



March 6, 2017

**Department of Engineering
and Public Works**

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Anna Lai, P.E., PTOE
Simmons & White
2581 Metrocentre Boulevard West, Suite 3
West Palm Beach, FL 33407

**RE: Policy 3.5-d Review - Round 2017-D
SW Corner of Lake Worth Rd & Polo Rd**

Dear Ms. Lai:

Palm Beach County Traffic Division has reviewed the traffic statement for the proposed Future Land Use Amendment for the above referenced project, dated December 29, 2016, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	SW corner of Lake Worth Road and Polo Road
PCN #:	00-42-43-27-05-028-0051
Size:	37.03 acres
Existing FLU:	CH/2
Existing Zoning:	Agricultural Residential (AR)
Existing Use:	Vacant
Existing Max Potential:	74 Single Family Detached DUs
Proposed FLU:	CH/5
Prop. Zoning:	Mixed Used Planned Development (MUPD)
Proposed Use:	Commercial and Residential
Prop. Max Potential:	185 Apartment DUs
Net Daily Trips (max):	1,230
Net PH Trips (max):	94 (19/75) AM, 115 (75/40) PM

Based on the review, the Traffic Division has determined that the proposed amendment meets Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan at the maximum potential shown above.

Please contact me at 561-684-4030 or email to qbari@pbcgov.org with any questions.

Sincerely,

Quazi Bari, P.E.
Senior Professional Engineer - Traffic Division

QB:DS/dd

ec: Dominique Simeus, E.I. – Project Coordinator II, Traffic Division
Lisa Amara – Senior Planner, Planning Division
Steve Bohovsky – Technical Assistant III, Traffic Division

File: General - TPS – Unincorporated - Traffic Study Review
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