

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

Palm Beach County Board of County Commissioners

Dave Kerner, Mayor Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer" June 7, 2021

Dr. Juan F. Ortega, P.E. JFO Group Inc. 6671 W Indiantown Road Suite 50-324 Jupiter, FL 33458

RE: Amber Woods FKA Hendrix Property FLUA Amendment Policy 3.5-d Review Round 2020-22-A

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, dated May 11, 2021, 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:	0.20 mile east of State Road 7, south	of Lake Worth Road					
PCN:	00-42-43-27-05-027-0040 (others o	n file)					
Acres:	36.49 acres						
	Current FLU	Proposed FLU					
FLU:	Low Residential, 1 unit per acre (LR-1)	Low Residential, two units per acre (LR-2) for 24.09 acres Low Residential, three units per acre (LR-3) for 12.4 acres					
Zoning:	Agricultural Residential (AR)	Residential Single Family (RS)					
Density/ Intensity:	1 du/acre	2 du/acre for 24.09 acres 3 du/acre for 12.4 acres					
Maximum Potential:	Single Family Detached = 36 DUs	Single Family Detached = 85 DUs					
Proposed Potential:	None	Single Family Detached = 126 DUs (Using WFH Density Bonus)					
Net Daily Trips:	490 (maximum – current) 900 (proposed – current)						
Net PH Trips:	63 (16/47) AM, 87 (55/32) PM (max 93 (23/70) AM, 127 (80/47) PM (pr						

^{*} Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.



Dr. Juan F. Ortega, P.E. June 7, 2021 Page 2

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment <u>meet</u> Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **proposed potential** density shown above. Therefore, this amendment requires a condition of approval, based on Transfer of Development Rights (TDR) and density bonus programs, to cap the project at the **proposed** development potential or equivalent trips.

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 <u>DSimeus@pbcgov.org</u> with any questions.

Sincerely,

Dominique Simeus, P.E. Professional Engineer

Traffic Division

DS/rb

ec: 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\22-A\Amber Woods FKA Hendrix Property.docx



AMBER WOODS

FKA HENDRIX PROPERTY PALM BEACH COUNTY, FLORIDA

FUTURE LAND USE ATLAS AMENDMENT ROUND 22-A TRAFFIC IMPACT ANALYSIS

Prepared for: D. R. Horton

Prepared by:

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

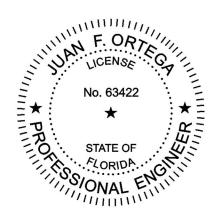




TABLE OF CONTENTS

SEC	CHON	AGE
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 (2026)	6
	5.2. Long Range Analysis (2045)	8
6.	CONCLUSION	11
Ext	hibit 1: Survey	
Ext	hibit 2: Property Appraiser	
Ext	hibit 3: Trip Generation Rates	
Ext	hibit 4: Five Year Work Program	
Ext	hibit 5: 2045 Volumes	
Ext	hibit 6: PBC Development Potential Form	
Ext	hibit 7: Policy 3.5-d Approval	

TABLE	PAGI
TABLE	PAG

Table 1: Trip Generation Rates and Equations	2
Table 2: Trip Generation – Current Future Land Use	2
Table 3: Trip Generation – Proposed Future Land Use (Maximum Intensity)	3
Table 4: Trip Generation – Site Plan (Maximum Intensity + WHP)	3
Table 5: Net Traffic Impact – Maximum Intensity	4
Table 6: Test 2 – Five Year Analysis Significance	7
Table 7: Level of Service – 2045 Conditions – Maximum Intensity 1	0
FIGURE PAG	Ε
Figure 1: Project Location	1
Figure 2: Traffic Assignment	5
Figure 3: 2045 Traffic Assignment	9

1. PROJECT DESCRIPTION

JFO Group Inc. has been retained to evaluate the traffic impact for the proposed Future Land Use designation at the Amber Woods Property. There is a proposal for a land use change of ±36.49 acres located on the south side of Lake Worth Road, ±0.30 miles east of State Road 7 in Unincorporated Palm Beach County (PBC), Florida. Exhibit 1 includes a copy of the survey for the site. The current Future Land Use (FLU) designation for the property is Low Residential, 1 unit per 1 acre (LR-1). A land use change amendment from the current LR-1 to Low Residential, two units per acre (LR-2) is being requested on 24.09 acres and Low Residential, three units per acre (LR-3) on 12.4 acres.



Figure 1: Project Location

Property Control Number associated with this project are 00-42-43-27-05-027-0040/-0050/-0060/-0101. Exhibit 2 includes a copy of the property data from the Palm Beach County (PBC) Property Appraiser's office for the site. Figure 1 shows an aerial location of the site in relation to the transportation network.

The purpose of this analysis is to evaluate the traffic impact of the proposed land use change to determine compliance with Policy 3.5-d from the *PBC Comprehensive Plan*. This analysis includes Test 2 – Five Year Analysis (2026) and Long Range Analysis (2045).

2. CURRENT FUTURE LAND USE DESIGNATION

Project trip generation rates available from the *PBC Trip Generation Rates*, dated March 2, 2020 were used to determine the project trip generation under the Current Future Land Use designation and the Proposed Future Land Use designation. See Exhibit 3 for Trip Generation rates. 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	Daily	A	M Peak	Hour	PM Peak Hour				
	Code	Daily	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		

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 360, 27, and 38 trips respectively.

Table 2: Trip Generation - Current Future Land Use

Land Use	Intensity	Daily	ΑN	1 Peak H	our	PM Peak Hour				
	intensity	Daily	In	Out	Total	In	Out	Total		
Single Family Detached	36 ¹ DUs	360	7	20	27	24	14	38		
Net Current FLU Trips		360	7	20	27	24	14	38		

^{1 = 36.49} Acres X LR-1

3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current Low Residential, 1 unit per 1 acre (LR-1) to Low Residential, two units per acre (LR-2) on 24.09 acres and Low Residential, three units per acre (LR-3) on 12.4 acres. The maximum intensity for the site would allow a maximum of 85 Single Family homes. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity.

Table 3: Trip Generation - Proposed Future Land Use (Maximum Intensity)

Land Use	Intoncity	Daily	AM	Peak H	lour	PM Peak Hour			
Land use	Intensity	Traffic	In	Out	Total	In	Out	Total	
Single Family Detached 85 ¹ DUs		850	16	47	63	55	32	87	
Net Proposed Traffic	850	16	47	63	55	32	87		

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 850, 63, and 87 trips respectively. The proposed project will be submitted concurrently for rezoning and site plan approvals where the project may accommodate a maximum of 126 Single Family homes using the Workforce bonus program. See Table 4.

Table 4: Trip Generation – Site Plan (Maximum Intensity + WHP)

l and llea	Intonsity	Daily	AM	Peak H	lour	PM Peak Hour			
Land Use	Intensity	Traffic	In	Out	Total	ln	Out	Total	
Single Family Detached	1,260	23	70	93	80	47	127		
Net Proposed Traffic		1,260	23	70	93	80	47	127	

¹ [24.09 Acres X LR-2] + [12.40 Acres X LR-3]

 $^{^{2}}$ {LR-2[24.09 ac]: 1.5 x 24.09 acres = 36.13 (2.5% = .90 WFH) + 0.5 x 24.09 = 12.04 (8% = .96 WFH) = Total DU under LR-2 = **48 du** (1.86 WFH du)} + {LR-3[12.40 ac]: 2.5 x 12.4 acres = 24.8 du (2.5% = .62 WFH) + 1 x 12.4 = 12.4 du (8% = 0.99 WFH) = Total DU under LR-3 = **37 du** (1.61 WFH du)} + {48% WFH Bonus = **41 du** (17% = 6.97 WFH du)}

4. TRAFFIC IMPACT

Table 5 shows a comparison of the trip generation between the Maximum Intensity under the existing and proposed FLU. As can be seen in Table 5, both Daily and Peak-Hour traffic generated by the Proposed Development is higher than the traffic generated by the current FLU.

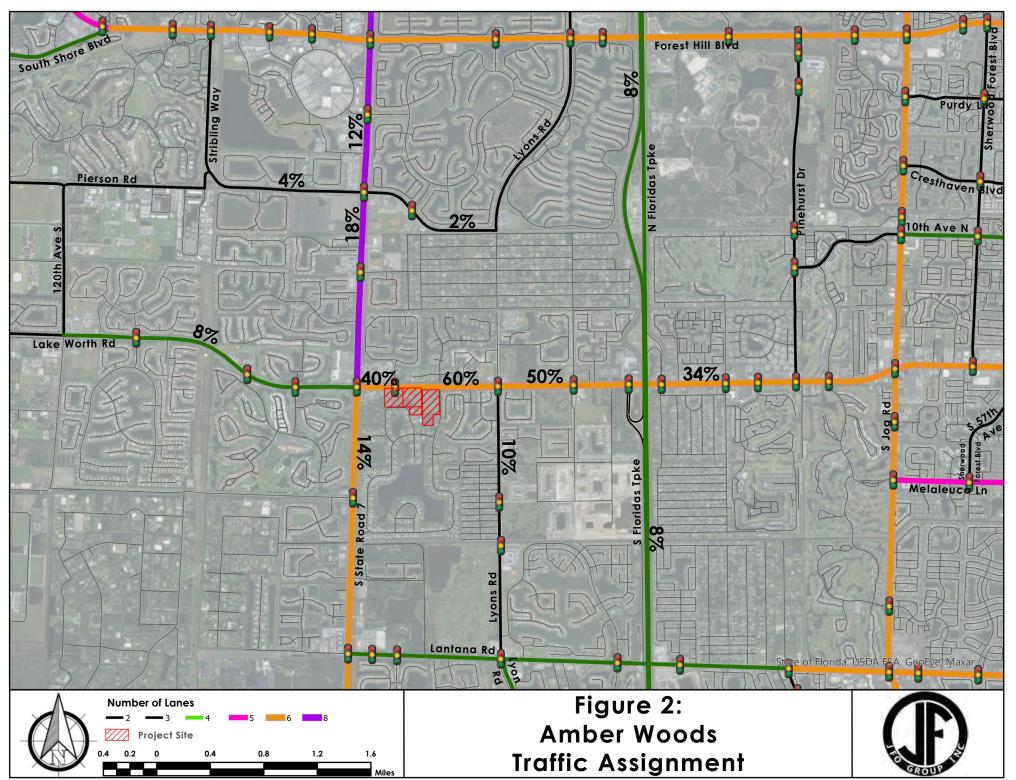
Table 5: Net Traffic Impact - Maximum Intensity

Future Land Use	Doily	Al	M Peak Ho	ur	PM Peak Hour				
Designation	Daily	In	Out	Total	In	Out	Total		
Current	360	7	20	27	24	14	38		
Proposed Development/ Maximum Intensity	1,260	23	70	93	80	47	127		
Net New Trips	900	16	50	66	56	33	89		

Given the net trip generation characteristics from Table 5 for **Long Range Analysis (2045)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, the directly accessed link on first accessed major thoroughfare needs to be considered for traffic impact analysis for the Maximum Intensity.

Furthermore, pursuant to the **Test 2 – Five Year Analysis (2026)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B,* based on the peak hour trips from Table 5, a two (2) mile RDI needs to be considered for traffic impact analysis for the Maximum Intensity.

Trip distribution and assignment was based on 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 2-mile RDI for the proposed land use.



5. TRAFFIC ANALYSIS

This section evaluates two (2) traffic scenarios for the proposed land use change under the Proposed Development/Maximum Intensity: **Test 2 – Five Year Analysis (2026)** and **Long Range Analysis (2045)**.

5.1. Test 2 - Five Year Analysis (2026)

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. *Palm Beach County Five Year Work Program* adopted July 14, 2020 shows widening of Lyons Road from Lake Worth Road to S. of LW.D.D. L-11 Canal. See Exhibit 4 for an excerpt of the PBC Five Year program.

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 2-mile Radius of Development Influence needs to be considered for *Test 2* traffic impact analysis of the Proposed Development/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 6 determines these significance levels for the Proposed Development/Maximum Intensity. All links within the RDI are impacted less than three percent (3%). *Test 2* has been met.

Table 6: Test 2 - Five Year Analysis Significance

Roadway	From	То	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signals per mile	Class	LOS Capacity	% Impact	Project Traffic	Traffic Impact
SR-7	Lantana Rd	Lake Worth Rd	6D	1	1.8	1.11	Class I	2,940	14.0%	11	0.37%
SR-7	Lake Worth Rd	Stribling Way	8D	3	2.3	1.74	Class	3,940	18.0%	14	0.36%
SR-7	Stribling Way	Forest Hill Blvd	8D	3	2.3	1./4	Class I	3,940	12.0%	10	0.25%
Lyons Rd	Lantana Rd	Polo Club Rd	4								
Lyons Rd	Polo Club Rd	Lake Worth Rd	4	3	1.8	1.67	Class I	1,860	10.0%	8	0.43%
Florida Turnpike	Boynton Beach Blvd	Lake Worth Rd	4X	0	6.0	0.00	Uninterrupted	4,020	8.0%	6	0.15%
Florida Turnpike	Lake Worth Rd	Southern Blvd	4X	0	4.6	0.00	Uninterrupted	4,020	8.0%	6	0.15%
Stribling Way	Pierson Rd	SR-7	2	0	1.08	0.00	Class I	880	4.0%	3	0.34%
Stribling Way	SR-7	Lyons Rd	2	0	0.97	0.00	Class I	880	2.0%	2	0.23%
Leuleo Mendo Del	Cavida Classa Divisi	100th A.	2					880	/ 097	5	0.57%
Lake Worth Rd	South Shore Blvd	120 th Av			2.7	1 11	Clava		6.0%		
Lake Worth Rd	120 th Av	Isles Bl	4D	4	3.6	1.11	Class I	1,960	8.0%	6	0.31%
Lake Worth Rd	Isles BI	SR-7	4D	_				1,960	8.0%	6	0.31%
Lake Worth Rd	SR 7	Wood Walk Blvd	6D	1	0.25	4.00	Class II	2,830	40.0%	32	1.13%
Lake Worth Rd	Wood Walk Blvd	Lyons Rd	6D	1	0.7	1.43	Class I	2,940	60.0%	48	1.63%
Lake Worth Rd	Lyons Rd	Polo Club Rd	6D	1	0.5	2.00	Class II	2,830	50.0%	40	1.41%
Lake Worth Rd	Polo Club Rd	Florida Turnpike	6D	1	0.4	2.50	Class II	2,830	50.0%	40	1.41%
Lake Worth Rd	Florida Turnpike	Pinehurst Dr	6D	3	1.0	3.00	Class II	2,830	34.0%	27	0.95%

Amber	Α	M	PM				
Woods	IN	OUT	IN	OUT			
126 SF	23	70	80	47			

RDI: 2-Mile

2021-05-11_Amber Woods_FLUA Traffic_1003.13

5.2. 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. Exhibit 5 includes excerpts from the 2045 LRTP for the links included within the RDI. Adjusted traffic volumes from the Palm Beach TPA were used in this analysis.

According to the PBC Comprehensive Plan, a project has significant traffic where net trip increase impacting roads 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 Table 3.5-1. The laneage shall be as shown on the MPO's latest adopted LRTP.

Figure 3 includes project trip distribution assumed for the year 2045 while Table 7 shows that all links included within the RDI in the year 2045 will not be significantly impacted.

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

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

2021-05-11_Amber Woods_FLUA Traffic_1003.13

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:

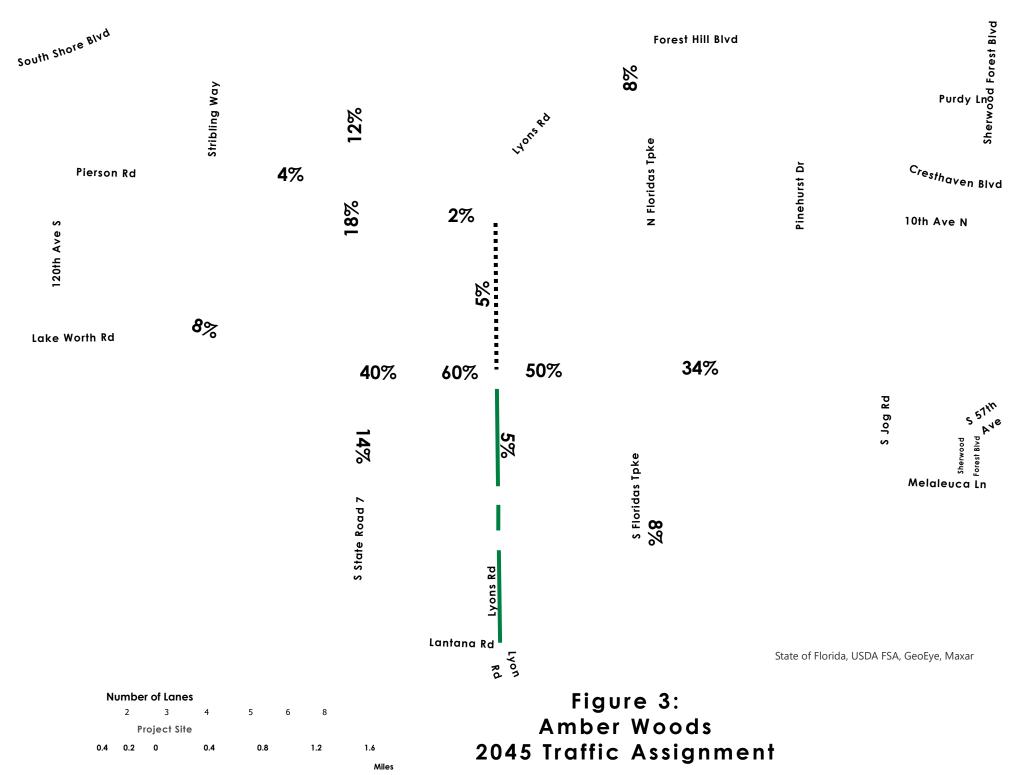


Table 7: Level of Service - 2045 Conditions - Maximum Intensity

Road	From	То	Lanes	Capacity	2045 Daily Volume	Traffic Assign ment	Project Traffic	Legend Lakes	Polo Gardens	ng FLUA ¹ Lake Worth	Lantana & SR-7	Total Traffic	V/C	% Impact	Significant Impact? ²	Meets LOS 'D'?
								Center	MLU	Blanchette						
Lake Worth Rd	SR 7	Wood Walk Blvd	\n_	50,300	45,600	40.0%	360	-	354	-	-	46,314	0.92	0.72%	NO	YES
Lake Worth Rd	Wood Walk Blvd	Lyons Rd	6D	50,300	45,600	60.0%	540	-	354	-	-	46,494	0.92	1.07%	NO	YES

Net Daily	900
Traffic	700

2021-05-11_Amber Woods_FLUA Traffic_1003.13 Page 10

¹ See Exhibit 5 for 2045 Traffic Assignment excerpts for Legend Lakes Center, Polo Gardens MLU, Lake Worth & Blanchette and Lantana Road & SR-7.

² A project has significant traffic where net trip increase impacting roads 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.

6. CONCLUSION

There is a proposal for a land use change of ±36.49 acres located on the south side of Lake Worth Road, ±0.30 miles east of State Road 7 in Unincorporated Palm Beach County, Florida. The proposal is to change the current Future Land Use from the current Low Residential, 1 unit per 1 acre (LR-1) to Low Residential, two units per acre (LR-2) on 24.09 acres and Low Residential, three units per acre (LR-3) on 12.4 acres.

The requested land use change will allow a maximum density and intensity of 85 Single Family homes. The proposed project will be submitted concurrently for rezoning and site plan approvals where the project may accommodate a maximum of 126 Single Family homes using the Workforce bonus program. The intensity on the proposed site plan will generate more trips than the maximum intensity under the proposed FLUA.

The proposed FLU would be expected to generate a maximum of 1,260 additional external net Daily trips. Exhibit 6 includes a copy of the Palm Beach County Development Potential Form – 2020 Future Land Use Atlas Amendment Application while Exhibit 7 includes a copy of the previous Policy 3.5-d approval which estimated 1,453 additional external net Daily trips.

The proposed changes to the Amber Woods Property have been evaluated following *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*.



Exhibit 1: Survey



BOUNDARY & TOPOGRAPHIC SURVEY HENDRIX PROPERTY

LOCATED IN SECTION 30, TOWNSHIP 44 S, RANGE 42 E
PALM BEACH COUNTY, FLORIDA

TITLE INFORMATION:

COMMITMENT REPORT FIRST AMERICAN TITLE INSURANCE COMPANY SCHEDULE B — Part 2

Commitment File Number 2037-4998029 effective date 10/01/2020 @ 8:00 a.m.

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Any rights, interests, or claims of parties in possession of the land not shown by the public records.
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
- Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
- Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
- Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
- Any minerals or mineral rights leased, granted or retained by current or prior owners.
- 8. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
- Provisions of the Plat of The Palm Beach Farms Co. Plat No. 3, recorded April 24, 1912 in Plat Book 2, Page 45.
- Reservations contained in Deeds, recorded July 6, 1914 in Deed Book 53, Page 488 and recorded April 20, 1914 in Deed Book 26, Page 317.
- Reservations contained in Deeds recorded December 15, 1944 in Deed Book 703, Page 198; as affected by Release recorded May 2, 1975 in Book 2414, Page 754.
- Reservations contained in Deed recorded June 11, 1945 in Deed Book 720, Page 141; as affected by Quit Claim Deed recorded February 15, 1995 in Book 8622, Page 1711.
- Oil, Gas, and other Minerals Reservations contained in Deed recorded July 31, 1945 in Deed Book 724, Page 580; as affected by Release recorded May 2, 1975 in Book 2414, Page 756.
- Oil, Gas, and other Minerals Reservations contained in Deed recorded July 16, 1946 in Deed Book 773, Page 249; as affected by Release recorded February 24, 1975 in Book 2394, Page 1071.
- The terms, provisions and conditions contained in that certain Rights in Reservations, recorded March 27, 1972 in Book 1994, Page 1573.
- 16. The terms, provisions and conditions contained in that certain Resolution No. R-75-750 recorded February 26, 1976 in Book 2511, Page 765.
- Right-of-way, as evidenced by Lake Worth Drainage District Chancery Case #407, recorded June 22, 1990 in Book 6495, Page 761, and in County Deed recorded August 11, 1977 in Book 2720, Page 1739.
- 18. Unity of Title, recorded November 3, 1981 in Book 3621, Page 1292.
- 19. Easement Agreement recorded September 15, 1989 in Book 6196, Page 519.
- Drainage Easements contained in Order of Taking recorded March 8, 1990 Book 6379, Page 56; recorded March 12, 1990 in Book 6381, Page 1626; and in County Deed recorded May 22, 1990 in Book 6459, Page 1957.
- 21. Access Easement recorded September 24, 1990 in Book 6590, Page 756.
- Drainage Easements in favor of County of Palm Beach recorded November 9, 1990 in Book 6639, Page 1668 and County Deed recorded January 23, 1991 in Book 6707, Page 972.
- 23. The policy does not insure title to any part of the Land lying below the Mean or Ordinary High Water Line of the abutting body of water.
- 24. Riparian and/or littoral rights are not insured.
- 25. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

NOT A SURVEY MATTER

NOT A SURVEY MATTER

ANY ENCROACHMENTS IF ANY ARE SHOWN HEREON

NOT A SURVEY MATTER

AFFECTS PROPERTY

AFFECTS PROPERTY

AFFECTS PROPERTY NOT ABLE TO PLOT

AFFECTS PROPERTY

RESERVATIONS HAVE BEEN RELEASED

RESERVATIONS HAVE BEEN RELEASED

AFFECTS NORTH 70' OF TRACT 4, BLOCK 27 SHOWN HEREON AFFECTS PROPERTY SHOWN HEREON

AFFECTS PROPERTY SHOWN HEREON

NOT A SURVEY MATTER

CAN'T DETERMINE DOCUMENT UNREABLE AFFECTS PROPERTY SHOWN HEREON

AFFECTS PROPERTY SHOWN HEREON AFFECTS PROPERTY SHOWN HEREON

NOT A SURVEY MATTER

NOT A SURVEY MATTER

NOT A SURVEY MATTER

INDEX OF SHEETS:

Sheet 1 Sheet 2-4

Sketch of Survey



LOCATION/KEY MAP N
(NOT TO SCALE)



LEGEND:

	_	
AE	=	Access Easement
®	=	Bollard
CMP	=	Corrugated Metal Pipe
CONC.	=	Concrete
CCR	=	Certified Corner Record
CI	=	Curb Inlet
	=	Catch Basin
© d	=	Drainage Manhole
þ	=	Delineator Post
E	=	Electrical Junction Box
ESMT	=	Easement
E/W	=	Edge of Water
ELEC	=	Electric Meter
FDOT	=	Florida Department of Transportation
←	=	Guywire Anchor
LWDD	=	Lake Worth Drainage District
LB	=	Licensed Business
0.	=	Light Pole
~	=	Mail Box
NAD	=	North American Datum
NAVD	=	North American Vertical Datum
ORB	=	Official Records Book
PG.	=	Page
PRM	=	Permanent Reference Monument
PB		Plat Book
PBCR		Palm Beach County Records
R/W		Right-of-Way
RCP		Reinforced Concrete Pipe
 & -		Information Signs
T/B		Top of Bank
T/S		Toe of Slope
T	=	Telephone Riser
100		Wood Power Pole
	=	Wood Power Pole/Shared

LEGAL DESCRIPTION:

TRACT 4, less the East 60 feet thereof, and less right-of-way for Lake Worth Road (S.R. 802); and less the 70.0 feet, for the Lake Worth Drainage District L-12, Canal as per Official Records Book 2394, Page 242, of Palm Beach County, Florida.

TRACT 5 and 6, less right-of-way for Lake Worth Road (S.R. 802) and less the North 55.44 feet, subject to an easement over that portion of Tract 5 as described in Official Records Book 6672, Pages 610 through 614, and Official Records Book 6681 Pages 1626 through 1630, of Palm Beach County, Florida, and subject to an easement over that portion of Tract 6 as described in Official Records Book 6680 Pages 1310 through 1314, of Palm Beach County, Florida, and Official Records Book 6379, Pages 56 through 60, of Palm Beach County, Florida.

The North 287.82 feet of the East 426.70 feet of Tract 10;

Tract 11, less the East 60 feet thereof, and less the West 270 feet of the East 330 feet of the South 372.16 feet of Tract 11;

The North 287.82 feet of the 30 foot road reservation, lying between Tract 10 and Tract 11.

The East half of the 30 foot reservation lying between Tracts 10 and 11, less the North 287.82 feet thereof, and

The North half of the 30 foot reservation lying between Tracts 11 and 18, less the Fact 330 feet thereof:

All in Block 27 Palm Beach Farms Co. Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Fibrida

SURVEYORS NOTES:

- 1. The last date of field work was 10/30/20
- This survey was prepared in accordance with the "Standards of Practice", as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5j-17.050 through 5j-17.053, of the Florida Administrative Code.
- This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 5. Copyright © 2020 by WGI, Inc.
- The bearings shown upon this survey are Grid Bearings based upon the North American Datum (NAD) 1983 (1990 adjustment) using the West line of Section 30, Township 44 South, Range 42 East, being South 01'35'17" West as published by Palm Beach County Survey Division.
- 7. The coordinates shown hereon are referenced to the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone, North American Datum of 1983 (1990 adjustment), using a local base station. Control was verified through a redundancy of measurements on located survey control as well as consistent horizontal checks to established control points to verify their accuracies. All distances shown hereon are in U.S. Survey Feet.
- Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD 88), as established by Palm Beach County benchmark "HAPPYTRAIL", having a published elevation of 18,539 feet (NAVD 88).
- 9. This survey is based on a review of First American Title Insurance Company commitment number 2037–4998029, with an effective date of October 01, 2020 ® 8:00 a.m. The title exceptions listed on this survey are from the commitment file above. The applicability of the title exceptions shown on this survey only indicate that the lands described in the title exception document describe lands contained within the boundary survey description but is not to be construed as validating the legality of the exception itself.
- The description of the land contained in this boundary survey is per the commitment file referenced above.
- This survey delineates the location of the legal description on the ground, but does not determine ownership or property rights.
- 12. Property contains 36.490 acres, (1,589,523 square feet), more or less.
- Adjoining property information was obtained from Palm Beach County Property Appraiser's office.

For the Firm: Wantman Group, Inc.

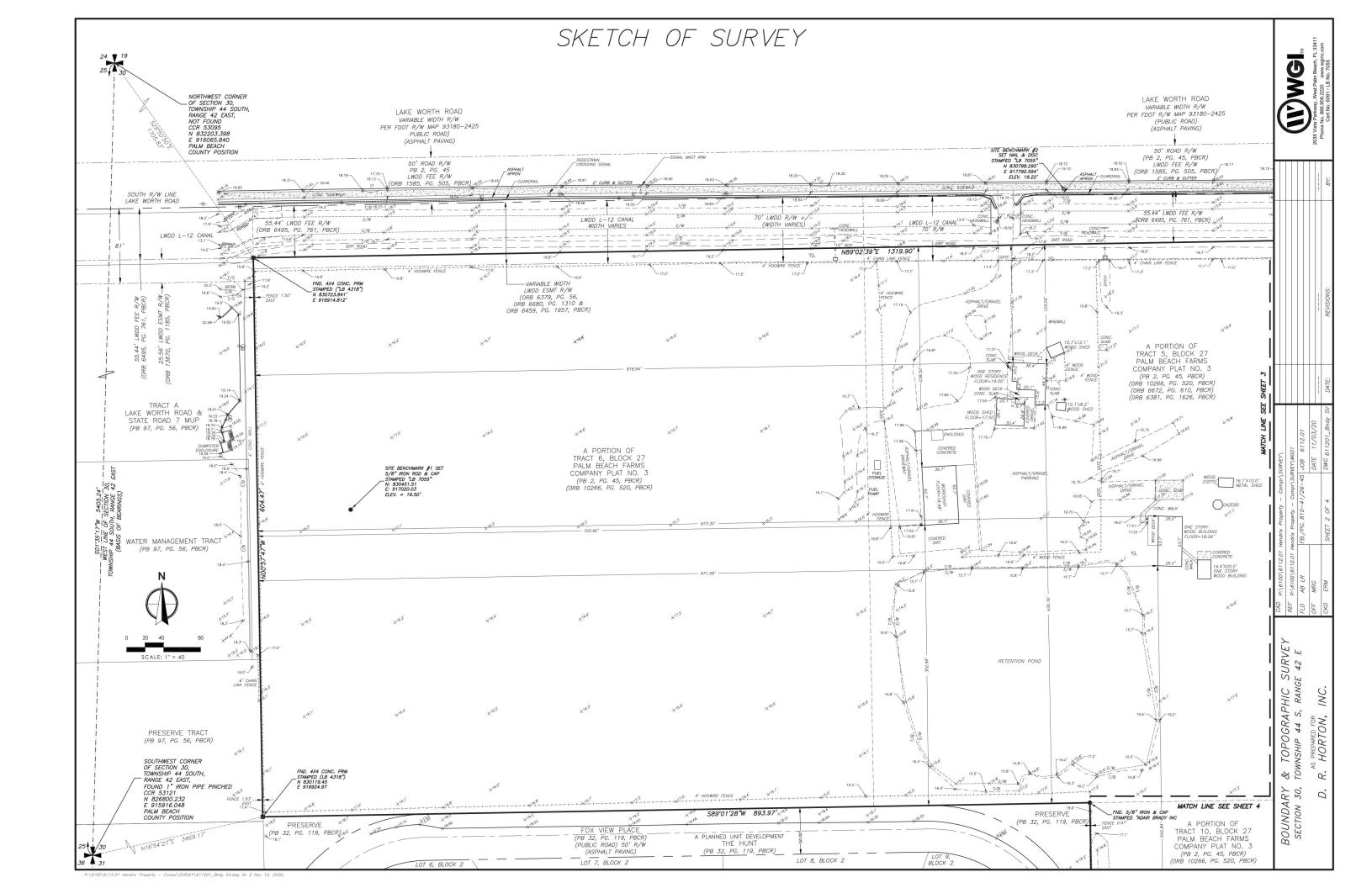
Eric Matthews

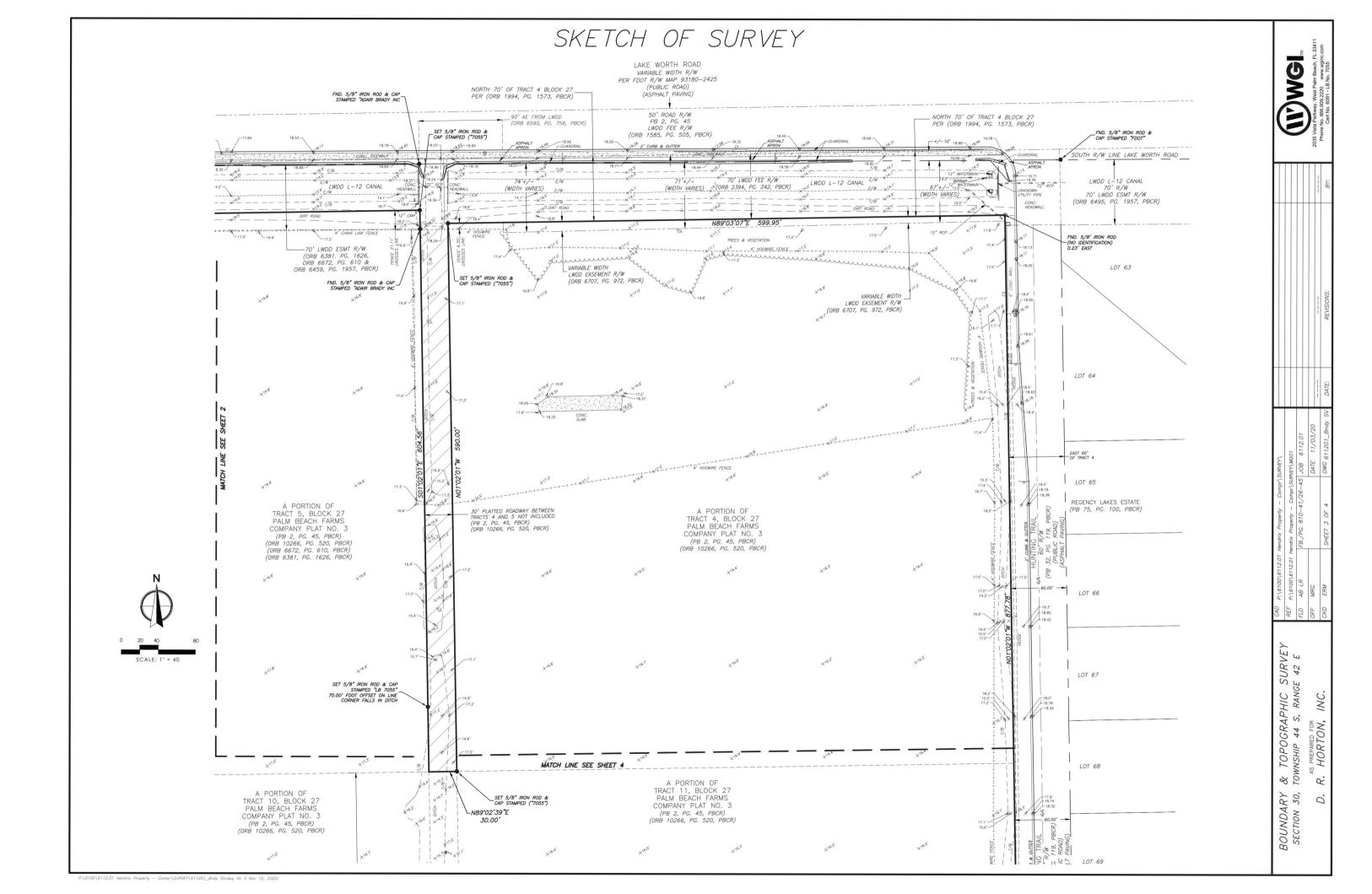
Digitally signed by Eric Matthews
Date: 2020,11.12 14:18:58 -05'00'

ERIC MATTHEWS, P.S.M. Professional Surveyor and Mapper State of Florida License No. 6717



								BY:	
								REVISIONS:	
								DATE:	
	JRVEY	1000	ET (MGU)	JOB 6112.01		DATF 11/03/20	07/00/	DWG 611201_Bndy SV DATE:	
P:\6100\6112.01 Hendrix Property - Compr\SURVEY\		P:\6100\6112.01 Hendrix Property - Compr\SURVEY\MGO1		FB./PG. 810-41/26-45 JOB 6112.01				SHEET 1 OF 4	
CAD 212201212		REF DIVESTON CARDON LINE		FID ABIR	į	OFF MRG)	CKD ERM	
	AUVOIN DILIONOUDE & KONDINITOO	/ 7	T CV TOWAG S NV GILLSWINGT OF MOITORS	47 E		AS PREPARED FOR		D. K. HUKIUN, INC.	





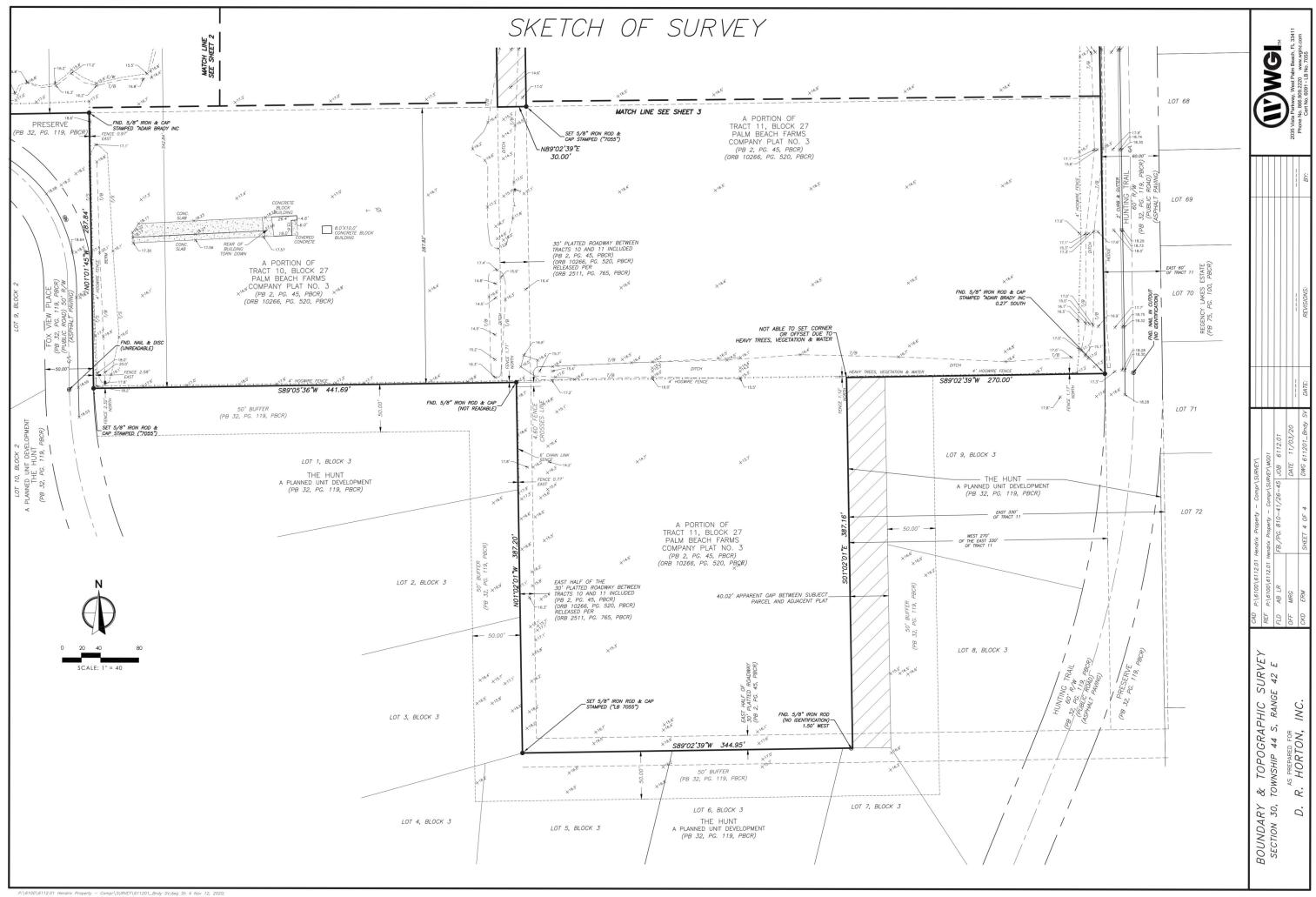


Exhibit 2: Property Appraiser



Property Detail

Location Address LAKE WORTH RD

Municipality UNINCORPORATED

Parcel Control Number 00-42-43-27-05-027-0040

Subdivision PALM BEACH FARMS CO PL NO 3

Official Records Book 10266 Page 520

Sale Date MAR-1998

Legal Description PALM BEACH FARMS CO PL 3 TR 4 (LESS N 70 FT L-12 & LAKE WORTH RD R/WS & E 60 FT) & TR 11 (LESS S 372.18 FT OF E 289.98 FT) BLK 27

Owner Information

Owners	Mailing address
HENDRIX C W &	21715 CARTAGENA DR
HENDRIX CHARLOTTE Y	BOCA RATON FL 33428 2857

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner	
MAR-1998	\$1,630,000	10266 / 00520	WARRANTY DEED	HENDRIX C W &	
SEP-1992	\$100	07400 / 00141	QUIT CLAIM		
JUL-1990	\$342,600	06475 / 01716	WARRANTY DEED		
JAN-1975	\$100	02394 / 00241			

Exemption Information

No Exemption information available

Property Information

Number of Units *Total Square Feet 0

Acres 15.25

Use Code 6000 - AG Classification GRAGSOIL CLASS 1

Zoning AR - Agricultural Residential (00-UNINCORPORATED)

Appraisals

- In the second			
Tax Year	2020 P	2019	2018
Improvement Value	\$0	\$0	\$O
Land Value	\$712,938	\$712,938	\$712,938
Total Market Value	\$712,938	\$712,938	\$712,938

P = Preliminary

All values are as of January 1st each year

Assessed and Taxable Values

ASSESSED AND TAXABLE VALUES			
Tax Year	2020 P	2019	2018
Assessed Value	\$273,088	\$273,088	\$273,088
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$273,088	\$273,088	\$273,088

Taxes			
Tax Year	2020 P	2019	2018
Ad Valorem	\$4,790	\$4,849	\$4,700
Non Ad Valorem	\$842	\$792	\$792
Total tax	\$5,632	\$5,641	\$5,492

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



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

9/16/2020

Property Detail

Location Address 9584 LAKE WORTH RD

Municipality UNINCORPORATED

Parcel Control Number 00-42-43-27-05-027-0050

Subdivision PALM BEACH FARMS CO PL NO 3

Official Records Book 10266 Page 520

Sale Date MAR-1998

Legal Description PALM BEACH FARMS CO PL NO 3 TR 5 (LESS NLY 5.63 FT R/W LAKE WORTH RD) BLK 27

Owner Information

Owners	Mailing address
HENDRIX C W &	21715 CARTAGENA DR
HENDRIX CHARLOTTE Y	BOCA RATON FL 33428 2857

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-1998	\$1,630,000	10266 / 00520	WARRANTY DEED	HENDRIX C W &
JAN-1995	\$455,000	08583 / 00225	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 2 *Total Square Feet 0

Acres 9.96

Use Code 6000 - AG Classification GRAGSOIL CLASS 1

Zoning AR - Agricultural Residential (00-UNINCORPORATED)

Appraisals-

Tax Year	2020 P	2019	2018
Improvement Value	\$153,422	\$155,683	\$124,934
Land Value	\$547,800	\$547,800	\$547,800
Total Market Value	\$701,222	\$703,483	\$672,734

P = Preliminary

All values are as of January 1st each year

Assessed and Taxable Values—			
Tax Year	2020 P	2019	2018
Assessed Value	\$264,822	\$259,607	\$236,334
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$264,822	\$259,607	\$236,334

Taxes			
Tax Year	2020 P	2019	2018
Ad Valorem	\$4,645	\$4,663	\$4,067
Non Ad Valorem	\$2,057	\$1,988	\$1,926
Total tax	\$6,702	\$6,651	\$5,993

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

Property Detail								
Parcel Control Number:	00-42-43-27-05-	-027-0050	Loca	tion Address:	9584 LAKE WORT	H RD		
Owners:	HENDRIX C W	HENDRIX CHARLOT	TE Y					
Mailing Address:		GENA DR,BOCA RATO						
Last Sale:	MAR-1998		Book	/Page#:	10266 / 520	Price:	\$1,630,000	
Property Use Code:	CLASS 1	sification GRAGSOIL	Zonii	ng:	AR - Agricultural R	esidential (00-UNI	NCORPORATED)
Legal Description:		FARMS CO PL NO 3 TI 3 FT R/W LAKE WORT		SF:	0	Acres	9.96	
2020 Values (Prelin	ninary)			2020 Taxes	(Preliminar	y)		
Improvement Value			\$153,422	Ad Valorem				\$4,645
Land Value			\$547,800	Non Ad Valo	orem			\$2,057
Total Market Value			\$701,222	Total Tax				\$6,702
Assessed Value			\$264,822		ified Exemptions			
Exemption Amount			\$0	No Details F	Found			
Taxable Value			\$264,822	Applicants	S			
All values are as of Janu	ary 1st each year.	•		No Details F	Found			
Building Footprint (B	uilding 1)			Subarea ar	nd Square Footag	e (Building 1)		
7				Description			Area	Sq. Footage
				UEP Unfinis	shed Encl. Porch		168	1 0
				BAS Base A	Area		927	
24 (A1 (168) 24					Т	otal Square Footage	e: 1095	
	23				Т	otal Area Under Air	r: 927	
9		9		Extra Fea	tures			
				Description	tures	Year Built	Unit	
				Patio Roof		1948	756	
	A0 (927)		_	Shed		1948	300	
20		2	О	Patio Roof		1948	1134	l.
				Patio Roof		1980	150	
				Deck		1944	1155	;
	.36				present the perimeter, s	quare footage, linear		
Structural Details (Bu	ilding 1)			MAP				
Description	9 ,							
Exterior Wall 1		WSF: WOOD SIDING	j					
2. Year Built		1948					4-	
3. Air Condition Do	esc.	HTG & AC					mp.	
4. Heat Type		FORCED AIR DUCT						
5. Heat Fuel		ELECTRIC						
6. Bed Rooms		2						
7. Full Baths		1						
8. Half Baths		0						
9. Exterior Wall 2		NONE				5		
10. Roof Structure		GABLE/HIP				2		
11. Roof Cover		ASPHALT/COMPOSI	TION					
		WALL BOARD OR W						
12. Interior Wall 1								
12. Interior Wall 1 13. Interior Wall 2		N/A						
		N/A HARDWOOD						
13. Interior Wall 2								

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

9/16/2020

1 of 1 9/16/2020, 6:25 PM 1 of 1 9/16/2020, 6:26 PM

9/16/2020

Property Detail Location Address LAKE WORTH RD Municipality UNINCORPORATED Parcel Control Number 00-42-43-27-05-027-0060 Subdivision PALM BEACH FARMS CO PL NO 3 Official Records Book 10266 Page 520 Sale Date MAR-1998 Legal Description PALM BEACH FARMS CO PL NO 3 TR 6 (LESS NLY 0.08 FT OF E 9.83 FT R/W LAKE WORTH RD) BLK27 Owner Information Mailing address Owners 21715 CARTAGENA DR HENDRIX C W & HENDRIX CHARLOTTE Y BOCA RATON FL 33428 2857 Sales Information Sales Date OR Book/Page Sale Type Owner HENDRIX C W & MAR-1998 \$1,630,000 10266 / 00520 WARRANTY DEED JAN-1995 \$455,000 08583 / 00225 WARRANTY DEED **Exemption Information** No Exemption information available **Property Information** Number of Units 0 *Total Square Feet 0 Acres 10 Use Code 6000 - AG Classification GRAGSOIL CLASS 1 Zoning AR - Agricultural Residential (00-UNINCORPORATED) Appraisals-

Tax Year	2020 P	2019	2018
Improvement Value	\$18,684	\$18,684	\$18,684
Land Value	\$550,000	\$550,000	\$550,000
Total Market Value	\$568,684	\$568,684	\$568,684
P = Preliminary	All values are as of January 1st each	year	
Assessed and Taxable Values			
Tax Year	2020 P	2019	2018
Assessed Value	\$23,184	\$23,184	\$23,184
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$23,184	\$23,184	\$23,184
Taxes			
Tax Year	2020 P	2019	2018
Ad Valorem	\$407	\$412	\$399
Non Ad Valorem	\$495	\$495	\$495
Total tax	\$902	\$907	\$894

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

Property Detail									
Parcel Control Number:	00-42-43-27-05-027-0060	Locat	ion Address	s: LAKE WORTH RD					
Owners:	HENDRIX C W ,HENDRIX CHARLOTTE								
Mailing Address:	21715 CARTAGENA DR,BOCA RATON FI	L 33428 28	57						
Last Sale: MAR-1998 Property Use Code: 6000 - AG Classification GRAGSOIL CLASS 1			/Page#:	10266 / 520	Price:	\$1,630	,000,		
			ng:	AR - Agricultural Ro	esidential (00-UN	INCORPO	RATED)		
PALM BEACH FARMS CO PL NO 3 TR 6 (LESS NLY 0.08 FT OF E 9.83 FT R/W Tota LAKE WORTH RD) BLK27				al SF: 0 Acres 10					
2020 Values (Prelin	ninary)		2020 Tax	es (Preliminary	/)				
Improvement Value		\$18,684	Ad Valore	m			\$407		
Land Value		\$550,000	Non Ad V	alorem			\$495		
Total Market Value		\$568,684	Total Tax				\$902		
Assessed Value		\$23,184		alified Exemptions					
Exemption Amount		\$0	No Details	s Found					
Taxable Value		\$23,184	Applicar	nts					
All values are as of Janu	ary 1st each year.		No Details	s Found					
uilding Footprint (Building 0)			Subarea	and Square Footage	e (Building 0)				
			Description	n		Area	Sq. Footage		
			No Data F	ound.					
			Extra Fe	eatures					
			Description	on	Year Buil	t	Unit		
			Mobile Ho	ome Trailers	1984		1		
No Ir	nage Found			epresent the perimeter, s other measurement.	, and roomge, man	a roomge, co			
Structural Details (Bu	ilding 0)		MAP						
Description	- 9 - /								
Description		ı		80 2	→				
				9					
							2,		

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

1 of 1 9/16/2020, 6:27 PM 1 of 1 9/16/2020, 6:27 PM

Property Print

Location Address LAKE WORTH RD

Municipality UNINCORPORATED

Parcel Control Number 00-42-43-27-05-027-0101

Subdivision PALM BEACH FARMS CO PL NO 3

Official Records Book 10266 Page 520

Sale Date MAR-1998

Legal Description PALM BEACH FARMS CO PL 3 N 287.82 FT OF E 426.70 FT OF TR 10 BLK 27

Owner Information

OwnersMailing addressHENDRIX C W &21715 CARTAGENA DRHENDRIX CHARLOTTE YBOCA RATON FL 33428 2857

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-1998	\$1,630,000	10266 / 00520	WARRANTY DEED	HENDRIX C W &
SEP-1992	\$100	07400 / 00141	QUIT CLAIM	
JUL-1990	\$342,600	06475 / 01716	WARRANTY DEED	
JAN-1975	\$100	02394 / 00241		

Exemption Information

No Exemption information available

Property Information

Number of Units 2

*Total Square Feet 0

Acres 2.82

Total tax

Use Code 6000 - AG Classification GRAGSOIL CLASS 1

Zoning AR - Agricultural Residential (00-UNINCORPORATED)

Appraisals

P. 4.54.5			
Tax Year	2020 P	2019	2018
Improvement Value	\$0	\$0	\$0
Land Value	\$155,100	\$155,100	\$155,100
Total Market Value	\$155,100	\$155,100	\$155,100

P = Preliminary

All values are as of January 1st each year

Assessed and Taxable Values

	Tax Year	2020 P	2019	2018
	Assessed Value	\$1,269	\$1,269	\$1,269
	Exemption Amount	\$0	\$0	\$0
	Taxable Value	\$1,269	\$1,269	\$1,269
Tax	xes			
	Tax Year	2020 P	2019	2018
	Ad Valorem	\$22	\$23	\$22
	Non Ad Valorem	\$149	\$149	\$149

\$171

\$172

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

Property Detail Parcel Control Number: 00-42-43-27-05-027-0101 Location Address: LAKE WORTH RD Owners: HENDRIX C W ,HENDRIX CHARLOTTE Y Mailing Address: 21715 CARTAGENA DR,BOCA RATON FL 33428 2857 Last Sale: MAR-1998 Book/Page#: 10266 / 520 Price: \$1,630,000 6000 - AG Classification GRAGSOIL AR - Agricultural Residential (00-UNINCORPORATED) Property Use Code: Zoning: PALM BEACH FARMS CO PL 3 N 287.82 Acres 2.82 Legal Description: Total SF: FT OF E 426.70 FT OF TR 10 BLK 27 2020 Values (Preliminary) 2020 Taxes (Preliminary) \$0 Ad Valorem Improvement Value \$22 \$155,100 Non Ad Valorem \$149 Land Value \$171 Total Tax Total Market Value \$155,100 \$1,269 2020 Qualified Exemptions Assessed Value \$0 No Details Found Exemption Amount \$1,269 Applicants Taxable Value No Details Found All values are as of January 1st each year. **Building Footprint (Building 1)** Subarea and Square Footage (Building 1) Area Sq. Footage Description BAS Base Area 2362 UOP Unfinished Open Porch 858 UOP Unfinished Open Porch 96 FST Finished Storage 44 Total Square Footage: 3360 Total Area Under Air: 2362 **Extra Features** Description Year Built Unit No Extra Feature Available Structural Details (Building 1) MAP Description MSY: CB STUCCO 1. Exterior Wall 1 2. Year Built 1956 0 3. Air Condition Desc. NO HTG/AC 4. Heat Type NONE 5. Heat Fuel NONE 6. Bed Rooms 0 7. Full Baths 2 8. Half Baths 0 9. Exterior Wall 2 NONE GABLE/HIP 10. Roof Structure 11. Roof Cover ASPHALT/COMPOSITION WALL BOARD OR WOOD 12. Interior Wall 1 WALL 13. Interior Wall 2 N/A 14. Floor Type 1 CONCRETE FINISHED 15. Floor Type 2 N/A Stories

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

9/16/2020

\$171

Exhibit 3: Trip Generation Rates



Palm Beach County Trip Generation Rates (Effective with traffic studies submited to the County on or after 4/15/2019)

		TTE		ame studies submited to			AM Peak Hour		PM Peak Hour
Gr	Landuse	Code	Unit	Daily Rate/Equation	Pass-By %		Rate/Equation	In/Out	Rate/Equation
	Light Industrial	110	1000 S.F.	4.96	10%	88/12	0.7	13/87	0.63
ia	Warehouse	150	1000 S.F.	1.74	10%	77/23	0.17	27/73	0.19
Industrial	Flex Space - IND FLU	PBC	1000 S.F.	7.86	10%	64/36	1.53	40/60	1.21
<u>lu</u>	Flex Space - COM FLU	PBC	1000 S.F.	29.67	45%	72/28	2.12	40/60	2.67
	Mini-Warehouse/SS	151	1000 S.F.	1.51	10%	60/40	0.1	47/53	0.17
	Single Family Detached	210	Dwelling Unit	(10)	<mark>0%</mark>	25/75	0.74	63/37	Ln(T) = 0.96 Ln(X) + 0.20
_	Multifamily Low-Rise Housing upto 2 story (Apartment/Condo/TH)	220	Dwelling Unit	7.32	0%	23/77	0.46	63/37	0.56
Residential	Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	5.44	0%	26/74	0.36	61/39	0.44
esi	55+ SF Detached	251	Dwelling Unit	4.27	0%	33/67	0.24	61/39	0.30
 "	55+ SF Attached	252	Dwelling Unit	3.7	0%	35/65	0.2	55/45	0.26
	Congregate Care Facility	253	Dwelling Unit	2.02	0%	60/40	0.07	53/47	0.18
	Assisted Living Facility	254	Beds	2.6	0%	63/37	0.19	38/62	0.26
Ldg	Hotel	310	Rooms	8.36	10%	59/41	0.47	51/49	0.6
Rec	Movie Theater	444	Seats	1.76	5%	N/A	0	55/45	0.09
, a	Health Club	492	1000 S.F.	32.93	5%	50/50	1.41	57/43	3.53
	Elementary School	520	Students	1.89	0%	54/46	0.67	48/52	0.17
	Middle/Junior School	522	Students	2.13	0%	54/46	0.58	49/51	0.17
la l	High School	530	Students	2.03	0%	67/33	0.52	48/52	0.14
Institutional	Private School (K-8)	534	Students	Use Private K-12 rate	0%	55/45	0.91	46/54	0.26
titu	Private School (K-12)*	536	Students	2.48	0%	61/39	0.80	43/57	0.17
lus	Church/Synagogue ^a	560	1000 S.F.	6.95	5%	60/40	0.33	45/55	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.	10.72	10%	68/32	0.89	32/68	0.97
ž	Nursing Home	620	Beds	3.06	10%	72/28	0.17	33/67	0.22
	General Office (>5,000 SF GFA)	710	1000 S.F.	Ln(T) = 0.97 Ln(X) + 2.50	10%	86/14	T = 0.94(X) + 26.49	16/84	1.15
g	Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	83/18	1.92	32/68	2.45
Office	Medical Office	720	1000 S.F.	34.8	10%	78/22	2.78	28/72	3.46
0	Medical Office (Reduced) ^b	PBC	1000 S.F.	17.4	10%	78/22	1.39	28/72	1.73
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71



Exhibit 4: Five Year Work Program



Mid-Year Adjustment Adopted - July 14, 2020

PROJECT	LIMITS	DESCRIPTION	FY 2	FY 2020		2021	FY	2022	FY	2023	FY 2024	
PROJECT	LIMITS	DESCRIPTION	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
Florida Mango Rd.	10th Ave. North to Edgewater Drive	0.9 mi, 3 L (L.W.D.D. L-9 & L-10 Canals Bridge Replacements)					3,300	С				
Florida Mango Rd.	Edgewater Drive to S. of Barbados Rd.	0.6 mi, 3 L (L.W.D.D. L-8 Canal Bridge Replacement)			1,900	С						
Florida Mango Rd.	S. of Barbados Rd. to Myrica Rd.	0.7 mi, 3 L (L.W.D.D. L-7 Canal Culvert Replacement)			3,100	С						
Florida Mango Rd.	Myrica Rd. to Summit Blvd.	0.5 mi, 3 L (L.W.D.D. L-6 Canal Bridge Replacement - Culvert)					2,200	С				
Forest Hill Blvd.	Military Tr.	Intersection Improvements	4,000 P		2,400	Р						
Gateway Blvd.	Military Trail	Intersection Improvements			2,100	С						
Gateway Blvd.	High Ridge Rd	Intersection Improvements	1,180 C	:								
Glades Area	R&R Throughout the Glades	Repair/Reconstruction	700 C	:	700	С	700	С	700	С	700	С
Gun Club Rd.	Forest Estates Drive to LWDD E-3 Canal	0.5 mi., 3 L	100 R	/M			2,340	С				
Hagen Ranch Rd.	Atlantic Ave.	Intersection Improvements	100 R	/C								
Haverhill Rd.	Hypoluxo Rd. to Lantana Rd.	1.0 mi., 4 L	10 D		450	D/R					2,360	С
Haverhill Rd.	S. of Ceceile Ave. to N. of Century Blvd.	Intersection Improvements, 0.2 mi., 4/6 L	340 D	/R					1,200	С		
Hypoluxo Rd.	Jog Rd.	Intersection Improvements			1,600	С						
Kirk Rd.	LWDD L-7 Canal to Summit Blvd.	0.5 mi, 3/5 L	100 R	/M			3,200	С				
Kirk Rd.	Summit Blvd. to Gun Club Rd.	0.8 mi, 3/5 L			100	R/M			3,950	С		
Lawrence Rd.	S. of Ponza Place to Lantana Road	0.8 mi, 3 L			2,200	С						
Linton Blvd.	Military Tr.	Intersection Improvements			2,100	С						
Lyons Rd.	Atlantic Ave. to S. of Flavor Pict Rd.	2.4 mi, 4 L	10 D		3,820	D/R						
Lyons Rd.	S. of Flavor Pict Rd. to Boynton Beach Blvd.	3.0 mi, 4 L			100	R/M			8,000	С		
Lyons Rd.	N. of L.W.D.D. L-14 Canal to Lake Worth Rd.	1.1 mi, 4 L	700 D	/R/C								
Lyons Rd.	Lake Worth Rd. to S. of L.W.D.D. L-11 Canal	0.5 mi, 3 L	300 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	Р		
Lyons Rd./Sansbury's Way	Forest Hill Blvd. to Okeechobee Blvd.	Buffered Bike Lanes	1,150 D				5,570	С				
Melaleuca Lane	Jog Rd.	Intersection Improvements			500	R			2,300	С		



Exhibit 5: 2045 Volumes





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. 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:

$$If \ \frac{2015 \ Observed}{2015 \ Model} > .8 \ \textit{and} \ \frac{2015 \ Observed}{2015 \ Model} < 1.2, \qquad then \ 2045 \ Adjusted = \frac{2045 \ Model}{2015 \ Model} \times 2015 \ Observed$$

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

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	То	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
	935071	LAKE AVE	Dixie Hwy	S. M St	2	2			-	-	7,932	8,479	8,500
5649	937072	LAKE IDA RD	Hagen Ranch Rd	Jog Rd	2	2	12,238	7,591	7,536	8,812	3,015	3,482	8,000
5653	937074	LAKE IDA RD	Jog Rd	El Clair Ranch Rd	2	2	12,383	10,168	10,969	11,274	3,474	4,792	12,300
5651	937073	LAKE IDA RD	El Clair Ranch Rd	Military Tr	2	2	13,228	11,590	11,682	12,608	5,795	6,444	12,300
5623	937017	LAKE IDA RD	Military Tr	Barwick Rd	4	4	20,410	15,701	19,827	20,420	10,394	13,568	23,000
5605	937016	LAKE IDA RD	Barwick Rd	Congress Ave	4	4	29,688	27,179	28,271	30,891	13,799	17,154	31,600
5307	937061	LAKE IDA RD	Congress Ave	Swinton Ave	4	4	19,839	21,306	21,542	24,685	13,516	22,317	30,300
	937424	LAKE OSBORNE DR	12th Av S	Lake Worth Rd	2	2			-	-	91	492	500
3445	937163	LAKE WORTH RD	South Shore Blvd	120th Av	2	2	15,873	23,445	12,221	13,300	9,509	13,097	15,800
4409	937120	LAKE WORTH RD	120th Av	Isles Bl	4	4	20,557	15,106	14,871	17,500	10,481	16,195	20,600
4407	937119	LAKE WORTH RD	Isles Bl	SR-7	4	4	31,272	24,753	26,672	28,030	23,647	30,859	34,800
4401	930053	LAKE WORTH RD	SR-7	Lyons Rd	6	6T	36,432	33,787	38,065	39,252	29,845	37,416	45,600
4101	930054	LAKE WORTH RD	Lyons Rd	Florida Turnpike	6	6T			-	-	37,500	47,734	47,700
4201	930055	LAKE WORTH RD	Florida Turnpike	Pinehurst Dr	6	6T	42,905	34,043	39,166	42,106	37,301	45,035	47,300
4645	937233	LAKE WORTH RD	Pinehurst Dr	Jog Rd	6	6T	53,067	44,593	46,028	51,629	45,864	52,388	52,600
4609	937232	LAKE WORTH RD	Jog Rd	Sherwood Forest Blvd	6	6T	45,006	44,260	45,661	48,041	24,773	33,520	54,400
4673	937232	LAKE WORTH RD	Sherwood Forest Blvd	Haverhill Rd	6	6T	51,532	41,648	41,210	44,850	24,773	33,520	50,000
4627	930404	LAKE WORTH RD	Haverhill Rd	Military Tr	6	6T	50,676	43,493	44,371	44,984	22,275	29,002	51,100
4611	930024	LAKE WORTH RD	Military Tr	Kirk Rd	6	6T	47,121	43,790	42,951	44,802	26,081	34,974	51,800
4647	937234	LAKE WORTH RD	Kirk Rd	Congress Ave	6	6T	43,331	37,971	38,415	40,684	21,652	26,913	43,700
4651	930025	LAKE WORTH RD	Congress Ave	Boutwell Rd	4	4T	29,118	28,562	23,415	26,619	12,045	17,150	28,500
4305	930751	LAKE WORTH RD	Boutwell Rd	Lake/Lucerne Split	4	4T	24,924	-	25,497	25,500	14,494	19,765	30,800
4817	935069	LAKE WORTH RD	Dixie Hwy (SR-805)	'A' St	3	3	9,126	-	8,385	8,900	3,936	5,959	10,400
4813	935068	LAKE WORTH RD	Dixie Hwy (SR-805)	'A' St	2	2	10,601	-	8,078	8,200	4,936	6,196	9,300
4815	935076	LAKE WORTH RD	Federal Hwy (US-1)	Dixie Hwy (SR-805)	2	2	10,042	8,559	8,410	-	3,428	3,878	8,900
4811	935070	LAKE WORTH RD	Federal Hwy	Dixie Hwy (SR-805)	2	2	10,669	8,322	9,526	9,600	7,859	8,516	10,300
4801	930118	LAKE WORTH RD	A1A	Lucerne Ave	4	4	15,674	12,934	16,111	12,100	8,069	8,737	16,800
4403	937291	LANTANA RD	SR-7	Lyons Rd	4	4	19,621	14,775	15,574	17,057	18,458	16,412	13,800
4207	937290	LANTANA RD	Lyons Rd	Hagen Ranch Rd	4	4	38,436	24,298	25,977	28,535	27,248	44,140	42,100
4669	937293	LANTANA RD	Hagen Ranch Rd	Jog Rd	6	6	38,587	32,050	32,219	36,116	35,241	50,031	45,700
4619	937292	LANTANA RD	Jog Rd	Haverhill Rd	6	6	40,005	35,130	35,845	42,984	29,837	41,862	50,300
4605	930693	LANTANA RD	Military Tr	Lawrence Rd	6	6	42,958	33,827	41,854	49,357	35,147	46,266	55,100
4665	937289	LANTANA RD	Lawrence Rd	Congress Ave	6	6	47,796	47,863	47,054	50,923	56,534	66,732	57,300
4623	937288	LANTANA RD	Congress Ave	High Ridge Rd	6	6	42,455	43,695	41,390	46,300	32,001	40,113	49,500
4209	930076	LANTANA RD	High Ridge Rd	I-95	5	6	42,461	45,356	43,805	45,500	35,422	43,085	53,300
4311	930077	LANTANA RD	1-95	Redding Dr	5	6	41,769	38,457	37,424	36,000	28,787	39,254	47,900
4807	935214	LANTANA RD	Redding Dr	Federal Hwy	5	5	21,493	-	19,392	18,253	12,402	12,848	19,800
	937618	LARRIMORE RD	SR-15	SR-729	2	2			-	-	586	827	800
5638	937303	LAWRENCE RD	Woolbright Rd	Boynton Beach Blvd	3	3	7,854	7,167	7,651	8,714	7,479	10,007	10,200
5204	937302	LAWRENCE RD	Boynton Beach Blvd	Gateway Blvd	5	5	16,110	13,804	14,777	17,539	9,617	13,795	19,000

POLO GARDENS MLU 05/08/20

TABLE 6 (YEAR 2045) MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: LAKE WORTH ROAD COMMERCIAL EXISTING FUTURE LAND USE DESIGNATION: CH/2 & MR-5 TRIPS PER DAY = 5,548

PROPOSED FUTURE LAND USE DESIGNATION: CH/8 & HR-8 TRIPS PER DAY = 6,962

TRIP INCREASE = 1,414

0 0

ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS D CAPACITY	TRIP INGREASE	2045 PBC MPO TRAFFIC VOLUME	TOTAL 2045 TRAFFIC	V/C RATIO	PROJECT SIGNIFICANCE*
LAKE WORTH ROAD	SR 7	LYONS ROAD	25%	354	6D	50,300	0.70%	45,300	45,654	0.91	NO
LAKE WORTH ROAD	LYONS ROAD	SITE	43%	608	6D	50,300	1.21%	47,963	48,571	0.97	NO
LAKE WORTH ROAD	SITE	FLORIDA TURNPIKE	52%	735	6D	50,300	1.46%	47,963	48,698	0.97	NO
LAKE WORTH ROAD	FLORIDA TURNPIKE	PINEHURST DRIVE	34%	481	6D	50,300	0.96%	48,000	48,481	0.96	NO
LYONS ROAD	LAKE WORTH ROAD	LANTANA ROAD	15%	212	4	31,500	0.67%	34,700	34,912	1.11	NO

^{*} Project is significant when net trip increase is greater than 1% for v/c of 1.4 or more, 2% for v/c of 1.2 or more and 3% for v/c less than 1.2.





Exhibit	6: PBC	Development	Potential Fo	rm



2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	22-A	Intake Date	May 12, 2021		
Application Name	Amber Woods (fka Hendrix Property)	Control No.	1974-00037		
Acres	36.49 Acres	Concurrent Zoning application?	Yes		
		Text Amend?	No		
PCNs	00424327050270060; 00424327050270 00424327050270101; 00424327050270				
Location	South side of Lake Worth Road, approx	. 0.20 mile east of S	State Road 7		
	Current	P	roposed		
Tier	Urban/Suburban	No Change			
Use	Vacant Ag, Single Family Home	Residential			
Zoning	Agricultural Residential (AR)	Residential Single Family (RS)			
FLU Designation	Low Residential 1 Unit per Acre (LR-1)	 Low Residential, two units per acre (LR-2) @ 24.09 acres* Low Residential, three units per acre (LR-3) @ 12.4 acres* 			
Underlying FLU Designation	None	None			
Conditions	Conditions None		None		
Density Bonus	None	Workforce Housing Program (WHP) density bonus (49% bonus request) = 41 units			

^{*}Pending review by PBC Staff.

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	1 unit per acre	LR-2 @ 24.09 acres*LR-3 @ 12.4 acres*
Maximum Dwelling Units	1 du/acre x 36.49 ac. = 36 du	 LR-2 @ 24.09 acres = 48 du* LR-3 @ 12.4 acres = 37 du*
Population Estimate	36 max du x 2.39 = 86 persons	 48 du x 2.39 = 115 persons 37 du x 2.39 = 88 persons 41 du x 2.39 = 98 persons Total = 301 persons

Proposed or Conditioned Potential	None	None		
Max Trip Generator	ITE 210 Single Family Detached 10 Trips per DU	ITE 210 Single Family Detached 10 Trips per DU		
Maximum Trip Generation	360	1,260		
Net Daily Trips:	490 (maximum minus current) 900 (proposed minus current)			
Net PH Trips:	63 (16 In/47 Out) AM, 87 (55 In/32 Out) PM (maximum) 93 (23 In/70 Out) AM, 127 (80 In/47 Out) PM (proposed)			

^{*}Pending review by PBC Staff.

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION Part 2. Applicant Data

A. Agent Information

Name	Lindsay Libes
Company Name	WGI, Inc.
Address	2035 Vista Parkway
City, State, Zip	West Palm Beach, FL 33411
Phone / Fax Number	561-537-4542
Email Address	Lindsay.Libes@wginc.com

B. Applicant Information

Name	Charles W. Hendrix	Charlotte Y. Hendrix	Woody Hughes
Company Name	Self	Self	D.R. Horton, Inc.
Address	9584 Lake Worth	9584 Lake Worth Road	6123 Lyons Road
City, State, Zip	Lake Worth, FL 33467	Lake Worth, FL 33467	Coconut Creek, FL 33073
Phone / Fax Number	Contact Agent	Contact Agent	Contact Agent
Email Address	Contact Agent	Contact Agent	Contact Agent
Interest	Owner	Owner	Contract Purchaser

Exhibit 7: Policy 3.5-d Approval





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

Palm Beach County Board of County Commissioners

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

County Administrator

Mack Bernard

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer" March 25, 2021

Dr. Juan F. Ortega, P.E. JFO Group Inc. 6671 W Indiantown Road Suite 50-324 Jupiter, FL 33458

RE: Amber Woods FKA Hendrix Property - Revised FLUA Amendment Policy 3.5-d Review Round 2020-21-B

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 March 5, 2021, 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:	0.20 mile east of State Road 7, south of Lake Worth Road				
PCN:	00-42-43-27-05-027-0040 (others o	n file)			
Acres:	36.49 acres				
	Current FLU	Proposed FLU			
FLU:	Low Residential, 1 unit per acre (LR-1)	Low Residential, three units per acre (LR-3)			
Zoning:	Agricultural Residential (AR)	Residential Single Family (RS)			
Density/ Intensity:	1 du/acre	3 du/acre			
Maximum Potential:	Single Family Detached = 36 DUs	Single Family Detached = 109 DUs			
Proposed Potential:	None	Single Family Detached = 133 DUs Townhome = 66 DUs (Using WFH Density Bonus)			
Net Daily Trips:	730 (maximum – current) 1,453 (proposed – current)				
Net PH Trips:	81 (20/61) AM, 110 (69/41) PM (m 128 (32/96) AM, 171 (107/64) PM				

* Maximum indicates typical FAR and maximum trip generator. **Proposed** indicates the specific uses and intensities/densities anticipated in the zoning application.



Dr. Juan F. Ortega, P.E. March 25, 2021 Page 2

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment <u>meet</u> Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **proposed potential** density shown above. Therefore, this amendment requires a condition of approval, based on Transfer of Development Rights (TDR) and density bonus programs, to cap the project at the **proposed** development potential or equivalent trips.

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 <u>DSimeus@pbcgov.org</u> with any questions.

Sincerely,

Dominique Simeus, P.E. Professional Engineer Traffic Division

DS/rb

ec: Addressee

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\21-B\Amber Woods FKA Hendrix Property - revised.docx