



November 5, 2020

Dr. Juan F. Ortega, P.E.
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**Palm Beach County
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**RE: Poet's Walk - Revised
FLUA Amendment Policy 3.5-d Review
Round 2020-20-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 October 30, 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:

Location:	NE corner of Linton Boulevard and Lyons Road	
PCN:	00-42-46-20-01-000-0810 <i>(Other on file)</i>	
Acres:	+/- 9.73 acres	
	Current FLU	Proposed FLU
FLU:	Agricultural Residential (AGR)	Congregate Living Residential (CLR)/Agricultural Residential (AGR)
Zoning:	Agricultural Reserve (AGR)	Multiple Use Planned Development (MUPD)
Density/ Intensity:	0.15 FAR	8 du/ac
Maximum Potential:	Nursery (Garden Center) = 5 acres Nursery (Wholesale) = 4.73 acres	Assisted Living Facility = 186 Beds
Proposed Potential:		Assisted Living Facility = 186 Beds Fire and Rescue Station = 13,000 SF
Net Daily Trips:	-149 (maximum – current) -87 (proposed – current)	
Net PH Trips:	35 (22/13) AM, 48 (18/30) PM (maximum) 41 (24/17) AM, 54 (20/34) PM (proposed)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

Based on the review, the Traffic Division has 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 **proposed potential** density shown above.

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Dr. Juan F. Ortega, P.E.
November 5, 2020
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Please note the proposed change will add no additional trips for the Long-Range analysis and have no significant impact for Test 2 analysis.

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

Sincerely,

A handwritten signature in blue ink, appearing to be "D. Simeus".

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\Poet's Walk - Revised.docx



jfogroupinc.com

POET'S WALK
PALM BEACH COUNTY, FLORIDA

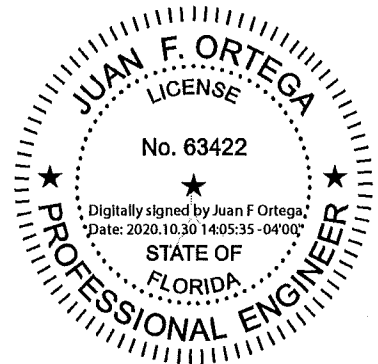
**FUTURE LAND USE ATLAS AMENDMENT
TRAFFIC IMPACT ANALYSIS**

**PREPARED FOR:
WGI, INC.**

Prepared by:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

Revised October 30, 2020
Revised September 3, 2020
Revised September 2, 2020
August 24, 2020



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1. PROJECT DESCRIPTION

JFO Group Inc has been retained to evaluate the traffic impact for the proposed Land Use designation at the Poet's Walk property. 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 (2025) and Long Range Analysis (2045).

There is a proposal for a land use change of ± 9.73 acres located on the east side of Lyons Road, ± 0.7 miles south of Atlantic Avenue in unincorporated Palm Beach County (PBC), Florida. The current Future Land Use (FLU) designation for the property is Agricultural Reserve (AGR).

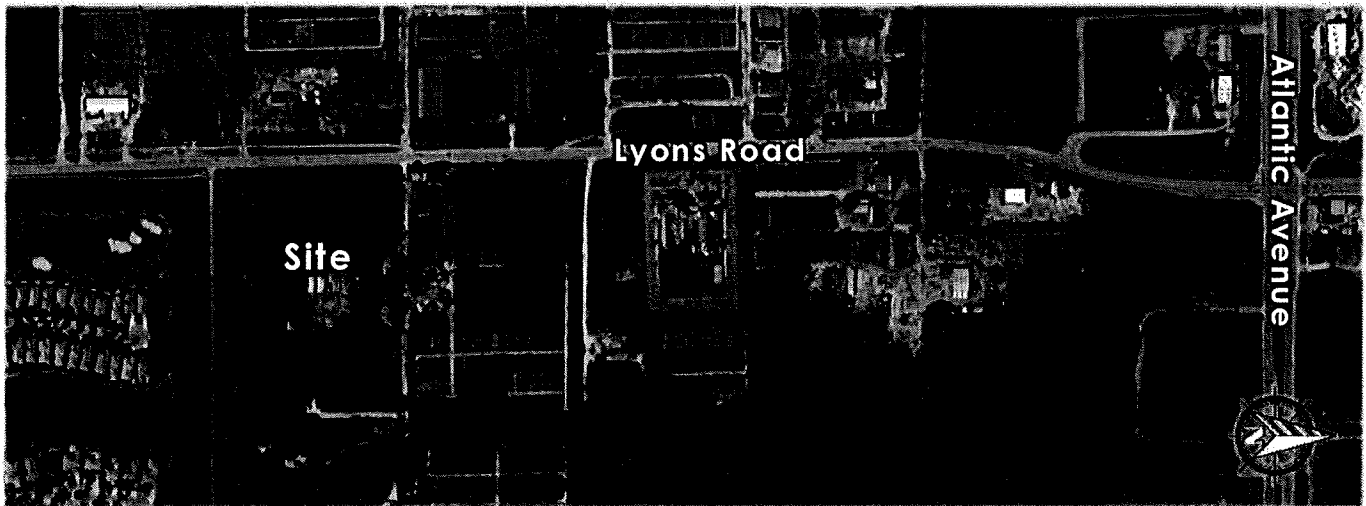


Figure 1: Project Location

A land use change amendment from the current Agricultural Reserve (AGR) to Congregate Living Residential, underlying AGR (CLR/AGR) is being requested. Property Control Number associated with this project are 00-42-46-20-01-000-0810 and 00-42-46-20-01-000-0820. 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. 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 2, 2020, and ITE Trip Generation Manual 10th Edition were used to determine the project trip generation under the Current Land Use designations and the Proposed 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
Nursery (Garden Center)	817	108.10	50%	50%	2.82	50%	50%	8.06
Nursery (Wholesale)	818	19.50	50%	50%	0.26	50%	50%	0.45
Assisted Living Facility	254	2.60	63%	37%	0.19	38%	62%	0.26
Congregate Care Facility	253	2.02	60%	40%	0.07	53%	47%	0.18
Fire and Rescue Station	575	4.80 ¹	29%	71%	0.48 ²	29%	71%	0.48

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 633, 15, and 42 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
Nursery (Garden Center)	5.00 Acres	541	7	7	14	20	20	40
Nursery (Wholesale)	4.73 Acres	92	1	0	1	1	1	2
Σ	9.73 Acres	633	8	7	15	21	21	42

¹ As part of a conservative analysis, Daily Traffic was assumed 10 X Peak Hour Traffic.

² As part of a conservative analysis, AM Peak Hour Traffic was assumed the same as PM Peak Hour.

3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current AGR to CLR/AGR. The proposed intensity for the site would allow a maximum of 186 Beds of Congregate Living Residential Uses¹. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity as an Assisted Living Facility while Table 4 does the same for Congregate Care Facility.

Table 3: Trip Generation – Proposed Future Land Use (Max. Intensity – ITE LU 254)

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Assisted Living Facility	186 Beds ²	484	22	13	35	18	30	48

Table 4: Trip Generation – Proposed Future Land Use (Max. Intensity – ITE LU 253)

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Congregate Care Facility	78 DU ³	158	3	2	5	7	7	14

According to Table 3 and Table 4, the net Daily, AM and PM trips potentially generated due to the Proposed Future Land Use designation under the most intense ITE Land Use are 484, 35, and 48 trips respectively.

¹ According to the ULDC, Article 4 – Chapter B, Section C.1, a Congregate Living Facility (CLF) is defined as: A facility which provides long-term care, housing, food service, and one or more assistive care services for persons not related to the owner or administrator by blood or marriage where the ULDC does not explicitly define Assisted Living Facilities (ALF) which means that for Site Planning purposes all ALFs are CLFs. On the other hand, Palm Beach County Trip Generation Rates dated March 2, 2020 include both Congregate Care Facilities (ITE 253) and Assisted Living Facilities (ITE 254) where trip generation rates for Congregate Care are a function of Dwelling Units while Assisted Living are a function of Beds.

² 9.73 ac. x 8 du/ac x 2.39 = 186 Beds. 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 used in this analysis.

³ 9.73 ac. x 8 du/ac

4. PROPOSED SITE PLAN

The proposed project as conceptually conceived will consist of a 186-bed Assisted Living Facility (ALF) and a 13,000 SF Fire Station. Table 5 includes the trip generation for the project as proposed on the latest site plan.

Table 5: Trip Generation – Proposed Site Plan

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Assisted Living Facility ¹	186 Beds	484	22	13	35	18	30	48
Fire and Rescue Station	13,000 SF	62	2	4	6	2	4	6
Σ		546	24	17	41	20	34	54

According to Table 5, the net Daily, AM and PM peak hour trips potentially generated due to the planned development are 546, 41 and 54 trips respectively. Consequently, the proposed site plan intensities were used in order to evaluate Policy 3.5-d compliance.

¹ According to the ULDC, Article 4 – Chapter B, Section C.1, a Congregate Living Facility (CLF) is defined as: A facility which provides long-term care, housing, food service, and one or more assistive care services for persons not related to the owner or administrator by blood or marriage where the ULDC does not explicitly define Assisted Living Facilities (ALF) which means that for Site Planning purposes all ALFs are CLFs. On the other hand, Palm Beach County Trip Generation Rates dated March 2, 2020 include both Congregate Care Facilities (ITE 253) and Assisted Living Facilities (ITE 254) where trip generation rates for Congregate Care are a function of Dwelling Units while Assisted Living are a function of Beds.

5. TRAFFIC IMPACT

Table 6 shows a comparison of the trip generation between the Maximum Intensity under the existing and proposed FLU. As can be seen in Table 6, AM Peak-Hour traffic generated by the Maximum Intensity under the proposed FLU is 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 6: Net Traffic Impact – Maximum Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	633	8	7	15	21	21	42
Maximum Intensity	546	24	17	41	20	34	54
Net New Trips	(87)	16	10	26	(1)	13	12

Pursuant to the **Test 2 – Five Year Analysis (2025)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B*, based on the peak hour trips from Table 6, 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 6 for **Long Range Analysis (2045)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, there is a reduction of daily trips. Consequently, no additional impacts will occur due to the proposed request for a Future Land Use amendment from the current AGR to CLR/AGR.

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.

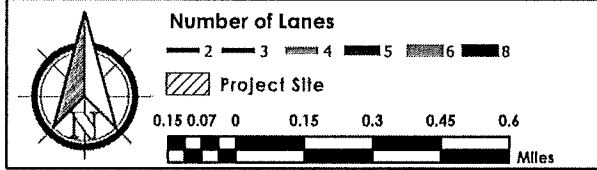
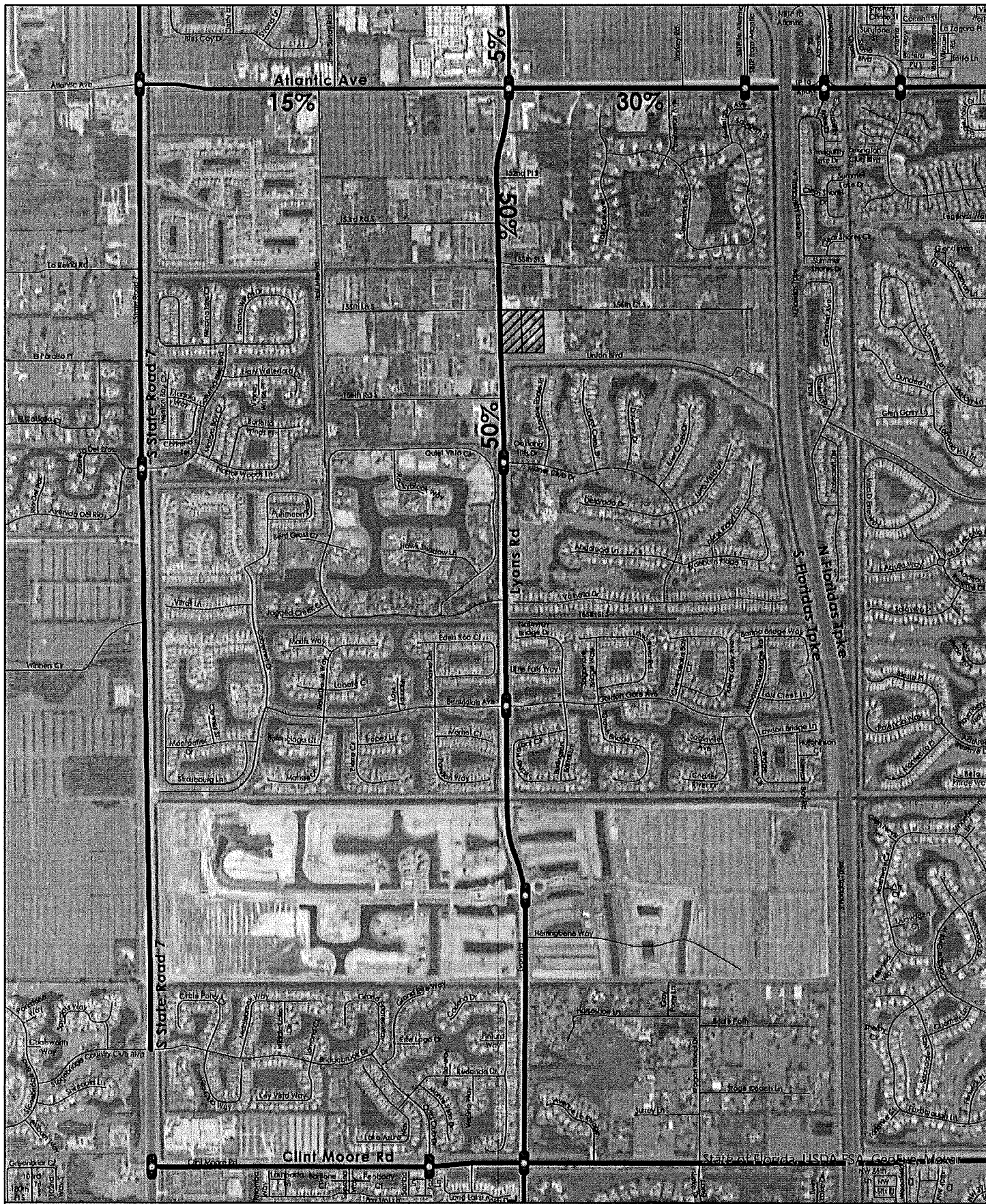


Figure 2:
Trip Distribution
Poet's Walk



6. TRAFFIC ANALYSIS

This section evaluates two traffic scenarios for the proposed land use change under the Maximum Intensity: **Test 2 – Five Year Analysis (2025)** and **Long Range Analysis (2045)**.

6.1 Test 2 – Five Year Analysis (2025)

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 7 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*, 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 July 14, 2020 does not show any improvements within the RDI. As shown in Table 7, all links within the RDI have an impact of less than three percent (3%). **Test 2** has been met.

Table 7: 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	Traffic Assignment	Project Traffic	Traffic Impact
Atlantic Ave	SR-7	Lyons Rd	2	1	1.10	0.91	Class I	880	15%	5	0.57%
Atlantic Ave	Lyons Rd	Tumpike	4D	1	0.90	1.11	Class I	1,960	30%	10	0.51%
Lyons Rd	Clint Moore Rd	158 Rd S	4	4	3.10	1.29	Class I	1,860	50%	17	0.91%
Lyons Rd	158 Rd S	Site Access	4						50%	17	0.91%
Lyons Rd	Site Access	Atlantic Ave	4						50%	17	0.91%
Lyons Rd	Atlantic Ave	Flavor Pict Rd	2	2	2.50	0.80	Class I	880	5%	2	0.23%

AM		PM	
IN	OUT	IN	OUT
24	17	20	34

RDI: 1-Mile

6.2 Long Range Analysis (2045)

At the time of this submittal, the latest long-range transportation model available from the Palm Beach Transportation Planning Agency was based on the Southeast Regional Planning Model (SERPM) version 8.503, revised on September 18, 2020. Exhibit 3 includes excerpts from the 2045 LRTP for the first accessible link. Adjusted¹ traffic volumes from the Palm Beach TPA were used in this analysis.

As shown in Table 6, the Proposed Future Land Use change will not generate additional traffic in 2045. Table 7 shows the first accessible link in the year 2045. As shown in Table 7, this link will operate at the adopted LOS in the year 2045.

¹ According to the Palm Beach TPA, the 2045 adjusted traffic volumes were calculated based on the difference between the 2015 base year model outputs and the 2015 observed traffic counts and rounded to the nearest hundred vehicles using one of the following equations:

$$\text{if } \frac{2015 \text{ Observed}}{2015 \text{ Model}} > 0.8 \text{ and } \frac{2015 \text{ Observed}}{2015 \text{ Model}} < 1.2,$$

$$\text{then } 2045 \text{ Adjusted} = \frac{2045 \text{ Model}}{2015 \text{ Model}} \times 2015 \text{ Observed}$$

$$\text{if } \frac{2015 \text{ Observed}}{2015 \text{ Model}} < 1.2 \text{ or } \frac{2015 \text{ Observed}}{2015 \text{ Model}} > 0.8, \text{ then } 2045 \text{ Adjusted} = \frac{2045 \text{ Model}}{2015 \text{ Model}} \times 2015 \text{ Observed}$$

Table 8: Level of Service – 2045 Conditions – Maximum Intensity

Road	From	To	Lanes	Capacity	2045 Daily Volume ¹	Traffic Assignment	Project Traffic	Total Traffic	V/C	% Impact	Significant Impact?	Meets LOS 'D' ²
Lyons Rd	Clint Moore Rd	158 Rd S	4	31,500	24,500	50%	-	24,500	0.78	-	NO	YES
Lyons Rd	158 Rd S	Site Access	4	31,500	25,300	50%	-	25,300	0.80	-	NO	YES
Lyons Rd	Site Access	Atlantic Ave				50%	-	25,300	0.80	-	NO	YES

Net Daily Traffic: 0

¹ 2045 volumes are included in Exhibit 3.

² 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.

7. CONCLUSION

There is a proposal for a land use change of ± 9.73 acres located on the east side of Lyons Road, ± 0.7 miles south of Atlantic Avenue in unincorporated Palm Beach County (PBC), Florida. The proposal is to change the current Future Land Use from the current Agricultural Reserve (AGR) to Congregate Living Residential, underlying AGR (CLR/AGR).

The proposed land use change will allow a maximum density and intensity of 186 Beds of Congregate Living Residential Uses while the proposed site plan includes a 186-bed Assisted Living Facility (ALF) and a 13,000 SF Fire Station. The proposed land use would not be expected to generate additional Daily trips in the year 2045.

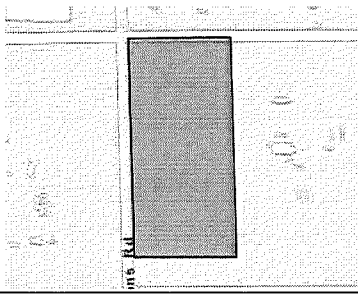
Exhibit 4 includes a copy of Part A and B of the Development Potential Form – 2019 Future Land Use Atlas Amendment Application while Exhibit 5 includes the previous Policy 3.5-d Traffic approvals for the site.

The proposed changes to the Poet's Walk property 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*.

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Exhibit 1: Property Appraiser

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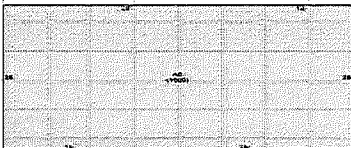
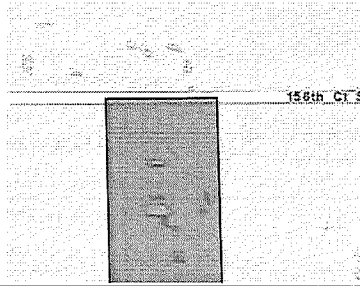
Property Detail	
Parcel Control Number: 00-42-46-20-01-000-0810	Location Address:
Owners: JACOB CINDY D JACOB GREG E	
Mailing Address: 21167 SWEETWATER LN N BOCA RATON FL 33428 1025	
Last Sale: JAN-1999	Book/Page#: 10928 / 1137 Price: \$100
Property Use Code: 6900 - AG Classification ORN/MISC AGRI	Zoning: AGR - Agricultural Reserve (00-UNINCORPORATED)
Legal Description: 81 (LESS W 45.00 FT LYONS RD R/W) IN SEC 20	Total SF: 0 Acres 4.29
2020 Values (Preliminary)	2020 Taxes (Preliminary)
Improvement Value \$0	Ad Valorem \$263
Land Value \$599,313	Non Ad Valorem \$248
Total Market Value \$599,313	Total Tax \$511
Assessed Value \$15,015	2020 Qualified Exemptions
Exemption Amount \$0	No Details Found
Taxable Value \$15,015	Applicants
All values are as of January 1st each year.	No Details Found
Building Footprint (Building 0)	Subarea and Square Footage (Building 0)
No Image Found	Description Area Sq. Footage
	No Data Found.
	Extra Features
	Description Year Built Unit
	No Extra Feature Available
Structural Details (Building 0)	MAP
Description	

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 8/20/2020

Owner: JACOB CINDY D, JACOB GREG E PCN: 00424620010000810 1 of 1

Property Detail				
Location Address				
Municipality UNINCORPORATED				
Parcel Control Number 00-42-46-20-01-000-0810				
Subdivision PALM BEACH FARMS CO PL 1 SUB IN PB 2 PGS 26 TO 28 INC				
Official Records Book 10928	Page 1137			
Sale Date JAN-1999				
Legal Description PALM BEACH FARMS CO PL 1 SUB TR 81 (LESS W 45.00 FT LYONS RD R/W) IN SEC 20				
Owner Information				
Owners	Mailing address			
JACOB CINDY D	21167 SWEETWATER LN N			
JACOB GREG E &	BOCA RATON FL 33428 1025			
Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-1999	\$100	10928 / 01137	WARRANTY DEED	JACOB GREG E &
JAN-1993	\$140,000	07574 / 01027	WARRANTY DEED	
APR-1988	\$105,000	05631 / 00503	WARRANTY DEED	
Exemption Information				
No Exemption information available				
Property Information				
Number of Units 0				
*Total Square Feet 0				
Acres 4.29				
Use Code 6900 - AG Classification ORN/MISC AGRI				
Zoning AGR - Agricultural Reserve (00-UNINCORPORATED)				
Appraisals				
Tax Year	2020 P	2019	2018	
Improvement Value	\$0	\$0	\$0	
Land Value	\$599,313	\$544,830	\$542,685	
Total Market Value	\$599,313	\$544,830	\$542,685	
P = Preliminary All values are as of January 1st each year				
Assessed and Taxable Values				
Tax Year	2020 P	2019	2018	
Assessed Value	\$15,015	\$15,015	\$15,015	
Exemption Amount	\$0	\$0	\$0	
Taxable Value	\$15,015	\$15,015	\$15,015	
Taxes				
Tax Year	2020 P	2019	2018	
Ad Valorem	\$263	\$267	\$258	
Non Ad Valorem	\$248	\$248	\$248	
Total tax	\$511	\$515	\$506	

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

Property Detail			
Parcel Control Number:	00-42-46-20-01-000-0820	Location Address:	8892 156TH CT S
Owners:	DUDWICK CYNTHIA JACOB GREG E		
Mailing Address:	8892 156TH CT S, DELRAY BEACH FL 33446 9730		
Last Sale:	JAN-1999	Book/Page#:	10928 / 1137
Property Use Code:	6900 - AG Classification ORN/MISC AGRI	Zoning:	AGR - Agricultural Reserve (00-UNINCORPORATED)
Legal Description:	PALM BEACH FARMS CO PL 1 SUB TR 82 IN SEC 20	Total SF:	1000 Acres 4.98
2020 Values (Preliminary)		2020 Taxes (Preliminary)	
Improvement Value	\$78,506	Ad Valorem	\$1,683
Land Value	\$695,706	Non Ad Valorem	\$501
Total Market Value	\$774,212	Total Tax	\$2,184
Assessed Value	\$95,936	2020 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$95,936	Applicants	
All values are as of January 1st each year.		No Details Found	
Building Footprint (Building 1)		Subarea and Square Footage (Building 1)	
		Description	Area Sq. Footage
		OFFICES	1000
		Total Square Footage : 1000	
Extra Features			
Description	Year Built	Unit	
Utility Building	1985	196	
Fence- Chain Link 6ft #11 Gaug	1985	1040	
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.			
Structural Details (Building 1)		MAP	
Description			
1. Year Built	1986		
2. OFFICE BLDG L/R 1-4S	1000		

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 8/20/2020

Property Detail				
Location Address		8892 156TH CT S		
Municipality		UNINCORPORATED		
Parcel Control Number		00-42-46-20-01-000-0820		
Subdivision		PALM BEACH FARMS CO PL 1 SUB IN PG 2 PGS 26 TO 28 INC		
Official Records Book		10928 Page 1137		
Sale Date		JAN-1999		
Legal Description		PALM BEACH FARMS CO PL 1 SUB TR 82 IN SEC 20		
Owner Information				
Owners		Mailing address		
DUDWICK CYNTHIA		8892 156TH CT S		
JACOB GREG E &		DELRAY BEACH FL 33446 9730		
Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-1999	\$100	10928 / 01137	WARRANTY DEED	JACOB GREG E &
AUG-1990	\$305,000	06587 / 00209	WARRANTY DEED	
MAY-1985	\$79,800	04559 / 01352	WARRANTY DEED	
Exemption Information				
No Exemption information available				
Property Information				
Number of Units 0				
*Total Square Feet 1000				
Acres 4.98				
Use Code 6900 - AG Classification ORN/MISC AGRI				
Zoning AGR - Agricultural Reserve (00-UNINCORPORATED)				
Appraisals				
Tax Year	2020 P	2019	2018	
Improvement Value	\$78,506	\$73,480	\$73,992	
Land Value	\$695,706	\$632,460	\$629,970	
Total Market Value	\$774,212	\$705,940	\$703,962	
P = Preliminary All values are as of January 1st each year				
Assessed and Taxable Values				
Tax Year	2020 P	2019	2018	
Assessed Value	\$95,936	\$90,910	\$91,422	
Exemption Amount	\$0	\$0	\$0	
Taxable Value	\$95,936	\$90,910	\$91,422	
Taxes				
Tax Year	2020 P	2019	2018	
Ad Valorem	\$1,683	\$1,614	\$1,573	
Non Ad Valorem	\$501	\$485	\$485	
Total tax	\$2,184	\$2,099	\$2,058	
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA				

Exhibit 2: Survey

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Exhibit 3: 2045 Volumes

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Palm Beach TPA Adjusted 2045 Two-Way Daily Traffic Volumes Based on Southeast Regional Planning Model (SERPM) version 8.503

The following table provides adjusted 2045 two-way daily traffic volumes derived from the Southeast Florida Regional Planning Model using 2045 demographic growth predictions based on adopted future land use designations in local government comprehensive plans and future transportation facilities and services based on adopted cost feasible project lists in the Long Range Transportation Plans of the Miami-Dade TPO, the Broward MPO and the Palm Beach TPA. SERPM 8, the region's currently supported modeling platform, is an activity-based model approved for use to support Long Range Transportation Plan (LRTP) and Regional Transportation Plan (RTP) development. This table should be used as a supplement to local knowledge of historic, current, and future travels patterns.

The Regional Transportation Technical Advisory Committee - Modeling Subcommittee (RTTAC-MS) reviews and approves requested model updates quarterly to incorporate amendments to LRTP project lists and local government comprehensive plans and to correct significant input errors. SERPM 8 can be downloaded and additional model details can be found at the [SERPM website](https://sites.google.com/site/serpm8reference/). Network updates are tracked on the SERPM 8 Reference site at <https://sites.google.com/site/serpm8reference/>. The adjusted volumes table will be updated with subsequent SERPM releases.

The 2045 adjusted traffic volumes were calculated based on the difference between the 2015 base year model outputs and the 2015 observed traffic counts and rounded to the nearest hundred vehicles using one of the following equations:

$$\text{If } \frac{2015 \text{ Observed}}{2015 \text{ Model}} > .8 \text{ and } \frac{2015 \text{ Observed}}{2015 \text{ Model}} < 1.2, \quad \text{then } 2045 \text{ Adjusted} = \frac{2045 \text{ Model}}{2015 \text{ Model}} \times 2015 \text{ Observed}$$
$$\text{If } \frac{2015 \text{ Observed}}{2015 \text{ Model}} > 1.2 \text{ or } \frac{2015 \text{ Observed}}{2015 \text{ Model}} < .8, \quad \text{then } 2045 \text{ Adjusted} = 2015 \text{ Observed} + (2045 \text{ Model} - 2015 \text{ Model})$$

For additional assistance or to provide suggestions to improve model outputs in a future model run, please contact Grég Gabriel at ggabriel@PalmBeachTPA.org.

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

PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
4614	937301	LAWRENCE RD	Gateway Blvd	Hypoluxo Rd	4	4	15,435	14,700	15,074	17,266	15,481	19,851	19,300
4608	938514	LAWRENCE RD	Hypoluxo Rd	Lantana Rd	2	3	11,828	11,018	11,157	11,977	8,982	10,316	12,800
	937539	LE CHALET BLVD	Hagen Ranch Rd	Jog Rd	4	4			-	-	11,624	13,930	13,900
4661	937310	LE CHALET BLVD	Jog Rd	Military Tr	4	4	10,617	9,652	9,216	9,538	7,080	8,359	10,500
	937438	LIGHTHOUSE DR	SR-811	US-1	2	2			-	-	7,180	9,507	9,500
	937526	LINDELL BLVD	Carl Bolter Dr	Federal Hwy	2	2			-	-	3,413	4,277	4,300
5635	937295	LINTON BLVD	Jog Rd	Sim Rd	4	6	26,259	28,837	29,366	31,891	21,952	29,755	37,200
5625	937294	LINTON BLVD	Sim Rd	Military Tr	5	6	28,004	27,495	28,587	30,480	30,975	40,018	36,900
5607	937187	LINTON BLVD	Military Tr	Homewood Blvd	6	6	36,231	37,464	39,497	42,810	31,967	38,669	47,800
5661	938531	LINTON BLVD	Homewood Blvd	Congress Ave	6	6	29,850	33,652	39,159	39,082	23,085	27,671	43,700
5213	930049	LINTON BLVD	Congress Ave	I-95	6	6I	47,845	40,928	42,863	42,000	41,468	49,886	51,600
5313	930050	LINTON BLVD	I-95	10th Ave SW	6	6I	44,067	46,456	48,617	44,000	56,968	63,967	54,600
5819	937188	LINTON BLVD	10th Ave SW	Old Dixie Hwy	6	6I	38,062	38,788	40,279	41,916	40,510	45,331	45,100
5821	937188	LINTON BLVD	Old Dixie Hwy	US 1	6	6		-	32,088	32,617	40,510	45,331	36,900
5813	930742	LINTON BLVD	US 1	Ocean Blvd	4	4	18,958	15,872	17,857	17,600	11,174	12,738	19,400
	937687	LION COUNTRY SAFARI RD	SR-80	Deer Run Blvd	2	2			-	-	1,845	2,605	2,600
	938501	LOWSON BLVD	Military Tr	Congress Ave	4	4			-	-	814	1,020	1,000
5311	937060	LOWSON BLVD	Congress Ave	SW 10TH Ave	4	4	21,862	15,139	16,363	17,600	4,915	9,365	20,800
1610	937368	LOXAHATCHEE RIVER RD	Indiantown Rd	Roebuck Rd	2	2	10,471	10,099	9,010	8,800	5,879	4,483	7,600
1202	937367	LOXAHATCHEE RIVER RD	Roebuck Rd	PBC Boundary	2	2	5,919	-	2,865	3,196	2,069	1,002	1,800
6112	937374	LYONS RD	Broward County Line	SW 18th St	6	6	31,352	31,256	30,462	33,000	46,134	59,435	43,800
6410	937372	LYONS RD	SW 18th St	Palmetto Park Rd	4	6	34,318	26,501	28,707	30,500	34,620	48,812	42,900
6406	937371	LYONS RD	Palmetto Park Rd	Glades Rd	4	4	30,081	22,599	28,072	28,500	27,120	38,219	39,600
6404	937370	LYONS RD	Glades Rd	Kimberly Rd	6	6	34,131	32,163	33,892	35,118	34,805	51,530	50,200
6424	937373	LYONS RD	Kimberly Rd	Yamato Rd	6	6	26,568	20,861	28,538	29,113	26,824	39,329	41,800
6416	938553	LYONS RD	Yamato Rd	Clint Moore Rd	4	4	14,896	16,080	19,936	20,806	20,455	33,575	32,700
6114	937375	LYONS RD	Clint Moore Rd	158 Rd S	4	4	7,411	6,499	14,399	16,479	9,431	19,511	24,500
5406	937375	LYONS RD	158 Rd S	Atlantic Ave	4	4	8,508	6,642	15,262	16,154	9,431	19,511	25,300
5112	937375	LYONS RD	Atlantic Ave	Flavor Pict Rd	2	4		-	11,585	14,473	9,431	19,511	24,000
5110	937311	LYONS RD	Flavor Pict Rd	Boynton Beach Blvd	2	4		-	12,523	15,434	11,075	35,681	40,300
5108	937311	LYONS RD	Boynton Beach Blvd	Hypoluxo Rd	4	4	14,038	13,879	18,210	20,937	11,075	35,681	42,800
4404	937311	LYONS RD	Hypoluxo Rd	Lantana Rd	4	4	10,644	10,176	11,376	13,909	11,075	35,681	36,700
4405	937311	LYONS RD	Lantana Rd	Lake Worth Rd	4	4	11,768	10,373	11,242	14,334	11,075	35,681	36,200
NEW	PBC063	LYONS RD	Lake Worth Rd	Stribling Way	0	2			-	-	-	20,813	20,800
3462	937480	LYONS RD	Stribling Way	Forest Hill Blvd	2	2	6,691	7,344	8,711	9,792	5,520	11,201	14,400
3460	937134	LYONS RD	Forest Hill Blvd	Dillman Rd	2	2		9,492	11,968	13,819	12,927	16,737	15,500
3466	937135	LYONS RD	Dillman Rd	Southern Blvd	2	2		10,333	13,283	14,619	12,837	14,578	15,100
2616	937129	MAC ARTHUR BLVD	Northlake Blvd	Holly Dr	2	2	7,525	7,787	8,092	7,900	7,615	7,723	8,200
1616	937117	MAPLEWOOD DR	Indian Creek Blvd	Toney Penna Dr	2	2		8,614	9,526	14,800	6,741	8,807	11,600
1618	937117	MAPLEWOOD DR	Toney Penna Dr	Indiantown Rd	4	4		12,423	13,254	14,800	6,741	8,807	15,300

Exhibit 4: Development Potential Form

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2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	19-B2	Intake Date	February 6, 2019
Application Name	Poet's Walk	Concurrent?	Yes
Acres	9.73 acres	Text Amend?	Yes
PCNs	00-42-46-20-01-000-0810; 00-42-46-20-01-000-0820		
Location	Northeast corner of Lyons Rd & Linton Blvd, 0.76 miles south of Atlantic Ave.		
	Current	Proposed	
Tier	Agricultural Reserve	Agricultural Reserve	
Use	Agricultural/Nursery	Type 3 CLF	
Zoning	AGR – Agricultural Reserve	AGR - MUPD (Multiple Use Planned Development)	
Future Land Use Designation	AGR – Agricultural Reserve	CLR/AGR (Congregate Living Residential, underlying AGR)	
Underlying Future Land Use Designation	None	AGR (Agricultural Residential)	
Conditions	None	TBD	

B. Development Potential

	Current FLU	Proposed FLU
Density/ Intensity:	AGR - 0.20 DU per acre	CLR - 8 DU per acre
Maximum Dwelling Units¹ (residential designations)		8 du/acre x 9.73 ac. = 78 DU
Maximum Beds (for CLF proposals)		78 max du x 2.39 = 186 Beds
Population Estimate		78 max du x 2.39 = 186
Maximum Square Feet (non-residential designations)	0.15 FAR x 9.73 ac. = 63,576 SF	____ FAR x ____ ac. = _____
Proposed or Conditioned Potential	Nursery (Garden Center) : 5.00 Acres Nursery (Wholesale) : 4.73 Acres	186-bed Assisted Living Facility (ALF), and a 13,000 SF Fire Station
Max Trip Generator	Nursery (Garden Center) (ITE 817) Rate: 108.1 Nursery (Wholesale) (ITE 818) Rate: 19.5	Assisted Living Facility (ITE 254) Rate: 2.6 Fire and Rescue Station Rate: 4.8
Maximum Trip Generation	633	546
Net Daily Trips:	-149 (maximum minus current) -87 (proposed minus current)	
Net PH Trips:	35 (22/13) AM, 48 (18/30) PM (maximum) 41 (24/17) AM, 54 (20/34) (proposed)	

Exhibit 5: Policy 3.5-d Approval

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**Department of Engineering
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

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Verdenia C. Baker

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September 9, 2020

Dr. Juan F. Ortega, P.E.

JFO Group Inc.

6671 W Indiantown Road, Suite 50-324

Jupiter, FL 33458

**RE: Poet's Walk
FLUA Amendment Policy 3.5-d Review
Round 2020-20-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 September 3, 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:

Location:	NE corner of Linton Boulevard and Lyons Road	
PCN:	00-42-46-20-01-000-0810 <i>(Other on file)</i>	
Acres:	+/- 9.73 acres	
	Current FLU	Proposed FLU
FLU:	Agricultural Residential (AGR)	Congregate Living Residential (CLR)/Agricultural Residential (AGR)
Zoning:	Agricultural Reserve (AGR)	Multiple Use Planned Development (MUPD)
Density/ Intensity:	0.15 FAR	8 du/ac
Maximum Potential:	Nursery (Garden Center) = 9.73 acres	Assisted Living Facility = 186 Beds
Proposed Potential:	None	Assisted Living Facility = 186 Beds Fire and Rescue Station = 13,000 SF
Net Daily Trips:	-568 (maximum – current) -506 (proposed – current)	
Net PH Trips:	35 (22/13) AM, 48 (18/30) PM (maximum) 41 (24/17) AM, 54 (20/34) PM (proposed)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		



Dr. Juan F. Ortega, P.E.
September 9, 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 **proposed potential** density shown above. Please note the proposed change does not require a long-range analysis and will have no significant impact for Test 2 analysis.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Dyc", is written over the printed name.

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
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**Department of Engineering
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Steven L. Abrams

Mary Lou Berger

County Administrator

Verdenia C. Baker

November 7, 2018

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

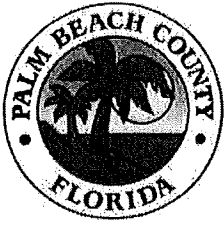
**RE: Jacob's Pond
FLUA Amendment Policy 3.5-d Review
Round 2019-B**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Comprehensive Plan Amendment Traffic Impact Analysis for the proposed Future Land Use Amendment for the above referenced project, dated October 05, 2018, 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:	NE Corner of Linton Boulevard and Lyons Road	
PCN:	00-42-46-20-01-000-0820/-0810	
Acres:	+/- 9.73 acres	
	Current FLU	Proposed FLU
FLU:	Agricultural Residential (AGR)	Congregate Living Residential (CLR)/Agricultural Residential (AGR)
Zoning:	Agricultural Reserve (AR)	TBD
Density/ Intensity:	0.15 FAR	12 du/ac
Maximum Potential:	Nursery (Garden Center) = 9.73 acres	Assisted Living Facility = 279 Beds
Proposed Potential:	N/A	N/A
Net Daily Trips:	-310 (maximum – current)	
Net PH Trips:	39 (25/14) AM, 61 (27/34) PM (maximum)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities in the zoning application.</i>		

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Dr. Juan F. Ortega, P.E.
November 7, 2018
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 contact me at 561-684-4030 or email to QBari@pbcgov.org with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Quazi Bari".

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

QB:DS/dd

cc: Dominique Simeus – Project Coordinator II, 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
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January 19, 2017

Dr. Juan F. Ortega, P.E.
Wantman Group, Inc.
2035 Vista Parkway
West Palm Beach, FL 33411

**RE: Policy 3.5-d Review - Round 2017-D
Ag Reserve Type 3 Congregate Living Facility**

Dear Juan:

Palm Beach County Traffic Division has reviewed the traffic study for the proposed Future Land Use Amendment for the above referenced project, dated December 30, 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:	East side of Lyons Rd, +/- 0.7 mile south of Atlantic Avenue
PCN #:	00-42-46-20-01-000-0810; -0820
Size:	9.73 acres
Existing FLU:	Agricultural (AGR)
Existing Zoning:	Agricultural (AGR)
Existing Use:	Nursery, Row Crops
Existing Max Potential:	9.73 acres Retail Nursery
Proposed FLU:	Institutional (INST)
Prop. Zoning:	Multiple Use Planned Development (MUPD)
Proposed Use:	200 Units Congregate Care Facility (CCF)
Prop. Max Potential:	148,344 SF Hospital (0.35 FAR)
Net Daily Trips (max):	713
Net PH Trips (max):	100 (66/34) AM; 46 (8/38) 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:ac

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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Exhibit 6: FLUA Review Comments

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Juan Ortega

From: Dom Simeus <DSimeus@pbcgov.org>
Sent: Tuesday, September 29, 2020 3:03 PM
To: Quazi Bari; Khurshid Mohyuddin
Cc: Juan Ortega
Subject: Fw: Poet's Walk LUPA

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Dr. Ortega,

Please revise the traffic study as instructed by Planning below and send the pdf to expedite this.

Thank you

Dom

From: Khurshid Mohyuddin
Sent: Wednesday, September 23, 2020 3:16 PM
To: Dom Simeus; Quazi Bari
Cc: Lisa Amara A.; Stephanie Gregory; Patricia Behn; Kevin Fischer; Jorge Perez; David Wiloch
Subject: FW: Poet's Walk LUPA

Quazi

Please revise the letter accordingly (using 5 acre max for nursery, and whole sale nursery(just in this case) for remaining 4.73 acre as it seems to exist on one of the two parcels)

Feel free to call if you have any questions.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Juan Ortega

From: Dom Simeus <DSimeus@pbcgov.org>
Sent: Thursday, September 3, 2020 9:14 AM
To: Juan Ortega
Subject: RE: Poet's Walk LUPA

Dr. Ortega,

Please look at the concurrency application. Distribution on Atlantic and Lyons intersection: W15%, E30%, N5%.

Thanks

Dom

From: Juan Ortega <jortega@jfo.us>
Sent: Wednesday, September 2, 2020 5:52 PM
To: Dom Simeus <DSimeus@pbcgov.org>
Subject: RE: Poet's Walk LUPA

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Good afternoon Dom, please see revised FLUA traffic study for Poet's Walk attached. Please note that since Figure 2 was matched to Table 7 and for conservative purposes, 10% of the traffic was dispersed on Lyons Road north of Atlantic Avenue.

Dr. Juan F. Ortega, PE
JFO GROUP INC
T: (561) 462-5364 • C: (561) 512-7556
JOrtega@jfo.us

From: Dom Simeus <DSimeus@pbcgov.org>
Sent: Wednesday, September 2, 2020 4:38 PM
To: Juan Ortega <jortega@jfo.us>
Subject: Poet's Walk LUPA

Good afternoon Dr. Ortega,

Please address the issue below and email the revise study.

Revise the trip distribution depicted in Figure 2 to be consistent with Table 7. Please note to disperse 5% on Lyons Road north of Atlantic Avenue.

Thank you

Dom