



**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**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

July 28, 2022

Dr. Juan F. Ortega, P.E.

JFO Group, Inc.

6671 W Indiantown Road, Suite 50-324

Jupiter, FL 33458

**RE: Brentwood of Wellington FKA Carlyle Village – Revised  
FLUA Amendment Policy 3.5-d Review  
Round 2021-22-A2**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Study for the proposed Future Land Use Amendment for the above-referenced project, revised July 8, 2022, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

<b>Location:</b>	Approximately ½ mile north of the intersection of SR-7 and Lantana Road, west side of SR-7	
<b>PCN:</b>	Parcel 1: 00-41-44-36-11-002-0000 (0.99 acre) Parcel 2: 00-41-44-36-11-001-0000 (5.26 acres) Parcel 3: 00-41-44-36-11-023-0000 (2.17 acres) Parcel 4: 00-41-44-36-11-003-0000 (0.73 acres) Parcel 5NE: 00-41-44-36-11-000-0020 (1.05 acres)	
<b>Acres:</b>	10.22 acres	
	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>FLU:</b>	<b>Parcels 1-3:</b> High Residential, 8 units per acre (HR-8) <b>Parcel 4:</b> Commercial Low (CL/8)/High Residential, 8 units per acre (HR-8) <b>Parcel 5:</b> Commercial Low (CL/2)/Low Residential, 2 units per acre (LR-2)	<b>Parcels 1-5:</b> High Residential, 8 units per acre (HR-8)
<b>Zoning:</b>	<b>Parcels 1-4:</b> Planned Unit Development (PUD) <b>Parcel 5:</b> Community Commercial (CC)	<b>Parcels 1-5:</b> Multi-Family Residential (RM)
<b>Density/Intensity:</b>	<b>Parcels 1-4:</b> up to 175 CLF beds <b>Parcel 5:</b> 0.50 FAR	<b>Parcels 1-5:</b> 8 DUs/acre
<b>Maximum Potential:</b>	Assisted Living Facility = 175 Beds General Commercial = 22,869 SF	Multifamily = 82 DUs



Dr. Juan F. Ortega, P.E.

July 28, 2022

Page 2

<b>Proposed Potential:</b>	None	Multifamily $\approx$ 132 DUs (with Bonus Density)
<b>Net Daily Trips:</b>	-800 (maximum – current) -434 (proposed – current)	
<b>Net PH Trips:</b>	38 (9/29) AM, 46 (29/17) PM (maximum) 61 (14/47) AM, 74 (47/27) PM (proposed)	
<i>* <b>Maximum</b> indicates typical FAR and maximum trip generator. <b>Proposed</b> 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 **proposed potential** density shown above. Therefore, this amendment requires a condition of approval, based on Transfer of Development Rights (TDR) and density bonus programs, to cap the project at the **proposed** development potential or equivalent trips.

Please note the proposed amendment will have a reduced impact on the long-range analysis and an insignificant impact on Test 2 analysis.

Please contact me at 561-684-4030 or email me at [DSimeus@pbcgov.org](mailto:DSimeus@pbcgov.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

cc:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division  
Lisa Amara – Director, Zoning Division  
Bryan Davis – Principal Planner, Planning Division  
Stephanie Gregory – Principal Planner, Planning Division  
Khurshid Mohyuddin – Principal Planner, Planning Division  
Kathleen Chang – Senior Planner, Planning Division  
David Wiloch – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review

N:\TRAFFIC\Development Review\Comp Plan\22-A2\Brentwood of Wellington FKA Carlyle Village - Revised.docx



# BRENTWOOD OF WELLINGTON

CNs 2005-00454/2006-00368

PALM BEACH COUNTY, FLORIDA

## FUTURE LAND USE ATLAS AMENDMENT POLICY 3.5-d TRAFFIC STUDY

**PREPARED FOR:  
AHC ACQUISITIONS, LLC**

Prepared by:

**JFO GROUP INC**

COA Number 32276

6671 W Indiantown Road

Suite 50-324

Jupiter, FL 33458

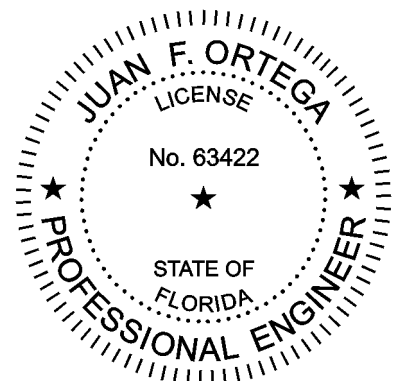
Revised July 8, 2022

Revised January 31, 2022

Revised December 2, 2021

Revised October 29, 2021

October 1, 2021



This Page Intentionally Left Blank

## TABLE OF CONTENTS

SECTION	PAGE
1. PROJECT DESCRIPTION .....	1
2. CURRENT FUTURE LAND USE DESIGNATION .....	2
3. PROPOSED FUTURE LAND USE DESIGNATION.....	3
4. PROPOSED SITE PLAN .....	4
5. TRAFFIC IMPACT.....	5
6. TRAFFIC ANALYSIS .....	7
6.1 Test 2 – Five Year Analysis (2026) .....	7
6.2 Long Range Analysis (2045) .....	9
7. CONCLUSION.....	11
Exhibit 1: Property Appraiser	
Exhibit 2: Survey	
Exhibit 3: PBC Trip Generation Rates	
Exhibit 4: 2045 Volumes	
Exhibit 5: Active FLUA Amendments	
Exhibit 6: Development Potential Form	
Exhibit 7: FLUA Review Comments	
Exhibit 8: Policy 3.5-d Approval	

TABLE	PAGE
Table 1: Trip Generation Rates and Equations.....	2
Table 2: Trip Generation – Current Future Land Use.....	2
Table 3: Trip Generation – Proposed Future Land Use (Max. Intensity) .....	3
Table 4: Trip Generation – ULDC Maximum Intensity.....	4
Table 5: Net Traffic Impact – Maximum Intensity .....	5
Table 6: Test 2 – Five Year Analysis Significance – ULDC Maximum Intensity .....	8
Table 7: Active FLUAs.....	10
Table 8: Level of Service – 2045 Conditions – Maximum Intensity .....	10

FIGURE	PAGE
Figure 1: Project Location .....	1
Figure 2: Traffic Assignment .....	6

## 1. PROJECT DESCRIPTION

JFO Group Inc has been retained to evaluate the traffic impact for the proposed Land Use designation at the Brentwood property. The purpose of this analysis is to evaluate the traffic impact of the proposed land use change to determine compliance with the *PBC – Future Land Use Atlas (FLUA) Amendment requirements*. This analysis includes Test 2 – Five Year Analysis (2026) and Long Range Analysis (2045).

There is a proposal for a land use change of  $\pm 10.22$  acres located on the west side of State Road 7,  $\pm 0.4$  miles north of Lantana Road in unincorporated Palm Beach County (PBC), Florida. The current Future Land Use (FLU) designation for the property is High Residential 8 (HR-8) on  $\pm 9.17$  acres and Commercial Low Intensity (CL) on  $\pm 1.05$  acres.



**Figure 1: Project Location**

Property Control Numbers associated with this project are 00-41-44-36-11-002-0000/-001-0000/-023-0000/-000-0020/-003-0000. Exhibit 1 includes a copy of the property data from the PBC Property Appraiser's office for the site while Exhibit 2 includes a copy of the latest survey and FLU designation. Figure 1 shows an aerial location of the site in relation to the transportation network.

## 2. CURRENT FUTURE LAND USE DESIGNATION

Project trip generation rates available from the *PBC Trip Generation Rates*, dated March 2, 2020 were used to determine the project trip generation under the Current Land Use designations and the Proposed Land Use designation. Table 1 shows the rates and equations used in order to determine the trip generation for Daily, AM, and PM peak hour conditions.

**Table 1: Trip Generation Rates and Equations**

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gen. Commercial	820	$\ln(T)=0.68$ $\ln(X)+5.57$	62%	38%	0.94	48%	52%	$\ln(T)=0.74$ $\ln(X)+2.89$
Multifamily	220	7.32	23%	77%	0.46	63%	37%	0.56
Assisted Living Facility	254	2.60	63%	37%	0.19	38%	62%	0.26

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 1,400, 40, and 122 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	22,869 <sup>1</sup> SF	2,204	13	8	21	87	95	182
Assisted Living Facility	175 <sup>2</sup> Beds	455	21	12	33	17	29	46
$\Sigma$		2,659	34	20	54	104	124	228
<b>Internal Capture</b>								
General Commercial		46	1	1	2	3	2	5
Apartment		46	1	1	2	2	3	5
$\Sigma$		92	2	2	4	5	5	10
<b>Pass-By</b>								
Gen. Commercial	54.07%	1,167	6	4	10	45	51	96
<b>Net Vested FLUA Traffic</b>		<b>1,400</b>	<b>26</b>	<b>14</b>	<b>40</b>	<b>54</b>	<b>68</b>	<b>122</b>

<sup>1</sup> [1.05] Acres X 0.5 FAR X 43,560 SF

<sup>2</sup> [9.17] Acres X LR-2 (HR-8 densities only apply to CLF projects). Ord. No. 2009-005.



### 3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current High Residential 8 (HR-8) on 9.17 acres and Commercial Low Intensity (CL) on 1.05 acres to High Residential 8 (HR-8) on 10.22 acres.

The proposed intensity for the site would allow a maximum of 82 dwelling units of multifamily housing. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity.

**Table 3: Trip Generation – Proposed Future Land Use (Max. Intensity)**

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily <sup>1</sup>	82 <sup>2</sup> DUs	600	9	29	38	29	17	46

According to Table 3, the net Daily, AM and PM trips potentially generated due to the Proposed Future Land Use designation under the most intense ITE Land Use are 600, 38, and 46 trips respectively.

<sup>1</sup> Multifamily Low-Rise Housing (Apartment/Condo/TH)

<sup>2</sup> 10.22 Acres X HR-8

## 4. PROPOSED SITE PLAN

The proposed project could potentially have a maximum of 132 Multifamily dwelling units. Table 4 includes the trip generation for the project maximum as allowed by the Unified Land Development Code (ULDC) using the maximum density bonuses under the TDR and WFH programs.

**Table 4: Trip Generation – ULDC Maximum Intensity**

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily <sup>1</sup>	132 <sup>2</sup> DUs	966	14	47	61	47	27	74

According to Table 4, the net Daily, AM and PM peak hour trips potentially generated due to the potential maximum development are 966, 61 and 74 trips respectively. Consequently, the site plan potential maximum intensities were used in order to evaluate Test 2 of the Policy 3.5-d compliance requirements.

<sup>1</sup> Multifamily Low-Rise Housing (Apartment/Condo/TH)

<sup>2</sup> HR-8 Density + TDR + WFH Density = 132 Units

## 5. TRAFFIC IMPACT

Table 5 shows a comparison of the trip generation between the Maximum Intensity under the existing and proposed FLU. As can be seen in Table 5, traffic generated by the Maximum Intensity under the proposed FLU is less than the traffic generated by the current FLU. As part of a conservative analysis, no credit was taken for existing uses on site.

**Table 5: Net Traffic Impact – Maximum Intensity**

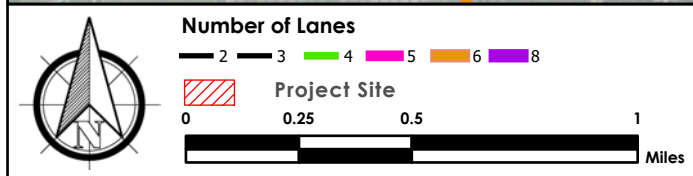
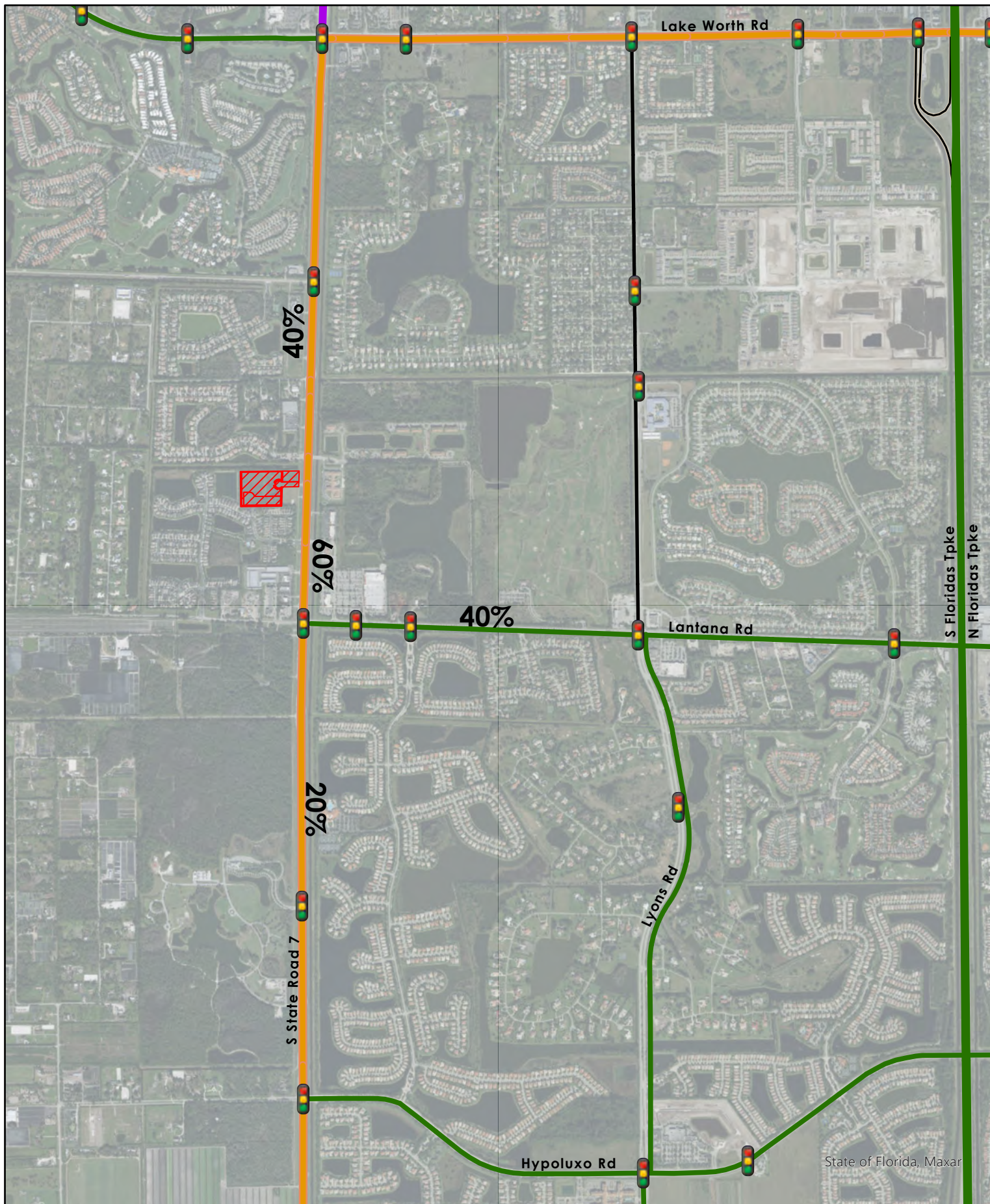
Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	1,400	26	14	40	54	68	122
Maximum Intensity	966	14	47	61	47	27	74
<b>Net New Trips</b>	<b>(434)</b>	<b>(12)</b>	<b>33</b>	<b>21</b>	<b>(7)</b>	<b>(41)</b>	<b>(48)</b>

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 1-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis for the Maximum Intensity allowed under the ULDC.

Furthermore, given the net trip generation characteristics from Table 5 for **Long Range Analysis (2045)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, 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 CL/HR-8 to HR-8.

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





**Figure 2:**  
**Traffic Assignment**  
**BRENTWOOD**



## 6. TRAFFIC ANALYSIS

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

### 6.1 Test 2 – Five Year Analysis (2026)

**Test 2** directs to compare the peak hour directional traffic volumes on each significant Link to the thresholds in *Table 12.B.2.C-4, 2A: LOS E Link Service Volumes*. If total traffic is equal to or lower than the thresholds, the project shall pass. Table 6 determines these significance levels for the Maximum Intensity allowed under the ULDC.

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

Link analyses shall be carried out at the end of the fifth year of the *Florida Department of Transportation (FDOT) Five-Year Transportation Improvement Program* in effect at the time of traffic analysis submittal. The road network assumed in this analysis shall be the existing road network, and State and County Five-Year Road Program improvements with construction scheduled to commence before the end of the Five-Year analysis period. At the time of this submittal, *PBC - Five-Year Transportation Improvement Program* adopted on June 8, 2021 does not show any improvements within the RDI. As shown in Table 6, all links within the RDI have an impact of less than three percent (3%). **Test 2** has been met.



**Table 6: Test 2 – Five Year Analysis Significance – ULDC Maximum Intensity**

Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic	Traffic Impact
SR-7	Hypoluxo Rd	Lantana Rd	6D	1	1.45	0.69	Class I	2,940	20.0%	9	0.31%
SR-7	Lantana Rd	Site	6D	2	1.78	1.12	Class I	2,940	60.0%	28	0.95%
SR-7	Site	Lake Worth Rd	6D					2,940	40.0%	19	0.65%
Lantana Rd	SR-7	Lyons Rd	4D	3	1.03	2.91	Class II	1,870	40.0%	19	1.02%

AM		PM	
IN	OUT	IN	OUT
14	47	47	27

RDI: 1-Mile

## 6.2 Long Range Analysis (2045)

At the time of this submittal, the latest long-range transportation model available from the Palm Beach Transportation Planning Agency was based on the Southeast Regional Planning Model (SERPM) version 8.503, revised on September 18, 2020. Exhibit 4 includes excerpts from the 2045 LRTP for the first accessible link. Adjusted<sup>1</sup> traffic volumes from the Palm Beach TPA were used in this analysis.

Exhibit 5 includes Active FLUA amendments in the area while Table 7 summarizes the traffic generated by the proposed amendments within the RDI.

As shown in Table 5, the Proposed Future Land Use change will not generate additional traffic in 2045. Table 8 shows the first accessible link in the year 2045.

---

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

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

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

**Table 7: Active FLUAs**

Road	From	To	Valleybrook	Las Farms Landscape	Amber Woods	Lake Worth Crossing	TOTAL ACTIVE FLUAs
LGA/SCA			2021-014	2022-001	2022-005	2022-011	
SR-7	Lantana Rd	Site	0	0	126	0	126
SR-7	Site	Lake Worth Rd	0	0	126	0	126

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

Road	From	To	Lanes	Capacity	2045 Daily Volume <sup>1</sup>	Active FLUAs	Traffic Assignment	Project Traffic	Total Traffic	V/C	% Impact	Significant Impact? <sup>2</sup>	Meets LOS 'D'?
SR-7	Lantana Rd	Site	6D	50,300	57,200	126	60.0%	0	57,326	1.14	-	NO	-
SR-7	Site	Lake Worth Rd				126	40.0%	0	57,326	1.14	-	NO	-

Net Daily Traffic: 0

<sup>1</sup> 2045 volumes are included in Exhibit 4.

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



## 7. CONCLUSION

There is a proposal for a land use change of  $\pm 10.22$  acres located on the west side of State Road 7,  $\pm 0.4$  miles north of Lantana Road in unincorporated Palm Beach County (PBC), Florida. The proposal is to change the current Future Land Use from the current High Residential 8 (HR-8) on 9.17 acres and Commercial Low Intensity (CL) on 1.05 acres to High Residential 8 (HR-8) on 10.22 acres.

The current future land use allows 22,869 SF of General Commercial uses and 175 Beds of Assisted Living. The proposed future land use change would allow a maximum density and intensity of 82 dwelling units of multifamily housing while the maximum number of units that could be requested under a site plan will be limited by the ULDC to 132 dwelling units. The proposed land use would not be expected to generate additional Daily trips in the year 2045.

Exhibit 6 includes a copy of Part A and B of the Development Potential Form – Future Land Use Atlas Amendment Application while Exhibit 8 includes a copy of the latest approved Policy 3.5-d letter.

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

This Page Intentionally Left Blank

## **Exhibit 1: Property Appraiser**

This Page Intentionally Left Blank

Property Detail	
Location Address	
Municipality	UNINCORPORATED
Parcel Control Number	00-41-44-36-11-002-0000
Subdivision	BRENTWOOD OF WELLINGTON PUD
Official Records Book	30564
Page	1463
Sale Date	JAN-2019
Legal Description	BRENTWOOD OF WELLINGTON PUD BUFFER TRS

Owner Information	
Owners	Mailing address
PALM BEACH RECOVERY 2016 LLC	19535 GULF BLVD STE E INDIAN ROCK BEACH FL 33785 2240

Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2019	\$2,968,490	30564 / 01463		PALM BEACH RECOVERY 2016 LLC

Exemption Information	
No Exemption information available	

Property Information	
Number of Units	
*Total Square Feet	0
Acres	0.99
Use Code	9400 - R/W - BUFFER
Zoning	PUD - Residential Planned Unit Dev' ( 00-UNINCORPORATED )

Appraisals				
Tax Year	2021 P	2020	2019	
Improvement Value	\$0	\$0	\$0	
Land Value	\$0	\$0	\$0	
Total Market Value	\$0	\$0	\$0	
P = Preliminary All values are as of January 1st each year				


Assessed and Taxable Values				
Tax Year	2021 P	2020	2019	
Assessed Value	\$0	\$0	\$0	
Exemption Amount	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	

Taxes				
Tax Year	2021 P	2020	2019	
Ad Valorem	\$0	\$0	\$0	
Non Ad Valorem	\$0	\$0	\$0	
Total tax	\$0	\$0	\$0	

Property Detail	
Parcel Control Number:	00-41-44-36-11-002-0000
Location Address:	
Owners:	PALM BEACH RECOVERY 2016 LLC
Mailing Address:	19535 GULF BLVD STE E,INDIAN ROCK BEACH FL 33785 2240
Last Sale:	JAN-2019
Book/Page#:	30564 / 1463
Price:	\$2,968,490
Property Use Code:	9400 - R/W - BUFFER
Zoning:	PUD - Residential Planned Unit Dev' ( 00-UNINCORPORATED )
Legal Description:	BRENTWOOD OF WELLINGTON PUD BUFFER TRS
Total SF:	0
Acres	0.99

2021 Values (Preliminary)		2021 Taxes (Preliminary)	
Improvement Value	\$0	Ad Valorem	\$0
Land Value	\$0	Non Ad Valorem	\$0
Total Market Value	\$0	Total Tax	\$0
Assessed Value	\$0	2021 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$0	Applicants	
All values are as of January 1st each year.		No Details Found	

Building Footprint (Building 0 )	Subarea and Square Footage (Building 0 )	
	Description	Sq. Footage
	No Data Found.	
No Image Found	Extra Features	
	Description	Unit
	No Extra Feature Available	

Structural Details (Building 0 )	MAP	
	Description	

<b>Property Detail</b>	
Location Address	10141 CARLYLE VILLAGE DR
Municipality	UNINCORPORATED
Parcel Control Number	00-41-44-36-11-001-0000
Subdivision	BRENTWOOD OF WELLINGTON PUD
Official Records Book	30564
Page	1463
Sale Date	JAN-2019
Legal Description	BRENTWOOD OF WELLINGTON PUD PAR A

<b>Owner Information</b>	
<b>Owners</b>	<b>Mailing address</b>
PALM BEACH RECOVERY 2016 LLC	19535 GULF BLVD STE E INDIAN ROCK BEACH FL 33785 2240

<b>Sales Information</b>				
<b>Sales Date</b>	<b>Price</b>	<b>OR Book/Page</b>	<b>Sale Type</b>	<b>Owner</b>
JAN-2019	\$2,968,490	30564 / 01463		PALM BEACH RECOVERY 2016 LLC

<b>Exemption Information</b>	
No Exemption information available	

<b>Property Information</b>	
Number of Units	
*Total Square Feet	0
Acres	5.26
Use Code	1000 - VACANT COMMERCIAL
Zoning	PUD - Residential Planned Unit Dev' ( 00-UNINCORPORATED )

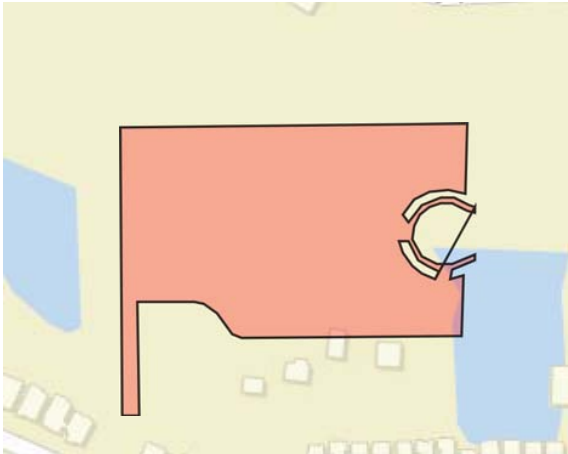
<b>Appraisals</b>				
	<b>Tax Year</b>	<b>2021 <span>P</span></b>	<b>2020</b>	<b>2019</b>
Improvement Value		\$0	\$0	\$0
Land Value		\$1,555,792	\$1,555,792	\$1,481,708
Total Market Value		\$1,555,792	\$1,555,792	\$1,481,708
<span>P = Preliminary</span> All values are as of January 1st each year				

<b>Assessed and Taxable Values</b>				
	<b>Tax Year</b>	<b>2021 <span>P</span></b>	<b>2020</b>	<b>2019</b>
Assessed Value		\$1,555,792	\$1,555,792	\$1,481,708
Exemption Amount		\$0	\$0	\$0
Taxable Value		\$1,555,792	\$1,555,792	\$1,481,708

<b>Taxes</b>				
	<b>Tax Year</b>	<b>2021 <span>P</span></b>	<b>2020</b>	<b>2019</b>
Ad Valorem		\$27,039	\$27,287	\$26,307
Non Ad Valorem		\$297	\$297	\$297
Total tax		\$27,336	\$27,584	\$26,604

<b>Property Detail</b>	
Parcel Control Number:	00-41-44-36-11-001-0000
Location Address:	10141 CARLYLE VILLAGE DR
Owners:	PALM BEACH RECOVERY 2016 LLC
Mailing Address:	19535 GULF BLVD STE E,INDIAN ROCK BEACH FL 33785 2240
Last Sale:	JAN-2019
Book/Page#:	30564 / 1463
Price:	\$2,968,490
Property Use Code:	1000 - VACANT COMMERCIAL
Zoning:	PUD - Residential Planned Unit Dev' ( 00-UNINCORPORATED )
Legal Description:	BRENTWOOD OF WELLINGTON PUD
Total SF:	0
Acres	5.26

<b>2021 Values (Preliminary)</b>		<b>2021 Taxes (Preliminary)</b>	
Improvement Value	\$0	Ad Valorem	\$27,039
Land Value	\$1,555,792	Non Ad Valorem	\$297
Total Market Value	\$1,555,792	Total Tax	\$27,336
Assessed Value	\$1,555,792	<b>2021 Qualified Exemptions</b>	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$1,555,792	<b>Applicants</b>	
All values are as of January 1st each year.		No Details Found	

<b>Structural Details (Building 0 )</b>		<b>MAP</b>
Description		

Property Detail	
Location Address	
Municipality	UNINCORPORATED
Parcel Control Number	00-41-44-36-11-023-0000
Subdivision	BRENTWOOD OF WELLINGTON PUD
Official Records Book	30564
Page	1463
Sale Date	JAN-2019
Legal Description	BRENTWOOD OF WELLINGTON PUD WATER MGMT TR

Owner Information	
Owners	Mailing address
PALM BEACH RECOVERY 2016 LLC	19535 GULF BLVD STE E INDIAN ROCK BEACH FL 33785 2240

Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2019	\$2,968,490	30564 / 01463		PALM BEACH RECOVERY 2016 LLC

Exemption Information	
No Exemption information available	

Property Information	
Number of Units	
*Total Square Feet	0
Acres	2.17
Use Code	9500 - RIVER/LAKES
Zoning	PUD - Residential Planned Unit Dev' ( 00-UNINCORPORATED )

Appraisals				
Tax Year	2021 P	2020	2019	
Improvement Value	\$0	\$0	\$0	
Land Value	\$0	\$0	\$0	
Total Market Value	\$0	\$0	\$0	
P = Preliminary All values are as of January 1st each year				


Assessed and Taxable Values				
Tax Year	2021 P	2020	2019	
Assessed Value	\$0	\$0	\$0	
Exemption Amount	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	

Taxes				
Tax Year	2021 P	2020	2019	
Ad Valorem	\$0	\$0	\$0	
Non Ad Valorem	\$0	\$0	\$0	
Total tax	\$0	\$0	\$0	

Property Detail	
Parcel Control Number:	00-41-44-36-11-023-0000
Location Address:	
Owners:	PALM BEACH RECOVERY 2016 LLC
Mailing Address:	19535 GULF BLVD STE E,INDIAN ROCK BEACH FL 33785 2240
Last Sale:	JAN-2019
Book/Page#:	30564 / 1463
Price:	\$2,968,490
Property Use Code:	9500 - RIVER/LAKES
Zoning:	PUD - Residential Planned Unit Dev' ( 00-UNINCORPORATED )
Legal Description:	BRENTWOOD OF WELLINGTON PUD
Total SF:	0
Acres	2.17

2021 Values (Preliminary)	
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.	
2021 Taxes (Preliminary)	
Ad Valorem	\$0
Non Ad Valorem	\$0
Total Tax	\$0
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
No Data Found.	
Extra Features	
Description	Year Built
No Extra Feature Available	

Structural Details (Building 0 )	
Description	MAP
	

Property Detail	
Location Address	
Municipality	UNINCORPORATED
Parcel Control Number	00-41-44-36-11-000-0020
Subdivision	BRENTWOOD OF WELLINGTON PUD
Official Records Book	Page
Sale Date	
Legal Description	BRENTWOOD OF WELLINGTON PUD PAR B

Owner Information	
Owners	Mailing address
HRS PALM BEACH LLC	2 20TH ST N STE 1700 BIRMINGHAM AL 35203 4015

Sales Information
No Sales Information Available.

Exemption Information
No Exemption information available

Property Information	
Number of Units	
*Total Square Feet	0
Acres	1.0504
Use Code	1000 - VACANT COMMERCIAL
Zoning	CC - Community Commercial ( 00-UNINCORPORATED )

Appraisals				
	Tax Year	2021 <b>P</b>	2020	2019
Improvement Value		\$0	\$0	\$0
Land Value		\$973,645	\$973,645	\$927,434
Total Market Value		\$973,645	\$973,645	\$927,434
<b>P = Preliminary</b> All values are as of January 1st each year				


Assessed and Taxable Values				
	Tax Year	2021 <b>P</b>	2020	2019
Assessed Value		\$973,645	\$973,645	\$927,434
Exemption Amount		\$0	\$0	\$0
Taxable Value		\$973,645	\$973,645	\$927,434

Taxes				
	Tax Year	2021 <b>P</b>	2020	2019
Ad Valorem		\$16,921	\$17,077	\$16,466
Non Ad Valorem		\$99	\$99	\$99
Total tax		\$17,020	\$17,176	\$16,565

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

Property Detail					
Parcel Control Number:	00-41-44-36-11-000-0020		Location Address:		
Owners:	HRS PALM BEACH LLC				
Mailing Address:	2 20TH ST N STE 1700,BIRMINGHAM AL 35203 4015				
Last Sale:	Not available	Book/Page#:	/	Price:	Not available
Property Use Code:	1000 - VACANT COMMERCIAL	Zoning:	CC - Community Commercial ( 00-UNINCORPORATED )		
Legal Description:	BRENTWOOD OF WELLINGTON PUD PAR B	Total SF:	0	Acres	1.0504

2021 Values (Preliminary)		2021 Taxes (Preliminary)	
Improvement Value	\$0	Ad Valorem	\$16,921
Land Value	\$973,645	Non Ad Valorem	\$99
Total Market Value	\$973,645	Total Tax	\$17,020
Assessed Value	\$973,645	2021 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$973,645	Applicants	
All values are as of January 1st each year.		No Details Found	

Building Footprint (Building 0 )		Subarea and Square Footage (Building 0 )	
		Description	Sq. Footage
		No Data Found.	
		Extra Features	
		Description	Unit
		No Extra Feature Available	

Structural Details (Building 0 )		MAP	
Description			

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

9/25/2021

Owner: HRS PALM BEACH LLC PCN: 00414436110000020 1 of 1



Property Detail	
Location Address	
Municipality	UNINCORPORATED
Parcel Control Number	00-41-44-36-11-003-0000
Subdivision	BRENTWOOD OF WELLINGTON PUD
Official Records Book	30564
Page	1463
Sale Date	JAN-2019
Legal Description	BRENTWOOD OF WELLINGTON PUD PAR C K/A PRIVATE ST

Owner Information	
Owners	Mailing address
PALM BEACH RECOVERY 2016 LLC	19535 GULF BLVD STE E INDIAN ROCK BEACH FL 33785 2240

Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2019	\$2,968,490	30564 / 01463		PALM BEACH RECOVERY 2016 LLC

Exemption Information	
No Exemption information available	

Property Information	
Number of Units	
*Total Square Feet	0
Acres	0.73
Use Code	9400 - R/W - BUFFER
Zoning	PUD - Residential Planned Unit Dev' ( 00-UNINCORPORATED )

Appraisals				
Tax Year	2021	P	2020	2019
Improvement Value	\$0		\$0	\$0
Land Value	\$0		\$0	\$0
Total Market Value	\$0		\$0	\$0
P = Preliminary All values are as of January 1st each year				

Assessed and Taxable Values				
Tax Year	2021	P	2020	2019
Assessed Value	\$0		\$0	\$0
Exemption Amount	\$0		\$0	\$0
Taxable Value	\$0		\$0	\$0

Taxes				
Tax Year	2021	P	2020	2019
Ad Valorem	\$0		\$0	\$0
Non Ad Valorem	\$0		\$0	\$0
Total tax	\$0		\$0	\$0

Property Detail	
Parcel Control Number:	00-41-44-36-11-003-0000
Location Address:	
Owners:	PALM BEACH RECOVERY 2016 LLC
Mailing Address:	19535 GULF BLVD STE E,INDIAN ROCK BEACH FL 33785 2240
Last Sale:	JAN-2019
Book/Page#:	30564 / 1463
Price:	\$2,968,490
Property Use Code:	9400 - R/W - BUFFER
Zoning:	PUD - Residential Planned Unit Dev' ( 00-UNINCORPORATED )
Legal Description:	BRENTWOOD OF WELLINGTON PUD
Total SF:	0
Acres	0.73

2021 Values (Preliminary)		2021 Taxes (Preliminary)	
Improvement Value	\$0	Ad Valorem	\$0
Land Value	\$0	Non Ad Valorem	\$0
Total Market Value	\$0	Total Tax	\$0
Assessed Value	\$0	2021 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$0	Applicants	
All values are as of January 1st each year.		No Details Found	

Building Footprint (Building 0 )	Subarea and Square Footage (Building 0 )	
	Description	Sq. Footage
	No Data Found.	
No Image Found	Extra Features	
	Description	Year Built
	No Extra Feature Available	

Structural Details (Building 0 )	MAP	
	Description	

This Page Intentionally Left Blank

## Exhibit 2: Survey

This Page Intentionally Left Blank

## Legal Description

---

### PARCEL A:

Tracts 17 and 18, Block 35, The Palm Beach Farms Company Plat No. 3, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 2, Pages 45-54 inclusive, excepting there from the right of way for State Road No. 7 through Tract 17 and lying within 75.00 feet of Survey Baseline as shown in Road Plat Book 1, Page 40, Public Records of Palm Beach County, Florida;

LESS that part of said Tract 17 being more particularly described as follows:

BEGINNING at a point in the Westerly right of way line of State Road No. 7, said right of way line shown in Road Plat Book 1, Pages 35 to 41, Public Records of Palm Beach County, Florida, said point being the intersection of said right of way line and the South line of said Tract 17; thence South 87°31'38"West, along said South line of Tract 17, a distance of 423.11 feet to a point in the West line of said Tract 17; thence North, parallel with the Westerly right of way line of said State Road No. 7, a distance of 563.25 feet to an intersection with a line 97.00 feet Southerly of and parallel with the North line of said Tract 17; thence North 87°31'38"East, along said parallel line, a distance of 423.11 feet to a point in said Westerly right of way line; thence South along said Westerly right of way line, a distance of 563.25 feet to the POINT OF BEGINNING.

TOGETHER WITH:

### PARCEL C:

A portion of Tract 17, Block 35, The Palm Beach Farms Company Plat No. 3, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 2, Pages 45-54, inclusive, being more particularly described as follows:

COMMENCING at the intersection of the Westerly right of way line of State Road No. 7, said right of way line shown in Road Plat Book 1, Pages 35 to 41, Public Records of Palm Beach County, Florida, with the South line of said Tract 17, bear North, along said Westerly right of way line, a distance of 310.29 feet to the POINT OF BEGINNING; thence South 87°31'38"West along a line 310.00 feet North of and parallel with the South line of said Tract 17, a distance of 423.11 feet; thence North, parallel with the Westerly right of way line of said State Road No. 7, a distance of 56.71 feet; thence South 86°01'00"East, a distance of 122.17 feet; thence North 87°31'38"East along a line 306.80 feet South of and parallel with the North line of said Tract 17, a distance of 301.11 feet to a point on said Westerly right of way line; thence South along said Westerly right of way line, a distance of 42.96 feet to the POINT OF BEGINNING; LESS and EXCEPT the East 158.54 feet thereof.

TOGETHER WITH:

### (P/O PARCEL "B")

A portion of Tract 17, Block 35, Palm Beach Farms Company Plat No. 3, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 2, Pages 45-54, inclusive, being more particularly described as follows:

COMMENCING at the intersection of the Westerly right-of-way line of State Road No. 7, said right-of-way line shown in Road Plat Book 1, Pages 35 to 41, of the Public Records of Palm Beach County, Florida, with the South line of said Tract 17; bear North, along said Westerly right-of-way line, a distance of 353.25 feet to the POINT OF BEGINNING; thence South 87° 31' 38" West, along a line 306.80 feet South of and parallel with the North line of said Tract 17, a distance of 301.11 feet; thence North 86° 01' 00" West, a distance of 122.17 feet; thence North, parallel with the Westerly right-of-way line of said State Road No. 7, a distance of 22.49 feet to a point on a line 390 feet North of and parallel with said South line of Tract 17; thence North 89°03'00" East, along said parallel line, 421.64 feet to a point on aforesaid Westerly right-of-way line; thence South 01°28'20" West, along said westerly right-of-way line, 35.97 feet to the POINT OF BEGINNING; LESS and EXCEPT the East 158 feet thereof.

ALSO LESS that parcel of land described in special warranty deed as recorded in Official Records Book 22570, Page 1530, more particularly described as follows:

A portion of Tract 17, Block 35, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 2, Pages 45-54, inclusive, being more particularly described as follows:

COMMENCE at the intersection of the Westerly right-of-way line of State Road No. 7, said right-of-way line shown in Road Plat Book 1, Pages 35 to 41, Public Records of Palm Beach County, Florida, with the South line of said Tract 17; thence Northerly, along said Westerly right-of-way line, a distance of 564.39 feet, more or less, to a point of intersection with a line 97.00 feet Southerly of and parallel with, as measured at right angles of, the North line of said Tract 17; thence South 87°31'37" West, along said parallel line, said parallel line also being the Easterly prolongation of the Southerly line of Tract B1, THOROUGHbred LAKE ESTATES PLAT 1, according to the plat thereof, recorded in Plat Book 91, Page 75, said Public Records, a distance of 158.37 feet, more or less, to the West right-of-way line of State Road No. 7, Parcel No. 130, as recorded in Official Records Book 10616, Page 482, said Public Records, and the POINT OF BEGINNING of the following described parcel of land; thence South 00°00'52" East, along said West right-of-way line (said West right-of-way line is assumed to bear South 00°00'52" East and all other bearings are relative thereto), a distance of 173.92 feet; thence departing said right-of-way line, South 87°33'51" West a distance of 263.48 feet; thence North 00°00'52" West, parallel with said West right-of-way line of State Road No. 7, Parcel No. 130, a distance of 173.75 feet to a point on a line, 97 feet Southerly of and parallel with, as measured at right angles to, the North line of said Tract 17, (said parallel line being common with the Southerly line of said Tract B1); thence North 87°31'38" East, along said parallel line, a distance of 263.49 feet to said West right-of-way line of State Road No. 7, Parcel No. 130, and the POINT OF BEGINNING.

Containing in all, 9.171 Acres, more or less.

### **Exhibit 3: PBC Trip Generation Rates**

This Page Intentionally Left Blank



# 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	In/Out	PM Peak Hour Rate/Equation
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	N/A <sup>i</sup>	2.82	N/A <sup>i</sup>	8.06
	Nursery (Wholesale)	818	Acre	19.5 <sup>c</sup>	0%	N/A <sup>i</sup>	0.26	N/A <sup>i</sup>	0.45
	Landscape Services	PBC	Acre <sup>m</sup>	121.70	0%	40/60	34.4	58/42	15.1
	Gen. Commercial	820	1000 S.F.	$\text{Ln}(T) = 0.68 \text{Ln}(X) + 5.57^d$	Note e	62/38	0.94	48/52	$\text{Ln}(T) = 0.74 \text{Ln}(X) + 2.89^f$
	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 <sup>g</sup>	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 <sup>h</sup>	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 <sup>i</sup>	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note j	50/50	12.3*FP+15.5*(X)
	Carwash (Automated) <sup>k</sup>	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65

Modification History  
**3/26/2019:** First published  
**3/2/2020:** Added Landscape Services, modification history, edited formatting,

## Footnotes

- Weekend peak hour rate = 9.99 per 1,000 s.f. with a 48/52 directional split
- To be used only when adjacent to hospital, for Med. Office square footage not to exceed 44% of the hospital square footage
- Use caution when using because of very low sample data. Consult with the County before using.
- For intensities under 10,000 s.f., use a rate of 125.61 / 1,000 S.F. instead of the equation.
- Pass-by percent = 62% for 10,000 s.f. or less, otherwise =  $83.18 - 9.30 * \text{Ln}(A)$  where A is 1,000 s.f. of leasable area
- For intensities under 10,000 s.f., use a rate of 9.9 / 1,000 s.f. instead of the equation.
- 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)
- ITE rate NA. Rate derived using PM to Daily ratio for ITE Code 937
- 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.
- Use PM rates
- 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
- Assume 50/50
- 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.

## 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	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 <sup>a</sup>	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) <sup>b</sup>	PBC	1000 S.F.	17.4	10%	78/22	1.39	28/72	1.73
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

## **Exhibit 4: 2045 Volumes**

This Page Intentionally Left Blank



## 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](mailto: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
5402	930031	SR-7	Flavor Pict Rd	Boynton Beach Blvd	4	4	27,483	22,402	23,191	26,985	31,409	52,899	44,700
5102	930716	SR-7	Boynton Beach Blvd	Hypoluxo Rd	6	6	32,692	24,669	27,687	29,795	37,618	65,569	55,600
4402	937242	SR-7	Hypoluxo Rd	Lantana Rd	6	6	31,171	28,880	31,450	35,927	39,604	62,147	54,000
4400	930753	SR-7	Lantana Rd	Lake Worth Rd	6	6	42,465	37,709	41,210	44,964	56,024	72,015	57,200
4406	937243	SR-7	Lake Worth Rd	Stribling Way	8	8T		53,939	65,398	66,899	66,602	81,026	79,600
4102	930721	SR-7	Stribling Way	Forest Hill Blvd	8	8T	51,821	43,846	49,645	55,559	61,629	80,009	68,000
3452	937241	SR-7	Forest Hill Blvd	Pioneer Rd	8	8T	55,024	54,731	58,868	65,204	56,526	76,840	80,000
3408	930037	SR-7	Pioneer Rd	Southern Blvd	8	8T	55,628	52,008	56,643	63,674	56,796	78,681	78,500
3406	930514	SR-7	Southern Blvd	Belvedere Rd	8	8T	59,099	47,669	51,645	52,881	48,293	69,506	74,300
3404	930034	SR-7	Belvedere Rd	Okeechobee Blvd	6	6T	47,176	36,000	38,417	41,440	27,827	48,785	59,400
3468	937259	SR-7	Okeechobee Blvd	60th St	2	4		13,661	17,803	20,034	17,983	39,682	39,300
	TPA014	SR-7	60th St	Northlake Blvd	0	4			-	-		13,308	13,300
7006	930003	SR-700	Muck City Rd	US-98 SR-700	2	2	1,966	591	1,833	1,500	3,551	4,281	2,600
7038	930004	SR-700	CR 717	Hatton Hwy	2	2	2,466	-	4,414	3,100	7,951	10,756	7,200
7004	935335	SR-700	Hatton Hwy	SR-80	2	2	2,923	-	4,071	3,100	7,763	10,630	6,900
1101	930687	SR-710	Martin County Line	Indiantown Rd	4	4	7,500	7,411	8,186	12,168	7,129	14,707	16,900
	930140	SR-710	Indiantown Rd	Moroso Speedway	4	4			-	-	5,392	9,668	9,700
1401	939140	SR-710	Moroso Speedway	Pratt-Whitney Rd	4	4	7,381	6,109	6,604	-	15,190	26,164	17,600
1411	930688	SR-710	Pratt-Whitney Rd	Caloosa	4	4	11,000	-	13,905	16,687	19,807	40,401	34,500
2109	930688	SR-710	Caloosa	N County Airport	4	4	11,000	-	14,160	18,838	19,807	40,401	34,800
2101	930688	SR-710	N County Airport	PGA Blvd	4	4	14,185	12,585	14,459	17,888	19,807	40,401	35,100
2403	930717	SR-710	PGA Blvd	Northlake Blvd	4	4	12,034	10,561	15,237	16,143	16,808	28,176	25,500
2419	930689	SR-710	Northlake Blvd	1 mi S of Northlake Blvd	4	6	24,000	22,948	21,969	27,414	16,808	28,256	33,400
	937400	SR-710	1 mi S of Northlake Blvd	Jog Rd	4	6			-	-	31,513	53,591	53,600
2209	937265	SR-710	Jog Rd	Blue Heron Blvd	4	6	25,248	25,414	25,909	34,690	34,779	52,420	43,600
2313	930747	SR-710	Blue Heron Blvd	Congress Ave	4	4	19,137	14,536	15,716	14,100	11,098	18,473	23,100
2841	937266	SR-710	Congress Ave	Australian Ave	4	4	19,555	17,322	17,857	16,900	16,401	27,179	29,600
2813	935287	SR-710	Australian Ave	Old Dixie Hwy	4	4	7,557	9,012	7,848	8,500	8,391	19,311	18,100
	930657	SR-715	SR-80	Glades Central HS	2	2			-	-	6,260	7,598	7,600
7026	930670	SR-715	Glades Central HS	Ave E	2	2	14,046	25,160	13,235	10,800	7,746	8,893	14,400
7028	930078	SR-715	Ave E	W Canal St	2	2	10,318	10,035	10,712	11,100	5,843	7,371	12,200
7042	930257	SR-715	W Canal St	Hooker Hwy	2	2	11,178	6,865	6,296	6,346	5,925	8,164	8,700
7014	930506	SR-715	Hooker Hwy	Wilder Rd	2	2	7,159	3,927	3,535	3,300	3,567	4,782	4,700
	930777	SR-715	Hooker Hwy	N/A	2	2			-	-	3,961	5,593	5,600
7019	930085	SR-717	SR-715	Main St	4	4	4,224	4,830	3,771	4,200	1,967	2,453	4,300
7021	935180	SR-717	Main St	MLK Bl	2	2	2,862	2,610	2,462	2,400	543	647	2,600
7010	930698	SR-729	E Main St SR-15, US-441	Muck City Rd CR-717	2	2	3,798	3,577	5,708	4,400	3,912	4,947	6,700
7029	930142	SR-80	US 27	SR-715	4	4	26,355	19,792	19,226	18,300	16,621	14,498	16,800
7025	930445	SR-80	SR-715	CR 827a	4	4	17,275	15,276	16,602	15,000	12,427	9,732	13,900
7036	930359	SR-80	CR 827a	Ave G	4	4	21,417	19,507	17,362	22,000	19,691	19,712	17,400

## **Exhibit 5: Active FLUA Amendments**

This Page Intentionally Left Blank



# Active Amendments Map

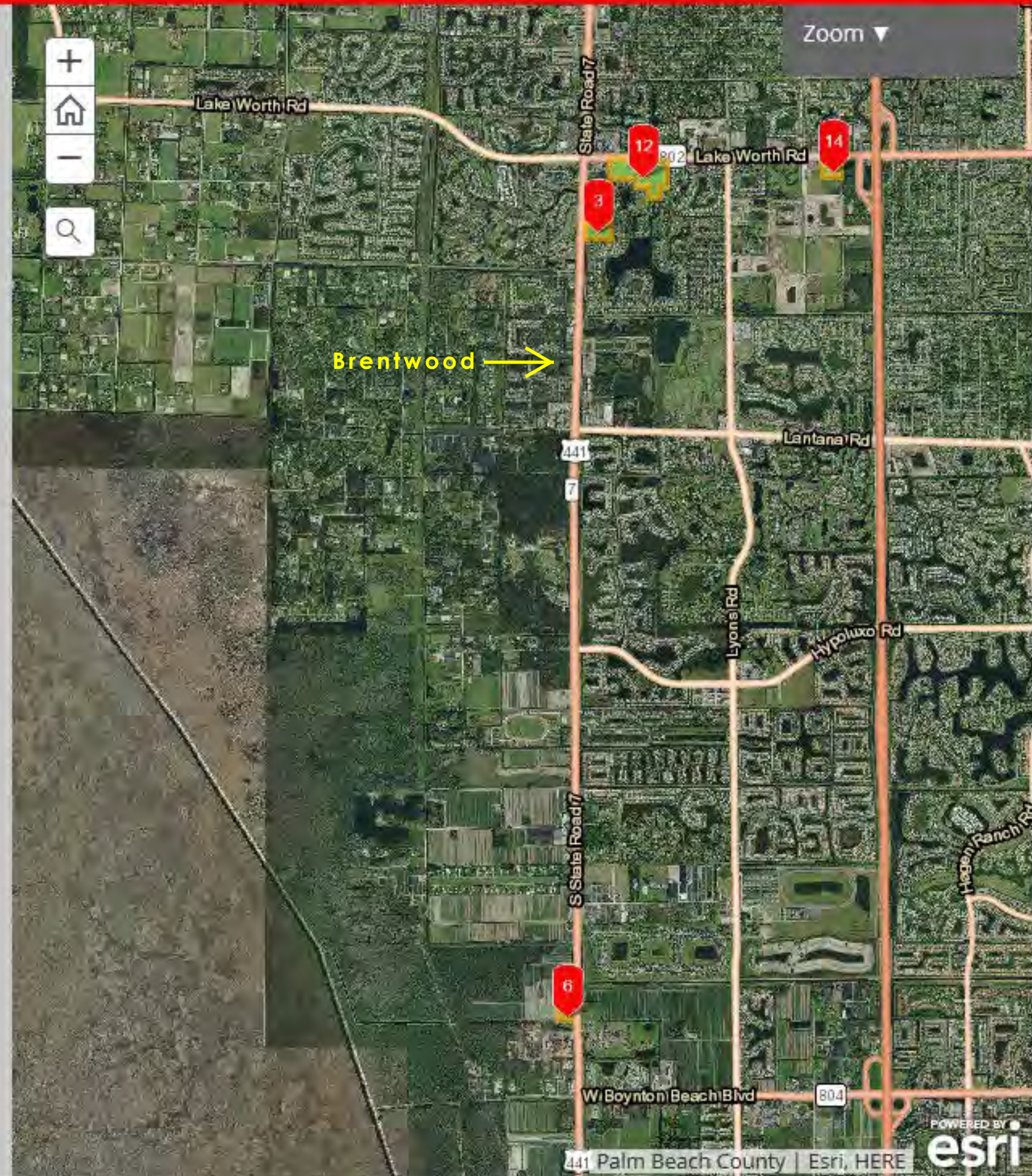


**3** Valleybrook (Legend Lakes Center)

**6** Las Farms Landscape

**12** Amber Woods

**14** Lake Worth Crossing

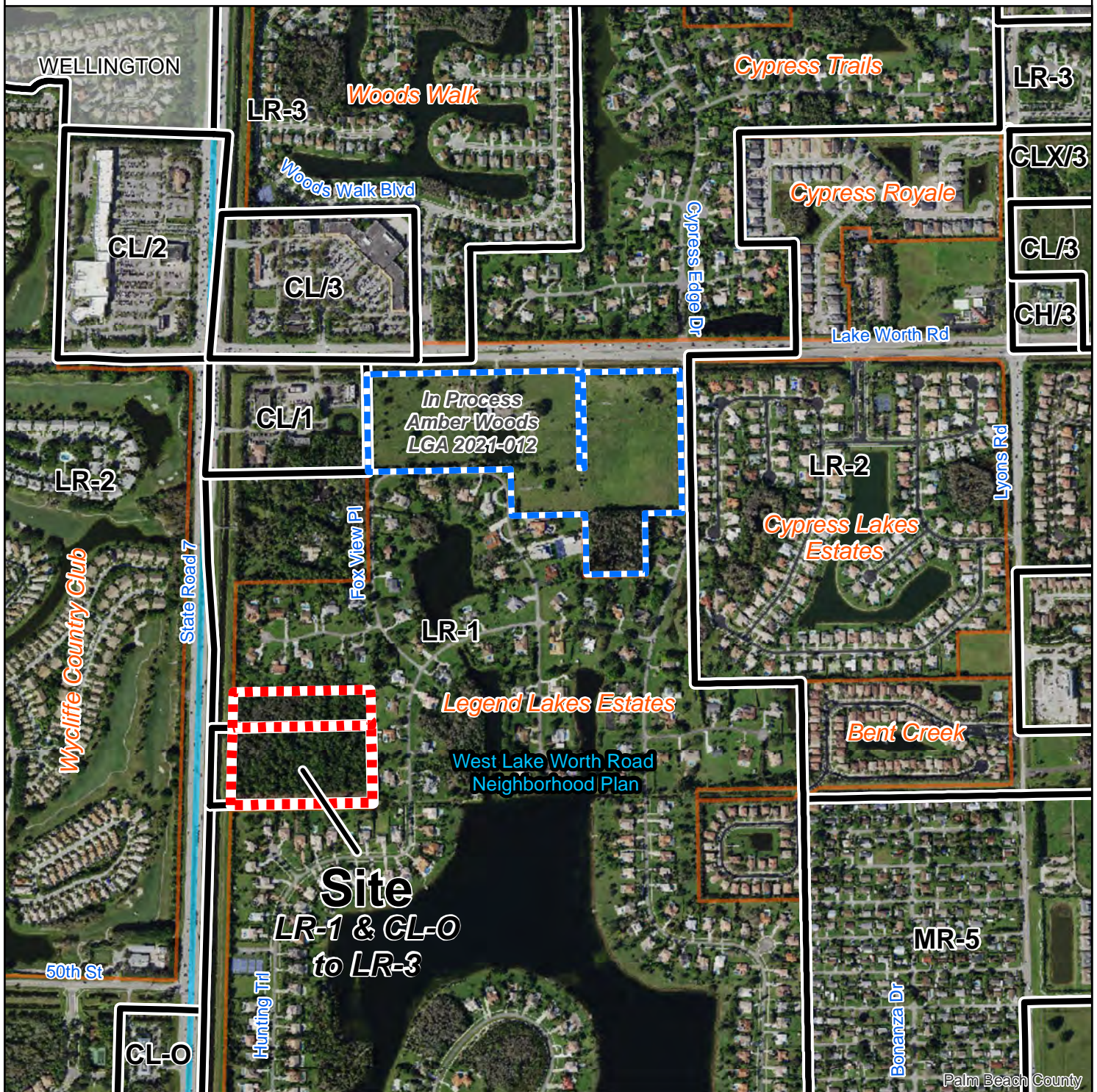




This Page Intentionally Left Blank

# Future Land Use Atlas Amendment

Valleybrook, aka Legend Lakes (LGA 2021-014)



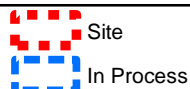
## Site Data

Size: 13.56 acres  
 Existing Use: Vacant  
 Proposed Use: Multi-Family Residential  
 Current FLU: LR-1 & CL-O  
 Proposed FLU: LR-3

## Future Land Use Designations

LR-1	Low Residential, 1 unit/acre	CL/3	Commercial Low, underlying LR-3
LR-2	Low Residential, 2 units/acre	CL-O	Commercial Low - Office
LR-3	Low Residential, 3 units/acre	CH/3	Commercial High, underlying LR-3
MR-5	Medium Residential, 5 units/acre	CLX/3	Commercial Low crosshatching, underlying LR-3
CL/1	Commercial Low, underlying LR-1	INST	Institutional
CL/2	Commercial Low, underlying LR-2		

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



270 0 270 540 Feet



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







**Department of Engineering  
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com



**Palm Beach County  
Board of County  
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Mary Lou Berger

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

October 29, 2020

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

**RE: Legend Lakes Center  
FLUA Amendment Policy 3.5-d Review  
Round 2020-21-B**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Impact Analysis for the proposed Future Land Use Amendment for the above referenced project, revised October 21, 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:

<b>Location:</b>	East side of SR-7, 0.4 mile south of Lake Worth Road	
<b>PCN:</b>	00-42-43-27-05-027-0221 – 4.33 acres 00-42-43-27-05-027-0222 – 9.23 acres	
<b>Acres:</b>	13.56 acres	
	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>FLU:</b>	Low Residential, 1 unit per acre (LR-1) on 4.33 acres Commercial Low Office (CL-O) on 9.23 acres	Medium Residential, five units per acre (MR-5)
<b>Zoning:</b>	Residential Estate (RE) on 4.33 acres Multiple Use Planned Development (MUPD) on 9.23 acres	Residential Multiple Family (RM)
<b>Density/ Intensity:</b>	1 du/acre on 4.33 acres .35 FAR on 9.23 acres	5 du/acre
<b>Maximum Potential:</b>	Single Family Detached = 4 DUs Medical Office = 140,721 SF	Single Family Detached = 67 DUs
<b>Proposed Potential:</b>	None	Townhomes = 141 DUs
<b>Net Daily Trips:</b>	-3,770 (maximum – current) -3,408 (proposed – current)	



Dr. Juan F. Ortega, P.E.  
October 29, 2020  
Page 2

<b>Net PH Trips:</b>	50 (13/37) AM, 69 (43/26) PM (maximum) 65 (15/50) AM, 79 (50/29) PM (proposed)
<i>* <b>Maximum</b> indicates typical FAR and maximum trip generator. <b>Proposed</b> 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 **proposed potential** density shown above. Therefore, this amendment requires a condition of approval, based on Transfer of Development Rights (TDR) and density bonus programs, to cap the project at the **Proposed** development potential or equivalent trips.

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

Please contact me at 561-684-4030 or email to [DSimeus@pbcgov.org](mailto:DSimeus@pbcgov.org) with any questions.

Sincerely,

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

Dominique Simeus, P.E.  
Professional Engineer  
Traffic Division

DS/rb

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

File: General - TPS – Unincorporated - Traffic Study Review  
N:\TRAFFIC\Development Review\Comp Plan\21-B\Legend Lakes Center.docx



# LEGEND LAKES CENTER

PALM BEACH COUNTY, FLORIDA

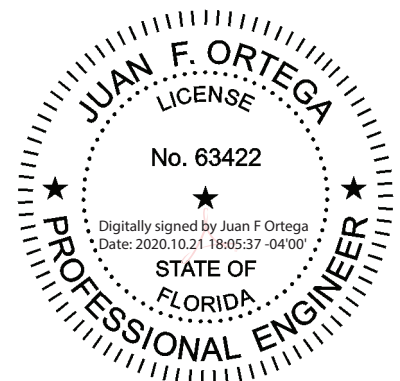
## FUTURE LAND USE ATLAS AMENDMENT ROUND 21-B TRAFFIC IMPACT ANALYSIS

**PREPARED FOR:  
D.R. HORTON**

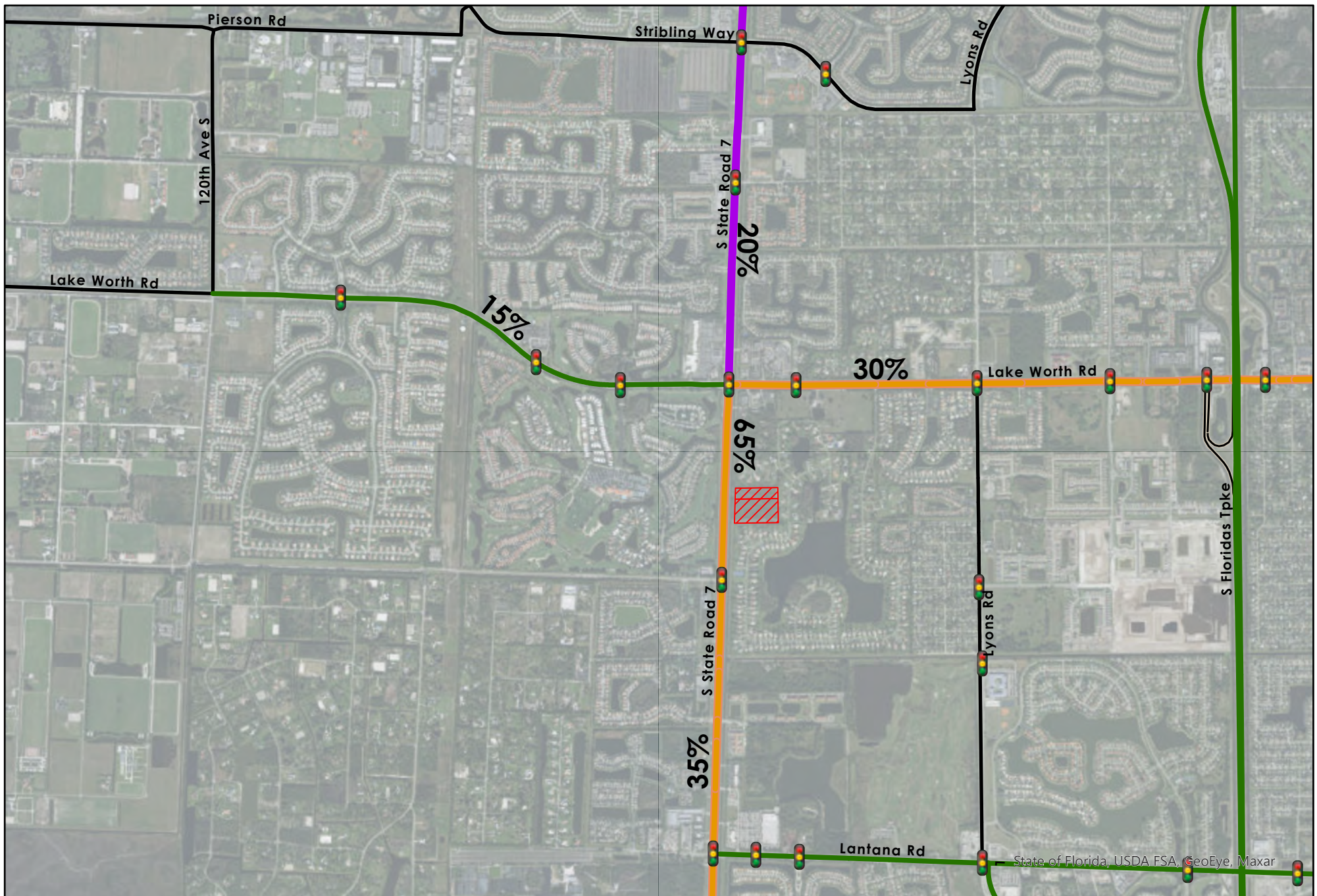
Prepared by:

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

Revised October 21, 2020  
October 15, 2020



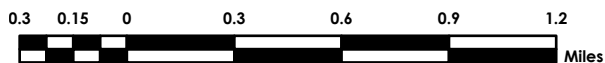




**Number of Lanes**

2 3 4 5 6 8  
 (represented by line colors: black, grey, green, pink, orange, purple)

Project Site



**Figure 2:**  
**Traffic Assignment**  
**Legend Lakes Center**



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

Road	From	To	Lanes	Capacity	2045 Daily Volume	Traffic Assignment	Project Traffic	Pending FLUA <sup>1</sup>		Total Traffic	V/C	% Impact	Significant Impact? <sup>2</sup>	Meets LOS 'D'?
								Hendrix Property	Lantana Road & SR-7					
SR-7	Lantana Rd	Site	6D	50,300	57,200	35.0%	0	213	96	57,509	1.14	0.00%	NO	-
SR-7	Site	Lake Worth Rd				65.0%	0			57,509	1.14	0.00%	NO	-

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

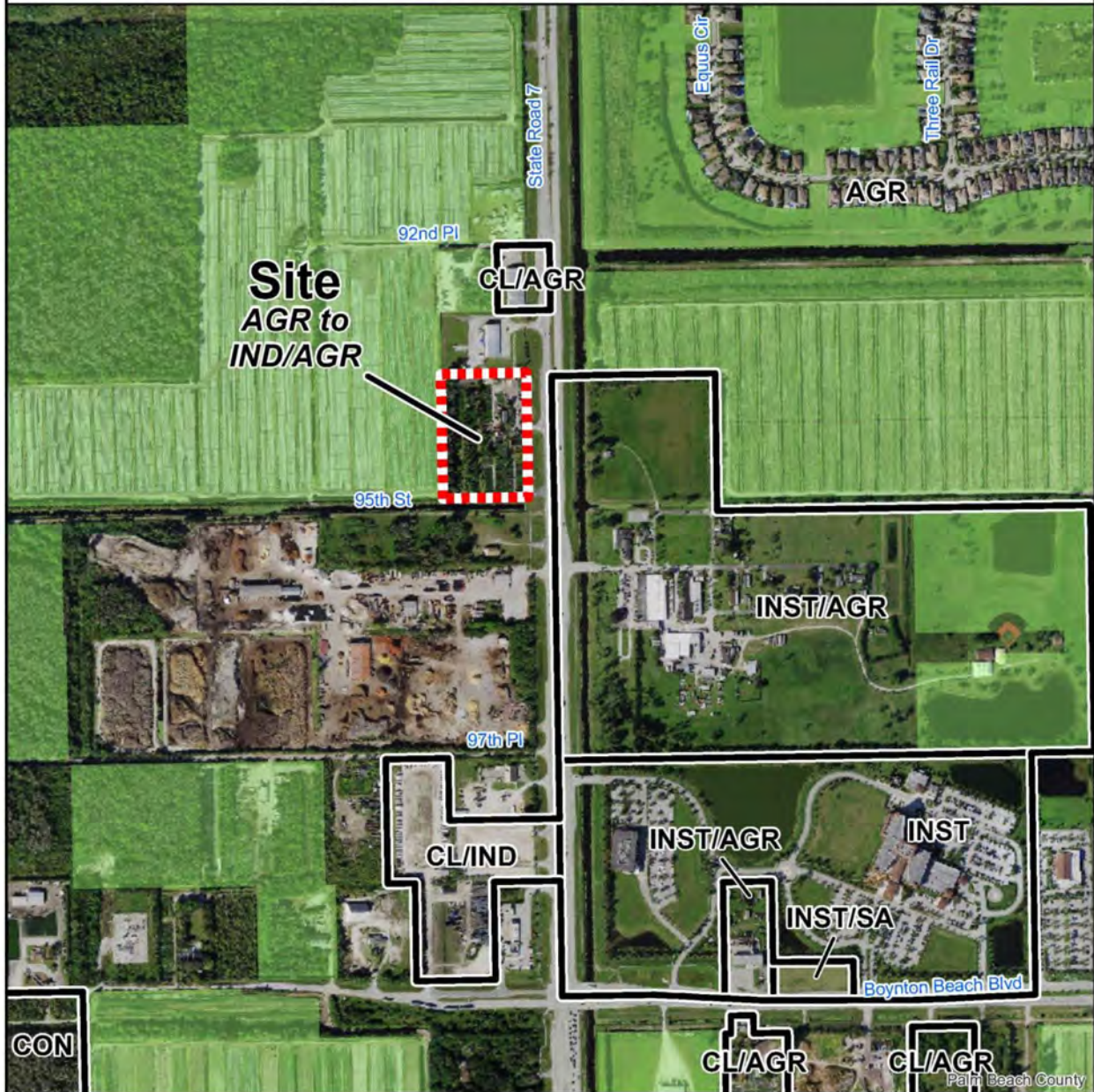
<sup>1</sup> See Exhibit 8 for 2045 Traffic Assignment excerpts for Hendrix Property and Lantana Road & SR-7

<sup>2</sup> 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.



# Future Land Use Atlas Amendment

Las Farms Landscape (LGA 2022-001)



## Site Data

Size: 6.95 acres  
 Existing Use: Agriculture/Nursery  
 Proposed Use: Light Industrial  
 Current FLU: AGR  
 Proposed FLU: IND/AGR

## Future Land Use Designations

AGR	Agricultural Reserve	INST/SA	Institutional, underlying SA
CON	Conservation		
CL/AGR	Commercial low, underlying AGR		
CL/IND	Commercial Low, underlying IND		
INST	Institutional		
INST/AGR	Institutional, underlying AGR		

Date: 5/14/2021  
 Contact: PBC Planning  
 Filename: 22-A/Site/22-001  
 Note: Map is not official, for presentation purposes only.

Site  
 Ag Preserves

230 0 230 460 Feet



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







April 14, 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

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com



**Palm Beach County  
Board of County  
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

**RE: Las Farms  
FLUA Amendment Policy 3.5-d Review  
Round 2020-22-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, dated March 9, 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:

<b>Location:</b>	West side of State Road 7, approximately ½ mile north of Boynton Beach Boulevard	
<b>PCN:</b>	00-42-43-27-05-052-0240	
<b>Acres:</b>	6.95 acres	
	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>FLU:</b>	Agricultural Reserve (AGR)	Industrial (IND)/Agricultural Reserve (AGR)
<b>Zoning:</b>	Agricultural Reserve (AGR)	Light Industrial (IL)
<b>Density/ Intensity:</b>	0.15 FAR	0.45 FAR
<b>Maximum Potential:</b>	Nursery (Garden Center) = 6.95 Acres	Light Industrial = 136,234 SF OR Flex Space IND FLU = 136,234 SF OR Landscape Services = 6.95 Acres
<b>Proposed Potential:</b>	None	None
<b>Net Daily Trips:</b>	-143 (maximum – current) as Light Industrial OR 213 (maximum – current) as Flex Space OR 95 (maximum – current) as Landscape Services	
<b>Net PH Trips:</b>	65 (66/-1) AM, 21 (-18/39) PM (maximum) as Light Industrial OR 167 (110/57) AM, 92 (31/61) PM (maximum) as Flex Space OR 219 (86/133) AM, 49 (33/16) PM (maximum) as Landscape Services	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		



Rebecca J. Mulcahy, P.E.

April 14, 2021

Page 2

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 for either the Light Industrial or Flex Space IND FLU or Landscape Services land use at the **maximum potential** 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](mailto:DSimeus@pbcgov.org) with any questions.

Sincerely,

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

Dominique Simeus, P.E.  
Professional Engineer  
Traffic Division

DS/rb

cc: Addressee

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

Steve Bohovsky – Technical Assistant III, Traffic Division

Lisa Amara – Senior Planner, Planning Division

Khurshid Mohyuddin – Principal Planner, Planning Division

Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review

N:\TRAFFIC\Development Review\Comp Plan\22-A\Las Farms.docx

**LAS FARMS  
FUTURE LAND USE AMENDMENT  
TRANSPORTATION ANALYSIS**

**Prepared for**

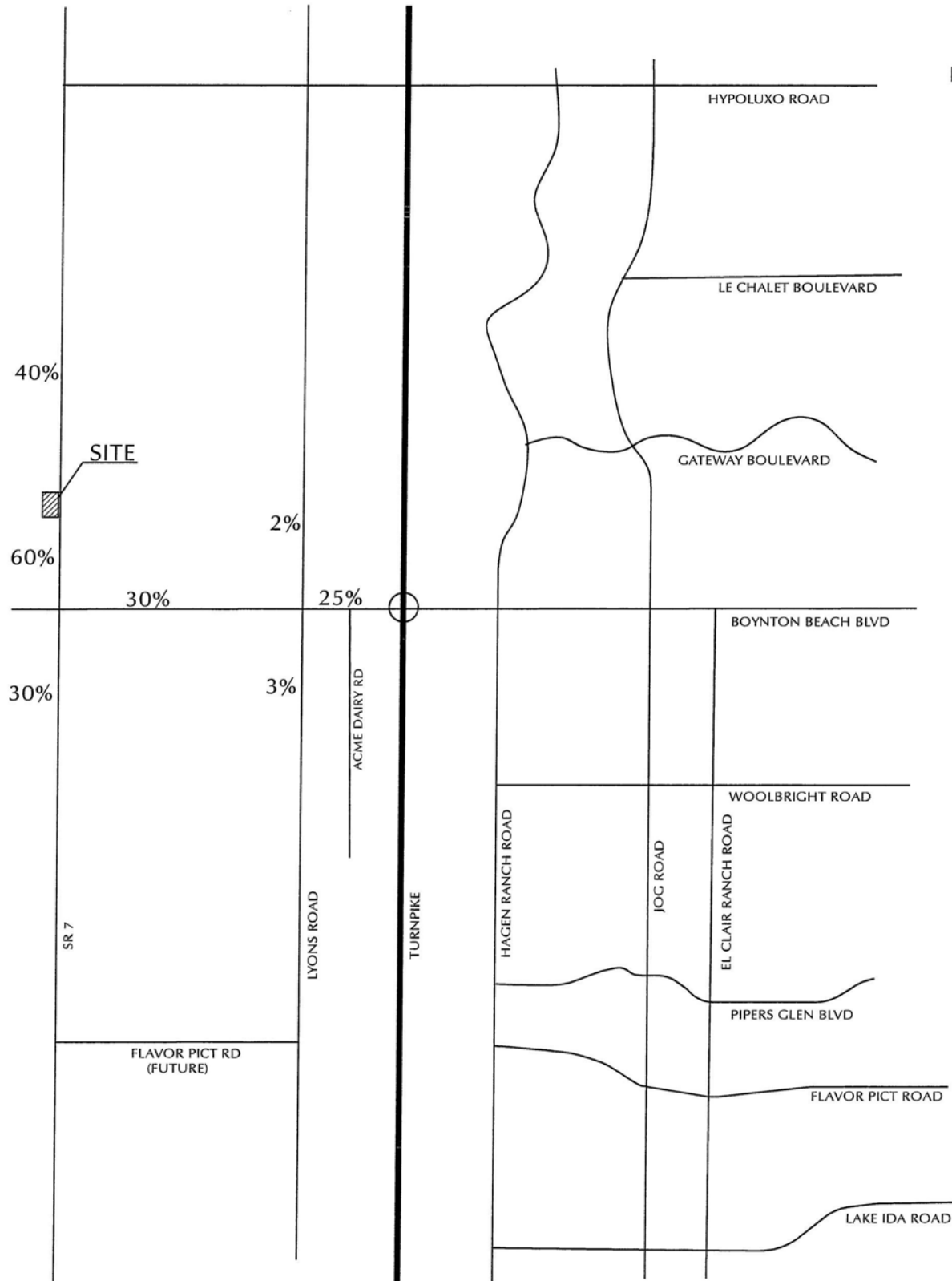
**LAS FARMS OF THE PALM BEACHES, LLC**

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

**#PTC21-004  
March 9, 2021**

**Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570**

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 3/9/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



#21-004  
3/3/21

LAS FARMS  
FLUA

EXHIBIT 3  
PROJECT TRAFFIC DISTRIBUTION

**PTC**

# **Exhibit 5**

## **Las Farms FLUA**

### **Project Traffic Assignment - 2045 Analysis**

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

Roadway	Link	2045 Conditions			Net Project Traffic		2045 Total Traffic	V/C w/ Proj.	Total Project Impact	Signif- icant Impact?
		Lanes	Volume (1)	LOS D	213	Project Trips				
				Capacity (2)	% Dist					
SR 7	Boynton Beach Blvd to Site	6LD	55,400	50,300	60%	128	55,528	1.10	0.25%	No
	Site to Hypoluxo Rd	6LD	55,400	50,300	40%	85	55,485	1.10	0.17%	No

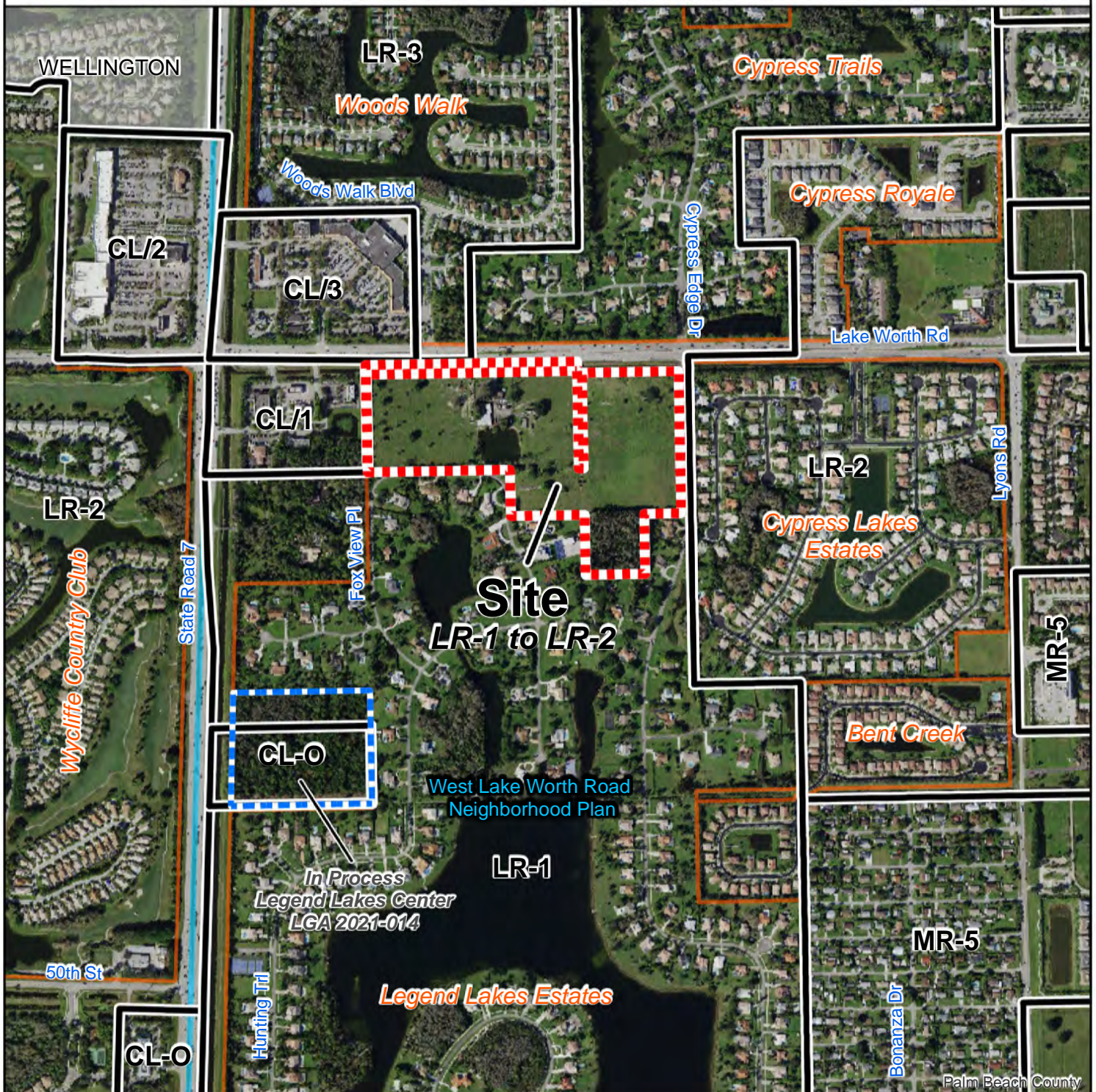
(1) Source: Palm Beach TPA. See Appendix.

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



# Future Land Use Atlas Amendment

Amber Woods (LGA 2022-005)



## Site Data

Size: 36.49 acres  
 Existing Use: Residential & Agricultural  
 Proposed Use: Residential  
 Current FLU: LR-1  
 Proposed FLU: LR-2

## Future Land Use Designations

LR-1	Low Residential, 1 unit/acre	CL/3	Commercial Low, underlying LR-3
LR-2	Low Residential, 2 units/acre	CL-O	Commercial Low - Office
LR-3	Low Residential, 3 units/acre	CH/3	Commercial High, underlying LR-3
MR-5	Medium Residential, 5 units/acre	CLX/3	Commercial Low crosshatching, underlying LR-3
CL/1	Commercial Low, underlying LR-1	INST	Institutional
CL/2	Commercial Low, underlying LR-2		

Date: 7/13/2021  
 Contact: PBC Planning  
 Filename: Planning/AMEND/22-A/Site/22-005  
 Note: Map is not official, for presentation purposes only.



270 0 270 540 Feet



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







June 7, 2021

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

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

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Impact Analysis for the proposed Future Land Use Amendment for the above referenced project, dated May 11, 2021, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

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

**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbcgov.com



**Palm Beach County  
Board of County  
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"





Dr. Juan F. Ortega, P.E.

June 7, 2021

Page 2

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

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

Please contact me at 561-684-4030 or email to [DSimeus@pbcgov.org](mailto:DSimeus@pbcgov.org) with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "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\22-A\Amber Woods FKA Hendrix Property.docx



**AMBER WOODS**

FKA HENDRIX PROPERTY  
PALM BEACH COUNTY, FLORIDA

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

**PREPARED FOR:**  
**D. R. HORTON**

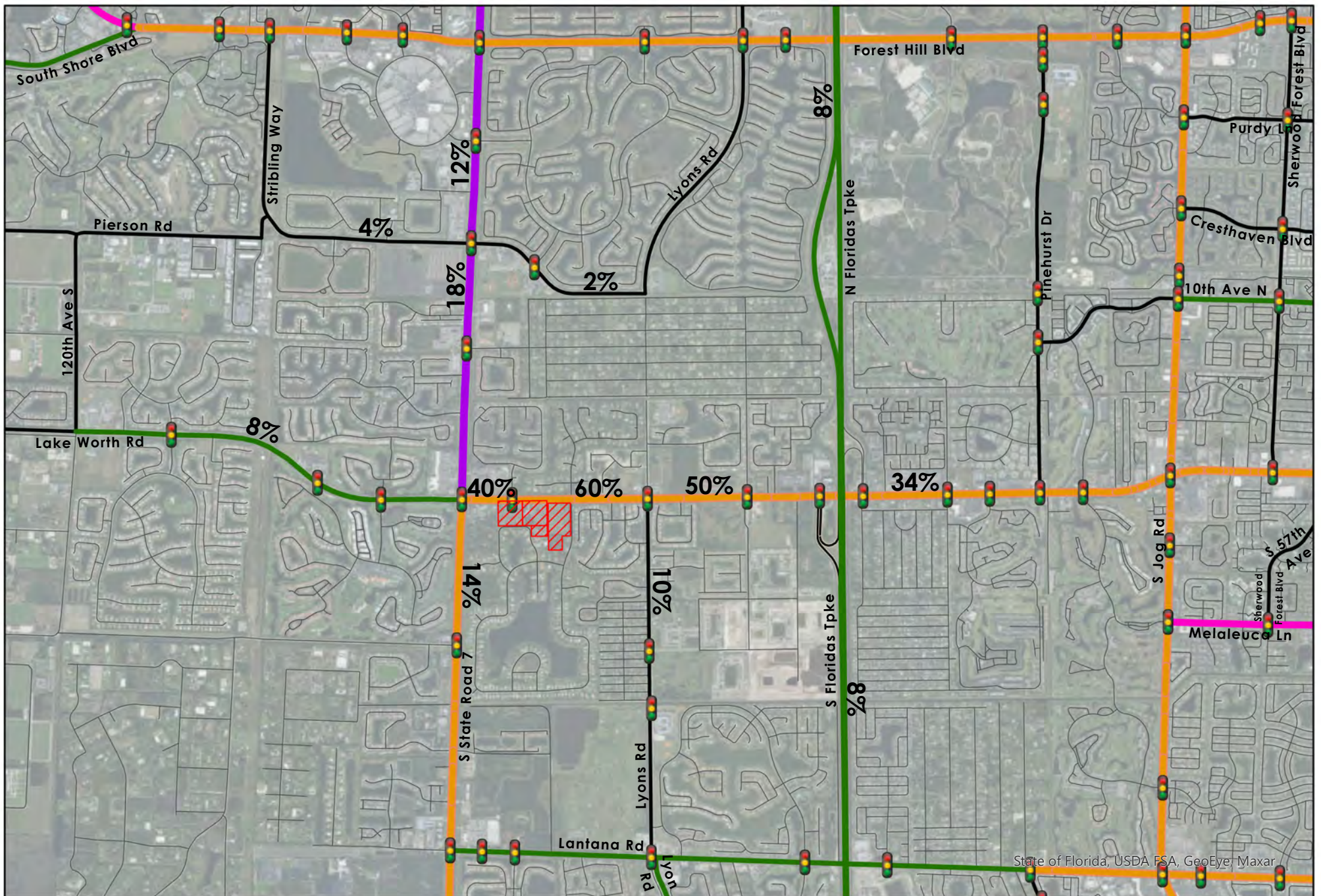
Prepared by:

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

May 11, 2021







**Figure 2:**  
**Amber Woods**  
**Traffic Assignment**



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

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

Net Daily Traffic	900
-------------------	-----

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

<sup>2</sup> 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.



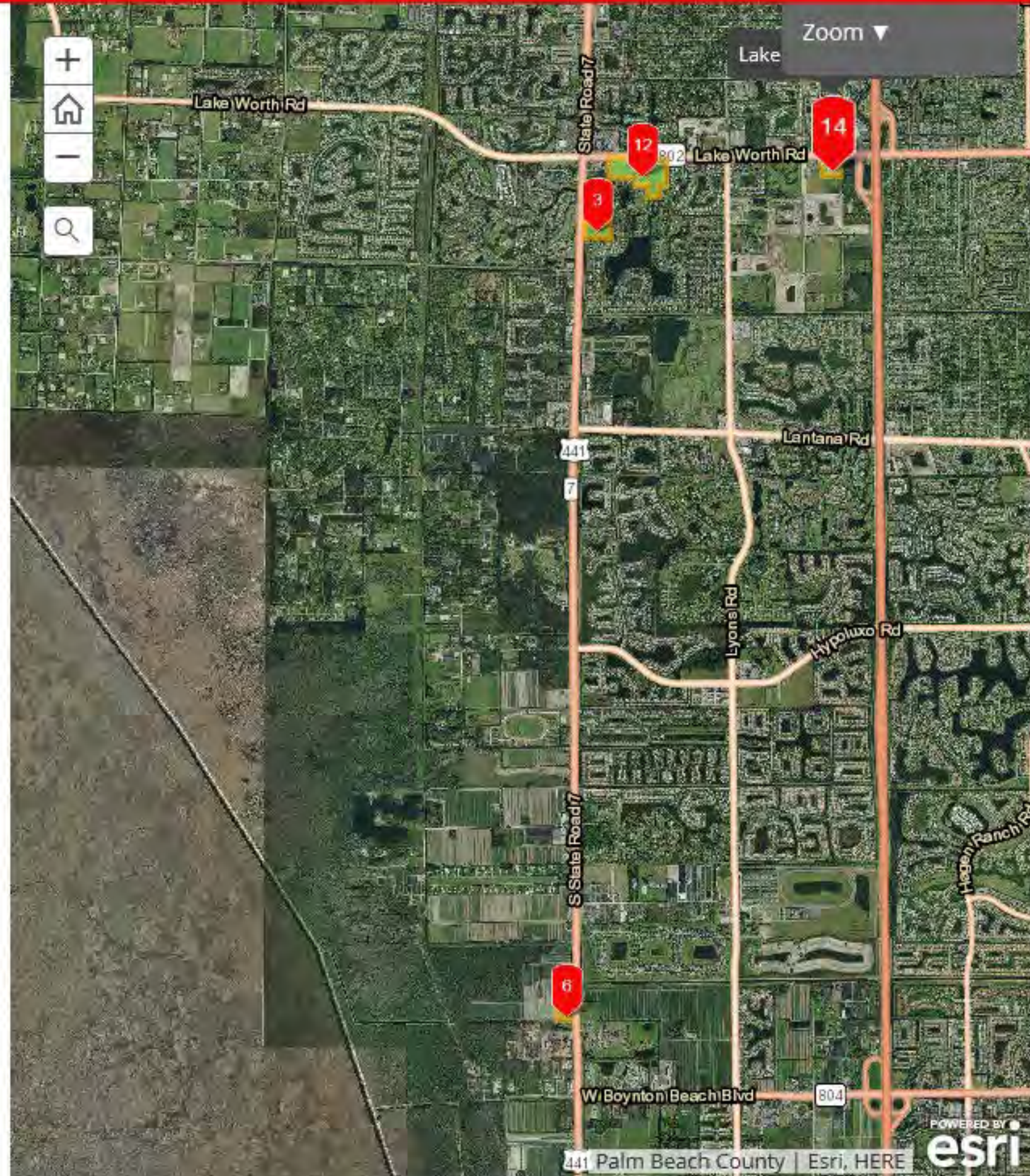
## 14 Lake Worth Crossing



Current FLU: CH/2

Proposed FLU: CH/2

*(No FLU change, only conditions)*





# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	22-A2	<b>Intake Date</b>	August 11, 2021
<b>Application Name</b>	Lake Worth Crossing	<b>Control No.</b>	None
<b>Acres</b>	9.15 acres	<b>Concurrent Zoning application?</b>	Yes
		<b>Text Amend?</b>	No
<b>PCNs</b>	00-42-43-27-05-028-0035, 00-42-43-27-05-028-0032, 00-42-43-27-05-028-0034, 00-42-43-27-05-028-0033, 00-42-43-27-05-028-0031 & 00-42-43-27-05-028-0036		
<b>Location</b>	Southwest corner of Lake Worth Road and Hooks Road, approximately 550 feet west of Florida's Turnpike.		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Urban / Suburban	Urban / Suburban	
<b>Use</b>	Agriculture, Equestrian, Residential Single Family (1 unit)	Retail, Hotel, Self-Storage, Medical Office	
<b>Zoning</b>	Agricultural Residential (AR)	Multiple Use Planned Development (MUPD)	
<b>Future Land Use Designation</b>	Commercial High, with underlying 2 units per acre (CH/2)	Commercial High, with underlying 2 units per acre (CH/2)	
<b>Underlying Future Land Use Designation</b>	Low Residential, 2 units per acre (LR-2)	Low Residential, 2 units per acre (LR-2)	
<b>Conditions</b>	<p>Ordinance No. 2009 – 028</p> <ol style="list-style-type: none"> <li>The subject site is limited to a maximum of 300,000 square feet of non-residential uses or equivalent traffic generating uses.</li> <li>The development of the subject site shall adhere to the following design guidelines and shall be developed as a Lifestyle Commercial Center (LCC) consistent with FLUE Policy 2.2.2-c: <ul style="list-style-type: none"> <li>The project shall have a mix of at least three of the following uses: retail including restaurant, office, institutional, hotel, work/live and residential. One of these uses must be work/live or residential. Flexibility with the site's allocation and location of identified uses may be considered as permitted by the ULDC.</li> <li>The project shall provide public usable open space and/or institutional uses that may promote social and</li> </ul> </li> </ol>	<ol style="list-style-type: none"> <li><del>The subject site is limited to a maximum of 300,000 square feet of non-residential uses or equivalent traffic generating uses. The land area within Ordinance No. 2009-028 is limited to a maximum of 300,000 s.f. of non-residential uses or equivalent traffic generating uses. The CH/2 future land use designation and associated uses are limited to the 9.15 acres of CH/2 identified in Ordinance No. 2022-xxx. This land area is limited to a maximum of 154,210 s.f. commercial retail or equivalent traffic generating uses, with the remaining 145,790 s.f. assigned to the 8.83 acres of CH identified in Ord. 2021-012.</del></li> <li><del>The development of the subject site shall adhere to the following design guidelines and shall be developed as a Lifestyle Commercial Center (LCC) consistent with FLUE Policy 2.2.2-c:</del></li> </ol>	

	<p>cultural activities. At least 5% of the project shall be prominently located and designated as public usable open space to create squares, greens and/or plazas.</p> <ul style="list-style-type: none"> <li>• Vehicular and pedestrian connections shall be provided to all existing and future adjacent development.</li> <li>• The interconnected vehicular and pedestrian circulation system shall provide on-street parking and access to transit stops and off-site pedestrian and bicycle systems where feasible.</li> <li>• The internal street network shall form a block structure to facilitate the pedestrian-oriented design of the project. The largest block perimeter shall measure no more than 1,800 linear feet. At least three full block structures shall be created. Building mass, placement, and build to lines shall be utilized to provide a spatial definition along streets. The design shall incorporate human-scale elements along streets and in common areas that includes but is not limited to seating, landscaping, lighting and water or art features.</li> <li>• Parking shall be located in structured parking, or shall require hardscape (e.g. sidewalks, arcades, arbors) and landscape treatments that enhance the pedestrian environment and preserve the spatial definition along streets created by building placement. Parking and access in front of buildings shall be limited to no more than one double row of pull-in parking accessed via a two-lane drive aisle and dispersed to strengthen the pedestrian system.</li> <li>• The project shall demonstrate a vertical as well as horizontal integration of uses.</li> <li>• No single tenant shall exceed 65,000 square feet. Single large tenants must have architectural facade treatments or liner tenants to reduce large single use frontage facades along streets. All buildings shall provide four-sided architecture.</li> </ul>	<ul style="list-style-type: none"> <li>• <del>The project shall have a mix of at least three of the following uses: retail including restaurant, office, institutional, hotel, work/live and residential. One of these uses must be work/live or residential. Flexibility with the site's allocation and location of identified uses may be considered as permitted by the ULDC.</del></li> <li>• <del>The project shall provide public usable open space and/or institutional uses that may promote social and cultural activities. At least 5% of the project shall be prominently located and designated as public usable open space to create squares, greens and/or plazas.</del></li> </ul> <p>2. Vehicular and pedestrian connections shall be provided to all existing and future adjacent development.</p> <ul style="list-style-type: none"> <li>• <del>The interconnected vehicular and pedestrian circulation system shall provide on-street parking and access to transit stops and off-site pedestrian and bicycle systems where feasible.</del></li> <li>• <del>The internal street network shall form a block structure to facilitate the pedestrian-oriented design of the project. The largest block perimeter shall measure no more than 1,800 linear feet. At least three full block structures shall be created. Building mass, placement, and build to lines shall be utilized to provide a spatial definition along streets. The design shall incorporate human-scale elements along streets and in common areas that includes but is not limited to seating, landscaping, lighting and water or art features.</del></li> <li>• <del>Parking shall be located in structured parking, or shall require hardscape (e.g. sidewalks, arcades, arbors) and landscape treatments that enhance the pedestrian environment and preserve the spatial definition along streets created by building placement. Parking and access in front of buildings shall be limited to no more than one double row of pull-in parking accessed via a two-lane drive aisle and dispersed to strengthen the pedestrian system.</del></li> <li>• <del>The project shall demonstrate a vertical as well as horizontal integration of uses.</del></li> </ul> <p>3. No single <u>retail</u> shall exceed 65,000</p>
--	--	--

		square feet. Single large tenants must have architectural facade treatments or liner tenants to reduce large single use frontage facades along streets. All buildings shall provide four-sided architecture.
<b>Density Bonus</b>	None	None

## B. Development Potential

	Current FLU	Proposed FLU
<b>Density/Intensity:</b>	Per conditions: 154,210 square feet of non-residential use and 2 dwelling units per acre	Maximum: 0.50 FAR & 2 dwelling units per acre
<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	2 du/acre x 9.15 ac. = 18.30 = 18 units	2 du/acre x 9.15 ac. = 18.30 = 18 units
<b>Maximum Beds (for CLF proposals)</b>	18 max du x 2.39 = 43 beds	18 max du x 2.39 = 43 beds
<b>Population Estimate</b>	18 max du x 2.39 = 43 people	18 max du x 2.39 = 43 people
<b>Maximum Square Feet<sup>2, 4</sup></b> (non-residential designations)	0.50 FAR x 9.15 ac. = 199,287 square feet of commercial uses	0.50 FAR x 9.15 ac. = 199,287 square feet of commercial uses
<b>Proposed or Conditioned Potential<sup>3, 4</sup></b>	Per condition: 154,210 square feet of non-residential uses	Per condition: 154,210 square feet of non-residential uses
<b>Max Trip Generator</b>	General Commercial (ITE # 820)	General Commercial (ITE # 820)
<b>Maximum Trip Generation</b>	No change proposed for traffic generation	
<b>Net Daily Trips:</b>	No change proposed for daily trips	
<b>Net PH Trips:</b>	No change proposed for peak hour trips	

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



## **Exhibit 6: Development Potential Form**

This Page Intentionally Left Blank

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>Round</b>	22-B	<b>Intake Date</b>	November 10, 2021
<b>Application Name</b>	Brentwood of Wellington	<b>Control No.</b>	2005-00454 Carlyle 2006-00368
<b>Acres</b>	10.22	<b>Concurrent Zoning application?</b>	Yes
		<b>Text Amend?</b>	No
<b>PCNs</b>	Control No. 2005-00454 Carlyle Parcel 1: 00-41-44-36-11-002-0000 (0.99 acre): Parcel 2: 00-41-44-36-11-001-0000 (5.26 acres): Parcel 3: 00-41-44-36-11-023-0000 (2.17 acres): Parcel 4: 00-41-44-36-11-003-0000 (0.73 acre):  Parcel 5NE: 00-41-44-36-11-000-0020		
<b>Location</b>	West side of State Road 7, approx. 0.5 miles north of Lantana Road		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Urban / Suburban	Urban / Suburban	
<b>Use</b>	Vacant	Townhouse Residential	
<b>Zoning</b>	Parcels 1, 2, 3, 4: Planned Unit Development (PUD)  Parcel 5: Community Commercial (CC)	Multi-Family Residential (RM)	
<b>Future Land Use Designation</b>	Parcels 1, 2, 3, 4: High Residential, 8 units per acre (HR-8) on 8.44 acres and Commercial Low, w/underlying 8 units per acre (CL/8) on 0.73 acre  Parcel 5 (1.05 acres): Commercial Low, w/underlying 2 units per acre (CL/2)	High Residential, 8 units per acre (HR-8)	
<b>Underlying Future Land Use Designation</b>	Parcel 4 (0.73 acre): High Residential, 8 units per acre (CL/8) Parcel 5 (1.05 acres): Low Residential, 2 units per acre (CL/2)	No underlying designations are proposed.	
<b>Conditions</b>	<b>Parcels 1, 2, 3, 4 – Ord. No. 2009-005 9.17 ac.</b> The density associated with the Residential, 8 units per acre High (HR-8) , future land use utilized for designation shall only be the development of the property with a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be	<b>Delete conditions</b> <b>Parcels 1, 2, 3, 4 - Ordinance No. 2009-005</b> <del>The density associated with the Residential, 8 units per acre High (HR-8) , future land use utilized for designation shall only be the development of the property with a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be</del>	

	limited to Low Residential, two units per acre (LR-2)  <b>Parcels 5 – Ord. No. 2003-065</b> No conditions	<del>limited to Low Residential, two units per acre (LR-2)</del>
<b>Density Bonus</b>	Not Applicable	TDR Density 3 du/acre x 10.22 ac. = 30 units  WHP Density (Limited Incentive 24%) 8 du/ac x 10.22 ac x 0.24 = 20 units

## B. Development Potential

	Current FLU	Proposed FLU
<b>Density/Intensity:</b>	Parcel 1,2,3,4: Up to 175 CLF beds (by condition Ord. 2009-005)  Parcel 5: up to 22,869 sf commercial (1.05 acres x .50 FAR)	Parcel 1,2,3,4: 73.36 units Parcel 5: 8.4 units  82 total Units (10.22 acres x 8 du/acre = 81.76)
<b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)	Parcel 1,2,3,4: None (by Ord)  Parcel 5: 2 units (1.05 acres x 2 du/ac)	82 total FLU Units (10.22 acres x 8 du/acre = 81.76) Plus WHP = 20 du Plus TDR = 30 du Total DU with bonus = 132
<b>Maximum Beds (for CLF proposals)</b>	Parcel 1,2,3,4: Up to 175 beds  Parcel 5: Up to 5 beds (1.05 acres x 2 du/ac x 2.39)	None
<b>Population Estimate</b>	Parcel 1,2,3,4: Up to 175 Residents  Parcel 5: Up to 5 Residents (1.05 acres x 2 du/ac x 2.39)	<u>132</u> max du x 2.39 = <u>Up to 316 Residents</u>
<b>Maximum Square Feet<sup>2,4</sup></b> (non-residential designations)	Parcel 1,2,3,4: None (by Ord.)  Parcel 5: up to 22,869 sf commercial (1.05 acres x .50 FAR)	None
<b>Proposed or Conditioned Potential<sup>3,4</sup></b>	----	Townhomes 132 DUs
<b>Max Trip Generator</b>	ITE 820 LU Gen. Commercial: $Ln(T)=0.68 Ln(X) + 5.57$ ITE 254 Assisted Living Facility: 2.6/DU	ITE 220 LU Multi-family: 7.32/DU
<b>Maximum Trip Generation</b>	1,400	966
<b>Net Daily Trips:</b>	<u>-800</u> (maximum minus current) <u>-434</u> (proposed minus current)	
<b>Net PH Trips:</b>	38 (9 In / 29 Out) AM, 46 (29 In / 17 Out) PM (maximum) 61 (14 In / 47 Out) AM, 74 (47 In / 27 Out) PM (proposed)	

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

# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	Brian Terry
<b>Company Name</b>	Insite Studio, Inc.
<b>Address</b>	8144 Okeechobee Blvd, Suite A
<b>City, State, Zip</b>	West Palm Beach, FL 33411
<b>Phone / Fax Number</b>	561.249.0940
<b>Email Address</b>	brianterry@insitestudio.com

### B. Applicant Information

<b>Name</b>	Charles Scardina, Jr.
<b>Company Name</b>	AHC of Lake Worth, LLC
<b>Address</b>	2000 Glades Rd, Suite 410
<b>City, State, Zip</b>	Boca Raton, FL 33431
<b>Phone / Fax Number</b>	
<b>Email Address</b>	
<b>Interest</b>	Applicant above is the Property Owner.

47.57

ORDINANCE NO. 2009 - 005

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); ADOPTING SMALL SCALE AMENDMENT STATE ROAD 7 / CARLYLE CLF (SCA 2009-004); MODIFYING PAGE 80 BY CHANGING A 9.17 ACRES PARCEL OF LAND LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY ½ MILE NORTH OF LANTANA ROAD, FROM LOW RESIDENTIAL, 2 UNITS PER ACRE & COMMERCIAL LOW WITH AN UNDERLYING 2 UNITS PER ACRE (LR-2 & CL/ 2) TO HIGH RESIDENTIAL, 8 UNITS PER ACRE & COMMERCIAL LOW WITH AN UNDERLYING 8 UNITS PER ACRE (HR-8 & CL/ 8); 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; and

**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 163.3187(1)(c), Florida Statutes, provides comprehensive plan amendments directly related to small scale development activity may be made by local governments without regard to statutory limits regarding the timing and frequency of plan amendments; and

**WHEREAS**, Section 163.3187(1)(c)4, Florida Statutes, provides that small scale development amendments require only one public hearing before the governing board which shall be an adoption public hearing; and

**WHEREAS**, a property owner has initiated an amendment to the Future Land Use Atlas of the 1989 Comprehensive Plan; and

**WHEREAS**, the proposed amendment meets the criteria of a small scale development amendment per Section 163.3187(1)(c), Florida Statutes; and

**WHEREAS**, the Palm Beach County Local Planning Agency conducted a public hearing on January 16, 2009, to review the proposed amendment to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendment 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 March 30, 2009, to review the recommendations of the Local Planning Agency and to consider adoption of the amendments; and

**WHEREAS**, the Palm Beach County Board of County Commissioners has determined that the amendment complies with all requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

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

Part I. Amendments to the Future Land Use Atlas of the Land Use  
Element of the 1989 Comprehensive Plan

The following amendment to the Future Land Use Element's Future Land Use Atlas is hereby adopted and is attached to this Ordinance:

A. Future Land Use Atlas page 80 is amended as follows:

**Application No.:** State Road 7 / Carlyle CLF

(SCA 2009-004)

**Amendment:** Low Residential, 2 units per acre and Commercial Low with an underlying residential 2 units per acre (LR-2 & CL/2) to High Residential, 8 units per acre & Commercial Low with an underlying 8 units per acre (HR-8 & CL/ 8);

**General Location:** West side of State Road 7 approximately 1/2  
mile north of Lantana Road;

**Size:** Approximately 9.17 acres;

**Condition:** The density associated with the High Residential, 8 units per acre (HR-8), future land use designation shall only be utilized for the development of the property with a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be limited to Low Residential, two units per acre (LR-2).



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

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

5                   **Part III. Severability**

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

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

11                  The provisions of this Ordinance shall become and be made a part  
12 of the 1989 Palm Beach County Comprehensive Plan. The Sections of the  
13 Ordinance may be renumbered or relettered to accomplish such, and the  
14 word "ordinance" may be changed to "section," "article," or any other  
15 appropriate word.

16                  **Part V. Effective Date**

17                  This amendment shall not become effective until 31 days after  
18 adoption. If challenged within 30 days after adoption, this amendment  
19 shall not become effective until the state land planning agency or the  
20 Administration Commission, respectively, issues a final order  
21 determining the amendment is in compliance.

22                  **APPROVED AND ADOPTED** by the Board of County Commissioners of  
23 Palm Beach County, on the 30th day of March, 2009.

24                  ATTEST:

25                  SHARON R. BOCK, Clerk

26                  PALM BEACH COUNTY, FLORIDA,

27                  BY ITS BOARD OF COUNTY COMMISSIONERS

28                  By: Mary Lowery

29                  Deputy Clerk

30                  By: John F. Koons

31                  Jeff Koons, Chairman

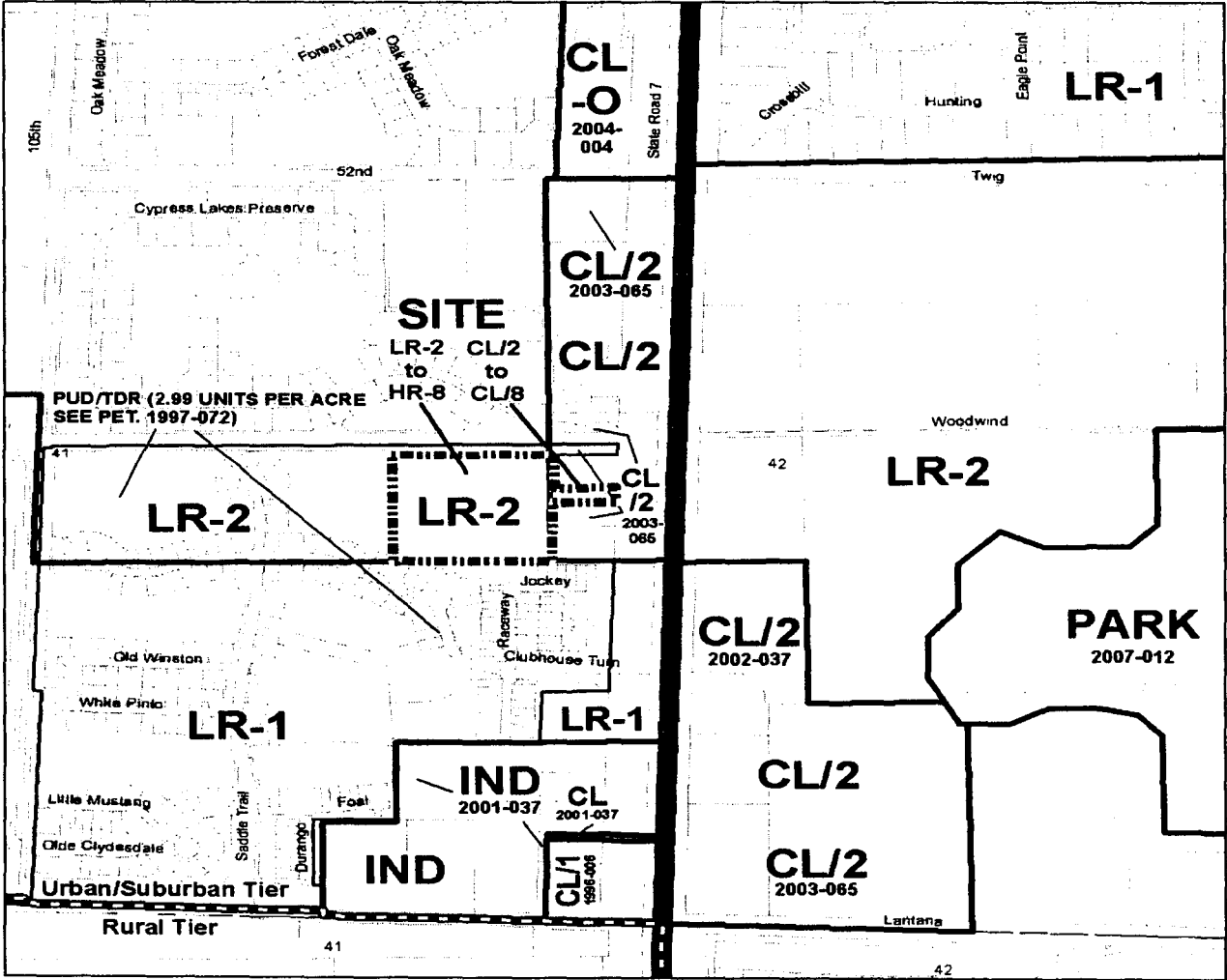
32                  APPROVED AS TO FORM AND LEGAL SUFFICIENCY

33                  [Signature]  
34                  COUNTY ATTORNEY

35                  Filed with the Department of State on the 3rd day  
36 of April, 2009.

Exhibit 1

Amendment No.:	State Road 7 / Carlyle CLF (SCA 2009-004)			
FLUA Page No.:	80			
Amendment:	Low residential, 2 units per acre & Commercial Low with an underlying 2 units per acre (LR-2 & CL/ 2) to High Residential, 8 units per acre & Commercial Low with an underlying 8 units per acre (HR-8 & CL/ 8)			
Property No.:	PCN	Acres	Original FLU	FLU
	00-42-43-27-05-035-0174	8.53	LR-2	HR-8
	00-42-43-27-05-035-0171	0.64	CL-2	CL-8
Size:	9.17 total acres (approximately)			
Location:	West side of State Road 7 approximately 1/2 mile north of Lantana Road			
Conditions:	The density associated with the High Residential, 8 units per acre (HR-8), future land use designation shall only be utilized for the development of the property with a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be limited to Low Residential, two units per acre (LR-2).			



## **Exhibit 7: FLUA Review Comments**

This Page Intentionally Left Blank



Department of Planning,  
Zoning & Building  
2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000  
  
Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)



**Palm Beach County  
Board of County  
Commissioners**

Robert S. Weinroth, Mayor  
Gregg K. Weiss, Vice Mayor  
  
Maria G. Marino  
  
Dave Kerner  
  
Maria Sachs  
  
Melissa McKinlay  
  
Mack Bernard

**County Administrator**  
Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

Official Electronic Letterhead

November 29, 2021

Brian Terry, Principal  
Insite Studio, Inc.  
8144 Okeechobee Blvd, Suite A  
West Palm Beach, FL 33411

**RE: 22-B FLUA Amendment Insufficiency Notice  
Brentwood of Wellington (LGA 2022-020)**

Dear Mr. Terry:

This letter is to advise you that the above referenced Future Land Use Atlas Amendment application is insufficient for processing. The specific deficiencies are identified in the attached list.

Per the County's Unified Land Development Code (ULDC), Article 2.H.1.F.3., the deficiencies must be remedied within ten (10) working days of the notice of insufficiency. Please be advised that the insufficiency items must be remedied by 5:00 p.m. on **Monday, December 13, 2021** or the application will be administratively withdrawn. The following items are required to be submitted by appointment:

- Replacement pages for the original application binder; and
- A cd (or flash drive) with only the revised or additional documents.

Provided that the revisions suitably remedy the insufficiency issues, one additional complete binder will be due on **Friday, December 17, 2021**.

Please be advised that the Planning Division may request additional information during the amendment process. To set up an appointment, or if you have any questions, please contact me via email at [SGregor1@pbcgov.org](mailto:SGregor1@pbcgov.org).

Sincerely,

Stephanie Gregory, AICP  
Principal Planner

**Attachment: Sufficiency Review**

cc: Patricia Behn, Planning Director

T:\Planning\AMEND\22-B\Site Specific\22-020 Brentwood of Wellington\Correspondence\Insufficiency\Ltr\_BrentwoodofWellington.doc

## Sufficiency Review

### Application: Brentwood of Wellington (LGA 2022-020)

---

#### Part 1. Amendment Data

- **Round.** Revise Round to 22-B.
- **Location.** Revise location to "West side of State Road 7, approx. 0.5 miles north of Lantana Road"

#### Part 4. Consistency

- **Surrounding Land Uses. South.** Add information for FLU and Zoning for parcel owned by Dennis Discount.

#### Attachment A., Legal Description & Warranty Deeds.

- Revise to add acreage
- Submit Deed showing sale for Parcel 5 instead of just the special warranty deed.

#### Attachment B. Consent Form

- Revise form signed by Rodney Finke, Palm Beach Recovery 2016 LLC to indicate that he is a property owner, not contract purchaser
- Provide a consent form for HRS Palm Beach, LLC

#### Attachment H. Traffic Letter. Submit Traffic letter

**Attachment H. Traffic Study.** Revise the Commercial Low square footage from 22,869 of medical office to general commercial.

**Attachment I. Water & Wastewater LOS Letter.** Provide a level of service letter from Palm Beach County Water Utilities.

**Attachment O.** School District LOS Letter. Provide a level of service letter from the School District.

**500 foot labels.** Provide a copy of labels.

## 2. CURRENT FUTURE LAND USE DESIGNATION

Project trip generation rates available from the *PBC Trip Generation Rates*, dated March 2, 2020, and ITE Trip Generation Manual 10<sup>th</sup> Edition were used to determine the project trip generation under the Current Land Use designations and the Proposed Land Use designation. Table 1 shows the rates and equations used in order to determine the trip generation for Daily, AM, and PM peak hour conditions.

Table 1: Trip Generation Rates and Equations

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Medical Office	720	34.80	78%	22%	2.78	28%	72%	3.46
Multifamily	221	5.44	26%	74%	0.36	61%	39%	0.44
Assisted Living Facility	254	2.60	63%	37%	0.19	38%	62%	0.26

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 1,084, 87, and 109 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
Medical Office	22,869 <sup>1</sup> SF	796	50	14	64	22	57	79
Assisted Living Facility	175 <sup>2</sup> Beds	455	21	12	33	17	29	46
Σ		1,251	71	26	97	39	86	125
<b>Internal Capture</b>								
Medical Office		46	1	1	2	2	2	4
Apartment		46	1	1	2	2	2	4
Σ		92	2	2	4	4	4	8
<b>Pass-By</b>								
Medical Office	10%	75	5	1	6	2	6	8
<b>Net Vested FLUA Traffic</b>		<b>1,084</b>	<b>64</b>	<b>23</b>	<b>87</b>	<b>33</b>	<b>76</b>	<b>109</b>

<sup>1</sup> [1.05] Acres X 0.5 FAR X 43,560 SF

<sup>2</sup> [9.17] Acres X LR-2 (HR-8 densities only apply to CLF projects). Ord. No. 2009-005.

This Page Intentionally Left Blank



## **Exhibit 8: Policy 3.5-d Approval**

This Page Intentionally Left Blank



February 9, 2022

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

**RE: Brentwood of Wellington FKA Carlyle Village - Revised  
FLUA Amendment Policy 3.5-d Review  
Round 2021-22-A2**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Study for the proposed Future Land Use Amendment for the above referenced project, revised January 31, 2022, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

<b>Location:</b>	Approximately ½ mile north of the intersection of SR-7 and Lantana Road, west side of SR-7	
<b>PCN:</b>	Parcel 1: 00-41-44-36-11-002-0000 (0.99 acre) Parcel 2: 00-41-44-36-11-001-0000 (5.26 acres) Parcel 3: 00-41-44-36-11-023-0000 (2.17 acres) Parcel 4: 00-41-44-36-11-003-0000 (0.73 acres) Parcel 5NE: 00-41-44-36-11-000-0020 (1.05 acres)	
<b>Acres:</b>	10.22 acres	
	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>FLU:</b>	<b>Parcels 1-3:</b> High Residential, 8 units per acre (HR-8) <b>Parcel 4:</b> Commercial Low (CL/8)/High Residential, 8 units per acre (HR-8) <b>Parcel 5:</b> Commercial Low (CL/2)/Low Residential, 2 units per acre (LR-2)	<b>Parcels 1-5:</b> High Residential, 8 units per acre (HR-8)
<b>Zoning:</b>	<b>Parcels 1-4:</b> Planned Unit Development (PUD) <b>Parcel 5:</b> Community Commercial (CC)	<b>Parcels 1-5:</b> Planned Unit Development (PUD)
<b>Density/Intensity:</b>	<b>Parcels 1-4:</b> up to 175 CLF beds <b>Parcel 5:</b> 0.50 FAR	<b>Parcels 1-5:</b> 8 DUs/acre
<b>Maximum Potential:</b>	Assisted Living Facility = 175 Beds General Commercial = 22,869 SF	Multifamily = 82 DUs

**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**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*



Dr. Juan F. Ortega, P.E.  
February 9, 2021  
Page 2

<b>Proposed Potential:</b>	None	Multifamily = 194 DUs (with Bonus Density)
<b>Net Daily Trips:</b>	-954 (maximum – current) -345 (proposed – current)	
<b>Net PH Trips:</b>	30 (8/22) AM, 36 (22/14) PM (maximum) 70 (18/52) AM, 85 (52/33) PM (proposed)	
<i>* <b>Maximum</b> indicates typical FAR and maximum trip generator. <b>Proposed</b> 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 **proposed potential** density shown above. Therefore, this amendment requires a condition of approval, based on Transfer of Development Rights (TDR) and density bonus programs, to cap the project at the **proposed** development potential or equivalent trips.

Please note the proposed amendment will have a reduce impact for the long-range analysis and an insignificant impact for Test 2 analysis.

Please contact me at 561-684-4030 or email to [DSimeus@pbcgov.org](mailto:DSimeus@pbcgov.org) with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "DS", is written over a horizontal line.

Dominique Simeus, P.E.  
Professional Engineer  
Traffic Division

DS:qg  
ec:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division  
Lisa Amara – Director, Zoning Division  
Bryan Davis – Principal Planner, Planning Division  
Stephanie Gregory – Principal Planner, Planning Division  
Khurshid Mohyuddin – Principal Planner, Planning Division  
Kathleen Chang – Senior Planner, Planning Division  
Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review

N:\TRAFFIC\Development Review\Comp Plan\22-A2\Brentwood of Wellington FKA Carlyle Village.docx



December 22, 2021

**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**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

Dr. Juan F. Ortega, P.E.

JFO Group, Inc.

6671 W Indiantown Road, Suite 50-324

Jupiter, FL 33458

**RE: Brentwood of Wellington FKA Carlyle Village  
FLUA Amendment Policy 3.5-d Review  
Round 2021-22-B**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Study for the proposed Future Land Use Amendment for the above referenced project, revised December 2, 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:

<b>Location:</b>	Approximately ½ mile north of the intersection of SR-7 and Lantana Road, west side of SR-7	
<b>PCN:</b>	Parcel 1: 00-41-44-36-11-002-0000 (0.99 acre) Parcel 2: 00-41-44-36-11-001-0000 (5.26 acres) Parcel 3: 00-41-44-36-11-023-0000 (2.17 acres) Parcel 4: 00-41-44-36-11-003-0000 (0.73 acres) Parcel 5NE: 00-41-44-36-11-000-0020 (1.05 acres)	
<b>Acres:</b>	10.22 acres	
	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>FLU:</b>	<b>Parcels 1-3:</b> High Residential, 8 units per acre (HR-8) <b>Parcel 4:</b> Commercial Low (CL/8)/High Residential, 8 units per acre (HR-8) <b>Parcel 5:</b> Commercial Low (CL/2)/Low Residential, 2 units per acre (LR-2)	<b>Parcels 1-5:</b> High Residential, 8 units per acre (HR-8)
<b>Zoning:</b>	<b>Parcels 1-4:</b> Planned Unit Development (PUD) <b>Parcel 5:</b> Community Commercial (CC)	<b>Parcels 1-5:</b> Planned Unit Development (PUD)
<b>Density/</b>	<b>Parcels 1-4:</b> up to 175 CLF beds	<b>Parcels 1-5:</b> 8 DUs/acre

"An Equal Opportunity  
Affirmative Action Employer"



printed on sustainable  
and recycled paper





<b>Intensity:</b>	<b>Parcel 5: 0.50 FAR</b>	
<b>Maximum Potential:</b>	Assisted Living Facility = 175 Beds General Commercial = 22,869 SF	Multifamily = 82 DUs
<b>Proposed Potential:</b>	None	Multifamily = 184 DUs (with Bonus Density)
<b>Net Daily Trips:</b>	-954 (maximum – current) -399 (proposed – current)	
<b>Net PH Trips:</b>	30 (8/22) AM, 36 (22/14) PM (maximum) 66 (17/49) AM, 81 (49/32) PM (proposed)	
<i>* <b>Maximum</b> indicates typical FAR and maximum trip generator. <b>Proposed</b> 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 **proposed potential** density shown above. Therefore, this amendment requires a condition of approval, based on Transfer of Development Rights (TDR) and density bonus programs, to cap the project at the **proposed** development potential or equivalent trips.

Please note the proposed amendment will have a reduce impact for the long-range analysis and an insignificant impact for Test 2 analysis.

Please contact me at 561-684-4030 or email to [DSimeus@pbcgov.org](mailto:DSimeus@pbcgov.org) with any questions.

Sincerely,

Dominique Simeus, P.E.  
Professional Engineer  
Traffic Division

DS/jc

cc: Addressee  
Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division  
Lisa Amara – Director, Zoning Division  
Bryan Davis – Principal Planner, Planning Division  
Stephanie Gregory – Principal Planner, Planning Division  
Khurshid Mohyuddin – Principal Planner, Planning Division  
Kathleen Chang – Senior Planner, Planning Division  
Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review

N:\TRAFFIC\Development Review\Comp Plan\22-B\Brentwood of Wellington FKA Carlyle Village.docx