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"An Equal Opportunity Affirmative Action Employer" February 7, 2022

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

RE: Coconut Lane

FLUA Amendment Policy 3.5-d Review

Round 2022-22-B2

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Impact Analysis for the proposed Future Land Use Amendment for the above referenced project, revised January 18, 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:

00-42-46-01-00-000-7060 (other on 9.78 acres	file)								
9.78 acres									
Current FLU	Proposed FLU								
Low Residential, 1 Unit Per Acre (LR-1)	Low Residential, 2 Units Per Acre (LR-2)								
Agricultural Residential (AR)	Single Family Residential (RS)								
1 DU/acre 2 DUs/acre									
Single Family Detached = 10 DUs	Single Family Detached = 20 DUs								
None	Single Family Detached = 40 DUs (with Bonus Density)								
100 (maximum – current) 300 (proposed - current)									
15 (4/11) AM, 22 (14/8) PM (maxim 30 (8/22) AM, 42 (26/16) PM (propo	,								
	(LR-1) Agricultural Residential (AR) 1 DU/acre Single Family Detached = 10 DUs None 100 (maximum – current) 300 (proposed - current) 15 (4/11) AM, 22 (14/8) PM (maxim								

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



Dr. Juan F. Ortega, P.E. February 7, 2022 Page 2

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

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

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

Sincerely,

Dominique Simeus, P.E.

Professional Engineer

Traffic Division

DS:qg

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-B2\Coconut Lane.docx



COCONUT LANE

PALM BEACH COUNTY, FLORIDA

FUTURE LAND USE ATLAS AMENDMENT ROUND 22-B2 TRAFFIC IMPACT ANALYSIS

PREPARED FOR: THE HOLIDAY ORGANIZATION

Prepared by:

JFO GROUP INC

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

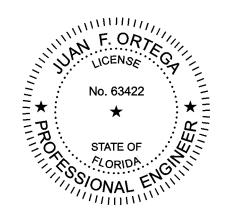




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FIGURE

1. PROJECT DESCRIPTION

JFO Group Inc. has been retained to evaluate the traffic impact for the proposed Future Land Use designation at the Coconut Lane Property. There is a proposal for a land use change of ±9.78 acres located on the north side of Coconut Lane, ±0.35 miles east of Military Trail in Unincorporated Palm Beach County (PBC), Florida. Exhibit 1 includes a copy of the survey for the site. The current Future Land Use (FLU) designation for the property is Low Residential, 1 unit per 1 acre (LR-1). A land use change amendment from the current LR-1 to Low Residential, two units per acre (LR-2) is being requested.



Figure 1: Project Location

Property Control Number associated with this project are 00-42-46-01-00-000-7060/-7080. Exhibit 2 includes a copy of the property data from the Palm Beach County (PBC) Property Appraiser's office for the site. Figure 1 shows an aerial location of the site in relation to the transportation network.

The purpose of this analysis is to evaluate the traffic impact of the proposed land use change to determine compliance with Policy 3.5-d from the *PBC Comprehensive Plan*. This analysis includes Test 2 – Five Year Analysis (2027) and Long Range Analysis (2045).

2. CURRENT FUTURE LAND USE DESIGNATION

Project trip generation rates available from the *PBC Trip Generation Rates*, dated March 2, 2020 were used to determine the project trip generation under the Current Future Land Use designation and the Proposed Future Land Use designation. See Exhibit 3 for Trip Generation rates. Table 1 shows the rates and equations used in order to determine the trip generation for Daily, AM, and PM peak hour conditions.

Table 1: Trip Generation Rates and Equations

Land Use	ITE	Daily	A	M Peak	Hour		PM P	eak Hour
Luliu use	Code	Daily	In	Out	Total	In	Out	Total
Single Family Detached	210	10.00	25%	75%	0.74	63%	37%	Ln(T)= 0.96 Ln(X)+0.20

Table 2 summarizes Daily, AM and PM peak trip generation potential under the Current Future Land Use designation. The net Daily, AM and PM trips potentially generated due to the Current Future Land Use designation are 100, 7, and 11 trips respectively.

Table 2: Trip Generation – Current Future Land Use

Land Use	Intoneitr	density Deily		1 Peak H	our	PM Peak Hour			
Lana use	Intensity	Daily	In	Out	Total	In	Out	Total	
Single Family Detached	10 ¹ DUs	100	2	5	7	7	4	11	
Net Current FLU Trips		100	2	5	7	7	4	11	

^{1 = 9.78} Acres X LR-1

3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current Low Residential, 1 unit per 1 acre (LR-1) to Low Residential, two units per acre (LR-2). The maximum intensity for the site would allow a maximum of 20 Single Family homes. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity.

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

Land Hea	Intoneity	Daily	AM	Peak H	our	PM Peak Hour			
Land Use	Intensity	Traffic	In	Out	Total	In	Out	Total	
Single Family Detached	201 DUs	200	4	11	15	14	8	22	
Net Proposed Traffic	200	4	11	15	14	8	22		

According to Table 3, the net Daily, AM and PM trips potentially generated due to the Proposed Future Land Use designation under the Maximum Intensity are 200, 15, and 22 trips respectively. The proposed project will be submitted concurrently for rezoning and site plan approvals where the project may accommodate a maximum of 40 Single Family homes using the WFH and TDR programs. See Table 4.

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

Land Use	Intoneity	Daily	AM	Peak H	our	PM Peak Hour			
Lana use	Intensity	Traffic	In	Out	Total	In	Out	Total	
Single Family Detached	40 ² DUs	400	8	22	30	26	16	42	
Net Proposed Traffic	400	8	22	30	26	16	42		

^{1 = 9.78} Acres X LR-2

² WFH + TDR

4. TRAFFIC IMPACT

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

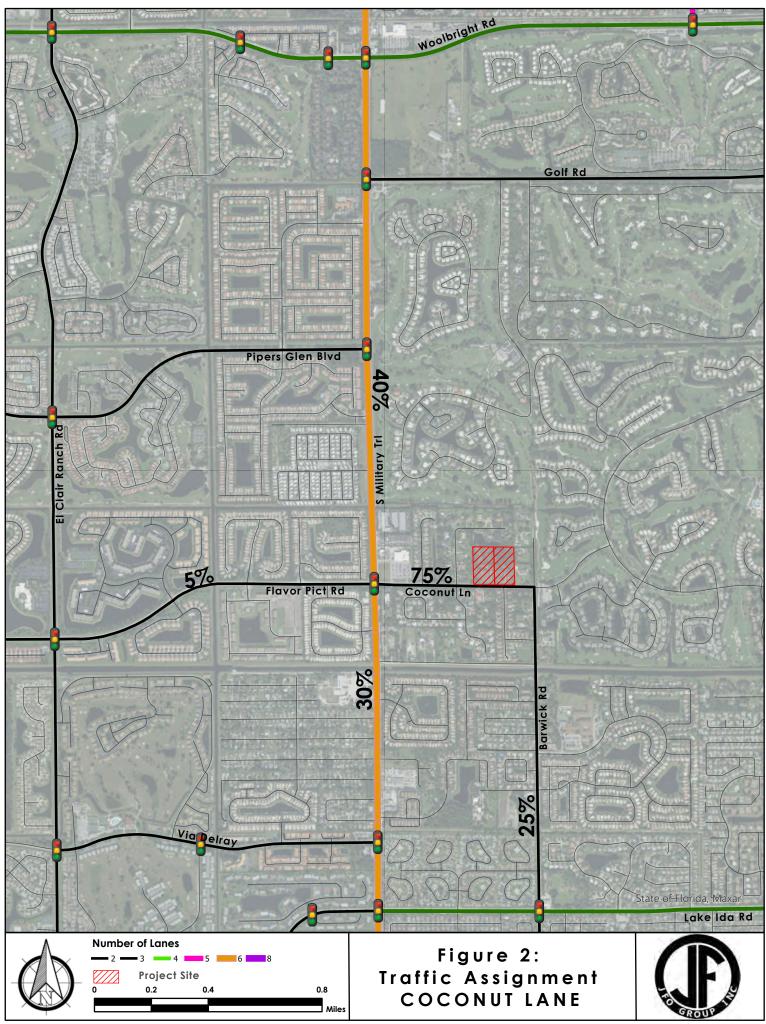
Table 5: Net Traffic Impact – Maximum Intensity

Future Land Use	Deib	A	M Peak Ho	ur	PM Peak Hour			
Designation	Daily	In	Out	Total	In	Out	Total	
Current	100	2	5	7	7	4	11	
Maximum Intensity	200	4	11	15	14	8	22	
Net New Trips	100	2	6	8	7	4	11	

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

Furthermore, pursuant to the **Test 2 – Five Year Analysis (2027)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B,* based on the peak hour trips from Table 4, a ½-mile RDI needs to be considered for traffic impact analysis for the Site Plan Intensity.

Trip distribution and assignment was based on the characteristics of the proposed maximum intensity and the surrounding network configuration. Figure 2 includes project trip distribution on all roadway links included within a ½-mile RDI for the proposed land use.



5. TRAFFIC ANALYSIS

This section evaluates two (2) traffic scenarios for the proposed land use change under the Proposed Development/Maximum Intensity: **Test 2 – Five Year Analysis (2027)** and **Long Range Analysis (2045)**.

5.1. Test 2 - Five Year Analysis (2027)

Links and Major Intersections where Project's traffic is significant on a Link within the RDI shall be included in Test 2 analysis of the PBC – TPS. Under this Test, the road network assumed in this analysis shall be the existing road network and the State and County Five-Year Road Program improvements with construction scheduled to commence before the end of the Five-Year analysis period. Palm Beach County Five Year Work Program adopted December 7, 2021 does not show any improvements included within the RDI.

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 ½-mile Radius of Development Influence needs to be considered for Test 2 traffic impact analysis of the Proposed Development/Maximum Intensity.

Projects with more than three percent (3%) of the adopted LOS thresholds within the RDI as set forth in *Table 12.B.C-4 2A: LOS E Link Service Volumes*, shall be included in Test 2. In addition, links outside the RDI on which net trips are greater than five percent (5%) of the LOS 'E' of the Link affected shall be included in Test 2.

Table 6 determines these significance levels for the Proposed Development/Maximum Intensity. All links within the RDI are impacted less than three percent (3%). Test 2 has been met.

Table 6: Test 2 – Five Year Analysis Significance

Roadway	From	То	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signals per mile	Class	LOS Capacity	% Impact	Project Traffic	Traffic Impact
Military Trl	Lake Ida Rd	Flavor Pict Rd	6D	2	1.02	1.96	Class I	2,940	30.0%	8	0.27%
Military Trl	Flavor Pict Rd	Woolbright Rd	6D	3	1.67	1.80	Class I	2,940	40.0%	10	0.34%
Flavor Pict Rd	Jog Rd	Military Tr	2	1	1.55	0.65	Class I	880	5.0%	1	0.11%
Coconut Ln	Military Tr	Site			0.5	0.00		000	75.0%	20	2.27%
Coconut Ln	Site	Barwick Rd	2	0	0.5	0.00	Class I	880	25.0%	7	0.80%
Barwick Rd	Coconut Ln	Lake Ida Rd	2	0	1.0	0.00	Class I	880	25.0%	7	0.80%

Coconut	A	M	PM			
Lane	IN	OUT	IN	OUT		
40 DUs	8	22	26	16		

RDI: ½-Mile

5.2. Long Range Analysis (2045)

At the time of this submittal, the latest long-range transportation model available from the Palm Beach Transportation Planning Agency was based on the Southeast Regional Planning Model (SERPM) version 8.503. Exhibit 5 includes excerpts from the 2045 LRTP for the links included within the RDI. Adjusted traffic volumes from the Palm Beach TPA were used in this analysis.

Exhibit 4 includes Active FLUA amendments in the area. As shown in this exhibit, the closest active FLU amendment to the subject property is 6.5 miles away. Therefore, it was assumed no impact on the analyzed network.

According to the PBC Comprehensive Plan, a project has significant traffic where net trip increase impacting roads is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in Table 3.5-1. The laneage shall be as shown on the MPO's latest adopted LRTP.

Figure 2 includes project trip distribution assumed for the year 2045 while Table 7 shows that all links included within the RDI in the year 2045 will not be significantly impacted.

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

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

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

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

Road	From	То	Lanes	Capacity	2045 Daily Volume	Traffic Assignment	Project Traffic	Total Traffic	V/C	% Impact	Significant Impact?1	Meets LOS 'D'?
Coconut Ln	Military Tr	Site				75.0%	75	13,075	0.86	0.49%	NO	YES
Coconut Ln	Site	Barwick Rd	2	15,200	13,000	25.0%	25	13,025	0.86	0.16%	NO	YES
Barwick Rd	Coconut Ln	Lake Ida Rd				25.0%	25	13,025	0.86	0.16%	NO	YES
Military Trl	Lake Ida Rd	Flavor Pict Rd	6D	50,300	42,300	30.0%	30	42,330	0.84	0.06%	NO	YES
Military Trl	Flavor Pict Rd	Woolbright Rd	6D	50,300	42,800	40.0%	40	42,840	0.85	0.08%	NO	YES

Net Daily Traffic 100

¹ A project has significant traffic where net trip increase impacting roads is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis.

6. CONCLUSION

There is a proposal for a land use change of ± 9.78 acres located on the north side of Coconut Lane, ± 0.35 miles east of Military Trail in Unincorporated Palm Beach County, Florida. The proposal is to change the current Future Land Use from the current Low Residential, 1 unit per 1 acre (LR-1) to Low Residential, two units per acre (LR-2).

The requested land use change will allow a maximum density and intensity of 20 Single Family homes. The proposed project will be submitted concurrently for rezoning and site plan approvals where the project may accommodate a maximum of 40 Single Family homes using the WFH and TDR programs. The intensity on the proposed site plan will generate more trips than the maximum intensity under the proposed FLUA.

The proposed FLU would be expected to generate a maximum of 100 additional external net Daily trips. Exhibit 6 includes a copy of the Palm Beach County Development Potential Form – 2020 Future Land Use Atlas Amendment Application.

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

Exhibit 1: Survey



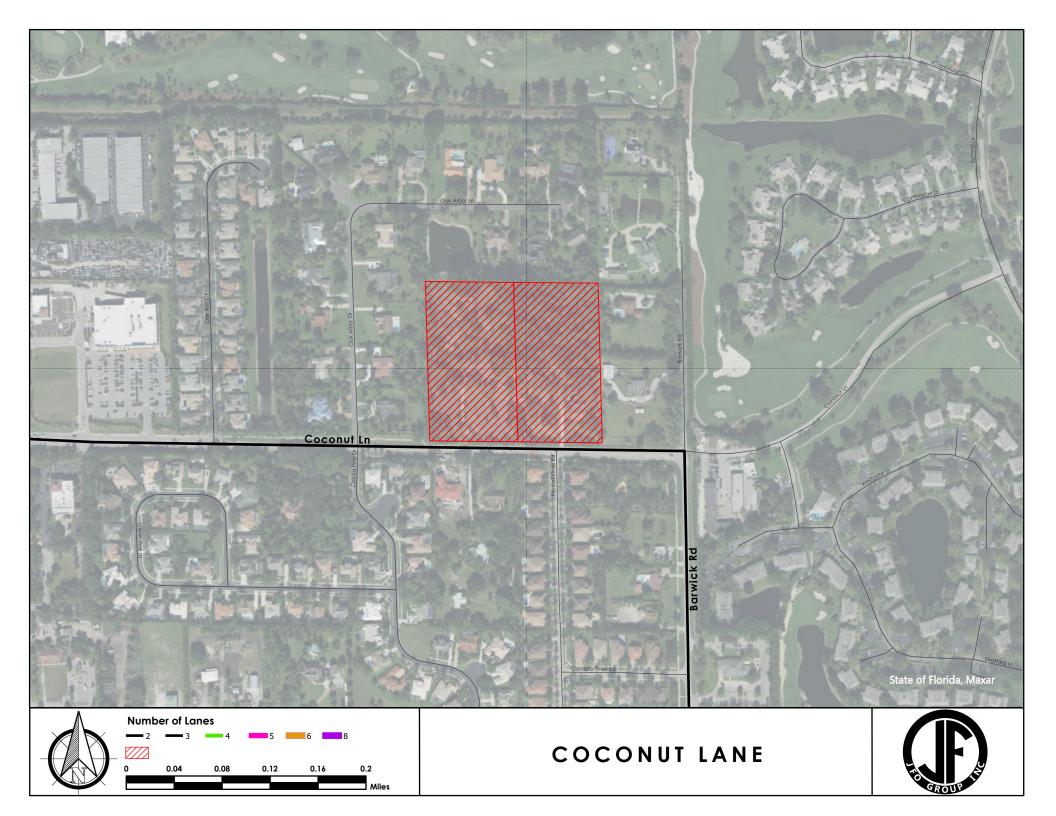




Exhibit 2: Property Appraiser



Property Detail

Location Address

Municipality UNINCORPORATED

Parcel Control Number 00-42-46-01-00-000-7080

Subdivision

Official Records Book 28442

Page 901

Sale Date JUN-2016

Legal Description 1-46-42, E 348.09 FT OF SW 1/40F NE 1/4 OF SW 1/4 (LESS S 25 FT RD R/W)

Owner Information

WILLIS FAMILY TRUST

Owners

JAN-1978

Mailing address

13341 BARWICK RD

DELRAY BEACH FL 33445 1207

Sales Information

Sales Date Price
JUN-2016 \$10

OR Book/Page 28442 / 00901 02895 / 00729 Sale Type

Owner

QUIT CLAIM WILLIS FAMILY TRUST WILLIS JOYCE A EST

Exemption Information

No Exemption information available

Property Information

Number of Units 0

\$71,000

*Total Square Feet 0

Acres 4.9961

Use Code 6000 - AG Classification GRAGSOIL CLASS 1

Zoning AR - Agricultural Residential (00-UNINCORPORATED)

_	LJ	LJ	aі	а	ls۰

Tax Year	2021	2020	2019
Improvement Value	\$5,300	\$5,300	\$5,300
Land Value	\$1,119,126	\$1,000,000	\$833,750
Total Market Value	\$1,124,426	\$1,005,300	\$839,050

All values are as of January 1st each year

Assessed and Taxable Values			
Tax Year	2021	2020	2019
Assessed Value	\$7,548	\$7,550	\$7,550
Exemption Amount	\$O	\$0	\$0
Taxable Value	\$7.548	\$7.550	\$7,550

Taxes			
Tax Year	2021	2020	2019
Ad Valorem	\$131	\$132	\$134
Non Ad Valorem	\$248	\$248	\$248
Total tax	\$379	\$380	\$382

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1 of 1 12/13/2021, 6:16 PM

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA Structural Details (Building 0) **Property Detail Building Footprint (Building 0)** 2021 Values (Current) Legal Description: Property Use Code: Mailing Address: Parcel Control Number: Taxable Value Assessed Value Total Market Value Land Value Improvement Value All values are as of January 1st each year. Exemption Amount Description No Image Found 6000 - AG Classification GRAGSOIL CLASS 1 JUN-2016 WILLIS FAMILY TRUST
13341 BARWICK RD,DELRAY BEACH FL 33445 1207 00-42-46-01-00-000-7080 1-46-42, E 348.09 FT OF SW 1/4OF NE 1/4 OF SW 1/4 (LESS S 25 FT RD R/W) \$1,124,426 \$1,119,126 \$7,548 \$7,548 \$5,300 Total SF: Zoning: Book/Page#: Location Address: Ad Valorem Non Ad Valorem Total Tax MAP Subarea and Square Footage (Building 0) **2021 Taxes** Stable Unit may represent the perimeter, square footage, linear footage, total number or other measurement. No Details Found 2022 Qualified Exemptions Shade House Description No Details Found **Applicants** Utility Building Description Extra Features No Data Found. 0 AR - Agricultural Residential (00-UNINCORPORATED) 28442 / 901 Oak Arbor Dr 1985 1985 Year Built Price: Acres Area \$10 Coconut Ln 1200 600 Unit 1600 Sq. Footage 12/13/2021 \$131 \$248 \$379

12/13/2021, 6:17 PM

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Property Detail

Location Address 4595 COCONUT LN

Municipality UNINCORPORATED

Parcel Control Number 00-42-46-01-00-000-7060

Subdivision

Official Records Book 27938

Page 1006

Sale Date OCT-2015

Legal Description 1-46-42, W 1/2 OF SE 1/4 OF NE1/4 OF SW 1/4 (LESS S 25 FT RD R/W)

Owner Information

WILLIS FAMILY TRUST

Owners

Mailing address

13341 BARWICK RD

DELRAY BEACH FL 33445 1207

Sales Information

Sales Date Price OR Book/Page

Sale Type

Owner

OCT-2015 \$10 27938 / 01006 JAN-1975 \$70,000 02447 / 01248 REP DEED

WILLIS FAMILY TRUST

WILLIS JOYCE A EST

Exemption Information

No Exemption information available

Property Information

Number of Units 1

*Total Square Feet 0

Acres 4.62

Use Code 6000 - AG Classification GRAGSOIL CLASS 1

Zoning AR - Agricultural Residential (00-UNINCORPORATED)

л	n	n	r	_		_	
_	u	u		a	13	а	ls

Tax Year	2021	2020	2019
Improvement Value	\$187,064	\$203,225	\$248,885
Land Value	\$1,034,880	\$924,000	\$770,385
Total Market Value	\$1,221,944	\$1,127,225	\$1,019,270

All values are as of January 1st each year

Assessed and Taxable Values			
Tax Year	2021	2020	2019
Assessed Value	\$412,512	\$404,673	\$387,823
Exemption Amount	\$0	\$ 0	\$0
Taxable Value	\$412.512	\$404.673	\$387.823

Taxes			
Tax Year	2021	2020	2019
Ad Valorem	\$7,165	\$7,098	\$7,095
Non Ad Valorem	\$649	\$639	\$641
Total tax	\$7,814	\$7,737	\$7,736

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1 of 1 12/13/2021, 6:16 PM

Property Detail

Parcel Control Number: Location Address: 4595 COCONUT LN 00-42-46-01-00-000-7060

Owners: WILLIS FAMILY TRUST

13341 BARWICK RD, DELRAY BEACH FL 33445 1207 Mailing Address:

Last Sale: Book/Page#: Price: \$10 OCT-2015 27938 / 1006

6000 - AG Classification GRAGSOIL Property Use Code: AR - Agricultural Residential (00-UNINCORPORATED) Zoning:

CLASS 1

1-46-42, W 1/2 OF SE 1/4 OF NE1/4 OF Legal Description: Total SF: Acres 4.62 SW 1/4 (LESS S 25 FT RD R/W)

2021 Values (Current)

2021 values (Current)	2021 143C5
	Ad Valorem \$7,165
	Non Ad Valorem \$649
Total Market Value \$1,221,944	Total Tax \$7,814
Assessed Value \$412,512	2022 Qualified Exemptions
Examplian Amount	No Details Found

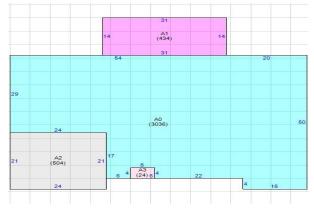
2021 Taxes

Exemption Amount

Applicants \$412,512 Taxable Value No Details Found

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description			Area Sq. Footage
BAS Base Area		3036	
FSP Finished Screened Porch		434	
FOP Finished Open Porch		24	
FGR Finished Garage		504	
	Total Square Footage:	3998	
	Total Area Under Air:	3036	

Extra Features

Description	Year Built	Unit
Utility Building	1975	640
Patio	1975	144
Facing	1975	256
Bbq	1985	1
Pool - In-Ground	1975	1

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

Structural Details (Building 1)

Description

MSY: CB STUCCO 1. Exterior Wall 1

2. Year Built 1975 3. Air Condition Desc. HTG & AC

FORCED AIR DUCT 4. Heat Type

ELECTRIC 5. Heat Fuel

6. Bed Rooms 0

7. Full Baths 3 8. Half Baths 0

9. Exterior Wall 2 NONE

10. Roof Structure GABLE/HIP

11. Roof Cover ASPHALT/COMPOSITION

12. Interior Wall 1 **PLASTER** 13. Interior Wall 2 N/A

CARPETING 14. Floor Type 1

15. Floor Type 2 N/A

16. Stories

MAP



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12/13/2021

Exhibit 3: Trip Generation Rates



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

_		ΙΤΈ					AM Peak Hour		PM Peak Hour
Gr	Landuse	Code	Unit	Daily Rate/Equation	Pass-By %	In/Out	Rate/Equation	In/Out	Rate/Equation
	Light Industrial	110	1000 S.F.	4.96	10%	88/12	0.7	13/87	0.63
<u>ia</u>	Warehouse	150	1000 S.F.	1.74	1.74 10% 77/23 0.17		0.17	27/73	0.19
Industrial	Flex Space - IND FLU	PBC	1000 S.F.	7.86	10%	64/36	1.53	40/60	1.21
pul	Flex Space - COM FLU	PBC	1000 S.F.	29.67	45%	72/28	2.12	40/60	2.67
	Mini-Warehouse/SS	151	1000 S.F.	1.51	10%	60/40	0.1	47/53	0.17
	Single Family Detached	210	Dwelling Unit	<mark>10</mark>	<mark>0%</mark>	25/75	0.74	63/37	Ln(T) = 0.96 Ln(X) + 0.20
	Multifamily Low-Rise Housing upto 2 story (Apartment/Condo/TH)	220	Dwelling Unit	7.32	0%	23/77	0.46	63/37	0.56
Residential	Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	5.44	0%	26/74	0.36	61/39	0.44
esi	55+ SF Detached	251	Dwelling Unit	4.27	0%	33/67	0.24	61/39	0.30
~	55+ SF Attached	252	Dwelling Unit	3.7	0%	35/65	0.2	55/45	0.26
	Congregate Care Facility	253	Dwelling Unit	2.02	0%	60/40	0.07	53/47	0.18
	Assisted Living Facility	254	Beds	2.6	0%	63/37	0.19	38/62	0.26
Ldg	Hotel	310	Rooms	8.36	10%	59/41	0.47	51/49	0.6
Rec	Movie Theater	444	Seats	1.76	5%	N/A	0	55/45	0.09
æ	Health Club	492	1000 S.F.	32.93	32.93 5% 50/50		1.41	57/43	3.53
	Elementary School	520	Students	1.89	0%	54/46	0.67	48/52	0.17
	Middle/Junior School	522	Students	2.13	0%	54/46	0.58	49/51	0.17
<u>la</u>	High School	530	Students	2.03	0%	67/33	0.52	48/52	0.14
Institutional	Private School (K-8)	534	Students	Use Private K-12 rate	0%	55/45	0.91	46/54	0.26
titu	Private School (K-12)*	536	Students	2.48	0%	61/39	0.80	43/57	0.17
ဋ	Church/Synagogue ^a	560	1000 S.F.	6.95	5%	60/40	0.33	45/55	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.72	10%	68/32	0.89	32/68	0.97
ž	Nursing Home	620	Beds	3.06	10%	72/28	0.17	33/67	0.22
	General Office (>5,000 SF GFA)	710	1000 S.F.	Ln(T) = 0.97 Ln(X) + 2.50	10%	86/14	T = 0.94(X) + 26.49	16/84	1.15
ø	Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	83/18	1.92	32/68	2.45
Office	Medical Office	720	1000 S.F.	34.8	10%	78/22	2.78	28/72	3.46
O	Medical Office (Reduced) ^b	PBC	1000 S.F.	17.4	10%	78/22	1.39	28/72	1.73
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71



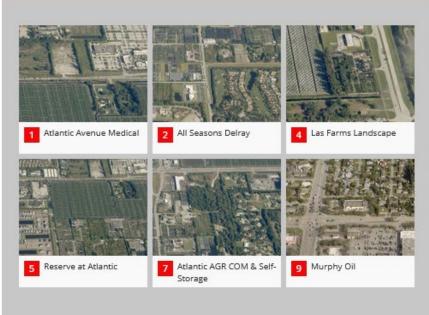
Exhibit 4: Active FLUA Amendments



Active Amendments Map







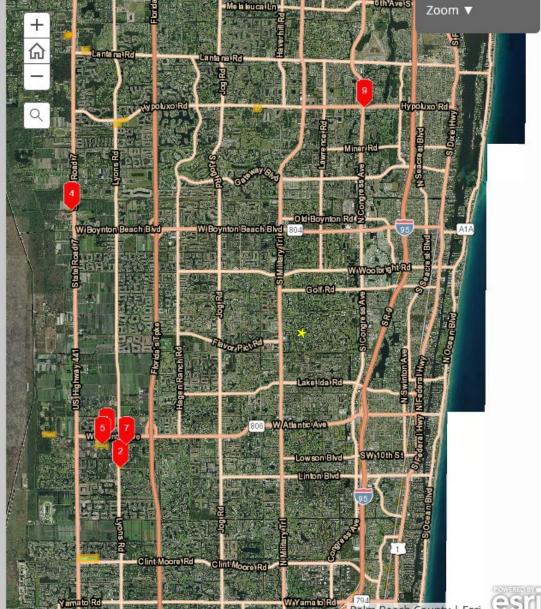




Exhibit 5: 2045 Volumes





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

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

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

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

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

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

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

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

PBC Station	FDOT Station	Roadway	From	То	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
1603	937013	CENTER ST	Indiantown Rd	Loxahatchee River Rd	2	2	16,388	14,538	15,079	16,010	15,919	17,825	16,900
1803	937014	CENTER ST	Loxahatchee River Rd	Alt. A1A	2	2	18,228	14,949	16,138	17,521	15,731	17,889	18,400
2608	937380	CENTRAL BLVD	PGA Blvd	I-95	4	4	14,647	14,338	16,027	16,086	23,255	40,702	33,500
2198	937380	CENTRAL BLVD	I-95	Hood Rd	4	4			-	-	23,255	40,702	40,700
2210	937379	CENTRAL BLVD	Hood Rd	Donald Ross Rd	4	4	13,761	16,373	16,725	18,117	31,339	45,551	30,900
1206	937386	CENTRAL BLVD	Donald Ross Rd	Frederick Small Rd	4	4	15,708	16,682	17,486	20,089	19,928	29,924	26,300
1614	937387	CENTRAL BLVD	Frederick Small Rd	Indian Creek Pkwy	4	4	10,954	12,750	13,914	15,889	17,592	28,709	25,000
1606	937377	CENTRAL BLVD	Indian Creek Pkwy	Indiantown Rd	4	4	27,217	26,285	26,931	27,091	17,254	10,218	19,900
1612	937378	CENTRAL BLVD	Indiantown Rd	Church St	3	3	19,245	13,034	15,746	16,741	9,394	11,287	17,600
6403	937001	CLINT MOORE RD	SR-7	Lyons Rd	4	4	13,291	15,148	18,460	18,919	11,401	16,025	23,100
6201	938508	CLINT MOORE RD	Lyons Rd	Jog Rd	4	4	21,809	21,525	24,350	26,298	19,182	27,815	33,000
6607	937002	CLINT MOORE RD	Jog Rd	Military Tr	4	4	29,949	28,767	30,959	34,229	15,501	20,927	36,400
6601	938509	CLINT MOORE RD	Military Tr	Congress Ave	6	6	30,737	29,298	27,719	33,500	23,850	26,946	31,300
6301	938509	CLINT MOORE RD	Congress Ave	NW 2nd Ave	4	4	13,712	10,637	12,136	14,643	23,850	26,946	15,200
	938506	COCOANUT ROW	Okeechobee Blvd	Clarke Ave	2	2			-	-	3,708	4,304	4,300
2104	937329	COCONUT BLVD	Persimmon Bl	Orange Bl	2	2	3,986	2,791	2,952	3,400	3,284	3,167	2,800
2412	937331	COCONUT BLVD	Orange Bl	Temple Blvd	2	2	13,365	10,796	11,459	12,686	11,015	20,999	21,800
2404	937330	COCONUT BLVD	Temple Blvd	Northlake Blvd	2	2	14,104	11,665	11,937	13,288	12,485	21,931	21,000
	PBC111a	COCONUT BLVD	Northlake Blvd	100th Ln N (Avenir)	0	4			-	-	-	22,182	22,200
3641	937336	COMMUNITY DR	Haverhill Rd	Military Tr	5	5	16,206	15,110	13,454	14,678	4,477	7,886	16,900
3659	937337	COMMUNITY DR	Military Tr	Village Blvd	3	3	17,204	15,076	17,683	18,412	15,247	17,139	19,900
6614	938509	CONGRESS AVE	Yamato Rd	Clint Moore Rd	6	6	25,198	25,740	27,629	29,864	23,850	26,946	31,200
6644	938543	CONGRESS AVE	Clint Moore Rd	NW 82nd St	6	6	28,805	28,300	34,731	30,621	28,389	33,896	41,500
6204	937672	CONGRESS AVE	NW 82nd St	SW 29th St	6	6	24,665	17,757	21,315	23,273	15,989	22,633	28,000
	938544	CONGRESS AVE	SW 29th St	Linton Blvd	6	6			-	-	9,156	14,643	14,600
5650	933500	CONGRESS AVE	Linton Blvd	Lowson Blvd	6	6	26,965	23,248	24,774	26,539	11,525	17,497	30,700
5612	933500	CONGRESS AVE	Lowson Blvd	Atlantic Ave	6	6	30,312	26,151	29,209	29,325	11,525	17,497	35,200
5630	937340	CONGRESS AVE	Atlantic Ave	Lake Ida Rd	6	6	32,662	32,658	34,768	36,689	24,598	32,597	42,800
5602	937341	CONGRESS AVE	Lake Ida Rd	35th Ave SW	6	6	31,948	29,740	30,608	31,428	28,207	39,710	43,100
5626	937342	CONGRESS AVE	35th Ave SW	Golf Rd	6	6	38,852	34,332	36,139	38,738	31,175	42,173	48,900
5624	937348	CONGRESS AVE	Golf Rd	Woolbright Rd	6	6	41,510	35,627	37,827	40,974	29,121	38,224	46,900
5610	937347	CONGRESS AVE	Woolbright Rd	Boynton Beach Blvd	6	6	38,259	32,543	33,549	33,115	22,390	29,798	41,000
5658	937345	CONGRESS AVE	Boynton Beach Blvd	Old Boynton Rd	6	6		47,139	38,263	40,960	28,939	40,714	50,000
5206	937344	CONGRESS AVE	Old Boynton Rd	Gateway Blvd	6	6	48,285	36,788	36,914	39,958	56,185	60,016	40,700
4610	937343	CONGRESS AVE	Gateway Blvd	Hypoluxo Rd	6	6	36,348	28,826	28,960	30,883	37,864	46,519	37,600
4600	937346	CONGRESS AVE	Hypoluxo Rd	Lantana Rd	4	4	29,993	25,175	23,246	28,120	35,142	39,809	27,900
4624	930022	CONGRESS AVE	Lantana Rd	JFK Dr	6	6	41,814	31,730	35,206	37,851	31,598	38,329	42,700
4626	937173	CONGRESS AVE	JFK Dr	6th Ave S	6	6	44,492	33,615	35,163	36,766	31,616	38,412	42,700
4622	930489	CONGRESS AVE	6th Ave S	Lake Worth Rd	6	6	43,176	35,682	35,712	39,282	38,642	48,003	44,400
4620	930490	CONGRESS AVE	Lake Worth Rd	French Ave	6	6	45,274	36,622	35,400	37,189	24,015	31,421	42,800

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

PBC Station	FDOT Station	Roadway	From	То	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
3924	937191	AUSTRALIAN AVE	Banyan Blvd	Palm Beach Lakes Blvd	4	4	34,463	22,437	23,397	28,700	25,389	33,769	31,100
3820	937195	AUSTRALIAN AVE	Palm Beach Lakes Blvd	15th St	4	4	32,425	24,987	27,794	29,366	30,216	37,972	34,900
3816	937194	AUSTRALIAN AVE	15th St	25th St	4	4	34,077	22,669	27,149	28,549	24,216	31,943	35,800
3810	937193	AUSTRALIAN AVE	25th St	36th St	4	4	29,412	21,566	23,335	27,618	17,385	23,791	29,700
3802	937192	AUSTRALIAN AVE	36th St	45th St	4	4	31,677	23,808	24,939	30,097	20,242	25,392	31,300
2306	937196	AUSTRALIAN AVE	45th St	Port Rd (SR-710)	4	4	23,347	17,287	16,813	17,400	9,120	13,808	21,500
2834	937197	AUSTRALIAN AVE	Port Rd (SR-710)	Blue Heron Blvd	4	4	17,568	12,805	13,636	14,015	7,503	10,516	16,600
7027	930079	AVE 'E'	SR-715	Main St	4	4	9,097	8,345	7,958	7,700	3,630	4,218	8,500
7022	930760	AVE 'E'	Main St	CR 880	4	4	8,876	8,311	7,126	8,900	3,450	3,309	7,000
	937504	AVOCADO BLVD	60th St N	Orange Blvd	2	2			-	-	2,291	4,499	4,500
3839	937473	BANYAN ST	Tamarind Ave	Australian Ave	5	5	27,573	-	16,935	14,700	18,382	19,341	17,800
	937496	BARFIELD HWY	SR-15	E Main St	2	2			-	-	2,739	4,857	4,900
5628	937369	BARWICK RD	Lake Ida Rd	Atlantic Ave	2	2	12,426	10,212	10,556	10,100	8,595	10,600	13,000
3427	937102	BELVEDERE RD	SR-7	Sansbury's Way	6	6	25,235	21,895	18,958	21,456	35,242	46,526	30,200
3425	937101	BELVEDERE RD	Sansbury's Way	Skees Rd	6	6	33,006	24,314	21,655	25,477	22,241	35,636	34,700
3211	937100	BELVEDERE RD	Skees Rd	Jog Rd	6	6	27,000	26,517	22,540	27,023	12,765	24,835	34,600
3679	937105	BELVEDERE RD	Jog Rd	Drexel Rd	4	4	25,000	23,908	20,251	24,457	20,852	26,060	25,300
3609	937103	BELVEDERE RD	Drexel Rd	Haverhill Rd	4	4	26,000	25,737	23,750	27,776	13,944	22,284	32,100
3645	937104	BELVEDERE RD	Haverhill Rd	Military Tr	4	4	27,000	26,071	24,033	26,854	8,499	13,955	29,500
3623	937269	BELVEDERE RD	Military Tr	Congress Ave	6	6	25,000	24,665	23,481	26,024	11,425	20,505	32,600
3605	937268	BELVEDERE RD	Congress Ave	Australian Ave	6	6	33,000	32,739	31,148	36,437	12,872	22,703	41,000
3213	937267	BELVEDERE RD	Australian Ave	Hillsboro Rd	6	6	33,000	31,303	32,001	33,000	19,362	25,204	37,800
	930172	BELVEDERE RD	Hillsboro Rd	1-95	6	6			-		23,917	29,197	29,200
3311	930173	BELVEDERE RD	I-95	Parker Ave	4	4	29,548	25,652	27,808	29,500	36,662	40,889	32,000
3821	937270	BELVEDERE RD	Parker Ave	Dixie Hwy	5	5	18,851	16,040	17,328	18,892	6,615	7,807	18,500
3416	937005	BENOIST FARMS RD	Southern Blvd	Belvedere Rd	2	3	5,484	4,547	4,704	5,720	3,773	7,803	9,700
3456	937006	BENOIST FARMS RD	Belvedere Rd	Okeechobee Bl	2	2	4,990	4,685	6,317	6,397	9,316	10,892	7,900
3434	937323	BIG BLUE TRACE	South Shore Blvd	Wellington Trace	2	2	12,699	12,405	11,759	12,400	5,961	7,599	13,400
3422	937322	BIG BLUE TRACE	Wellington Trace	Southern Blvd	2	2	10,768	11,579	11,715	12,000	3,503	6,083	14,300
3436	937128	BINKS FOREST DR	Greenview Shores Bl	Southern Blvd	4	4	10,119	8,336	9,589	10,700	5,449	10,970	15,100
2601	930067	BLUE HERON BLVD	Bee Line Hwy	Military Tr	4	4	16,120	18,029	21,790	22,994	31,873	41,733	31,700
2211	935405	BLUE HERON BLVD	Military Tr	I-95	6	6	33,282	33,088	41,754	48,000	44,876	60,188	56,000
2311	935406	BLUE HERON BLVD	I-95	Congress Ave	6	6	51,386	42,056	49,934	50,500	26,407	34,817	58,300
2607	937176	BLUE HERON BLVD	Congress Ave	Australian Ave	6	6	37,356	34,095	36,520	38,822	24,009	39,269	51,800
2823	930070	BLUE HERON BLVD	Australian Ave	SR-811	6	6	34,101	29,652	31,650	34,467	20,620	32,852	43,900
	930066	BLUE HERON BLVD	SR-811	Ave F	5	5			-	-	17,433	31,239	31,200
2811	930071	BLUE HERON BLVD	Ave F	US 1	5	5	22,447	20,196	17,600	25,058	13,815	21,566	25,400
6832	930045	BOCA RATON BLVD	Palmetto Park Rd	Glades Rd	4	4	10,846	8,494	25,500	10,307	18,494	25,330	32,300
6822	937416	BOCA RATON BLVD	Glades Rd	20th St NW	5	5	20,099	15,939	21,277	20,567	14,849	15,433	21,900
6818	937416	BOCA RATON BLVD	20th St NW	28th St NW	5	5	20,794	16,509	25,334	22,497	14,849	15,433	25,900

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

PBC Station	FDOT Station	Roadway	From	То	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
4615	937106	MELALEUCA LA	Jog Rd	Haverhill Rd	5	5	16,217	14,559	15,332	16,846	33,729	38,395	20,000
4657	937109	MELALEUCA LA	Haverhill Rd	Military Tr	5	5	26,036	23,670	24,818	26,528	38,814	40,187	26,200
4617	937107	MELALEUCA LA	Military Tr	Kirk Rd	5	5	26,538	24,566	25,665	28,514	17,712	20,114	28,100
4655	937108	MELALEUCA LA	Kirk Rd	Davis Rd	5	5	28,782	28,845	26,620	28,500	18,010	20,484	29,100
4655	937108	MELALEUCA LA	Davis Rd	Congress Ave	6	6	28,782	28,845	26,620	28,500	18,010	20,484	29,100
	937568	MERCER AVE	Belvedere Rd	Australian Ave	2	2			-	-	12,288	11,096	11,100
6216	937215	MILITARY TRL	Broward Co. Line	SW 18th St	4	4	31,074	26,894	28,051	27,423	33,098	36,987	31,300
6608	937218	MILITARY TRL	SW 18th St	Camino Real	4	4	31,577	30,195	30,690	29,342	32,729	37,514	35,200
6606	937217	MILITARY TRL	Camino Real	Palmetto Park Rd	6	6	36,522	44,783	37,775	35,855	40,094	48,806	46,000
6604	938534	MILITARY TRL	Palmetto Park Rd	Town Center	6	6T	41,241	35,557	39,264	37,186	35,679	39,549	43,500
6600	937216	MILITARY TRL	Town Center	Butts Rd	6	6T	37,753	32,164	35,697	35,708	32,688	36,671	40,000
6612	938535	MILITARY TRL	Butts Rd	Yamato Rd	6	6T	45,284	39,750	44,394	45,475	51,882	55,182	47,200
6630	937219	MILITARY TRL	Yamato Rd	Clint Moore Rd	6	6T	39,365	37,043	41,903	43,115	48,003	54,928	47,900
6202	938536	MILITARY TRL	Clint Moore Rd	Linton Blvd	6	6T	40,161	33,463	36,976	38,434	41,465	46,191	41,200
5618	938536	MILITARY TRL	Linton Blvd	Atlantic Ave	6	6TI	45,670	36,155	39,592	41,353	41,465	46,191	44,100
5606	937213	MILITARY TRL	Atlantic Ave	Lake Ida Rd	6	6TI	45,683	43,677	45,250	46,489	40,609	48,420	54,000
5652	937213	MILITARY TRL	Lake Ida Rd	Flavor Pict Rd	6	<u>6T</u>	37,259	36,487	35,479	36,904	40,609	48,420	42,300
5614	937212	MILITARY TRL	Flavor Pict Rd	Woolbright Rd	6	<u>6T</u>	42,695	38,267	33,656	37,203	42,175	51,356	42,800
5608	937211	MILITARY TRL	Woolbright Rd	Boynton Beach Blvd	6	6T	41,207	34,008	31,271	36,430	32,261	38,682	37,500
5202	937210	MILITARY TRL	Boynton Beach Blvd	Gateway Blvd	6	6T	42,221	35,035	34,595	40,711	40,033	48,473	41,900
4636	937208	MILITARY TRL	Gateway Blvd	Hypoluxo Rd	6	6T	42,426	31,728	33,709	35,617	32,076	54,530	57,300
4606	937206	MILITARY TRL	Hypoluxo Rd	Lantana Rd	6	6T	37,560	30,647	30,811	35,518	37,978	50,983	43,800
4632	937207	MILITARY TRL	Lantana Rd	Melaleuca Ln	6	6T	43,758	32,330	37,727	38,582	51,550	60,767	46,900
4602	930482	MILITARY TRL	Melaleuca Ln	Lake Worth Rd	6	6T	41,024	36,175	36,403	40,325	30,662	38,966	46,300
4618	930023	MILITARY TRL	Lake Worth Rd	Lakewood Rd	6	6T	48,517	42,617	41,244	41,597	33,411	42,775	52,800
4618	930023	MILITARY TRL	Lakewood Rd	10th Ave N	6	6T	41,244	42,617	41,244	41,597	33,411	42,775	52,800
4650	937209	MILITARY TRL	10th Ave N	Cresthaven Blvd	6	6T	49,035	43,809	43,454	44,876	29,356	42,519	56,600
4206	937205	MILITARY TRL	Cresthaven Blvd	Forest Hill Blvd	6	6T	46,776	45,227	45,554	44,979	31,849	43,775	57,500
3642	930722	MILITARY TRL	Forest Hill Blvd	Summit Blvd	6	6T	48,328	44,576	42,197	43,396	26,894	38,406	53,700
3664	937204	MILITARY TRL	Summit Blvd	Gun Club Rd	6	6T	48,875	45,441	43,230	46,313	25,069	35,944	54,100
3612	930478	MILITARY TRL	Gun Club Rd	Southern Blvd	6	6T	46,230	43,502	39,773	44,743	26,626	41,692	54,800
3628	935404	MILITARY TRL	Southern Blvd	Belvedere Rd	6	6T	46,485	42,314	44,116	46,219	45,887	59,776	57,500
3648	937231	MILITARY TRL	Belvedere Rd	Westgate Ave	6	6T	48,837	42,057	45,916	46,918	42,438	49,168	53,200
3602	930455	MILITARY TRL	Westgate Ave	Okeechobee Bl	6	6T	43,495	42,578	37,728	39,005	41,207	47,207	43,200
3616	930311	MILITARY TRL	Okeechobee Bl	Community Dr	6	6T		34,269	36,386	40,975	38,164	42,814	40,800
3616	930311	MILITARY TRL	Community Dr	Roebuck Rd	6	6T	47,063	34,269	36,386	40,975	38,164	42,814	40,800
3626	930495	MILITARY TRL	Roebuck Rd	45th St	6	6T	34,107	32,197	33,587	37,959	46,602	61,654	48,600
3204	930726	MILITARY TRL	45th St	SR-710	6	6T	33,196	32,104	34,850	38,491	36,267	49,409	47,500
2612	930026	MILITARY TRL	SR-710	Blue Heron Blvd	6	6T	33,852	27,573	31,994	31,028	28,151	40,745	46,300
2614		MILITARY TRL	Blue Heron Blvd	Investment Lane	6	6T	32,357	27,167	28,801	29,595	23,623	31,516	38,400

Exhibit	6: PBC	Develo	pment	Potential	Form



2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

Instructions are provided in italics. **Delete** the italicized instructions and replace with non-italicized information. Do not use acronyms. Do not use "N/A" (not applicable). Any references to an attachment must include a summary of that attachment within the tables.

A. Amendment Data

Round	22-B2	Intake Date	February 9, 2022
Application Name	Coconut Lane	Control No.	1978-00129
Acres	+/- 9.78 acres	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-42-46-01-00-000-7060; 00-42-46-01-00)-000-7080;	
Location	North side of Coconut Lane, approximately Coconut Lane intersection.	/ 1,700 feet east	of the S Military Trail and
	Current		Proposed
Tier	Urban/Suburban Tier	Urban/Suburba	n Tier
Use	Single Family Residential	Single Family F	Residential
Zoning	Agricultural Residential (AR)	Single Family F	Residential (RS)
Future Land Use Designation	Low Residential, 1 Unit Per Acre (LR-1)	Low Residentia	al, 2 Units Per Acre (LR-2)
Underlying Future Land Use Designation	None	None	
Conditions	None	None	
Density Bonus	None	TDR and WHP Pending Analys	
Total Number of Units	1 DU	40 DU	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	1 du/acre	2 du/acre
Maximum Dwelling Units ¹ (residential designations)	1 du/acre x 9.78 ac. = 10 DU	2 du/acre x 9.78 ac. = 20 DU
Maximum Beds (for CLF proposals)	Not Applicable.	Not Applicable.

Population Estimate	10 max du x 2.39 = 24	20 du x 2.39 = 48 persons 20 du x 2.39 = 48 persons Total = 96 persons
Maximum Square Feet ^{2, 4} (non-residential designations)	Not Applicable.	Not Applicable.
Proposed or Conditioned Potential 3, 4		None
Max Trip Generator	Single Family Detached – ITE LU 210 10 Trips/DU	Single Family Detached – ITE LU 210 10 Trips/DU
Maximum Trip Generation	100	200
Net Daily Trips:		
Net PH Trips:	15 (4 In/11 Out) AM, 22 (14 In/8 Out) PM 15 (4 In/11 Out) AM, 22 (14 In/8 Out) PM	

- 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.

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION Part 2. Applicant Data

A. Agent Information

Identify the information for the agent processing the application. The agent will be the primary contact for Planning Division staff throughout the amendment process.

Name	
Company Name	WGI, Inc.
Address	2035 Vista Parkway
City, State, Zip	West Palm Beach, FL 33411
Phone / Fax Number	(561) 687-2220
Email Address	

B. Applicant Information

Identify the information for <u>each</u> Property Owner and Contract Purchaser. Duplicate table as needed.

Name	Willis Family Trust
Company Name	-
Address	13341 Barwick Road
City, State, Zip	Delray Beach, FL 33445
Phone / Fax Number	
Email Address	
Interest	Property Owner

Name	
Company Name	
Address	
City, State, Zip	
Phone / Fax Number	
Email Address	
Interest	Contract Purchaser

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