



September 17, 2021

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**RE: Atlantic AGR Commercial & Self Storage
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, revised August 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:	South side of W Atlantic Avenue, approximately 860' east of Lyons Road	
PCN:	00-42-46-20-01-000-0130 – <i>Sussman (Subject Parcel)</i> 00-42-46-20-19-001-0000 – <i>Seneca Commercial Parcel</i> 00-42-46-20-01-000-0150 – <i>Feurring Commercial Parcel</i> 00-42-46-20-01-000-0141 – <i>Plaza Delray</i>	
Acres:	9.89 acres – <i>Sussman</i> 4.51 acres – <i>Seneca Commercial</i> 4.9 acres – <i>Feurring Commercial</i> 0.33 acre – <i>Plaza Delray</i>	
	Current FLU	Proposed FLU
FLU:	Agricultural Reserve (AGR) – <i>Sussman</i> Commercial Low/Agricultural Reserve (CL/AGR) – <i>Seneca, Feurring, and Plaza Delray</i>	Commercial Low/Industrial/Agricultural Reserve (CL/IND/AGR) – <i>Sussman</i> No Change – <i>Seneca, Feurring, and Plaza Delray</i>
Zoning:	Agricultural Reserve Planned Unit Development (AGR-PUD) – <i>Sussman</i> Multiple Use Planned Development (MUPD) – <i>Seneca, Feurring, and Plaza Delray</i>	Multiple Use Planned Development (MUPD) – <i>Sussman</i> No Change – <i>Seneca, Feurring, and Plaza Delray</i>
Density/ Intensity:	0.15 FAR for AGR 0.20 FAR for CL	0.20 FAR for CL 0.45 FAR for IND
Maximum Potential:	Nursery (Garden Center) = 5 Acres And Nursery (Wholesale) = 4.89 Acres for <i>Sussman</i>	General Commercial = 67,870 SF for <i>Feurring Commercial & Seneca Commercial/Plaza Delray</i> General Commercial = 13,357 SF

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	General Commercial = 81,227 SF for <i>Feurring Commercial & Seneca Commercial</i> No intensity for <i>Plaza Delray</i>	Warehouse = 193,864 SF for <i>Sussman</i>
Proposed Potential:	None	Same as maximum potential for Feurring Commercial & Seneca Commercial /Plaza Delray General Commercial = 9,100 SF Mini-Warehouse/SS = 99,459 SF Carwash (Automated) = 1 Lane for <i>Sussman</i>
Net Daily Trips:	-333 (maximum – current) -468 (proposed – current)	
Net PH Trips:	35 (25/10) AM, 83 (33/50) PM (maximum) 24 (13/11) AM, 63 (30/33) PM (proposed)	
* <i>Maximum</i> indicates typical FAR and maximum trip generator. <i>Proposed</i> indicates the specific uses and intensities/densities anticipated in the zoning application.		

Based on the review, the Traffic Division has determined the traffic impacts of the proposed amendment meet Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **maximum** density shown above.

Please note the proposed change will have a reduced impact for the long-range analysis and will be insignificant for Test 2 analyses on the roadway network.

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

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS/rb

cc: Addressee

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File: General - TPS – Unincorporated - Traffic Study Review

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**ATLANTIC AGR COMMERCIAL
& SELF STORAGE**
PALM BEACH COUNTY, FLORIDA

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

**PREPARED FOR:
PEBB ATLANTIC II, LLC**

Prepared by:

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Revised August 5, 2021
Revised June 29, 2021
April 5, 2021



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1. PROJECT DESCRIPTION

JFO Group Inc. has been retained to evaluate the traffic impact for the proposed Future Land Use designation at the Atlantic AGR Commercial & Self Storage property. There is a proposal for a land use change of ± 9.89 acres associated with Property Control Number (PCN) 00-42-46-20-01-000-0130 located on the south side of Atlantic Avenue, ± 0.20 miles east of Lyons Road in Unincorporated Palm Beach County (PBC), Florida. Furthermore, given the commercial development cap in the Agricultural Reserve Tier, properties identified with PCNs 00-42-46-20-01-000-0150/-0141/-19-001-0000/-19-023-0000 are also included in this request. Exhibit 1 includes a copy of the survey for the site. The current Future Land Use (FLU) designation for the property is Agricultural Reserve (AGR). A land use change amendment from the current AGR to Commercial Low/Industrial/Agricultural Reserve (CL/IND/AGR) is being requested.

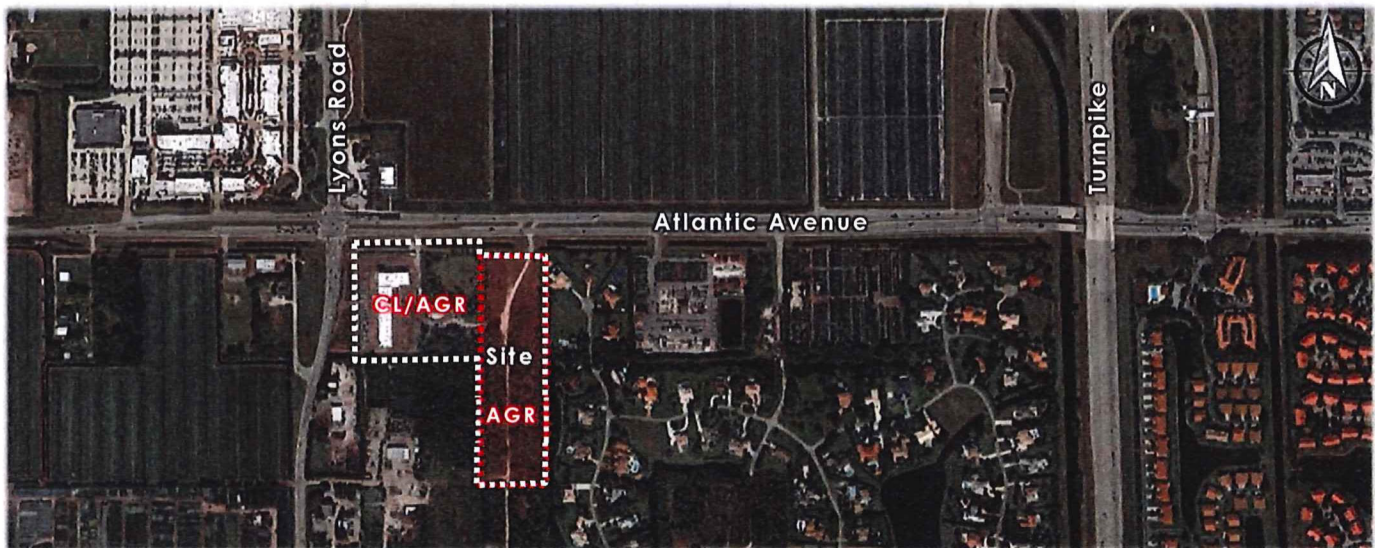


Figure 1: Project Location

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. Exhibit 3 includes PBC 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 Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gen. Commercial	820	$\text{LnT}=0.68\text{LnX}+5.57$	62%	38%	0.94	48%	52%	$\text{LnT}=0.74\text{LnX}+2.89$
Nursery (Garden Cntr)	817	108.10	50%	50%	2.82	50%	50%	8.06
Nursery (Wholesale)	818	19.50	50%	50%	0.26	50%	50%	0.45
Warehouse	150	1.74	77%	23%	0.17	27%	73%	0.19
Mini-Warehouse/SS	151	1.51	60%	40%	0.10	47%	53%	0.17
Carwash (Automated)	PBC	166.00	50%	50%	11.97	50%	50%	13.65

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 3,648, 59 (35 In/24 Out), and 311 (150 In/161 Out) 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
Gen. Commercial	81,227 ¹ SF	5,219	47	29	76	224	242	466
Nursery (Garden Center)	5.00 ² Acres	541	7	7	14	20	20	40
Nursery (Wholesale)	4.89 ² Acres	95	1	0	1	1	1	2
Σ		5,855	55	36	91	245	263	508
Pass-By								
Gen. Commercial	42.29%	2,207	20	12	32	95	102	197
Net Current FLU Trips		3,648	35	24	59	150	161	311

¹ = $0.20 \text{ FAR} \times 4.9 \text{ ac.} = 42,689 \text{ SF}$ [Feuring Commercial – Ord. 2016-035] + $38,538 \text{ SF}$ [Seneca Commercial – Ord. 2017-006]. See Exhibit 4.

² Parent Site (PCN 00-42-46-20-01-000-0130)

3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the Agricultural Reserve (AGR) to Commercial Low/Industrial/Agricultural Reserve (CL/IND/AGR). The maximum intensity for the site would allow a maximum of 13,357¹ square feet of General Commercial uses and 193,864² square feet of Industrial uses on the parent site (PCN 00-42-46-20-01-000-0130). 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	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gen. Commercial	81,227 ³ SF	5,219	47	29	76	224	242	466
Warehouse	193,864 ² SF	337	25	8	33	10	27	37
Σ		5,556	72	37	109	234	269	503
Pass-By								
Gen. Commercial	42.29%	2,207	20	12	32	95	102	197
Warehouse	10.00%	34	3	0	3	1	3	4
Σ		2,241	23	12	35	96	105	201
Net Proposed FLU Trips		3,315	49	25	74	138	164	302

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 3,315, 74 (49 In/25 Out), and 302 (138 In/164 Out) trips respectively. Table 4 includes a summary of the Proposed Intensity considering the latest conceptual site plan. The Atlantic AGR Commercial & Self Storage project will be submitted concurrently for rezoning and site plan approval. According to the latest conceptual site plan, 9,100 SF of General Commercial uses, 99,459 SF of Mini-Warehouse/Self-Storage uses and a 1-lane carwash could be accommodated on site.

¹ (42,689 SF from FLUA - 36,170 SF from SP) [Feurring Commercial] – (38,538 SF from FLUA - 31,700 SF from SP) [Seneca Commercial]

² = IND: 0.45 FAR x 9.89 ac. = 193,864 SF

³ = 36,170 SF [Feurring Commercial by condition] + 31,700 SF [Seneca Commercial by condition] + 13,357 SF [Atlantic AGR Commercial & Self Storage] = 81,227 SF

Table 4: Trip Generation – Proposed Future Land Use (Proposed Intensity)

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gen. Commercial	76,970 ¹ SF	5,032	45	27	72	215	233	448
Carwash (Automated)	1 Lane ²	166	6	6	12	7	7	14
Mini-Warehouse/SS	99,459 SF	150	6	4	10	8	9	17
Σ		5,348	57	37	94	230	249	479
Pass-By								
Gen. Commercial	42.79%	2,153	19	12	31	92	100	192
Mini-Warehouse/SS	10.00%	15	1	0	1	1	1	2
Σ		2,168	20	12	32	93	101	194
Net Proposed FLU Trips		3,180	37	25	62	137	148	285

Table 5 summarizes Daily, AM and PM peak hour trips potentially generated under the latest conceptual site plan. The net Daily, AM and PM trips potentially generated due to the conceptual site plan are 735, 24 (13 In/11 Out), and 63 (30 In/33 Out) trips respectively.

Table 5: Trip Generation – Proposed Future Land Use (Conceptual Site Plan)

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gen. Commercial	9,100 SF	1,143	6	3	9	43	47	90
Mini-Warehouse/SS	99,459 SF	150	6	4	10	8	9	17
Carwash (Automated)	1 Lane ²	166	6	6	12	7	7	14
Σ		1,459	18	13	31	58	63	121
Pass-By								
Gen. Commercial	62.00%	709	4	2	6	27	29	56
Mini-Warehouse/SS	10.00%	15	1	0	1	1	1	2
Σ		724	5	2	7	28	30	58
Net Proposed Trips		735	13	11	24	30	33	63

¹ =36,170 SF [Feurring Commercial by condition] + 31,700 SF [Seneca Commercial by condition] + 9,100 SF [Atlantic AGR Commercial & Self Storage] = 76,970 SF

² 3,339 SF

4. 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, both Daily and Peak-Hour traffic generated by the Proposed/Maximum Intensity would generate less traffic than the current FLU.

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	3,648	35	24	59	150	161	311
Maximum Intensity	3,315	49	25	74	138	164	302
Proposed Intensity	3,180	37	25	62	137	148	285
Net Maximum Trips	(333)	14	1	15	(12)	3	(9)
Net Proposed Trips	(468)	2	1	3	(13)	(13)	(26)

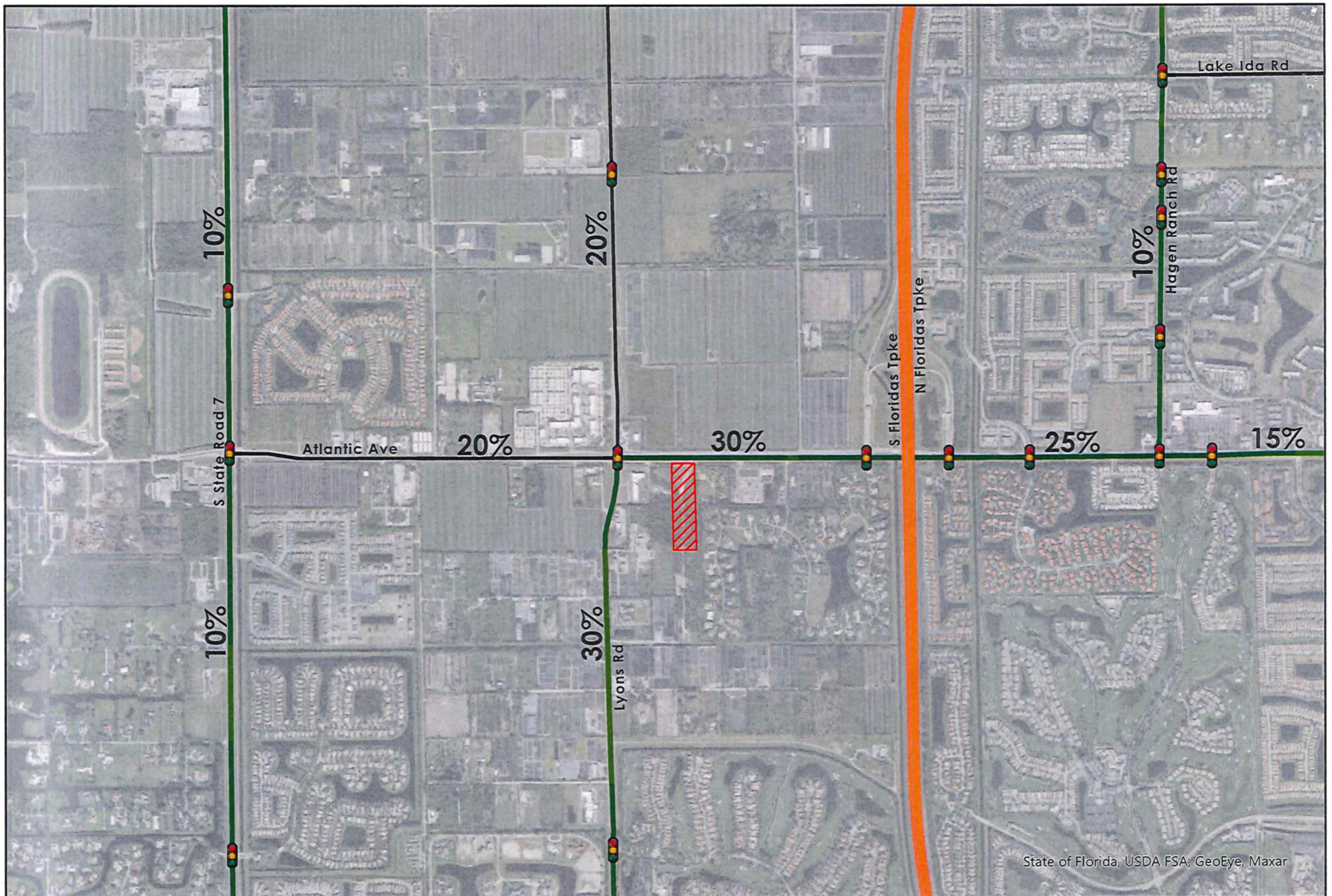
Given the net trip generation characteristics from Table 6 for **Long Range Analysis (2045)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, the direct access link on the first accessed major thoroughfare needs to be considered for traffic impact analysis for the Maximum Intensity.

As shown in Table 4, the aggregated impact of Feurring Commercial, Seneca Commercial and the parent site will generate less than 500 peak hour, two-way trips. Consequently, Project Aggregation Rule does not apply. Since Test 2 is a Traffic Concurrency test, Table 7 includes the trip generation for the parent site under 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 7, a 2-mile RDI needs to be considered for traffic impact analysis for the Maximum Intensity.

Table 7: Trip Generation Parent Site – Maximum Intensity (PCN 00-42-46-20-01-000-0130)

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gen. Commercial	13,357 SF	1,529	8	5	13	59	63	122
Warehouse	193,864 SF	337	25	8	33	10	27	37
Σ		1,866	33	13	46	69	90	159
Pass-By								
Gen. Commercial	59.07%	903	5	3	8	35	37	72
Warehouse	10.00%	34	3	0	3	1	3	4
Σ		937	8	3	11	36	40	76
Net FLU Trips		929	25	10	35	33	50	83

Trip distribution and assignment was based on the characteristics of the proposed maximum intensity, the surrounding network configuration and the approved traffic assignment for Seneca Commercial. Figure 2 includes project trip distribution on all roadway links included within a 2-mile RDI for the proposed land use.



State of Florida, USDA FSA, GeoEye, Maxar



Number of Lanes

2 3 4 5 6 8

Project Site

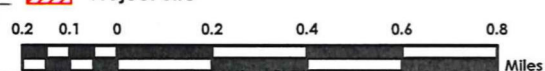


Figure 2:
Traffic Assignment
Atlantic Commercial & Self Storage



5. TRAFFIC ANALYSIS

This section evaluates two 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. At the time of this submittal, *Palm Beach County Five Year Work Program* adopted December 22, 2020 does not show any improvements within the RDI while FDOT Five Year Work Program shows widening on Atlantic Avenue from SR-7 to Lyons Road. Exhibit 6 includes an excerpt from the FDOT Five Year Work Program showing widening on Atlantic Avenue.

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 8* 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 8: Test 2 – Five Year Analysis Significance

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 Avenue	SR 7	Lyons Road	4D ¹	1	1.10	0.91	Class I	1,960	20%	10	0.51%
Atlantic Avenue	Lyons Road	Turnpike	4D	1	0.90	1.11	Class I	1,960	30%	15	0.77%
Atlantic Avenue	Turnpike	Hagen Ranch Road	4D	2	0.60	3.33	Class II	1,870	25%	13	0.70%
Atlantic Avenue	Hagen Ranch Road	Jog Road	4D	4	1.00	4.00	Class II	1,870	15%	8	0.43%
SR-7	Clint Moore Road	Winner's Cir	6D	2	3.10	0.65	Class I	2,940	10%	5	0.17%
SR-7	Winner's Cir	W Atlantic Avenue	4D					1,960	10%	5	0.26%
SR-7	W Atlantic Avenue	Flavor Pict Road	4D	1	5.10	0.20	Uninterrupted	3,760	10%	5	0.13%
SR-7	Flavor Pict Road	Lee Road	4D						10%	5	0.13%
SR-7	Lee Road	Boynton Beach Blvd	4D						10%	5	0.13%
Lyons Road	Clint Moore Road	158 Road S	4	1	3.20	0.31	Class I	1,860	30%	15	0.81%
Lyons Road	158 Road S	Atlantic Avenue	4				Class I	1,860	30%	15	0.81%
Lyons Road	Atlantic Avenue	Flavor Pict Road	2	1	2.5	0.4	Class I	880	20%	10	1.14%
Lyons Road	Flavor Pict Road	Boynton Beach Blvd	2	1	2.6	0.4	Class I	880	20%	10	0.69%
Hagen Ranch Road	W Atlantic Avenue	Lake Ida Road	4D	4	1.10	3.64	Class II	1,870	10%	5	0.27%
Turnpike	Glades Road	Atlantic Avenue	6X	0	6.00	0.00	Uninterrupted	6,200	2%	1	0.02%
Turnpike	Atlantic Avenue	Boynton Beach Blvd	6X	0	5.20	0.00	Uninterrupted	6,200	3%	2	0.03%

Atlantic AGR Commercial & Self Storage	AM		PM	
	IN	OUT	IN	OUT
	25	10	33	50

RDI: 2-Mile

¹ Exhibit 6 includes an excerpt from the FDOT Five Year Work Program showing widening on Atlantic Avenue from 2 to 4 Lanes.
2021-08-05_Atlantic AGR Commercial & Self Storage_FLUA Traffic_1063.02

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 7 includes excerpts from the 2045 LRTP for the links included within the RDI. Adjusted¹ traffic volumes from the Palm Beach TPA were used in this analysis. In addition, Exhibit 8 includes Active FLUA amendments in the area while Table 9 summarizes the traffic generated by the active FLUA amendments within the RDI.

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.

As part of a conservative analysis, project traffic assignment assumed for the short-range analysis was assumed the same for 2045. Table 10 shows all links included within the RDI in the year 2045 will not be significantly impacted by the proposed FLUA amendment and will operate at the adopted Level of Service.

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:

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

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

Table 9: Active FLUAs

Road	From	To	Plaza Delay	Atlantic Avenue Medical	Star Key Industrial Park	Sunflower Light Industrial	All Seasons Delay	Jericho Medical Office	Reserve at Atlantic	TOTAL ACTIVE FLUAS
LGA			2021-06	2021-008	2021-015	2021-016	2021-009	LGA TBD	Text Amnt	
Atlantic Avenue	Lyons Road	Florida Turnpike	0	236	1,814	58	239	0	1,174	3,521
Lyons Road	Clint Moore Road	158 Road S	0	71	302	15	399	0	99	886
Lyons Road	158 Road S	Atlantic Avenue	0	71	423	15	399	0	99	1,007

Table 10: Level of Service – 2045 Conditions – Maximum Intensity

Road	From	To	Ln	Capacity	2045 Daily Volume	Active FLUAs	Traffic Assignment	Project Traffic	Total Traffic	V/C	% Impact	Significant Impact? ¹
Atlantic Avenue	Lyons Road	Site	6D ²	50,300	36,200	3,521	70%	-	39,721	0.79	0.00%	NO
Atlantic Avenue	Site	Florida Turnpike					30%	-	39,721	0.79	0.00%	NO
Lyons Road	Clint Moore Road	158 Road S	4	31,500	24,500	886	30%	-	25,386	0.81	0.00%	NO
Lyons Road	158 Road S	Atlantic Avenue	4	31,500	25,300	1,007	30%	-	26,307	0.84	0.00%	NO

Net Daily Traffic	-
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¹ 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.

² Exhibit 7 includes an excerpt from the Palm Beach TPA showing widening on Atlantic Avenue from 4 to 6 Lanes.

6. CONCLUSION

There is a proposal for a land use change of ± 9.89 acres located on the south side of Atlantic Avenue, ± 0.20 miles east of Lyons Road in Unincorporated Palm Beach County, Florida. The proposal is to change the current Future Land Use from the current Agricultural Reserve (AGR) to Commercial Low/Industrial/Agricultural Reserve (CL/IND/AGR).

The requested land use change would allow a maximum density and intensity of 13,357¹ square feet of General Commercial uses and 193,864² of Industrial uses. The proposed project will be submitted concurrently for rezoning and site plan approvals where the latest conceptual site plan includes 9,100 SF of General Commercial uses, 99,459 SF of Mini-Warehouse/Self-Storage uses and a 3,339 SF (1-tunnel) automated carwash.

Trips generated by the Maximum Intensity under the proposed FLUA amendment will generate more traffic than the trips generated by the proposed site plan. Therefore, there is no need to condition the project to a higher or lower number of trips. The maximum density and intensity associated with the proposed FLU would be expected to generate less traffic than the current FLU. Exhibit 9 includes a copy of the Palm Beach County Development Potential Form – 2021 Future Land Use Atlas Amendment Application for the site.

The proposed changes to the Atlantic AGR Commercial & Self Storage have been evaluated following the *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*.

¹ (42,689 SF from FLUA - 36,170 SF from SP) [Feurring Commercial] – (38,538 SF from FLUA - 31,700 SF from SP) [Seneca Commercial]

² = IND: 0.45 FAR x 9.89 ac. = 193,864 SF

Exhibit 1: Survey

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THIS COMMITMENT DOES NOT REPELISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

- [illegible]

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GEO DATUM - NAD 83 1980 ADJUSTMENT

ZONE - FLORIDA EAST

UNIT - US SURVEY FEET

COORDINATE SYSTEM 1983 STATE PLANE

TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED

SCALE FACTOR = 1.0000220364

GROUND DISTANCE X SCALE FACTOR = GEO DISTANCE

BEARINGS AS SHOWN HEREIN ARE GEO DATUM,

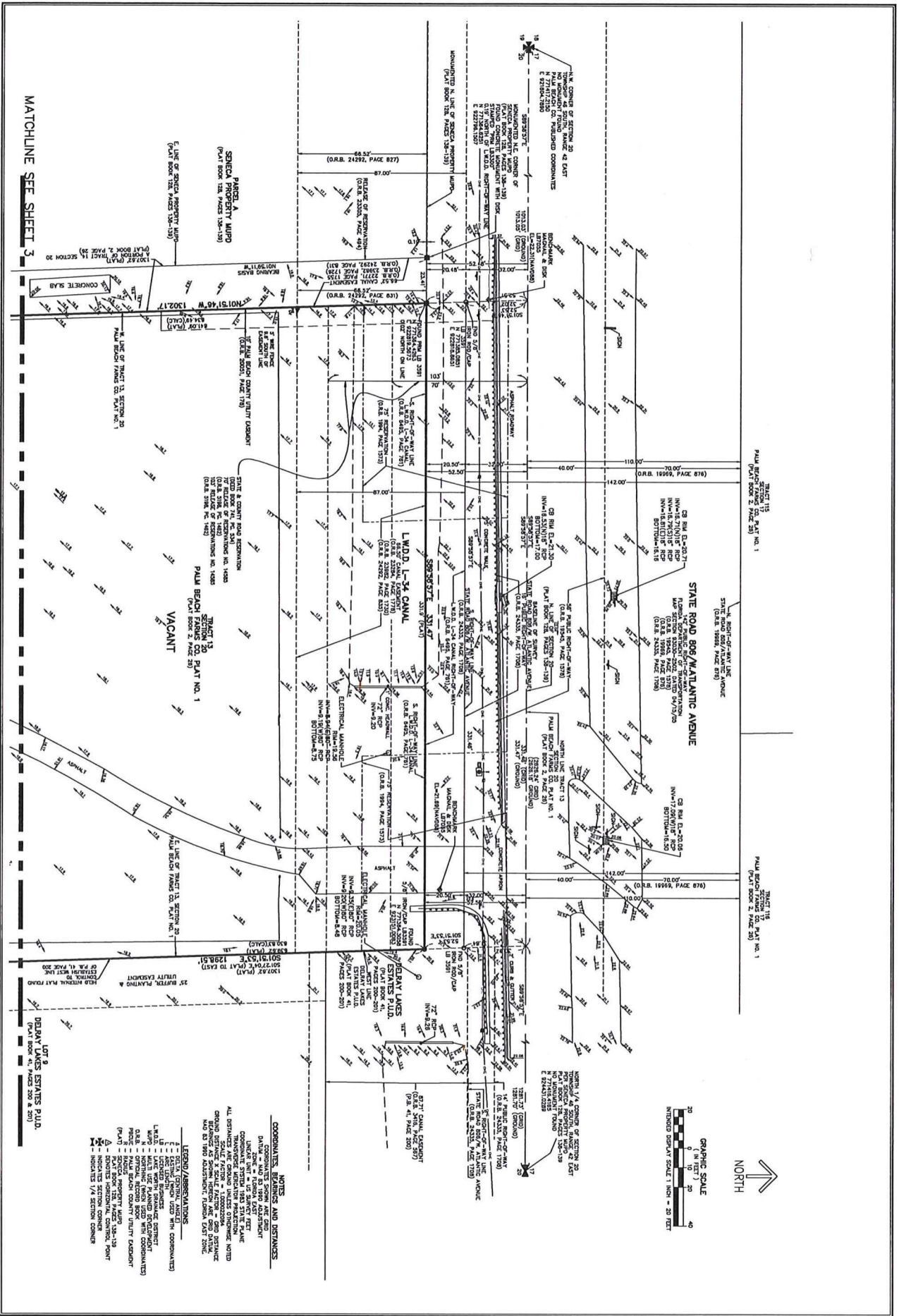
[illegible]

1. HEREBY CERTIFY THAT THE ATTACHED BOUNDARY & TOPOGRAPHICAL SURVEY OF THE MCKENNA DEVELOPMENT PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON OCTOBER 5, 2024. I FURTHER CERTIFY THAT THIS BOUNDARY & TOPOGRAPHICAL SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 34-7, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPERS PURSUANT TO FLORIDA STATUTE 4742.027.

DESCRIPTION:
TRACT 13, LIES THE NORTH 32.40 FEET FOR THE SOUTH-OF-WAY OF THE LAKE WORTH DRAINAGE DISTRICT
PLAT NO. 1, LIES IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, OF THE PALM BEACH PLAT
CLAY NO. 1, ACCORDING TO THE MAP OR PLAT THEREON, AS RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA.

S140 LANDS SHOWN IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,
CONTAINING 80.00 ACRES, MORE OR LESS.

8. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. UNLESS OTHERWISE NOTED.



MATCHLINE SEE SHEET 3

DATE 10/2/2003

SCALE AS SHOWN

BY: J.S. ELEC

JOB # 9096

SHEET 2

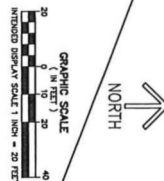
OF 5 SHEETS

BOUNDARY & TOPOGRAPHIC SURVEY
A PORTION OF TRACT 13 AND
ALL OF TRACT 20, SECTION 20
PALM BEACH FARMS COMPANY PLAT NO. 1

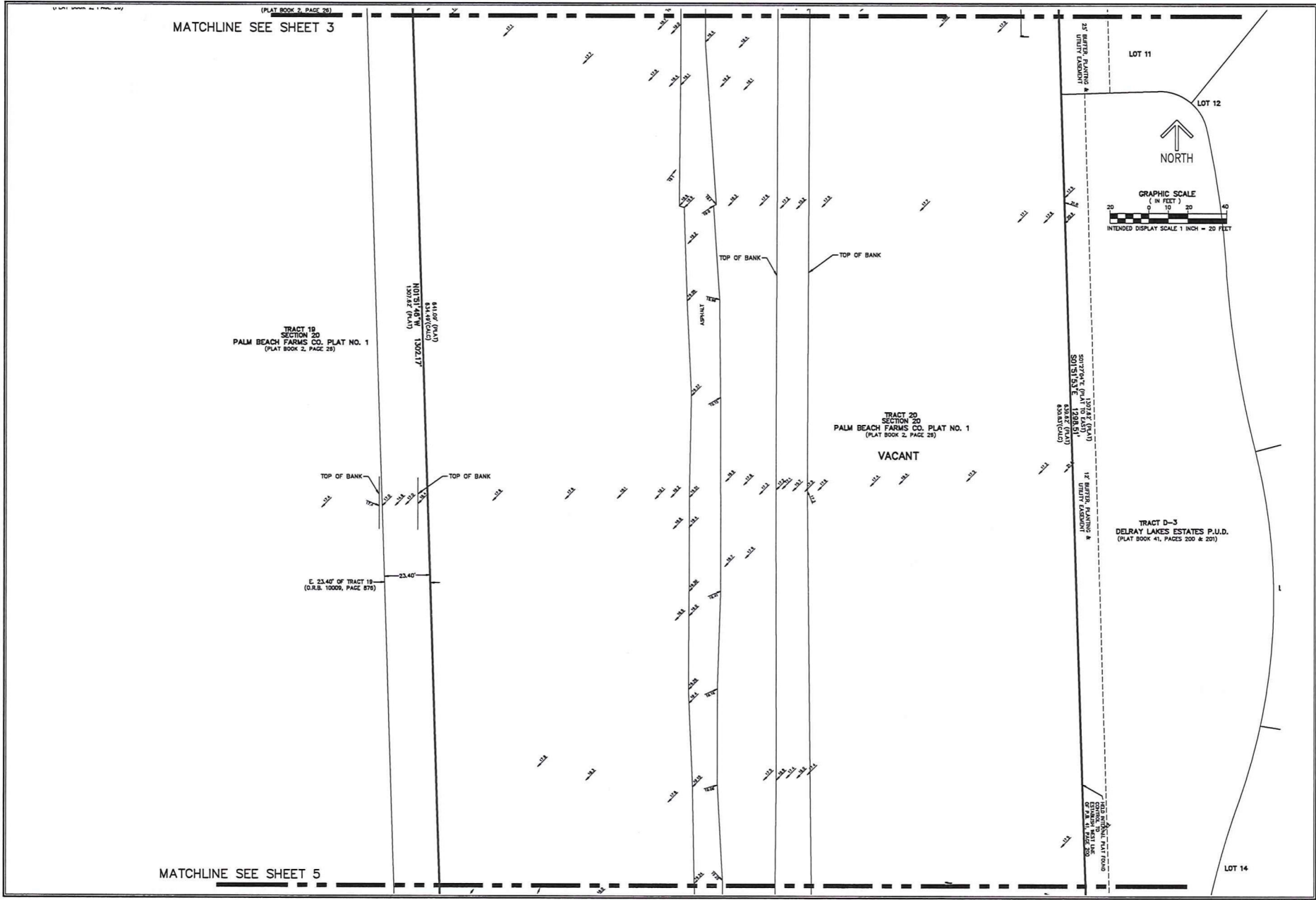
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
ANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1552

REVISIONS	DATE	BY
FILE NAME 9096.DWG		

SECTION 20
MATCHLINE SEE SHEET 20
PLAT NO. 1



JOB # 9086	DATE 10/2/2005	BOUNDARY & TOPOGRAPHIC SURVEY A PORTION OF TRACT 13 AND ALL OF TRACT 20, SECTION 20 PALM BEACH FARMS COMPANY PLAT NO. 1	CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND PLANNING ANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-	\$2												
SHEETS OF 5 SHEETS <div style="font-size: 2em; font-weight: bold; text-align: center;">3</div>	DRAWN BY F.B./P.C. CHECKED BY SCALE AS SHOWN			REVISIONS <table style="width: 100%; border-collapse: collapse;"> <tr> <th>FILE NAME</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	FILE NAME	DATE	BY									
FILE NAME	DATE	BY														



REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
AND SCULPTURE ARCHITECTURE - SURVEYING
1000 BOCA RATON, FLORIDA 33434
(561) 392-1991 / FAX (561) 750-1952

BOUNDARY & TOPOGRAPHIC SURVEY
A PORTION OF TRACT 13 AND
ALL OF TRACT 20, SECTION 20
PALM BEACH FARMS COMPANY PLAT NO. 1

DATE 10/5/2020
DRAWN BY DL
F.B. / PC. ELEC
SCALE AS SHOWN

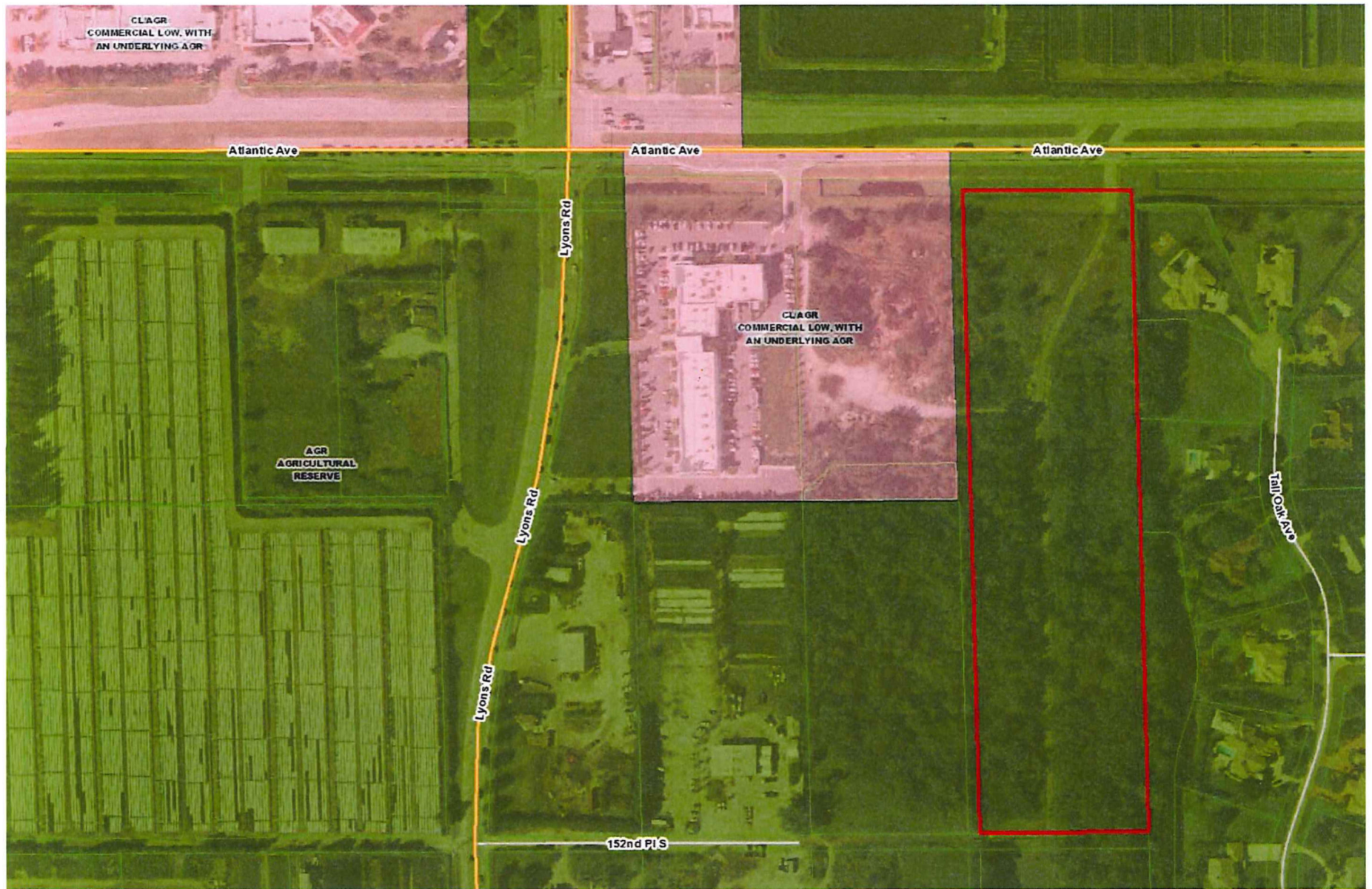


JOB # 9086
SHEET NO. 4
OF 5 SHEETS

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Exhibit 2: Property Appraiser

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Property Detail

Location Address 8918 ATLANTIC AVE
 Municipality UNINCORPORATED
 Parcel Control Number 00-42-46-20-01-000-0150
 Subdivision PALM BEACH FARMS CO PL 1 SUB IN P8 2 PGS 26 TO 28 INC
 Official Records Book 29544 Page 69
 Sale Date DEC-2017
 Legal Description PALM BEACH FARMS CO PL 1 SUB TR 15 (LESS N 32 FT & S 12 FT OF N 44 FT OF E 230.14 FT ATLANTIC AVE, S 12 FT OF N 44 FT OF WLY 103.06 FT & S 8.29 FT OF N 52.29 FT LWDD L-34 CNL R/WS) IN SEC 20

Owner Information

Owners SFD LYONS LLC
 Mailing address 2200 BUTTS RD STE 300
 BOCA RATON FL 33431 7453

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2017	\$1,810,000	29544 / 00069	WARRANTY DEED	SFD LYONS LLC
MAY-1985	\$170,500	04559 / 00514	WARRANTY DEED	SFD LYONS LLC

Exemption Information

No Exemption information available

Property Information

Number of Units 0
 *Total Square Feet 34010
 Acres 4.8960
 Use Code 1100 - STORES
 Zoning MUPD - Multiple Use Planned Dev' (00-UNINCORPORATED)

Appraisals

Tax Year	2020	2019	2018
Improvement Value	\$5,488,626	\$0	\$0
Land Value	\$3,077,920	\$1,442,852	\$1,442,852
Total Market Value	\$8,566,546	\$1,442,852	\$1,442,852

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2020	2019	2018
Assessed Value	\$8,566,546	\$1,442,852	\$1,442,852
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$8,566,546	\$1,442,852	\$1,442,852

Taxes

Tax Year	2020	2019	2018
Ad Valorem	\$150,250	\$25,617	\$24,832
Non Ad Valorem	\$18,181	\$2,190	\$2,190
Total tax	\$168,431	\$27,807	\$27,022

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

Property Detail

Parcel Control Number: 00-42-46-20-01-000-0150 Location Address: 8918 ATLANTIC AVE
 Owners: SFD LYONS LLC
 Mailing Address: 2200 BUTTS RD STE 300, BOCA RATON FL 33431 7453
 Last Sale: DEC-2017 Book/Page#: 29544 / 69 Price: \$1,810,000
 Property Use Code: 1100 - STORES Zoning: MUPD - Multiple Use Planned Dev' (00-UNINCORPORATED)
 Legal Description: PALM BEACH FARMS CO PL 1 SUB TR 15 (LESS N 32 FT & S 12 FT OF N 44 FT OF E 230.14 FT ATLANTIC AVE, S 12 FT OF N 44 FT OF WLY 103.06 FT & S 8.29 FT OF N 52.29 FT LWDD L-34 CNL R/WS) IN SEC 20
 Total SF: 34010 Acres: 4.8960

2020 Values (Current)

Improvement Value \$5,488,626
 Land Value \$3,077,920
 Total Market Value \$8,566,546
 Assessed Value \$8,566,546
 Exemption Amount \$0
 Taxable Value \$8,566,546

2020 Taxes

Ad Valorem \$150,250
 Non Ad Valorem \$18,181
 Total Tax \$168,431

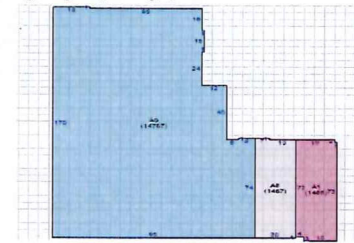
2021 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
UNFIN. RETAIL AREA	1467
MULTIPLE TENANT RETAIL SAL	14757
MULTIPLE TENANT RETAIL SAL	1486
Total Square Footage :	17710

Extra Features

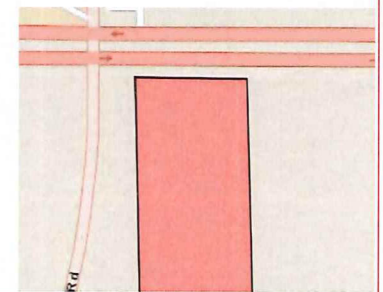
Description	Year Built	Unit
Walkway-Concrete	2019	1946
Paving- Asphalt	2019	75025
Truck Well Concrete	2019	480
Wall	2019	80
Walkway-Concrete	2019	5421
Walkway-Concrete	2019	4367
Walkway-Concrete	2019	3374
Wall	2019	360
Wall	2019	360

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

Structural Details (Building 1)

Description	2019
1. Year Built	2019
2. STRIP SHOPPING CNTR	17710

MAP



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

3/21/2021

Property Detail

Location Address

Municipality UNINCORPORATED

Parcel Control Number 00-42-46-20-01-000-0141

Subdivision PALM BEACH FARMS CO PL 1 SUB IN PB 2 PGS 26 TO 28 INC

Official Records Book 31419

Page 1224

Sale Date APR-2020

Legal Description PALM BEACH FARMS CO PL 1 SUB E 23.40 FT OF TR 14 & E 23.40 FT OF TR 19 IN SEC 20

Owner Information

Owners

PEBB ATLANTIC LLC

Mailing address

7900 GLADES RD STE 600
BOCA RATON FL 33434 4105

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2020	\$191,000	31419 / 01224	WARRANTY DEED	PEBB ATLANTIC LLC
SEP-1997	\$1,800	10009 / 00876	TAX DEED	S A TARR TR
MAR-1982	\$2,200,000	03697 / 00160	WARRANTY DEED	
JAN-1979	\$100	03201 / 01261		

Exemption Information

No Exemption information available

Property Information

Number of Units 0

*Total Square Feet 0

Acres 0.7072

Use Code 0000 - VACANT

Zoning AGR - Agricultural Reserve (00-UNINCORPORATED)

Appraisals

Tax Year	2020	2019	2018
Improvement Value	\$0	\$0	\$0
Land Value	\$212	\$212	\$212
Total Market Value	\$212	\$212	\$212

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2020	2019	2018
Assessed Value	\$212	\$212	\$212
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$212	\$212	\$212

Taxes

Tax Year	2020	2019	2018
Ad Valorem	\$4	\$4	\$4
Non Ad Valorem	\$50	\$50	\$50
Total tax	\$54	\$54	\$54

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

Property Detail

Parcel Control Number: 00-42-46-20-01-000-0141

Location Address:

Owners: PEBB ATLANTIC LLC

Mailing Address: 7900 GLADES RD STE 600, BOCA RATON FL 33434 4105

Last Sale: APR-2020

Book/Page#: 31419 / 1224

Price: \$191,000

Property Use Code: 0000 - VACANT

Zoning: AGR - Agricultural Reserve (00-UNINCORPORATED)

Legal Description: PALM BEACH FARMS CO PL 1 SUB E 23.40 FT OF TR 14 & E 23.40 FT OF TR 19 IN SEC 20

Total SF: 0

Acres 0.7072

2020 Values (Current)

Improvement Value

Ad Valorem

\$4

Land Value

Non Ad Valorem

\$50

Total Market Value

Total Tax

\$54

Assessed Value

\$212

Exemption Amount

\$0

Taxable Value

\$212

All values are as of January 1st each year.

2020 Taxes

Ad Valorem

\$4

Non Ad Valorem

\$50

Total Tax

\$54

2021 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 0)

No Image Found

Subarea and Square Footage (Building 0)

Description Area Sq. Footage

Extra Features

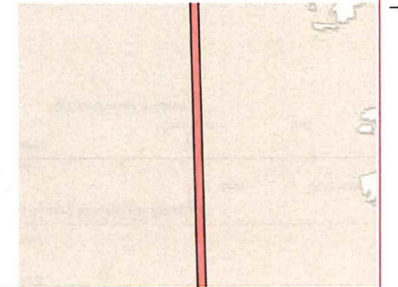
Description Year Built Unit

No Extra Feature Available

Structural Details (Building 0)

Description

MAP



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

3/21/2021

Property Detail

Location Address 8854 ATLANTIC AVE
 Municipality UNINCORPORATED
 Parcel Control Number 00-42-46-20-19-001-0000
 Subdivision SENECA PROPERTY MUPD
 Official Records Book 31188 Page 1144
 Sale Date JAN-2020
 Legal Description SENECA PROPERTY MUPD PAR A

Owner Information

Owners
 PEBB ATLANTIC LLC
 Mailing address
 7900 GLADES RD STE 600
 BOCA RATON FL 33434 4105

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2020	\$4,235,500	31188 / 01144	WARRANTY DEED	PEBB ATLANTIC LLC

Exemption Information

No Exemption information available

Property Information

Number of Units
 *Total Square Feet 0
 Acres 4.0741
 Use Code 1000 - VACANT COMMERCIAL
 Zoning MUPD - Multiple Use Planned Dev' (00-UNINCORPORATED)

Appraisals

Tax Year	2020	2019	2018
Improvement Value	\$0	\$0	\$0
Land Value	\$2,839,472	\$0	\$0
Total Market Value	\$2,839,472	\$0	\$0

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2020	2019	2018
Assessed Value	\$2,839,472	\$0	\$0
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$2,839,472	\$0	\$0

Taxes

Tax Year	2020	2019	2018
Ad Valorem	\$49,802	\$0	\$0
Non Ad Valorem	\$248	\$0	\$0
Total tax	\$50,050	\$0	\$0

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

Property Detail

Parcel Control Number: 00-42-46-20-19-001-0000 Location Address: 8854 ATLANTIC AVE
 Owners: PEBB ATLANTIC LLC
 Mailing Address: 7900 GLADES RD STE 600, BOCA RATON FL 33434 4105
 Last Sale: JAN-2020 Book/Page#: 31188 / 1144 Price: \$4,235,500
 Property Use Code: 1000 - VACANT COMMERCIAL Zoning: MUPD - Multiple Use Planned Dev' (00-UNINCORPORATED)
 Legal Description: SENECA PROPERTY MUPD PAR A Total SF: 0 Acres 4.0741

2020 Values (Current)

Improvement Value	\$0	Ad Valorem	\$49,802
Land Value	\$2,839,472	Non Ad Valorem	\$248
Total Market Value	\$2,839,472	Total Tax	\$50,050
Assessed Value	\$2,839,472	2021 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$2,839,472	Applicants	
No Details Found			

All values are as of January 1st each year.

Building Footprint (Building 0)

No Image Found

Subarea and Square Footage (Building 0)

Description	Area	Sq. Footage
No Data Found.		

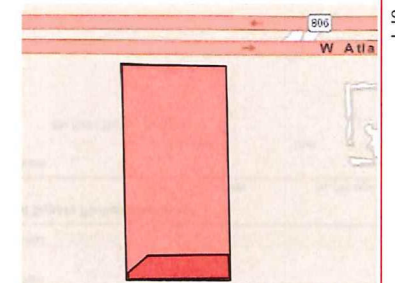
Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 0)

Description

MAP



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

3/21/2021

Property Detail

Location Address	
Municipality	UNINCORPORATED
Parcel Control Number	00-42-46-20-19-023-0000
Subdivision	SENECA PROPERTY MUPD
Official Records Book	31188
Sale Date	JAN-2020
Legal Description	SENECA PROPERTY MUPD TR W-1 K/A STORMWATER MGMT & DRAINAGE

Page 1144

Owner Information

Owners	Mailing address
PEBB ATLANTIC LLC	7900 GLADES RD STE 600 BOCA RATON FL 33434 4105

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2020	\$4,235,500	31188 / 01144	WARRANTY DEED	PEBB ATLANTIC LLC

Exemption Information

No Exemption information available

Property Information

Number of Units	
*Total Square Feet	0
Acres	0.4346
Use Code	9500 - RIVER/LAKES
Zoning	MUPD - Multiple Use Planned Dev' (00-UNINCORPORATED)

Appraisals

Tax Year	2020	2019	2018
Improvement Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Total Market Value	\$0	\$0	\$0

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2020	2019	2018
Assessed Value	\$0	\$0	\$0
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Taxes

Tax Year	2020	2019	2018
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$0	\$0	\$0
Total tax	\$0	\$0	\$0

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

Property Detail

Parcel Control Number:	00-42-46-20-19-023-0000	Location Address:	
Owners:	PEBB ATLANTIC LLC		
Mailing Address:	7900 GLADES RD STE 600,BOCA RATON FL 33434 4105		
Last Sale:	JAN-2020	Book/Page#:	31188 / 1144
Property Use Code:	9500 - RIVER/LAKES	Zoning:	MUPD - Multiple Use Planned Dev' (00-UNINCORPORATED)
Legal Description:	SENECA PROPERTY MUPD TR W-1 K/A STORMWATER MGMT & DRAINAGE	Total SF:	0
		Acres	0.4346

2020 Values (Current)

Improvement Value	\$0
Land Value	\$0
Total Market Value	\$0
Assessed Value	\$0
Exemption Amount	\$0
Taxable Value	\$0

All values are as of January 1st each year.

2020 Taxes

Ad Valorem	\$0
Non Ad Valorem	\$0
Total Tax	\$0

2021 Qualified Exemptions

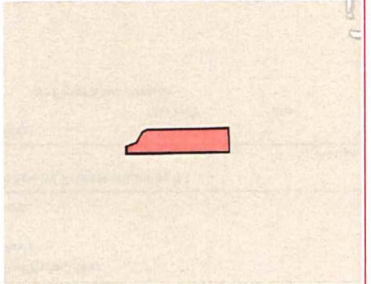
No Details Found	
Applicants	
No Details Found	

Building Footprint (Building 0)

Description	Area	Sq. Footage
No Data Found.		

No Image Found

Structural Details (Building 0)

Description	MAP
	

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

3/21/2021

Property Detail

Location Address 8778 ATLANTIC AVE
 Municipality UNINCORPORATED
 Parcel Control Number 00-42-46-20-01-000-0130
 Subdivision PALM BEACH FARMS CO PL 1 SUB IN P8 2 PGS 26 TO 28 INC
 Official Records Book 32041 Page 1111
 Sale Date DEC-2020
 Legal Description PALM BEACH FARMS CO PL 1 TR 13 (LESS N 52.49 FT L-34 CNL R/W) & TR 20 IN SEC 20

Owner Information

Owners Mailing address
 PEBB ATLANTIC II LLC & SOCRO LLC 7900 GLADES RD STE 600
 BOCA RATON FL 33434 4105

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2020	\$2,100,000	32041 / 01111	WARRANTY DEED	PEBB ATLANTIC II LLC & US LANDVEST CORP
DEC-1996	\$130,500	09555 / 01927	TAX DEED	
JAN-1989	\$100	05938 / 01322	QUIT CLAIM	
SEP-1987	\$100	05460 / 00713	QUIT CLAIM	

Exemption Information

No Exemption information available

Property Information

Number of Units 0
 *Total Square Feet 0
 Acres 9.6259
 Use Code 0000 - VACANT
 Zoning AGR-PUD - Agricultural Reserve PUD (00-UNINCORPORATED)

Appraisals

Tax Year	2020	2019	2018
Improvement Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Total Market Value	\$116,800	\$116,800	\$116,800

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2020	2019	2018
Assessed Value	\$116,800	\$116,800	\$116,800
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$116,800	\$116,800	\$116,800

Taxes

Tax Year	2020	2019	2018
Ad Valorem	\$2,049	\$2,074	\$2,010
Non Ad Valorem	\$743	\$2,885	\$2,885
Total tax	\$2,792	\$4,959	\$4,895

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

Property Detail

Parcel Control Number: 00-42-46-20-01-000-0130 Location Address: 8778 ATLANTIC AVE
 Owners: PEBB ATLANTIC II LLC ,SOCRO LLC
 Mailing Address: 7900 GLADES RD STE 600,BOCA RATON FL 33434 4105
 Last Sale: DEC-2020 Book/Page#: 32041 / 1111 Price: \$2,100,000
 Property Use Code: 0000 - VACANT Zoning: AGR-PUD - Agricultural Reserve PUD (00-UNINCORPORATED)
 Legal Description: PALM BEACH FARMS CO PL 1 TR 13 (LESS N 52.49 FT L-34 CNL R/W) & TR 20 IN SEC 20 Total SF: 0 Acres: 9.6259

2020 Values (Current)

Improvement Value	\$0	Ad Valorem	\$2,049
Land Value	\$0	Non Ad Valorem	\$743
Total Market Value	\$116,800	Total Tax	\$2,792
Assessed Value	\$116,800	2021 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$116,800	Applicants	
		No Details Found	

All values are as of January 1st each year.

Building Footprint (Building 0)

No Image Found

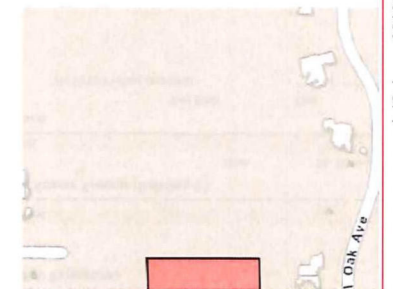
Subarea and Square Footage (Building 0)

Description	Area	Sq. Footage
Extra Features		
Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 0)

Description

MAP



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

3/2/2021

Exhibit 3: Trip Generation Rates

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Palm Beach County Trip Generation Rates

(Effective with traffic studies submitted to the County on or after 4/15/2019)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	In/Out	AM Peak Hour Rate/Equation	PM Peak Hour In/Out	PM Peak Hour Rate/Equation
Industrial	Light Industrial	110	1000 S.F.	4.96	10%	88/12	0.7	13/87	0.63
	Warehouse	150	1000 S.F.	1.74	10%	77/23	0.17	27/73	0.19
	Flex Space - IND FLU	PBC	1000 S.F.	7.86	10%	64/36	1.53	40/60	1.21
	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
Residential	Single Family Detached	210	Dwelling Unit	10	0%	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
	Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	5.44	0%	26/74	0.36	61/39	0.44
	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
	Health Club	492	1000 S.F.	32.93	5%	50/50	1.41	57/43	3.53
Institutional	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
	High School	530	Students	2.03	0%	67/33	0.52	48/52	0.14
	Private School (K-8)	534	Students	Use Private K-12 rate	0%	55/45	0.91	46/54	0.26
	Private School (K-12)*	536	Students	2.48	0%	61/39	0.80	43/57	0.17
	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
	Nursing Home	620	Beds	3.06	10%	72/28	0.17	33/67	0.22
Office	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
	Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	83/18	1.92	32/68	2.45
	Medical Office	720	1000 S.F.	34.8	10%	78/22	2.78	28/72	3.46
	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

Palm Beach County Trip Generation Rates

(Effective with traffic studies submitted to the County on or after 4/15/2019)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	In/Out	AM Peak Hour Rate/Equation	PM Peak Hour In/Out	PM Peak Hour Rate/Equation
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	N/A ^a	2.82	N/A ^a	8.06
	Nursery (Wholesale)	818	Acre	19.5 ^c	0%	N/A ^a	0.26	N/A ^a	0.45
	Landscape Services	PBC	Acre ^m	121.70	0%	40/60	34.4	58/42	15.1
	Gen. Commercial	820	1000 S.F.	$\ln(T) = 0.68 \ln(X) + 5.57^d$	Note e	62/38	0.94	48/52	$\ln(T) = 0.74 \ln(X) + 2.89^f$
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	1.87	40/60	2.43
	Automobile Parts Sales	843	1000 S.F.	55.34	28%	55/45	2.59	48/52	4.91
	Tire Store	848	1000 S.F.	28.52	28%	64/36	2.72	43/57	3.98
	Pharmacy + DT	881	1000 S.F.	109.16	50%	53/47	3.84	50/50	10.29
Services	Drive-In Bank ^g	912	1000 S.F.	100.03	47%	58/42	9.5	50/50	20.45
	Quality Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8
	High Turnover Sit-Down Rest.	932	1000 S.F.	112.18	43%	55/45	9.94	62/38	9.77
	Fast Food Restaurant w/o DT	933	1000 S.F.	346.23	45%	60/40	25.1	50/50	28.34
	Fast Food Restaurant + DT	934	1000 S.F.	470.95	49%	51/49	40.19	52/48	32.67
	Coffee/Donut Shop w/o DT	936	1000 S.F.	686.67 ^h	45%	51/49	101.14	50/50	36.31
	Coffee/Donut Shop + DT	937	1000 S.F.	820.38	49%	51/49	88.99	50/50	43.38
	Gas Station w/Convenience Store ⁱ	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note j	50/50	12.3*FP+15.5*(X)
	Carwash (Automated) ^k	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65

a) Weekend peak hour rate = 9.99 per 1,000 s.f. with a 48/52 directional split

b) To be used only when adjacent to hospital, for Med. Office square footage not to exceed 44% of the hospital square footage

c) Use caution when using because of very low sample data. Consult with the County before using.

d) For intensities under 10,000 s.f., use a rate of 125.61 / 1,000 S.F. instead of the equation.

e) Pass-by percent = 62% for 10,000 s.f. or less, otherwise = $83.18 - 9.30 * \ln(A)$ where A is 1,000 s.f. of leasable area

f) For intensities under 10,000 s.f., use a rate of 9.9 / 1,000 s.f. instead of the equation.

g) Use these rates for a drive-in bank with up to 4 drive-thru lanes (excl. ATM lane). For additional drive-thru lanes, use per lane rates from ITE Code 912 (124.76 daily, 8.83 AM, 27.15 PM. Use same in/out splits)

h) ITE rate NA. Rate derived using PM to Daily ratio for ITE Code 937

i) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.

j) Use PM rates

k) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate

l) Assume 50/50

m) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.

Modification History

3/26/2019: First published

3/2/2020: Added Landscape Services, modification history, edited formatting,

Exhibit 4: Policy 3.5-d Approvals

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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
www.pbcgov.com

**Palm Beach County
Board of County
Commissioners**

Mary Lou Berger, Mayor
Hal R. Valeche, Vice Mayor
Paulette Burdick
Shelley Vana
Steven L. Abrams
Melissa McKinlay
Priscilla A. Taylor

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

November 23, 2015

Juan F. Ortega, P.E., Ph.D.
Wantman Group, Inc.
400 Columbia Drive, Suite 110
West Palm Beach, Florida 33409

**RE: Round 2016-C
SEC Atlantic Avenue & Lyons Road
Policy 3.5-d Review**

Dear Juan:

Palm Beach County Traffic Division has reviewed the Comprehensive Plan Amendment Traffic Study for the proposed Future Land Use Amendment for the above referenced project prepared by Wantman Group, Inc. and dated October 2, 2015, 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:	SE Corner of Atlantic Ave & Lyons Rd
PCN:	00-42-46-20-01-000-0150; -0162
Size:	6.66 acres
Existing FLU:	AGR
Exist. Zoning:	AGR
Exist. Use:	Vacant
Exist. Potential:	Nursery
Proposed FLU:	CL
Prop. Zoning:	MUPD
Max Potential:	58,022 SF General Commercial
Net Daily Trips:	2,572
Net PH Trips:	29 (18/11) AM and 224 (107/117) PM

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

Please contact the Traffic Division at (561) 684-4030 with any questions.

Sincerely,

for Maria

Maria M. Tejera, P.E.
Senior Professional Engineer – Traffic Division

MMT:DS:saf

cc: Addressee
Maria M. Tejera, P.E. – Senior Professional Engineer, Traffic Division
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 Gen.
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SEC ATLANTIC AVENUE & LYONS ROAD

COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

Prepared for:

SANDY MARTIN

Prepared by:

WANTMAN GROUP, INC
400 Columbia Drive, Suite 110
West Palm Beach, FL 33409
(561) 478-8501 – Fax (561) 478-5012
www.wantmangroup.com



October 2nd, 2015



III. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current Agricultural Reserve to Commercial Low. The proposed intensity for the site would allow 58,022 SF of General Commercial uses. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity. The net Daily, AM and PM trips potentially generated due to the Proposed Future Land Use designation are 2,602, 31, and 227 trips respectively.

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

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
General Commercial	58,022 SF	4,767	35	21	56	200	216	416
Pass-By								
General Commercial	45.41% ¹	2,165	16	9	25	91	98	189
<i>Net Proposed FLU Trips</i>		<i>2,602</i>	<i>19</i>	<i>12</i>	<i>31</i>	<i>109</i>	<i>118</i>	<i>227</i>

¹ $83.18 - 9.30 \cdot \ln(A)$

IV. TRAFFIC IMPACT

Table 4 shows a comparison of the trip generation between the maximum intensity under the existing and proposed FLU. As can be seen in this table, both Daily and Peak-Hour traffic generated by the proposed maximum intensity is higher than the traffic generated by the current FLU.

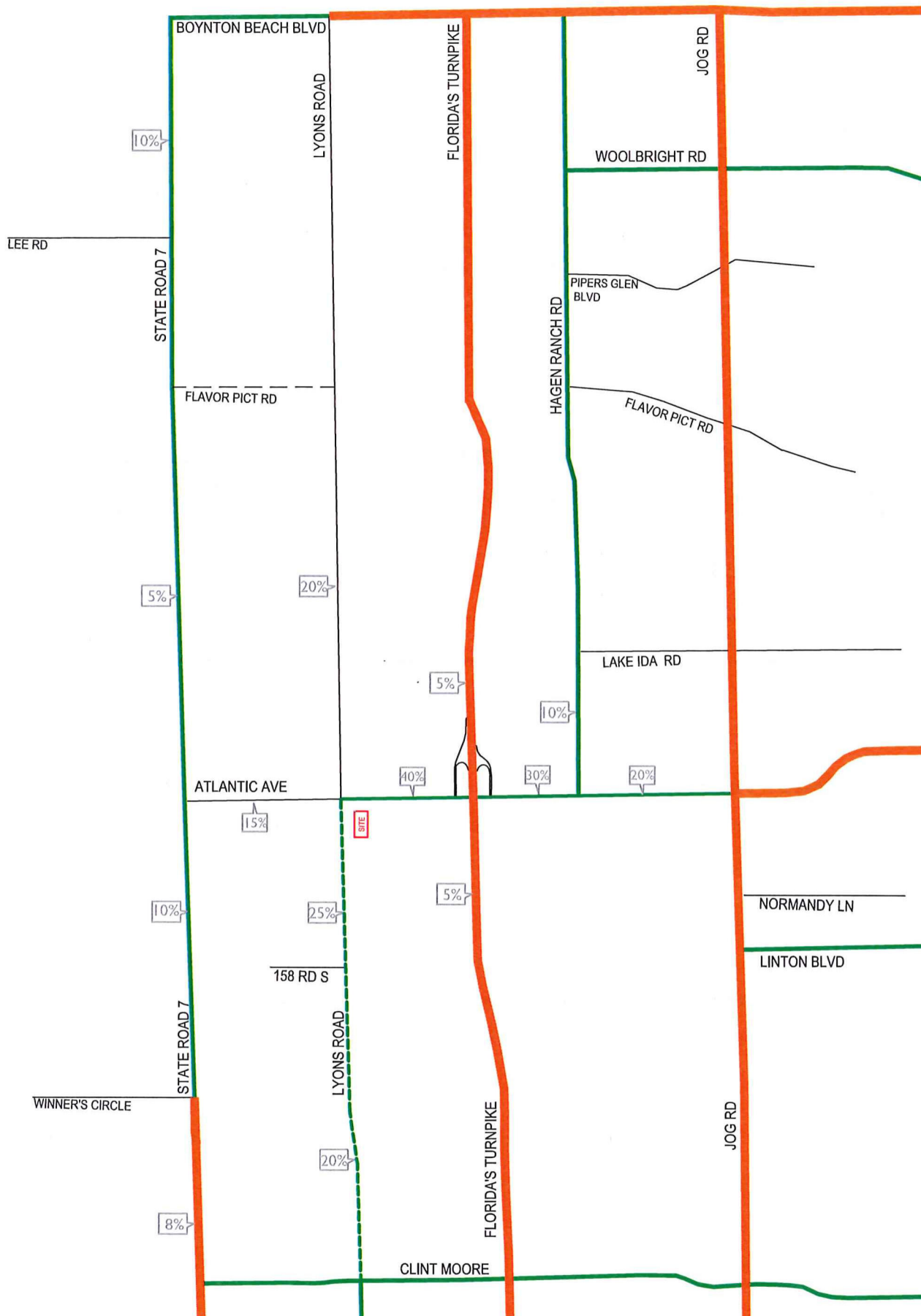
Table 4: Net Traffic Impact – Maximum Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	30	1	1	2	2	1	3
Maximum Intensity	2,602	19	12	31	109	118	227
<i>Net New Trips</i>	<i>2,572</i>	<i>18</i>	<i>11</i>	<i>29</i>	<i>107</i>	<i>117</i>	<i>224</i>

Pursuant to the **Test 2 – Five Year Analysis (2020)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B*, based on the peak hour trips from Table 3, a two (2) mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis for the Maximum Intensity.

Furthermore, given the net trip generation characteristics from Table 4, for **Long Range Analysis (2040)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, a one (1) mile radius needs to be considered for traffic impact analysis for the Maximum Intensity.

Figure 2 shows 2015 Daily volumes within a 2-mile RDI. Appendix B includes 2015 link counts provided by PBC – Traffic Division.



LEGEND	
2L	6L
3L	8L
4L	
PBC - Five-Year Transportation Improvement Program	

SEC ATLANTIC
&
LYONS

FIGURE 3:
TRAFFIC ASSIGNMENT



ORDINANCE NO. 2016 - 035

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ATLAS (FLUA) FOR THE SITE SPECIFIC AMENDMENT **FEURRING COMMERCIAL (LGA 2016-024)**, MODIFYING PAGE 102 OF THE FLUA FOR APPROXIMATELY 4.90 ACRES OF LAND, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF ATLANTIC AVENUE AND LYONS ROAD, BY CHANGING THE FUTURE LAND USE DESIGNATION FROM AGRICULTURAL RESERVE (AGR) TO COMMERCIAL LOW WITH AN UNDERLYING AGRICULTURAL RESERVE (CL/AGR); AND AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17;

WHEREAS, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

WHEREAS, Section 163.3184(2)(a), Florida Statutes, provides that comprehensive plan amendments shall follow the expedited state review process except as set forth in Section 163.3184(2)(b) and (c), Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners have initiated amendments to several elements of the Comprehensive Plan in order to promote the health, safety and welfare of the public of Palm Beach County; and

WHEREAS, the proposed amendments meet the requirements of Section 163.3184(3)(a), Florida Statutes, to be processed through the expedited state review process, and are being processed through the expedited state review process; and

WHEREAS, the Palm Beach County Local Planning Agency conducted its public hearings on March 11 and April 8, 2016 to review the proposed amendments to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendments to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on April 27, 2016 to review the recommendations of the Local Planning Agency, whereupon the Board of County Commissioners authorized transmittal of proposed amendments to the state land planning agency and review agencies pursuant to Chapter 163, Part II, Florida Statutes; and

1 **WHEREAS**, Palm Beach County received a letter from the state land planning
2 agency dated June 8, 2016 stating that the agency had identified no comments related to
3 important state resources and facilities within the Agency's authorized scope of review that
4 will be adversely impacted by the amendment contained in this ordinance if adopted; and

5 **WHEREAS**, on August 22, 2016 the Palm Beach County Board of County
6 Commissioners held a public hearing to consider adoption of the amendments; and

7 **WHEREAS**, the Palm Beach County Board of County Commissioners has
8 determined that the amendments comply with the requirements of the Community Planning
9 Act.

10 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
11 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

12 **Part I. Amendments to the 1989 Comprehensive Plan**

13 Amendments to the 1989 Comprehensive Plan are hereby adopted and attached to
14 this Ordinance is Exhibit 1:

15 **A. Future Land Use Atlas page 102** is amended as follows:

16 **Application: Feurring Commercial (LGA 2016-024)**

17 **Amendment:** From Agricultural Reserve (AGR) to Commercial Low with an underlying
18 Agricultural Reserve (CL/AGR),

19 **Location:** Southeast corner of Atlantic Avenue and Lyons Road,

20 **Size:** 4.90 acres approximately,

21 **Conditions:** None;

22 **Part II. Repeal of Laws in Conflict**

23 All local laws and ordinances applying to the unincorporated area of Palm Beach
24 County in conflict with any provision of this ordinance are hereby repealed to the extent of
25 such conflict.

26 **Part III. Severability**

27 If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for
28 any reason held by the Court to be unconstitutional, inoperative or void, such holding shall
29 not affect the remainder of this Ordinance.

30 **Part IV. Inclusion in the 1989 Comprehensive Plan**

31 The provision of this Ordinance shall become and be made a part of the 1989 Palm
32 Beach County Comprehensive Plan. The Sections of the Ordinance may be renumbered or
33 re-lettered to accomplish such, and the word "ordinance" may be changed to "section,"
34 "article," or any other appropriate word.

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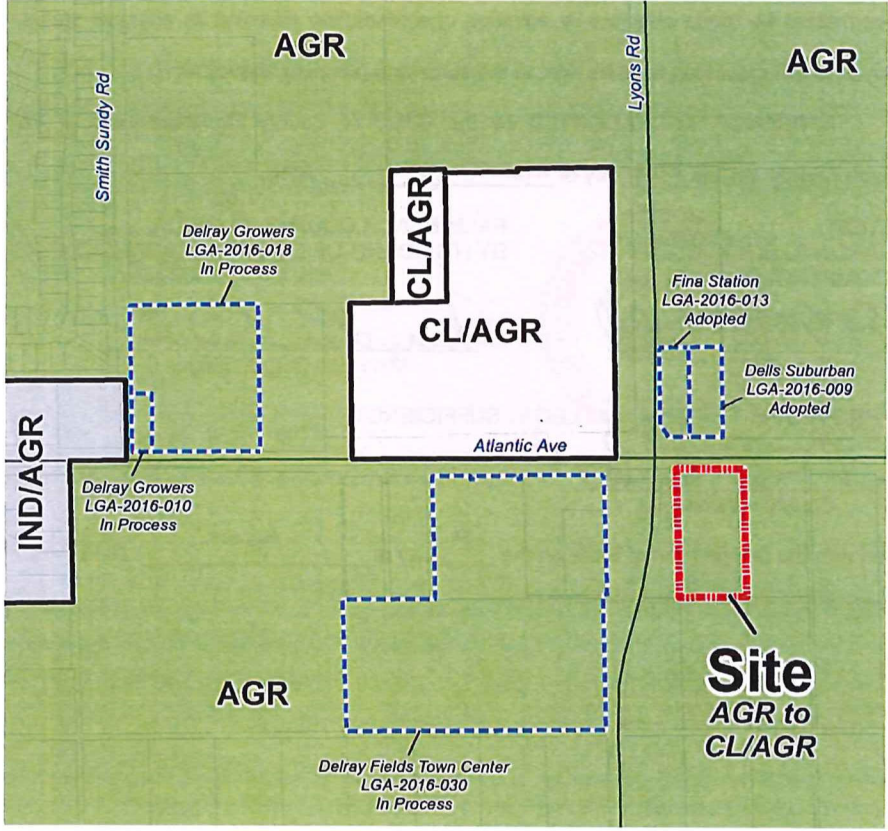
APPROVED AND ADOPTED by the Board of County Commissioners of Palm
County, on the 22nd day of August, 2016.

By Mary Lou Berger
Mary Lou Berger, Mayor

Filed with the Department of State on the 24 day of August, 2016.

EXHIBIT 1

A. Future Land Use Atlas page 102 is amended as follows:

Amendment No:	Feurring Commercial (LGA 2016-024)
Amendment:	From Agricultural Reserve (AGR) to Commercial Low with an underlying Agricultural Reserve (CL/AGR)
Location:	Southeast corner of Atlantic Avenue and Lyons Road
Size:	4.90 acres approximately
Property No:	00-42-46-20-01-000-0150
Conditions: None	
	

Legal Description:

Tract 15, THE PALM BEACH FARMS COMPANY PLAT NO. 1, according to the Plat thereof as recorded in Plat Book 2, Page 26 through 28, Public Records of Palm Beach County, Florida, lying within Section 20, Township 46 South, Range 42 East, LESS and EXCEPT the right-of-way of Atlantic Avenue and the Lake Worth Drainage District L-34 Canal.

Said lands situate in the Palm Beach County, Florida and containing 213,434 square feet (4.90 acres) more or less.



**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**

Mary Lou Berger, Mayor
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Paulette Burdick
Shelley Vana
Steven L. Abrams
Melissa McKinlay
Priscilla A. Taylor

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

May 11, 2016

Juan F. Ortega, P.E., Ph.D.
Wantman Group, Inc.
400 Columbia Drive, Suite 110
West Palm Beach, FL 33411

**RE: Round 2017-A
Seneca Property
PBC Comprehensive Plan LUE Policy 3.5-d Review**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the revised traffic study for the proposed Future Land Use Amendment for the above referenced project, dated April 15, 2016, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The study was performed by Wantman Group, Inc. The project is summarized as follows:

Location:	South of Atlantic Ave, E of Lyons Rd
PCN #:	00-42-46-20-01-000-0142
Size:	5 acres
Existing FLU:	AGR
Existing Zoning:	AGR
Existing Use:	Nursery, Row Crops
Existing Max Potential:	Retail Nursery=5 Acres
Proposed FLU:	CL
Proposed Use:	General Commercial = 43,560 sf
Prop. Zoning:	MUPD
Prop Max Potential:	General Commercial = 43,560 sf (using FAR=0.2)
Net Daily Trips:	1513
Net PH Trips:	8 AM (6/2), 138 PM (66/72)

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

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

Sincerely,

Quazi Bari, P.E.
Professional Engineer - Traffic Engineering

QAB:saf

cc: Addressee
Steve Graham – Wantman Group, Inc.
Lisa Amara – Senior Planner, Planning Division
Steve Bohovsky – Technical Assistant III, Traffic Division

File: General - TPS - Traffic Study Review
F:\TRAFFIC\Development Review\Comp Plan\17-A\Seneca Property Approval.docx

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SENECA PROPERTY

COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

Prepared for:

CBC SENECA CORP

Prepared by:

WANTMAN GROUP, INC
400 Columbia Drive, Suite 110
West Palm Beach, FL 33409
(561) 478-8501 – Fax (561) 478-5012
www.wantmangroup.com



Revised April 15, 2016
April 1, 2016



III. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current AgR to CL. The proposed intensity for the site would allow a maximum of 43,560 square feet of General Commercial uses. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity.

Table 3: Trip Generation – Proposed Future Land Use – Maximum Intensity

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
General Commercial	43,560 SF	3,957	26	16	42	165	178	343
Pass-By								
General Commercial	48.08% ¹	1,903	13	7	20	79	86	165
<i>Net Maximum FLU Trips</i>		<i>2,054</i>	<i>13</i>	<i>9</i>	<i>22</i>	<i>86</i>	<i>92</i>	<i>178</i>

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 2,054, 22, and 178 trips respectively.

¹ $83.18 - 9.30 * \ln(A)$
2016-04-15_Seneca Property_CPA Traffic Study

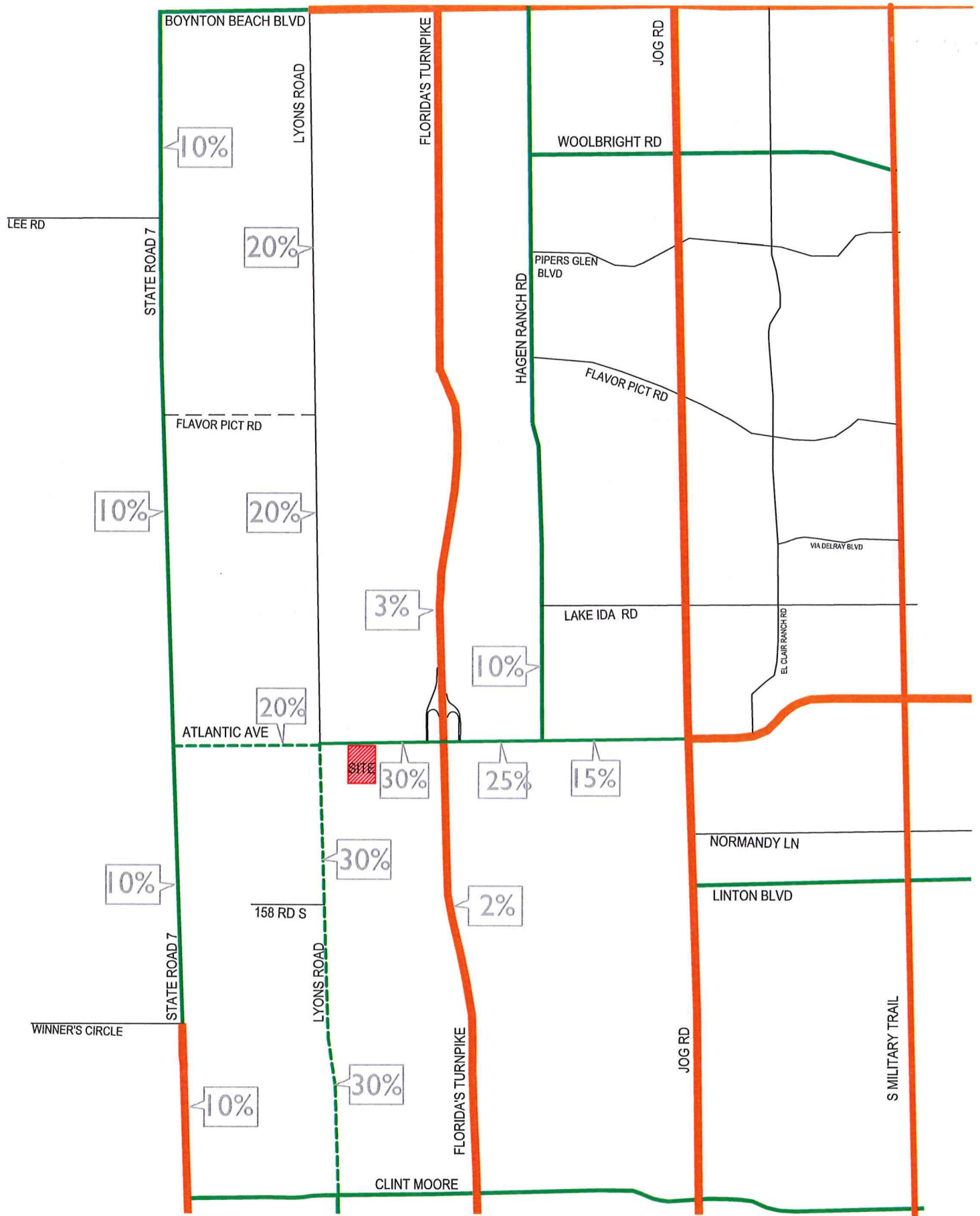
IV. TRAFFIC IMPACT

Table 4 shows a comparison of the trip generation between the Maximum Intensity under the existing and proposed FLU. As can be seen in Table 4, Daily and Peak-Hour traffic generated by the Maximum Intensity under the proposed FLU are higher than the traffic generated by the current FLU.

Table 4: Net Traffic Impact – Maximum Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	541	7	7	14	20	20	40
Maximum Intensity	2,054	13	9	22	86	92	178
<i>Net New Trips</i>	<i>1,513</i>	<i>6</i>	<i>2</i>	<i>8</i>	<i>66</i>	<i>72</i>	<i>138</i>

Figure 2 shows 2015 Daily volumes within a 2-mile RDI. Appendix C includes 2015 link counts provided by PBC – Traffic Division.



LEGEND	
2L	6L
3L	8L
4L	
PBC - Five-Year Transportation Improvement Program	

SENECA
PROPERTY

FIGURE 3:
TRAFFIC ASSIGNMENT



ORDINANCE NO. 2017 - 006

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ATLAS (FLUA) FOR THE SITE SPECIFIC AMENDMENT **SENECA COMMERCIAL (LGA 2017-001)**, MODIFYING PAGE 102 OF THE FLUA FOR APPROXIMATELY 4.51 ACRES OF LAND, GENERALLY LOCATED APPROXIMATELY 238 FT EAST OF THE SOUTHEAST CORNER OF ATLANTIC AVENUE AND LYONS ROAD, BY CHANGING THE FUTURE LAND USE DESIGNATION FROM AGRICULTURAL RESERVE (AGR) TO COMMERCIAL LOW WITH AN UNDERLYING AGRICULTURAL RESERVE (CL/AGR) WITH CONDITIONS; AND AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17;

WHEREAS, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

WHEREAS, Section 163.3184(2)(a), Florida Statutes, provides that comprehensive plan amendments shall follow the expedited state review process except as set forth in Section 163.3184(2)(b) and (c), Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners have initiated amendments to several elements of the Comprehensive Plan in order to promote the health, safety and welfare of the public of Palm Beach County; and

WHEREAS, the proposed amendments meet the requirements of Section 163.3184(3)(a), Florida Statutes, to be processed through the expedited state review process, and are being processed through the expedited state review process; and

WHEREAS, the Palm Beach County Local Planning Agency conducted its public hearing on September 9 and October 21, 2016 to review the proposed amendments to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendments to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on October 26, 2016 to review the recommendations of the Local Planning Agency, whereupon the Board of County Commissioners authorized transmittal of proposed amendments to the state land planning agency and review agencies pursuant to Chapter 163, Part II, Florida Statutes; and

1 **WHEREAS**, Palm Beach County received a letter from the state land planning
2 agency dated December 1, 2016 stating that the agency had identified no comments related
3 to important state resources and facilities within the Agency's authorized scope of review
4 that will be adversely impacted by the amendment contained in this ordinance if adopted;
5 and

6 **WHEREAS**, on January 30, 2017 the Palm Beach County Board of County
7 Commissioners held a public hearing to consider adoption of the amendments; and

8 **WHEREAS**, the Palm Beach County Board of County Commissioners has
9 determined that the amendments comply with the requirements of the Community Planning
10 Act.

11 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
12 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

13 **Part I. Amendments to the 1989 Comprehensive Plan**

14 Amendments to the 1989 Comprehensive Plan are hereby adopted and attached to
15 this Ordinance is Exhibit 1:

16 **A. Future Land Use Atlas page 102 is amended as follows:**

17 **Application: Seneca Commercial (LGA 2017-001)**

18 **Amendment:** From Agricultural Reserve (AGR) to Commercial Low with an underlying
19 Agricultural Reserve (CL/AGR),

20 **Location:** South side of Atlantic Avenue, approximately 238 feet east of Lyons Road,

21 **Size:** 4.51 acres approximately,

22 **Conditions:** See Exhibit 1;

23 **Part II. Repeal of Laws in Conflict**

24 All local laws and ordinances applying to the unincorporated area of Palm Beach
25 County in conflict with any provision of this ordinance are hereby repealed to the extent of
26 such conflict.

27 **Part III. Severability**

28 If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for
29 any reason held by the Court to be unconstitutional, inoperative or void, such holding shall
30 not affect the remainder of this Ordinance.

31 **Part IV. Inclusion in the 1989 Comprehensive Plan**

32 The provision of this Ordinance shall become and be made a part of the 1989 Palm
33 Beach County Comprehensive Plan. The Sections of the Ordinance may be renumbered or
34 re-lettered to accomplish such, and the word "ordinance" may be changed to "section,"
35 "article," or any other appropriate word.

1 **Part V. Effective Date**

2 The effective date of this plan amendment, if the amendment is not timely
3 challenged, shall be 31 days after the state land planning agency notifies the County that
4 the plan amendment package is complete. If timely challenged, this amendment shall
5 become effective on the date the state land planning agency or the Administration
6 Commission enters a final order determining this adopted amendment to be in compliance.
7 No development orders, development permits, or land uses dependent on this amendment
8 may be issued or commence before it has become effective. If a final order of
9 noncompliance is issued by the Administration Commission, this amendment may
10 nevertheless be made effective by adoption of a resolution affirming its effective status, a
11 copy of which resolution shall be sent to the state land planning agency.

12 **APPROVED AND ADOPTED** by the Board of County Commissioners of Palm
13 Beach County, on the 30th day of January, 2017.

14 ATTEST:
15 SHARON R. BOCK, CLERK
16 & COMPTROLLER

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY COMMISSIONERS

17 By 
18 Deputy Clerk

By 
Paulette Burdick, Mayor

19 **APPROVED AS TO FORM AND LEGAL SUFFICIENCY**

20 By 
21 County Attorney

22 Filed with the Department of State on the 7th day of February, 2017.

23 T:\Planning\AMEND\17-Admin\Ordinances\Ord-1-Seneca.docx

EXHIBIT 1

A. Future Land Use Atlas page 102 is amended as follows:

Amendment No:	Seneca Commercial (LGA 2017-001)
Amendment:	From Agricultural Reserve (AGR) to Commercial Low with an underlying Agricultural Reserve (CL/AGR)
Location:	South side of Atlantic Avenue, approx. 238 ft east of Lyons Road
Size:	4.51 acres approximately
Property No:	00-42-46-20-01-000-0142

Conditions: Development of commercial retail and/or office uses on the site are limited to a maximum of 38,538 square feet total.

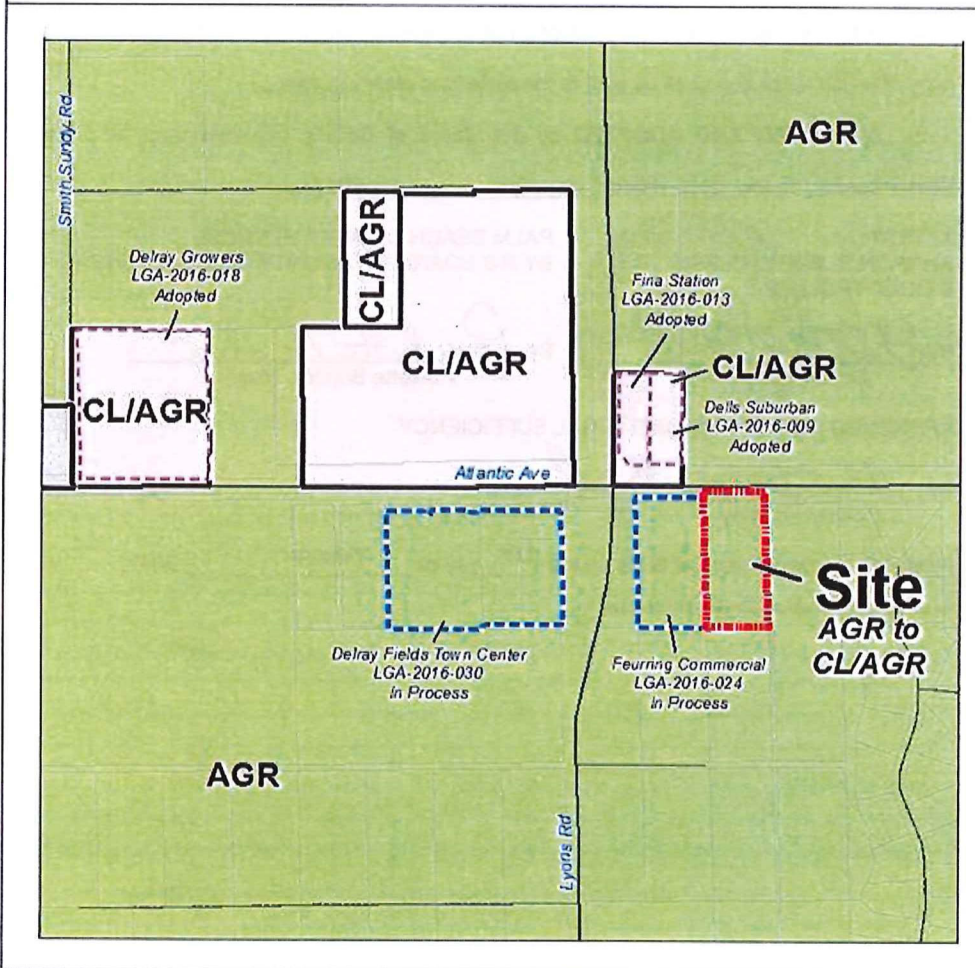


Exhibit 5: Conceptual Site Plan

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APPLICATION NAME	ATLANTIC AIG COMMERCIAL AND SELF-STORAGE	
APPLICANT NAME	TBC	
PROJECT NUMBER	2000-000303	
TIER	A	
EXISTING FUTURE LAND USE DESIGNATION	Agriculture	
PROPOSED FUTURE LAND USE DESIGNATION	CL (C) INCL	
EXISTING ZONING DISTRICT	Agriculture	
PROPOSED ZONING DISTRICT	PUPD	
PROPOSED VACANT LAND	00-40-46-01-006-013	
PROPERTY CONTACT NAME	YONAH KATZ	
EXISTING ZONING	Agriculture	
PROPOSED USE	RETAIL / CAR WASH / SELF-SERVICE STORAGE	
	MULTI-ACCESS	
SITE AREA	9,890 AC.	
GROSS FLOOR AREA	111,890 S.F.	
SELF-SERVICE STORAGE, MULTI-ACCESS	94,900 S.F.	
CAR WASH	2,230 S.F.	
RETAIL	9,100 S.F.	
BUILDING HEIGHT, MAXIMUM 35'		
TOTAL PARKING REQUIRED	98 SPS	
SP / 100 S.F.	1.5	
CAR WASH (1 SP / 200 SP)	1.75	
SELF STORAGE (1 SP / 200 BAYS, MIN 5 SP)	1.5	
ADA (INCL. IN TOTAL)	6.5	
TOTAL PARKING PROVIDED	179 SPS	
ADA (INCL. IN TOTAL)	6.5	
USABLE OPEN SPACE REQUIRED	5.50 AC.	
(5% OF DEVELOPMENT AREA PER ART. 16.38.14)		
USABLE OPEN SPACE PROVIDED	5.50 AC.	
PERVIOUS AREA	2.80 AC. (28%)	
TRAFFIC ANALYSIS ZONE		

	LOT DIMENSIONS			MAX. BLDG COVER	MIN. SETBACKS			
	SIZE	WIDTH/FRONTAGE	DEPTH		FRONT	SIDE	SIDE STREET	REAR
REQUIRED	5 AC.	300'	300'	30%	25'	C-15' R-30'	25'	C-30' R-30'
PROPOSED	9.89 AC.	331.47'	1302.17'	15%	155'	30'	N/A	218'

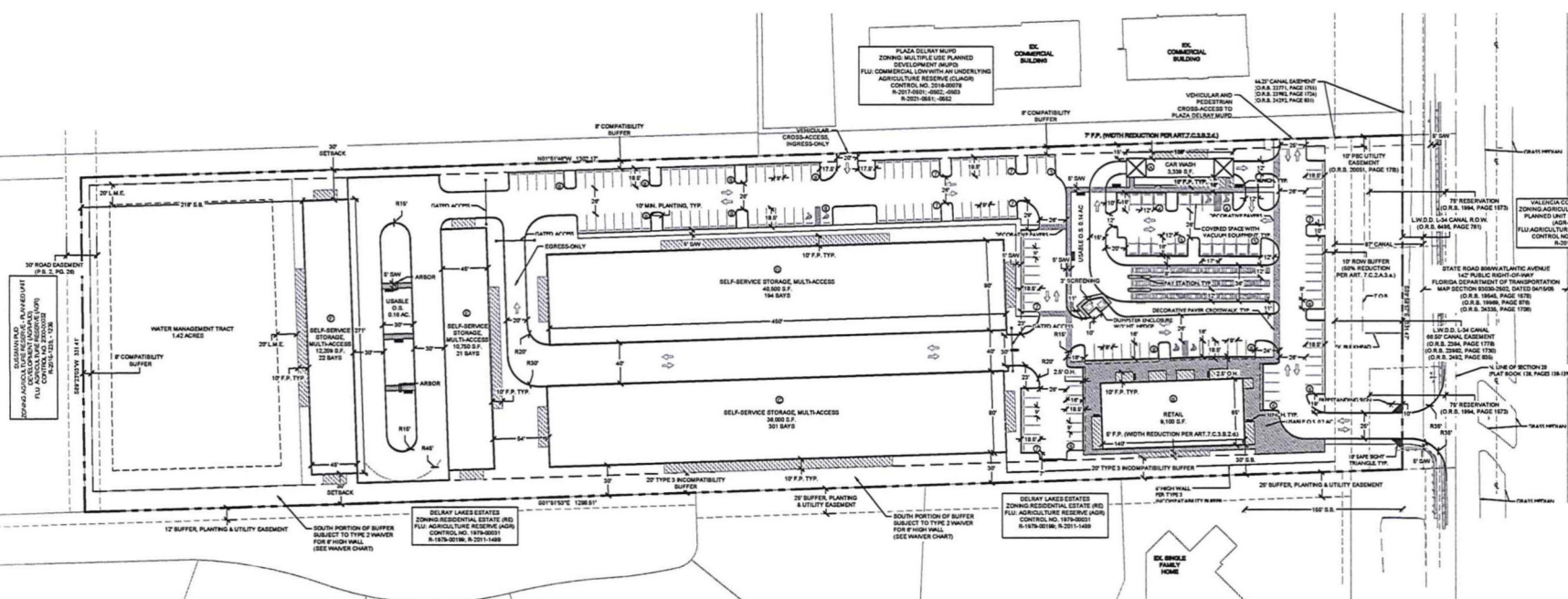
RETAIL	9,100 S.F.
SELF-SERVICE STORAGE, MULTI-ACCESS	99,459 S.F. (538 BAYS)
CAR WASH	3,339 S.F.

CONCURRENCY IS RESERVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN.

FACADE	FACADE LENGTH	BUILD A	BUILD B	BUILD C	BUILD D	BUILD E
FRONT (WEST)	P.F. REQUIRED (50% OF LENGTH)	62.6	70	0	23.6	22.6
	P.F. PROVIDED	0	0	0	23.6	22.6
REAR (EAST)	FACADE LENGTH	120.6	142	482	452	48
	P.F. REQUIRED (50% OF LENGTH)	62.6	70	236	0	23.6
	P.F. PROVIDED	0	0	236	0	23.6
LEFT SIDE (SOUTH)	P.F. REQUIRED (50% OF LENGTH)	73.6	80	0	23.6	23.6
	P.F. PROVIDED	0	0	0	23.6	23.6
RIGHT SIDE (NORTH)	FACADE LENGTH	13.6	19	80	90	23.6
	P.F. REQUIRED (50% OF LENGTH)	6.8	9.5	40	45	11.8
	P.F. PROVIDED	0	0	0	0	0

CODE SECTION	REQUIRED	PROVIDED	WAIVER
ART. 3.3.B.2.d. LANDSCAPE BUFFERS	6' HIGH OPAQUE WALL IN TYPE 3 COMPATIBILITY BUFFER ADJACENT TO EAST P.L.	32" L.F. OF WALL ADJACENT TO DEVELOPMENT NORTH OF SELF STORAGE BLDG C. NO WALL PROVIDED FROM NORTH SIDE OF SELF STORAGE BLDG C. TO SOUTH P.L. (909 L.F.)	ELIMINATION OF 909 L.F. OF WALL WITHIN TYPE 3 INCOMPATIBILITY BUFFER ADJACENT TO EAST P.L.

US 41/1007
110th Ave
41st Avenue, Bus
SITE
FL TURPANE
N
0 25 50 100
SCALE: 1" = 50'



AC = ACRES	OH = OVERHANG
ADT = AVERAGE DAILY TRIPS	OS = OPEN SPACE
B.D.E. = BUFFER DRAINAGE EASEMENT	PL = PLANT BOOK
C = CENTER OF LOT	PL = PROPERTY LINE
C & G = CURB & GUTTER	POS = POINT OF SERVICE
D = DROP-OFF SPACE	REST. = RESTAURANT
D.O. = DRAINAGE EASEMENT	R.O.W. = RIGHT OF WAY
EX = EXISTING	S.B. = SETBACK
F.P. = FOUNDATION PLANTING	S.W.E. = SIDEWALK EASEMENT
F.P.L. = FLORIDA POWER AND LIGHT	S.D.L. = SIDEWALK
INC. = INCAPABILITY	S.F. = SQUARE FEET
L.A.E. = LIMITED ACCESS EASEMENT	SP = SPACE
L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT	T.B.A. = TO BE ABANDONED
L.W.B.E. = LAKE WALKER BUFFER	T.R. = TO REMAIN
L.M. = LAKE MAINTENANCE EASEMENT	U.E. = UTILITY EASEMENT
L.S. = LOADING SPACE	
L.W.D. = LAKE WALKER DRAINAGE DISTRICT	

SHEET
SP-1

[illegible]

35 Vista Parkway, West Palm Beach, FL 33411
Phone No. 888.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7056

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Exhibit 6: Five Year Work Program

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FDOT Emergency Travel Alert: For information on the current situation, please visit the following page - [Alerts](#).



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Web Application

Office of Work Program and Budget

Five Year Work Program

Selection Criteria	
District 04 (Updated: 3/3/2021-21.11.00) Item Number:229658-4	2021-2026 G1 Palm Beach County Description Contains:ATLANTIC

Transportation System Description	Fiscal Year:	District 2021	Length 2022	Type of Work 2023	Item 2024	2025	2026
INTRASTATE STATE HIGHWAY		District 04 - Palm Beach County	2.185	ADD LANES & RECONSTRUCT	229658-4		
SR-806/ATLANTIC AVE FROM WEST OF SR-7/US-441 TO EAST OF LYONS ROAD							
Highways /PD & E (On-Going)							
Highways /Preliminary Engineering (On-Going)		\$65,258					
Highways /Right of Way (On-Going)		\$628,264	\$7,146,937	\$5,457,750			
Highways /Railroad & Utilities			\$150,000				
Highways /Construction					\$14,654,923		
Highways /Environmental (On-Going)		\$58,500					

Application Home: [Work Program](#)
Office Home: [Office of Work Program and Budget](#)

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- [MyFlorida.com](#)
- [Performance](#)
- [Statement of Agency](#)
- [Web Policies & Notices](#)



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Florida Department of Transportation

Consistent, Predictable, Repeatable

Exhibit 7: 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
3886	935131	A1A	SR-80	Ocean Blvd	2	2	17,445	12,657	14,911	13,600	12,897	13,727	15,900
3918	935131	A1A	Ocean Blvd	Worth Ave	4	4	12,421	15,200	12,123	13,600	12,897	13,727	12,900
3884	938526	A1A	Worth Ave	Royal Palm Way	2	2	17,445	-	6,900	10,200	5,791	6,676	8,000
3916	935138	A1A	Royal Palm Way	US 1	4	4	15,180	10,505	13,750	11,000	7,211	8,157	14,700
2801	930328	A1A	US 1	S Harbor Dr	4	4	22,338	14,700	22,954	15,800	13,642	18,166	27,500
2846	935134	A1A	S Harbor Dr	Bimini Ln	2	2	10,000	10,085	15,204	12,600	4,731	5,749	16,200
2842	935134	A1A	Bimini Ln	Island Dr	2	2	12,363	-	11,400	12,600	4,731	5,749	12,400
2816	930666	A1A	Island Dr	Lost Tree Village	2	2	10,920	10,278	9,117	10,300	4,771	5,732	10,100
2809	935290	A1A	Lost Tree Village	US 1	2	2	16,711	16,729	18,492	13,900	7,980	9,285	19,800
1314	938549	A1A	Donald Ross Rd	Marcinski Rd	2	2	5,742	5,466	4,210	4,257	3,214	3,274	4,300
1818	930088	A1A	Marcinski Rd	Ocean Way	2	2	6,000	-	4,867	5,339	1,267	1,310	4,900
1812	930088	A1A	Ocean Way	Indiantown Rd	2	2	9,047	7,801	6,475	6,789	1,267	1,310	6,500
1804	937366	A1A	Indiantown Rd	US 1	2	2	10,915	10,087	9,079	10,172	5,616	6,057	9,500
1809	935232	A1A	US 1	Jupiter Inlet Colony	2	2	6,993	6,920	7,322	7,957	6,054	6,799	8,200
1306	930746	A1A	Jupiter Inlet Colony	Martin County Line	2	2	2,203	2,341	2,501	2,200	2,228	3,167	3,600
	937495	AIRPORT RD	Main St	Duda Rd	2	2			-	-	2,394	2,929	2,900
7017	930080	AIRPORT RD	SR-715	Main St	2	2		-	5,800	5,700	2,529	3,443	6,700
	937471	AIRPORT RD	Duda Road	Cr-880	2	2			-	-	598	893	900
6880	937414	AIRPORT RD	Glades Rd	Spanish River Blvd	2	2	7,225	8,060	10,661	9,836	11,851	12,160	10,900
6908	937414	AIRPORT RD	Spanish River Blvd	Section Line	4	4		-	7,400	11,000	11,851	12,160	7,700
	937680	ALEMEDA DR	Kirk Rd	Congress Ave	2	2			-	-	2,354	2,996	3,000
5403	930427	ATLANTIC AVE	SR-7	Lyons Rd	2	4	14,702	13,478	16,435	18,896	11,391	11,007	16,100
5101	935210	ATLANTIC AVE	Lyons Rd	Turnpike	4	6	21,156	18,619	29,886	34,770	20,653	26,919	36,200
5209	935209	ATLANTIC AVE	Turnpike	Hagen Ranch Rd	4	6	34,081	32,206	38,529	45,436	32,617	37,813	44,700
5643	937199	ATLANTIC AVE	Hagen Ranch Rd	Jog Rd	4	6	36,415	32,777	36,572	39,360	32,830	45,914	51,100
5631	937198	ATLANTIC AVE	Jog Rd	El Clair Ranch Rd	6	6	40,036	33,426	40,737	42,426	29,335	34,319	45,700
5637	930424	ATLANTIC AVE	El Clair Ranch Rd	Military Tr	6	6	42,199	36,522	44,644	46,963	34,278	42,575	52,900
5609	930423	ATLANTIC AVE	Military Tr	Barwick Rd	6	6	40,873	36,580	41,810	43,458	33,882	44,143	54,500
5659	937200	ATLANTIC AVE	Barwick Rd	Congress Ave	6	6	38,363	40,012	44,038	44,682	42,099	51,601	54,000
5211	935017	ATLANTIC AVE	Congress Ave	I-95	6	6	37,485	44,769	49,366	47,500	48,708	55,612	56,400
5309	930052	ATLANTIC AVE	I-95	SW 11th Ave	4	4	34,140	41,904	46,557	42,500	37,449	43,268	53,800
	935019	ATLANTIC AVE	SW 11th Ave	SW 8th Ave	4	4			-	-	28,450	31,020	31,000
5815	935021	ATLANTIC AVE	SW 8th Ave	Swinton Ave	4	4	28,429	23,780	27,464	-	27,038	29,467	29,900
5817	935022	ATLANTIC AVE	Swinton Ave	US-1	2	2	12,252	13,213	12,015	9,000	5,215	6,111	12,900
5805	935023	ATLANTIC AVE	US-1	ICWW	4	4	16,098	15,267	15,106	-	6,472	7,626	16,300
	930681	ATLANTIC AVE	ICWW	A1A	4	4			-	-	6,017	6,285	6,300
3658	935124	AUSTRALIAN AVE	Southern Blvd	PBIA (Turnage Blvd)	6	6	42,688	34,200	34,707	33,411	39,675	49,799	43,600
3610	937361	AUSTRALIAN AVE	PBIA (Turnage Blvd)	Belvedere Rd	6	6	40,651	30,963	33,550	40,365	46,637	55,927	42,800
3309	937360	AUSTRALIAN AVE	Belvedere Rd	Okeechobee Bl	4	4	32,970	25,329	28,309	33,481	32,248	43,762	38,400
3850	937190	AUSTRALIAN AVE	Okeechobee Bl	Banyan Blvd	6	6	44,002	33,311	33,703	38,000	34,116	43,395	42,900

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

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Exhibit 8: Active FLUA Amendments

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Active Amendments Map



Amendments in Process

Privately Proposed Text Amendments



4 Plaza Delray



5 Atlantic Avenue Medical



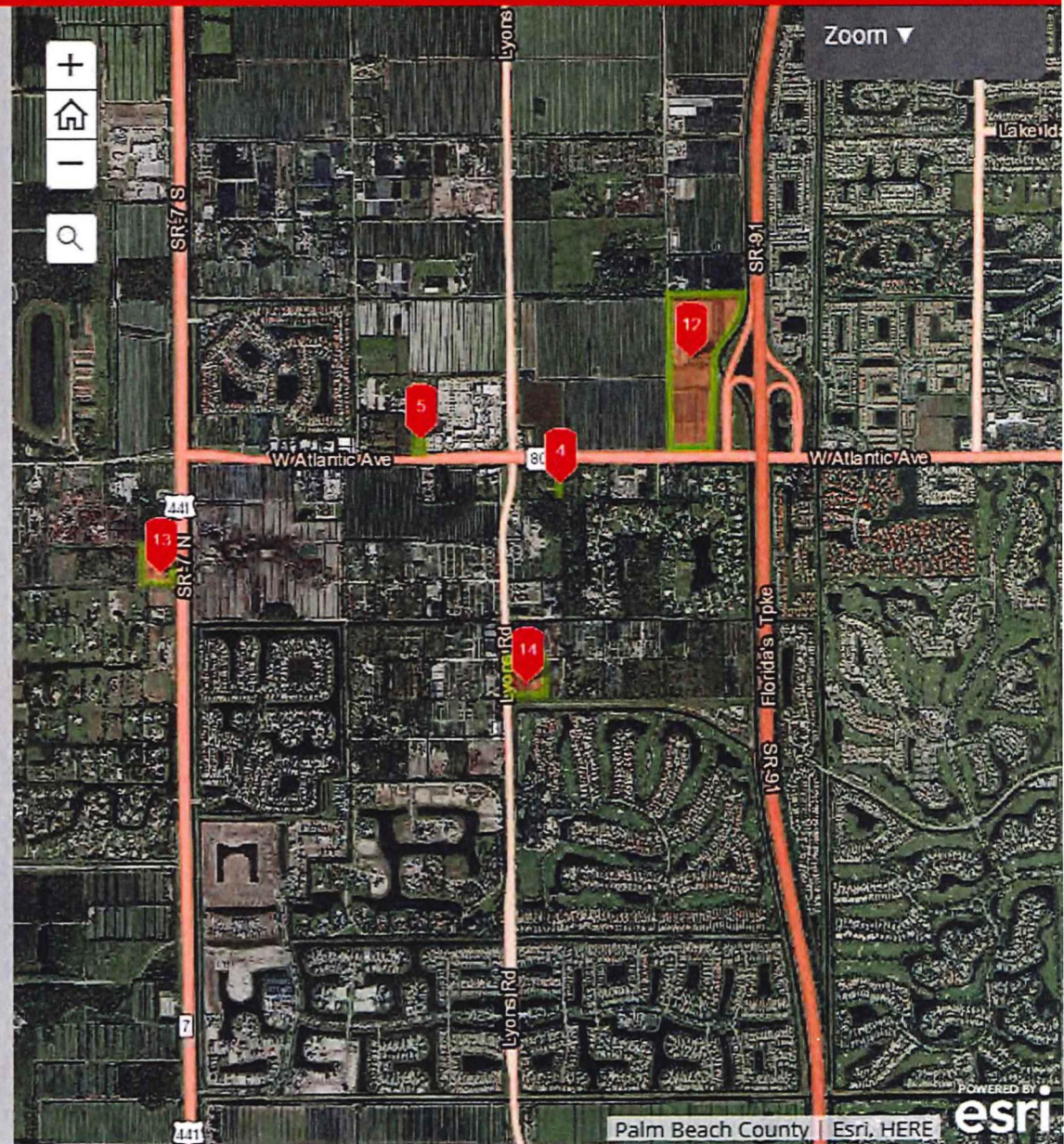
12 Star Key Industrial Park



13 Sunflower Light Industrial



14 All Seasons Delray



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Future Land Use Atlas Amendment

Plaza Delray (LGA 2021-06)



Site Data

Size: 0.33 acres
 Existing Use: Vacant
 Proposed Use: Surface Parking
 Current FLU: AGR
 Proposed FLU: CL/AGR

Future Land Use Designations

AGR Agricultural Reserve
 CL/AGR Commercial low, underlying AGR
 IND/AGR Industrial, underlying AGR

Date: 7/27/20
 Contact: PBC Planning
 Filename: Amend21-A/Site/21-06
 Note: Map is not official, for presentation purposes only.

Site In Process
 AG Preserves

180 0 180 360 Feet



Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300



Exhibit 4
Applicant's Public Facilities Table

Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Per the pre-application meeting with county planning staff, it was determined that a traffic study was not required for this request	
Maximum Trip Generation		
Net Daily Trips:		
Net PH Trips:		
Significantly impacted roadway segments that fail Long Range		
Significantly impacted roadway segments for Test 2		
Traffic Consultant		
B. Mass Transit Information		
Nearest Palm Tran Route (s)	# 81 - Via Atlantic Ave - Delray Beach Crosstown (1.3 miles)	
Nearest Palm Tran Stop	# 6409 Oriole Plaza (1.4 miles)	
Nearest Tri Rail Connection	Tri-Rail Commuter Connector: BR-1 (6 miles)	
C. Portable Water & Wastewater Information		
Potable Water & Wastewater Providers	The subject property is located within Palm Beach County Utility department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service for the existing land use of AGR and the proposed change to CL/AGR for PCN 00-42-46-20-01-000-0141.	
Nearest Water & Wastewater Facility, type/size	The nearest potable water is a 12" watermain located west of the subject property and a 42" watermain located within Atlantic Avenue adjacent to the subject property. The nearest sanitary sewer connection is a 4" force main located west of the subject property	

Future Land Use Atlas Amendment

Atlantic Avenue Medical (LGA 2021-008)



Site Data

Size: 2.05 acres
 Existing Use: Preserve Parcel / Vacant
 Proposed Use: Commercial Office
 Current FLU: Agricultural Reserve (AGR)
 Proposed FLU: Commercial Low Office, underlying Agricultural Reserve (CL-O/AGR)

Future Land Use Designations

AGR Agricultural Reserve
 CL/AGR Commercial low, underlying AGR
 IND/AGR Industrial, underlying AGR

Date: 7/27/20
 Contact: PBC Planning
 Filename: Amend/21-A/Site/21-06
 Note: Map is not official, for presentation purposes only.



240 0 240 480 Feet



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and Public Works**

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West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

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Melissa McKinlay

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September 2, 2020

Robert Frederick Rennebaum, P.E.
Simmons & White
2581 Metrocentre Boulevard West, Suite 3
West Palm Beach, FL 33407

**RE: Atlantic Avenue Medical
FLUA Amendment Policy 3.5-d Review
Round 2020-21-A**

Dear Mr. Rennebaum:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above referenced project, revised August 6, 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:	North side of Atlantic Avenue, west of Lyons Road	
PCN:	00-42-46-18-09-003-0000	
Acres:	2.05 acres	
	Current FLU	Proposed FLU
FLU:	Agricultural Reserve (AGR)	Commercial Low (CL)/Agricultural Reserve (AGR)
Zoning:	Traditional Marketplace Development (TMD)	Community Commercial (CC)
Density/ Intensity:	2.05 acre	0.20 FAR
Maximum Potential:	Nursery (Garden Center) = 2.05 acres	General Commercial = 17,860 SF
Proposed Potential:	None	None
Net Daily Trips:	591 (maximum – current)	
Net PH Trips:	7 (5/2)AM, 66 (32/34) PM (maximum)	
<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



Robert Frederick Rennebaum, P.E.

September 2, 2020

Page 2

impacts of the proposed amendment **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **maximum potential** density shown above. Please note the proposed change will have no significant impact for both long range and Test 2 analyses.

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

Sincerely,

A handwritten signature in blue ink, appearing to be "DYS", is written below the word "Sincerely,".

Dominique Simeus, P.E.

Professional Engineer

Traffic Division

DS/rb

cc: Addressee

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division

Steve Bohovsky – Technical Assistant III, Traffic Division

Lisa Amara – Principal 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-A\Atlantic Avenue Medical.docx

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FUTURE LAND USE AMENDMENT APPLICATION TRAFFIC STATEMENT

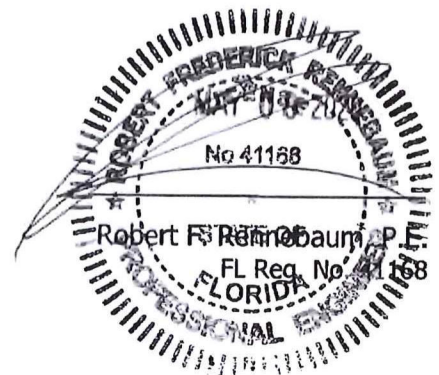
**ATLANTIC AVENUE MEDICAL
2.05 ACRE FLUA
PALM BEACH COUNTY, FLORIDA**

Prepared for:

Mr. Garret Bender
506 Andrews Avenue
Delray Beach, Florida 33483

Job No. 20-038

Date: May 8, 2020

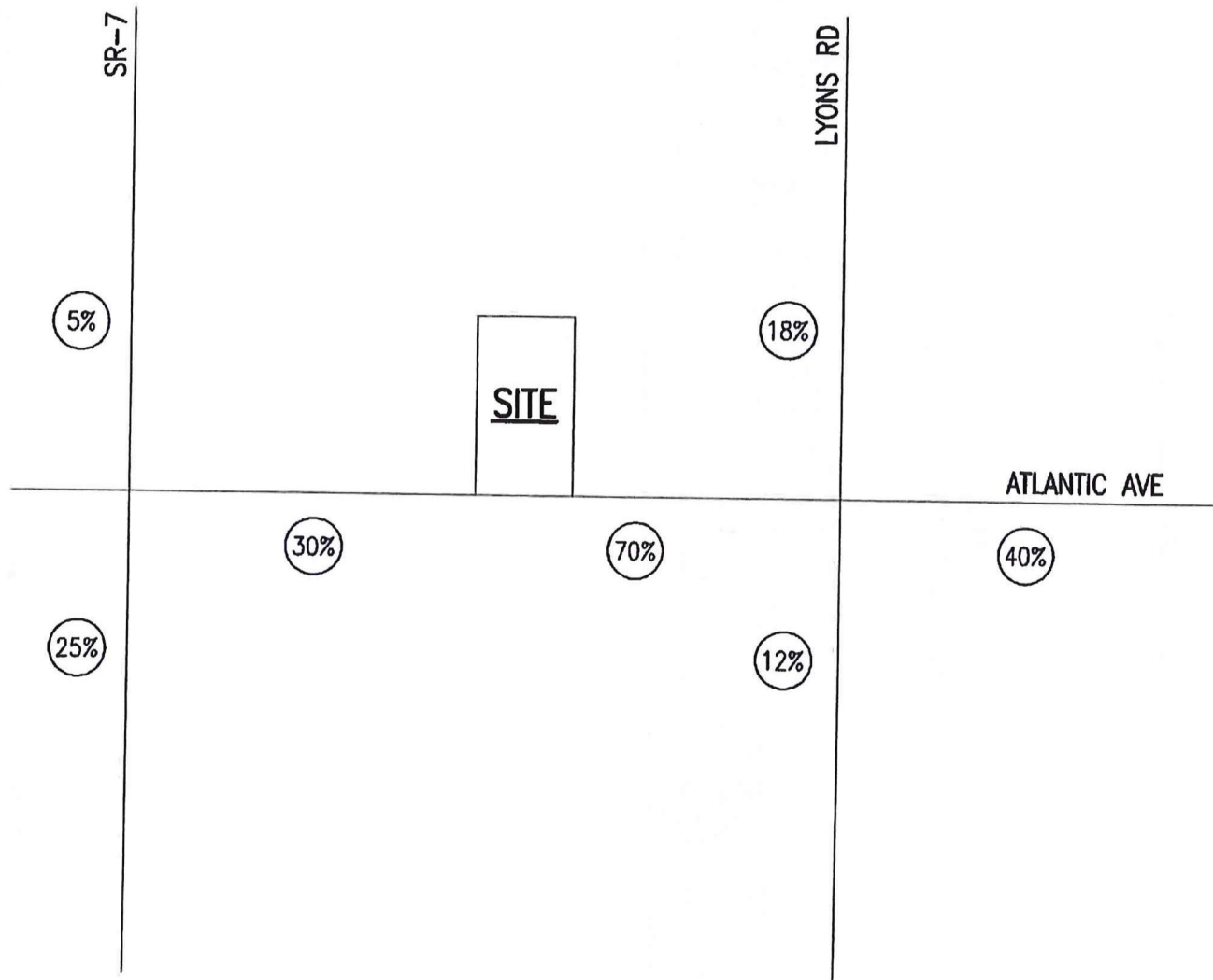


ATLANTIC AVENUE MEDICAL

05/08/20

TABLE 3
TRAFFIC GENERATION INCREASE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	222	6	3	3	17	9	8
PROPOSED DEVELOPMENT =	813	7	5	2	66	32	34
INCREASE =	591	1	2	-1	49	23	26



LEGEND

18% PROJECT DISTRIBUTION

FIGURE 1
PROJECT DISTRIBUTION

ATLANTIC AVENUE
MEDICAL

20-038 KD 05-08-20

ATLANTIC AVENUE MEDICAL

05/08/20

TABLE 4
(YEAR 2045)
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: 2.05 ACRE ATLANTIC AVENUE
EXISTING FUTURE LAND USE DESIGNATION: AGR
TRIPS PER DAY = 222
PROPOSED FUTURE LAND USE DESIGNATION: CL
TRIPS PER DAY = 813
TRIP INCREASE = 591

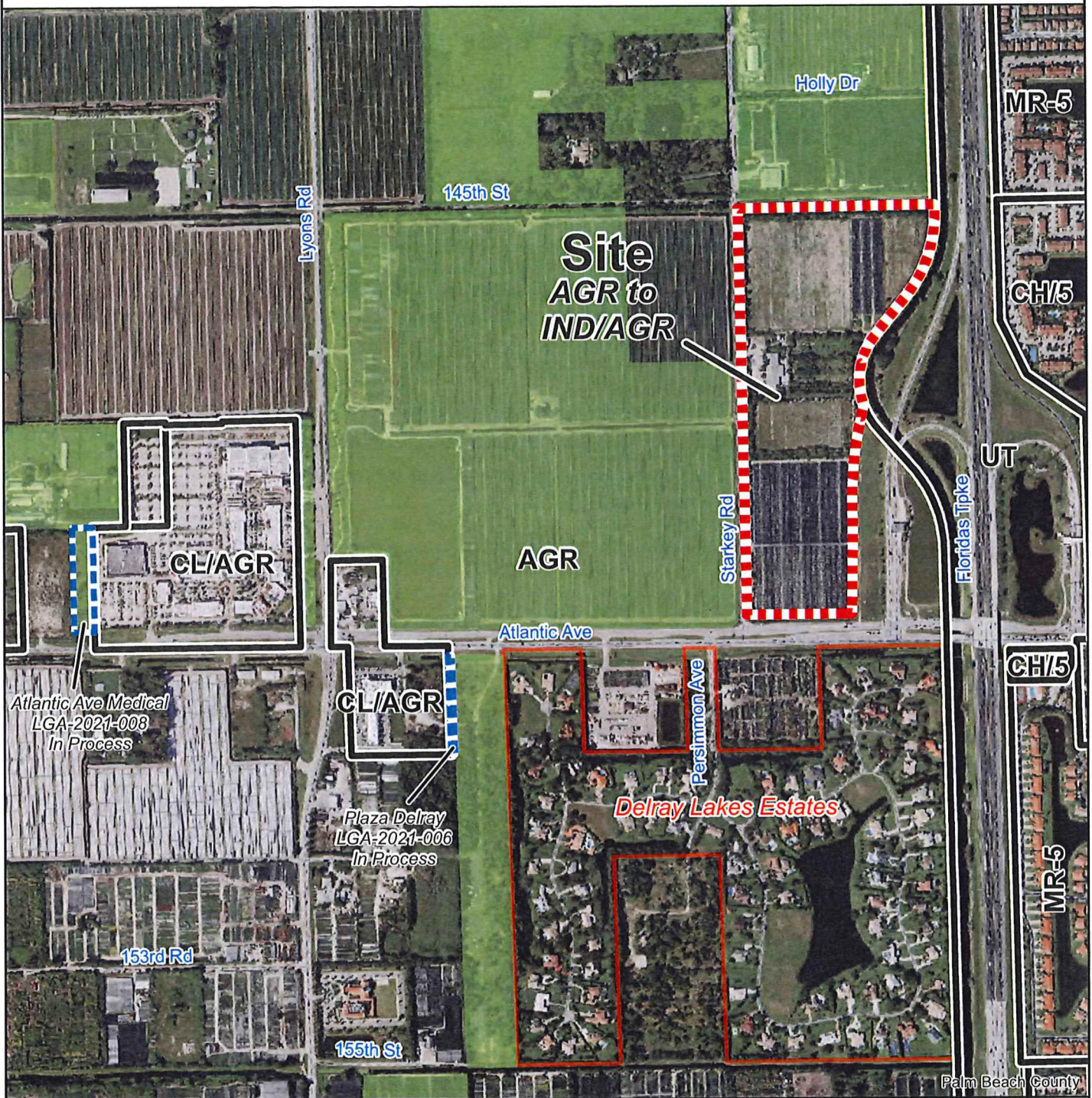
ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS D CAPACITY	TRIP INCREASE	2045 SERPM7 + ADJUSTED VOLUME	TOTAL 2045 TRAFFIC	V/C RATIO	PROJECT SIGNIFICANCE*
ATLANTIC AVENUE	SR 7	SITE	30%	177	4D	33,200	0.53%	15,700	15,877	0.48	NO
ATLANTIC AVENUE	SITE	LYONS ROAD	70%	414	4D	33,200	1.25%	15,700	16,114	0.49	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.

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Future Land Use Atlas Amendment

Star Key Industrial Park (LGA 2021-015)



Site Data

Size: 50.99 acres
 Existing Use: Nursery
 Proposed Use: Industrial
 Current FLU: AGR
 Proposed FLU: IND/AGR

Future Land Use Designations

LR-3 Low Residential, 3 units/acre
 MR-5 Medium Residential, 5 units/acre
 HR-8 High Residential, 8 units/acre
 AGR Agricultural Reserve
 CL/AGR Commercial low, underlying AGR
 CH/5 Commercial High, underlying MR-5

UT Utilities and Transportation

Date: 11/2/2020
 Contact: PBC Planning
 Filename: Planning/AMEND/21-B/Site/StarKey
 Note: Map is not official, for presentation purposes only.



280 0 280 560 Feet



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 Phone (561) 233-5300





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Maria G. Marino
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Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

December 16, 2020

Bryan G. Kelley, P.E.
Simmons & White
2581 Metrocentre Boulevard West, Suite 3
West Palm Beach, FL 33407

**RE: Morningstar Nursery Development
FLUA Amendment Policy 3.5-d Review
Round 2020-21B**

Dear Mr. Kelley:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above referenced project, revised November 10, 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:	NW corner of Atlantic Avenue and Florida Turnpike	
PCN:	00-42-46-17-01-000-1020 (<i>others on file</i>)	
Acres:	50.99 acres	
	Current FLU	Proposed FLU
FLU:	Agricultural Reserve (AGR)	Industrial (IND)/Agricultural Reserve (AGR)
Zoning:	Agricultural Reserve (AGR)	Light Industrial (IL)
Density/ Intensity:	5 acres of Nursery Retail 45.99 acres of Wholesale Nursery	0.45 FAR
Maximum Potential:	Nursery (Garden Center) = 5 acres And Nursery (Wholesale) = 45.99 acres	Light Industrial = 999,506 SF
Proposed Potential:		
Net Daily Trips:	3,024 (maximum – current)	
Net PH Trips:	630 (554/76) AM, 567 (74/493) PM (maximum)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

The Traffic Division has determined the project fails to meet Test 2 requirements of Policy 3.5-d of the Future Land Use Element of Palm Beach County Comprehensive Plan at the maximum potential density shown above.

The following links are projected to fail Test 2 regulations:

- Atlantic Avenue from Lyons Road to Florida Turnpike as 4LD.
- Atlantic Avenue from Florida Turnpike to Hagen Ranch Road as 4LD.
- Atlantic Avenue from Hagen Ranch Road to Jog Road as 4LD.

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Bryan G. Kelley, P.E.
December 16, 2020
Page 2

To address this failure, the Developer must submit a concurrent Zoning application and must agree to make proportionate share payments for required improvements and enter into a proportionate share agreement with the County.

The project meets the Long-Range test.

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

Sincerely,

A handwritten signature in blue ink, appearing to be "DS", is written over a faint, larger signature.

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\21-B\Morningstar Nursery Development.docx

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Certificate of Authorization Number 3452



LAND USE PLAN AMENDMENT APPLICATION

TRAFFIC STATEMENT

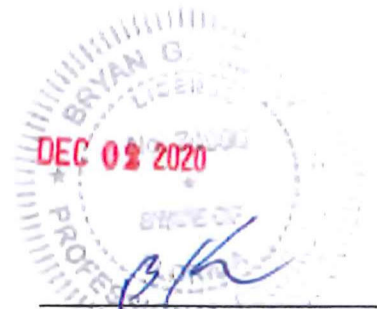
MORNINGSTAR NURSERY DEVELOPMENT
50.99 ACRE LUPA
PALM BEACH COUNTY, FLORIDA

Prepared for:

Kushner Companies
666 Fifth Avenue
New York, Florida 10103

Job No. 20-133

Date: October 23, 2020
Revised: November 10, 2020



Bryan G. Kelley, P.E.
FL Reg. No. 74006

MORNINGSTAR NURSERY DEVELOPMENT - 50.99 ACRE LUPA

10/23/2020
Revised:11/10/2020

TABLE 1
EXISTING AGR FUTURE LAND USE DESIGNATION - 50.99 ACRES NURSERY

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips		
					In	Out				%	In	Out				%	Trips			
Nursery (Garden Center)	817	5.00	Acre	108.10			541				0		541			0%	0			541
Nursery (Wholesale)	818	45.99	Acre	19.5 ^c			897				0		897			0%	0			897
Grand Totals:							1,438			0.0%	0		1,438			0%	0			1,438

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Nursery (Garden Center)†	817	5.00	Acre	2.82	0.50	0.50	7	7	14	0.0%	0	0	0	7	7	14	0%	0	7	7	14
Nursery (Wholesale)†	818	45.99	Acre	0.26	0.50	0.50	6	6	12	0.0%	0	0	0	6	6	12	0%	0	6	6	12
			Grand Totals:				13	13	26	0.0%	0	0	0	13	13	26	0%	0	13	13	26

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Nursery (Garden Center) ¹	817	5.00	Acre	8.06	0.50	0.50	20	20	40	0.0%	0	0	0	20	20	40	0%	0	20	20	40
Nursery (Wholesale) ¹	818	45.99	Acre	0.45	0.50	0.50	11	10	21	0.0%	0	0	0	11	10	21	0%	0	11	10	21
Grand Totals:							31	30	61	0.0%	0	0	0	31	30	61	0%	0	31	30	61

MORNINGSTAR NURSERY DEVELOPMENT - 50.99 ACRE LUPA

10/23/2020
Revised:11/10/2020

TABLE 2
PROPOSED IND FUTURE LAND USE DESIGNATION - 999,506 S.F LIGHT INDUSTRIAL

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization		External Trips	Pass-by		Net Trips
				In	Out	In	Out	Total	%	Total		%	Trips	
Light Industrial	110	999,506	S.F.					4,958		0	4,958	10%	496	4,462
Grand Totals:								4,958	0.0%	0	4,958	10%	496	4,462

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Light Industrial	110	999,506	S.F.	0.88	0.12	616	84	700	0.0%	0	0	0	616	84	700	10%	70	554	76	630
Grand Totals:						616	84	700	0.0%	0	0	0	616	84	700	10%	70	554	76	630

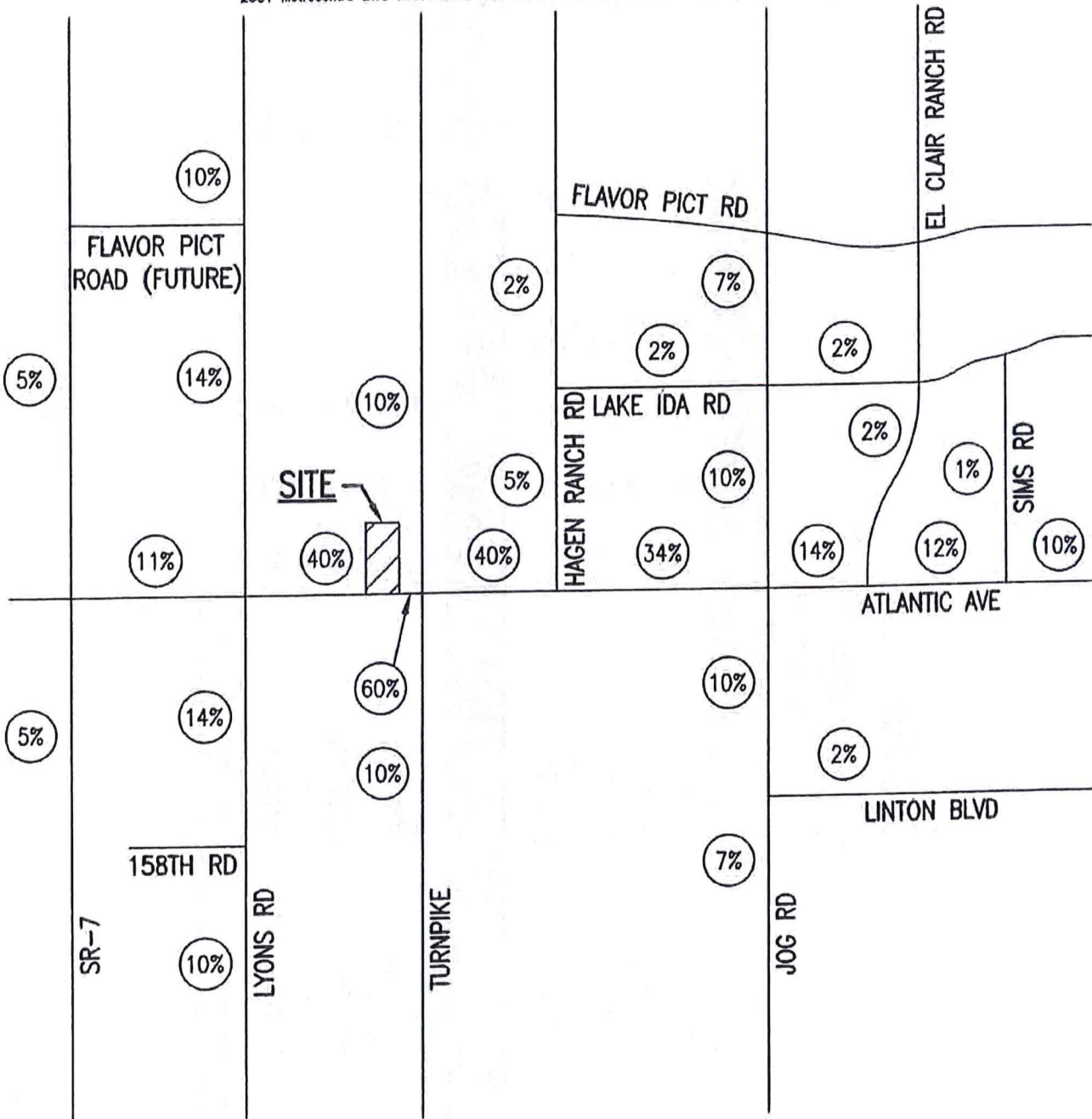
PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Light Industrial	110	999,506	S.F.	0.13	0.87	82	548	630	0.0%	0	0	0	82	548	630	10%	63	74	493	567
Grand Totals:						82	548	630	0.0%	0	0	0	82	548	630	10%	63	74	493	567



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 Authorization No. 3452

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PROJECT TURNING WORKSHEET

LEGEND

(24%) PROJECT DISTRIBUTION

MORNINGSTAR NURSERY DEVELOPMENT

20-133 BK 10-23-20
 REV. 11-9-20

MORNINGSTAR NURSERY DEVELOPMENT - 50.99 ACRE LUPA

10/23/2020
Revised:11/10/2020

TABLE 3
(YEAR 2045)
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: 50.99 ACRE LUPA
EXISTING FUTURE LAND USE DESIGNATION: AGR
TRIPS PER DAY= 1,438
PROPOSED FUTURE LAND USE DESIGNATION: IND
TRIPS PER DAY= 4,462
TRIP INCREASE= 3,024

ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS "D" CAPACITY	TRIP INCREASE	PROJECT SIGNIFICANCE
ATLANTIC AVENUE	STATE ROAD 7	LYONS ROAD	11%	333	4D	33,200	1.00%	NO
ATLANTIC AVENUE	LYONS ROAD	SITE	40%	1210	6D	50,300	2.40%	NO
ATLANTIC AVENUE	SITE	FLORIDA TURNPIKE	60%	1814	6D	50,300	3.61%	YES
ATLANTIC AVENUE	FLORIDA TURNPIKE	HAGEN RANCH ROAD	40%	1210	6D	50,300	2.40%	NO
ATLANTIC AVENUE	HAGEN RANCH ROAD	JOG ROAD	34%	1028	6D	50,300	2.04%	NO
LYONS ROAD	FLAVOR PICT ROAD	ATLANTIC AVENUE	14%	423	4D	33,200	1.28%	NO
LYONS ROAD	ATLANTIC AVENUE	158TH ROAD SOUTH	14%	423	4D	33,200	1.28%	NO
HAGEN RANCH ROAD	LAKE IDA ROAD	ATLANTIC AVENUE	5%	151	4D	33,200	0.46%	NO
FLORIDA TURNPIKE	BOYNTON BEACH BOULEVARD	ATLANTIC AVENUE	10%	302	8X	146,500	0.21%	NO
FLORIDA TURNPIKE	ATLANTIC AVENUE	GLADES ROAD	10%	302	8X	146,500	0.21%	NO

ROADWAY	FROM	TO	2045 PBC TPA TRAFFIC VOLUME	DISTRIBUTION (%)	PROJECT TRAFFIC	Jenife Medical Office	Sumtowers Light Industrial	Atlantic Medical Center	TOTAL 2045 TRAFFIC	LOS "D" LANE CAPACITY	V/C RATIO
ATLANTIC AVENUE	STATE ROAD 7	LYONS ROAD	18,100	11%	333	179	81	355	17,050	4D	33,200 0.51
ATLANTIC AVENUE	LYONS ROAD	SITE	36,200	40%	1210	179			37,580	6D	50,300 0.75
ATLANTIC AVENUE	SITE	FLORIDA TURNPIKE	36,200	60%	1814	179			38,193	6D	50,300 0.76
ATLANTIC AVENUE	FLORIDA TURNPIKE	HAGEN RANCH ROAD	44,700	40%	1210				45,910	6D	50,300 0.91
ATLANTIC AVENUE	HAGEN RANCH ROAD	JOG ROAD	51,100	34%	1028				52,128	6D	50,300 1.04
LYONS ROAD	FLAVOR PICT ROAD	ATLANTIC AVENUE	24,000	14%	423				24,423	4D	33,200 0.74
LYONS ROAD	ATLANTIC AVENUE	158TH ROAD SOUTH	25,300	14%	423				25,723	4D	33,200 0.77
HAGEN RANCH ROAD	LAKE IDA ROAD	ATLANTIC AVENUE	24,200	5%	151				24,351	4D	33,200 0.73
FLORIDA TURNPIKE	BOYNTON BEACH BOULEVARD	ATLANTIC AVENUE	110,800	10%	302				111,102	8X	146,500 0.76
FLORIDA TURNPIKE	ATLANTIC AVENUE	GLADES ROAD	120,700	10%	302				121,002	8X	146,500 0.83

* 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.

**Florida Turnpike future traffic based on 2040 model. Currently, the TPA is unable to provide data for the Florida Turnpike in the 2045 model.

Future Land Use Atlas Amendment

Sunflower Light Industrial (SCA 2021-016)



Site Data

Size: 8.20 acres
 Existing Use: Nursery & Landscape Service
 Proposed Use: Light Industrial
 Current FLU: AGR
 Proposed FLU: IND/AGR

Future Land Use Designations

AGR Agricultural Reserve
 CL/AGR Commercial low, underlying AGR
 IND/AGR Industrial, underlying AGR

Date: 11/2/2020
 Contact: PBC Planning
 Filename: Planning/AMEND/21-SCA/Site/Sunflower
 Note: Map is not official, for presentation purposes only.



225 0 225 450 Feet



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 Phone (561) 233-5300





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and Public Works**

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West Palm Beach, FL 33416-1229
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FAX: (561) 684-4050
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**Palm Beach County
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Mary Lou Berger

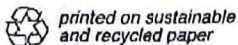
Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

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December 2, 2020

Bryan G. Kelley, P.E.
Simmons & White
2581 Metrocentre Boulevard West, Suite 3
West Palm Beach, Florida 33407

**RE: Sunflower Light Industrial
FLUA Amendment Policy 3.5-d Review
Round 2020-21-B**

Dear Mr. Kelley:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above referenced project, revised November 13, 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:	1500' south of Atlantic Avenue, west side of State Road 7	
PCN:	00-42-43-27-05-067-0150	
Acres:	8.19 acres	
	Current FLU	Proposed FLU
FLU:	Agricultural Reserve (AGR)	Industrial (IND)
Zoning:	Agricultural Reserve (AGR)	Light Industrial (IL)
Density/ Intensity:	3 acres Retail Nursery 4.94 acres Wholesale Nursery	0.45 FAR
Maximum Potential:	Nursery (Garden Center) = 3 acres Nursery (Wholesale) = 5.19 acres	Light Industrial = 160,540 SF
Proposed Potential:	None	None
Net Daily Trips:	291 (maximum – current)	
Net PH Trips:	101 (89/12) AM, 91 (12/79) PM (maximum)	
<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 **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **maximum potential** density shown above.



Bryan G. Kelley, P.E.

December 2, 2020

Page 2

Please note the proposed change will have no significant impact for both long range and Test 2 analyses.

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

Sincerely,

A handwritten signature in blue ink, appearing to be "DS", is written below the word "Sincerely,".

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS/rb

cc: Addressee

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division

Steve Bohovsky – Technical Assistant III, Traffic Division

Lisa Amara – Senior Planner, Planning Division

Khurshid Mohyuddin – Principal Planner, Planning Division

Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review

N:\TRAFFIC\Development Review\Comp Plan\21-B\Sunflower Light Industrial.docx

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2581 Metrocentre Blvd West, Suite 3, West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452



LAND USE PLAN AMENDMENT APPLICATION TRAFFIC STATEMENT

**SUNFLOWER LIGHT INDUSTRIAL
8.19 ACRE LUPA
PALM BEACH COUNTY, FLORIDA**

Prepared for:

15200 State Road 7, LLC
15200 State Road 7
Delray Beach, Florida 33446

Job No. 20-124

Date: October 8, 2020
Revised: October 19, 2020
Revised: October 30, 2020



SUNFLOWER LIGHT INDUSTRIAL - 8.19 ACRE LUPA

10/08/2020
Revised: 10/19/2020
Revised: 10/30/2020

TABLE 3
TRAFFIC GENERATION INCREASE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	425	9	5	4	26	13	13
PROPOSED DEVELOPMENT =	716	101	89	12	91	12	79
INCREASE =	291	92	84	8	65	-1	66

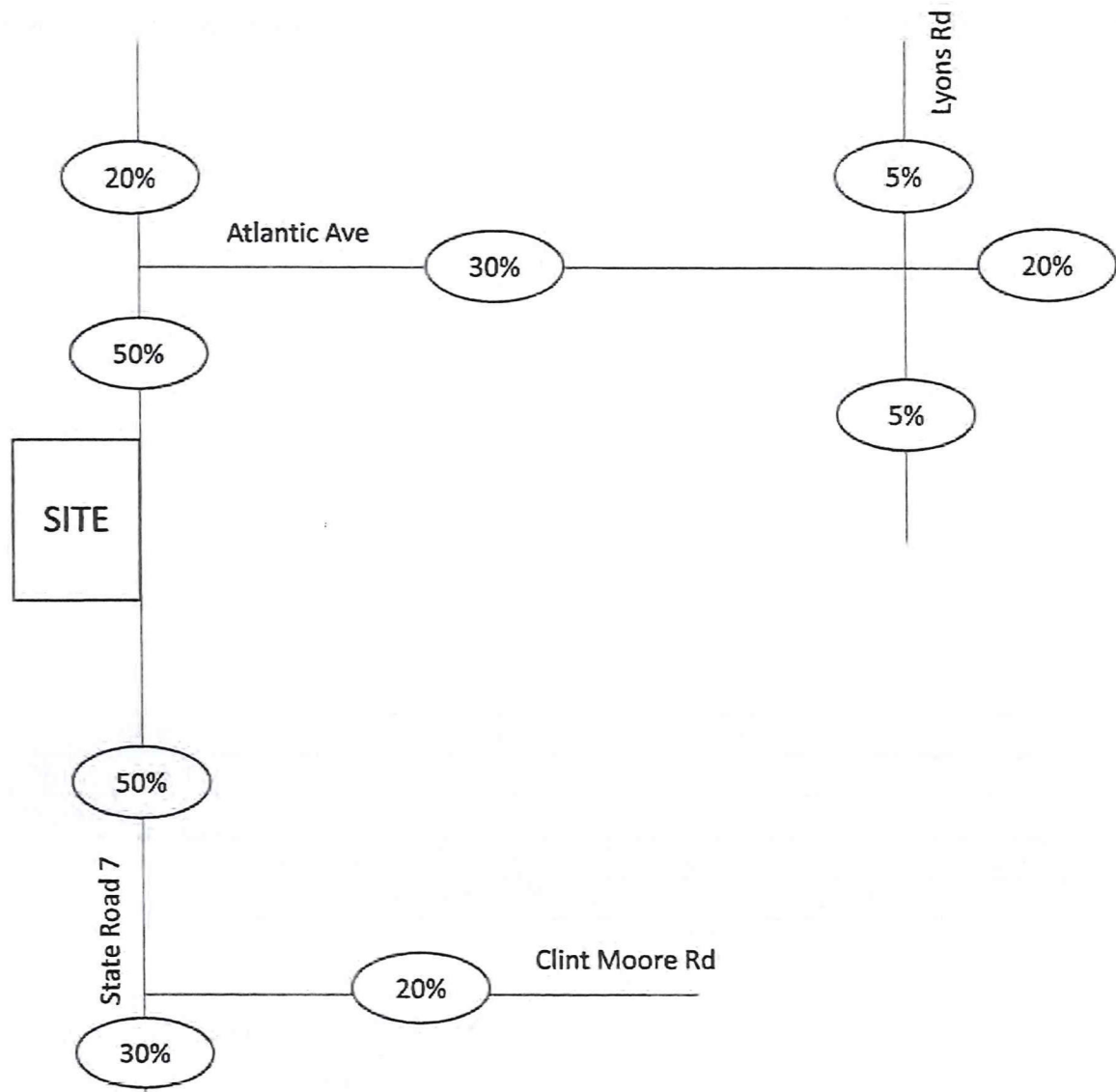


Figure 1 – Trip Distribution
Sunflower Light Industrial
Project # 20-124

SUNFLOWER LIGHT INDUSTRIAL - 8.19 ACRE LUPA

10/08/2020
 Revised: 10/18/2020
 Revised: 10/30/2020

TABLE 4
 (YEAR 2045)
 MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: Sunflower Light Industrial
 EXISTING FUTURE LAND USE DESIGNATION: AGR
 TRIPS PER DAY = 425
 PROPOSED FUTURE LAND USE DESIGNATION: Industrial
 TRIPS PER DAY = 716
 TRIP INCREASE = 291

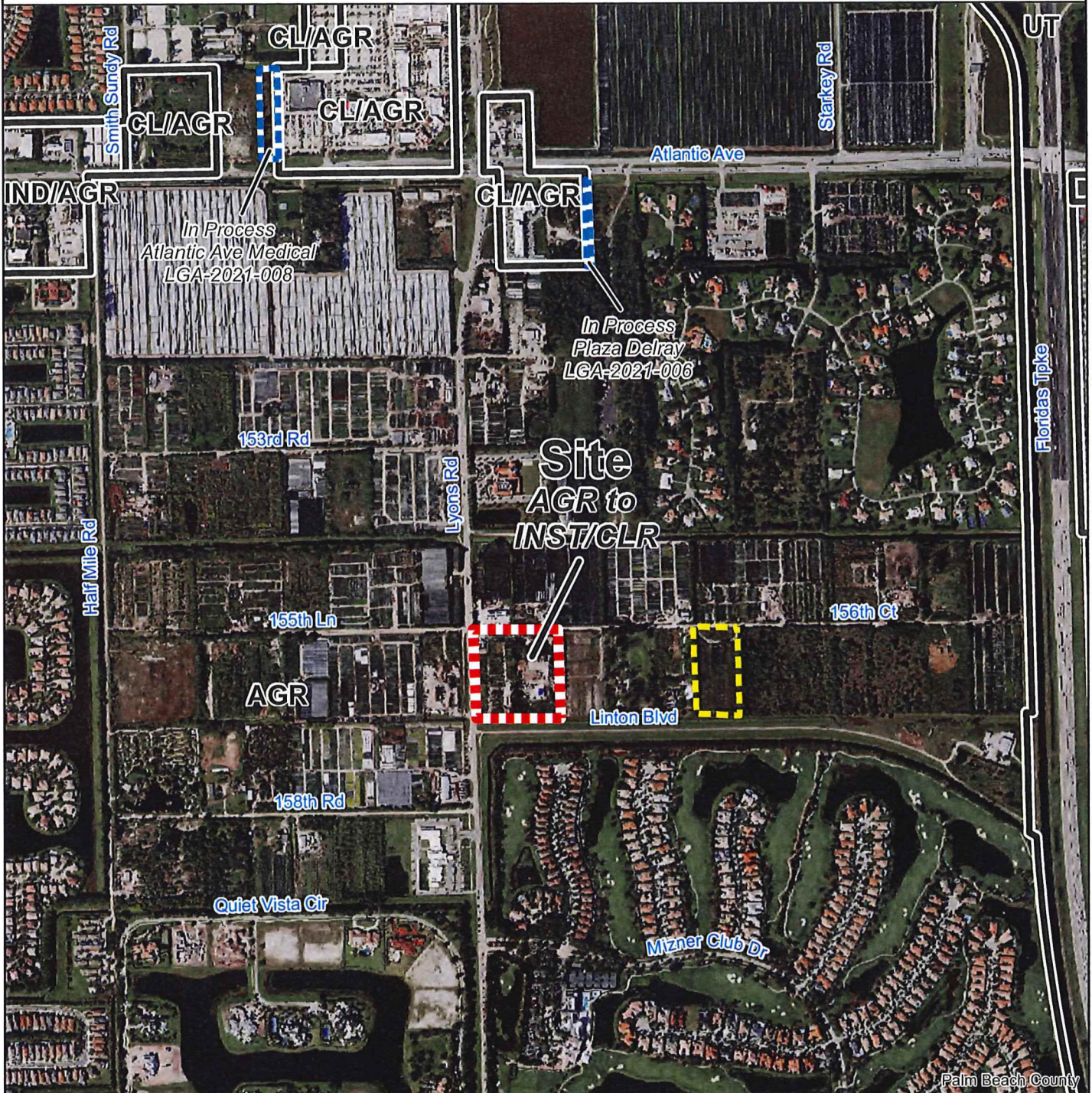
ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS D CAPACITY	TRIP INCREASE	2045 PBC TPA TRAFFIC VOLUME	TOTAL 2045 TRAFFIC	V/C RATIO	PROJECT SIGNIFICANCE*
STATE ROAD 7	ATLANTIC AVENUE	SITE	50%	146	4D	33,200	0.44%	46,000	46,146	1.39	NO
STATE ROAD 7	SITE	CLINT MOORE ROAD	50%	146	8D	50,300	0.29%	46,100	46,246	0.92	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.

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Future Land Use Atlas Amendment

All Seasons Delray (LGA 2021-009)



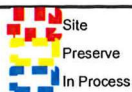
Site Data

Size: 9.73 acres (Parent Site)
5.09 acres (Off-site Preserve)
Existing Use: Agricultural/Nursery
Proposed Use: Type 3 CLF & Fire Station
Current FLU: AGR
Proposed FLU: INST/CLR

Future Land Use Designations

MR-5 Medium Residential, 5 units/acre
AGR Agricultural Reserve
CL/AGR Commercial low, underlying AGR
CH/5 Commercial High, underlying MR-5
IND/AGR Industrial, underlying AGR
UT Utilities and Transportation
CLR Congregate Living Residential

Date: 1/21/21
Contact: PBC Planning
Filename: Amend/21-B/Site/21-009
Note: Map is not official, for presentation purposes only.



325 0 325 650 Feet



Planning, Zoning & Building
2300 N. Jog Rd, WPB, FL 33411
Phone (561) 233-5300





November 5, 2020

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

**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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**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor
Robert S. Weinroth, Vice Mayor
Hal R. Valeche
Gregg K. Weiss
Mary Lou Berger
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

**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.

"An Equal Opportunity
Affirmative Action Employer"



Dr. Juan F. Ortega, P.E.
November 5, 2020
Page 2

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/S", is written above 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
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



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.



ALL SEASONS DELRAY
FKA POETS WALK
PALM BEACH COUNTY, FLORIDA

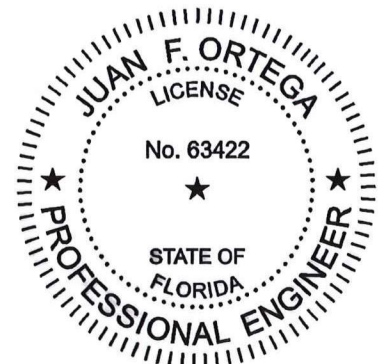
**FUTURE LAND USE ATLAS AMENDMENT
TRAFFIC IMPACT ANALYSIS**

**PREPARED FOR:
WGI, INC.**

Prepared by:

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

Revised March 26, 2021
Revised March 1, 2021
Revised October 30, 2020
Revised September 3, 2020
Revised September 2, 2020
August 24, 2020



5. TRAFFIC IMPACT

Table 7 shows a comparison of the trip generation between the Maximum Intensity under the existing and proposed FLU. As can be seen in Table 7, 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 7: 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	1,431	81	38	119	41	89	130
Net New Trips	798	73	31	104	20	68	88

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 7, a 2-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 7 for **Long Range Analysis (2045)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, there is an increase of 798 daily trips. Therefore, the directly accessed link on the first accessed major thoroughfare needs to be analyzed.

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

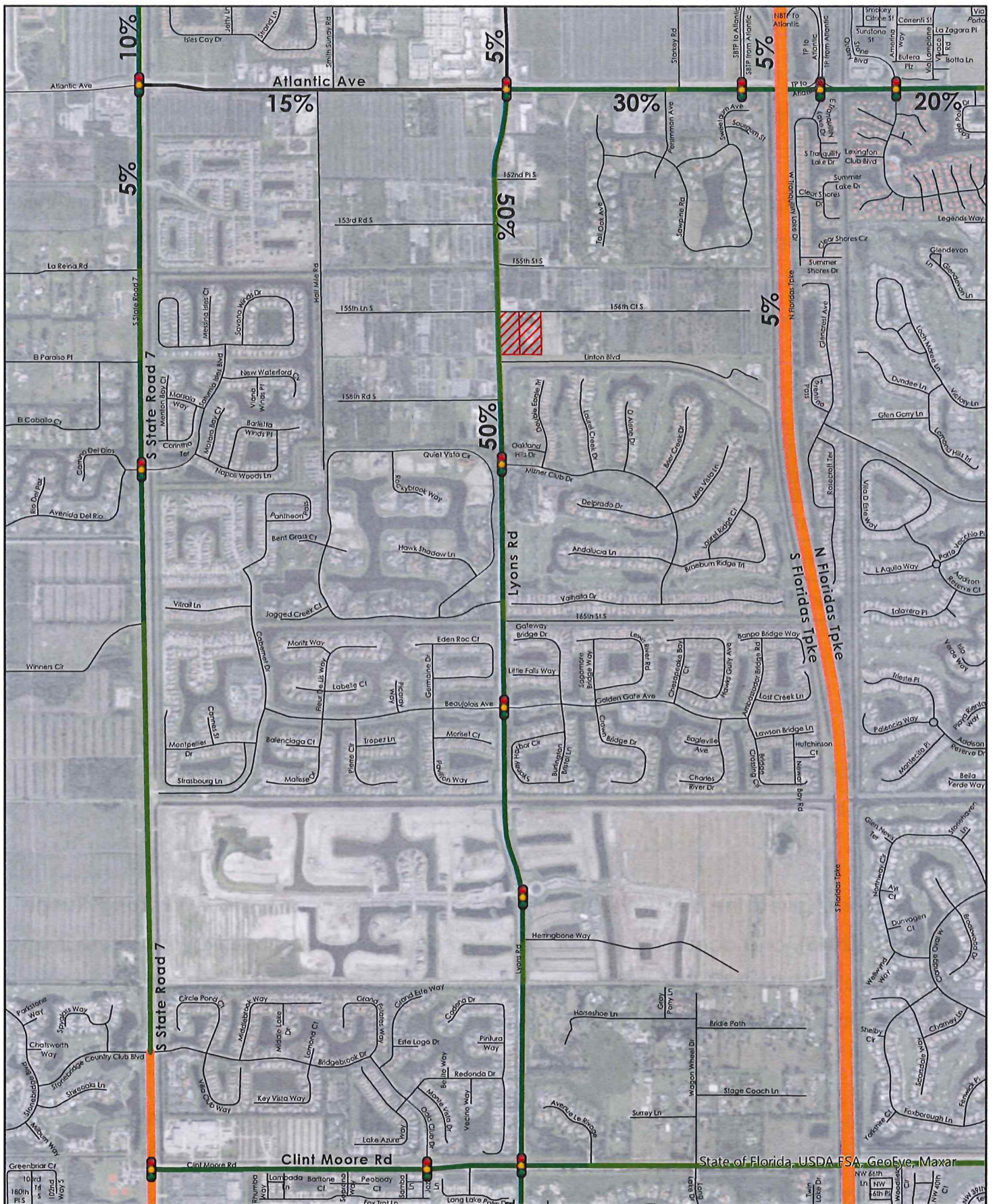
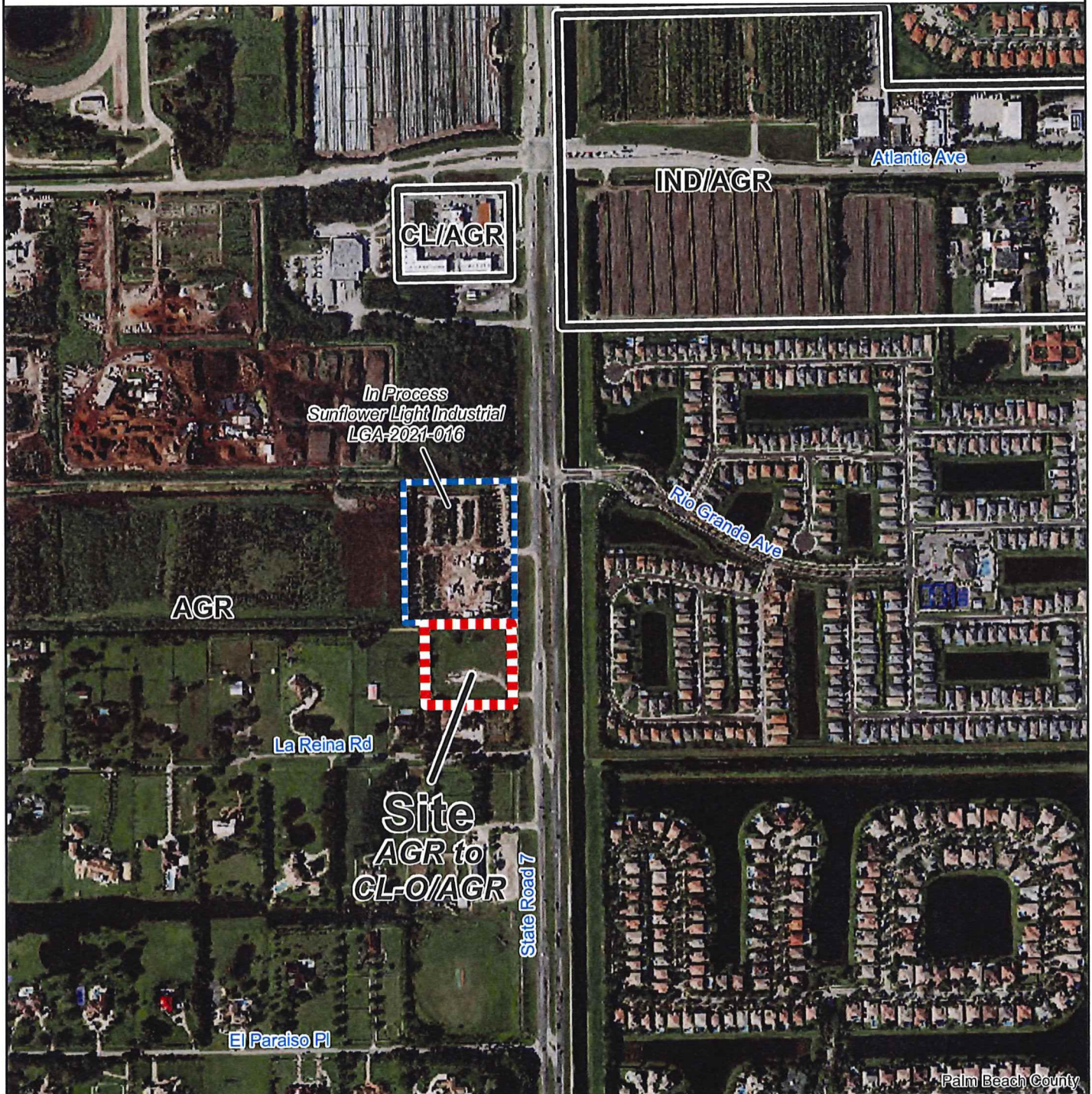


Figure 2:
Traffic Assignment
All Seasons Delay



Comprehensive Plan Text Amendment

Jericho Medical Office



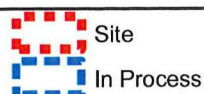
Site Data

Size: 3.63 acres
 Existing Use: Vacant
 Proposed Use: Medical Office
 Current FLU: AGR
 Proposed FLU: CL-O/AGR

Future Land Use Designations

AGR Agricultural Reserve
 CL/AGR Commercial low, underlying AGR
 IND/AGR Industrial, underlying AGR

Date: 3/2/2021
 Contact: PBC Planning
 Filename: 21-B2/Text Private/Jericho Medical Office
 Note: Map is not official, for presentation purposes only.



200 0 200 400 Feet



Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300





**Department of Engineering
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Mack Bernard

County Administrator

Verdenia C. Baker

November 5, 2020

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

**RE: Jericho Medical Office
FLUA Amendment Policy 3.5-d Review
Round 2020-21-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, revised November 5, 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:	½ mile south of Atlantic Avenue, west of State Road 7	
PCN:	00-42-43-27-05-067-0281	
Acres:	3.61 acres	
	Current FLU	Proposed FLU
FLU:	Agricultural Reserve (AGR)	Commercial Low Office (CL-O)/Agricultural Reserve (AGR)
Zoning:	Agricultural Reserve (AGR)	Multiple Use Planned Development (MUPD)
Density/ Intensity:	0.15 FAR	0.20 FAR w/MUPD
Maximum Potential:	Retail Nursery = 3.61 acres	Medical Office = 31,450 SF
Proposed Potential:	None	None
Net Daily Trips:	595 (maximum – current)	
Net PH Trips:	78 (61/17) AM, 98 (28/70) PM (maximum)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

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Dr. Juan F. Ortega, P.E.

November 5, 2020

Page 2

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

Please note the proposed change will have no significant impact for both long range and Test 2 analyses.

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

Sincerely,

A handwritten signature in blue ink, appearing to be "DS", is written over the typed 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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JERICO MEDICAL OFFICE
PALM BEACH COUNTY, FLORIDA, FLORIDA

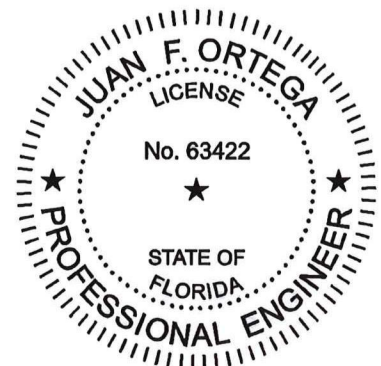
FUTURE LAND USE ATLAS AMENDMENT
TEXT AMENDMENT
TRAFFIC IMPACT ANALYSIS

PREPARED FOR:
WGI, INC

Prepared by:

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

Revised November 5, 2020
Revised October 16, 2020
July 2, 2020



4. TRAFFIC IMPACT

Table 4 shows a comparison of the trip generation between the Maximum Intensity under the existing and proposed FLU. As can be seen in Table 4, both Daily and Peak-Hour traffic generated by the Proposed Maximum Intensity is higher than the traffic generated by the current FLU.

Table 4: Net Traffic Impact – Maximum Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	390	5	5	10	15	14	29
Proposed	985	61	17	78	28	70	98
Net New Trips	595	56	12	68	13	56	69

Given the net trip generation characteristics from Table 4 for **Long Range Analysis (2045)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, the directly accessed link on the 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 (2025)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B*, based on the peak hour trips from Table 4, a one (1) 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 1-mile RDI for the proposed land use.



Table 6: Level of Service – 2045 Conditions – Maximum Intensity

Road	From	To	Lanes	Capacity	2045 Daily Volume	Traffic Assignment	Project Traffic	Pending FLUA ¹			Total Traffic	V/C	% Impact	Significant Impact? ²	Meets LOS 'D'?
								Morningstar Nursery	Sunflower Light Industrial	Atlantic Avenue Medical					
SR-7	Clint Moore Rd	Winner's Cir	6D	50,300	46,100	40%	238	176	138	148	46,800	0.93	0.47%	NO	YES
SR-7	Winner's Cir	Site	4D	33,200	46,000	50%	298				46,760	1.41	0.90%	NO	-
SR-7	Site	W Atlantic Ave				50%	298				46,760	1.41	0.90%	NO	-

Net Daily Traffic	595
-------------------	-----

¹ See Exhibit 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.



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JERICO MEDICAL OFFICE

PALM BEACH COUNTY, FLORIDA, FLORIDA

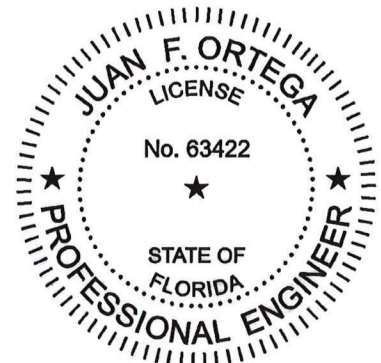
FUTURE LAND USE ATLAS AMENDMENT ROUND 22-A TRAFFIC IMPACT ANALYSIS

**PREPARED FOR:
WGI, INC**

Prepared by:

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

April 5, 2021



4. TRAFFIC IMPACT

Table 4 shows a comparison of the trip generation between the Maximum Intensity under the existing and proposed FLU. As can be seen in Table 4, both Daily and Peak-Hour traffic generated by the Proposed Maximum Intensity is higher than the traffic generated by the current FLU.

Table 4: Net Traffic Impact – Maximum Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	392	5	5	10	15	14	29
Proposed	991	62	17	79	28	70	98
Net New Trips	599	57	12	69	13	56	69

Given the net trip generation characteristics from Table 4 for **Long Range Analysis (2045)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, the directly accessed link on the first accessed major thoroughfare needs to be considered for traffic impact analysis for the Maximum Intensity.

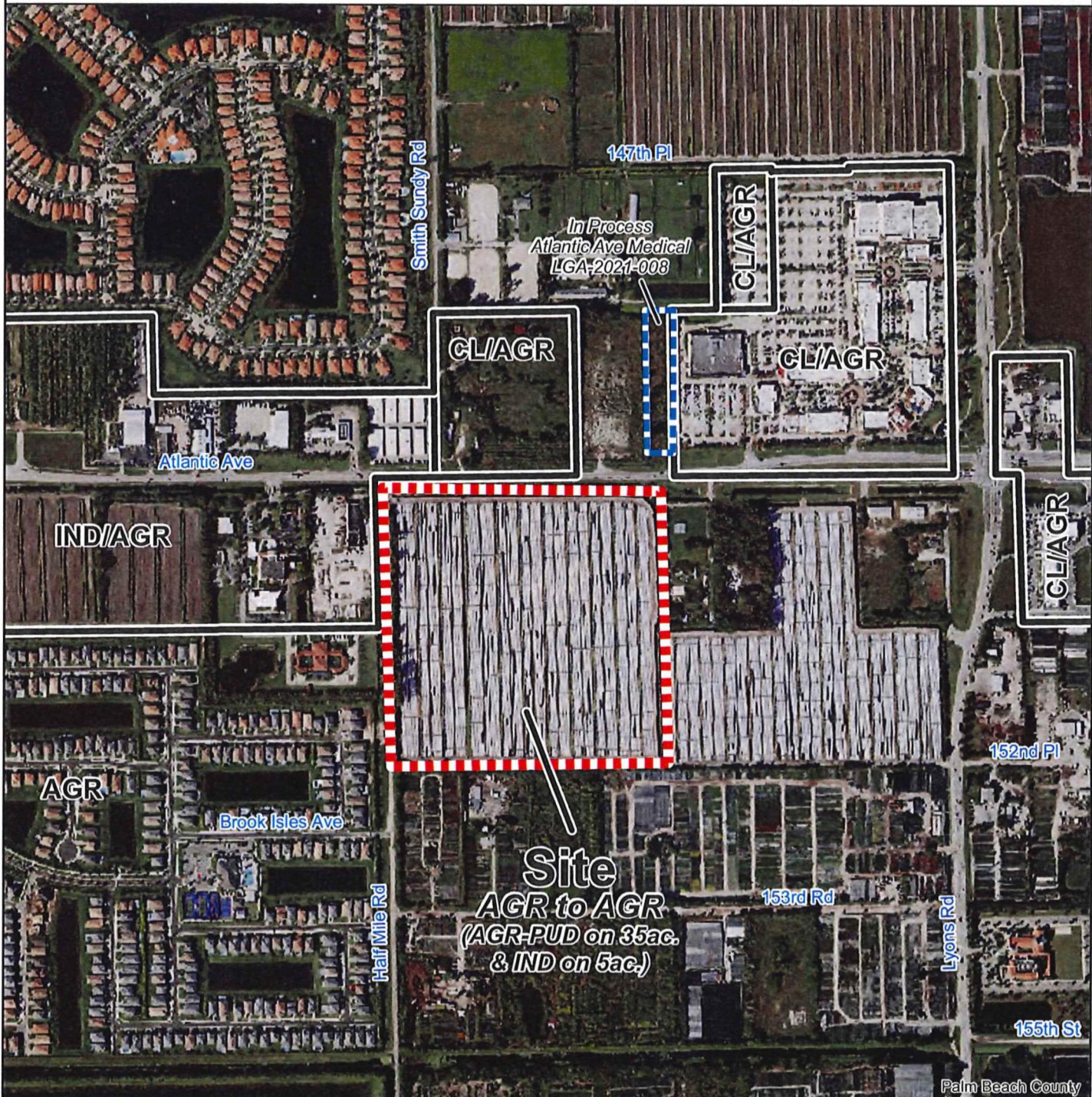
Furthermore, pursuant to the **Test 2 – Five Year Analysis (2026)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B*, based on the peak hour trips from Table 4, a one (1) mile RDI needs to be considered for traffic impact analysis for the Maximum Intensity.

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 1-mile RDI for the proposed land use.



Comprehensive Plan Text Amendment

Reserve at Atlantic



Site Data

Size: 39.77 acres
 Existing Use: Agriculture
 Proposed Use: Industrial & AgR-PUD
 Current FLU: AGR
 Proposed FLU: AGR (AGR-PUD on 35ac. & IND on 5ac.)

Future Land Use Designations

AGR Agricultural Reserve
 CL/AGR Commercial low, underlying AGR
 IND/AGR Industrial, underlying AGR

Date: 3/2/2021
 Contact: PBC Planning
 Filename: 21-B2/Text Private/Reserve at Atlantic
 Note: Map is not official, for presentation purposes only.



Site
 In Process

200 0 200 400 Feet



Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300





July 20, 2021

Rebecca J. Mulcahy, P.E.
Pinder Troutman Consulting, Inc.
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411

**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
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Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

**RE: Reserve At Atlantic
FLUA Amendment Policy 3.5-d Review
Round 2021-22-A**

Dear Ms. Mulcahy:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Transportation Analysis for the proposed Future Land Use Amendment for the above referenced project, revised May 28, 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:	SE corner of Atlantic Avenue and Half Mile Road	
PCN:	00-42-46-19-01-000-0050	
Acres:	38.88 acres	
	Current FLU	Proposed FLU
FLU:	Agricultural Reserve (AGR)	(Agricultural Reserve (AGR) on +/- 35 acres and Industrial (IND) on +/- 4.5 acres (To be determined following final right-of-way alignment of Smith Sundry Road and Half Mile Road))/ Agricultural Reserve (AGR)
Zoning:	Agricultural Reserve (AGR)	Agricultural Reserve Planned Unit Development (AGR-PUD) on +/- 35 acres and Light Industrial (IL) on +/- 4.5 acres
Density/ Intensity:	0.15 FAR	8 du/acre on +/- 70 acres (includes preserve area) 0.45 FAR on +/- 4.5 acres
Maximum Potential:	Nursery (Wholesale) = 33.88 acres Nursery (Garden Center) = 5 acres	Light Industrial = 88,209 SF Resid. Single Family (AGR) = 45 DUs Resid. Multi Family-MR (AGR) = 315 DUs Resid. 55+ Attached (AGR) = 200 DUs Daycare (AGR) = 120 Students
Proposed Potential:	None	Self-Storage (IND) = 85,000 SF Resid. Single Family (AGR) = 45 DUs Resid. Multi Family-MR (AGR) = 315 DUs Resid. 55+ Attached (AGR) = 200 DUs Daycare (AGR) = 120 Students



Rebecca J. Mulcahy, P.E.

July 20, 2021

Page 2

Net Daily Trips:	2,226 (maximum – current) 1,989 (maximum – proposed)
Net PH Trips:	269 (117/152) AM, 315 (162/153) PM (maximum) 227 (75/152) AM, 283 (165/118) 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 the traffic impacts of the proposed amendment **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **proposed** density shown above.

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

Sincerely,

Dominique Simeus, P.E.

Professional Engineer

Traffic Division

DS/rb

cc: Addressee

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division

Steve Bohovsky – Technical Assistant III, Traffic Division

Lisa Amara – Senior Planner, Planning Division

Khurshid Mohyuddin – Principal Planner, Planning Division

Jorge Perez – Senior Planner, Planning Division

Kathleen Chang – Senior Planner, Planning Division

Stephanie Gregory – Principal Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review

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**RESERVE AT ATLANTIC
FUTURE LAND USE AMENDMENT
TRANSPORTATION ANALYSIS**

Prepared for

BOVE COMPANY

Prepared by

**PINDER TROUTMAN CONSULTING, INC.
Certificate of Authorization Number: 7989
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411
(561) 296-9698**

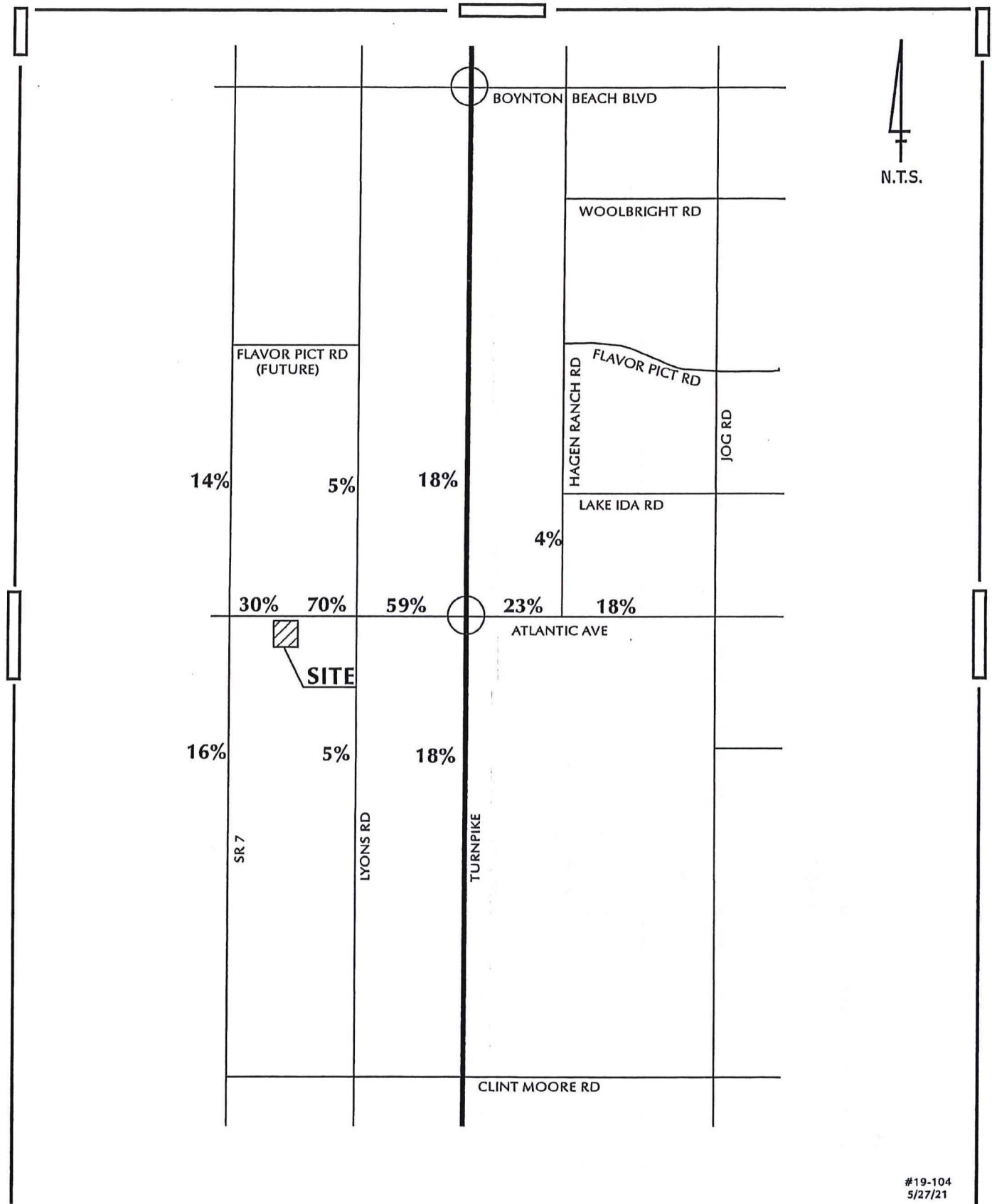
Rebecca J. Mulcahy
5/28/21

Rebecca J. Mulcahy, P.E.
Florida Registration #42570

**#PTC19-104
May 10, 2021
Revised May 28, 2021**

Exhibit 1D
Reserve at Atlantic FLUA
Trip Generation Comparison

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Existing FLU	1,202	12	11	23	28	27	55
Proposed FLU (Maximum)	3,428	117	152	269	162	153	315
Net New Trips (Maximum):	2,226	105	141	246	134	126	260
Proposed FLU (Devel. Plan)	3,191	75	152	227	165	118	283
Net New Trips (Devel. Plan):	1,989	63	141	204	137	91	228



RESERVE AT
ATLANTIC FLUA

EXHIBIT 2A
PROJECT TRAFFIC DISTRIBUTION

#19-104
5/27/21
PTC

Exhibit 5A
Reserve at Atlantic FLUA
Project Traffic Assignment; Maximum - 2045 Analysis

Proposed FLU (Maximum Intensity) - Current FLU (Maximum Intensity)

Roadway	Link	2045 Conditions			V/C w/o Project	Meets Standard w/o Proj?	Concurrent LUA Studies (3)				Net Project Traffic		2045 Total Traffic	V/C w/ Proj.	Total Project Impact	Signif- icant Impact?
		Lanes	Volume (1)	LOS D Capacity (2)			Atlantic Ave Medical	Star Key	Jericho	Sunflower Industrial	2,226 % Dist	Project Trips				
Atlantic Ave	SR 7 to Site	4LD	16,100	33,200	0.48	YES		333	179		30%	668	17,279	0.52	2.01%	No
	Site to Lyons Rd	4LD	16,100	33,200	0.48	YES	355	333	179		70%	1,558	18,525	0.56	4.69%	YES
	Lyons Rd to Turnpike	6LD	36,200	50,300	0.72	YES		1,814			59%	1,313	39,327	0.78	2.61%	No
Lyons Rd	158th Rd S to Atlantic Ave	4LD	25,300	33,200	0.76	YES		423			5%	111	25,834	0.78	0.34%	No
	Atlantic Ave to Flavor Pict Rd	4LD	24,000	33,200	0.72	YES		423			5%	111	24,534	0.74	0.34%	No
SR 7	Winner's Circle to Atlantic Ave	4LD	46,000	33,200	1.39	No			298	146	16%	356	46,800	1.41	1.07%	YES
	Atlantic Ave to 1 mile N. of Atlantic	4LD	51,200	33,200	1.54	No			119	146	14%	312	51,777	1.56	0.94%	No

(1) Source: Palm Beach TPA. See Appendix.

(2) Source: Table TE 1a, Palm Beach County Comprehensive Plan.

(3) Shaded cells indicate insignificant traffic but have been included in the total traffic.

Exhibit 5B
Reserve at Atlantic FLUA
Project Traffic Assignment; Development Plan - 2045 Analysis

Proposed FLU (Development Plan) - Current FLU (Maximum Intensity)

Roadway	Link	2045 Conditions			V/C w/o Project	Meets Standard w/o Proj?	Concurrent LUA Studies (3)				Net Project Traffic		2045 Total Traffic	V/C w/ Proj.	Total Project Impact	Signif- icant Impact?
		Lanes	Volume (1)	LOS D Capacity (2)			Atlantic Ave Medical	Star Key	Jericho	Sunflower Industrial	1,989 % Dist	Project Trips				
Atlantic Ave	SR 7 to Site	4LD	16,100	33,200	0.48	YES		333	179		30%	597	17,208	0.52	1.80%	No
	Site to Lyons Rd	4LD	16,100	33,200	0.48	YES	355	333	179		70%	1,392	18,359	0.55	4.19%	YES
	Lyons Rd to Turnpike	6LD	36,200	50,300	0.72	YES		1,814			59%	1,174	39,188	0.78	2.33%	No
Lyons Rd	158th Rd S to Atlantic Ave	4LD	25,300	33,200	0.76	YES		423			5%	99	25,822	0.78	0.30%	No
	Atlantic Ave to Flavor Pict Rd	4LD	24,000	33,200	0.72	YES		423			5%	99	24,522	0.74	0.30%	No
SR 7	Winner's Circle to Atlantic Ave	4LD	46,000	33,200	1.39	No			298	146	16%	318	46,762	1.41	0.96%	No
	Atlantic Ave to 1 mile N. of Atlantic	4LD	51,200	33,200	1.54	No			119	146	14%	278	51,743	1.56	0.84%	No

(1) Source: Palm Beach TPA. See Appendix.

(2) Source: Table TE 1a, Palm Beach County Comprehensive Plan.

(3) Shaded cells indicate insignificant traffic but have been included in the total traffic.

Exhibit 9: PBC Development Potential Form

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2021 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

Subject Parcel	Atlantic AGR Commercial & Self-Storage	Seneca Commercial / Plaza Delray	Feurring Commercial	
Name	Jason Sher / Ian Wiener	Ian Wiener	Jason Sher	Jason Sher
Company Name	PEBB Atlantic II LLC & SOCRO LLC	PEBB Atlantic, LLC	SFD Lyons, LLC	JDR Development – DBA Banyan Development
Address	7900 Glades Road, STE 600	7900 Glades Road, STE 600	2200 Butts Road, STE 300	2200 Butts Road, Suite 300
City, State, Zip	Boca Raton, FL 33434	Boca Raton, FL 33434	Boca Raton, FL 33431	Boca Raton, FL 33431
Phone / Fax Number	Contact Agent	Contact Agent	Contact Agent	Contact Agent
Email Address	Contact Agent	Contact Agent	Contact Agent	Contact Agent
Interest	Owner	Owner	Owner	Contract Purchaser

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	Feurring Commercial CL/AGR: 0.20 FAR x 4.9 ac. = 42,689 SF Seneca Commercial/Plaza Delray CL/AGR: 38,538 SF by Condition Atlantic AGR Commercial & Self-Storage AGR: 0.15 FAR	Feurring Commercial CL/AGR: 36,170 SF by condition Seneca Commercial/Plaza Delray CL/AGR: 31,700 SF by condition Atlantic AGR Commercial & Self-Storage CL/IND/AGR: 13,357 SF Commercial and 193,864 SF Industrial by proposed condition
Maximum Square Feet	Feurring Commercial CL/AGR: 0.20 FAR x 4.9 ac. = 42,689 SF Seneca Commercial/Plaza Delray CL/AGR: 38,538 SF by condition Atlantic AGR Commercial & Self-Storage AGR: 0.15 FAR x 9.89 ac = 64,621 SF	Feurring Commercial CL/AGR: 36,170 SF. by condition Seneca Commercial/Plaza Delray CL/AGR: 31,700 SF by condition Atlantic AGR Commercial & Self-Storage AGR: 13,357 SF Commercial and 193,864 SF Industrial by proposed condition IND: 0.45 FAR x 9.89 ac. = 193,864 SF
Proposed or Conditioned Potential	Feurring Commercial CL/AGR: 0.20 FAR x 4.9 ac. = 42,689 SF Seneca Commercial/Plaza Delray CL/AGR: 38,538 SF by Condition Atlantic AGR Commercial & Self-Storage AGR: 0.15 FAR x 9.89 ac = 64,621 SF	Feurring Commercial CL/AGR: 36,170 SF by Condition Seneca Commercial/Plaza Delray CL/AGR: 31,700 SF by Condition Atlantic AGR Commercial & Self-Storage AGR: Commercial: 12,439 SF Self-Storage: 99,459 SF
Max Trip Generator	Gen. Commercial ITE 820) $LnT=0.68LnX+5.57$ Nursery (Garden Cntr) (ITE 817) 108.10/Acre Nursery (Wholesale) ITE 818 19.50/Acre	Gen. Commercial ITE 820) $LnT=0.68LnX+5.57$ Warehouse (ITE 150) 1.74/1KSF Mini-Warehouse/SS (ITE 151) 1.51/1KSF
Maximum Trip Generation	3,648	3,315
Net Daily Trips:	-333 (maximum minus current) -468 (proposed minus current)	
Net PH Trips:	74 (49 In/25 Out) AM, 302 (138 In/164 Out) PM (maximum) 62 (37 In/25 Out) AM, 285 (137 In/148 Out) PM (proposed)	

Zoning	<p>Feurring Commercial; Seneca Commercial, and Plaza Delray: Multiple Use Planned Development (MUPD)</p> <p>Atlantic AGR Commercial & Self-Storage: Agricultural Reserve Planned Unit Development (AGR-PUD)</p>	<p>Feurring Commercial; Seneca Commercial, and Plaza Delray: MUPD</p> <p>Atlantic AGR Commercial & Self-Storage: MUPD</p>
FLU Designation	<p>Feurring Commercial; Seneca Commercial, and Plaza Delray: Commercial Low/Agricultural Reserve (CL/AGR)</p> <p>Atlantic AGR Commercial & Self-Storage: Agricultural Reserve (AGR)</p>	<p>Feurring Commercial; Seneca Commercial, and Plaza Delray: CL/AGR</p> <p>Atlantic AGR Commercial & Self-Storage (9.89 ac): CL/IND/AGR</p>
Underlying FLU Designation	<p>Feurring Commercial; Seneca Commercial, and Plaza Delray (9.74 ac): AGR</p> <p>Atlantic AGR Commercial & Self-Storage (9.89 ac): None</p>	<p>Feurring Commercial; Seneca Commercial, and Plaza Delray (9.74 ac): AGR</p> <p>Atlantic AGR Commercial & Self-Storage (9.89 ac): AGR</p>
Conditions	<p>Feurring Commercial: None</p> <p>Seneca Commercial Ord. 2017-006 (4.51 ac): Development of commercial retail and/or office uses on the site are limited to a maximum of 38,538 square feet total.</p> <p>Plaza Delray Ord. 2021-010 (0.33 ac): Development utilizing the Commercial Low future land use designation shall have no intensity or square footage.</p> <p>Atlantic AGR Commercial & Self-Storage (9.89 ac): AGR-PUD limited to Preserve Area by Zoning Resolution</p>	<p>Feurring Commercial: Development of commercial retail and/or office uses is limited to a maximum of 35,169 SF</p> <p>Seneca Commercial / Plaza Delray: Development of commercial retail and/or office uses on the site are limited to a maximum of 30,693 square feet total.</p> <p>Atlantic AGR Commercial & Self-Storage (9.89 ac): Development of commercial retail and/or office uses is limited to a maximum of 15,365 SF and development of industrial uses is limited to the maximum (0.45 FAR) of the site and equates to 193,864 SF.</p>
Density Bonus	None	None

2021 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	22-A	Intake Date	May 12, 2021
Application Name	Atlantic AGR Commercial & Self Storage	Control No.	Feurring Commercial 2013-00213; Seneca Commercial /Plaza Delray 2016-0078 Atlantic Commercial & AGR Self-Storage 2000-00032; and 2015-00101
Acres	Feurring Commercial: 4.90 ac. Seneca Commercial: 4.51 ac. Plaza Delray: 0.33 ac. Atlantic AGR Commercial & Self-Storage: 9.89 ac. Total: 19.63 ac.	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	Feurring Commercial: 00-42-46-20-01-000-0150 Seneca Commercial: 00-42-46-20-19-001-0000 Plaza Delray : 00-42-46-20-01-000-0141 Atlantic AGR Commercial & Self-Storage: 00-42-46-20-01-000-0130		
Location	South side of W Atlantic Avenue, east of Lyons Road		
	Current	Proposed	
Tier	Agriculture Reserve Tier	Agriculture Reserve Tier	
Use	Feurring Commercial & Seneca Commercial: Retail Atlantic AGR Commercial & Self-Storage: Vacant Plaza Delray: Parking	Feurring Commercial & Seneca Commercial (9.41 ac): Retail Atlantic AGR Commercial & Self-Storage (9.89 ac): Commercial (Retail) and Self-Storage Plaza Delray (0.33 ac): Parking	



TRANSMITTAL LETTER

VIA: Hand Delivery**TRANSMITTING:**

Atlantic AGR Commercial

TO: Kathleen Chang**DATE:** August 10, 2021

Palm Beach County Planning Division

PH: (561)687-22202300 North Jog Road, 2nd Floor

West Palm Beach, FL 33411

(cannot be sent without phone number)

PROJECT NAME: Atlantic AGR Commercial & Self-Storage**PROJECT NO:** LGA 2022-004**WGI NO:** 6613.00**SUBJECT:** Atlantic AGR Commercial & Self-Storage - FLUA Traffic Study

THESE ARE TRANSMITTED:

COPIES	DATE	DESCRIPTION
1	8/10/2021	FLUA Traffic Study

COMMENTS:

COPIES TO:**WGI, Inc.**

2035 Vista Parkway

West Palm Beach, FL 33411

Phone: 561.687.2220 Fax: 561.687.1110

FILE:WGInc.comBY:

Connor Bailey
Planner