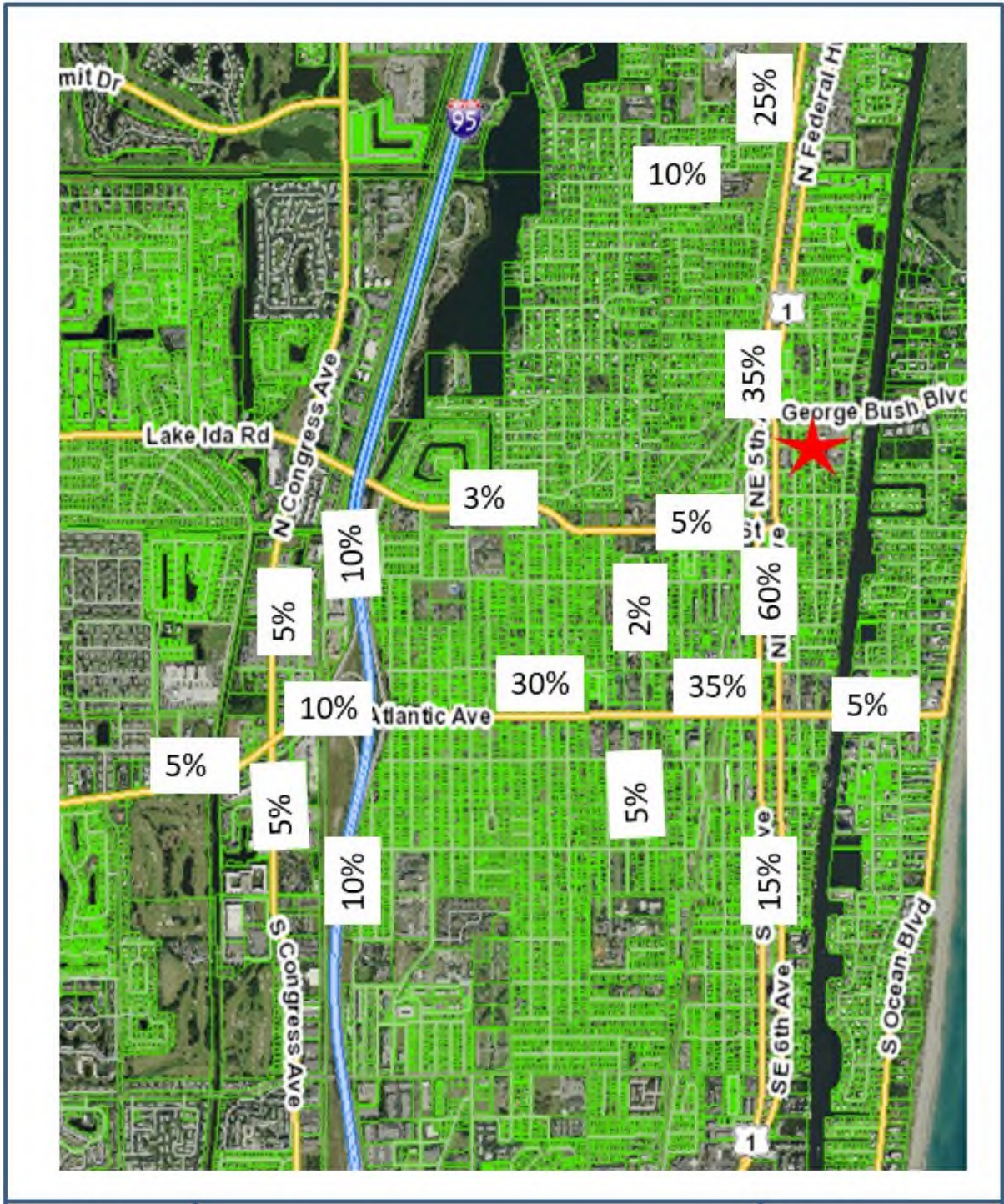
The external traffic distribution was determined by a review of the roadway network and its travel time characteristics. The distribution, by general direction, is summarized below:

NORTH	35%
SOUTH	25%
EAST	5%
WEST	35%

The distributed external trips for the project were assigned to the roadway links within the radius of influence based on the additional impacts from the proposed land use designation. See Figure 2.

Background Traffic

Background traffic for the analyses was obtained from Palm Beach County MPO. Background traffic for the long-range (Year 2045) level of service analysis was obtained from projected traffic volume estimates obtained from the Palm Beach County Metropolitan Planning Organization. The volumes are assumed to already include the impacts from the current future designations of all properties within the area. Therefore, no committed development project traffic was added to this scenario. Additionally, only the net new trips associated with the proposed land use change will be added to the long-range (Year 2045) model volumes.



ENGINEERING, INC.

PROJECT TRAFFIC ASSIGNMENT

FIGURE 2
DELRAY BEACH, FL



Roadway Evaluation

Roadway links within the radius of influence were analyzed per City of Delray Beach guidelines. For the roadway evaluation, traffic was assigned considering the surrounding land uses and roadway characteristics.

Table 5 summarizes the analysis for the existing (2024) conditions with counts obtained from FDOT. Table 6 summarizes the analysis for the proposed maximum traffic added to the long-range (Year 2045).

LORNE & SONS FUNERAL HOME PARKING LOT								
TABLE 5								
2024 DAILY EXISTING ANALYSIS								
Roadway	From	To	Ln	LOS D CAPACITY	PROJECT TRAFIC Assignment	Volume	2024 VOLUME	2024 TOTAL
ATLANTIC AVE	Swinton Ave	US-1	2L	15200	35%	1117	9900	11017
US-1 (NE 6TH AVE)	Atlantic Ave	NE 1st St	2LO	19900	25%	798	13000	13798
US-1 (NE 5TH AVE)	Atlantic Ave	NE 1st St	2LO	19900	25%	798	12500	13298
US-1 (NE 6TH AVE)	NE 1st St	NE 4th St	2LO	19900	26%	830	13000	13830
US-1 (NE 5TH AVE)	NE 1st St	NE 4th St	2LO	19900	26%	830	12500	13330
US-1 (NE 6TH AVE)	NE 4th St	Blvd	2LO	19900	30%	957	13000	13957
US-1 (NE 5TH AVE)	NE 4th St	Blvd	2LO	19900	30%	957	12500	13457
US-1	George Bush Blvd	Gulfstream	4LD	30200	35%	1117	28000	29117

LORNE & SONS FUNERAL HOME PARKING LOT								
TABLE 6								
2045 DAILY EXISTING ANALYSIS								
Roadway	From	To	Ln	LOS D CAPACITY	PROJECT TRAFIC Assignment	Volume	2045 VOLUME	2045 TOTAL
ATLANTIC AVE	Swinton Ave	US-1	2L	15200	35%	1117	12900	14017
AVE)	Atlantic Ave	NE 1st St	2LO	19900	25%	798	16900	17698
AVE)	Atlantic Ave	NE 1st St	2LO	19900	25%	798	16500	17298
AVE)	NE 1st St	NE 4th St	2LO	19900	26%	830	16900	17730
AVE)	NE 1st St	NE 4th St	2LO	19900	26%	830	16500	17330
AVE)	NE 4th St	Blvd	2LO	19900	30%	957	16700	17657
AVE)	NE 4th St	Blvd	2LO	19900	30%	957	16400	17357
US-1	George Bush Blvd	Gulfstream	4LD	30200	35%	1117	30900	32017



As documented in the afore mentioned tables, the traffic associated with the proposed change in land use will meet the traffic standards of the Comprehensive Plan of Delray Beach with the exception of the link of US-1 from George Bush Boulevard to Gulfstream Boulevard for the future Year 2045, which is over LOS D capacity without the project, but falls under the LOS E capacity for the roadway.

Conclusion

Based upon the analysis undertaken, the proposed LUMA Amendment would result in an increase in daily, AM Peak hour and PM Peak hour traffic at maximum density for the subject site with no adverse impacts on the adjacent roadway network. Therefore, the proposed LUMA Amendment meets the requirements of the Comprehensive Plan for the City of Delray Beach.

If you have any questions, please do not hesitate to contact me at (561) 379-5178.

Sincerely,

JMD ENGINEERING, INC.

John M. Donaldson, P.E.
President

Florida Registration
Number 40568
Engineering Business
Number 00009514



APPENDIX



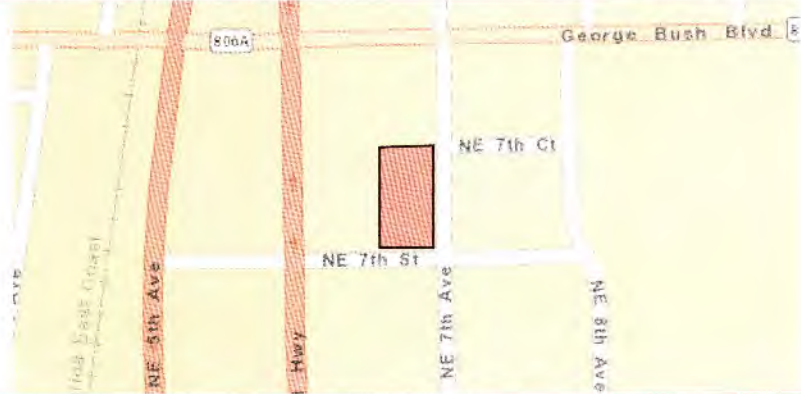
PARCEL DATA



Property Detail

Parcel Control Number: 12-43-46-09-32-000-0151 Location Address: NE 7TH ST
 Owners: DOCKFLY LLC Municipality: DELRAY BEACH
 Mailing Address: 745 NE 6TH AVE, , DELRAY BEACH FL 33483 5701
 Last Sale: 02/16/2005 Book/Page#: 18179 / 00740 Price: \$1,500,000
 Property Use Code: 7600 - MORT/CEMETERY Zoning: RM - RM-MULTIPLE FAMILY (MEDIUM)
 Legal Description: MC GINLEY & GOSMANS LT 15
 (LESS W 24 FT), LTS 16 & 17,
 LTS 28 & 29, LT 30 (LESS W 24
 FT) & S 1/2 OF ABND NE 7TH
 CT LYG N OF & ADJ TO Total SF: 0 Acres .61

Owner : DOCKFLY LLC PCN : 12434609320000151



2024 Values

Improvement Value \$47,963
 Land Value \$557,237
 Total Market Value \$605,200
 Assessed Value \$605,200
 Exemption Amount \$0
 Taxable Value \$605,200

2024 Taxes

Ad Valorem \$11,014
 Non Ad Valorem \$637
 Total Tax \$11,651

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.



2045 MPO MODEL VOLUMES

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

PRC Station	FEDT Station	Route	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Counts	2015 Count	2018 Model	2045 Model	2045 Adjusted	
6808	935004	US-1	Palmetto Park Rd	Mizner Blvd	4	4T	29,043	26,427	28,020	29,000	25,356	29,033	32,100
6806	937641	US-1	Mizner Blvd	Glades Rd	6	4T	34,464	30,930	33,388	12,200	6,773	12,353	39,000
6804	935004	US-1	Glades Rd	20th St NW	4	4T	32,117	29,852	32,118	29,000	25,356	29,033	35,800
6814	935251	US-1	20th St NW	Spanish River Blvd	4	4T	35,313	29,347	34,790	32,500	33,231	36,802	38,500
6802	935251	US-1	Spanish River Blvd	Yamato Rd	4	4T	32,334	29,825	35,125	32,500	33,231	36,802	38,900
6858	930010	US-1	Yamato Rd	Newcastle St	4	4T	35,153	29,210	30,238	27,389	31,461	33,872	32,600
6854	930010	US-1	Newcastle St	Hidden Valley Blvd	4	4T	34,319	-	26,782	27,389	31,461	33,872	28,800
6306	930007	US-1	Hidden Valley Blvd	Lindell Blvd	4	4T	29,921	24,382	27,759	29,500	28,108	31,310	30,900
5840	930007	US-1	Lindell Blvd	Linton Blvd	4	4T	37,735	30,628	33,670	37,864	28,108	31,310	37,500
5838	937174	US-1	Linton Blvd	Lowson Blvd/SE 10th St	4	4T	32,284	30,247	30,226	35,268	14,862	21,815	37,200
5844	935227	US-1	Lowson Blvd/SE 10th St	Atlantic Ave	4	4T	14,406	11,605	14,363	14,500	7,167	11,425	18,600
5842	935027	US-1	Atlantic Ave	Atlantic Ave	4	4T	14,918	13,268	12,056	12,500	5,726	9,410	15,700
5812	930266	US-1	Atlantic Ave	NE 4th St	4	4T	16,469	12,963	13,182	14,357	6,073	9,784	16,900
5810	935249	US-1	Atlantic Ave	NE 4th St	4	4T	14,612	12,454	12,877	6,720	10,745	16,500	
5830	935340	US-1	NE 4th St	George Bush Blvd	4	4T	13,852	11,137	11,974	14,000	8,806	13,541	16,700
5828	935030	US-1	NE 4th St	George Bush Blvd	4	4T	14,725	12,480	12,116	14,500	7,048	11,315	16,400
5824	930260	US-1	George Bush Blvd	23rd Ave	4	4T	26,630	18,563	23,805	26,919	12,014	19,062	30,900
5822	935033	US-1	23rd Ave	Woolbright Rd	4	4T	31,509	25,066	31,183	28,500	18,314	25,808	38,700
5818	935034	US-1	Woolbright Rd	Ocean Ave	4	4T	27,164	21,400	23,462	22,500	6,603	16,964	33,800
5816	935037	US-1	Ocean Ave	Boynton Beach Blvd	4	4T	27,765	23,650	25,806	23,000	5,946	13,106	33,000
5304	930718	US-1	Boynton Beach Blvd	Gateway Blvd	4	4T	26,666	18,086	20,564	22,000	7,760	13,385	26,200
4826	930251	US-1	Gateway Blvd	Hypoluxo Rd	4	4T	20,509	15,024	17,159	17,405	3,325	8,493	22,300
4818	935051	US-1	Hypoluxo Rd	E Ocean Ave/Lantana Rd	5	5T	26,541	19,099	21,647	19,300	11,599	17,138	27,200
4804	935053	US-1	E Ocean Ave/Lantana Rd	12th Ave S	4	4T	27,273	20,546	22,277	20,500	9,731	14,281	26,800
4816	930668	US-1	12th Ave S	6th Ave S	4	4T	16,559	-	18,920	15,800	5,132	7,569	21,400
4820	935061	US-1	6th Ave S	Lake/Lucerne	4	4T	24,439	18,135	20,992	18,500	15,132	19,020	24,900
4800	935063	US-1	Lake/Lucerne	10th Ave N	4	4T	21,271	19,180	22,278	22,718	14,975	19,122	26,400
4822	935065	US-1	10th Ave N	17th Ave N	4	4T	25,153	19,740	21,785	20,500	15,774	18,962	25,000
3306	930111	US-1	17th Ave N	Alhambra Pl	4	4T	28,528	-	21,500	7,619	19,130	23,639	26,600
3922	935082	US-1	Alhambra Pl	Forest Hill Blvd	4	4T	28,357	22,054	25,710	21,500	22,485	28,212	32,300
3908	935110	US-1	Forest Hill Blvd	Nottingham Blvd	4	4T	27,878	-	17,800	20,500	15,651	19,614	22,300
3890	935110	US-1	Nottingham Blvd	Southern Blvd	4	4T	21,472	15,295	19,088	20,500	15,651	19,614	23,900
3878	935420	US-1	Southern Blvd	Monroe Dr	4	4T	22,278	15,700	18,137	18,200	18,189	21,390	21,300
3866	937202	US-1	Monroe Dr	Belvedere Rd	4	4T	21,348	18,337	19,550	-	15,510	15,843	19,900
3862	935423	US-1	Belvedere Rd	Okeechobee/Lakeview	4	4T	18,761	18,100	17,885	16,400	15,118	13,869	16,400
3846	937186	US-1	Okeechobee/Lakeview	Banyan Blvd	4	4T	12,848	10,862	8,036	6,114	16,831	17,623	8,800
3834	930515	US-1	Banyan Blvd	Loflin St	4	4T	12,641	9,409	8,089	4,100	14,152	15,021	9,000
3828	935422	US-1	Loflin St	Palm Beach Lakes Blvd	4	4T	17,879	20,272	19,464	14,200	16,286	19,391	23,200
3822	930146	US-1	Palm Beach Lakes Blvd	25th St	4	4T	15,778	-	18,300	18,900	16,928	20,249	21,900
3812	935090	US-1	25th St	36th St	4	4T	13,197	16,066	20,097	24,500	19,095	25,977	27,300

SERP 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	2038 Count	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



COUNTS

FLORIDA DEPARTMENT OF TRANSPORTATION
2024 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 93 PALM BEACH

SITE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT	"K" FCTR	"D" FCTR	"T" FCTR
5322	SR 704 (ONE WAY WB) - .150 MI W OF S DIXIE HWY	W 21500	0	21500 C	9.0	99.9W	3.0A
5335	SR 700/US 98-NW OF NEW SR 80 (COUNTY LINK: 7004)	N 2000 S	1900	3900 C	9.5	61.5F	15.9P
5340	SR 5/US 1-S OF SR 806/A ONE WAY SB (COUNTY LINK: 12500)	S 12500	0	12500 C	9.0	99.9W	2.1A
5341	SR 808/GLADES RD-W OF SR 91/FLA TPK (COUNTY LINK)	E 22000 W	24000	46000 C	9.0	58.6F	2.4P
5342	SR 7/US 441 - N OF SR 808/GLADES RD (COUNTY LINK)	N 25000 S	23000	48000 C	9.0	58.6F	3.6P
5401	SR 786/PGA BLVD - E OF SR 710/BEEELINE HWY (COUNT)	E 1800 W	2000	3800 C	9.5	61.5F	6.5A
5402	SR 786 / PGA BLVD - E OF SR 811/ALT A1A (COUNTY)	E 26000 W	21500	47500 C	9.0	61.5F	5.8P
5403	SR 804/BOYNTON BCH BLVD - E OF SR 9/I-95 (COUNTY)	E 16000 W	16000	32000 C	9.0	58.6F	3.8P
5404	SR 809/MILITARY TRL - N OF SR 80/SOUTHERN BLVD (	N 24000 S	23500	47500 C	9.0	58.6F	2.7A
5405	SR 708/BLUE HERON BLVD - W OF SR 9/I-95 (COUNTY)	E 23500 W	22500	46000 C	9.0	58.6F	5.4A
5406	SR 708/BLUE HERON BLVD - E OF SR 9/I-95 (COUNTY)	E 27000 W	28000	55000 C	9.0	58.6F	13.5P
5408	SR 804/BOYNTON BCH BLVD - W OF SR 5/US 1 (COUNTY)	E 10000E W	9800E	19800 F	9.0	58.6F	3.6F
5410	SR 704 / OKEECHOBEE BLVD - W OF I-95	E 30000 W	28000	58000 C	9.0	58.6F	9.5P
5411	SR 80/SOUTHERN BLVD - E OF SR 5/OLIVE AVE (UNDER	E 7600 W	7500	15100 C	9.0	62.2F	5.1A
5412	SR 704 / OKEECHOBEE BLVD - E OF I-95 (SIS) (COUN	E 38000 W	40000	78000 C	9.0	58.6F	2.3A
5415	SR 80/SOUTHERN BLVD - W OF I-95 (COUNTY LINK: 36	E 30500 W	39500	70000 C	9.0	58.6F	4.9P

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FLORIDA DEPARTMENT OF TRANSPORTATION
 2024 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 93 PALM BEACH

SITE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT	"K" FCTR	"D" FCTR	"T" FCTR
TYPE				TWO-WAY			
5004	SR 5/US 1-N OF CR 798/PALMETTO PARK RD (COUNTY L	N	S	12500	9.0	62.2F	2.5P
5009	SR A1A-S OF SR 806/ATLANTIC AVE (COUNTY LINK: 58	N	S	4600	9.0	62.2F	3.7A
5010	SR A1A-N OF CR 798/PALMETTO PK RD (COUNTY LINK:	N	S	7300	9.0	62.2F	2.9P
5013	SR A1A-N OF SR 806, DELRAY BCH (COUNTY LINK: 583	N	S	4100	9.0	62.2F	2.4P
5014	SR A1A-S OF NE 8 ST (G. BUSH BLVD), DELRAY BCH (	N	S	3800	9.0	62.2F	3.8A
5017	SR 806/ATLANTIC AVE - W OF SR 9/1-95 (COUNTY LIN	E	W	25000	9.0	58.6F	4.5A
5019	SR 806/ATLANTIC AVE - W OF SWINTON AVE, DELRAY B	E	W	16000	9.0	58.6F	3.7P
5022	CR 806/ATLANTIC AVE - W OF SR 5/NE 5 AVE, US 1	E	W	5100	9.0	62.2F	10.2P
5027	SR 5/US 1-S OF SR 806/ONE WAY NORTHBOUND (COUNTY	N	W	14000	9.0	99.9W	13.3P
5030	SR 5/US 1-S OF SR 806/A ONE WAY NORTHBOUND (COUN	N	W	13000	9.0	99.9W	3.0A
5033	SR 5/US 1 - S OF SE 15 AVE/WOOLBRIGHT RD (COUNTY	N	S	13500	9.0	62.2F	4.2P
5034	SR 5/US 1 - N OF SE 15 AVE/WOOLBRIGHT RD (COUNTY	N	S	12000	9.0	62.2F	3.1A
5037	SR 5/US 1 - N OF SR 804/OCEAN AVE, BOYNTON BCH (	N	S	11000	9.0	62.2F	2.6P
5050	SR A1A-S OF SR 802/LAKE WORTH RD (COUNTY LINK: 4	N	S	5500	9.0	62.2F	2.6P
5051	SR 5/US 1 - S OF OCEAN AVE, LANTANA (COUNTY LINK:	N	S	10500	9.0	62.2F	2.8A
5053	SR 5/US 1 - N OF LANTANA RD (COUNTY LINK: 4804)	N	S	11000	9.0	62.2F	4.5P

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FLORIDA DEPARTMENT OF TRANSPORTATION
 2024 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 93 PALM BEACH

SITE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT	"K" FCTR	"D" FCTR	"T" FCTR
0250	A1A-S OF LINTON BLVD (COUNTY LINK: 5836)	N 7300 S	5300	12600 C	9.0	62.2F	6.5P
0263	SR 5/US 1-N OF NE 8 ST (G BUSH BLVD) ONE WAY NB	N 13500	0	13500 C	9.0	99.9W	4.9P
0264	SR 5/US 1-N OF NE 8 ST (G BUSH BLVD) ONE WAY SB	S 13500	0	13500 C	9.0	99.9W	2.9P
0285	SR 804/BOYNTON BCH BLVD - E OF SR 807/CONGRESS A	E 18000 W	18000	36000 C	9.0	58.6F	5.4P
0300	GATEWAY BLVD/22 AVE - W OF I-95/E OF HIGH RIDGE	E 27000 W	27000	54000 C	9.0	58.6F	4.5A
0301	GATEWAY BLVD/22 AVE - E OF I-95/W OF NW 1 ST (CO	E 14500E W	14500E	29000 S	9.0	58.6F	4.4P
0302	WOOLBRIGHT RD - W OF SR 9/I-95 (COUNTY LINK: 520	E 21500 W	22000	43500 C	9.0	58.6F	4.6P
0303	WOOLBRIGHT RD-E OF SR 9/I-95 (COUNTY LINK: 5303)	E 19500 W	21000	40500 C	9.0	58.6F	3.5P
0311	SR 809/MILITARY TRAIL/ N OF SR 704/OKECHOBEE BL	N 19000 S	19000	38000 C	9.0	58.6F	3.8P
0328	SR A1A/BLUE HERON BLVD - E OF ICW DRAWBRIDGE (C	E 8200 W	8600	16800 C	9.0	62.2F	5.7P
0359	SR 80/S MAIN ST-S OF AVE M, BELLE GLADE (COUNTY	N 10500 S	10500	21000 C	9.0	61.5F	12.4P
0360	CR 880/CANAL ST /OLD SR 80-W OF DUDA RD (COUNTY	E 900E W	1000E	1900 F	9.5	61.5F	17.0F
0374	SR 15/US 441-S OF SR 700/US 98 AT PAHOKEE NCL (C	N 3000 S	2900	5900 C	9.0	61.5F	27.8A
0379	SR 5/US 1 - N OF PGA BLVD/SR-786 (COUNTY LINK: 2	N 15000 S	14000	29000 C	9.0	62.2F	3.4A
0396	SR 15/US 441 - S OF CR 729/MARKET RD, PAHOKEE (CO	N 4900 S	4400	9300 C	9.0	61.5F	18.9A
0404	SR 802/LAKE WORTH RD - W OF MILITARY TRL/SR 809	E 20000 W	19500	39500 C	9.0	58.6F	5.3P

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FLORIDA DEPARTMENT OF TRANSPORTATION
 2024 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 93 PALM BEACH

SITE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT	"K" FCTR	"D" FCTR	"T" FCTR
5004	SR 5/US 1-N OF CR 798/PALMETTO PARK RD (COUNTY L	N 11500 S	12500 C	24000 C	9.0	62.2F	2.5P
5009	SR 1A1-S OF SR 806/ATLANTIC AVE (COUNTY LINK: 58	N 4500 S	4600 C	9100 C	9.0	62.2F	3.7A
5010	SR 1A1-N OF CR 798/PALMETTO PK RD (COUNTY LINK:	N 5600 S	7300 C	12900 C	9.0	62.2F	2.9P
5013	SR 1A1-N OF SR 806, DELRAY BCH (COUNTY LINK: 583	N 4100 S	4000 C	8100 C	9.0	62.2F	2.4P
5014	SR 1A1-S OF NE 8 ST (G. BUSH BLVD), DELRAY BCH (	N 4000 S	3800 C	7800 C	9.0	62.2F	3.8A
5017	SR 806/ATLANTIC AVE - W OF SR 9/I-95 (COUNTY LIN	E 26000 W	25000 C	51000 C	9.0	58.6F	4.5A
5019	SR 806/ATLANTIC AVE - W OF SWINTON AVE, DELRAY B	E 14000 W	16000 C	30000 C	9.0	58.6F	3.7P
5022	CR 806/ATLANTIC AVE - W OF SR 5/NE 5 AVE, US 1	E 4800 W	5100 C	9900 C	9.0	62.2F	10.2P
5027	SR 5/US 1-S OF SR 806/ONE WAY NORTHBOUND (COUNTY	N 14000	0	14000 C	9.0	99.9W	13.3P
5030	SR 5/US 1-S OF SR 806/A ONE WAY NORTHBOUND (COUN	N 13000	0	13000 C	9.0	99.9W	3.0A
5033	SR 5/US 1 - S OF SE 15 AVE/WOOLBRIGHT RD (COUNTY	N 14500 S	13500 C	28000 C	9.0	62.2F	4.2P
5034	SR 5/US 1 - N OF SE 15 AVE/WOOLBRIGHT RD (COUNTY	N 12000 S	13000 C	25000 C	9.0	62.2F	3.1A
5037	SR 5/US 1 - N OF SR 804/OCEAN AVE, BOYNTON BCH (	N 11000 S	13000 C	24000 C	9.0	62.2F	2.6P
5050	SR 1A1-S OF SR 802/LAKE WORTH RD (COUNTY LINK: 4	N 5500 S	5200 C	10700 C	9.0	62.2F	2.6P
5051	SR 5/US 1 - S OF OCEAN AVE, LANTANA (COUNTY LINK:	N 10500 S	11000 C	21500 C	9.0	62.2F	2.8A
5053	SR 5/US 1 - N OF LANTANA RD (COUNTY LINK: 4804)	N 10500 S	11000 C	21500 C	9.0	62.2F	4.5P

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FLORIDA DEPARTMENT OF TRANSPORTATION
 2024 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 93 PALM BEACH

SITE TYPE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
0037	SR 7/US 441 - S OF SR 80/SOUTHERN BLVD C-13 (COU	N 33500 S	S 32000	65500 C	9.0	58.6F	8.2F
0038	PARKER AVE- SOUTH OFSUMMIT BLVD	N 3100 S	S 2300	5400 C	9.0	58.6F	4.7F
0039	SR 808/GLADES RD - E OF SR 845/POWERLINE RD (COU	E 26500 W	W 26500	53000 C	9.0	58.6F	5.3P
0040	SR 808/GLADES RD - W OF SR 9/I-95 (COUNTY LINK:	E 27500 W	W 33000	60500 C	9.0	58.6F	3.4F
0041	SR 808/GLADES RD - E OF SR 9/I-95 (COUNTY LINK:	E 23500 W	W 25000	48500 C	9.0	58.6F	3.4F
0043	PALMETTO PARK RD - W OF SR 9/I-95 (COUNTY LINK:	E 26000E W	W 22500E	48500 S	9.0	58.6F	4.9P
0044	PALMETTO PARK RD - E OF SR 9/I-95 (COUNTY LINK:	E 26000 W	W 25500	51500 C	9.0	58.6F	3.3P
0045	SR 808/GLADES RD - W OF SR 5/US 1 (COUNTY LINK:	E 12500 W	W 12500	25000 C	9.0	58.6F	4.7A
0046	SR 794/YAMATO RD-W OF SR 9/I-95 (COUNTY LINK: 62	E 25000 W	W 37000	62000 C	9.0	58.6F	2.3A
0047	SR 794/YAMATO RD - E OF SR 9/I-95 (COUNTY LINK:	E 22000 W	W 21000	43000 C	9.0	58.6F	5.7P
0048	SR 794/YAMATO RD-W OF SR 5/US 1 (COUNTY LINK: 68	E 14500 W	W 13500	28000 C	9.0	58.6F	3.9A
0049	CR 782/LINTON BLVD - W OF SR 9/I-95 (COUNTY LINK	E 21500 W	W 22000	43500 C	9.0	58.6F	6.8P
0050	CR 782/LINTON BLVD-E OF SR 9/I-95 (COUNTY LINK:	E 32000 W	W 31000	63000 C	9.0	58.6F	4.4A
0051	CONGRESS AVE, NORTH OF 45 ST (TRUCK ROUTES)	N 16500 S	S 18500	35000 C	9.0	58.6F	4.7F
0052	SR 806/ATLANTIC AVE - E OF SR 9/I-95 (COUNTY LIN	E 22500 W	W 21000	43500 C	9.0	58.6F	7.2A
0053	SR 802 / LAKE WORTH RD - E OF SR 7/US 441 (COUNT	E 19500 W	W 18500	38000 C	9.0	58.6F	6.1P

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A B C D E F G H I

Input Data
 ROAD NAME: Federal Hwy STATION: 5824 Report Created
 CURRENT YEAR: 2024 FROM: NE 5th Ave 7/2/2025
 ANALYSIS YEAR: 2030 TO: Midpoint
 GROWTH RATE: 0% COUNT DATE: 5/22/2024
 PSF: 1.04

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1734	520	1156	2020	1208	813
Peak Volume	1803	541	1202	2101	1256	846
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1803	541	1202	2101	1256	846

Committed Developments						Type	% Complete
Safe & Secure 2512 N. Federal Hwy	0	0	0	0	0	NR	100%
Antique Country Pine Store	0	0	0	0	0	NR	100%
Gulfstream Gardens	0	0	0	0	0	Res	100%
Bethesda Memorial Hospital	0	0	0	0	0	NR	100%
Atlantica	3	1	2	3	2	1	Res 60%
The Office at Bamboo Lane	0	0	0	0	0	NR	100%
Delray Reserves	0	0	0	0	0	Res	100%
Waterside	0	0	0	0	0	Res	100%
Paradise Bank/Delray Beach	0	0	0	0	0	NR	100%
St. George	0	0	0	0	0	Res	100%
2645 US 1 Medical Office	0	0	0	0	0	NR	100%
St. Vincent Ferrer Catholic Church & School	10	4	5	2	1	1	NR 87%
AutoZone#6348	0	0	0	0	0	NR	100%
Delray Health & Wellness	0	0	0	0	0	NR	100%
Artist Alley	21	11	9	42	20	23	Res 0%
Piurmosa School of The Arts	3	1	1	1	0	0	NR 61%
Poststroke Delray Beach	0	0	0	0	0	NR	100%
The Dunes Residences	5	1	3	6	4	2	Res 0%
The Dune	28	4	25	21	14	6	Res 0%
Delray Hyundai	29	21	8	38	15	23	NR 0%
Seabourn Cove Phase III	19	5	15	20	12	8	Res 0%
Total Committed Developments	118	48	68	133	68	64	
Total Committed Residential	76	22	54	92	52	40	
Total Committed Non-Residential	42	26	14	41	16	24	
Double Count Reduction	8	5	3	8	3	5	
Total Discounted Committed Developments	110	43	65	125	65	59	
Historical Growth	0	0	0	0	0	0	
Comm Dev 1% Growth	221	76	139	254	142	111	
Growth Volume Used	221	76	139	254	142	111	
Total Volume	2024	617	1341	2355	1898	957	

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data
 ROAD NAME: Federal Hwy STATION: 5824 Report Created
 CURRENT YEAR: 2024 FROM: Midpoint 7/2/2025
 ANALYSIS YEAR: 2030 TO: Gulfstream Blvd
 GROWTH RATE: 0% COUNT DATE: 5/22/2024
 PSF: 1.04

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1734	520	1156	2020	1208	813
Peak Volume	1803	541	1202	2101	1256	846
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1803	541	1202	2101	1256	846

Committed Developments						Type	% Comp. etc
Safe & Secure 2512 N. Federal Hwy	0	0	0	0	0	NR	100%
Antique Country Pine Store	0	0	0	0	0	NR	100%
Gulfstream Gardens	0	0	0	0	0	Res	100%
Bethesda Memorial Hospital	0	0	0	0	0	NR	100%
Seabourn Cove Phase II	0	0	0	0	0	Res	100%
Atlantica	3	1	2	3	2	1	Res 60%
The Office at Bamboo Lane	0	0	0	0	0	NR	100%
Delray Reserves	0	0	0	0	0	Res	100%
Waterside	0	0	0	0	0	Res	100%
Paradise Bank/Delray Beach	0	0	0	0	0	NR	100%
St. George	0	0	0	0	0	Res	100%
2645 US 1 Medical Office	0	0	0	0	0	NR	100%
St. Vincent Ferrer Catholic Church & School	10	4	5	2	1	1	NR 87%
AutoZone#6348	0	0	0	0	0	NR	100%
Delray Health & Wellness	0	0	0	0	0	NR	100%
Artist Alley	21	11	9	42	20	23	Res 0%
Piurmosa School of The Arts	3	1	1	1	0	0	NR 61%
Poststroke Delray Beach	0	0	0	0	0	NR	100%
The Dunes Residences	5	1	3	6	4	2	Res 0%
The Dune	28	4	25	21	14	6	Res 0%
Delray Hyundai	29	21	8	38	15	23	NR 0%
Seabourn Cove Phase III	19	5	15	20	12	8	Res 0%
Total Committed Developments	118	48	68	133	68	64	
Total Committed Residential	76	22	54	92	52	40	
Total Committed Non-Residential	42	26	14	41	16	24	
Double Count Reduction	8	5	3	8	3	5	
Total Discounted Committed Developments	110	43	65	125	65	59	
Historical Growth	0	0	0	0	0	0	
Comm Dev 1% Growth	221	76	139	254	142	111	
Growth Volume Used	221	76	139	254	142	111	
Total Volume	2024	617	1341	2355	1898	957	

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A B C D E F G H I
Input Data
 ROAD NAME: N 6th Ave STATION: 5812 Report Created
 CURRENT YEAR: 2025 FROM: Midpoint 7/2/2025
 ANALYSIS YEAR: 2030 TO: NE 1st St
 GROWTH RATE: 0% COUNT DATE: NA
 PSP: 0

Link Analysis

Time Period	AM			PM		
	2-way	NS/ES	SB/WB	2-way	NS/ES	SB/WB
Direction	0	0	0	0	0	0
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversions(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments					Type	% Complete
Lighthouse Complex	0	0	0	0	0	N/R 100%
Cityscape	12	4	8	42	22	20 N/R 50%
Villages at Swinton Square	0	0	0	0	0	Res 100%
Atlantica	1	0	0	1	0	1 Res 80%
Portia At Mare	0	0	0	0	0	N/R 100%
Paradise Bank/Delray Beach	0	0	0	0	0	N/R 100%
TW 301 Delray	2	0	1	2	1	1 Res 0%
Linton Commons	1	0	1	2	1	1 N/R 80%
Atlantic Plaza	31	16	15	60	31	29 Res 75%
Uptown Delray	0	0	0	0	0	0 Res 100%
Depot Square	0	0	0	0	0	0 Res 100%
Exxon Expansion	8	4	4	8	4	4 N/R 80%
Sammy Mixed Use	0	0	0	0	0	0 N/R 100%
Uptown Atlantic	6	3	3	27	12	15 N/R 0%
4th & 5th Delray	0	0	0	0	0	0 N/R 100%
St. Vincent Ferrer Catholic Church & School	0	0	0	0	0	0 N/R 100%
The Lisa Building	0	0	0	0	0	0 N/R 100%
Keller Hotel	0	0	0	0	0	0 N/R 100%
Atlantic Avenue Mixed Use	6	5	1	17	7	10 NR 0%
PHO Hotel	0	0	0	0	0	0 NR 100%
Artist Alley	7	3	4	14	8	7 Res 0%
Formano Office	15	13	2	9	1	8 NR 30%
Johnson Properties	1	0	1	1	1	0 Res 0%
The Osceola	7	1	6	7	5	2 Res 0%
Plumosa School of The Arts	26	14	12	8	4	4 NR 61%
The Strand Apartments	11	3	8	12	7	5 Res 0%
Total Committed Developments	134	66	66	213	104	107
Total Committed Residential	90	23	35	97	53	45
Total Committed Non-Residential	74	43	31	113	51	62
Double Count Reduction	-15	6	6	-23	10	11
Total Discounted Committed Developments	119	60	60	187	94	96

Historical Growth						
Comm Dev +1% Growth	119	60	60	187	94	96
Growth Volume Used	119	60	60	187	94	96
Total Volume	119	60	60	187	94	96

Lanes	2.0					
LOS D Capacity	2350	2120	2120	2350	2120	2120
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	2350	2240	2240	2350	2240	2240
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data
 ROAD NAME: NE 6th Ave STATION: 5812 Report Created
 CURRENT YEAR: 2025 FROM: Atlantic Ave 7/2/2025
 ANALYSIS YEAR: 2030 TO: Midpoint
 GROWTH RATE: 0% COUNT DATE: NA
 PSP: 0

Link Analysis

Time Period	AM			PM		
	2-way	NS/ES	SB/WB	2-way	NS/ES	SB/WB
Direction	0	0	0	0	0	0
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversions(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments					Type	% Complete
Lighthouse Complex	0	0	0	0	0	N/R 100%
Cityscape	12	4	8	42	22	20 N/R 50%
Villages at Swinton Square	0	0	0	0	0	Res 100%
Atlantica	1	0	0	1	0	1 Res 80%
Portia At Mare	0	0	0	0	0	N/R 100%
Paradise Bank/Delray Beach	0	0	0	0	0	N/R 100%
TW 301 Delray	2	0	1	2	1	1 Res 0%
Linton Commons	1	0	1	2	1	1 N/R 80%
Atlantic Plaza	31	16	15	60	31	29 Res 75%
Uptown Delray	0	0	0	0	0	0 Res 100%
Depot Square	0	0	0	0	0	0 Res 100%
Exxon Expansion	8	4	4	8	4	4 N/R 80%
Sammy Mixed Use	0	0	0	0	0	0 N/R 100%
Uptown Atlantic	6	3	3	27	12	15 N/R 0%
4th & 5th Delray	0	0	0	0	0	0 N/R 100%
St. Vincent Ferrer Catholic Church & School	0	0	0	0	0	0 N/R 100%
The Lisa Building	0	0	0	0	0	0 N/R 100%
Keller Hotel	0	0	0	0	0	0 N/R 100%
Atlantic Avenue Mixed Use	6	5	1	17	7	10 NR 0%
PHO Hotel	0	0	0	0	0	0 NR 100%
Artist Alley	7	3	4	14	8	7 Res 0%
Formano Office	15	13	2	9	1	8 NR 30%
Johnson Properties	1	0	1	1	1	0 Res 0%
The Osceola	7	1	6	7	5	2 Res 0%
Plumosa School of The Arts	26	14	12	8	4	4 NR 61%
The Strand Apartments	11	3	8	12	7	5 Res 0%
Total Committed Developments	134	66	66	213	104	107
Total Committed Residential	90	23	35	97	53	45
Total Committed Non-Residential	74	43	31	113	51	62
Double Count Reduction	-15	6	6	-23	10	11
Total Discounted Committed Developments	119	60	60	187	94	96

Historical Growth						
Comm Dev +1% Growth	119	60	60	187	94	96
Growth Volume Used	119	60	60	187	94	96
Total Volume	119	60	60	187	94	96

Lanes	2.0					
LOS D Capacity	2350	2120	2120	2350	2120	2120
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	2350	2240	2240	2350	2240	2240
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A B C D E F G H I
Input Data
 ROAD NAME: NE 6th Ave STATION: 5812 Report Created:
 CURRENT YEAR: 2025 FROM: Midpoint 7/2/2025
 ANALYSIS YEAR: 2030 TO: NE 4th St
 GROWTH RATE: 0% COUNT DATE: NA
 PSF: 0

Link Analysis

Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments							Type	% Complete
Lighthouse Complex	0	0	0	0	0	0	NR	100%
Cityscape	11	3	7	37	19	18	NR	50%
Atlantica	1	1	0	1	1	1	Res	60%
Porta Al Mare	0	0	0	0	0	0	NR	100%
Deiray Reserves	0	0	0	0	0	0	Res	100%
Paradise Bank/Deiray Beach	0	0	0	0	0	0	NR	100%
Atlantic Plaza	31	16	15	60	31	29	Res	75%
Depot Square	0	0	0	0	0	0	Res	100%
Exxon Expansion	8	4	4	8	4	4	NR	60%
Samar Mixed Use	0	0	0	0	0	0	NR	100%
4th & 5th Deiray	0	0	0	0	0	0	NR	100%
St. Vincent Ferrer Catholic Church & School	0	0	0	0	0	0	NR	100%
The Lisa Building	0	0	0	0	0	0	NR	100%
Kaiser Hotel	0	0	0	0	0	0	NR	100%
Atlantic Avenue Mixed Use	6	5	1	17	7	10	NR	0%
PHG Hotel	0	0	0	0	0	0	NR	100%
Artist Alley	7	3	4	14	8	7	Res	0%
Farmans Office	15	13	2	9	1	8	NR	30%
Plumosa School of The Arts	26	14	12	8	4	4	NR	61%
The Strand Apartments	11	3	8	12	7	5	Res	0%
Total Committed Developments	116	62	53	166	82	86		
Total Committed Residential	58	23	27	87	47	42		
Total Committed Non-Residential	66	39	26	79	35	44		
Double Count Reduction	13	6	5	16	7	9		
Total Discounted Committed Developments	103	56	48	150	75	77		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	103	56	48	150	75	77		
Growth Volume Used	103	56	48	150	75	77		
Total Volume	103	56	48	150	75	77		

Lanes	2LO					
LOS D Capacity	2350	2120	2120	2350	2120	2120
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	2350	2240	2240	2350	2240	2240
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data
 ROAD NAME: NE 6th Ave STATION: 5812 Report Created:
 CURRENT YEAR: 2025 FROM: NE 1st St 7/2/2025
 ANALYSIS YEAR: 2030 TO: Midpoint
 GROWTH RATE: 0% COUNT DATE: NA
 PSF: 0

Link Analysis

Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments							Type	% Complete
Lighthouse Complex	0	0	0	0	0	0	NR	100%
Cityscape	11	3	7	37	19	18	NR	50%
Atlantica	1	1	0	1	1	1	Res	60%
Porta Al Mare	0	0	0	0	0	0	NR	100%
Deiray Reserves	0	0	0	0	0	0	Res	100%
Paradise Bank/Deiray Beach	0	0	0	0	0	0	NR	100%
Atlantic Plaza	31	16	15	60	31	29	Res	75%
Depot Square	0	0	0	0	0	0	Res	100%
Exxon Expansion	8	4	4	8	4	4	NR	60%
Samar Mixed Use	0	0	0	0	0	0	NR	100%
4th & 5th Deiray	0	0	0	0	0	0	NR	100%
St. Vincent Ferrer Catholic Church & School	0	0	0	0	0	0	NR	100%
The Lisa Building	0	0	0	0	0	0	NR	100%
Kaiser Hotel	0	0	0	0	0	0	NR	100%
Atlantic Avenue Mixed Use	6	5	1	17	7	10	NR	0%
PHG Hotel	0	0	0	0	0	0	NR	100%
Artist Alley	7	3	4	14	8	7	Res	0%
Farmans Office	15	13	2	9	1	8	NR	30%
Plumosa School of The Arts	26	14	12	8	4	4	NR	61%
The Strand Apartments	11	3	8	12	7	5	Res	0%
Total Committed Developments	116	62	53	166	82	86		
Total Committed Residential	58	23	27	87	47	42		
Total Committed Non-Residential	66	39	26	79	35	44		
Double Count Reduction	13	6	5	16	7	9		
Total Discounted Committed Developments	103	56	48	150	75	77		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	103	56	48	150	75	77		
Growth Volume Used	103	56	48	150	75	77		
Total Volume	103	56	48	150	75	77		

Lanes	2LO					
LOS D Capacity	2350	2120	2120	2350	2120	2120
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	2350	2240	2240	2350	2240	2240
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data
 ROAD NAME: NE 5th Ave STATION: 5810 Report Created
 CURRENT YEAR: 2025 FROM: Midpoint 7/2/2025
 ANALYSIS YEAR: 2030 TO: NE 1st St
 GROWTH RATE: DN COUNT DATE: NA
 PSF: C

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction	0	0	0	0	0	0
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments	Type	% Complete
Lighthouse Complex	NR	100%
Cityscape	NR	50%
Villages at Swinton Square	Res	100%
Atlantica	Res	60%
Porta Al Mare	NR	100%
Paradise Bank/Dulay Beach	NR	100%
TWI 301 Delay	Res	0%
Linton Commons	NR	80%
Atlantic Plaza	Res	75%
Uptown Delay	Res	100%
Depot Square	Res	100%
Laxon Expansion	NR	60%
Samet Mixed Use	NR	100%
Uptown Atlantic	NR	0%
4th & 5th Delay	NR	100%
St. Vincent Ferrer Catholic Church & School	NR	100%
The Lux Building	NR	100%
Kolter Hotel	NR	100%
Sunny Village	NR	0%
SO SE 4th Avenue	Res	100%
Atlantic Avenue Mixed Use	NR	0%
PHG Hotel	NR	100%
Artist Alley	Res	0%
Fermano Office	NR	30%
Johnson Properties	Res	0%
Plumosa School of The Arts	NR	61%
The Strand Apartments	Res	0%
Total Committed Developments		128 52 76 168 104 85
Total Committed Residential		33 20 13 54 26 29
Total Committed Non-Residential		95 32 63 134 78 56
Double Count Reduction		8 5 3 14 7 7
Total Discounted Committed Developments		120 47 73 174 97 78
Historical Growth		0 0 0 0 0 0
Comm Dev-1% Growth		120 47 73 174 97 78
Growth Volume Used		120 47 73 174 97 78
Total Volume		120 47 73 174 97 78

Lanes	2LO					
LOS D Capacity	2300	2120	2120	2350	2120	2120
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	2350	2240	2240	2350	2240	2240
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data
 ROAD NAME: NE 5th Ave STATION: 5810 Report Created
 CURRENT YEAR: 2025 FROM: E Atlantic Ave 7/2/2025
 ANALYSIS YEAR: 2030 TO: Midpoint
 GROWTH RATE: DN COUNT DATE: NA
 PSF: D

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction	0	0	0	0	0	0
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments	Type	% Complete
Lighthouse Complex	NR	100%
Cityscape	NR	50%
Villages at Swinton Square	Res	100%
Atlantica	Res	60%
Porta Al Mare	NR	100%
Paradise Bank/Dulay Beach	NR	100%
TWI 301 Delay	Res	0%
Linton Commons	NR	80%
Atlantic Plaza	Res	75%
Uptown Delay	Res	100%
Depot Square	Res	100%
Laxon Expansion	NR	60%
Samet Mixed Use	NR	100%
Uptown Atlantic	NR	0%
4th & 5th Delay	NR	100%
St. Vincent Ferrer Catholic Church & School	NR	100%
The Lux Building	NR	100%
Kolter Hotel	NR	100%
Sunny Village	NR	0%
SO SE 4th Avenue	Res	100%
Atlantic Avenue Mixed Use	NR	0%
PHG Hotel	NR	100%
Artist Alley	Res	0%
Fermano Office	NR	30%
Johnson Properties	Res	0%
Plumosa School of The Arts	NR	61%
The Strand Apartments	Res	0%
Total Committed Developments		128 52 76 168 104 85
Total Committed Residential		33 20 13 54 26 29
Total Committed Non-Residential		95 32 63 134 78 56
Double Count Reduction		8 5 3 14 7 7
Total Discounted Committed Developments		120 47 73 174 97 78
Historical Growth		0 0 0 0 0 0
Comm Dev-1% Growth		120 47 73 174 97 78
Growth Volume Used		120 47 73 174 97 78
Total Volume		120 47 73 174 97 78

Lanes	2LO					
LOS D Capacity	2300	2120	2120	2350	2120	2120
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	2350	2240	2240	2350	2240	2240
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A **B** **C** **D** **E** **F** **G** **H** **I**
 Input Data
 ROAD NAME: Atlantic Ave STATION: 5617 Report Created: 7/2/2025
 CURRENT YEAR: 2025 FROM: Midway TO: NE 5th Ave
 ANALYSIS YEAR: 2030 CDJUNT DATE: NA
 GROWTH RATE: 0% PSP: 0

Link Analysis

Time Period	AM				PM			
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	2-way	
Existing Volume	0	0	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0	0	0
Discarded (%)	0	0	0	0	0	0	0	0
Volume after Discussion	0	0	0	0	0	0	0	0

Committed Developments	Type	% Complete				
Atlantic High School	NR	100%				
Lighthouse Condom	NR	100%				
Chrysope	NR	90%				
Villages at Swinton Square	Res	100%				
Villas at the Grove	NR	100%				
THU 301 Center	Res	0%				
Congress Park Apartments	Res	100%				
New Century Courtyards	Res	100%				
Sola District Lofts	Res	100%				
Atlantic Plaza	Res	75%				
Fortfield Inn	NR	100%				
Uptown Dallas	Res	100%				
Deport Square	Res	100%				
Esplan Expansion	NR	0%				
Deport Beach Market	NR	100%				
Samuel Massie Use	NR	100%				
Uptown Atlantic	NR	0%				
4th & 5th Delray	NR	100%				
St. Vincent Ferrer Catholic Church & School	NR	100%				
The Liza Building	NR	100%				
Kaiser Hotel	NR	100%				
Sola District Office Building	NR	0%				
Sunny Village	NR	0%				
50 SE 4th Avenue	Res	100%				
Atlantic Avenue Mixed Use	NR	0%				
PHG Hotel	NR	100%				
Artis Alley	Res	0%				
Avant Delray Beach	Res	71%				
Fernside Office	NR	30%				
Johnson Properties	Res	0%				
The Osceola	Res	0%				
Flumina School of The Arts	NR	61%				
City Center Delray	NR	50%				
The Strand Apartments	Res	0%				
Total Committed Developments	244	399	136	467	246	212
Total Committed Residential	184	48	44	275	88	89
Total Committed Non-Residential	140	49	91	282	160	123
Double Count Reduction	28	10	12	44	22	72
Total Discarded Committed Developments	218	99	124	413	226	190
Historical Growth	0	0	0	0	0	0
Current Dev+1% Growth	238	80	124	413	226	190
Growth Volume Used	238	80	124	413	226	190
Total Volume	238	80	124	413	226	190

Lanes	21					
LOS D Capacity	1480	810	810	1480	810	810
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1570	860	860	1570	860	860
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data
 ROAD NAME: Atlantic Ave STATION: 5617 Report Created: 7/2/2025
 CURRENT YEAR: 2025 FROM: N Swinton Ave TO: Midway
 ANALYSIS YEAR: 2030 CDJUNT DATE: NA
 GROWTH RATE: 0% PSP: 0

Link Analysis

Time Period	AM				PM			
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	2-way	
Existing Volume	0	0	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0	0	0
Discarded (%)	0	0	0	0	0	0	0	0
Volume after Discussion	0	0	0	0	0	0	0	0

Committed Developments	Type	% Complete				
Atlantic High School	NR	100%				
Lighthouse Condoms	NR	100%				
Chrysope	NR	90%				
Villages at Swinton Square	Res	100%				
Villas at the Grove	NR	100%				
THU 301 Center	Res	0%				
Congress Park Apartments	Res	100%				
New Century Courtyards	Res	100%				
Sola District Lofts	Res	100%				
Atlantic Plaza	Res	75%				
Fortfield Inn	NR	100%				
Uptown Dallas	Res	100%				
Deport Square	Res	100%				
Esplan Expansion	NR	0%				
Deport Beach Market	NR	100%				
Samuel Massie Use	NR	100%				
Uptown Atlantic	NR	0%				
4th & 5th Delray	NR	100%				
St. Vincent Ferrer Catholic Church & School	NR	100%				
The Liza Building	NR	100%				
Kaiser Hotel	NR	100%				
Sola District Office Building	NR	0%				
Sunny Village	NR	0%				
50 SE 4th Avenue	Res	100%				
Atlantic Avenue Mixed Use	NR	0%				
PHG Hotel	NR	100%				
Artis Alley	Res	0%				
Avant Delray Beach	Res	71%				
Fernside Office	NR	30%				
Johnson Properties	Res	0%				
The Osceola	Res	0%				
Flumina School of The Arts	NR	61%				
City Center Delray	NR	50%				
The Strand Apartments	Res	0%				
Total Committed Developments	233	57	137	446	243	203
Total Committed Residential	193	48	46	354	85	86
Total Committed Non-Residential	140	49	91	282	160	123
Double Count Reduction	23	18	17	41	21	20
Total Discarded Committed Developments	230	87	125	405	224	183
Historical Growth	0	0	0	0	0	0
Current Dev+1% Growth	230	87	125	405	224	183
Growth Volume Used	230	87	125	405	224	183
Total Volume	230	87	125	405	224	183

Lanes	21					
LOS D Capacity	1480	810	810	1480	810	810
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1570	860	860	1570	860	860
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

