

Attachment H
Traffic Approval Letter & Traffic Study



January 17, 2020

Dr. Juan F. Ortega, P.E.
 JFO Group Inc.
 11924 Forest Hill Boulevard
 Suite 10A-123
 Wellington, FL 33414

**Department of Engineering
 and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com

**RE: Lake Worth & Blanchette
 FLUA Amendment Policy 3.5-d Review
 Round 2020-B2**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Impact Analysis for the proposed Future Land Use Amendment for the above referenced project, revised January 16, 2020, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

**Palm Beach County
 Board of County
 Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Mary Lou Berger

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

Location:	Northeast corner of Lake Worth Road and Blanchette Trail	
PCN:	00-42-43-27-05-024-0617	
Acres:	1.61 acres	
	Current FLU	Proposed FLU
FLU:	Low Residential, 2 units per acre (LR-2)	Commercial Low Office (CLO)/Low Residential, 2 units per acre (LR-2)
Zoning:	Single Family Residential (RS)	Commercial Low Office District (CLO)
Density/Intensity:	2 dwelling units per acres	0.35 FAR
Maximum Potential:	Single Family Residence = 3 DUs	Medical Office = 24,546 SF
Proposed Potential:	None	None
Net Daily Trips:	739 (maximum – current)	
Net PH Trips:	61 (48/13) AM, 76 (22/54) PM (maximum)	
* <i>Maximum</i> indicates typical FAR and maximum trip generator. <i>Proposed</i> indicates the specific uses and intensities/densities anticipated in the zoning application.		

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 Affirmative Action Employer"



Dr. Juan F. Ortega, P.E.
January 17, 2020
Page 2

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment **meets** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **maximum potential** density shown above. Please note the proposed change will have no significant impact for both long range and Test 2 analyses.

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

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS/rb

cc: Addressee
Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Steve Bohovsky – Technical Assistant III, Traffic Division
Lisa Amara – Senior Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\20-B2\Lake Worth & Blanchette.docx

LAKE WORTH & BLANCHETTE

PALM BEACH COUNTY, FLORIDA

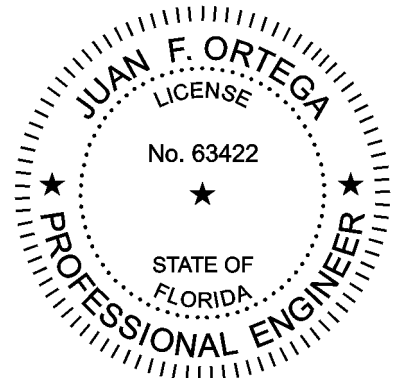
FUTURE LAND USE ATLAS AMENDMENT TRAFFIC IMPACT ANALYSIS

**PREPARED FOR:
8475LWR LLC**

Prepared by:

JFO GROUP INC
COA Number 32276
11924 Forest Hill Boulevard
Suite 10A-123
Wellington, Florida, 33414

Revised January 16, 2020
January 3, 2020



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TABLE OF CONTENTS

SECTION	PAGE
1. PROJECT DESCRIPTION	1
2. CURRENT FUTURE LAND USE DESIGNATION	2
3. PROPOSED FUTURE LAND USE DESIGNATION	3
4. TRAFFIC IMPACT	4
5. TRAFFIC ANALYSIS.....	6
5.1 Test 2 – Five Year Analysis (2024)	6
5.2 Proposed Site Plan and Rezoning	8
5.3 Long Range Analysis (2040)	8
6. CONCLUSION	10
Exhibit 1: Property Appraiser Summary	
Exhibit 2: Survey	
Exhibit 3: Five-Year Road Program	
Exhibit 4: 2040 Volumes	
Exhibit 5: Development Potential Form	

TABLE

PAGE

Table 1: Trip Generation Rates and Equations.....2

Table 2: Trip Generation – Current Future Land Use.....2

Table 3: Trip Generation – Proposed Future Land Use3

Table 4: Net Traffic Impact – Maximum Intensity4

Table 5: Test 2 – Five Year Analysis Significance – Maximum Intensity7

Table 6: Level of Service – 2040 Conditions – Maximum Intensity9

FIGURE

PAGE

Figure 1: Project Location 1

Figure 2: Traffic Assignment5

1. PROJECT DESCRIPTION

JFO Group Inc has been retained to evaluate the traffic impact for the proposed Land Use designation at the Lake Worth & Blanchette project. The purpose of this analysis is to evaluate the traffic impact of the proposed land use change to determine compliance with the *PBC – Future Land Use Atlas (FLUA) Amendment requirements*. This analysis includes Test 2 – Five Year Analysis (2024) and Long-Range Analysis (2040).

There is a proposal for a land use change of ± 1.61 acres located on the northeast corner of Lake Worth Road and Blanchette Trail in unincorporated Palm Beach County (PBC), Florida. The current Future Land Use (FLU) designation for the property is Low Residential, 2 units per acre (LR-2).



Figure 1: Project Location

A land use change amendment from the current LR-2 to Commercial Low Office (CL-O) is being requested. Property Control Number associated with this project is 00-42-43-27-05-024-0617. Exhibit 1 includes a copy of the property data from the PBC Property Appraiser's office for the site while Exhibit 2 includes a copy of the latest survey for the site. Figure 1 shows an aerial location of the site in relation to the transportation network.

2. CURRENT FUTURE LAND USE DESIGNATION

Project trip generation rates available from the *PBC Trip Generation Rates*, dated March 26, 2019, were used to determine the project trip generation for both Current and Proposed Future Land Use designation. Table 1 shows the rates and equations used in order to determine the trip generation for Daily, AM, and PM peak hour conditions.

Table 1: Trip Generation Rates and Equations

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached	210	10.00	25%	75%	0.74	63%	37%	$\ln(T)=0.96$ $\ln(X)+0.20$
Medical Office	720	34.80	78%	22%	2.78	28%	72%	3.46

Table 2 summarizes Daily, AM and PM peak trip generation potential under the Current Future Land Use designation. The net Daily, AM and PM trips potentially generated due to the Current Future Land Use designation are 30, 2, and 4 trips respectively.

Table 2: Trip Generation – Current Future Land Use

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached	3 ¹ DUs	30	1	1	2	3	1	4

¹ 2 du/acre x 1.61 ac. = 3.22 ≈ 3 DUs. Exhibit 1 includes a copy of the property data from the PBC Property Appraiser's office for the site while Exhibit 2 includes the latest survey for the site. Note that the areas from the survey and the property appraiser are slightly different. Areas from the survey were round up and used in this analysis as discussed in the pre-application meeting on December 10, 2019.

3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current LR-2 to CL-O. The proposed intensity for the site would allow a maximum of 24,546² SF of Medical Office uses. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity.

Table 3: Trip Generation – Proposed Future Land Use

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Medical Office	24,546 ² SF	854	53	15	68	24	61	85
Pass-By	10.00%	85	5	2	7	2	7	9
Net Traffic		769	48	13	61	22	54	76

According to Table 3, the net Daily, AM and PM trips potentially generated due to the Proposed Future Land Use designation under the Maximum Intensity are 769, 61, and 76 trips respectively.

² 1.61 Acres X 43,560 SF X 0.35 FAR = 24,546 SF. Exhibit 1 includes a copy of the property data from the PBC Property Appraiser's office for the site while Exhibit 2 includes the latest survey for the site. Note that the areas from the survey and the property appraiser are slightly different. Areas from the survey were round up and used in this analysis as discussed in the pre-application meeting on December 10, 2019.

4. TRAFFIC IMPACT

Table 4 shows a comparison of the trip generation between the Maximum Intensity under the existing and proposed FLU. As can be seen in Table 4, Daily and Peak-Hour traffic generated by the Maximum Intensity under the proposed FLU are higher than the traffic generated by the current FLU. As part of a conservative analysis, no credit was taken for existing uses on site.

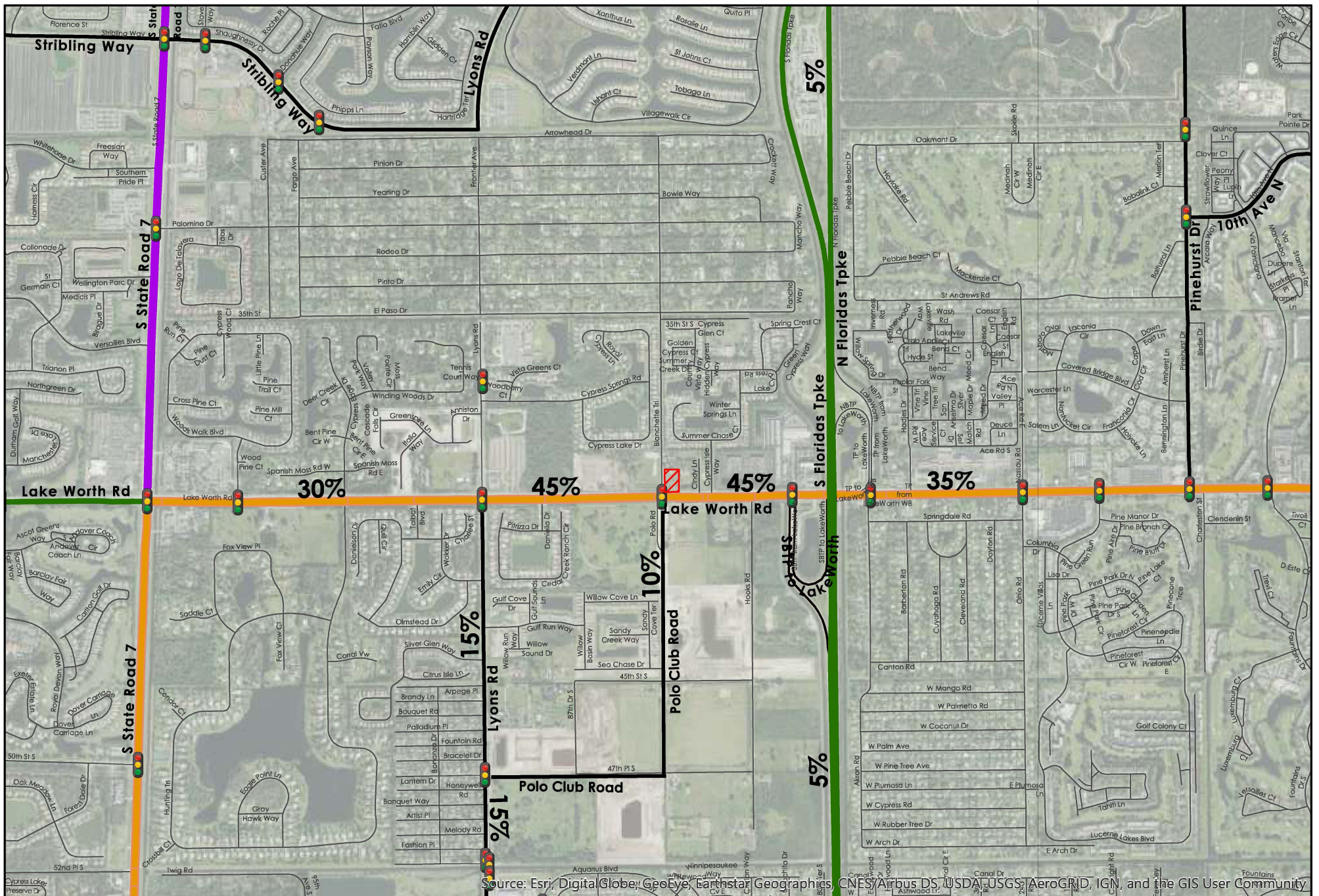
Table 4: Net Traffic Impact – Maximum Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	30	1	1	2	3	1	4
Maximum Intensity	769	48	13	61	22	54	76
Net New Trips	739	47	12	59	19	53	72

Pursuant to the **Test 2 – Five Year Analysis (2024)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B*, based on the peak hour trips from Table 3, a 1-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis for the Maximum Intensity.

Furthermore, given the net trip generation characteristics from Table 4 for **Long Range Analysis (2040)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, the directly accessed link on the first accessed major thoroughfare should be considered for the long range analysis.

Trip distribution and assignment incorporates the characteristics of the proposed maximum intensity and the surrounding network configuration. Figure 2 includes project trip distribution on all roadway links included within a 1-mile RDI for the proposed land use.



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

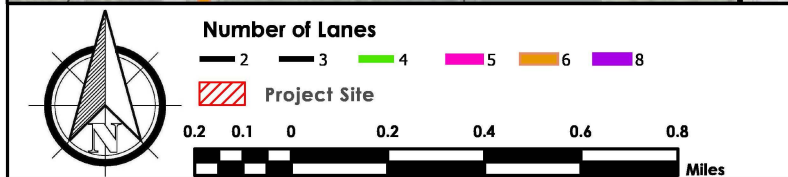


Figure 2:
Traffic Assignment
Lake Worth & Blanchette



5. TRAFFIC ANALYSIS

This section evaluates two traffic scenarios for the proposed land use change under the Maximum Intensity: **Test 2 – Five Year Analysis (2024)** and **Long Range Analysis (2040)**.

5.1 Test 2 – Five Year Analysis (2024)

Test 2 directs to compare the peak hour directional traffic volumes on each significant Link to the thresholds in *Table 12.B.2.C-4, 2A: LOS E Link Service Volumes*. If total traffic is equal to or lower than the thresholds, the project shall pass. Table 5 determines these significance levels for the Maximum Intensity.

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 3*, a 1-mile Radius of Development Influence needs to be considered for Test 2 traffic impact analysis of the Maximum Intensity. Links included within the RDI with more than three percent (3%) of the adopted LOS thresholds and links outside the RDI where net trips are greater than five percent (5%), as defined in *Table 12.B.C-4 2A: LOS E Link Service Volumes, Peak Hour Traffic*; two-way volume threshold, shall meet the adopted LOS.

Link analyses shall be carried out at the end of the fifth year of the *Florida Department of Transportation (FDOT) Five-Year Transportation Improvement Program* in effect at the time of traffic analysis submittal. The road network assumed in this analysis shall be the existing road network, and, 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, *PBC - Five-Year Transportation Improvement Program* adopted on June 18, 2019 shows Lyons Road from N. of L.W.D.D. L-14 Canal to Lake Worth Road being widened to 4 lanes in FY 2019. Exhibit 3 includes an excerpt from the Five-Year Road Program showing this improvement. As shown in *Table 5*, all links within the RDI have an impact of less than three percent (3%). **Test 2** has been met.

Table 5: Test 2 – Five Year Analysis Significance – Maximum Intensity

Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	% Assignment	Project Traffic	Traffic Impact
Lyons Rd	Lantana Rd	Polo Club Rd	4	3	1.8	1.67	Class I	1,860	15.0%	8	0.43%
Lyons Rd	Polo Club Rd	Lake Worth Rd	4						15.0%	8	0.43%
Polo Club Rd	Lake Worth Rd	Lyons Road	2	1	1.3	0.78	Class I	880	15.0%	8	0.91%
Florida Turnpike	Boynton Beach Blvd	Lake Worth Rd	4X	0	6.0	0.00	Uninterrupted	4,020	5.0%	3	0.07%
Florida Turnpike	Lake Worth Rd	Southern Blvd	4X	0	4.6	0.00	Uninterrupted	4,020	5.0%	3	0.07%
Lake Worth Rd	SR 7	Lyons Rd	6D	2	1.0	2.00	Class II	2,830	30.0%	16	0.57%
Lake Worth Rd	Lyons Rd	Polo Club Rd	6D	2	0.9	2.22	Class II	2,830	45.0%	24	0.85%
Lake Worth Rd	Polo Club Rd	Florida Turnpike	6D						45.0%	24	0.85%
Lake Worth Rd	Florida Turnpike	Pinehurst Dr	6D	3	1.0	3.00	Class II	2,830	35.0%	19	0.67%

AM		PM	
IN	OUT	IN	OUT
48	13	22	54

RDI: 1-Mile

5.2 Proposed Site Plan and Rezoning

At the time this analysis was being prepared, a site plan for the Lake Worth & Blanchette project was still in preliminary stages. However, the maximum intensity under the proposed Future Land Use designation will generate the same or more traffic than the most intense use that will be proposed on the final site plan. Consequently, this traffic analysis adequately evaluates the intent of Policy 3.5-d.

5.3 Long Range Analysis (2040)

At the time of this submittal, the latest long-range transportation model available from the Transportation Planning Agency was dated August 17, 2016. Based on the 2040 Cost Feasible Plan, net traffic was compared to LOS 'D' for existing and proposed lanes. Exhibit 4 includes the latest Cost Feasible Model Volumes available on the Palm Beach Transportation Planning Agency website.

The 2045 Long Range Transportation Plan is currently being reviewed by the TPA members. An updated draft of the plan was uploaded on the Palm Beach Transportation Planning Agency website on December 6, 2019. Cost Feasible Volumes have not been published for the year 2045. Either way, the proposed Lake Worth & Blanchette project will have an insignificant impact in both 2040 and 2045.

Table 6 shows the first accessible links in the year 2040. As shown in Table 7, analyzed links will operate at the adopted LOS in the year 2040.

Table 6: Level of Service – 2040 Conditions – Maximum Intensity

Road	From	To	Lanes	Capacity	2040 Daily Volume ³	Traffic Assignment	Project Traffic	Total Traffic	V/C	% Impact ⁴	Significant Impact?	Meets LOS 'D'?
Lake Worth Rd	Lyons Rd	Polo Club Rd	6D	50,300	48,300	45.0%	333	48,633	0.97	0.66%	NO	YES
Lake Worth Rd	Polo Club Rd	Florida Turnpike				45.0%	333	48,633	0.97	0.66%	NO	YES
Polo Rd	Lake Worth Rd	Lyons Rd	2	15,200	14,400	15.0%	111	14,511	0.95	0.73%	NO	YES

Net Daily Traffic: 739

³ 2040 volumes are included in Exhibit 4.

⁴ A project has significant traffic: (1) when net trip increase will impact FIHS and SIS facilities which are already exceeding the adopted LOS or cause the adopted LOS for FIHS or SIS facilities to be exceeded; and/or (2) where net trip increase impacting roads not on the FIHS or SIS is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in this table. The laneage shall be as shown on the MPO's latest adopted LRTP.

6. CONCLUSION

There is a proposal for a land use change of ±1.61 acres located on the northeast corner of Lake Worth Road and Blanchette Trail in unincorporated Palm Beach County (PBC), Florida. The proposal is to change the current Future Land Use from the current Low Residential, 2 units per acre (LR-2) to Commercial Low Office (CL-O). The proposed requested land use change will allow a maximum density and intensity of 24,546⁵ SF of Medical Office uses.

Exhibit 5 includes a copy of the Development Potential Form – 2019 Future Land Use Atlas Amendment Application.

The proposed changes to the Lake Worth & Blanchette project have been evaluated following *FLUE Policy 3.5-d of the PBC Comprehensive Plan*. This analysis shows the proposed Future Land Use Amendment will be in compliance with *Policy 3.5-d of the Land Use Element of the PBC Comprehensive Plan*.

⁵ 1.61 Acres X 43,560 SF X 0.35 FAR = 24,546 SF. Exhibit 1 includes a copy of the property data from the PBC Property Appraiser's office for the site while Exhibit 2 includes the latest survey for the site. Note that the areas from the survey and the property appraiser are slightly different. Areas from the survey were round up and used in this analysis as discussed in the pre-application meeting on December 10, 2019.

Exhibit 1: Property Appraiser Summary

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Property Detail

Location Address 8475 LAKE WORTH RD
 Municipality UNINCORPORATED
 Parcel Control Number 00-42-43-27-05-024-0617
 Subdivision PALM BEACH FARMS CO PL NO 3
 Official Records Book 29769 Page 1761
 Sale Date MAR-2018
 Legal Description PALM BEACH FARMS CO PL NO 3 W 210 FT OF TR 61 (LESS N 270 FT & SLY 57.65 FT LAKE WORTH R/W) BLK 24

Owner Information

Owners 8475LWR LLC	Mailing address 13465 FOUNTAIN VIEW BLVD WELLINGTON FL 33414 7745
------------------------------	--

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2018	\$450,000	29769 / 01761	WARRANTY DEED	8475LWR LLC
MAR-2007	\$10	21555 / 01796	QUIT CLAIM	MARTIN WILLIAM M &
MAY-2004	\$10	17019 / 00332	QUIT CLAIM	BLANCHETTE PRISCILLA &
FEB-2004	\$10	16634 / 00721	QUIT CLAIM	MARTIN WILLIAM M &
JAN-1975	\$100	02413 / 01708		BLANCHETTE PRISCILLA

Exemption Information

No Exemption information available

Property Information

Number of Units 1
 *Total Square Feet 2581
 Acres 1.6021
 Use Code 0101 - SINGLE FAMILY-COMM ZONING
 Zoning AR - Agricultural Residential (00-UNINCORPORATED)

Appraisals

Tax Year	2019	2018	2017
Improvement Value	\$117,303	\$110,960	\$110,997
Land Value	\$279,156	\$88,116	\$88,000
Total Market Value	\$396,459	\$199,076	\$198,997

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2019	2018	2017
Assessed Value	\$396,459	\$199,076	\$198,997
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$396,459	\$199,076	\$198,997

Taxes

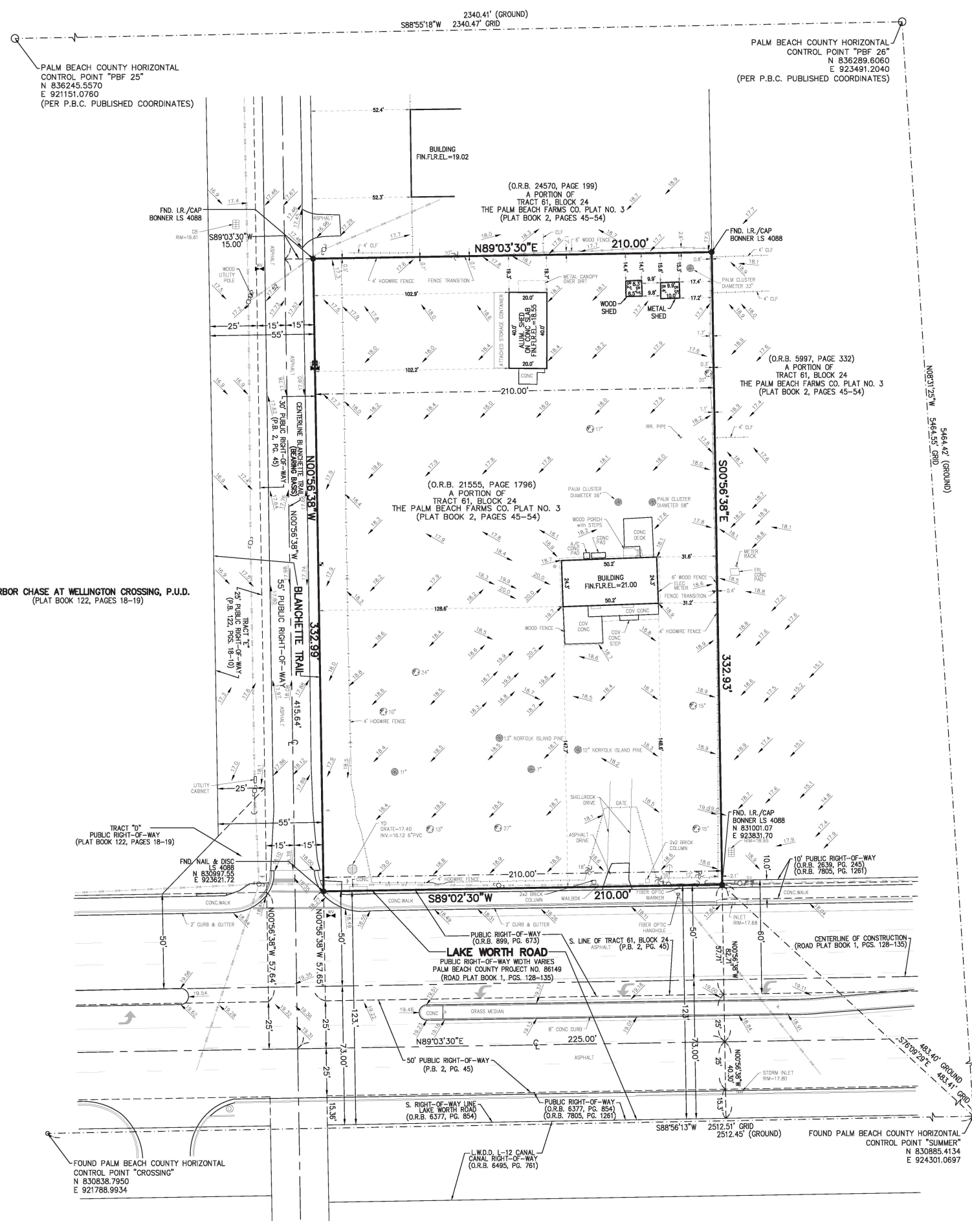
Tax Year	2019	2018	2017
Ad Valorem	\$7,039	\$3,426	\$3,483
Non Ad Valorem	\$1,793	\$1,762	\$1,731
Total tax	\$8,832	\$5,188	\$5,214

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

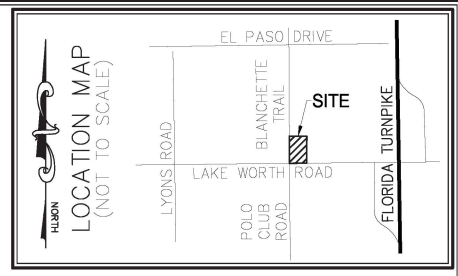
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Exhibit 2: Survey

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NOTES
COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (90 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 SCALE FACTOR = 1.0000238
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (90 ADJUSTMENT), FLORIDA EAST ZONE.

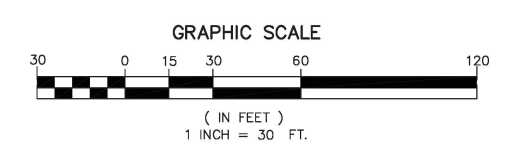


TREE LEGEND
 ○ - MISCELLANEOUS
 ○ - OAK
 ○ - PALM TREE

LEGEND

A/C - AIR CONDITIONER
 ARC - ARC LENGTH
 ALUM. - ALUMINUM
 B.E. - BUFFER EASEMENT
 C.E. - CLEANOUT
 CLF - CHAIN LINK FENCE
 CONC. - CONCRETE
 COV. - COVERED
 D.E. - DRAINAGE EASEMENT
 ELEC. - ELECTRIC
 ELEV. - ELEVATION
 EQUIP. - EQUIPMENT
 ESM.T. - EASEMENT
 EXIST. - EXISTING
 F.P.L. - FLORIDA POWER & LIGHT
 FIN. - FINISHED
 FLR. - FLOOR
 FND. - FOUND
 I.R./CAP - IRON ROD & CAP
 INV. - INVERT
 IRR. - IRRIGATION
 L.A.E. - LIMITED ACCESS EASEMENT
 O.S. - BUILDING OFFSET
 O.R.B. - OFFICIAL RECORD BOOK
 P.B. - PLAT BOOK
 P.B.C.R. - PALM BEACH COUNTY RECORD
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 P.S. - PAGE(S)
 P.R.M. - PERMANENT REFERENCE MONUMENT
 PROP. - PROPOSED
 RADIUS
 R/W - RIGHT-OF-WAY
 RGE. - RANGE
 SEC. - SECTION
 Δ - DELTA (CENTRAL ANGLE)

SQ. FT. - SQUARE FEET
 TWP. - TOWNSHIP
 U.E. - UTILITY EASEMENT
 W.M. - WATER METER
 W.E. - WATER EASEMENT
 S.E. - SANITARY EASEMENT
 ○ - LIGHT POLE
 ○ - FIRE HYDRANT
 ○ - CATCH BASIN
 ○ - WATER VALVE
 ○ - SANITARY MANHOLE
 ○ - DRAINAGE MANHOLE
 ○ - WOOD POWER POLE (UNLESS NOTED)
 ○ - CENTER LINE
 ○ - EXISTING ELEVATION
 ○ - TRAFFIC SIGN
 ○ - ELECTRICAL WIRES OVERHEAD
 ○ - ANCHOR
 ○ - WATER METER
 ○ - RPZ
 ○ - GROUND LIGHT
 ○ - ELECTRIC HAND HOLE
 ○ - IRRIGATION CONTROL VALVE
 ○ - CONCRETE POWER POLE
 ○ - FIRE DEPARTMENT CONNECTION



SCHEDULE B - SECTION II EXCEPTIONS

Exception	Instrument Book & Page	Affect on Property
2	Plat Book 2, Page 45	Affects as shown

NOTES

- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- LANDS SHOWN HEREON WERE ABSTRACTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PLOCY NUMBER OXF-08669328, FILE NUMBER LLH-19852-35518, DATED APRIL 10, 2018 AT 11:29 AM AND ALL PLOTTABLE B2 EXCEPTIONS ARE PLOTTED HEREON.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N00°56'38"W ALONG THE CENTER LINE OF BLANCHETTE TRAIL, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
- THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD ZONE: "X"; COMMUNITY PANEL NO. 120192 0760 F; DATE: OCTOBER 5, 2017.
- BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY BENCHMARK "SUMMER". ELEVATION = 19.007 (NAVD88)
- ALL BEARINGS AND DISTANCES ARE RECORD, UNLESS SHOWN OTHERWISE.

DESCRIPTION

THE WEST 210 FEET OF TRACT 61, BLOCK 24, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, LESS THE NORTH 270 FEET THEREOF AND LESS THAT PART OF TRACT 61, LYING SOUTH OF AND ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF S.R. NO. 802 (ALSO KNOWN AS LAKE WORTH ROAD), ALSO LESS AND EXCEPTING THE LANDS CONVEYED TO PALM BEACH COUNTY RECORDED IN DEED BOOK 899, PAGE 673.

SAID LANDS CONTAINING 69,921 SQUARE FEET OR 1.605 ACRES, MORE OR LESS.

SAID LANDS LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SUBJECT TO RESTRICTIONS, RESERVATIONS, LIMITATIONS AND EASEMENTS OF RECORD; APPLICABLE ZONING LAWS, ORDINANCES AND REGULATIONS; AND REAL ESTATE TAXES FOR 2018 AND SUBSEQUENT YEARS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MAY 20, 2018. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

David Lindley
 DAVID P. LINDLEY, P.L.S.
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA - LB #3591

BY	DATE
REVISED PER PBC COMMENTS	7-11-18
REVISIONS	
FILE NAME	8231.SUR

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7000 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-1452

CHILDREN OF AMERICA
 BOUNDARY & TOPOGRAPHIC SURVEY

DATE	5-30-18
DRAWN BY	RW
F.B./PG.	HDS
SCALE	1"=30'

JOB #	8231
SHT. NO.	1
OF 1 SHEETS	

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Exhibit 3: Five-Year Road Program

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PALM BEACH COUNTY FIVE YEAR ROAD PROGRAM - EXHIBIT A (\$'s IN 1,000'S)

Mid-Year Adjustment - Adopted - June 18, 2019

PROJECT	LIMITS	DESCRIPTION	FY 2019		FY 2020		FY 2021		FY 2022		FY 2023	
			Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
Florida Mango Rd.	over L.W.D.D. L-5 Canal	Bridge Replacement-Culvert			700	C						
Florida Mango Rd.	over PBC L-2 Canal	Bridge Replacement	850	C								
Forest Hill Blvd.	Military Tr.	Intersection Improvements	1,500	P	4,000	P	2,400	P				
Gateway Blvd.	Military Trail	Intersection Improvements			2,100	C						
Gateway Blvd.	High Ridge Rd	Intersection Improvements			1,180	C						
Glades Area	R&R Throughout the Glades	Repair/Reconstruction	700	C	700	C	700	C	700	C	700	C
Gun Club Rd.	Forest Estates Drive to LWDD E-3 Canal	0.5 mi., 3 L			100	R/M			2,340	C		
Hagen Ranch Rd.	Atlantic Ave.	Intersection Improvements	500	D/R/C								
Happy Hollow Rd.	Smith Sundry Rd. to W. of Lyons Rd.	0.5 mi, 2 L	700	R	650	C						
Harbor Rd	19660 Harbor Rd. to Harbor Rd. N.	Seawall Repair/Slope Stabilization			400	C						
Hypoluxo Rd.	Jog Rd.	Intersection Improvements			1,100	C						
Jog Rd.	Lake Worth Rd.	Intersection Improvements (Add SBR)	400	D/R	600	R	1,000	C				
Kirk Rd.	LWDD L-7 Canal to Summit Blvd.	0.5 mi, 3/5 L			100	R/M			3,200	C		
Kirk Rd.	Summit Blvd. to Gun Club Rd.	0.8 mi, 3/5 L	620	D/R/M			100	R/M			3,950	C
Lantana Rd.	Edgecliff Ave.	Intersection Improvements	350	C								
Lawrence Rd.	S. of Ponza Place to Lantana Road	0.8 mi, 3 L	250	D/R			2,200	C				
Linton Blvd.	Military Tr.	Intersection Improvements	200	D/R	2,100	C						
Loxahatchee River Road	SFWMD C-18 Canal	Slope Stabilization	1,500	C								
Lyons Rd.	S. of LWDD L-38 Canal to Atlantic Ave.	2.1 mi, 4 L	10,600	D/C								
Lyons Rd.	N. of LWDD L-30 Canal to Boynton Beach Blvd.	3.0 mi, 4 L	1,900	D/R/M			100	R/M			5,000	C
Lyons Rd.	N. of L.W.D.D. L-14 Canal to Lake Worth Rd.	1.1 mi, 4 L	8,100	R/C								
Lyons Rd.	Lake Worth Rd. to S. of L.W.D.D. L-11 Canal	0.5 mi, 3 L	2,900	R/C								
Lyons Rd.	S. of L.W.D.D. L-11 Canal to N. of L.W.D.D. L-10 Canal	0.6 mi, 2/3 L									100	P
Lyons Rd./Sansbury's Way	Forest Hill Blvd. to Okeechobee Blvd.	Buffered Bike Lanes	10	D	1,090	D			5,570	C		
Mack Dairy Rd.	Indiantown Rd. to Old Indiantown Rd.	0.7 mi., 2 L	1,230	C								
Melaleuca Lane	Jog Rd.	Intersection Improvements	550	D			500	R			2,300	C
Miner Rd.	Military Trail to Lawrence Rd.	0.6 mi, 3 L	10	D	750	D/R/M			500	R/M		
Northlake Blvd.	E. of Seminole Pratt Whitney Rd. to E. of Hall Blvd.	1.0 mi, 4 L	7,000	C								
Northlake Blvd.	E. of Hall Blvd. to Coconut Blvd.	2.4 mi, 4 L	1,150	D/M/C	3,000	C	5,200	C				
Okeechobee Blvd.	Jog Road	Intersection Improvements	270	D			600	R			900	C
Okeechobee Blvd.	Haverhill Rd.	Intersection Improvements	150	D/R/M			650	C				

*See Footnotes, Phase(s): S- Study; D=Design; M=Mitigation; R=R/W Acq.; C=Construction; P=Payment

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Exhibit 4: 2040 Volumes

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Palm Beach MPO 2040 Cost Feasible Volumes

In the proceeding table, the Palm Beach MPO produces and publishes "adjusted" traffic volumes derived from Southeast Florida Regional Planning Model (SERPM) output network files. The MPO's adopted 2040 Long Range Transportation Plan (LRTP) was developed using SERPM 6.5, a traditional 4-step model. SERPM 7 is an activity-based model and the region's currently supported modeling platform, but was released after the conclusion of the LRTP process.

During model development, transportation models are calibrated to a base year using existing counts. SERPM 6.5 uses a 2005 base year and counts, while SERPM 7 is calibrated to 2010. Adjustments to forecasted 2040 output volumes occur when the base year network outputs differ from observed counts at a particular link. Adjustments are increased or decreased depending on the difference and rounded to the nearest hundred.

SERPM 7.062+ seeks to incorporate adopted land use designations as of the release date (June 30, 2016) and includes projects like Minto West, Avenir, and Watertower Commons along with any transportation network commitments they have made (for example a new 4 lane connector road from Northlake Blvd to Beeline Highway). For additional information, please visit www.fsutmonline.net

Station	Roadway	From	To	Owner	Cost Feasible Lanes	Observed 2005 Counts	Observed 2010 Counts	Observed 2015 Counts	2040 SERPM 6.5 Adjusted Volume	2040 SERPM7+ Adjusted Volume
4409	LAKE WORTH RD	120th Av	Isles Bl	PBC	4D	20,557	15,106	14,871	24,300	21,600
4407	LAKE WORTH RD	Isles Bl	SR-7	PBC	4D	31,272	24,753	26,672	38,600	31,300
4401	LAKE WORTH RD	SR 7	Lyons Rd	FDOT	6D	36,432	37,290	38,065	31,800	47,800
4103	LAKE WORTH RD	Lyons Rd	Florida Turnpike	FDOT	6D	N/A	N/A	42,333	53,600	48,300
4201	LAKE WORTH RD	Florida Turnpike	Pinehurst Dr	FDOT	6D	42,905	38,449	39,166	51,800	49,200
4645	LAKE WORTH RD	Pinehurst Dr	Jog Rd	FDOT	6D	53,067	44,593	46,028	57,500	54,500
4609	LAKE WORTH RD	Jog Rd	Sherwood Forest Blvd	FDOT	6D	45,006	44,260	45,661	50,900	53,400
4673	LAKE WORTH RD	Sherwood Forest Blvd	Haverhill Rd	FDOT	6D	51,532	41,648	41,210	60,500	52,700
4627	LAKE WORTH RD	Haverhill Rd	Military Tr	FDOT	6D	50,676	43,493	44,371	52,800	55,300
4611	LAKE WORTH RD	Military Tr	Kirk Rd	FDOT	6D	47,121	44,687	42,951	58,700	58,900
4647	LAKE WORTH RD	Kirk Rd	Congress Ave	FDOT	6D	43,331	37,971	38,415	54,200	50,600
4651	LAKE WORTH RD	Congress Ave	Boutwell Rd	FDOT	4D	29,118	28,562	23,415	36,800	37,900
4305	LAKE WORTH RD	Boutwell Rd	Lake/Lucerne Split	FDOT	4	24,924	N/A	25,497	36,000	24,200
4817	LAKE WORTH RD	Dixie Hwy (SR 805)	'A' St	FDOT	3	9,126	N/A	8,385	14,400	7,500
4813	LAKE WORTH RD	Dixie Hwy (SR 805)	'A' St	FDOT	2	10,601	N/A	8,078	15,200	7,900
4815	LAKE WORTH RD	Federal Hwy (US-1)	Dixie Hwy (SR 805)	FDOT	2	10,042	8,559	8,410	11,700	9,900
4811	LAKE WORTH RD	Federal Hwy	Dixie Hwy (SR 805)	FDOT	2	10,669	8,322	9,526	12,300	9,800
4801	LAKE WORTH RD	A1A	Lucerne Ave	FDOT	4	15,674	12,934	16,111	19,200	15,700
4403	LANTANA RD	SR-7	Lyons Rd	PBC	4D	19,621	14,775	15,574	20,700	14,100
4207	LANTANA RD	Lyons Rd	Hagen Ranch Rd	PBC	6D	38,436	24,298	25,977	46,700	38,500
4669	LANTANA RD	Hagen Ranch Rd	Jog Rd	PBC	6D	38,587	32,050	32,219	49,500	41,900
4619	LANTANA RD	Jog Rd	Haverhill Rd	PBC	6D	40,005	35,130	35,845	45,800	45,800
4675	LANTANA RD	Haverhill Rd	Military Tr	PBC	6D	43,201	42,048	42,602	46,500	53,200
4605	LANTANA RD	Military Tr	Lawrence Rd	PBC	6D	42,958	43,783	41,854	55,700	54,300
4665	LANTANA RD	Lawrence Rd	Congress Ave	PBC	6D	47,796	47,863	47,054	61,600	59,300
4623	LANTANA RD	Congress Ave	High Ridge Rd	PBC	6D	42,455	43,695	41,390	54,700	51,600
4209	LANTANA RD	High Ridge Rd	I-95	PBC	4D	42,461	45,356	43,805	53,000	50,900
4311	LANTANA RD	I-95	Redding Dr	PBC	5	41,769	38,457	37,424	52,800	49,600
4807	LANTANA RD	Redding Dr	Federal Hwy	PBC	5	21,493	N/A	19,392	26,200	14,100
5638	LAWRENCE RD	Woolbright Rd	Boynton Beach Blvd	PBC	5	7,854	7,167	7,651	7,900	9,200
5204	LAWRENCE RD	Boynton Beach Blvd	Gateway Blvd	PBC	5	16,110	13,804	14,777	24,900	15,500
4614	LAWRENCE RD	Gateway Blvd	Hypoluxo Rd	PBC	4D	15,435	14,700	15,074	19,300	18,500
4608	LAWRENCE RD	Hypoluxo Rd	Lantana Rd	PBC	2	11,828	11,018	11,157	14,500	12,300
4661	LE CHALET BLVD	Jog Rd	Military Tr	PBC	4D	10,617	9,652	9,216	11,700	9,500
5635	LINTON BLVD	Jog Rd	Sim Rd	PBC	4D	26,259	28,837	29,366	32,100	33,400
5625	LINTON BLVD	Sim Rd	Military Tr	PBC	6D	28,004	27,495	28,587	31,500	30,200
5607	LINTON BLVD	Military Tr	Homewood Blvd	PBC	6D	36,231	37,464	39,497	43,900	42,500
5661	LINTON BLVD	Homewood Blvd	Congress Ave	PBC	6D	29,850	33,652	39,159	36,600	37,500
5213	LINTON BLVD	Congress Ave	I-95	PBC	6D	47,845	40,928	42,863	53,100	48,100
5313	LINTON BLVD	I-95	10th Ave SW	PBC	6D	44,067	46,456	48,617	53,800	53,400
5819	LINTON BLVD	10th Ave SW	Old Dixie Hwy	PBC	6D	38,062	38,788	40,279	43,700	45,100
5821	LINTON BLVD	Old Dixie Hwy	US 1	PBC	6D	N/A	N/A	32,088	48,600	45,100
5813	LINTON BLVD	US 1	Ocean Blvd	PBC	4D	18,958	15,872	17,857	27,400	18,400
5311	LOWSON BLVD	Congress Ave	SW 10TH Ave	PBC	4	21,862	15,139	16,363	27,500	20,100
1610	LOXAHATCHEE RIVER RD	Indiantown Rd	Roebuck Rd	PBC	2	10,471	10,099	9,010	11,600	10,200
1202	LOXAHATCHEE RIVER RD	Roebuck Rd	PBC Boundary	PBC	2	5,919	N/A	2,865	6,300	3,400
5110	LYONS RD	Boynton Beach Blvd	Flavor Pict Rd	PBC	2	N/A	N/A	12,523	6,800	14,100
5112	LYONS RD	Flavor Pict Rd	W Atlantic Ave	PBC	2	N/A	N/A	11,585	8,300	14,300

Station	Roadway	From	To	Owner	Cost Feasible Lanes	Observed 2005 Counts	Observed 2010 Counts	Observed 2015 Counts	2040 SERPM 6.5 Adjusted Volume	2040 SERPM7+ Adjusted Volume
6617	PALMETTO PARK RD	Powerline Rd	St Andrews Blvd	PBC	6D	55,184	47,704	44,178	58,500	51,100
6609	PALMETTO PARK RD	St Andrews Blvd	Military Tr	PBC	6D	58,273	52,244	55,317	65,900	53,200
6209	PALMETTO PARK RD	Military Tr	I-95	PBC	6D	62,369	56,384	62,319	71,200	58,300
6309	PALMETTO PARK RD	I-95	12th St	PBC	6D	57,155	56,810	59,816	62,100	63,200
6871	PALMETTO PARK RD	12th St	Boca Raton Blvd	BR	4D	38,166	34,777	37,862	39,600	35,900
6873	PALMETTO PARK RD	Boca Raton Blvd	Old Dixie Hwy	BR	4D	31,125	30,915	33,796	36,200	36,100
6875	PALMETTO PARK RD	Old Dixie Hwy	Federal Hwy	BR	4D	16,266	20,367	0	20,200	23,900
6877	PALMETTO PARK RD	Federal Hwy	NE 5th Ave	BR	4D	17,969	15,668	0	19,600	17,800
6803	PALMETTO PARK RD	NE 5th Ave	ICWW Bridge	BR	4D	14,853	14,662	15,848	13,500	16,600
6817	PALMETTO PARK RD	ICWW Bridge	A1A	PBC	4D	15,119	14,135	17,294	13,400	14,500
1310	PALMWOOD AVE	Frederick Small Rd	Donald Ross Rd	PBC	2	5,991	4,147	4,294	8,200	5,500
2833	PARK AVE	Old Dixie Hwy	Federal Hwy	PBC	2	6,645	5,608	5,427	12,600	8,700
	PARK AVE	Congress Ave	Old Dixie Hwy	PBC	2	N/A	N/A	N/A	12,600	10,900
3902	PARKER AVE	Forest Hill Blvd	Summit Blvd	WPB	2	7,111	N/A	0	8,900	12,100
3896	PARKER AVE	Summit Blvd	Southern Blvd	WPB	4	14,731	N/A	0	13,600	11,800
3872	PARKER AVE	Southern Blvd	Belvedere Rd	WPB	4	9,957	N/A	0	10,500	11,200
3856	PARKER AVE	Belvedere Rd	Okeechobee Blvd	WPB	4	19,454	N/A	0	12,000	21,100
	PERSIMMON BLVD	Seminole Pratt Whitney Rd	140th Ave N	PBC	4	N/A	N/A	N/A	7,400	16,200
3447	PERSIMMON BLVD	130th Ave N	Royal Palm Beach Bl	PBC	2	7,621	5,874	6,223	16,800	12,000
2405	PGA BLVD	Bee Line Hwy	Ryder Cup Blvd (Jog Rd)	FDOT	4	5,801	3,479	3,717	11,500	10,400
2103	PGA BLVD	Ryder Cup Blvd (Jog Rd)	Florida Turnpike	FDOT	4D	24,751	22,995	26,216	36,300	31,400
2201	PGA BLVD	Florida Turnpike	Central Blvd	FDOT	6D	46,848	45,217	49,281	69,900	63,600
2609	PGA BLVD	Central Blvd	Military Tr	FDOT	6D	47,793	44,296	48,298	56,500	47,800
2203	PGA BLVD	Military Tr	I-95	FDOT	6D	49,342	46,147	47,349	56,600	47,400
2303	PGA BLVD	I-95	SR 811	FDOT	8D	61,761	59,950	71,477	60,800	64,900
2829	PGA BLVD	SR 811	Gardens Mall	FDOT	6D	57,253	51,677	57,047	76,700	54,800
2805	PGA BLVD	Gardens Mall	Prosperity Farms Rd	FDOT	6D	44,137	38,076	41,615	45,400	44,400
2803	PGA BLVD	Prosperity Farms Rd	Ellison Wilson Rd	FDOT	6D	45,667	39,880	41,927	47,600	44,400
2837	PGA BLVD	Ellison Wilson Rd	Federal Hwy	FDOT	6D	30,962	26,470	28,710	35,200	31,900
3448	PIKE RD	Southern Blvd	Fla Turnpike Entrance	PBC	4	13,697	14,392	16,781	21,200	24,300
3450	PIKE RD	Fla Turnpike Entrance	Belvedere Rd	PBC	2	5,745	4,703	5,212	7,300	7,900
4214	PINE TREE LN	Forest Hill Blvd	Keller Rd	PBC	2	2,383	2,382	2,417	2,900	2,600
4662	PINEHURST DR	10th Ave N	Lake Worth Rd	PBC	2	10,323	8,789	8,896	10,400	10,300
4202	PINEHURST DR	Forest Hill Blvd	10TH Ave N	PBC	2	10,475	9,276	9,334	12,000	11,900
5657	PIPERS GLEN BLVD	El Clair Ranch Rd	Military Tr	PBC	2	5,869	5,429	5,468	9,600	7,000
3814	POINSETTIA AVE	36TH St	25TH St	WPB	2	4,725	N/A	0	5,500	6,300
3806	POINSETTIA AVE	45th St	36th St	WPB	2	11,188	N/A	0	12,200	4,500
3800	POINSETTIA AVE	45TH St	N End	WPB	2	2,837	N/A	0	3,900	4,600
	POLO RD	Lake Worth Rd	Lyons Rd	PBC	2	N/A	N/A	N/A	15,400	14,400
6423	PONDEROSA DR	Glades Rd	Palmetto Park Rd	PBC	2	4,734	4,307	4,210	5,500	5,100
6625	POTOMAC RD	Jog Rd	St Andrews Blvd	BR	4D	7,812	7,242	8,172	15,200	14,300
6623	POTOMAC RD	St Andrews Blvd	Military Tr	BR	4	10,902	9,999	11,175	17,600	15,000
6210	POWERLINE RD	Broward County Line	SW 18th St	FDOT	4D	37,025	N/A	33,798	51,200	43,500
6632	POWERLINE RD	SW 18th St	Camino Real	FDOT	4D	35,270	N/A	34,635	45,600	31,500
6626	POWERLINE RD	Camino Real	Palmetto Park Rd	FDOT	4D	43,555	N/A	33,771	51,600	37,600
6622	POWERLINE RD	Palmetto Park Rd	Sunstream Blvd	FDOT	4D	29,310	N/A	28,371	33,000	24,400
6602	POWERLINE RD	Sunstream Blvd	Glades Rd	FDOT	4D	31,736	N/A	27,254	37,700	32,700
1402	PRATT-WHITNEY RD	Indiantown Rd	Bee Line Hwy	PBC	2	3,556	4,228	5,005	14,700	9,500

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Exhibit 5: Development Potential Form

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2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	20-B2	Intake Date	02/12/2020
Application Name	Lake Worth & Blanchette	Concurrent?	Yes
Acres	1.61 acres	Text Amend?	No
PCNs	00-42-43-27-05-024-0617		
Location	Northeast corner of Lake Worth Road and Blanchette Trail.		
	Current	Proposed	
Tier	Urban/Suburban	Urban/Suburban	
Use	Single-Family Residential – 1 unit Please refer to Attachment F - Built Feature and Inventory Map	Commercial – Medical Office	
Zoning	Single Family Residential (RS)	Commercial Low Office District (CLO)	
Future Land Use Designation	Low Residential, 2 units per acre (LR-2)	Commercial Low Office	
Underlying Future Land Use Designation	There is no underlying future land use designation for the subject site.	Low Residential, 2 units per acre (LR-2)	
Conditions	There are no existing conditions of approval from any prior adopted amendment attached to the property.	No proposed conditions.	

B. Development Potential

Provide math for each item as indicated (eg. 5 du/acre x 3 acres = 15 units)

	Current FLU	Proposed FLU
Density/ Intensity:	Maximum density of 2 dwelling units per acre Maximum FAR of 0.35	Maximum FAR of 0.35
Maximum Dwelling Units¹ (residential designations)	<u>2</u> du/acre x <u>1.61</u> ac. = <u>3.22</u> The current maximum density allows 3 Single-Family units.	The Commercial Low Office FLU designation prohibits residential uses.
Maximum Beds (for CLF proposals)	The applicant is not proposing a Congregated Living Facility use.	The applicant is not proposing a Congregated Living Facility use.
Population Estimate	3 max du x 2.39 = 7.17	The Commercial Low FLU designation prohibits residential uses.

Maximum Square Feet 2, 4 (non-residential designations)	0.35 FAR x 70,132 sf = 24,546 sf Maximum intensity allows 24,546 sf for non-residential uses permitted in a residential zoning district.	0.35 FAR x 70,132 sf = 24,546 sf Maximum intensity allows 24,546 sf of commercial low floor area.
Proposed or Conditioned Potential 3, 4	Same as above.	No proposed conditions.
Max Trip Generator	<i>ITE Code 210: Single Family Detached 10 Trips/Day</i>	<i>ITE Code 720: Medical Office 34.8 Trips/Day</i>
Maximum Trip Generation	30 Trips	769 Trips
Net Daily Trips:	$\frac{739}{739}$ (maximum minus current) (proposed minus current)	
Net PH Trips:	$\frac{61}{61}$ AM, $\frac{76}{76}$ PM (maximum) AM, $\frac{76}{76}$ PM (proposed)	

1. Maximum units per acre see Future Land Use Element Table III.C.1;
2. Maximum FAR see FLUE Table III.C.2 for FAR. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;
4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 2. Applicant Data

A. Agent Information

Name	Brian Terry
Company Name	Insite Studio
Address	8144 Okeechobee Blvd
City, State, Zip	West Palm Beach, FL 33411
Phone / Fax Number	561-249-0940
Email Address	Brianterry@insitestudio.com

B. Applicant Information

Name	Rett Waldman
Company Name	8475LWR LLC
Address	13465 Fountain View Blvd
City, State, Zip	Wellington, FL 33414
Phone / Fax Number	(561) 512-7399
Email Address	Aeverettwaldman@gmail.com
Interest	The applicant is the Property Owner. Please refer to Application Attachment C - Ownership Affidavit and Attachment E - Disclosure of Ownership Interests.

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