



**CYPRESS CREEK PUD**  
**CIVIC POD**  
PALM BEACH COUNTY, FLORIDA

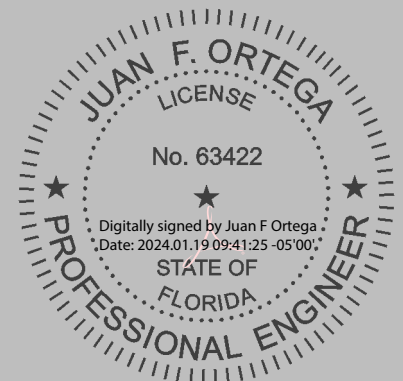
**TRAFFIC CONCURRENCY ANALYSIS**

**PREPARED FOR:**  
**WGI, INC**

Prepared by:

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January 19, 2024



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## 1. INTRODUCTION

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with the *Palm Beach County (PBC) – Traffic Performance Standards (TPS)* associated with the Site Plan application for the Cypress Creek PUD Civic Pod. The property is located just north of Old Boynton Road, between Military Trail and Lawrence Road in Unincorporated Palm Beach County, Florida. Parcel Control Numbers associated with this project are 00-42-45-24-12-001-0010/-03-000-5851/-03-000-5852. Exhibit 1 includes information from the PBC Property Appraiser's office for the parcels included in the proposed project. Figure 1 shows an aerial location of the site in relation to the transportation network.



**Figure 1: Project Location – Aerial**

The Cypress Creek PUD Civic Pod is proposing a 27,500 SF Government Office building. Exhibit 2 includes a copy of the preliminary master plan. Project build-out is expected in the year 2028.

## 2. TRIP GENERATION

Trip generation rates were based on the PBC Trip Generation Rates, dated July 25, 2022. Table 1 includes the trip generation rates used for Daily, AM and PM peak hour while Table 2 includes the trip generation for the proposed project for Daily, AM and PM peak hour conditions. As part of a conservative analysis and for simplification purposes, no traffic credit was taken for the existing uses on the subject site. Exhibit 3 includes PBC Trip Generation Rates.

**Table 1: Trip Generation Rates**

Land Use	ITE Code	Daily	Pass-By %	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Government Office Building	730	22.59	10%	75%	25%	3.34	25%	75%	1.71

According to Table 2, the net Daily, AM and PM peak hour trips potentially generated due to the planned development are 559, 83 (62 In/21 Out) and 42 (11 In/31 Out) trips respectively.

**Table 2: Trip Generation**

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Government Office Building	27,500 SF	621	69	23	92	12	35	47
Pass-By	10%	(62)	(7)	(2)	(9)	(1)	(4)	(5)
<b>Net Proposed Trips</b>		<b>559</b>	<b>62</b>	<b>21</b>	<b>83</b>	<b>11</b>	<b>31</b>	<b>42</b>

According to Table 12.B.2.D-7 3A: Radius of Development Influence from the PBC – TPS and given the trip generation characteristics from Table 2, a 1-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis.

### **3. EXISTING CONDITIONS**

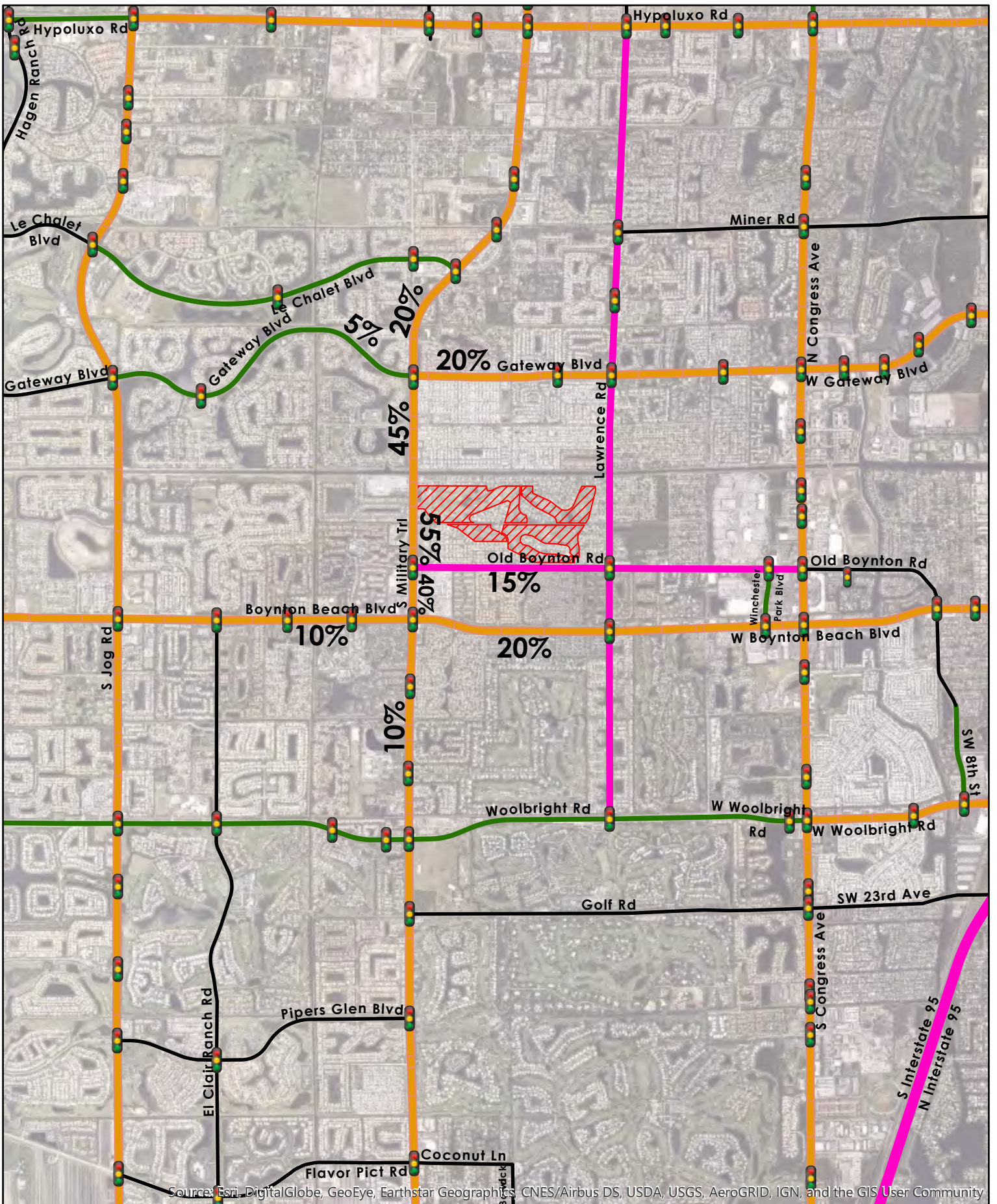
Military Trail is the major roadway serving as primary access to the project. It has a six-lane cross-section in the project vicinity. Exhibit 4 includes Growth Rate analysis within the RDI.

### **4. TRIP DISTRIBUTION AND ASSIGNMENT**

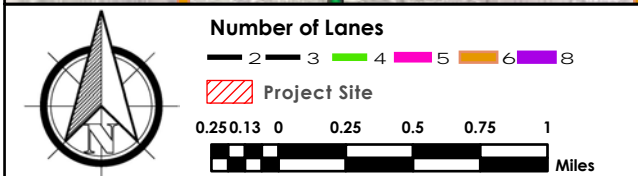
Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Figure 2 shows the project trip distribution for all roadway links included within the RDI, as well as the signalized intersections within the RDI used to determine the roads functional classification.

In order to provide a conservative analysis, the approved Traffic Distribution for the overall Cypress Creek PUD was used for the Civic Pod.

Table 3 presents a summary of the project impact on all roadway links included within the 1-mile RDI during the peak-hour peak-direction conditions.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Figure 2:  
Trip Distribution  
Cypress Creek**





**Table 3: Project Impact**

Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic	Traffic Impact
Gateway Blvd	Jog Rd	Military Tr	4D	2	1.76	1.14	Class I	1,960	5%	3	0.15%
Gateway Blvd	Military Tr	Lawrence Rd	6D	2	1.01	1.98	Class I	2,940	20%	12	0.41%
Old Boynton Rd	Military Tr	Lawrence Rd	5	1	1.01	0.99	Class I	1,960	15%	9	0.46%
Boynton Beach Blvd	El Clair Ranch Rd	Military Tr	6D	3	1.01	2.97	Class II	2,680	10%	6	0.22%
Boynton Beach Blvd	Military Tr	Lawrence Rd	6D	1	1.02	0.98	Class I	2,940	20%	12	0.41%
Military Trl	Woolbright Rd	Boynton Beach Blvd	6D	3	1.13	2.65	Class II	2,680	10%	6	0.22%
Military Trl	Boynton Beach Blvd	Old Boynton Road	6D	1	0.27	3.70	Class II	2,680	40%	25	0.93%
Military Trl	Old Boynton Road	Cypress Creek Pod Access	6D	1	0.97	1.03	Class I	2,940	55%	34	<b>1.16%</b>
Military Trl	Cypress Creek Pod Access	Gateway Blvd							45%	28	0.95%
Military Trl	Gateway Blvd	Le Chalet Blvd	6D	4	1.97	2.03	Class II	2,680	20%	12	0.45%
Military Trl	Le Chalet Blvd	Hypoluxo Rd							18%	11	0.41%

## 5. BUILDOUT TEST – TEST 1

Major Intersections<sup>1</sup> where Project's traffic is significant on a Link within the Radius of Development of Influence shall be included in Test 1-Part One analysis of the *PBC – TPS*. Likewise, Roadway Links projected to carry project traffic higher than one percent (1%) of the adopted Level of Service (LOS) shall be included in Test 1-Part Two analysis.

### 5.1. Part One – Intersections

Test 1-Part One requires analyses of Major Intersections in each direction nearest to the point at which the Project's Traffic enters each Project Accessed Link, and where the Project Traffic entering and exiting the intersection is significant. Also, analysis is required at all Major Intersections where the Project Traffic comprises 10 percent or more of the Total Traffic on at least one approach. Intersection analyses were performed at the intersection of Military Trail & Old Boynton Road. Exhibit 5 includes Critical Movement Analyses (CMA) for the analyzed intersection. Table 4 summarizes the AM and PM CMA results.

**Table 4: Test 1 - Part One - Intersections – CMA Summary**

Intersection	Year	CMA AM Peak	CMA PM Peak
Military Trail & Old Boynton Road	2028	980	1,295

Table 4 summarizes the AM and PM CMA results for the intersections on the nearest project accessed link. Test 1 – Part one has been met.

<sup>1</sup> For purposes of this Part One, Major Intersections also includes intersections of a Major Thoroughfare and a non-thoroughfare road or other point of access where: 1) the intersection is signalized or where projected traffic volumes warrant a signal; and 2) the non-thoroughfare approach is projected to carry at least 200 two-way, peak hour trips and, 3) the non-thoroughfare approach represents 20 percent or more of the intersection critical sum volume.

## 5.2. Part Two - Links

Test 1 - Part Two requires analyses of Links and Major Intersections as necessary within or beyond the Radius of Development Influence where total traffic shall not exceed the adopted LOS for the project buildout. Exhibit 6 includes 2022 turning movement counts at the intersection of Old Boynton Rd and Military Trail, peak directional volumes were calculated based on turning movement counts. Exhibit 7 includes Link Volume Reports of projects approved in PBC up to December 2023.

Table 5 and Table 6, summarize both AM and PM peak-hour peak-direction traffic conditions at project buildout. Links included within the RDI with more than one percent (1%) of the adopted LOS thresholds, as defined in *Table 12.B.2.C-1, 1A: LOS 'D' Link Service Volumes*, shall meet the adopted service volume.

Test 1 – Part Two has been met.

**Table 5: Test 1 - Part Two - Links – AM Peak Hour**

Road	From	To	Ln	AM 2022 Traffic <sup>1</sup>		GR	2028 Background Traffic (Growth)		Approved Project		2028 Background Traffic (1%)+ Approved		Project Assignment	Project Traffic		Total Traffic		Peak Direction Service Volume	Meets peak direction LOS?
				NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB		
Military Trl	Old Boynton Road	Cypress Creek PUD Access	6D	1,079 <sup>2</sup>	2,476 <sup>3</sup>	1.00%	1,145	2,628	192	152	<b>1,337</b>	<b>2,780</b>	55%	50	57	<b>1,387</b>	<b>2,837</b>	2,940	YES
Military Trl	Cypress Creek PUD Access	Gateway Blvd	6D						192	152	<b>1,337</b>	<b>2,780</b>	45%	47	41	<b>1,384</b>	<b>2,821</b>	2,940	YES

<b>CYPRESS CREEK PUD</b>	<b>In</b>	<b>Out</b>
160 Single Family Homes	29	83
27,500 SF Gov. Office	62	21
<b>AM Peak Hour Traffic</b>	<b>91</b>	<b>104</b>

**Table 6: Test 1 - Part Two - Links – PM Peak Hour**

Road	From	To	Ln	PM 2022 Traffic <sup>1</sup>		GR	2028 Background Traffic (Growth)		Approved Project		2028 Background Traffic (1%)+ Approved		Project Assignment	Project Traffic		Total Traffic		Peak Direction Service Volume	Meets peak direction LOS?
				NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB		
Military Trl	Old Boynton Road	Cypress Creek PUD Access	6D	2,131 <sup>4</sup>	1,414 <sup>5</sup>	1.00%	2,240	1,486	108	111	<b>2,348</b>	<b>1,597</b>	55%	58	47	<b>2,406</b>	<b>1,644</b>	2,940	YES
Military Trl	Cypress Creek PUD Access	Gateway Blvd	6D						108	111	<b>2,348</b>	<b>1,597</b>	45%	39	48	<b>2,387</b>	<b>1,645</b>	2,940	YES

<b>CYPRESS CREEK PUD</b>	<b>In</b>	<b>Out</b>
160 Single Family Homes	95	55
27,500 SF Gov. Office	11	31
<b>PM Peak Hour Traffic</b>	<b>106</b>	<b>86</b>

<sup>1</sup> Calculated from Manual Turning Movement Counts from March 3, 2022

<sup>2</sup> =941+28+110

<sup>3</sup> =164+2304+8

<sup>4</sup> =1833+279+19

<sup>5</sup> =272+1128+14

## 6. FIVE YEAR ANALYSIS - TEST 2

Links and Major Intersections where Project's traffic is significant on a Link within the RDI shall be included in Test 2 analysis of the *PBC – TPS*. Under this Test, the road network assumed in this analysis shall be the existing road network and the State and County Five-Year Road Program improvements with construction scheduled to commence before the end of the Five-Year analysis period. At the time of this submittal, *Palm Beach County Five Year Work Program* for Fiscal Year 2024 does not show any improvements within the RDI.

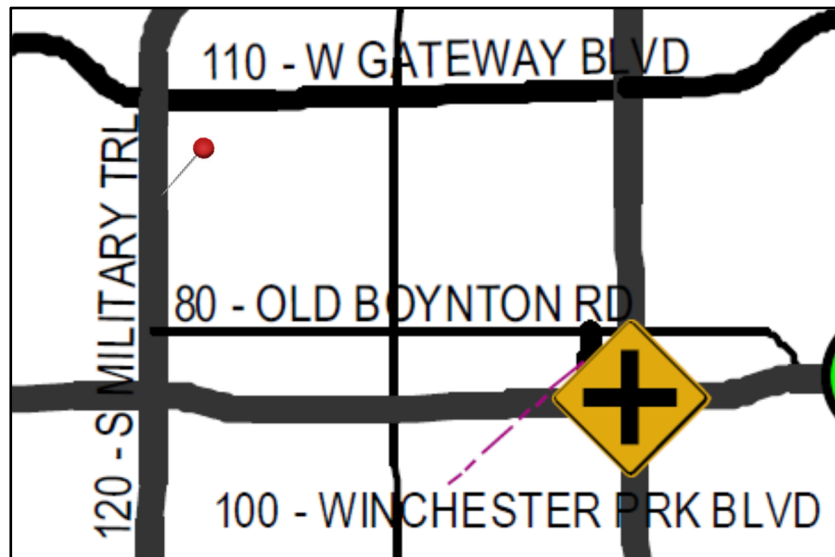
According to *Table 12.b.2.D-7 3A* from the *PBC Traffic Performance Standards - Article 12* of the *PBC Unified Land Development Code* and given the trip generation characteristics from *Table 2*, a 1-mile Radius of Development Influence needs to be considered for *Test 2* traffic impact analysis of the Maximum Intensity.

Projects with more than three percent (3%) of the adopted LOS thresholds within the RDI as set forth in *Table 12.B.C-4 2A: LOS E Link Service Volumes*, shall be included in Test 2. In addition, links outside the RDI on which net trips are greater than five percent (5%) of the LOS 'E' of the Link affected shall be included in Test 2.

*Table 3* determines these significance levels for LOS 'D' for the proposed project. Since all links included in *Table 3* are impacted less than three percent (3%) and since LOS 'E' service volumes are the same or higher than LOS 'E', all links within the RDI will be impacted by the project with less than three percent (3%) of the adopted LOS thresholds determined for Test 2. *Test 2* has been met.

## 7. ACCESS MANAGEMENT

As discussed with Palm Beach County, the proposed Civic Pod could potentially have three (3) driveways. Two (2) of them on side streets and one (1) on Military Trail. Based on the Thoroughfare Right of Way Identification (ROW) Map TE 14.1 from the PBC Comprehensive Plan effective June 11, 2023, the potential access on Military Trail will be on a 120' ROW width. Consequently, according to Palm Beach County Access Management Standards, the Driveway Connection Spacing should be 245'.



**Figure 3: Military Trail ROW Classification**

The proposed Government Office building will generate 621 daily trips. If only one (1) driveway is built, it will be classified as an Intermediate Driveway where a minimum throat distance of 50 feet will be required with a minimum of 12 feet wide ingress/egress lanes. If more than one (1) driveway is built, they will be Minor Driveways where a minimum throat distance of 25 feet will be required with a minimum of 12 feet wide ingress/egress lanes.

Figure 4 includes driveway separation distances. If a driveway is located halfway between the residential access of the Cypress Creek PUD and Palo Verde Dr, an Access Management Standards Waiver for driveway separation will be required.



Figure 4: Driveway Separation

**7.1. Left Turn Analysis**

Assuming that all the Civic Pod traffic access the Civic Pod via the Residential Pod access, the adequacy of the existing southbound left turn storage length at the intersection of Military Trail and Mirror Lakes Boulevard was evaluated using Synchro 12 Two-Way Stop-Control operational analysis.

**Table 7: Left Turn Analysis (HCS)**

<b>Southbound Left Turn Analysis Military Trail &amp; Mirror Lakes Blvd</b>	<b>AM</b>	<b>PM</b>
Peak Season Project Traffic	41	48
95% Queue Length, Q <sub>95</sub> (veh)	0.8	3.5
95% Queue Length, Q <sub>95</sub> (feet)	20	87.5
<b>Existing Left Turn (feet)</b>	270 = 130 (Storage) + 140(taper)	
<b>Proposed Left Turn (feet)</b>	225 = 175 (Storage) + 50(taper)	

Exhibit 5 includes Synchro analyses for both AM and PM peak hours. Table 7 summarizes these results. It is recommended that the existing left-turn lane storage is extended 45 feet and the existing 140-foot taper reconfigured to provide a 50-foot taper. See Figure 5.



**Figure 5: Proposed Left Turn Configuration**



### 7.2. Driveway Volumes

Based on the PBC – TPS and the Land Development Design Standards Manual, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal to or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles.

Figure 6 provides Daily, AM and PM peak hour driveway volumes for the Cypress Creek PUD property assuming that all the Civic Pod traffic access the Civic Pod via the Residential Pod access. Based on the information presented in this figure, PBC – TPS and the Land Development Design Standards Manual, additional turn lanes are not warranted at the project access.



Figure 6: Project Driveway Volumes

## 8. CONCLUSIONS AND RECOMMENDATIONS

The Cypress Creek PUD property is located just north of Old Boynton Road, between Military Trail and Lawrence Road in Unincorporated Palm Beach County, Florida. Per the direction of Palm Beach County, the applicant is proposing a 27,500 SF Government Office building on the Civic Pod associated with the Cypress Creek PUD. This development will most likely generate 559 net daily trips where 83 (62 In/21 Out) two-way trips will occur during the AM peak hour and 42 (11 In/31 Out) during the PM peak hour. Project build-out is expected in the year 2028.

### *Test 1 – Part One - Intersections*

The analyzed intersections within the RDI meet the adopted Level of Service. Test 1 – Part One has been met.

### *Test 1 – Part Two - Links*

The analyzed links within the RDI meet the adopted Level of Service. Test 1 – Part Two has been met.

### *Test 2 – Five Year Analysis*

All links impacted by the project will be impacted with less than three percent (3%) of the adopted LOS, as defined in Table 12.B.2.C-1, 1A: LOS 'E' Link Service Volumes. Test 2 has been met.

The proposed development at the Civic Pod associated with the Cypress Creek PUD has been evaluated following *Article 12 - TPS* of the *PBC Unified Land Development Code*. This analysis shows the proposed 27,500 SF Government Office building will be in compliance with *PBC – TPS*.



## **EXHIBIT 1: PROPERTY APPRAISER**

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**Property Detail**

Location Address 9400 S MILITARY TRL  
 Municipality UNINCORPORATED  
 Parcel Control Number 00-42-45-24-12-001-0010  
 Subdivision CYPRESS CREEK GOLF COURSE  
 Official Records Book 13152 Page 1853  
 Sale Date NOV-2001  
 Legal Description CYPRESS CREEK GOLF COURSE ALL (LESS PARS IN OR3522P1056 & P1069, OR4279P258, OR6083P524, OR10077P1617, OR10592P1665, W 10 FT & TRGLR PAR MILITARY TRL R/W) & PARS IN OR10592P1665 K/A A-25B & A-25C

**Owner Information**

Owners	Mailing address
TRUE SHOT	4174 JUNIPER TER BOYNTON BEACH FL 33436 3021

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2001	\$2,688,421	13152 / 01853	WARRANTY DEED	TRUE SHOT
SEP-1998	\$4,200,000	10667 / 00569	WARRANTY DEED	

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 0  
 \*Total Square Feet 12620  
 Acres 116.3081  
 Use Code 3800 - GOLF COURSE  
 Zoning AR - AGRICULTURAL RESIDENTIAL ( 00-UNINCORPORATED )

**Appraisals**

Tax Year	2022	2021	2020
Improvement Value	\$461,227	\$420,421	\$427,202
Land Value	\$930,465	\$930,465	\$930,465
Total Market Value	\$1,391,692	\$1,350,886	\$1,357,667

All values are as of January 1st each year

**Assessed and Taxable Values**

Tax Year	2022	2021	2020
Assessed Value	\$1,391,692	\$1,350,886	\$1,357,667
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$1,391,692	\$1,350,886	\$1,357,667

**Taxes**

Tax Year	2022	2021	2020
Ad Valorem	\$23,433	\$23,464	\$23,812
Non Ad Valorem	\$7,270	\$7,198	\$8,477
Total tax	\$30,703	\$30,662	\$32,289

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

**Property Detail**

Parcel Control Number: 00-42-45-24-12-001-0010 Location Address: 9400 S MILITARY TRL  
 Owners: TRUE SHOT  
 Mailing Address: 4174 JUNIPER TER,BOYNTON BEACH FL 33436 3021  
 Last Sale: NOV-2001 Book/Page#: 13152 / 1853 Price: \$2,688,421  
 Property Use Code: 3800 - GOLF COURSE Zoning: AR - AGRICULTURAL RESIDENTIAL ( 00-UNINCORPORATED )  
 Legal Description: CYPRESS CREEK GOLF COURSE ALL (LESS PARS IN OR3522P1056 & P1069, OR4279P258, OR6083P524, OR10077P1617, OR10592P1665, W 10 FT & TRGLR PAR MILITARY TRL R/W) & PARS IN OR10592P1665 K/A A-25B & A-25C Total SF: 12620 Acres 116.3081

**2022 Values (Current)**

Improvement Value	\$461,227
Land Value	\$930,465
Total Market Value	\$1,391,692
Assessed Value	\$1,391,692
Exemption Amount	\$0
Taxable Value	\$1,391,692

**2022 Taxes**

Ad Valorem	\$23,433
Non Ad Valorem	\$7,270
Total Tax	\$30,703

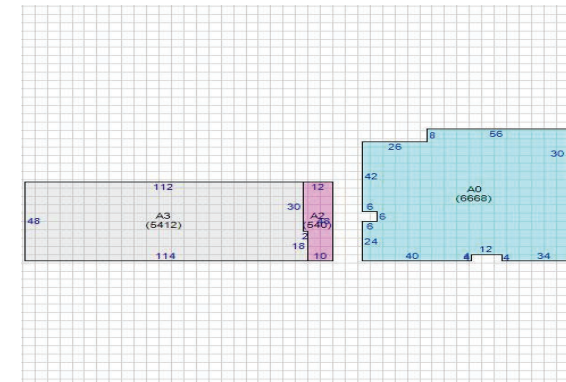
**2023 Qualified Exemptions**

No Details Found

**Applicants**

No Details Found

**Building Footprint (Building 1)**



**Subarea and Square Footage (Building 1)**

Description	Area Sq. Footage
CLUBHOUSE/RECREATION BLDG	6668
CLUBHOUSE/RECREATION BLDG	540
GARAGE	5412
<b>Total Square Footage :</b>	<b>12620</b>

**Extra Features**

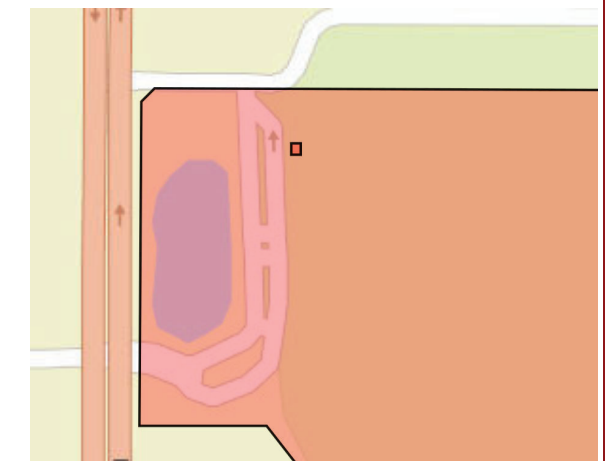
Description	Year Built	Unit
Shelter Picnic	1966	196
Shelter Picnic	1966	196
Fence- Chain Link 6ft #11 Gaug	1966	1030
Paving- Asphalt	1966	54377
Patio Roof	1981	780
Paving- Asphalt	1981	780
Shed	1966	96
Fence- Chain Link 6ft #11 Gaug	1995	50
Fence- Wrought Iron	2008	1560
Shelter Picnic	1984	108

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

**Structural Details (Building 1)**

Description	
1. Year Built	1966
2. COUNTRY CLUB/W GOLF CRSE	12620

**MAP**



Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

6/28/2023

**Property Detail**

Location Address 9302 S MILITARY TRL  
 Municipality UNINCORPORATED  
 Parcel Control Number 00-42-45-24-03-000-5851  
 Subdivision CYPRESS CREEK DEV ON AM-80  
 Official Records Book 13152 Page 1853  
 Sale Date NOV-2001  
 Legal Description CYPRESS CREEK DEV (UNREC) TH PT OF N 1/2 K/A TR B (LESS E 189.36 FT, W 6 FT OF N 71.17FT & TRGLR PAR SR 809 R/W)

**Owner Information**

<b>Owners</b>	<b>Mailing address</b>
TRUE SHOT	4174 JUNIPER TER BOYNTON BEACH FL 33436 3021

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2001	\$2,688,421	13152 / 01853	WARRANTY DEED	TRUE SHOT
SEP-1998	\$4,200,000	10667 / 00569	WARRANTY DEED	

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 0  
 \*Total Square Feet 0  
 Acres 0.72  
 Use Code 3800 - GOLF COURSE  
 Zoning RS - SINGLE FAMILY RESIDENTIAL ( 00-UNINCORPORATED )

**Appraisals**

Tax Year	2022	2021	2020
Improvement Value	\$4,055	\$3,351	\$3,480
Land Value	\$5,760	\$5,760	\$5,760
Total Market Value	\$9,815	\$9,111	\$9,240

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2022	2021	2020
Assessed Value	\$9,815	\$9,111	\$9,240
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$9,815	\$9,111	\$9,240

**Taxes**

Tax Year	2022	2021	2020
Ad Valorem	\$165	\$158	\$162
Non Ad Valorem	\$50	\$50	\$50
Total tax	\$215	\$208	\$212

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)

**Property Detail**

Parcel Control Number: 00-42-45-24-03-000-5851 Location Address: 9302 S MILITARY TRL  
 Owners: TRUE SHOT  
 Mailing Address: 4174 JUNIPER TER,BOYNTON BEACH FL 33436 3021  
 Last Sale: NOV-2001 Book/Page#: 13152 / 1853 Price: \$2,688,421  
 Property Use Code: 3800 - GOLF COURSE Zoning: RS - SINGLE FAMILY RESIDENTIAL ( 00-UNINCORPORATED )  
 Legal Description: CYPRESS CREEK DEV (UNREC) TH PT OF N 1/2 K/A TR B (LESS E 189.36 FT, W 6 FT OF N 71.17FT & TRGLR PAR SR 809 R/W) Total SF: 0 Acres 0.72

**2022 Values (Current)**

Improvement Value \$4,055  
 Land Value \$5,760  
 Total Market Value \$9,815  
 Assessed Value \$9,815  
 Exemption Amount \$0  
 Taxable Value \$9,815

**2022 Taxes**

Ad Valorem \$165  
 Non Ad Valorem \$50  
 Total Tax \$215

**2023 Qualified Exemptions**

No Details Found

**Applicants**

No Details Found

**Building Footprint (Building 0 )**



**Subarea and Square Footage (Building 0 )**

Description	Area	Sq. Footage
No Data Found.		

**Extra Features**

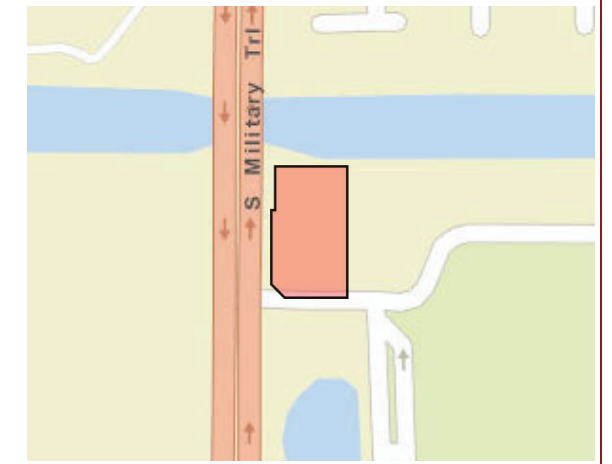
Description	Year Built	Unit
Wall	1988	600

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

**Structural Details (Building 0 )**

Description

**MAP**



Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)

6/28/2023

Owner: TRUE SHOT PCN: 00424524030005851 1 of 1

**Property Detail**

Location Address	9302 S MILITARY TRL		
Municipality	UNINCORPORATED		
Parcel Control Number	00-42-45-24-03-000-5852		
Subdivision	CYPRESS CREEK DEV ON AM-80		
Official Records Book	13152	Page	1853
Sale Date	NOV-2001		
Legal Description	CYPRESS CREEK DEV (UNREC) TH PT OF N 1/2 K/A ELY 189.36 FT OF TR B IN OR1391P264		

**Owner Information**

<b>Owners</b>	<b>Mailing address</b>
TRUE SHOT	4174 JUNIPER TER BOYNTON BEACH FL 33436 3021

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2001	\$2,688,421	13152 / 01853	WARRANTY DEED	TRUE SHOT
SEP-1998	\$4,200,000	10667 / 00569	WARRANTY DEED	

**Exemption Information**  
No Exemption information available

**Property Information**

Number of Units	0
*Total Square Feet	4450
Acres	0.88
Use Code	3800 - GOLF COURSE
Zoning	RS - SINGLE FAMILY RESIDENTIAL ( 00-UNINCORPORATED )

**Appraisals**

Tax Year	2022	2021	2020
Improvement Value	\$153,487	\$145,258	\$150,889
Land Value	\$7,040	\$7,040	\$7,040
Total Market Value	\$160,527	\$152,298	\$157,929

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2022	2021	2020
Assessed Value	\$160,527	\$152,298	\$157,929
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$160,527	\$152,298	\$157,929

**Taxes**

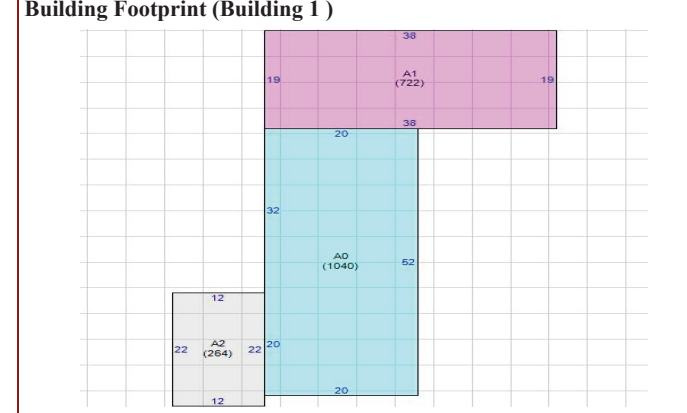
Tax Year	2022	2021	2020
Ad Valorem	\$2,703	\$2,645	\$2,770
Non Ad Valorem	\$780	\$744	\$726
Total tax	\$3,483	\$3,389	\$3,496

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)

**Property Detail**

Parcel Control Number:	00-42-45-24-03-000-5852	Location Address:	9302 S MILITARY TRL		
Owners:	TRUE SHOT				
Mailing Address:	4174 JUNIPER TER,BOYNTON BEACH FL 33436 3021				
Last Sale:	NOV-2001	Book/Page#:	13152 / 1853	Price:	\$2,688,421
Property Use Code:	3800 - GOLF COURSE	Zoning:	RS - SINGLE FAMILY RESIDENTIAL ( 00-UNINCORPORATED )		
Legal Description:	CYPRESS CREEK DEV (UNREC) TH PT OF N 1/2 K/A ELY 189.36 FT OF TR B IN OR1391P264	Total SF:	4450	Acres	0.88

<b>2022 Values (Current)</b>	<b>2022 Taxes</b>		
Improvement Value	\$153,487	Ad Valorem	\$2,703
Land Value	\$7,040	Non Ad Valorem	\$780
Total Market Value	\$160,527	Total Tax	\$3,483
Assessed Value	\$160,527	<b>2023 Qualified Exemptions</b>	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$160,527	<b>Applicants</b>	
<b>All values are as of January 1st each year.</b>		No Details Found	



**Subarea and Square Footage (Building 1)**

Description	Area Sq. Footage
OFFICES	1040
SUPPORT	264
GARAGE	722
<b>Total Square Footage : 2026</b>	

**Extra Features**

Description	Year Built	Unit
Fence- Chain Link 6ft #11 Gaug	1965	430
Wall	1995	696
Paving- Asphalt	1984	4000
Paving- Asphalt	1984	1820

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

**Structural Details (Building 1)**

Description	Year Built
1. Year Built	1965
2. OFFICE BLDG L/R 1-4S	2026



Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)

6/28/2023

Owner: TRUE SHOT PCN: 00424524030005852 1 of 1

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## **EXHIBIT 2: SITE PLAN**

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**SITE DATA**

APPLICATION NAME	CYPRESS CREEK PUD	WORK FORCE HOUSING OBLIGATION*	4 D.U.
CONTROL NUMBER	1977-00052	*AS PER LETTER OF DETERMINATION RECEIVED 7/18/2023	
APPLICATION DATE	ABNPDD-2023-00996	LIMITED INCENTIVE FOR SALE. ALL W/H P UNITS TO BE BOUGHT OUT AT \$551,772 (4 SINGLE FAMILY DU X \$137,943) PRIOR TO THE RELEASE OF THE 80TH BUILDING PERMIT (50%) PER ULDC ART. 5. G. I. C. 4. d. PER PDD-2023-996 PLANNING CONDITION; PAID TO DEHS ON DATE TBD VIA RECEIPT #TBD.	
RESOLUTIONS	6/14/1977		
TIER	R-1977-00052		
FUTURE LAND USE	LJ/S		
EXISTING ZONING DISTRICT	LR-2		
PROPOSED ZONING DISTRICT	AR		
OVERLAY(S)	PUD		
PROPERTY CONTROL NUMBER	BOYNTON NEIGHBORHOOD PLAN 00424524120010010	REQUIRED RECREATION AREA	0.96 AC.
	00424524120010020	PROVIDED RECREATION AREA	2.33 AC.
	00424524120010030	REQUIRED CIVIC POD (2% OF GROSS)	2.45 AC.
	00424524030000582	PROVIDED CIVIC POD AREA	2.45 AC.
	00424524030005851	REQUIRED OPEN SPACE	40% (49.04 AC)
		PROVIDED OPEN SPACE	40% (49.04 AC)
EXISTING USE	VACANT	PROPOSED LAKE AREA	30.41 AC.
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL	EXISTING (TO REMAIN) LAKE AREA	2.37 AC.
		TOTAL LAKE AREA	32.78 AC.
REQUIRED GROSS ACREAGE	5 AC.	TRAFFIC ANALYSIS ZONE (TAZ)	479
PROPOSED GROSS ACREAGE	122.56 AC.		
PROPOSED HOUSING TYPE	SINGLE-FAMILY		
TOTAL UNITS	160		
DENSITY	1.31 D.U. / AC.		
REQUIRED PARKING SPACES (2 SP/D.U.)	320 SP.		
PROVIDED PARKING SPACES	320 SP.		

**CONCURRENCY RESERVATION**

SINGLE-FAMILY	160 UNITS
CIVIC POD (GOVERNMENT OFFICES)	2.45 AC. (27,500 SF)

TRAFFIC CONCURRENCY FOR THE ABOVE USES HAS BEEN REQUESTED

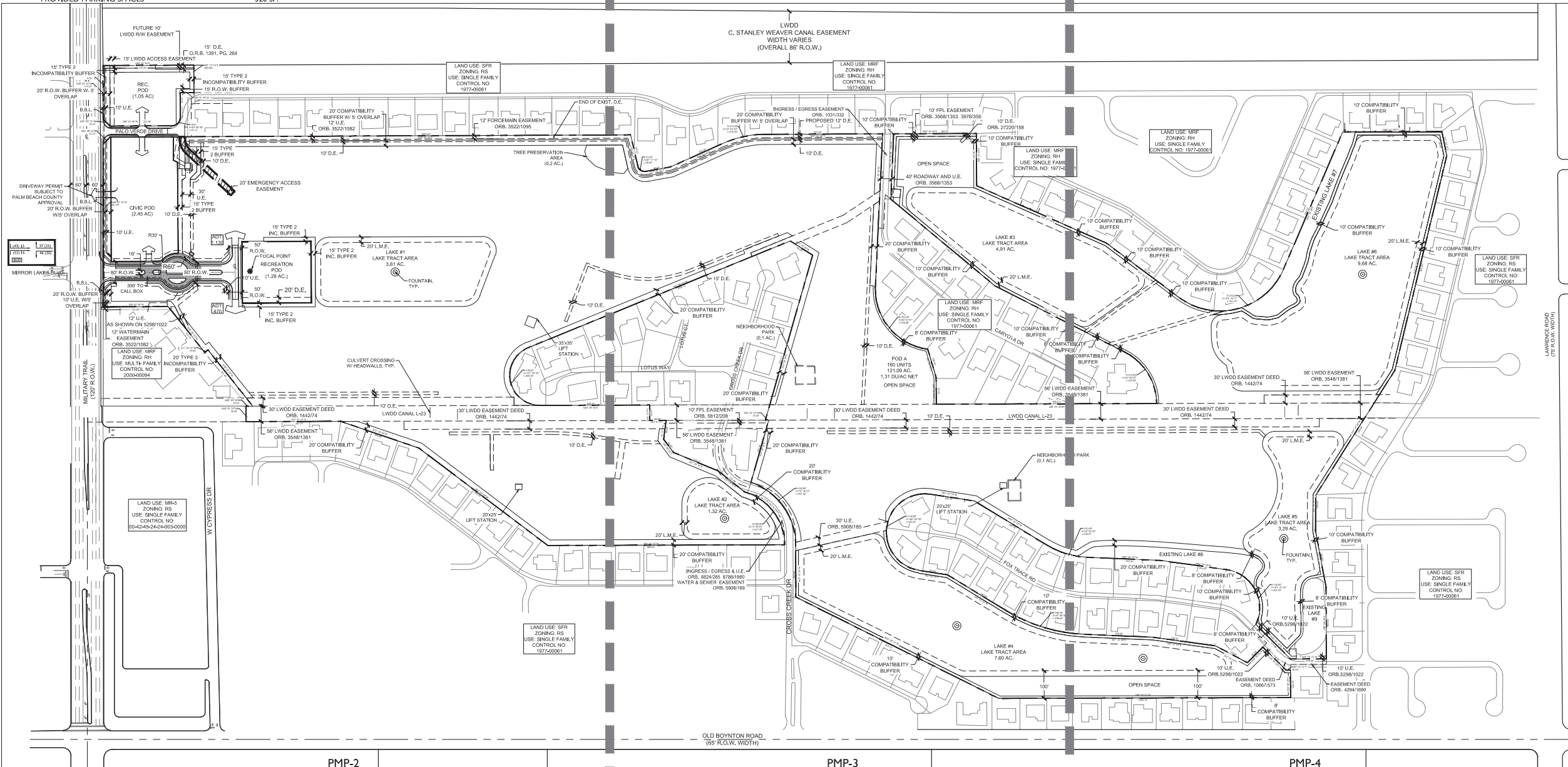
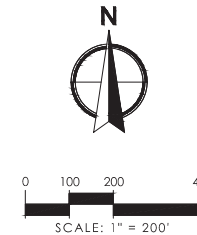
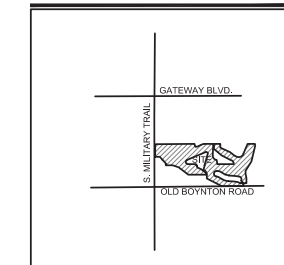
**PROPERTY DEVELOPMENT REGULATIONS**

ZONING DISTRICT	MINIMAL LOT DIMENSIONS	MIN. SETBACKS							
		SIZE	WIDTH/FRONTAGE	DEPTH	MAX. HEIGHT	MAX. BLDG COVER	FRONT	SIDE	SIDE STREET
PUD RECREATION POD	REQUIRED 0.90 AC	75' AVG.	100' AVG.	35'	30%	25'	15'	25'	15'
PUD RECREATION POD	PROVIDED 2.33 AC	459'	660'	35'	30%	25'	15'	25'	15'
PUD RESIDENTIAL POD	REQUIRED 6,000 SF	65'	75'	35'	40%	25'	7.5'	15'	15'
PUD RESIDENTIAL POD	PROVIDED 117.20 AC	840'	4860'	35'	40%	25'	7.5'	15'	15'
PUD CIVIC	REQUIRED 2.45 AC	100'	200'	35'	30%	25'	20'	25'	20'
PUD CIVIC	PROVIDED 2.45 AC	435'	296'	35'	30%	25'	20'	25'	20'

**LAKE TRACT ACREAGE**

LAKE #1	3.61 AC.
LAKE #2	1.32 AC.
LAKE #3	4.91 AC.
LAKE #4	7.60 AC.
LAKE #5	3.29 AC.
LAKE #6	9.68 AC.
LAKE #7	1.06 AC.
LAKE #8	0.80 AC.
LAKE #9	0.51 AC.
TOTAL	32.78 AC.

**LOCATION MAP**



**LEGEND**

- AC. = ACRES
- ADT = AVERAGE DAILY TRIPS
- B.B.L. = BASE BUILDING LINE
- C.L. = CENTER LINE
- D.E. = DRAINAGE EASEMENT
- D.U. = DWELLING UNITS
- EX. = EXISTING
- FLU = FUTURE LAND USE
- L.M.E. = LAKE MAINTENANCE EASEMENT
- LWDD = LAKE WORTH DRAINAGE DISTRICT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PDR = PROPERTY DEVELOPMENT REGULATIONS
- PG. = PAGE
- R.A.S. = RESIDENTIAL ACCESS STREET
- R.O.W. = RIGHT-OF-WAY
- S.B. = SETBACK
- S.F. = SQUARE FEET
- S/W = SIDEWALK
- T.B.A. = TO BE ABANDONED
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT
- ULDC = UNIFIED LAND DEVELOPMENT CODE

**OPEN SPACE TABULAR DATA**

OPEN SPACE REQUIRED (40%)	49.04 AC.
OPEN SPACE PROVIDED (40%)	49.04 AC.
RECREATION PODS	2.33 AC.
CIVIC POD	2.45 AC.
MISC. LANDSCAPE OPEN SPACE	36.82 AC.
PERIMETER LANDSCAPE BUFFERS	7.44 AC.
TOTAL	49.04 AC.

**AMENDMENTS**


**ZONING STAMP**


DRAFT  
2024-1-18

08/16/23	RESUBMITTAL - SUFFICIENCY	1	DATE
10/23/23	RESUBMITTAL	2	DATE
11/27/23	RESUBMITTAL	3	DATE

CERT. NO. 6091

**WGLI**  
wgli.com

2025 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

**PRELIMINARY**

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF  
WGLI, INC.  
ON 2024-01-18

INITIAL SUBMITTAL  
JULY 19, 2023

CYPRESS CREEK PUD  
PALM BEACH COUNTY, FLORIDA

PRELIMINARY MASTER PLAN

SHEET  
**PMP-1**  
1 OF 4  
PROJECT/CASE #

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## **EXHIBIT 3: PBC TRIP GENERATION RATES**

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## Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Ldg	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17 <sup>a</sup>	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue <sup>b</sup>	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
Office	General Office (10k-250k SF GFA) <sup>h</sup>	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA) <sup>h</sup>	710	1000 S.F.	$\text{Ln}(T) = 0.87 \text{Ln}(X) + 3.05$	10%	88/12	$\text{Ln}(T) = 0.86 \text{Ln}(X) + 1.16$	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	Medical Office (Stand-Alone)	720	1000 S.F.	$T=42.97(X)-108.01$	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
	<b>Government Office</b>	<b>730</b>	<b>1000 S.F.</b>	<b>22.59</b>	<b>10%</b>	<b>75/25</b>	<b>3.34</b>	<b>25/75</b>	<b>1.71</b>

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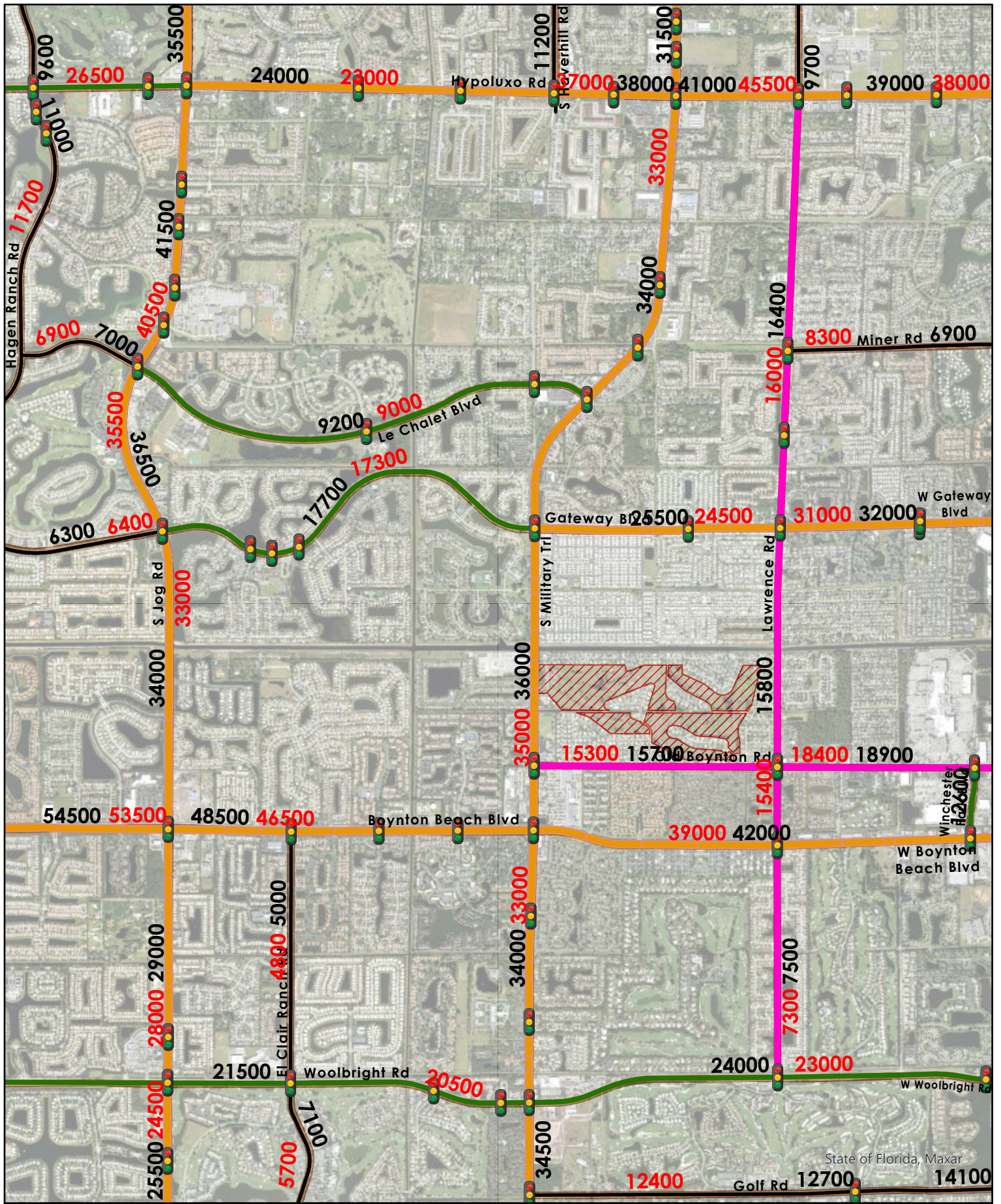
## **EXHIBIT 4: GROWTH RATE**

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## Cypress Creek Area Wide Growth Rate

Roadway	From	To	FDOT	
			2019	2022
Le Chalet Blvd	Jog Rd	Military Tr	9,200	9,000
Gateway Blvd	Jog Rd	Military Tr	17,700	17,300
Gateway Blvd	Military Tr	Lawrence Rd	25,500	24,500
Gateway Blvd	Lawrence Rd	Congress Ave	32,000	31,000
Old Boynton Rd	Military Tr	Lawrence Rd	15,700	15,300
Old Boynton Rd	Lawrence Rd	Congress Ave	18,900	18,400
Boynton Beach Blvd	Jog Rd	El Clair Ranch Rd	48,500	46,500
Boynton Beach Blvd	El Clair Ranch Rd	Military Tr		
Boynton Beach Blvd	Military Tr	Lawrence Rd	42,000	39,000
Boynton Beach Blvd	Lawrence Rd	Congress Ave		
Woolbright Rd	El Clair Ranch Rd	Military Tr	21,500	20,500
Woolbright Rd	Military Tr	Congress Ave	24,000	23,000
Military Trl	Flavor Pict Rd	Woolbright Rd	34,500	34,500
Military Trl	Woolbright Rd	Boynton Beach Blvd	34,000	33,000
Military Trl	Boynton Beach Blvd	Old Boynton Road	36,000	35,000
Military Trl	Old Boynton Road	Aurora Lakes Access		
Military Trl	Aurora Lakes Access	Gateway Blvd	34,000	33,000
Military Trl	Gateway Blvd	Le Chalet Blvd		
Military Trl	Le Chalet Blvd	Hypoluxo Rd		
El Clair Ranch Rd	Boynton Beach Blvd	Woolbright Rd	5,000	4,800
Lawrence Rd	Woolbright Rd	Boynton Beach Blvd	7,500	7,300
Lawrence Rd	Boynton Beach Blvd	Gateway Blvd	15,800	15,400
Lawrence Rd	Gateway Blvd	Hypoluxo Rd	16,400	16,000
		Σ	438,200	423,500

Base Year (Σ 2019 from F-DOT)	438,200
Future Year (Σ 2022 from F-DOT)	423,500
<b>Area Wide Growth</b>	<b>-1.13%</b>



**EXHIBIT 7:  
2019 Vs 2022  
F-DOT AADT**



State of Florida, Maxar



## **EXHIBIT 5: INTERSECTION ANALYSES**

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**Critical Movement Analysis**



**Military Trail & Old Boynton Road  
 Cypress Creek PUD**

**Input Data**

GR	=	1.00%
Peak Season	=	1.00
Traffic Count Year	=	2022
Buildout Year	=	2028
Years	=	6

AM Peak Hour		PM Peak Hour		Proposed Development
In	Out	In	Out	
29	83	95	55	160 Single Family
62	21	11	31	27,500 SF Gov. Office
<b>91</b>	<b>104</b>	<b>106</b>	<b>86</b>	<b>Cypress Creek PUD</b>

AM Peak Hour												
AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 10-Mar-22	28	14	23	231	10	110	6	941	174	164	2,304	8
Peak Season Volume	28	14	23	231	10	110	6	941	174	164	2,304	8
2028 Historic Growth	30	15	24	245	11	117	6	999	185	174	2,446	8
Major Project Traffic	0	0	0	4	0	1	0	25	3	2	35	0
Major Project Traffic + 1% growth	30	15	24	249	11	118	6	1,024	188	176	2,481	8
% Project Traffic	-	-	-	-	-	15%	-	40%	-	15%	40%	-
Project Traffic Direction	-	-	-	-	-	IN	-	IN	-	OUT	OUT	-
Project Traffic	-	-	-	-	-	14	-	36	-	16	42	-
2028 Total Traffic <sup>1</sup>	30	15	24	249	11	132	6	1,060	188	192	2,523	8
Critical Volume												
No. of Lanes	1	-	1	2	-	1	1	3	-	1	3	-
Approach Volume	69			392			-			2,722		
Per Lane Volume <sup>2</sup>	45	-	0	130	-	0	6	416	-	192	844	-
North-South Critical	EB LT + WB RT = 45			WB LT + EB RT = 130								
East-West Critical	NB LT + SB TH = 850			SB LT + NB TH = 608								
Maximum Critical Sum	130			850			=			980		
Status?	OK											
PM Peak Hour												
PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 10-Mar-22	19	27	24	316	23	279	22	1,833	348	272	1,128	14
Peak Season Volume	19	27	24	316	23	279	22	1,833	348	272	1,128	14
2028 Historic Growth	20	29	25	335	24	296	23	1,946	369	289	1,197	15
Major Project Traffic	0	0	0	6	0	6	0	49	7	6	46	0
Major Project Traffic + 1% growth	20	29	25	341	24	302	23	1,995	376	295	0	15
% Project Traffic	-	-	-	-	-	15%	-	40%	-	15%	40%	-
Project Traffic Direction	-	-	-	-	-	IN	-	IN	-	OUT	OUT	-
Project Traffic	-	-	-	-	-	16	-	42	-	13	34	-
2028 Total Traffic <sup>1</sup>	20	29	25	341	24	318	23	2,037	376	308	1,231	15
Critical Volume												
No. of Lanes	1	-	1	2	-	1	1	3	-	1	3	-
Approach Volume	74			683			-			1,554		
Per Lane Volume <sup>2</sup>	49	-	0	183	-	0	23	804	-	308	415	-
North-South Critical	EB LT + WB RT = 49			WB LT + EB RT = 183								
East-West Critical	NB LT + SB TH = 438			SB LT + NB TH = 1,112								
Maximum Critical Sum	183			1,112			=			1,295		
Status?	OK											

<sup>1</sup> Build out year traffic was estimated using the greater of the historical growth rate and committed development traffic+1% historical growth rate. Then, existing traffic and development traffic were added to the growth in the build-out year.

<sup>2</sup> Per lane right-turn volume was adjusted based on the right turns on red and the overlapping left turns.

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
27770	Okeechobee Bl	Vista Pkwy	3/3/2021	11:45 AM	0	31	1	58	1	440	1	117	48	67	1715	48	9	41	1764	234	4575
27770	Okeechobee Bl	Vista Pkwy	3/3/2021	5:00 PM	0	70	8	96	0	626	1	222	54	84	2143	36	12	17	3094	178	6641
27682	Okeechobee Bl	Wildcat Way	11/3/2022	7:00 AM	0	104	5	81	0	122	37	58	1	16	2322	200	5	298	1178	12	4439
27682	Okeechobee Bl	Wildcat Way	11/3/2022	2:00 PM	0	59	2	69	0	46	2	32	11	25	1487	45	31	107	1436	45	3397
27682	Okeechobee Bl	Wildcat Way	11/3/2022	5:00 PM	0	69	2	87	2	55	1	27	1	31	1725	34	8	67	2407	122	4638
27682	Okeechobee Bl	Wildcat Way	10/27/2021	7:00 AM	0	126	2	218	1	77	58	62	0	24	2277	302	6	254	1201	57	4665
27682	Okeechobee Bl	Wildcat Way	10/27/2021	2:00 PM	0	37	0	58	7	49	1	30	5	34	1422	42	21	113	1487	51	3357
27682	Okeechobee Bl	Wildcat Way	10/27/2021	5:00 PM	0	64	2	77	0	60	1	23	0	29	1702	66	7	70	2416	92	4609
27682	Okeechobee Bl	Wildcat Way	12/11/2019	6:45 AM	0	125	2	240	0	30	25	1	2	1	2611	219	15	92	1205	82	4650
27682	Okeechobee Bl	Wildcat Way	12/11/2019	2:00 PM	0	52	0	104	0	6	1	1	0	1	1499	82	9	118	1537	7	3417
27682	Okeechobee Bl	Wildcat Way	12/11/2019	4:45 PM	0	48	0	98	0	12	1	1	1	0	2077	154	3	174	3069	9	5647
45600	Old Boynton Rd	Congress Ave	11/9/2021	7:45 AM	3	55	842	62	5	79	1136	117	0	121	254	135	0	128	188	98	3223
45600	Old Boynton Rd	Congress Ave	11/9/2021	1:45 PM	45	155	1145	133	22	91	877	145	0	237	313	180	0	184	305	142	3974
45600	Old Boynton Rd	Congress Ave	11/9/2021	5:00 PM	18	217	1491	168	21	125	1011	204	1	208	353	192	0	189	437	206	4841
45600	Old Boynton Rd	Congress Ave	3/14/2019	7:45 AM	1	86	640	77	3	91	1355	101	0	121	238	146	0	106	188	110	3263
45600	Old Boynton Rd	Congress Ave	3/14/2019	12:30 PM	56	195	1080	130	19	133	1062	183	0	273	296	195	0	221	358	192	4393
45600	Old Boynton Rd	Congress Ave	3/14/2019	4:45 PM	48	203	1489	152	23	116	1122	202	0	254	364	192	0	180	563	271	5179
46094	Old Boynton Rd	Lawrence Rd	11/16/2021	7:30 AM	0	21	188	39	0	186	541	82	0	90	258	37	0	28	203	86	1759
46094	Old Boynton Rd	Lawrence Rd	11/16/2021	11:45 AM	0	23	200	66	0	148	212	69	0	79	408	50	0	57	353	181	1846
46094	Old Boynton Rd	Lawrence Rd	11/16/2021	5:00 PM	0	56	514	79	0	172	293	91	0	129	429	58	1	80	541	289	2732
46094	Old Boynton Rd	Lawrence Rd	2/13/2019	7:45 AM	0	21	183	34	0	197	534	36	0	60	305	29	0	18	209	53	1679
46094	Old Boynton Rd	Lawrence Rd	2/13/2019	12:30 PM	1	22	201	47	0	118	227	38	0	67	413	33	2	54	501	149	1873
46094	Old Boynton Rd	Lawrence Rd	2/13/2019	5:00 PM	0	51	630	73	0	177	296	53	0	123	438	37	0	69	618	281	2846
45590	Old Boynton Rd	Military Tr	3/10/2022	7:45 AM	3	3	941	174	0	164	2304	8	0	28	14	23	0	231	10	110	4013
45590	Old Boynton Rd	Military Tr	3/10/2022	12:30 PM	6	6	1011	256	1	167	808	19	0	26	20	46	1	320	24	197	2908
45590	Old Boynton Rd	Military Tr	3/10/2022	5:00 PM	12	10	1833	348	0	272	1128	14	0	19	27	24	0	316	23	279	4305
45590	Old Boynton Rd	Military Tr	3/27/2019	7:30 AM	2	3	768	183	0	171	2059	8	0	18	11	34	0	165	1	111	3534
45590	Old Boynton Rd	Military Tr	3/27/2019	12:45 PM	17	9	882	239	0	180	838	12	0	18	32	26	0	244	15	240	2752
45590	Old Boynton Rd	Military Tr	3/27/2019	5:00 PM	11	6	1676	300	0	253	974	18	0	21	32	37	0	274	21	312	3935
45610	Old Boynton Rd	Renaissance Common	11/18/2021	7:45 AM	0	5	1	10	3	286	0	104	0	61	204	3	5	5	208	114	1009
45610	Old Boynton Rd	Renaissance Common	11/18/2021	12:00 PM	0	6	2	2	1	177	1	84	0	77	295	8	0	4	468	180	1305
45610	Old Boynton Rd	Renaissance Common	11/18/2021	5:00 PM	0	3	3	4	0	205	4	117	0	147	361	6	0	8	637	324	1819
45596	Old Boynton Rd	Winchester Dr/BB Mall	11/17/2021	8:00 AM	0	31	16	27	0	5	6	5	0	14	359	57	0	28	242	6	796
45596	Old Boynton Rd	Winchester Dr/BB Mall	11/17/2021	12:00 PM	2	159	83	108	0	46	61	15	0	61	555	104	0	118	355	25	1692
45596	Old Boynton Rd	Winchester Dr/BB Mall	11/17/2021	5:00 PM	4	190	87	148	0	53	53	33	1	79	666	97	0	105	709	53	2278
45596	Old Boynton Rd	Winchester Dr/BB Mall	4/1/2019	7:45 AM	0	25	17	46	0	2	5	8	1	28	508	63	0	34	275	4	1016





**Intersection Volume Development**

**Military Trail & Mirror Lakes Boulevard**  
 Cypress Creek PUD



**Input Data**

GR	=	1.00%
Peak Season	=	1.00
Traffic Count Year	=	2023
Buildout Year	=	2028
Years	=	5























AM Peak Hour		PM Peak Hour		Proposed Development
In	Out	In	Out	
29	83	95	55	160 Single Family
62	21	11	31	27,500 SF Gov. Office
<b>91</b>	<b>104</b>	<b>106</b>	<b>86</b>	<b>Cypress Creek PUD</b>

AM Peak Hour												
AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 12-Jan-23	19	0	17	-	-	-	13	1,201	-	-	2,143	7
Peak Season Volume	19	0	17	-	-	-	13	1,201	-	-	2,143	7
2028 Historic Growth	20	0	18	-	-	-	14	1,262	-	-	2,252	7
Major Project Traffic	0	0	0	-	-	-	0	192	-	-	152	0
Major Project Traffic + 1% growth	20	0	18	-	-	-	14	1,454	0	0	2,404	7
% Project Traffic	-	-	-	55%	-	45%	-	-	55%	45%	-	-
Project Traffic Direction	-	-	-	OUT	-	OUT	-	-	IN	IN	-	-
Project Traffic	-	-	-	57	-	47	-	-	50	41	-	-
2028 Total Traffic	20	0	18	57	0	47	14	1,454	50	41	2,404	7
PM Peak Hour												
PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 12-Jan-23	12	0	17	-	-	-	46	2,129	-	-	1,494	21
Peak Season Volume	12	0	17	-	-	-	46	2,129	-	-	1,494	21
2028 Historic Growth	13	0	18	-	-	-	48	2,238	-	-	1,570	22
Major Project Traffic	0	0	0	-	-	-	0	108	-	-	111	0
Major Project Traffic + 1% growth	13	0	18	-	-	-	48	2,346	0	0	0	22
% Project Traffic	-	-	-	55%	-	45%	-	-	55%	45%	-	-
Project Traffic Direction	-	-	-	OUT	-	OUT	-	-	IN	IN	-	-
Project Traffic	-	-	-	47	-	39	-	-	58	48	-	-
2028 Total Traffic	13	0	18	47	0	39	48	2,346	58	48	1,570	22



Lanes, Volumes, Timings  
 3: Military Trl & Mirror Lakes Blvd/Cypress Creek PUD

Cypress Creek PUD - Civic Pod  
 2028 AM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	0	18	57	0	47	14	1454	50	41	2404	7
Future Volume (vph)	20	0	18	57	0	47	14	1454	50	41	2404	7
Ideal Flow (vphp)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	160		0	130		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	25			25			160			140		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.91	0.91
Frt			0.850			0.850		0.995				
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	0	1583	1770	0	1583	1770	5060	0	1770	5085	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	0	1583	1770	0	1583	1770	5060	0	1770	5085	0
Link Speed (mph)		30			30			45			45	
Link Distance (ft)		362			230			542			596	
Travel Time (s)		8.2			5.2			8.2			9.0	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	21	0	19	60	0	49	15	1531	53	43	2531	7
Shared Lane Traffic (%)												
Lane Group Flow (vph)	21	0	19	60	0	49	15	1584	0	43	2538	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization	63.3%						ICU Level of Service B					
Analysis Period (min)	15											

HCM 7th TWSC  
 3: Military Trl & Mirror Lakes Blvd/Cypress Creek PUD

Cypress Creek PUD - Civic Pod  
 2028 AM

Intersection												
Int Delay, s/veh	47.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↵		↶	↵		↶	↵	↑↑↑		↵	↑↑↑	
Traffic Vol, veh/h	20	0	18	57	0	47	14	1454	50	41	2404	7
Future Vol, veh/h	20	0	18	57	0	47	14	1454	50	41	2404	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	0	0	-	0	160	-	-	130	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	21	0	19	60	0	49	15	1531	53	43	2531	7

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	3262	-	1269	2685	-	792	2538	0	0	1583	0	0
Stage 1	2621	-	-	1586	-	-	-	-	-	-	-	-
Stage 2	642	-	-	1099	-	-	-	-	-	-	-	-
Critical Hdwy	6.44	-	7.14	6.44	-	7.14	5.34	-	-	5.34	-	-
Critical Hdwy Stg 1	7.34	-	-	7.34	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.74	-	-	6.74	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.82	-	3.92	3.82	-	3.92	3.12	-	-	3.12	-	-
Pot Cap-1 Maneuver	~ 10	0	137	~ 23	0	285	66	-	-	203	-	-
Stage 1	~ 13	0	-	77	0	-	-	-	-	-	-	-
Stage 2	391	0	-	204	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	~ 5	-	137	~ 12	-	285	66	-	-	203	-	-
Mov Cap-2 Maneuver	~ 5	-	-	~ 12	-	-	-	-	-	-	-	-
Stage 1	~ 11	-	-	~ 60	-	-	-	-	-	-	-	-
Stage 2	251	-	-	138	-	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay \$/veh	10.15		1297.06		0.69		0.46	
HCM LOS	F		F					























Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	66	-	-	5	137	12	285	203	-	-
HCM Lane V/C Ratio	0.223	-	-	4.233	0.139	4.869	0.174	0.213	-	-
HCM Control Delay (s/veh)	74.4	-	-	\$ 2837.3	35	\$ 2349.9	20.3	27.5	-	-
HCM Lane LOS	F	-	-	F	E	F	C	D	-	-
HCM 95th %tile Q(veh)	0.8	-	-	4	0.5	8.6	0.6	0.8	-	-

Notes  
 ~: Volume exceeds capacity    \$: Delay exceeds 300s    +: Computation Not Defined    \*: All major volume in platoon



Lanes, Volumes, Timings  
 3: Military Trl & Mirror Lakes Blvd/Cypress Creek PUD

Cypress Creek PUD - Civic Pod  
 2028 PM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	13	0	18	47	0	39	48	2346	58	48	1570	22
Future Volume (vph)	13	0	18	47	0	39	48	2346	58	48	1570	22
Ideal Flow (vphp)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	160		0	130		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	25			25			160			140		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.91	0.91
Frt			0.850			0.850		0.996			0.998	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	0	1583	1770	0	1583	1770	5065	0	1770	5075	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	0	1583	1770	0	1583	1770	5065	0	1770	5075	0
Link Speed (mph)		30			30			45			45	
Link Distance (ft)		362			230			542			596	
Travel Time (s)		8.2			5.2			8.2			9.0	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	14	0	19	49	0	41	51	2469	61	51	1653	23
Shared Lane Traffic (%)												
Lane Group Flow (vph)	14	0	19	49	0	41	51	2530	0	51	1676	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	63.3%
ICU Level of Service	B
Analysis Period (min)	15

Intersection												
Int Delay, s/veh	249.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↘		↗	↘		↗	↘	↑↑↑		↘	↑↑↑	
Traffic Vol, veh/h	13	0	18	47	0	39	48	2346	58	48	1570	22
Future Vol, veh/h	13	0	18	47	0	39	48	2346	58	48	1570	22
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	0	0	-	0	160	-	-	130	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	0	19	49	0	41	51	2469	61	51	1653	23

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	2854	-	838	3363	-	1265	1676	0	0	2531	0	0
Stage 1	1765	-	-	2601	-	-	-	-	-	-	-	-
Stage 2	1089	-	-	762	-	-	-	-	-	-	-	-
Critical Hdwy	6.44	-	7.14	6.44	-	7.14	5.34	-	-	5.34	-	-
Critical Hdwy Stg 1	7.34	-	-	7.34	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.74	-	-	6.74	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.82	-	3.92	3.82	-	3.92	3.12	-	-	3.12	-	-
Pot Cap-1 Maneuver	18	0	266	~ 8	0	138	182	-	-	67	-	-
Stage 1	57	0	-	~ 14	0	-	-	-	-	-	-	-
Stage 2	207	0	-	330	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	~ 2	-	266	~ 1	-	138	182	-	-	67	-	-
Mov Cap-2 Maneuver	~ 2	-	-	~ 1	-	-	-	-	-	-	-	-
Stage 1	14	-	-	~ 10	-	-	-	-	-	-	-	-
Stage 2	105	-	-	74	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay \$/veh	\$ 174.31	\$ 11326.43	0.63	4.4
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	182	-	-	2	266	1	138	67	-	-
HCM Lane V/C Ratio	0.277	-	-	6.109	0.071	35.95	0.298	0.757	-	-
HCM Control Delay (s/veh)	32.2	-	-	\$ 5157.8	\$ 20690.2	1	41.9	150.4	-	-
HCM Lane LOS	D	-	-	F	C	F	E	F	-	-
HCM 95th %tile Q(veh)	1.1	-	-	3.1	0.2	8.3	1.2	3.5	-	-

Notes  
 ~: Volume exceeds capacity    \$: Delay exceeds 300s    +: Computation Not Defined    \*: All major volume in platoon



# KMF Traffic Group, LLC

Stuart, FL (772) 2221-7971

[www.kmftraffic.com](http://www.kmftraffic.com)

Manual Traffic Count - All Traffic  
 Military Trail and Mirror Lake Blvd  
 Boynton Beach, FL

File Name : MIGOLF  
 Site Code : JO1706  
 Start Date : 12/20/2017  
 Page No : 1

Groups Printed- All Traffic

Start Time	Military Trail NB					Military Trail SB				Mirror Lake Blvd EB				Cypress Creek WB				Int. Total
	Right	Thru	Left	Utum	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
07:00 AM	1	243	2	4	250	0	425	0	425	7	0	6	13	0	0	0	0	688
07:15 AM	4	219	2	0	225	0	505	0	505	4	0	0	4	0	0	0	0	734
07:30 AM	7	228	2	2	239	2	573	0	575	6	0	5	11	0	0	2	2	827
07:45 AM	1	226	1	1	229	3	586	0	589	2	0	1	3	0	0	0	0	821
Total	13	916	7	7	943	5	2089	0	2094	19	0	12	31	0	0	2	2	3070
08:00 AM	3	250	2	3	258	0	516	0	516	4	0	7	11	0	0	0	0	785
08:15 AM	3	244	0	2	249	2	533	2	537	5	0	6	11	0	0	0	0	797
08:30 AM	0	216	2	1	219	2	482	0	484	11	0	3	14	0	0	0	0	717
08:45 AM	0	212	0	1	213	1	465	0	466	10	0	1	11	0	0	1	1	691
Total	6	922	4	7	939	5	1996	2	2003	30	0	17	47	0	0	1	1	2990
*** BREAK ***																		
04:00 PM	2	334	5	0	341	7	318	0	325	5	0	4	9	0	0	1	1	676
04:15 PM	3	426	14	0	443	6	260	0	266	4	0	2	6	0	0	5	5	720
04:30 PM	0	447	5	3	455	7	369	0	376	6	0	4	10	0	0	1	1	842
04:45 PM	1	434	7	3	445	6	359	0	365	9	0	2	11	1	0	4	5	826
Total	6	1641	31	6	1684	26	1306	0	1332	24	0	12	36	1	0	11	12	3064
05:00 PM	0	545	6	0	551	10	309	0	319	8	0	5	13	1	0	2	3	886
05:15 PM	0	566	14	0	580	4	363	0	367	4	0	3	7	0	0	4	4	958
05:30 PM	0	578	15	4	597	7	374	0	381	4	0	4	8	2	0	5	7	993
05:45 PM	0	567	7	0	574	0	257	0	257	1	0	0	1	0	0	1	1	833
Total	0	2256	42	4	2302	21	1303	0	1324	17	0	12	29	3	0	12	15	3670
Grand Total	25	5735	84	24	5868	57	6694	2	6753	90	0	53	143	4	0	26	30	12794
Apprch %	0.4	97.7	1.4	0.4		0.8	99.1	0		62.9	0	37.1		13.3	0	86.7		
Total %	0.2	44.8	0.7	0.2	45.9	0.4	52.3	0	52.8	0.7	0	0.4	1.1	0	0	0.2	0.2	

# KMF Traffic Group, LLC

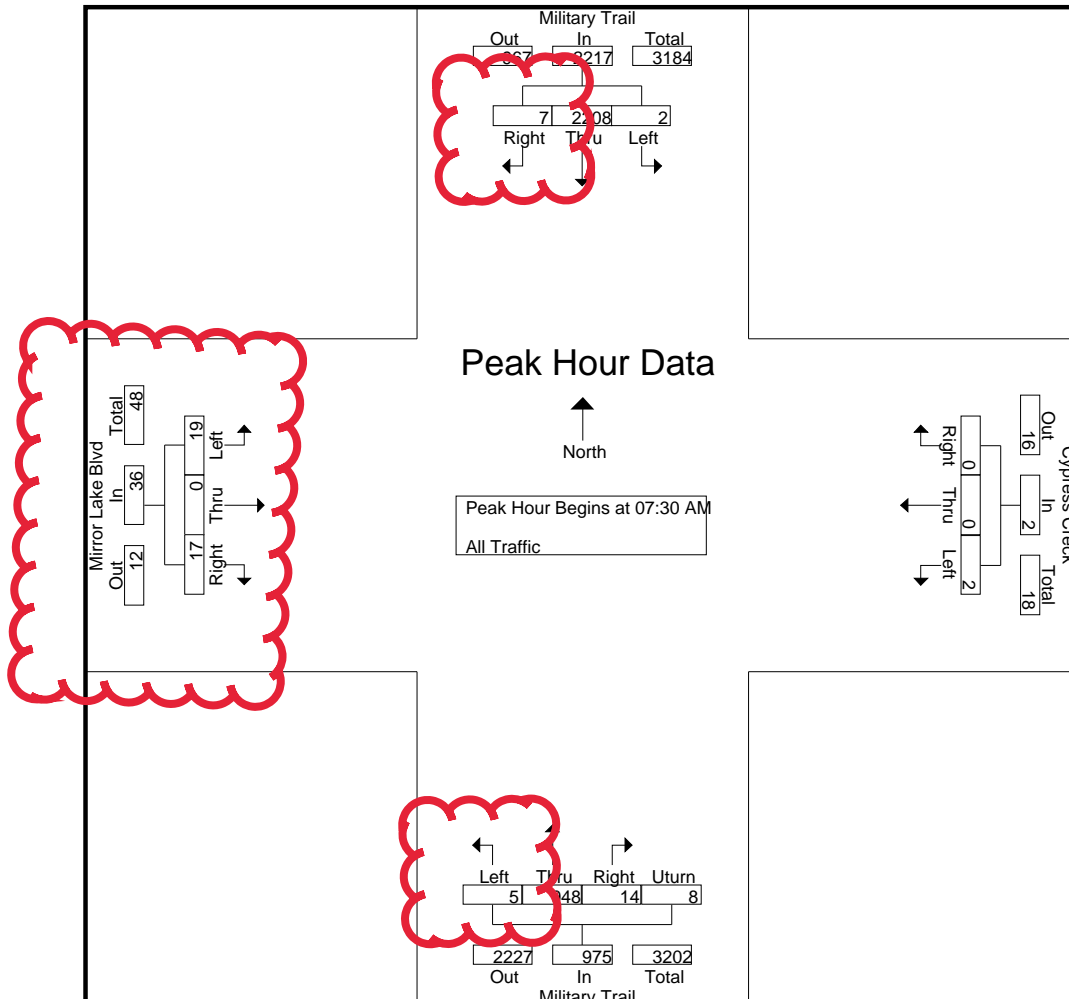
Stuart, FL (772) 2221-7971

[www.kmftraffic.com](http://www.kmftraffic.com)

Manual Traffic Count - All Traffic  
 Military Trail and Mirror Lake Blvd  
 Boynton Beach, FL

File Name : MIGOLF  
 Site Code : JO1706  
 Start Date : 12/20/2017  
 Page No : 2

Start Time	Military Trail NB					Military Trail SB				Mirror Lake Blvd EB				Cypress Creek WB				Int. Total
	Right	Thru	Left	Uturm	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:30 AM																		
07:30 AM	7	228	2	2	239	2	573	0	575	6	0	5	11	0	0	2	2	827
07:45 AM	1	226	1	1	229	3	586	0	589	2	0	1	3	0	0	0	0	821
08:00 AM	3	250	2	3	258	0	516	0	516	4	0	7	11	0	0	0	0	785
08:15 AM	3	244	0	2	249	2	533	2	537	5	0	6	11	0	0	0	0	797
Total Volume	14	948	5	8	975	7	2208	2	2217	17	0	19	36	0	0	2	2	3230
% App. Total																		
PHF	.500	.948	.625	.667	.945	.583	.942	.250	.941	.708	.000	.679	.818	.000	.000	.250	.250	.976



# KMF Traffic Group, LLC

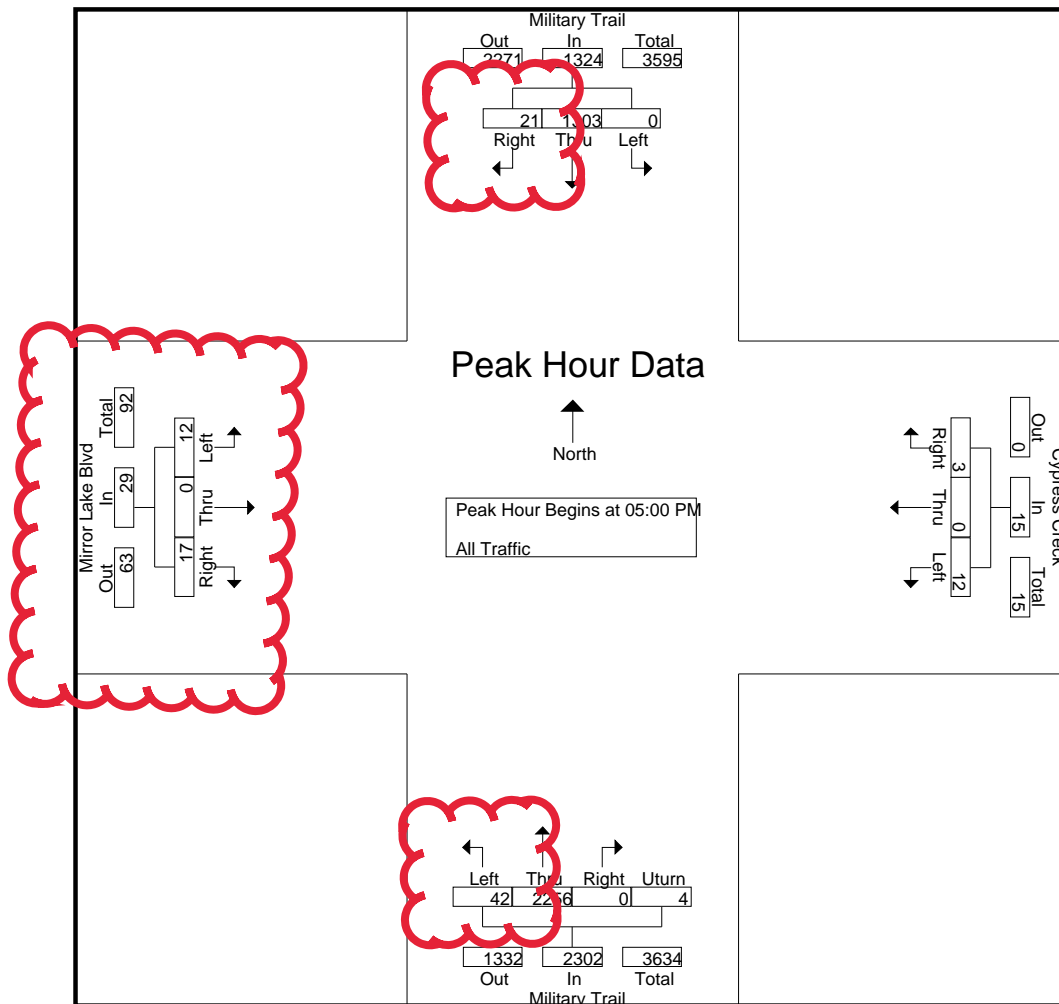
Stuart, FL (772) 2221-7971

[www.kmftraffic.com](http://www.kmftraffic.com)

Manual Traffic Count - All Traffic  
 Military Trail and Mirror Lake Blvd  
 Boynton Beach, FL

File Name : MIGOLF  
 Site Code : JO1706  
 Start Date : 12/20/2017  
 Page No : 3

Start Time	Military Trail NB					Military Trail SB				Mirror Lake Blvd EB				Cypress Creek WB				Int. Total
	Right	Thru	Left	Utum	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 05:00 PM																		
05:00 PM	0	545	6	0	551	10	309	0	319	8	0	5	13	1	0	2	3	886
05:15 PM	0	566	14	0	580	4	363	0	367	4	0	3	7	0	0	4	4	958
05:30 PM	0	578	15	4	597	7	374	0	381	4	0	4	8	2	0	5	7	993
05:45 PM	0	567	7	0	574	0	257	0	257	1	0	0	1	0	0	1	1	833
Total Volume	0	2256	42	4	2302	21	1303	0	1324	17	0	12	29	3	0	12	15	3670
% App. Total																		
PHF	.000	.976	.700	.250	.964	.525	.871	.000	.869	.531	.000	.600	.558	.375	.000	.600	.536	.924



SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
43870	Gateway Bl	I 95 East	11/18/2021	4:15 PM	0	1139	0	389	0	0	0	0	0	1024	1294	0	0	0	824	198	4868
43870	Gateway Bl	I 95 East	4/2/2019	7:15 AM	0	547	1	146	0	0	0	0	0	744	779	0	0	0	907	317	3441
43870	Gateway Bl	I 95 East	4/2/2019	12:15 PM	0	598	6	205	0	0	0	0	0	587	851	1	0	0	676	185	3109
43870	Gateway Bl	I 95 East	4/2/2019	4:45 PM	0	1115	0	378	0	0	0	0	0	625	1233	0	0	0	722	192	4265
43870	Gateway Bl	I 95 West	11/18/2021	7:15 AM	0	0	0	0	0	277	0	851	0	0	1745	1382	4	616	1835	1	6711
43870	Gateway Bl	I 95 West	11/18/2021	12:00 PM	0	0	0	0	0	192	0	614	0	0	809	527	1	209	1244	1	3597
43870	Gateway Bl	I 95 West	11/18/2021	4:45 PM	0	0	0	0	0	363	0	788	0	0	1094	667	0	251	1833	0	4996
43870	Gateway Bl	I 95 West	4/2/2019	7:15 AM	0	0	0	0	0	208	0	610	0	0	1156	1006	0	441	1218	0	4639
43870	Gateway Bl	I 95 West	4/2/2019	12:15 PM	0	0	0	0	0	182	0	565	0	0	935	514	0	236	1052	0	3484
43870	Gateway Bl	I 95 West	4/2/2019	4:45 PM	0	0	0	0	0	340	0	1045	0	0	1008	627	1	180	1713	0	4914
43800	Gateway Bl	Jog Rd	11/19/2020	7:45 AM	4	24	839	219	2	224	1521	54	2	68	105	93	2	253	135	195	3740
43800	Gateway Bl	Jog Rd	11/19/2020	12:00 PM	2	63	1005	178	0	182	720	58	0	81	90	92	0	110	61	142	2784
43800	Gateway Bl	Jog Rd	11/19/2020	4:45 PM	0	115	2355	344	0	274	871	52	1	82	204	55	0	160	141	296	4950
45471	Gateway Bl	KNIGHT RD	12/6/2022	8:00 AM	0	2	1	22	0	8	2	19	1	6	743	3	0	7	872	10	1696
45471	Gateway Bl	KNIGHT RD	12/6/2022	3:00 PM	0	2	2	14	0	6	0	9	0	17	898	17	0	28	1487	18	2498
45475	Gateway Bl	Lawrence Rd	10/18/2022	7:15 AM	0	69	233	175	0	333	667	297	0	107	796	86	6	144	668	367	3948
45475	Gateway Bl	Lawrence Rd	10/18/2022	12:30 PM	0	80	250	144	0	85	207	75	1	90	531	76	0	151	518	161	2369
45475	Gateway Bl	Lawrence Rd	10/18/2022	4:45 PM	0	144	458	249	0	188	322	121	0	146	611	76	5	214	857	234	3625
45475	Gateway Bl	Lawrence Rd	4/15/2021	7:15 AM	0	51	239	191	2	259	510	137	0	125	836	83	3	128	703	263	3530
45475	Gateway Bl	Lawrence Rd	4/15/2021	12:30 PM	0	63	218	163	0	125	252	64	0	58	614	84	1	132	571	112	2457
45475	Gateway Bl	Lawrence Rd	4/15/2021	4:45 PM	0	121	536	255	0	178	405	156	0	162	848	95	3	241	1176	166	4342
45470	Gateway Bl	Military Tr	1/12/2023	7:15 AM	1	70	944	186	0	285	1487	83	2	88	685	202	3	454	424	317	5231
45470	Gateway Bl	Military Tr	1/12/2023	2:00 PM	2	142	809	130	0	173	780	70	1	53	443	134	0	180	343	243	3503
45470	Gateway Bl	Military Tr	1/12/2023	4:45 PM	5	284	1586	254	0	247	1001	137	3	269	636	240	0	253	497	369	5781
45470	Gateway Bl	Military Tr	2/8/2021	7:15 AM	3	87	570	197	0	334	1721	104	0	75	412	217	4	438	496	346	5004
45470	Gateway Bl	Military Tr	2/8/2021	2:00 PM	5	124	851	208	2	274	786	109	0	84	298	141	1	256	435	312	3886
45470	Gateway Bl	Military Tr	2/8/2021	4:45 PM	2	218	1299	259	2	290	924	137	1	105	375	130	1	282	563	397	4985
45470	Gateway Bl	Military Tr	10/2/2019	7:15 AM	1	103	598	264	0	339	1723	118	0	108	580	271	0	347	502	472	5426
45470	Gateway Bl	Military Tr	10/2/2019	2:00 PM	3	143	724	176	0	237	768	85	0	72	283	139	4	195	361	282	3472
45470	Gateway Bl	Military Tr	10/2/2019	4:45 PM	4	208	1369	288	1	345	1051	145	1	103	445	150	1	277	573	483	5444
45485	Gateway Bl	NW 23rd Ave	6/15/2021	7:00 AM	0	99	0	82	0	31	1	45	3	8	1008	20	2	43	834	4	2180
45485	Gateway Bl	NW 23rd Ave	6/15/2021	4:30 PM	0	99	0	31	0	29	2	19	0	26	872	45	0	121	1333	27	2604
45530	Gateway Bl	Park Ridge Bl	12/2/2021	7:00 AM	0	129	0	45	0	27	0	17	20	45	1088	232	2	129	520	28	2282
45530	Gateway Bl	Park Ridge Bl	12/2/2021	12:00 PM	0	5	1	1	0	13	0	13	17	25	852	4	9	8	944	9	1901
45530	Gateway Bl	Park Ridge Bl	12/2/2021	5:00 PM	0	40	0	23	0	29	0	36	16	28	1274	55	5	31	1732	10	3279
44500	Gateway Bl	Quantum Bl	12/2/2021	7:30 AM	0	47	1	41	0	114	5	39	5	117	1714	5	2	28	1313	244	3675

A B C D E F G H I

Input Data

ROAD NAME: S Military Trl STATION: 5202  
 CURRENT YEAR: 2022 FROM: Old Boynton Rd  
 ANALYSIS YEAR: 2028 TO: Midpoint  
 GROWTH RATE: 0% COUNT DATE: NA  
 PSF: 0

Report Created  
 12/23/2023

Link Analysis

Time Period	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
Chimu MUPD	12	6	6	18	10	8	NR	0%
Fountains East	26	12	14	39	19	19	NR	45%
Trinity Church International	268	160	109	94	43	51	NR	30%
Village Market	34	13	21	57	30	27	NR	0%
Boynton Beach Mall Redevelopment	4	1	2	12	6	6	NR	80%
Total Committed Developments	344	192	152	220	108	111		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	344	192	152	220	108	111		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	344	192	152	220	108	111		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	344	192	152	220	108	111		
Growth Volume Used	344	192	152	220	108	111		
Total Volume	344	192	152	220	108	111		

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

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## **EXHIBIT 6: LINK VOLUMES**

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SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
27770	Okeechobee Bl	Vista Pkwy	3/3/2021	11:45 AM	0	31	1	58	1	440	1	117	48	67	1715	48	9	41	1764	234	4575
27770	Okeechobee Bl	Vista Pkwy	3/3/2021	5:00 PM	0	70	8	96	0	626	1	222	54	84	2143	36	12	17	3094	178	6641
27682	Okeechobee Bl	Wildcat Way	11/3/2022	7:00 AM	0	104	5	81	0	122	37	58	1	16	2322	200	5	298	1178	12	4439
27682	Okeechobee Bl	Wildcat Way	11/3/2022	2:00 PM	0	59	2	69	0	46	2	32	11	25	1487	45	31	107	1436	45	3397
27682	Okeechobee Bl	Wildcat Way	11/3/2022	5:00 PM	0	69	2	87	2	55	1	27	1	31	1725	34	8	67	2407	122	4638
27682	Okeechobee Bl	Wildcat Way	10/27/2021	7:00 AM	0	126	2	218	1	77	58	62	0	24	2277	302	6	254	1201	57	4665
27682	Okeechobee Bl	Wildcat Way	10/27/2021	2:00 PM	0	37	0	58	7	49	1	30	5	34	1422	42	21	113	1487	51	3357
27682	Okeechobee Bl	Wildcat Way	10/27/2021	5:00 PM	0	64	2	77	0	60	1	23	0	29	1702	66	7	70	2416	92	4609
27682	Okeechobee Bl	Wildcat Way	12/11/2019	6:45 AM	0	125	2	240	0	30	25	1	2	1	2611	219	15	92	1205	82	4650
27682	Okeechobee Bl	Wildcat Way	12/11/2019	2:00 PM	0	52	0	104	0	6	1	1	0	1	1499	82	9	118	1537	7	3417
27682	Okeechobee Bl	Wildcat Way	12/11/2019	4:45 PM	0	48	0	98	0	12	1	1	1	0	2077	154	3	174	3069	9	5647
45600	Old Boynton Rd	Congress Ave	11/9/2021	7:45 AM	3	55	842	62	5	79	1136	117	0	121	254	135	0	128	188	98	3223
45600	Old Boynton Rd	Congress Ave	11/9/2021	1:45 PM	45	155	1145	133	22	91	877	145	0	237	313	180	0	184	305	142	3974
45600	Old Boynton Rd	Congress Ave	11/9/2021	5:00 PM	18	217	1491	168	21	125	1011	204	1	208	353	192	0	189	437	206	4841
45600	Old Boynton Rd	Congress Ave	3/14/2019	7:45 AM	1	86	640	77	3	91	1355	101	0	121	238	146	0	106	188	110	3263
45600	Old Boynton Rd	Congress Ave	3/14/2019	12:30 PM	56	195	1080	130	19	133	1062	183	0	273	296	195	0	221	358	192	4393
45600	Old Boynton Rd	Congress Ave	3/14/2019	4:45 PM	48	203	1489	152	23	116	1122	202	0	254	364	192	0	180	563	271	5179
46094	Old Boynton Rd	Lawrence Rd	11/16/2021	7:30 AM	0	21	188	39	0	186	541	82	0	90	258	37	0	28	203	86	1759
46094	Old Boynton Rd	Lawrence Rd	11/16/2021	11:45 AM	0	23	200	66	0	148	212	69	0	79	408	50	0	57	353	181	1846
46094	Old Boynton Rd	Lawrence Rd	11/16/2021	5:00 PM	0	56	514	79	0	172	293	91	0	129	429	58	1	80	541	289	2732
46094	Old Boynton Rd	Lawrence Rd	2/13/2019	7:45 AM	0	21	183	34	0	197	534	36	0	60	305	29	0	18	209	53	1679
46094	Old Boynton Rd	Lawrence Rd	2/13/2019	12:30 PM	1	22	201	47	0	118	227	38	0	67	413	33	2	54	501	149	1873
46094	Old Boynton Rd	Lawrence Rd	2/13/2019	5:00 PM	0	51	630	73	0	177	296	53	0	123	438	37	0	69	618	281	2846
45590	Old Boynton Rd	Military Tr	3/10/2022	7:45 AM	3	3	941	174	0	164	2304	8	0	28	14	23	0	231	10	110	4013
45590	Old Boynton Rd	Military Tr	3/10/2022	12:30 PM	6	6	1011	256	1	167	808	19	0	26	20	46	1	320	24	197	2908
45590	Old Boynton Rd	Military Tr	3/10/2022	5:00 PM	12	10	1833	348	0	272	1128	14	0	19	27	24	0	316	23	279	4305
45590	Old Boynton Rd	Military Tr	3/27/2019	7:30 AM	2	3	768	183	0	171	2059	8	0	18	11	34	0	165	1	111	3534
45590	Old Boynton Rd	Military Tr	3/27/2019	12:45 PM	17	9	882	239	0	180	838	12	0	18	32	26	0	244	15	240	2752
45590	Old Boynton Rd	Military Tr	3/27/2019	5:00 PM	11	6	1676	300	0	253	974	18	0	21	32	37	0	274	21	312	3935
45610	Old Boynton Rd	Renaissance Common	11/18/2021	7:45 AM	0	5	1	10	3	286	0	104	0	61	204	3	5	5	208	114	1009
45610	Old Boynton Rd	Renaissance Common	11/18/2021	12:00 PM	0	6	2	2	1	177	1	84	0	77	295	8	0	4	468	180	1305
45610	Old Boynton Rd	Renaissance Common	11/18/2021	5:00 PM	0	3	3	4	0	205	4	117	0	147	361	6	0	8	637	324	1819
45596	Old Boynton Rd	Winchester Dr/BB Mall	11/17/2021	8:00 AM	0	31	16	27	0	5	6	5	0	14	359	57	0	28	242	6	796
45596	Old Boynton Rd	Winchester Dr/BB Mall	11/17/2021	12:00 PM	2	159	83	108	0	46	61	15	0	61	555	104	0	118	355	25	1692
45596	Old Boynton Rd	Winchester Dr/BB Mall	11/17/2021	5:00 PM	4	190	87	148	0	53	53	33	1	79	666	97	0	105	709	53	2278
45596	Old Boynton Rd	Winchester Dr/BB Mall	4/1/2019	7:45 AM	0	25	17	46	0	2	5	8	1	28	508	63	0	34	275	4	1016

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## **EXHIBIT 7: COMMITTED TRAFFIC**

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A B C D E F G H I

Input Data

ROAD NAME: S Military Trl STATION: 5202  
 CURRENT YEAR: 2022 FROM: Old Boynton Rd  
 ANALYSIS YEAR: 2028 TO: Midpoint  
 GROWTH RATE: 0% COUNT DATE: NA  
 PSF: 0

Report Created  
 12/23/2023

Link Analysis

Time Period	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
Chimu MUPD	12	6	6	18	10	8	NR	0%
Fountains East	26	12	14	39	19	19	NR	45%
Trinity Church International	268	160	109	94	43	51	NR	30%
Village Market	34	13	21	57	30	27	NR	0%
Boynton Beach Mall Redevelopment	4	1	2	12	6	6	NR	80%
Total Committed Developments	344	192	152	220	108	111		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	344	192	152	220	108	111		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	344	192	152	220	108	111		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	344	192	152	220	108	111		
Growth Volume Used	344	192	152	220	108	111		
Total Volume	344	192	152	220	108	111		

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

Input Data

ROAD NAME: S Military Trl      STATION: 5202  
 CURRENT YEAR: 2022      FROM: Midpoint  
 ANALYSIS YEAR: 2028      TO: Gateway Blvd  
 GROWTH RATE: 0%      COUNT DATE: NA  
    PSF: 0

Report Created  
 12/23/2023

Link Analysis

Time Period	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
Chimu MUPD	12	6	6	18	10	8	NR	0%
Fountains East	26	12	14	39	19	19	NR	45%
Trinity Church International	268	160	109	94	43	51	NR	30%
Village Market	34	13	21	57	30	27	NR	0%
Boynton Beach Mall Redevelopment	4	1	2	12	6	6	NR	80%
Total Committed Developments	344	192	152	220	108	111		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	344	192	152	220	108	111		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	344	192	152	220	108	111		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	344	192	152	220	108	111		
Growth Volume Used	344	192	152	220	108	111		
Total Volume	344	192	152	220	108	111		

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

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# JFO GROUP INC

Traffic Engineering & Transportation Planning

We specialize in **TRAFFIC ENGINEERING** and **TRANSPORTATION PLANNING** solutions in the context of **LAND DEVELOPMENT** for both public and private clients. In addition to representing our clients and projects in municipalities and counties where our expertise is required, and in front of any applicable agencies such as Departments of Transportation, we have also worked on behalf of several agencies and municipalities. **JFO GROUP INC** holds Certificates of Authorization (COA) to practice Professional Engineering in the States of **Florida, Georgia, South Carolina** and **Alabama**.