



June 6, 2022

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

**RE: Winners Church
FLUA Amendment Policy 3.5-d Review
Round 2022-23-A**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Impact Analysis for the proposed Future Land Use Amendment for the above-referenced project, revised on May 20, 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:

Location:	SW corner of Pioneer Road and S. Jog Road	
PCN:	00-42-44-03-11-001-0010	
Acres:	9.64 Acres	
	Current FLU	Proposed FLU
FLU:	Low Residential, 1 Unit per Acre (LR-1)	Low Residential, 2 Units per Acre (LR-2)
Zoning:	Residential Estate (RE)	Residential-Single Family (RS)
Density/ Intensity:	1 Unit per Acre	2 Units per Acre
Maximum Potential:	Single Family Detached = 10 DUs	Single Family Detached = 19 DUs
Proposed Potential:	None	Single Family Detached = 34 DUs (using WFH Bonus)
Net Daily Trips:	90 (maximum – current) 240 (proposed – current)	
Net PH Trips:	14 (4/10) AM, 21 (13/8) PM (maximum) 25 (6/19) AM, 36 (23/13) PM (proposed)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

Based on the review, the Traffic Division has determined that the traffic impacts

**Department of Engineering
and Public Works**

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Dr. Juan F. Ortega, P.E.

June 6, 2022

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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 workforce bonus program, to cap the project at the **proposed** development potential or equivalent trips.

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

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

Sincerely,

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

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS

ec:cw

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\23-A\Winners Church.docx



WINNERS CHURCH

PALM BEACH COUNTY, FLORIDA
CN 1985-00072

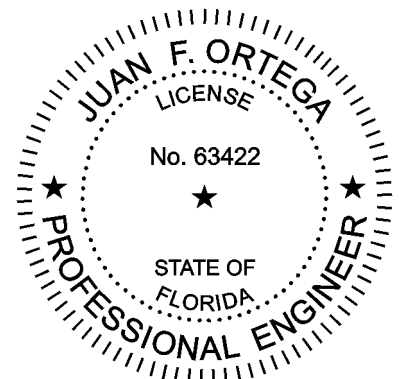
FUTURE LAND USE ATLAS AMENDMENT ROUND 23-A TRAFFIC IMPACT ANALYSIS

**PREPARED FOR:
COLONY WOODS AT WPB LLC**

Prepared by:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
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Jupiter, FL 33458

Revised May 20, 2022
March 31, 2022



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1. PROJECT DESCRIPTION

JFO Group Inc. has been retained to evaluate the traffic impact for the proposed Future Land Use designation at the Winners Church Property. There is a proposal for a land use change of ± 9.64 acres located on the west side of Jog Road, ± 0.36 miles south of Southern Boulevard in Unincorporated Palm Beach County (PBC), Florida. Exhibit 1 includes a copy of the latest survey for the subject 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, 2 Unit per Acre, (LR-2) is being requested.



Figure 1: Project Location

Property Control Number associated with this project is 00-42-44-03-11-001-0010. 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 Future 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 and equations available from the *PBC Trip Generation Rates*, dated March 2, 2020 and the 11th Edition of the *ITE Trip Generation Manual* 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 Code	Daily	AM Peak Hour			PM Peak Hour		
			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	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			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

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, 2 Unit per Acre, (LR-2). The maximum intensity for the site would allow a maximum of 19 Single Family homes. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity. 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 190, 14, and 21 trips respectively.

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

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached	19 ¹ DUs	190	4	10	14	13	8	21

The proposed project will be submitted concurrently for rezoning and site plan approvals where the project may accommodate a maximum of 34 Single Family homes using the Workforce bonus program. See Table 4. According to Table 4, the net Daily, AM and PM trips potentially generated due to the Proposed Site Plan Intensity are 340, 25, and 36 trips respectively.

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

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached	34 DUs	340	6	19	25	23	13	36
Net Proposed Traffic		340	6	19	25	23	13	36

¹ 9.64 Acres x 2 Unit Per Acre

4. TRAFFIC IMPACT

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

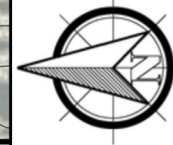
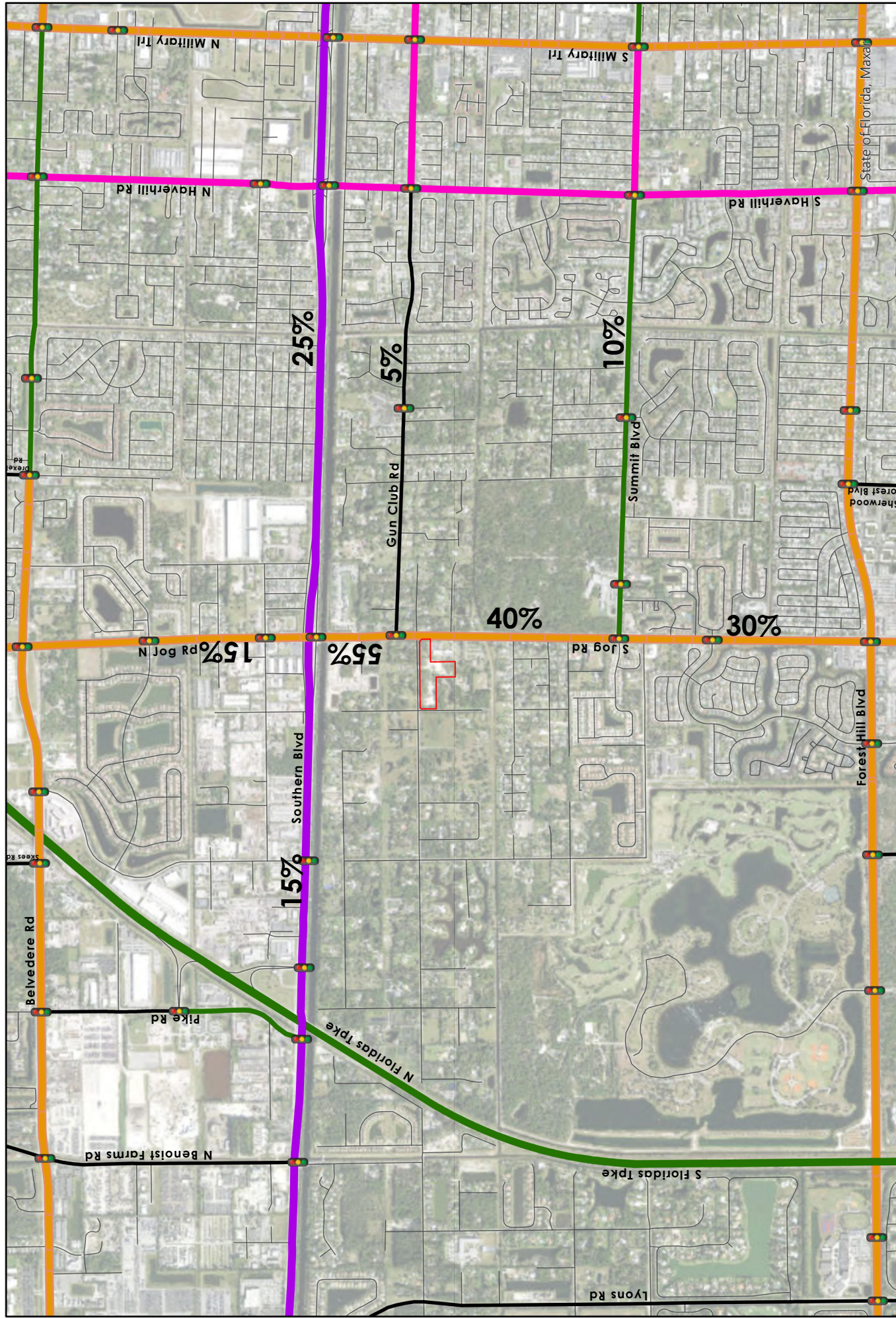
Table 5: Net Traffic Impact – Maximum Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	100	2	5	7	7	4	11
Proposed Development/ Maximum Intensity	340	6	19	25	23	13	36
Net New Trips	240	4	14	18	16	9	25

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 3, a one (1) mile RDI needs to be considered for traffic impact analysis for the Maximum Intensity.

Trip distribution and assignment was based on the characteristics of the proposed site plan 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.



Number of Lanes



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 includes R/W acquisition and widening on Gun Club Road between Forest Estates Drive and LWDD E-3 Canal.

According to *Table 12.b.2.D-7 3A* from the *PBC Traffic Performance Standards - Article 12* of the *PBC Unified Land Development Code* and given the trip generation characteristics from *Table 3*, a 1-mile Radius of Development Influence needs to be considered for *Test 2* traffic impact analysis of the 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	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signals per mile	Class	LOS Capacity	% Impact	Project Traffic	Traffic Impact
Jog Rd	Forest Hill Blvd	Summit Blvd	6D	2	0.86	2.33	Class II	2,830	30.0%	7	0.25%
Jog Rd	Summit Blvd	Site	6D	2	1.05	1.90	Class I	2,940	40.0%	9	0.31%
Jog Rd	Site	Gun Club Rd							60.0%	14	0.48%
Jog Rd	Gun Club Rd	Southern Blvd							55.0%	13	0.44%
Jog Rd	Southern Blvd	Belvedere Rd	6D	3	1.00	3.00	Class II	2,830	15.0%	3	0.11%
Southern Blvd	Fla Turnpike Entrance	Jog Rd	8D	2	1.25	1.60	Class I	3,940	15.0%	3	0.08%
Southern Blvd	Jog Rd	Haverhill Rd	8D	1	1.55	0.65	Class I	3,940	25.0%	6	0.15%
Gun Club Rd	Jog Rd	Haverhill Rd	2	2	1.53	1.31	Class I	880	5.0%	1	0.11%
Summit Blvd	Jog Rd	Haverhill Rd	4D	3	1.51	1.99	Class I	1,960	10%	2	0.10%

Winners Church	AM		PM	
	IN	OUT	IN	OUT
34 DUs	6	19	23	13

RDI: 1-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. Adjusted¹ traffic volumes from the Palm Beach TPA were used in this analysis.

Exhibit 6 includes Active FLUA amendments in the area. As shown in this exhibit, the closest active FLU amendment to the subject property is 1.3 miles away where that amendment does not generate additional traffic. Therefore, it was assumed no impact to 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.

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

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

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

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

Road	From	To	Lanes	Capacity	2045 Daily Volume	Traffic Assignment	Project Traffic	Total Traffic	V/C	% Impact	Significant Impact? ¹	Meets LOS 'D'?
Jog Rd	Summit Blvd	Site	6D	50,300	46,900	40.0%	96	46,996	0.93	0.19%	NO	YES
Jog Rd	Site	Gun Club Rd				60.0%	144	47,044	0.94	0.29%	NO	YES
Jog Rd	Gun Club Rd	Southern Blvd				55.0%	132	47,032	0.94	0.26%	NO	YES

Net Daily Traffic	240
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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 Future Land Use change of ± 9.64 acres located on the west side of Jog Road, ± 0.36 miles south of Southern Boulevard in Unincorporated Palm Beach County, Florida. This proposal is to change the current Future Land Use from Low Residential, 1 unit per 1 acre (LR-1) to Low Residential, 2 Unit per Acre, (LR-2).

The requested land use change will allow a maximum density and intensity of 19 Single Family homes. The proposed project will be submitted concurrently for rezoning and site plan approvals where the project may accommodate a maximum of 34 Single Family homes using the Workforce bonus program. The intensity on the proposed site plan will generate more trips than the maximum intensity under the proposed FLUA. Exhibit 7 includes a copy of the Palm Beach County Development Potential Form – 2022 Future Land Use Atlas Amendment Application.

The proposed changes to the Winners Church 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

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BOUNDARY SURVEY

FOR: HOLIDAY ORGANIZATION, INC.
LOCATED IN: SECTION 3, TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY COUNTY, FLORIDA

DESCRIPTION:

Parcel A of WINNERS CHURCH, according to the plat thereof recorded in Plat Book 122, page 20 of the public records of Palm Beach County, Florida, less and except the North 440 feet of the South 570 feet of the East 413.38 feet thereof, and less and except the South 130 feet thereof.

Said lands situate, lying and being Section 3, Township 44 South, Range 42 East, Palm Beach County County, Florida.

Containing 9.64 Acres more or less

REPORT OF SURVEY:

- THE SURVEY DEPICTED HEREON HAS BEEN CLASSIFIED AS A BOUNDARY, AS DEFINED IN RULE 5J-17.050 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AS AMENDED.
- THIS SURVEY HAS BEEN PREPARED IN THE OFFICE OF DENNIS J. LEAVY & ASSOCIATES, INC. LOCATED AT: 460 BUSINESS PARK WAY, SUITE B, ROYAL PALM BEACH, FLORIDA, WHOSE CERTIFICATE OF AUTHORIZATION NUMBER IS LB #6599, AND THE CERTIFYING SURVEYOR'S (DAVID A. BOWER) LICENSE NUMBER IS LS #5888.
- THIS SURVEY LIES IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- UNDERGROUND APPARENT USE AND/OR IMPROVEMENTS HAVE NOT BEEN SHOWN UNLESS OTHERWISE NOTED.
- THE DESCRIPTION SHOWN HEREON IS AS IT APPEARS IN THE AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING AGENT: LEOPOLD KORN, P.A., ISSUING OFFICE FILE NO. L210523, ORDER No.: 976814, COMMITMENT DATE: 08/18/2021 AT 11:00 PM.
- THIS INSTRUMENT MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE WRITTEN CONSENT OF DENNIS J. LEAVY & ASSOCIATES INC.
- MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- BEARINGS DEPICTED HEREON ARE RELATIVE TO THE NORTH LINE OF PARCEL A OF THE PLAT OF WINNERS CHURCH AS RECORDED IN PLAT BOOK 122, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY. SAID LINE BEING MONUMENTED AND HAVING A FIELD MEASURED BEARING OF NORTH 89°01'13" EAST.
- CALCULATED BEARINGS, DISTANCES AND STATE PLANE COORDINATES DEPICTED HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ON THE 1990 ADJUSTMENT FOR THE FLORIDA TRANSVERSE MERCATOR - EAST ZONE.
- ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- DATE OF FIELD SURVEY: NOVEMBER 9TH, 2021, AS RECORDED IN FIELD BOOK 512, PAGES 41, 48 THROUGH 56, AND FIELD BOOK 514, PAGES 5 THROUGH 8
- THE SURVEY SKETCH SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.
- THIS SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES OR HAZARDOUS WASTE CONCERNS SHOULD ANY OF THE FOREGOING EXIST.
- ALL DISTANCES ARE U.S. FEET.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY LIES WITHIN ZONE X AND ZONE AE (EL 16.3 FEET), AS SHOWN ON THE U.S. DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, MAP NUMBER: 12099C0567F, COMMUNITY: PALM BEACH COUNTY, NUMBER: 120192, PANEL 0567, SUFFIX: F, EFFECTIVE DATE: OCTOBER 5, 2017.
- ALL OF THOSE CERTAIN SURVEY RELATED ITEMS (SCHEDULE B-SECTION II, ITEMS 5, 6, 7, 8, 9, 11, 12, & 13) MENTIONED IN THE AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING AGENT: LEOPOLD KORN, P.A., ISSUING OFFICE FILE NO.: L210523, ORDER No.: 9768141, COMMITMENT DATE: 08/18/2021 AT 11:00 PM, HAVE BEEN SHOWN HEREON EITHER GRAPHICALLY OR BY NOTE.

SCHEDULE B-II

- Right of way for small lateral ditches in favor of other tracts reserved in the Deeds from The Palm Beach Farms Company recorded in Deed Book 63, page 92 and Deed Book 78, page 146 (Affects the subject property, graphically unplottable).
- Oil, gas and mineral, canal, reclamation, state road right of way and county road right of way reservations set forth in the Deed from the Everglades Drainage District recorded in Deed Book 717, page 346. (Affect the subject property, graphically unplottable).
- Canal, reclamation and oil, gas and mineral reservations set forth in the Deed from the Everglades Drainage District recorded in Deed Book 845, page 217 (Affects the subject property, graphically unplottable), as partially released by the Releases of Reservations recorded in Official Records Book 1923, page 930, (Affects the subject property, graphically unplottable) Official Records Book 1985, page 1405, (Affects the subject property, graphically unplottable) Official Records Book 2158, page 63, (Does not affect subject property) Official Records Book 2741, page 1507, (Affects the subject property, graphically unplottable) Official Records Book 4914, page 1020 (Affects the subject property) and Official Records Book 5608, page 1491, (Affects the subject property, graphically unplottable) and as affected by the Non Use Commitments recorded in Official Records Book 1923, page 927, (Affects the subject property, graphically unplottable) Official Records Book 2158, page 65, (Does not affect subject property) Official Records Book 2741, page 1509 (Affects the subject property, graphically unplottable) and Official Records Book 5608, page 1489 (Affects the subject property, graphically unplottable).
- Reservation of rights of way set forth in the Deed from the Lake Worth Drainage District recorded in Deed Book 852, page 168 (Affects the subject property, graphically unplottable).
- Easements granted to Florida Power & Light Company by the Right-of-Way Agreement recorded in Official Records Book 699, page 545 (Affects the subject property, graphically unplottable).
- Terms, covenants, conditions and other matters contained in the Removal Agreement for Future Right of Way recorded in Official Records Book 4694, page 1515 (Affects the subject property, graphically unplottable).
- Terms and provisions of Environmental Resource Permit No. 50-10391-P issued by South Florida Water Management District, as evidenced by the Recorded Notice of Environmental Resource Permit recorded in Official Records Book 26875, page 1204 (Affects the subject property, graphically unplottable).
- Restrictions, dedications and easements set forth on the plat of Winners Church recorded in Plat Book 122, page 20 (Affects the subject property, as graphically depicted hereon).

SYMBOL LEGEND:

- | | |
|--|----------------------|
| | CATCH BASIN |
| | CONCRETE POWER POLE |
| | DRAINAGE MANHOLE |
| | FIRE HYDRANT |
| | FIBER OPTIC HANDHOLE |
| | FIBER OPTIC RISER |
| | GUIDE WIRE ANCHOR |
| | MAILBOX |
| | MONUMENTATION |
| | PROPERTY CORNER |
| | SIGN |
| | SPIGOT |
| | UNKNOWN RISER |
| | WATER VALVE |
| | WOOD POWER POLE |

LEGEND:

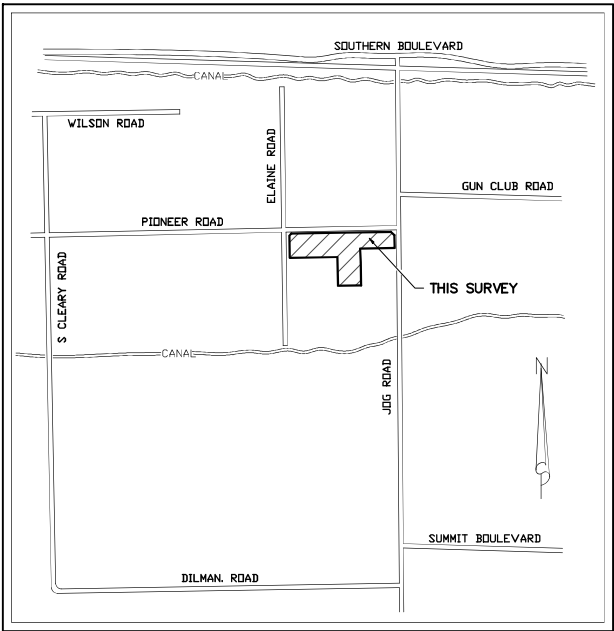
- | | |
|------------|---|
| A | ARC LENGTH |
| (C) | CALCULATED |
| CB | CHORD BEARING |
| Δ | CENTRAL ANGLE |
| (CFT) | CALCULATED FIELD TRAVERSED |
| (D) | DESCRIPTION |
| E | EAST |
| EL | ELEVATION |
| FP&L | FLORIDA POWER & LIGHT |
| ID | INNER DIAMETER |
| L | ARC LENGTH |
| LB | LICENSED BUSINESS |
| L.A.E. | LIMITED ACCESS EASEMENT |
| LS | LICENSED SURVEYOR |
| LSA | LANDSCAPED AREA |
| N | NORTH |
| No. | NUMBER |
| O.R.B. | OFFICIAL REDODRS BOOK |
| OHW | OVERHEAD WIRE |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| R | RADIUS |
| R/W | RIGHT-OF-WAY |
| RNG | RANGE |
| S | SOUTH |
| S.F.W.M.D. | SOUTH FLORIDA WATER MANAGEMENT DISTRICT |
| SEC | SECTION |
| TWN | TOWNSHIP |
| U.E. | UTILITY EASEMENT |
| W | WEST |
| W/DISK | WITH DISK |

BEARING ROTATION EQUATION:

$$\begin{matrix} \text{(FIELD)} \\ \text{N89°01'13"E} \\ \text{S89°58'25"E} \\ \text{(PLAT)} \end{matrix} \begin{matrix} \uparrow \\ \uparrow \end{matrix} = \begin{matrix} \text{1°00'22"} \\ \text{COUNTERCLOCKWISE} \\ \text{(PLAT TO FIELD)} \end{matrix}$$

PLAT LEGEND:

- | | |
|------|---|
| (P1) | THE PALM BEACH FARMS COMPANY PLAT No.3 (P.B. 2, PG. 45, P.B.C.R.) |
| (P2) | WINNERS CHURCH (P.B. 122, PG. 20, P.B.C.R.) |



LOCATION MAP
NOT TO SCALE

CERTIFICATION:

- TO:
- HOLIDAY ORGANIZATION, INC. a New York corporation
 - Leopold Korn, P.A.
 - Chicago Title Insurance Company

This is to certify that this survey is classified as a Boundary survey as defined in rule 5J-17.050 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes as amended and was made in accordance with the 2021 minimum detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4 & 8 of table A thereof. The field work was completed on November 9th, 2021.

Dated: November 10th, 2021

David A Bower Digitally signed
by David A Bower
Date: 2022.05.19
10:48:43 -04'00'

DAVID A. BOWER
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER No. LS 5888



CALC FILE

21-094-C01 CALC

REVISIONS	DATE	BY

11/09/21	21-094-001 SURV
DATE	DWG. NO.
MT	DAB
DRAWN/APPROVED BY	CHECKED BY
SEE NOTE	N/A
FIELD BOOK / PAGE	SCALE

BOUNDARY SURVEY
HOLIDAY ORGANIZATION, INC.
A PORTION OF WINNERS CHURCH
PALM BEACH COUNTY, FLORIDA
SECTION 3, TOWNSHIP 44S, RANGE 42E

DENNIS J. LEAVY & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
460 BUSINESS PARK WAY, SUITE B ROYAL PALM BEACH, FL 33411
PHONE: (561) 755-0650 EMAIL: SURVEY@JLSURVEY.NET
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JOB NO.
21-094-001

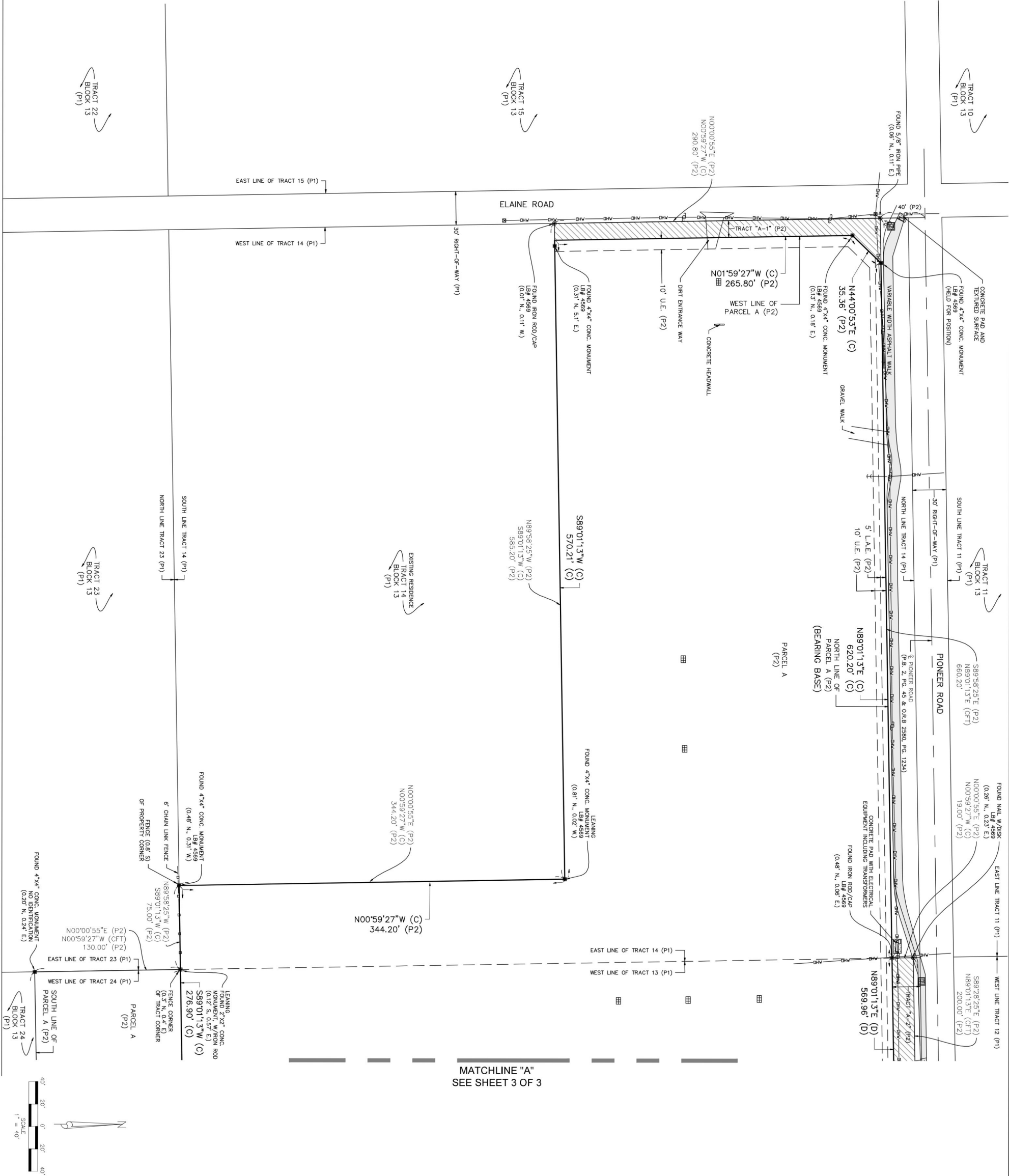
SHEET 1 OF 3

REVISIONS	DATE	BY

21-094-001 SURV	DATE
DWG. NO.	11/09/21
CHECKED BY	MT
SCALE	1"=40'
FIELD BOOK / PAGE	SEE NOTE

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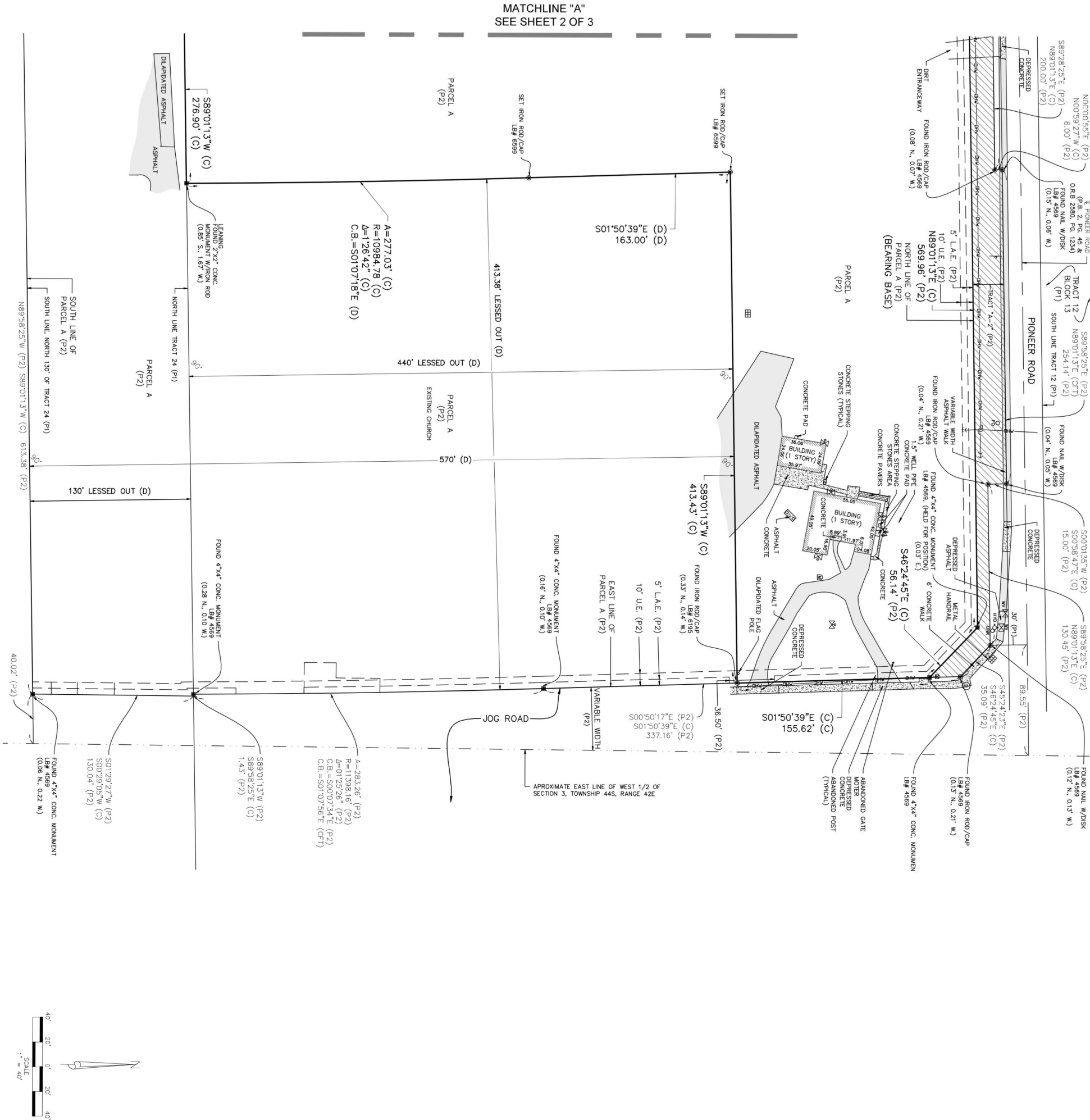


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Exhibit 2: Property Appraiser

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Property Detail

Location Address	
Municipality	UNINCORPORATED
Parcel Control Number	00-42-44-03-11-001-0010
Subdivision	WINNERS CHURCH
Official Records Book	Page
Sale Date	
Legal Description	WINNERS CHURCH PAR A (LESS NLY 440 FT OF SLY 570 FT OF ELY 413.38 FT & SLY 130 FT)

Owner Information

Owners	Mailing address
WINNERS CHURCH INTERNATIONAL INC	365 JOG RD
OF WEST PALM BEACH FLORIDA	WEST PALM BEACH FL 33415 2307

Sales Information

No Sales Information Available.

Exemption Information

Applicant/Owner	Year	Detail
	2022	

Property Information

Number of Units
*Total Square Feet 0
Acres 9.63
Use Code 7100 - RELIGIOUS
Zoning RE - Residential Estate (00-UNINCORPORATED)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$170,010	\$155,399	\$155,839
Land Value	\$712,620	\$712,620	\$676,965
Total Market Value	\$882,630	\$868,019	\$832,804
All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2021	2020	2019
Assessed Value	\$882,630	\$868,019	\$832,804
Exemption Amount	\$882,630	\$868,019	\$0
Taxable Value	\$0	\$0	\$832,804

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$0	\$0	\$14,786
Non Ad Valorem	\$925	\$912	\$914
Total tax	\$925	\$912	\$15,700

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

Property Detail

Parcel Control Number:	00-42-44-03-11-001-0010	Location Address:	
Owners:	WINNERS CHURCH INTERNATIONAL INC ,OF WEST PALM BEACH FLORIDA		
Mailing Address:	365 JOG RD,WEST PALM BEACH FL 33415 2307		
Last Sale:	Not available	Book/Page#:	/ Price: Not available
Property Use Code:	7100 - RELIGIOUS	Zoning:	RE - Residential Estate (00-UNINCORPORATED)
Legal Description:	WINNERS CHURCH PAR A (LESS NLY 440 FT OF SLY 570 FT OF ELY 413.38 FT & SLY 130 FT)	Total SF:	0 Acres 9.63

2021 Values (Current)

Improvement Value	\$170,010	Ad Valorem	\$0
Land Value	\$712,620	Non Ad Valorem	\$925
Total Market Value	\$882,630	Total Tax	\$925
Assessed Value	\$882,630	2022 Qualified Exemptions	
Exemption Amount	\$882,630		
Taxable Value	\$0		

All values are as of January 1st each year.

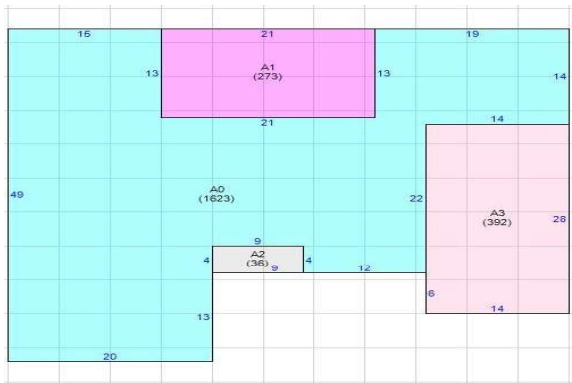
2021 Taxes

Ad Valorem	\$0
Non Ad Valorem	\$925
Total Tax	\$925

2022 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	1623
FGR Finished Garage	392
FOP Finished Open Porch	36
SFB Semi Finished Base Area	273
Total Square Footage :	2324
Total Area Under Air :	1896

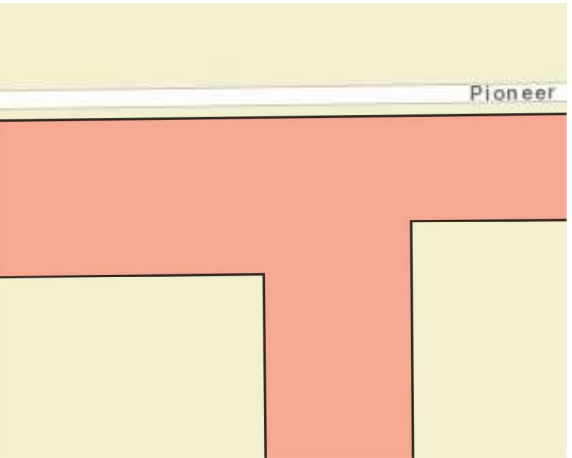
Extra Features

Description	Year Built	Unit
Patio	1972	100
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.		

Structural Details (Building 1)

Description	
1. Exterior Wall 1	MSY: CB STUCCO
2. Year Built	1972
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	0
7. Full Baths	2
8. Half Baths	0
9. Exterior Wall 2	NONE
10. Roof Structure	GABLE/HIP
11. Roof Cover	ASPHALT/COMPOSITION
12. Interior Wall 1	DRYWALL
13. Interior Wall 2	N/A
14. Floor Type 1	CARPETING
15. Floor Type 2	N/A
16. Stories	1

MAP



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

5/19/2022

Owner: WINNERS CHURCH INTERNATIONAL INC ,OF WEST PALM BEACH FLORIDA PCN: 00424403110010010 1 of 1

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Exhibit 3: Trip Generation Rates

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Palm Beach County Trip Generation Rates

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

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

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Exhibit 4: Five-Year Plan

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Annual Update - Adopted - December 7, 2021

PROJECT	LIMITS	DESCRIPTION	FY 2022		FY 2023		FY 2024		FY 2025		FY 2026	
			Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
6th Ave. S.	over Lake Osborne Dr.	Bridge Replacement	580	C								
10th Ave. N.	Boutwell Rd.	Intersection Improvements	2,000	R/C								
45th St.	E. of Haverhill Rd. to E. of Military Trail	0.6 mi., 6 L	2,460	C								
60th St. N.	Seminole Pratt Whitney Rd. to 140th Ave. N.	2.7 mi., 4L									250	D
60th St. N.	W. of 140th Ave. N. to Avocado Blvd.	0.8 mi., 3L	500	D/R/M								
60th St. N.	Avocado Blvd. to E. of 120th Ave. N.	1.6 mi. 3L			6,000	C						
Admin. Support/Equipment	Countywide	Staff support and Computer Equip. for Program	370	P	370	P	370	P	370	P	370	P
Annual Contract Advertising	Countywide	Advertising	20	P	20	P	20	P	20	P	20	P
Benoist Farms Rd.	S.R. 80 to Belvedere Rd.	0.9 mi, 3 L	3,750	C								
Boca Rio Rd.	Palmetto Park Rd. to Glades Rd.	1.3 mi, 4/5 L			400	R			2,000	C		
Center Street	Loxahatchee River Rd. to Alt. A-1-A	1.7 mi., 3 L	600	D	1,000	D/R			2,000	C		
Central Blvd.	Indiantown Rd. to Church St.	0.5 mi, 3 L			700	D			300	R		
Church St.	Limestone Creek Rd. to W. of Central Blvd.	0.5 mi, 2 L	2,000	R/M/C	2,000	C						
Clint Moore Rd.	Military Tr.	Intersection Improvements			2,100	C						
Coconut Blvd.	S. of 78th Place North to S. of Northlake Blvd.	1.3 mi. 5 L					3,300	C				
Congress Ave.	N. of Northlake Blvd. to Alt. A-1-A	0.6 mi, 2 L & 3 L	6,000	R/C								
CR 880	Belle Glade to Twenty Mile Bend	Rehabilitation/Heavy Maintenance	1,000	C	1,000	C	1,000	C	1,000	C	1,000	C
CR 880	Sam Senter Rd. over SFWMD Ocean Canal	Intersection Improvements & Bridge Replacement			2,500	C						
CR 880	over C-51 Canal	Bridge Replacement	4,500	C								
Cresthaven Blvd.	Jog Rd. to Military Tr.	Buffered Bike Lanes			760	D			5,000	C		
Donald Ross Rd.	Bascule Bridge	Equipment	8,000	C								
Donald Ross Rd.	Ellison Wilson Rd.	Intersection Improvements (add 2nd NBL)					700	C				
Donald Ross Rd.	U.S. 1	Intersection Improvements (add 3rd EBL & SBRTL			400	D			500	R/M		
Flavor Pict Rd.	SR7 to Lyons Rd.	1.0 mi, 2 L	3100	C								
Flavor Pict Rd.	Lyons Rd. to Hagen Ranch Rd.	1.7 mi, 4 L			10	D	4,780	S/D/R				
Florida Mango Rd.	10th Ave. North to Edgewater Drive	0.9 mi, 3 L (L.W.D.D. L-9 & L-10 Canals Bridge Replacements)	6,600	C								
Florida Mango Rd.	S. of Barbados Rd. to Myrica Rd.	0.7 mi, 3 L (L.W.D.D. L-7 Canal Culvert Replacement)			2,600	C						
Florida Mango Rd.	Myrica Rd. to Summit Blvd.	0.5 mi, 3 L (L.W.D.D. L-6 Canal Bridge Replacement - Culvert)	3,800	R/C								
Glades Area	R&R Throughout the Glades	Repair/Reconstruction	700	C	700	C	700	C	700	C	700	C
Gun Club Rd.	Forest Estates Drive to LWDD E-3 Canal	0.5 mi., 3 L	250	R	3,320	C						

*See Footnotes, Phase(s): S- Study; D=Design; M=Mitigation; R=R/W Acq.; C=Construction; P=Payment

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Exhibit 5: 2045 Volumes

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

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

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

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

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

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

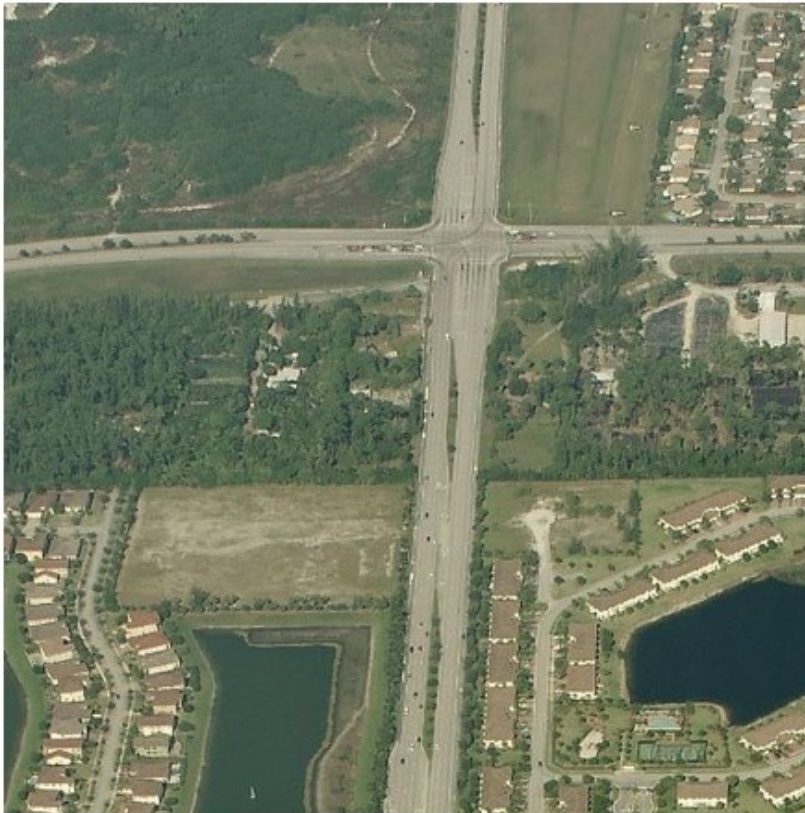
SERPM 8 2045 Cost Feasible Adjusted Two-Way Traffic Volumes - Palm Beach County

PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
5620	937040	JOG RD	Linton Blvd	Normandy Ln	6	6I	44,546	33,935	38,158	40,135	39,406	50,389	48,800
	937432	JOG RD	Normandy Ln	Floral Lakes Dr	6	6I			-	-	35,362	46,564	46,600
5616	937039	JOG RD	Floral Lakes Dr	Atlantic Ave	6	6I	44,315	36,423	41,228	44,360	32,504	43,460	52,200
5642	937043	JOG RD	Atlantic Ave	Lake Ida Rd	6	6	33,623	28,947	31,958	32,024	14,654	16,669	34,000
5648	937045	JOG RD	Lake Ida Rd	Flavor Pict Rd	6	6	28,463	23,771	24,867	28,761	15,706	18,839	28,000
5656	937046	JOG RD	Flavor Pict Rd	Pipers Glen Blvd	6	6	31,057	23,642	24,221	25,236	16,216	20,850	28,900
5640	937042	JOG RD	Pipers Glen Blvd	Woolbright Rd	6	6	30,603	23,794	25,487	28,386	14,568	18,978	29,900
5644	937044	JOG RD	Woolbright Rd	Boynton Beach Blvd	6	6	34,641	28,059	28,403	30,437	22,938	28,084	34,800
5200	937085	JOG RD	Boynton Beach Blvd	Gateway Blvd	6	6	37,603	32,795	33,181	35,810	28,522	39,180	45,600
4660	937084	JOG RD	Gateway Blvd	Le Chalet Blvd	6	6	38,805	34,962	37,759	38,308	31,901	40,799	48,300
4640	937083	JOG RD	Le Chalet Blvd	Hypoluxo Rd	6	6	40,540	36,577	41,103	43,270	34,730	42,804	50,700
4670	938520	JOG RD	Hypoluxo Rd	Winston Trails Bl	6	6	38,636	33,040	35,642	37,410	36,735	47,894	46,500
4628	937081	JOG RD	Winston Trails Bl	Lantana Rd	6	6	39,902	35,196	36,500	39,400	38,660	49,875	47,100
4612	938521	JOG RD	Lantana Rd	Melaleuca Ln	6	6	42,362	36,287	37,599	46,286	48,073	60,480	50,000
4634	937082	JOG RD	Melaleuca Ln	Lake Worth Rd	6	6I	50,395	41,001	43,082	46,554	48,849	56,505	49,800
4616	937080	JOG RD	Lake Worth Rd	10th Ave N	6	6	41,595	35,671	38,550	42,663	39,009	48,232	47,700
4204	938522	JOG RD	10th Ave N	Forest Hill Blvd	6	6I	48,296	41,352	44,233	49,789	51,372	62,126	53,500
3650	937079	JOG RD	Forest Hill Blvd	Summit Blvd	6	6I	49,007	40,108	39,544	45,959	45,849	57,916	50,000
3624	937078	JOG RD	Summit Blvd	Southern Blvd	6	6	38,464	36,794	36,684	42,679	41,638	53,203	46,900
3654	938523	JOG RD	Southern Blvd	Belvedere Rd	6	6	32,010	31,251	30,553	35,663	31,491	46,787	45,400
3220	937142	JOG RD	Belvedere Rd	Turnpike Int	6	6	26,334	24,994	25,922	29,428	24,593	35,262	37,200
3104	937142	JOG RD	Turnpike Int	Okeechobee Blvd	6	6		27,438	29,044	32,352	24,593	35,262	41,600
3458	937143	JOG RD	Okeechobee Bl	Roebuck Rd	4	4	25,482	24,731	26,728	29,261	14,648	24,955	37,000
2414	2414	JOG RD	45th St	Beeline Hwy	2	2		5,060	6,707	6,640	2,725	3,258	7,200
2416	971075	JOG RD	Beeline Hwy	Turnpike Int	4	4		11,310	14,963	16,641	19,694	24,958	20,200
	937141	JOG RD	Turnpike Int	Northlake Blvd	4	4			-	-	14,391	12,404	12,400
2107	937258	JOG RD	PGA Blvd	Hood Rd	2	2		9,290	10,721	11,407	737	1,210	11,200
2106	930180	JOG RD	Hood Rd	Donald Ross Rd	2	2		1,774	3,961	5,146	8,949	9,964	5,000
6420	937287	JUDGE WINIKOFF RD	Sandpoint Ter	SR-7	4	4	10,553	9,846	10,464	9,756	9,355	10,438	11,700
1404	937115	JUPITER FARMS RD	Indiantown Rd	South of Indiantown Rd	2	2	10,932	10,079	10,366	11,000	12,301	12,675	10,700
6417	937389	KIMBERLY BLVD	SR-7	Lyons Rd	4	4	7,469	6,423	6,170	6,321	4,408	4,604	6,400
4652	937284	KIRK RD	Melaleuca Ln	Lake Worth Rd	2	2	8,586	7,111	6,791	8,269	2,206	3,219	7,800
4630	937024	KIRK RD	Lake Worth Rd	10th Ave N	2	2	10,197	8,099	9,240	9,976	6,728	10,321	12,800
4664	937025	KIRK RD	10th Ave N	Purdy Ln	2	2	13,660	11,348	12,213	13,864	10,461	13,957	16,300
4208	937023	KIRK RD	Purdy Ln	Forest Hill Blvd	5	5	18,583	16,626	16,029	17,337	13,821	18,742	21,700
3656	937030	KIRK RD	Forest Hill Blvd	Summit Blvd	2	3	10,851	9,724	9,611	10,833	13,693	16,400	12,300
3662	937031	KIRK RD	Summit Blvd	Gun Club Rd	2	3	8,260	9,663	10,675	11,376	6,823	8,655	12,500
3614	937029	KIRK RD	Gun Club Rd	Southern Blvd	4	4	6,871	8,443	10,020	11,400	14,725	18,016	13,300
2617	930033	KYOTO GARDENS DR	Military Tr	Alt A1A/SR 811	4	4		-	8,924	8,800	4,289	7,944	12,600
2843	930033	KYOTO GARDENS DR	Alt A1A/SR 811	Lake Victoria Gardens Ave	5	5		-	6,661	8,800	4,289	7,944	10,300

Exhibit 6: Active FLUA Amendments

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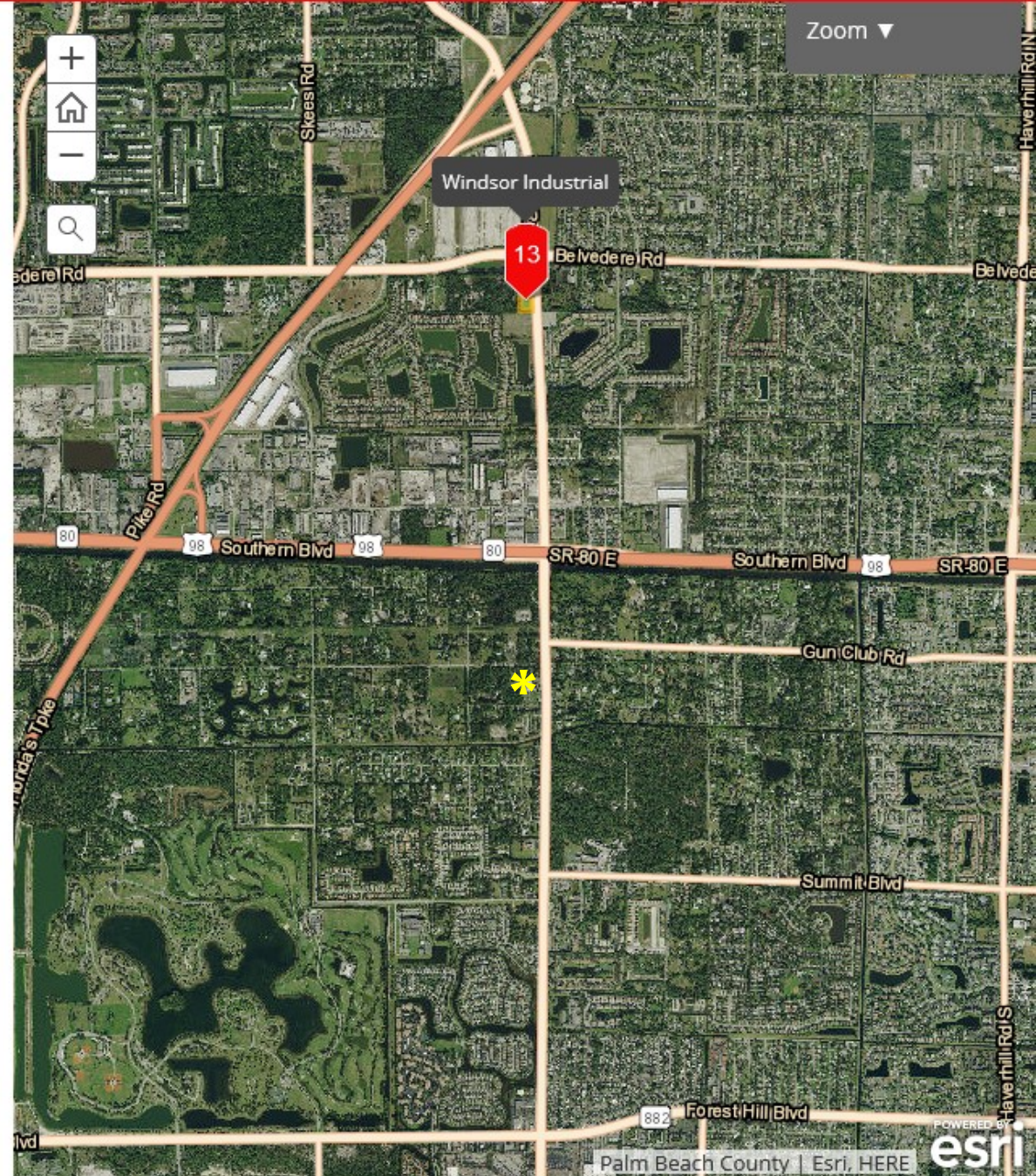
13 Windsor Industrial



Current FLU Commercial Low with an underlying 2 units per acre (CL/2)

Proposed FLU Industrial with an underlying Low Residential, 2 units per acre (IND/2)

[More Info](#)



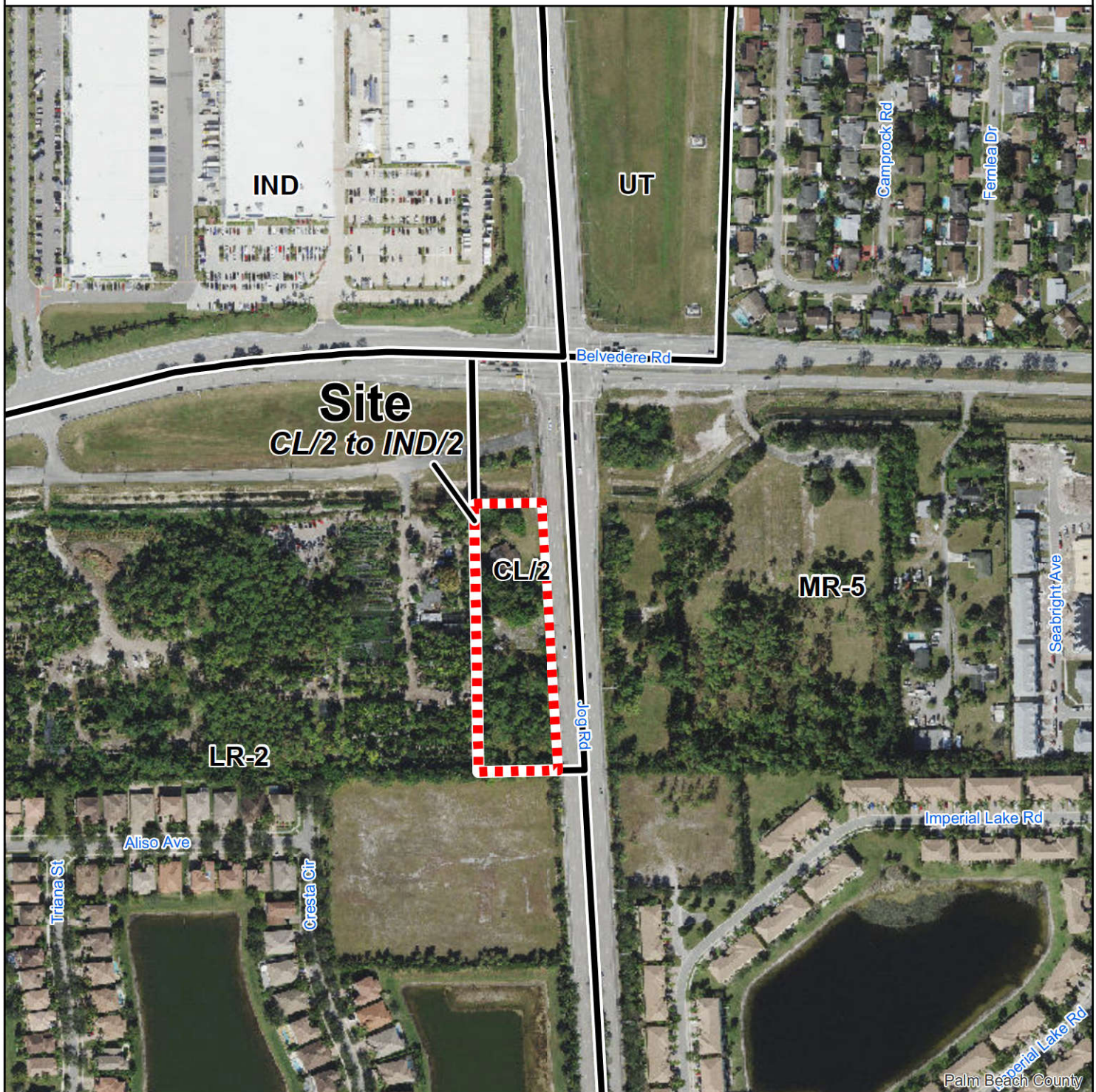


Future Land Use Atlas Amendment Petition Summary

Amendment Name	Windsor Industrial	Round Number	22-SCA
Amendment No.	SCA 2022-015	Intake Date	11/10/2021
Acres	2.55	Control No.	2003-00020
Location	Southwest corner of Belvedere Road and Jog Road	Zoning App No.	ZV/ABN/Z-2021-1863
Status	In Process		
Type	Small Scale Privately Initiated		
Project Manager	Carolina Valera		
Agent	Josh Nichols, LEED AP, Schmidt Nichols		
Applicant	Shawn Chemtov, 6562 Belvedere LLC		
Owner	Shawn Chemtov, 6562 Belvedere LLC		
Existing Use	Vacant		
Current FLU	Commercial Low with an underlying 2 units per acre (CL/2)		
Current Zoning	Community Commercial (CC)		
Current Potential	Residential, up to 5 units or Commercial, up to 22,215 sf (per Ord. 2007-014)		
Proposed FLU	Industrial with an underlying Low Residential, 2 units per acre (IND/2)		
Proposed Zoning	Industrial Light (IL)		
Proposed Potential	Residential, 5 units or Industrial, up to 49,985 sf (0.45 FAR)		
Utility Service Area	Palm Beach County Water Utilities Department (PBCWUD)		
Annexation Area	Town of Haverhill, City of West Palm Beach		
Plans/Overlays	Haverhill NP, PBIA Approach Path and Turnpike Aquifer Protection Overlay		
Tier	Urban/Suburban - No change		
Commissioner	Gregg Weiss, District 2		
Parcel Control Number(s)	Comments:		
00-42-43-27-05-005-0051	To delete conditions of approval in Ord. 2007-014		
00-42-43-27-05-005-0054			

Future Land Use Atlas Amendment

Windsor Industrial (SCA 2022-015)



Site Data

Size: 2.55 acres
Existing Use: Residential
Proposed Use: Warehouse
Current FLU: CL/2
Proposed FLU: IND/2

Future Land Use Designations

LR-2 Low Residential, 2 units/acre
MR-5 Medium Residential, 5 units/acre
CL/2 Commercial Low, underlying LR-2
IND Industrial
UT Utilities and Transportation

Date: 11/16/2021
Contact: PBC Planning
Filename: T.Planning/Amend/22-SCA
Note: Map is not official, for presentation purposes only.



Site

100 0 100 200 Feet



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





December 28, 2021

Anna Lai, P.E., PTOE
Simmons & White
2581 Metrocentre Boulevard West, Suite 3
West Palm Beach, Florida 33407

**RE: Windsor Industrial
FLUA Amendment Policy 3.5-d Review
Round 2021-22-B**

Dear Ms. Lai:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above referenced project, revised December 22, 2021, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	Southwest corner of Belvedere Road and Jog Road	
PCN:	00-42-43-27-05-0051 <i>(other on file)</i>	
Acres:	2.55 acres	
	Current FLU	Proposed FLU
FLU:	Commercial Low (CL)/Low Residential, 2 units per acre (LR-2)	Industrial (IND)/ Low Residential, 2 units per acre (LR-2)
Zoning:	Community Commercial (CC)	Industrial Light (IL)
Density/ Intensity:	0.2 FAR	0.45 FAR
Maximum Potential:	General Commercial = 22,215 SF <i>(As per ORD 2007-014)</i>	Light Industrial = 49,985 SF
Proposed Potential:	None	None
Net Daily Trips:	-764 (maximum – current)	
Net PH Trips:	31 (28/3) AM, 28 (4/24) PM (maximum)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment **meet** Policy 3.5-d of the Future Land Use Element

**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"



Anna Lai, P.E., PTOE
December 28, 2021
Page 2

of the Palm Beach County Comprehensive Plan at the **maximum potential** density shown above.

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 with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to be "DS", followed by a horizontal line.

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:qg

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\Windsor Industrial.docx

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Exhibit 7: PBC Development Potential Form

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2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	23-A	Intake Date	May 11 th , 2022 Re-Intake: May 20 th , 2022
Application Name	Winners Church	Control No.	1985-00072
Acres	9.64 Acres	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00424403110010010		
Location	Located at the southwest intersection of Jog Road and Pioneer Road. The address is 365 Jog Road.		
	Current	Proposed	
Tier	Urban/Suburban (U/S)	Urban/Suburban (U/S)	
Use	Vacant and 1 Single Family Residential home	Zero Lot Line Residential Homes	
Zoning	Residential Estate (RE)	Residential Single Family (RS)	
Future Land Use Designation	Low Residential, 1 Unit per Acre (LR-1)	Low Residential, 2 Unit per Acre, (LR-2)	
Underlying Future Land Use Designation	None	None	
Conditions	None	None	
Density Bonus	None	Workforce Housing Program density bonus (79% bonus requests) = 15 units	
Total Number of Units	10 Units	34 Units 5 WHP Units	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	1 Unit per Acre	2 Units per Acre
Maximum Dwelling Units¹ (residential designations)	1 du/acre x 9.64 ac. = 10 units	2 du/acre x 9.64 ac. = 19 units 19 du + 15 du from WHP = 34 du
Population Estimate	10 max du x 2.39 = 24	19 max du x 2.39 = 45 34 max du x 2.39 = 81

Proposed or Conditioned Potential 3, 4	None	34 Units 19 units from LR-2 and 15 units from WHP
Max Trip Generator		
Maximum Trip Generation		
Net Daily Trips:		
Net PH Trips:		

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 2. Applicant Data

A. Agent Information

Name	Connor Bailey, AICP-C
Company Name	WGI, Inc.
Address	2035 Vista Parkway
City, State, Zip	West Palm Beach, FL 33411
Phone / Fax Number	561-687-2220
Email Address	Connor.bailey@wginc.com

B. Applicant Information

Name	Elliot Monter – Title MGR
Company Name	Colony Woods at West Palm Beach, LLC
Address	20801 Biscayne Blvd, Suite 403
City, State, Zip	Aventura, FL 33180
Phone / Fax Number	Contact Agent
Email Address	Contact Agent
Interest	Contract Purchaser

Name	Frederick Shipman
Company Name	Winners Church International Inc. of West Palm Beach, Florida
Address	365 Jog Road
City, State, Zip	West Palm Beach, FL 33415

Phone / Fax Number	Contact Agent
Email Address	Contact Agent
Interest	Property Owner

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	ITE Use 210: Single Family Detached Daily Rate: 10 Trips Per DU	ITE Use 210: Single Family Detached Daily Rate: 10 Trips Per DU
Maximum Trip Generation	100	190 (Max Intensity) 340 (Max Intensity + WHP)
Net Daily Trips:	(90) (maximum minus current) (240) (proposed minus current)	
Net PH Trips:	(18) AM, (25) PM (maximum) (18) AM, (25) PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	JFO Group Inc. (Dr. Juan F. Ortega, PE)	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route 40	
Nearest Palm Tran Stop	Bus Stop Number 4661, Forest Hill Blvd and Wal-Mart 1.39 miles from the subject parcel	
Nearest Tri Rail Connection	Lake Worth Tri-Rail Station	
C. Potable Water & Wastewater Information		
Potable Water & Wastewater Providers	The nearest potable water connection is a 30" watermain located adjacent to the subject property within Jog Road. See Attachment I	
Nearest Water & Wastewater Facility, type/size	A 30" sanitary sewer forcemain is located adjacent to the subject property within Jog Road. See Attachment I	