**Engineering and Public Works Department**
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

**Palm Beach County Board of County Commissioners**
Maria G. Marino, Mayor
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**County Administrator**
Verdenia C. Baker

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May 19, 2025

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

**RE: 9924 Happy Hollow**
**FLUA Amendment Policy 3.5-d Review**
**Round 2024-26-A**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Study for the proposed Future Land Use Amendment for the above-referenced project, dated April 3, 2025, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

| | | |
|---|---|---|
| **Location:** | South side of Happy Hollow Rd., approximately ½ mile west of Smith Sundy Road | |
| **PCN:** | 00-42-46-18-01-000-0480 | |
| **Acres:** | 5.24 acres | |
| | **Current FLU** | **Proposed FLU** |
| **FLU:** | Agriculture Reserve (AGR) | Commerce (CMR) with underlying Agricultural Reserve (CMR/AGR) |
| **Zoning:** | Agricultural Reserve District (AGR) | Multiple Use Planned Development (MUPD) |
| **Density/ Intensity:** | 0.15 FAR | 0.35 FAR |
| **Maximum Potential:** | Nursery (Garden Center) = 5 acres<br>Nursery (Wholesale) = 0.24 acres | General Light Industrial = 79,889 SF |
| **Proposed Potential:** | None | Warehouse = 71,900 SF<br>Small Office Building = 7,989 SF |
| **Net Daily Trips:** | -196 (maximum – current)<br>-353 (proposed – current) | |
| **Net PH Trips:** | 53 (47/6) AM, 47 (6/41) PM (maximum)<br>23 (18/5) AM, 25 (8/17) PM (proposed) | |
| * ***Maximum*** *indicates typical FAR and maximum trip generator.* ***Proposed*** *indicates the specific uses and intensities/densities anticipated in the zoning application.* | | |

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

Please do not hesitate to reach out with any questions or concerns at 561-684-4030 or DSimeus@pbc.gov.

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:ep

ec:
Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Bryan Davis – Principal Planner, Planning Division
Stephanie Gregory – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
David Wiloch – Senior Planner, Planning Division
Alberto Lopez Tagle - Technical Assistant III, Traffic Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\26-A\9924 Happy Hollow.docx

# 9924 Happy Hollow

## CN 2005-00335

Palm Beach County, Florida

Round 26-A

# Future Land Use Atlas Amendment Policy 3.5-d Traffic Study

## Prepared for:

## Ashem Group, LLC

Prepared by:

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

JUAN F. ORTEGA
LICENSE
No. 63422
STATE OF FLORIDA
PROFESSIONAL ENGINEER

April 3, 2025

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on April 3, 2025, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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EXHIBIT 4: APPROVED SITE PLAN

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# 1. PROJECT DESCRIPTION

JFO Group Inc has been retained to determine the traffic impact for the proposed Future Land Use designation at the 9924 Happy Hollow Road Property. The purpose of this analysis is to evaluate the traffic impact of the proposed Future Land Use change to determine compliance with the *PBC – Future Land Use Atlas (FLUA) Amendment requirements*. This analysis includes Test 2 – Five Year Analysis (2030) and Long Range Analysis (2045/2050).

There is a proposal for a Future Land Use change on ±5.24 acres located on the east side of State Road 7, ±0.75 miles north of Atlantic Avenue in unincorporated Palm Beach County (PBC), Florida. There is a proposal to change the current Future Land Use from the current Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR).

**Figure 1: Project Location**

Property Control Number associated with this project is 00-42-46-18-01-000-0480. Exhibit 1 includes a copy of the property data from the PBC Property Appraiser's office for the site while Exhibit 2 includes a copy of the latest survey and FLU designation. Figure 1 shows an aerial location of the site in relation to the transportation network.

## 2. CURRENT FUTURE LAND USE DESIGNATION

Project trip generation rates available from the *PBC Trip Generation Rates*, dated July 25, 2022 were used to determine the project trip generation under the current and proposed Future Land Use designations. Table 1 shows the rates and equations used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. Exhibit 3 incudes the latest Palm Beach County Trip Generation rates & equations.

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

| Land Use | ITE Code | Daily | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | In | Out | Total |
| Nursery (Garden Center) | 817 | 108.10 | 50% | 50% | 2.82 | 50% | 50% | 8.06 |
| Nursery (Wholesale) | 818 | 19.50 | 50% | 50% | 0.23 | 50% | 50% | 0.36 |
| Landscape Services | PBC | 121.70 | 40% | 60% | 34.40 | 58% | 42% | 15.10 |
| General Light Industrial | 110 | 4.87 | 88% | 12% | 0.74 | 14% | 86% | 0.65 |
| Warehouse | 150 | 1.71 | 77% | 23% | 0.17 | 28% | 72% | 0.18 |
| Small Office Building | 712 | 14.39 | 82% | 18% | 1.67 | 34% | 66% | 2.16 |

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 546, 14 (7 In/7 Out), and 40 (20 In/20 Out) trips respectively.

**Table 2: Trip Generation – Current Future Land Use [AGR]**

| Land Use | Intensity | Daily | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | In | Out | Total |
| Nursery (Garden Center) | 5.00 Acres | 541 | 7 | 7 | 14 | 20 | 20 | 40 |
| Nursery (Wholesale) | 0.24 Acres | 5 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Σ | 546 | 7 | 7 | 14 | 20 | 20 | 40 |
| ***Net Current FLU Trips*** | | ***546*** | ***7*** | ***7*** | ***14*** | ***20*** | ***20*** | ***40*** |

## 3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR).

The proposed intensity for the site would allow a maximum of 79,889[1] SF of Light Industrial uses. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity.

**Table 3: Trip Generation – Proposed Future Land Use [CMR/AGR]**

| Land Use | Intensity | Daily | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | In | Out | Total |
| General Light Industrial | 79,889[1] SF | 389 | 52 | 7 | 59 | 7 | 45 | 52 |
| Pass-By | 10% | (39) | (5) | (1) | (6) | (1) | (4) | (5) |
| ***Net Proposed FLU Trips*** | | ***350*** | ***47*** | ***6*** | ***53*** | ***6*** | ***41*** | ***47*** |

According to Table 3, the net Daily, AM and PM trips potentially generated due to the Proposed Future Land Use designation under the most intense ITE Land Use are 350, 53 (47 In/6 Out), and 47 (6 In/41 Out) trips respectively.

[1] 5.24 Acres X 0.35 FAR X 43,560 SF

# 4. CONCEPTUAL SITE PLAN

The proposed project could potentially have a maximum of 79,889[1] SF of Light Industrial uses while based on a preliminary design, 71,900 SF Warehouse and 7,989 SF of Accessory Office could be accommodated on the subject site. This would replace the existing 3.632 Acres Wholesale Nursery and 1.082 Acres Landscape Service. Exhibit 4 includes a copy of the latest approved site plan. Table 4 includes the trip generation for the project maximum as allowed by site constraints and the Unified Land Development Code (ULDC) compared to the vested development.

**Table 4: Trip Generation – Site Plan Maximum Intensity**

| Land Use | Intensity | Daily | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | In | Out | Total |
| **VESTED DEVELOPMENT** | | | | | | | | |
| Nursery (Wholesale) | 3.632 Acres | 71 | 1 | 0 | 1 | 1 | 0 | 1 |
| Landscape Services | 1.082 Acres | 132 | 15 | 22 | 37 | 9 | 7 | 16 |
| ***Net Vested Trips*** | | **203** | **16** | **22** | **38** | **10** | **7** | **17** |
| **PROPOSED DEVELOPMENT** | | | | | | | | |
| Warehouse | 71,900 SF | 123 | 9 | 3 | 12 | 4 | 9 | 13 |
| Small Office Building | 7,989 SF | 115 | 11 | 2 | 13 | 6 | 11 | 17 |
| Σ | **79,889 SF** | **238** | **20** | **5** | **25** | **10** | **20** | **30** |
| ***Internal Capture*** | | 10% | 0% | | | 6.67% | | |
| Warehouse | | 12 | 0 | 0 | 0 | 0 | 1 | 1 |
| Small Office Building | | 12 | 0 | 0 | 0 | 1 | 0 | 1 |
| Σ | | **(24)** | **(0)** | **(0)** | **(0)** | **(1)** | **(1)** | **(2)** |
| ***Pass-By*** | | | | | | | | |
| Warehouse | 10% | 11 | 1 | 0 | 1 | 0 | 1 | 1 |
| Small Office Building | 10% | 10 | 1 | 0 | 1 | 1 | 1 | 2 |
| Σ | | (21) | (2) | (0) | (2) | (1) | (2) | (3) |
| ***Net Proposed Site Plan Trips*** | | ***193*** | ***18*** | ***5*** | ***23*** | ***8*** | ***17*** | ***25*** |
| | | | | | | | | |
| **Net Traffic** | | **(10)** | **2** | **(17)** | **(15)** | **(2)** | **10** | **8** |

[1] 5.24 Acres X 0.35 FAR X 43,560 SF

According to Table 4, the net Daily, AM and PM peak hour trips potentially generated due to the maximum allowed FAR and the ULDC are 193, 23 (18 In/5 Out) and 25 (8 In/17 Out) trips, respectively. Consequently, the FLUA potential maximum intensities were used in order to evaluate Test 2 of Policy 3.5-d compliance requirements.

## 5. TRAFFIC IMPACT

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

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

| Future Land Use Designation | Daily | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|
| | | In | Out | Total | In | Out | Total |
| Current | 546 | 7 | 7 | 14 | 20 | 20 | 40 |
| Maximum Intensity | 350 | 47 | 6 | 53 | 6 | 41 | 47 |
| ***Net New Trips*** | ***(196)*** | ***40*** | ***(1)*** | ***39*** | ***(14)*** | ***21*** | ***7*** |

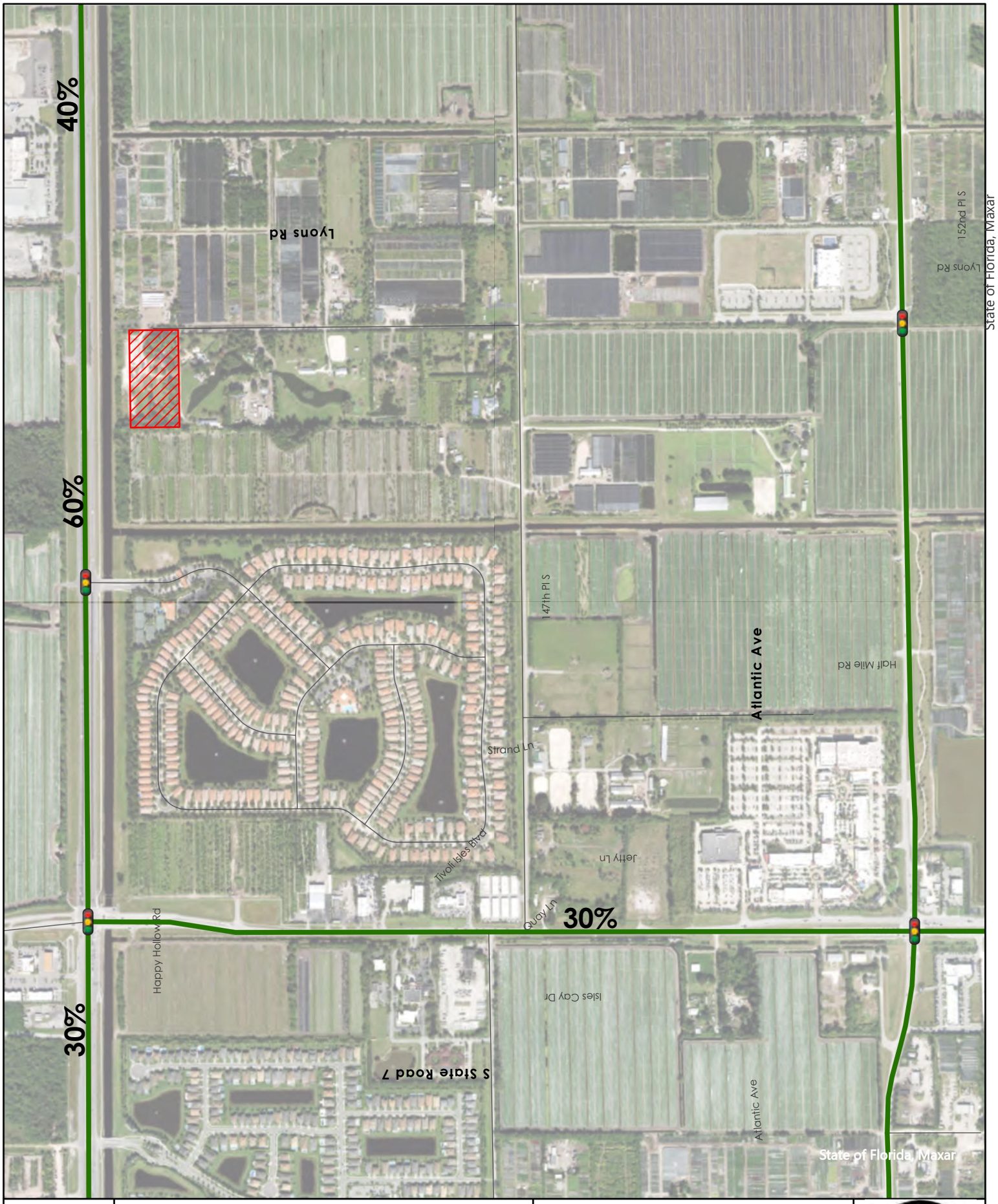
**Table 6: Net Traffic Impact – Conceptual Site Plan Intensity**

| Future Land Use Designation | Daily | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|
| | | In | Out | Total | In | Out | Total |
| Current FLU | 546 | 7 | 7 | 14 | 20 | 20 | 40 |
| Concurrent Site Plan | 193 | 18 | 5 | 23 | 8 | 17 | 25 |
| ***Net Trips*** | ***(353)*** | ***11*** | ***(2)*** | ***9*** | ***(12)*** | ***(3)*** | ***(15)*** |

Pursuant to the **Test 2 – Five Year Analysis (2030)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B*, based on the peak hour trips from Table 5, a 1-mile Radius

of Development Influence (RDI) would need to be considered for traffic impact analysis for the Maximum Intensity allowed under the ULDC. Trip distribution and assignment incorporates the characteristics of the proposed maximum intensity and the surrounding network configuration as recently approved for the *State Road 7 Business Plaza*. Exhibit 5 includes a copy of the approved traffic assignment for *State Road 7 Business Plaza*. Figure 2 includes project trip distribution on all roadway links included within a 1-mile RDI for the proposed FLU.

Furthermore, given the net trip generation characteristics from Table 5 for **Long Range Analysis (2045/2050)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, Future Land Use amendments generating less than 50 daily trips are determined to be of No Significant Impact.




of Lanes

Site

# 2: Assignment HAPPY HOLLOW

# 6. TRAFFIC ANALYSIS

This section evaluates two traffic scenarios for the proposed land use change under the Maximum Intensity: **Test 2 – Five Year Analysis (2030)** and **Long Range Analysis (2045/2050)**.

## 6.1 Test 2 – Five Year Analysis (2030)

**Test 2** directs to compare the peak hour directional traffic volumes on each significant Link to the thresholds in *Table 12.B.2.C-4, 2A: LOS E Link Service Volumes*. If total traffic is equal to or lower than the thresholds, the project shall pass. Table 7 determines these significance levels for the Maximum Intensity allowed under the proposed FLUA category.

According to *Table 12.b.2.D-7 3A* from the *PBC Traffic Performance Standards - Article 12* of the *PBC Unified Land Development Code* and given the trip generation characteristics from Table 4, a 1-mile Radius of Development Influence needs to be considered for **Test 2** traffic impact analysis of the Maximum Intensity. Links included within the RDI with more than three percent (3%) of the adopted LOS thresholds and links outside the RDI where net trips are greater than five percent (5%), as defined in *Table 12.B.C-4 2A: LOS E Link Service Volumes, Peak Hour Traffic*, shall meet the adopted LOS.

Link analyses shall be carried out at the end of the fifth year of the *Florida Department of Transportation (FDOT) Five-Year Transportation Improvement Program* in effect at the time of traffic analysis submittal. The road network assumed in this analysis shall be the existing road network, and State and County Five-Year Road Program improvements with construction scheduled to commence before the end of the Five-Year analysis period. At the time of this submittal, widening projects on Lyons Road and Atlantic Avenue are scheduled for construction. Exhibit 6 includes excerpts from County and State five-year work programs.

As shown in Table 7, all links within the RDI have an impact of less than three percent (3%). **Test 2** has been met.

**Table 7: Test 2 – Five Year Analysis Significance – FLUA Maximum Intensity**

| Roadway | From | To | Ln | Number of Existing and Proposed Traffic Signals - 1 | Length (miles) | Signalized intersections per mile | Class | LOS Capacity | Traffic Assignment | Project Traffic | Traffic Impact |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Atlantic Ave | SR-7 | Lyons Rd | 4D | 1 | 1.1 | 0.91 | Class I | 1,960 | 30% | 14 | 0.71% |
| | | | | | | | | | | | |
| SR-7 | Clint Moore Rd | Winner's Cir | 6D | 2 | 3.1 | 0.65 | Class I | 2,940 | 30% | 14 | 0.48% |
| SR-7 | Winner's Cir | W Atlantic Ave | 4D | | | | | 1,960 | 30% | 14 | 0.71% |
| SR-7 | W Atlantic Ave | Site | 4D | 2 | 5.1 | 0.39 | Uninterrupted | 3,570 | 60% | 28 | 0.74% |
| SR-7 | Site | Boynton Beach Blvd | 4D | | | | | | 40% | 19 | 0.51% |

| AM | | PM | |
|---|---|---|---|
| IN | OUT | IN | OUT |
| 47 | 6 | 6 | 41 |

**RDI: 1-Mile**

## 6.2 Long Range Analysis (2045/2050)

While the 2050 Long Range Transportation Plan, Vision 2050, is the most recently adopted LRTP, the 2050 Cost Feasible Adjusted Two-Way Traffic Volumes are not yet publicly available. As indicated in correspondence found in Exhibit 7, the Palm Beach Transportation Planning Agency has stated that these volumes will be released in May 2025.

At the time of this submittal, the latest long-range transportation model available from the Palm Beach Transportation Planning Agency was based on the Southeast Regional Planning Model (SERPM) version 8.503, revised on September 18, 2020. Exhibit 7 includes excerpts from the 2045 LRTP for the first accessible link. Adjusted[1] traffic volumes from the Palm Beach TPA were used in this analysis. Exhibit 8 includes the Active FLUA Amendments in the area.

As shown in Table 8, the Proposed Future Land Use change will not generate additional traffic in 2045 or 2050.

[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:

$$if\ \frac{2015\ Observed}{2015\ Model} > 0.8\ \ and\ \ \frac{2015\ Observed}{2015\ Model} < 1.2,$$

$$then\ \ 2045\ Adjusted = \frac{2045\ Model}{2015\ Model} \times 2015\ Observed$$

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

**Table 8: Active FLUAs**

| Road | From | To | West Delray RV Resort | Park West Commerce North | Park West Commerce South | West Boynton Ranches | Active FLUAs |
|---|---|---|---|---|---|---|---|
| SR-7 | W Atlantic Ave | Happy Hollow Rd | 0 | 199 | 20 | 0 | **219** |
| | Happy Hollow Rd | 1 mi N of W Atlantic Ave | 0 | 199 | 20 | 0 | **219** |
| SR-7 | 1 mi N of W Atlantic Ave | Flavor Pict Rd | 0 | 199 | 20 | 0 | **219** |

**Table 9: Level of Service – 2045 Conditions – Maximum Intensity**

| Road | From | To | Lanes | Capacity | 2045 Daily Volume[1] | Active FLUAs | Traffic Assignment | Project Traffic | Total Traffic | V/C | % Impact | Significant Impact? [2] | Meets LOS 'D'? |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SR-7 | W Atlantic Ave | Happy Hollow Rd | 4 | 33,200 | 51,200 | 219 | 60% | 0 | 51,419 | 1.55 | 0.00% | NO | - |
| | Happy Hollow Rd | 1 mi N of W Atlantic Ave | | | | 219 | 40% | 0 | 51,419 | 1.33 | 0.00% | NO | - |
| SR-7 | 1 mi N of W Atlantic Ave | Flavor Pict Rd | 4 | 33,200 | 43,900 | 219 | 40% | 0 | 44,119 | 1.33 | 0.00% | NO | - |

Net Daily Traffic: 0

[1] 2045 volumes are included in Exhibit 7. While the 2050 Long Range Transportation Plan, Vision 2050, is the most recently adopted LRTP, the 2050 Cost Feasible Adjusted Two-Way Traffic Volumes are not yet publicly available. As indicated in correspondence found in Exhibit 7, the Palm Beach Transportation Planning Agency has stated that these volumes will be released in May 2025.

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

# 7. CONCLUSION

There is a proposal for a Future Land Use change designation on ±5.24 acres located on the east side of State Road 7, ±0.75 miles north of Atlantic Avenue in unincorporated Palm Beach County (PBC), Florida. The proposal is to change the current Future Land Use from the current Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR).

The current Future Land Use allows for 5 Acres Nursery (Garden Center) and 0.24 Acres Nursery (Wholesale). The proposed Future Land Use change would allow a maximum density and intensity of 79,889 SF of Light Industrial uses.

According to *FLUE Policy 3.5-d of the Comprehensive Plan*, Future Land Use amendments generating less than 50 daily trips are determined to be of No Significant Impact. The proposed change to the current Future Land Use from the current Agricultural Reserve (AGR) to Commerce with an underlying Agricultural Reserve (CMR/AGR) will not be expected to generate additional traffic. Therefore, the proposed changes will have a No Significant Impact.

Exhibit 9 includes a copy of Part A and B of the Development Potential Form – Future Land Use Atlas Amendment Application. The proposed changes to the 9924 Happy Hollow Road project have been evaluated following *FLUE Policy 3.5-d of the PBC Comprehensive Plan*. This analysis shows the proposed Future Land Use Amendment will be in compliance with *Policy 3.5-d of the Land Use Element of the PBC Comprehensive Plan*.

*The subject site was previously withdrawn from Round 25-B after receiving Policy 3.5-d approval for Commerce with an underlying Agricultural Reserve (CMR/AGR), which is the same request submitted under Round 26-A. Exhibit 12 contains a copy of the Round 25-B Policy 3.5-d approval.*

# EXHIBIT 1: PROPERTY APPRAISER

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## Property Detail

**Location Address :** 9924 HAPPY HOLLOW RD
**Municipality :** UNINCORPORATED
**Parcel Control Number :** 00-42-46-18-01-000-0480
**Subdivision :** PALM BEACH FARMS CO PL 1 SUB IN PB 2 PGS 26 TO 28 INC
**Official Records Book/Page :** 18402 / 1516
**Sale Date :** 04/08/2005
**Legal Description :** PALM BEACH FARMS CO PL 1 SUB TR 48 IN SEC 18

## Owner Information

| Owner(s) | Mailing Address |
|---|---|
| ASHEM GROUP LLC | 9924 HAPPY HOLLOW RD<br>DELRAY BEACH FL 33446 9606 |

## Sales Information

| Sales Date | Price | OR Book/Page | Sale Type | Owner |
|---|---|---|---|---|
| 04/08/2005 | $850,000 | 18402 / 01516 | WARRANTY DEED | ASHEM GROUP LLC |
| 03/23/2004 | $750,000 | 16722 / 00852 | WARRANTY DEED | MAGAFAS JAMES & |
| 09/01/1995 | $100 | 09011 / 01786 | WARRANTY DEED | |
| 09/01/1995 | $200,000 | 08973 / 00203 | WARRANTY DEED | |
| 01/01/1977 | $50,000 | 02672 / 01316 | | |

## Exemption Information

No Exemption Information Available.

## Property Information

**Number of Units :** 1
***Total Square Feet :** 0
**Acres :** 5.00
**Property Use Code :** 6900—AG Classification ORN/MISC AGRI
**Zoning :** AGR—AGRICULTURAL RESERVE (00-UNINCORPORATED)

## Building Details

### Structural Details

Structural Element for Building 1

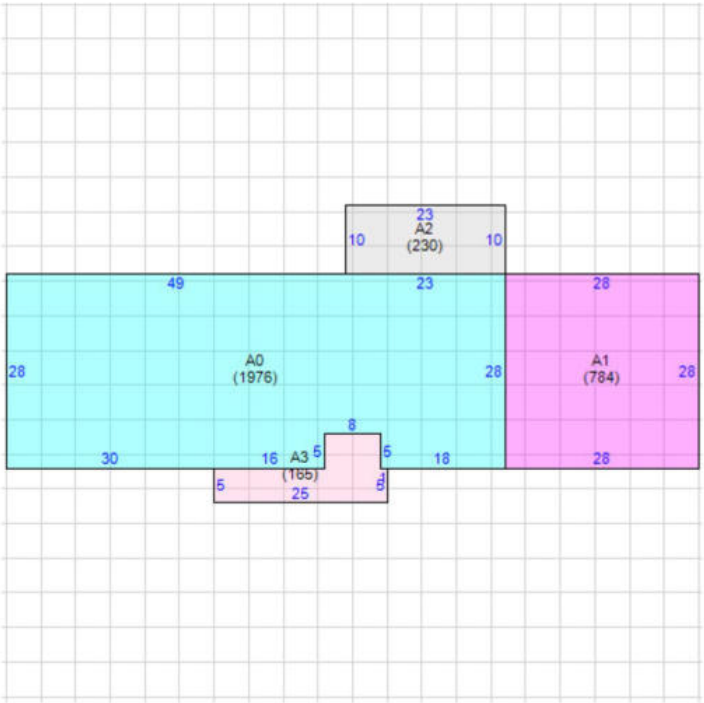
| | |
|---|---|
| Exterior Wall 1 | MSY: CB STUCCO |
| Year Built | 1977 |
| Air Condition Desc. | HTG & AC |
| Heat Type | FORCED AIR DUCT |
| Heat Fuel | ELECTRIC |
| Bed Rooms | 0 |
| Full Baths | 1 |
| Half Baths | 1 |
| Exterior Wall 2 | NONE |
| Roof Structure | GABLE/HIP |
| Roof Cover | ASPHALT/COMPOSITION |
| Interior Wall 1 | DRYWALL |
| Interior Wall 2 | N/A |
| Floor Type 1 | CARPETING |
| Floor Type 2 | N/A |
| Stories | 1 |

Sketch for Building 1

Subarea and Square Footage for Building 1

| Code Description | square Footage |
|---|---|

| | |
|---|---|
| BAS Base Area | 1976 |
| FSP Finished Screened Porch | 230 |
| FOP Finished Open Porch | 165 |
| FGR Finished Garage | 784 |
| Total Square Footage | 3155 |
| Area Under Air | 1976 |




## Property Extra Feature

| Description | Year Built | Units |
|---|---|---|
| Utility Building | 1977 | 308 |
| Pole Barns | 1981 | 1440 |

## Property Land Details

| Land Line # | Description | Zoning | Acres |
|---|---|---|---|
| 1 | SFR | AGR | 1 |
| 2 | SFR | AGR | 2 |
| 4 | SFR | AGR | 1 |
| 3 | VACANT RESIDENTIAL | AGR | 1 |

## Appraisals

| Tax Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Improvement Value | $200,339 | $203,443 | $165,949 | $152,458 | $166,225 |
| Land Value | $1,150,000 | $1,150,000 | $1,150,000 | $700,000 | $698,500 |
| Total Market Value | $1,350,339 | $1,353,443 | $1,315,949 | $852,458 | $864,725 |

## Assessed and Taxable Values

| Tax Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Assessed Value | $871,735 | $792,691 | $720,901 | $655,637 | $596,306 |
| Exemption Amount | $0 | $0 | $0 | $0 | $0 |
| Taxable Value | $871,735 | $792,691 | $720,901 | $655,637 | $596,306 |

## Taxes

| Tax Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| AD VALOREM | $15,778 | $15,171 | $14,538 | $11,799 | $11,382 |
| NON AD VALOREM | $787 | $773 | $764 | $734 | $722 |
| TOTAL TAX | $16,565 | $15,943 | $15,302 | $12,533 | $12,104 |

# EXHIBIT 2: SURVEY & FLUA

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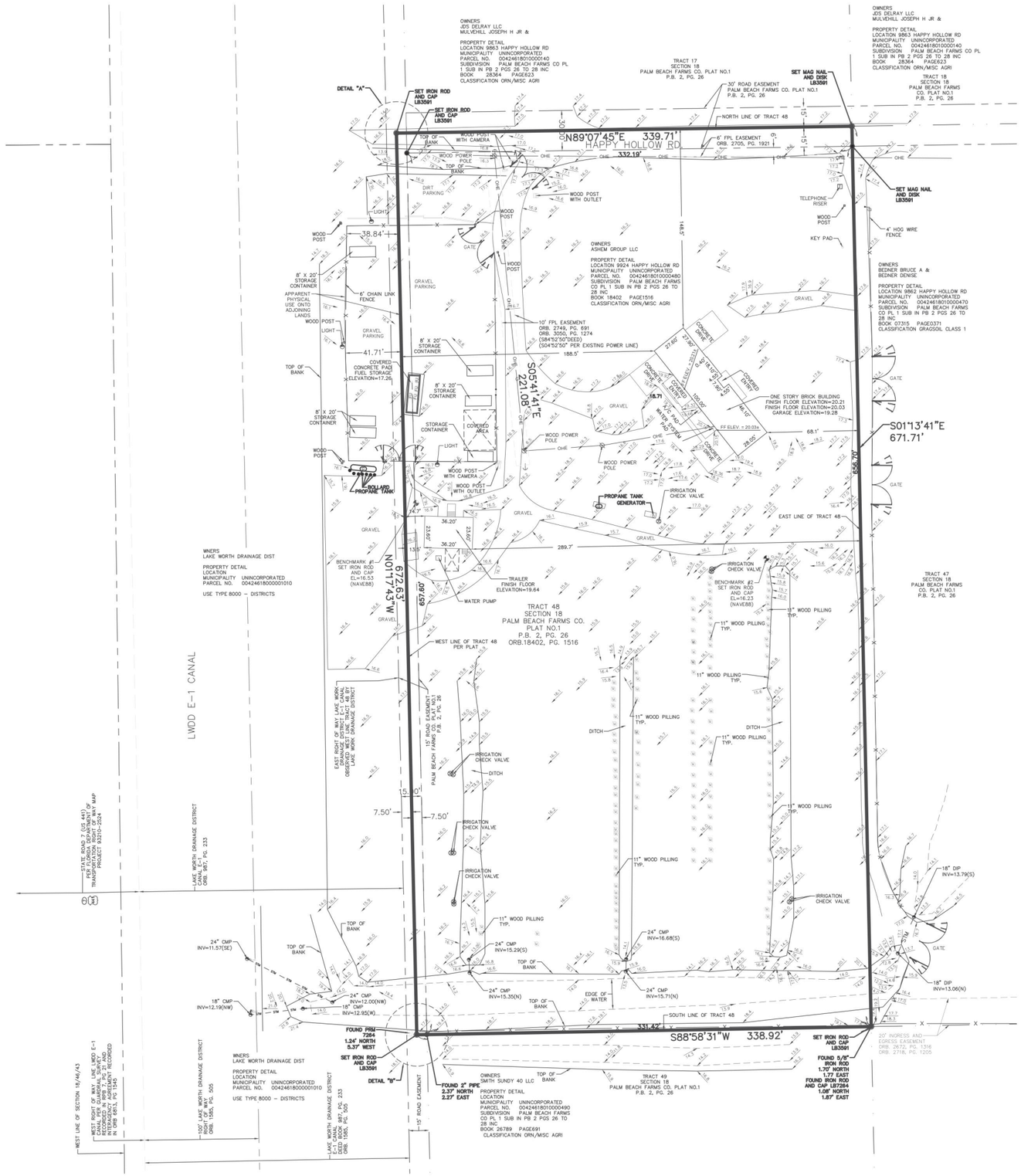



AMERICAN LAND TITLE ASSOCIATION COMMITMENT

SCHEDULE B, PART II

EXCEPTIONS:

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

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENCROACHMENTS, OVERLAPS, VARIATIONS OR SHORTAGE IN AREA OR CONTENT, PARTY WALLS AND ANY OTHER MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
6. ALL TAXES, ASSESSMENTS, LEVIES AND CHARGES, WHICH CONSTITUTE LIENS OR ARE DUE OR PAYABLE INCLUDING UNREDEEMED TAX SALES.
7. TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.
8. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE, OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LANDS DESCRIBED HEREIN.
9. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS RECORDED IN O.R. BOOK 2705, PAGE 1921, O.R. BOOK 2749, PAGE 691 AND O.R. BOOK 3050, PAGE 1274, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
(AFFECTS PROPERTY SHOWN HEREON)=ORB. 24705, PG.1921, ORB.2749, PG.691, ORB. 3050, PG.1274
10. RESERVATIONS AS SHOWN IN DEED RECORDED IN O.R. BOOK 2672, PAGE 1316, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
(DOES NOT AFFECTS PROPERTY SHOWN HEREON)=ORB. 2672, PG.1316,
11. RIGHT OF WAY EASEMENT AS SET OUT IN INSTRUMENT RECORDED IN O.R. BOOK 2718, PAGE 1205, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
(AFFECTS PROPERTY SHOWN HEREON)=ORB. 2718, PG.1205,

NOTE: TAXES FOR THE YEAR 2019 UNDER TAX ID 00-42-46-18-1-000-0480, IN THE GROSS AMOUNT OF $11,322.61 HAVE BEEN PAID ON 11/20/2019.

NOTE: THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY AND WILL NOT APPEAR IN THE POLICY TO BE ISSUED HEREUNDER:

THE FOLLOWING DEED(S) AFFECTING THE LAND DESCRIBED IN SCHEDULE A HEREOF COVER A MINIMUM TWENTY FOUR MONTH PERIOD TO THE EFFECTIVE DATE OF THIS COMMITMENT.

WARRANTY DEED RECORDED 4/12/2015, IN OFFICIAL RECORDS BOOK 18402, PAGE 1516, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
(AFFECTS PROPERTY SHOWN HEREON)

## NOTE

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (90/98 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000020257
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE.

GRAPHIC SCALE

40 0 20 40 80 160

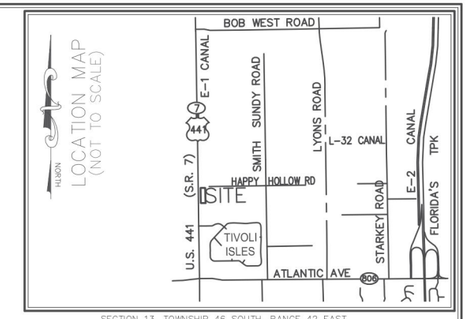
( IN FEET )
1 INCH = 40 FT.

NORTH

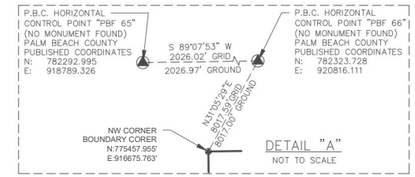
## LEGEND

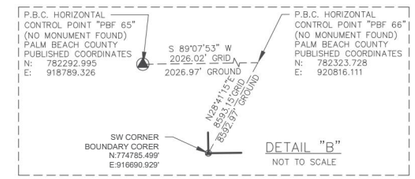
A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
C.O. – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
L.A.E. – LIMITED ACCESS EASEMENT
O/S – BUILDING OFFSET
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT-OF-WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– RP.Z
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION




SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST




NOTES

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. ALLIANT NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER :2000925, EFFECTIVE DATE: MAY 13, 2020. SCHEDULE B–SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 89°07'45" EAST ALONG THE ALONG THE CENTER LINE OF HAPPY HOLLOW ROAD RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT).
5. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONE: 'X'; COMMUNITY PANEL NO. 12099C0955F; DATE: OCTOBER 05, 2017, .
10. BENCHMARK ORIGIN DESCRIPTION:PALM BEACH COUNTY BENCHMARK "BALLE". ELEVATION = 18.642'(NAVD88)

DESCRIPTION

TRACT 48, PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5,236 ACRES, 228,071 SQUARE FEET MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JUNE 30, 2020. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

| REVISIONS | DATE | BY |
|---|---|---|
| | | |

FILE NAME: C:\W\8973.surf ---------- ADM 6/22/2021

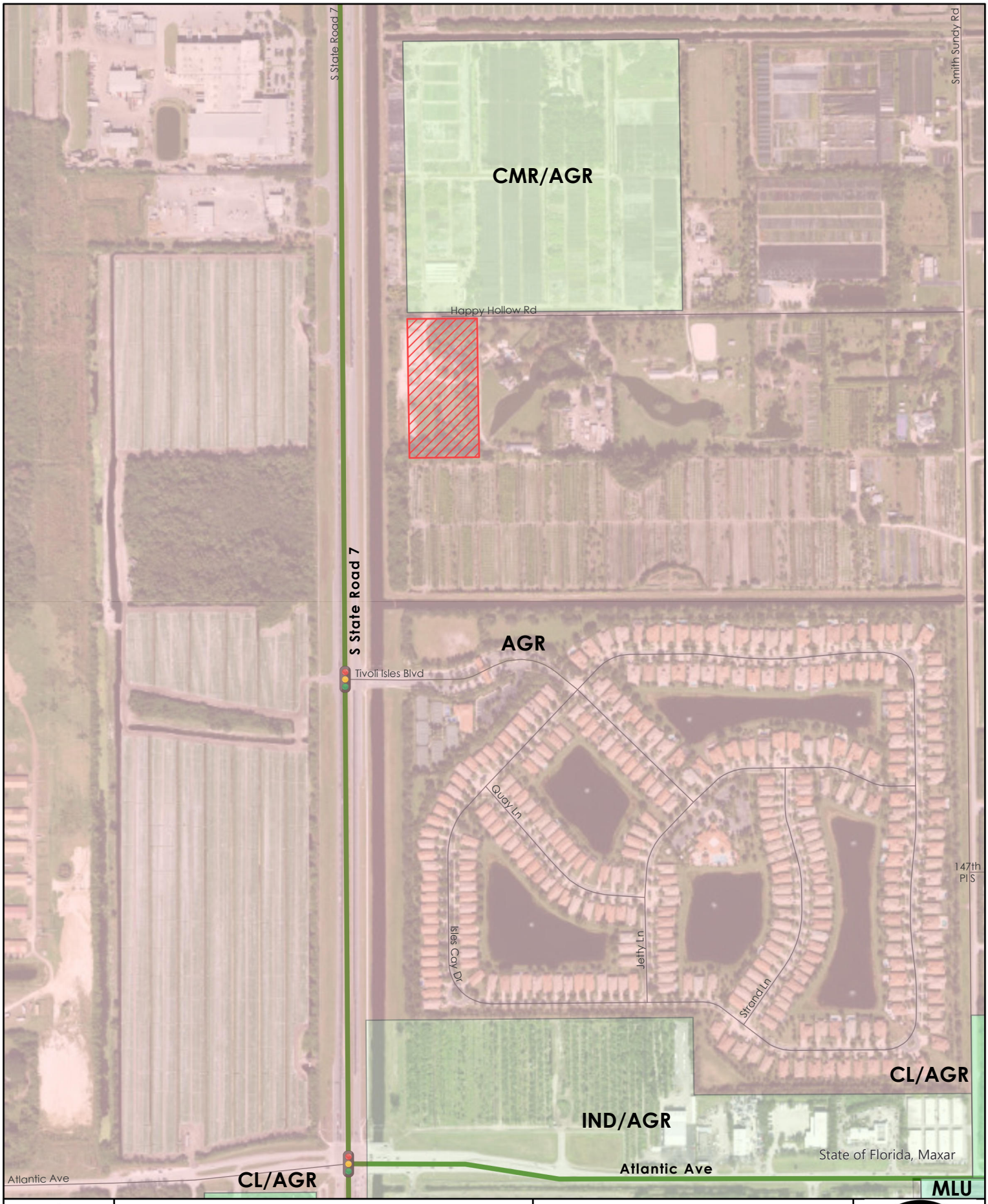

CAULFIELD & WHELEER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452


BOUNDRY SRUVEY
TRACT 48 SECTION 18
PALM BEACH FARMS CO. PLAT NO.1
P.B. 2, PG. 26
9924 HAPPY HOLLOW RD.

| | |
|---|---|
| DATE | 6/29/2020 |
| DRAWN BY | AMS |
| F.B./ PG. | ELEC |
| SCALE | SHOWN |

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 8973
SHT.NO. 1
OF 1 SHEETS




Number of Lanes

2 3 4 5 6 8

Project Site

0 0.07 0.15 0.3 Miles

# EXHIBIT:
# Future Land Use
# 9924 Happy Hollow

JFO GROUP INC

# EXHIBIT 3: PBC TRIP GENERATION RATES

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# Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

| Gr | Landuse | ITE Code | Unit | Daily Rate/Equation | Pass-By % | AM Peak Hour | | PM Peak Hour | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In/Out | Rate/Equation | In/Out | Rate/Equation |
| Industrial | General Light Industrial | 110 | 1000 S.F. | 4.87 | 10% | 88/12 | 0.74 | 14/86 | 0.65 |
| | Manufacturing | 140 | 1000 S.F. | 4.75 | 10% | 76/24 | 0.68 | 31/69 | 0.74 |
| | Warehouse | 150 | 1000 S.F. | 1.71 | 10% | 77/23 | 0.17 | 28/72 | 0.18 |
| | Mini-Warehouse/SS | 151 | 1000 S.F. | 1.45 | 10% | 59/41 | 0.09 | 47/53 | 0.15 |
| | HCF Center Warehouse - Non Sort | 155 | 1000 S.F. | 1.81 | 10% | 81/19 | 0.15 | 39/61 | 0.16 |
| Residential | Single Family Detached | 210 | Dwelling Unit | 10 | 0% | 26/74 | 0.7 | 63/37 | 0.94 |
| | Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH) | 220 | Dwelling Unit | 6.74 | 0% | 24/76 | 0.4 | 63/37 | 0.51 |
| | Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH) | 221 | Dwelling Unit | 4.54 | 0% | 23/77 | 0.37 | 61/39 | 0.39 |
| | 55+ SF Detached | 251 | Dwelling Unit | 4.31 | 0% | 33/67 | 0.24 | 61/39 | 0.30 |
| | 55+ SF Attached | 252 | Dwelling Unit | 3.24 | 0% | 34/66 | 0.2 | 56/44 | 0.25 |
| | Congregate Care Facility | 253 | Dwelling Unit | 2.21 | 0% | 58/42 | 0.08 | 49/51 | 0.18 |
| | Assisted Living Facility | 254 | Beds | 2.6 | 0% | 60/40 | 0.18 | 39/61 | 0.24 |
| Ldg | Hotel | 310 | Rooms | 7.99 | 10% | 56/44 | 0.46 | 51/49 | 0.59 |
| Rec | Golf Course | 430 | Holes | 30.38 | 5% | 79/21 | 1.76 | 53/47 | 2.91 |
| | Health/Fitness Club | 492 | 1000 S.F. | 32.93 | 5% | 51/49 | 1.31 | 57/43 | 3.45 |
| Institutional | Elementary School | 520 | Students | 2.27 | 0% | 54/46 | 0.74 | 46/54 | 0.16 |
| | Middle/Junior School | 522 | Students | 2.1 | 0% | 54/46 | 0.67 | 48/52 | 0.15 |
| | High School | 525 | Students | 1.94 | 0% | 68/32 | 0.52 | 48/52 | 0.14 |
| | Private School (K-8) | 530 | Students | 3.17[a] | 0% | 56/44 | 1.01 | 46/54 | 0.26 |
| | Private School (K-12) | 532 | Students | 2.48 | 0% | 63/37 | 0.79 | 43/57 | 0.17 |
| | Church/Synagogue[b] | 560 | 1000 S.F. | 7.6 | 5% | 62/38 | 0.32 | 44/56 | 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. | 10.77 | 10% | 67/33 | 0.82 | 35/65 | 0.86 |
| | Nursing Home | 620 | Beds | 3.06 | 10% | 72/28 | 0.14 | 33/67 | 0.14 |
| Office | General Office (10k-250k SF GFA)[h] | 710 | 1000 S.F. | 10.84 | 10% | 88/12 | 1.52 | 17/83 | 1.44 |
| | General Office (>250k SF GFA)[h] | 710 | 1000 S.F. | Ln(T) = 0.87 Ln(X) + 3.05 | 10% | 88/12 | Ln(T) = 0.86Ln(X) + 1.16 | 17/83 | 1.44 |
| | Small Office Building (<=10k SF GFA) | 712 | 1000 S.F. | 14.39 | 10% | 82/18 | 1.67 | 34/66 | 2.16 |
| | Medical Office (Stand-Alone) | 720 | 1000 S.F. | T=42.97(X)-108.01 | 10% | 79/21 | 3.10 | 30/70 | 3.93 |
| | Medical Office (Near Hospital) | 720 | 1000 S.F. | 31.86 | 10% | 81/19 | 2.68 | 25/75 | 2.84 |
| | Government Office | 730 | 1000 S.F. | 22.59 | 10% | 75/25 | 3.34 | 25/75 | 1.71 |

# Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

| Gr | Landuse | ITE Code | Unit | Daily Rate/Equation | Pass-By % | AM Peak Hour | | PM Peak Hour | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In/Out | Rate/Equation | In/Out | Rate/Equation |
| Retail | Nursery (Garden Center) | 817 | Acre | 108.1 | 0% | 50/50 | 2.82 | 50/50 | 8.06 |
| | Nursery (Wholesale) | 818 | Acre | 19.50 | 0% | 50/50 | 0.23 | 50/50 | 0.36 |
| | Landscape Services | PBC | Acre[c] | 121.70 | 0% | 40/60 | 34.4 | 58/42 | 15.1 |
| | Shop Center (>150ksf) | 820 | 1000 S.F. | 37.01 | 24% | 62/38 | 0.84 | 48/52 | 3.4 |
| | Shop Plaza (40-150ksf) w/Sup Market | 821 | 1000 S.F. | 94.49 | 39% | 62/38 | 3.53 | 48/52 | 9.03 |
| | Shop Plaza (40-150ksf) w/out Sup Market | 821 | 1000 S.F. | 67.52 | 39% | 62/38 | 1.73 | 49/51 | 5.19 |
| | Strip Retail Plaza (<40ksf) | 822 | 1000 S.F. | 54.45 | 63% | 60/40 | 2.36 | 50/50 | 6.59 |
| | Automobile Sales (New) | 840 | 1000 S.F. | 27.84 | 15% | 73/27 | 1.86 | 40/60 | 2.42 |
| | Automobile Parts Sales | 843 | 1000 S.F. | 54.57 | 28% | 55/45 | 2.51 | 48/52 | 4.9 |
| | Tire Store | 848 | 1000 S.F. | 27.69 | 28% | 64/36 | 2.61 | 43/57 | 3.75 |
| | Supermarket | 850 | 1000 S.F. | 93.84 | 36% | 59/41 | 2.86 | 50/50 | 8.95 |
| | Pharmacy + DT | 881 | 1000 S.F. | 108.40 | 50% | 52/48 | 3.74 | 50/50 | 10.25 |
| Services | Drive-In Bank | 912 | 1000 S.F. | 100.35 | 47% | 58/42 | 9.95 | 50/50 | 21.01 |
| | Fine Dining Restaurant | 931 | 1000 S.F. | 83.84 | 44% | 50/50 | 0.73 | 67/33 | 7.8 |
| | High Turnover Sit-Down Rest. | 932 | 1000 S.F. | 107.2 | 43% | 55/45 | 9.57 | 61/39 | 9.05 |
| | Fast Food Restaurant w/o DT | 933 | 1000 S.F. | 450.49 | 45% | 58/42 | 43.18 | 50/50 | 33.21 |
| | Fast Food Restaurant + DT | 934 | 1000 S.F. | 467.48 | 49% | 51/49 | 44.61 | 52/48 | 33.03 |
| | Coffee/Donut Shop w/o DT | 936 | 1000 S.F. | 441.88[d] | 45% | 51/49 | 93.08 | 50/50 | 32.29 |
| | Coffee/Donut Shop + DT | 937 | 1000 S.F. | 533.57 | 49% | 51/49 | 85.88 | 50/50 | 38.99 |
| | Coffee/Donut Shop + DT w/No Seat | 938 | DT Lanes | 179 | 49% | 50/50 | 39.81 | 50/50 | 15.08 |
| | Gas Station w/Convenience Store[e] | FDOT | FP, 1000 S.F. | 14.3*PM Trips | 61% | 50/50 | Note f | 50/50 | 12.3*FP+15.5*(X) |
| | Carwash (Automated)[g] | PBC | Lane | 166.00 | 0% | 50/50 | 11.97 | 50/50 | 13.65 |

**Footnotes**

a) Based on Daily to AM peak ratio for LUC 532 (Private School (K-12)

b) Weekend peak hour rate = 10.36 per 1,000 s.f. with a 48/52 directional split

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

d) Based on Daily to PM ratio for ITE Code 937 (Coffee Donut Shop + DT)

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

f) Use PM rates

g) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate from older ITE TGM. New PBC rate study underway.

h) Based on PBC analysis of ITE TGM data plots

Modification History

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

**7/25/2022**: Updated with ITE TG Manual 11th ed information

# EXHIBIT 4: APPROVED SITE PLAN

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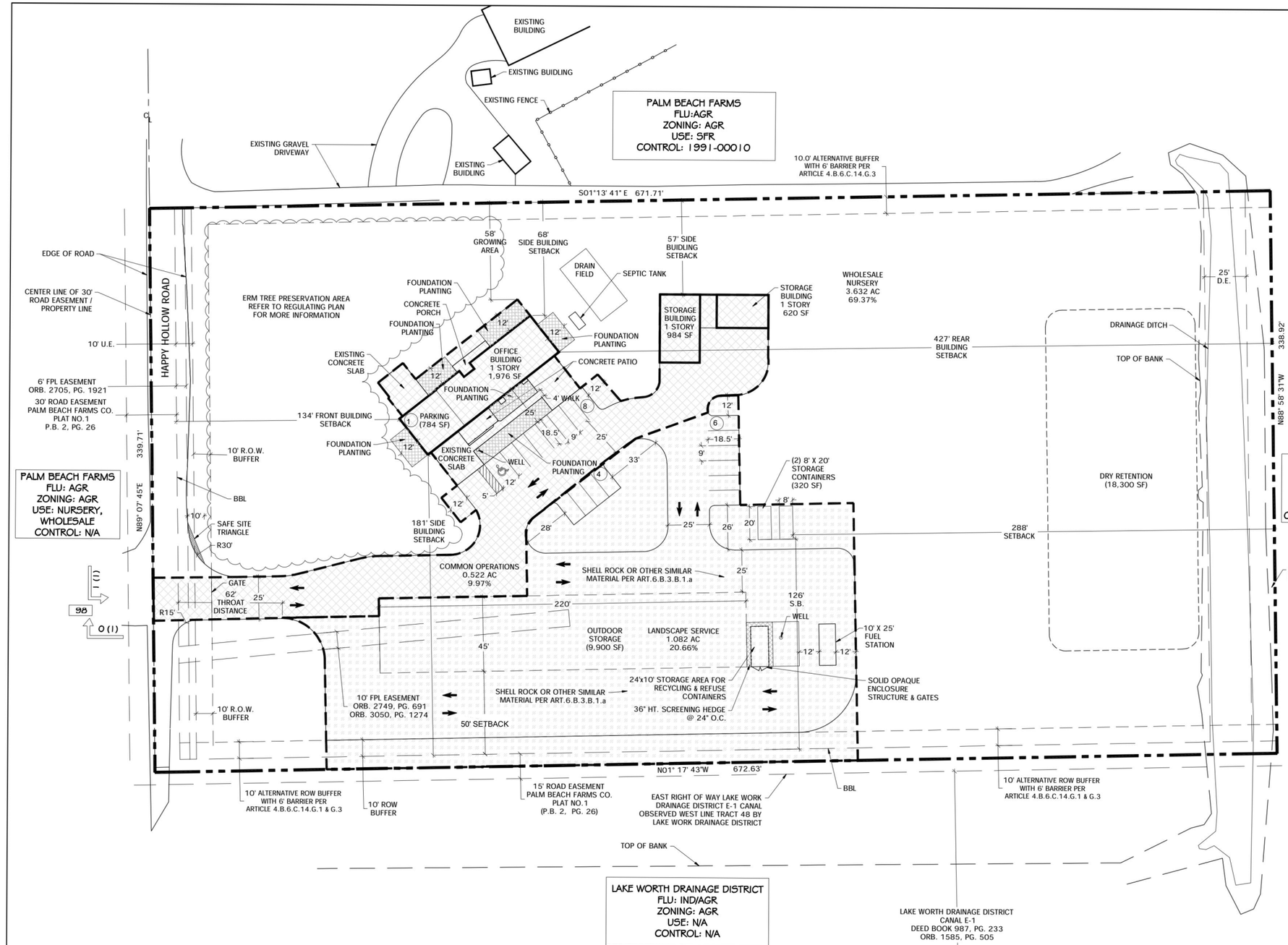



NOTE: THE GATES WILL BE OPEN DURING BUSINESS HOURS FROM 7:00AM TO 5:00PM AND WILL BE CLOSED FOR SECURITY OUTSIDE OF THOSE HOURS

## SITE DATA

| | |
|---|---|
| CONTROL NUMBER | 2005-00335 |
| APPLICATION NUMBER | DRO-2020-01116 |
| NAME OF PROJECT | US LAWN CO. |
| TIER | AGRICULTURAL RESERVE |
| FUTURE LAND USE DESIGNATION | AGR |
| ZONING DISTRICT | AGR |
| EXISTING USE | AGRICULTURE |
| PROPOSED USE | WHOLESALE NURSERY/ LANDSCAPE SERVICE |
| PROPERTY CONTROL NUMBER | 00424618010000480 |
| TAZ | 1745 |
| TOTAL GROSS SITE AREA | 5.236 AC ( 228,071 SF) |
| WHOLESALE NURSERY | 3.632 AC (69.37%) |
| LANDSCAPE SERVICE | 1.082 AC (20.66%) |
| COMMON OPERATIONS | 0.522 AC (9.97%) |
| BUILDING AREA | 4,684 SF |
| OFFICE BUILDING | 1,976 SF |
| GARAGE PARKING | 784 SF |
| STORAGE CONTAINER | 320 SF |
| STORAGE BUILDINGS | 1,604 SF |
| | |
| PROPOSED FLOOR AREA RATIO | .014 |
| MAX COVERAGE | 15% |
| PROPOSED COVERAGE | 1.4% |
| | |
| TOTAL REQUIRED PARKING | 19 SPACES |
| NURSERY: (1 SPACE PER 4 AC) | 1 |
| LANDSCAPE SERVICE: (1 SPACE/ 250 SF OFFICE) | 8 SPACES |
| OUTDOOR STORAGE: (1 SPACE/1,000 SF OF OUTDOOR STORAGE AREA FOR EMPLOYEE PARKING) | 10 SPACES |
| | |
| PROVIDED PARKING | 19 |
| STANDARD | 18 |
| HANDICAP PARKING | 1 |

## CONCURRENCY RESERVATION*

| | |
|---|---|
| WHOLESALE NURSERY | 3.632 AC |
| LANDSCAPE SERVICE | 1.082 AC |

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

## AMENDMENTS

## ZONING STAMP

PROJECT #: 01000-788
CONTROL #: 2005-0335
APPLICATION #: DRO 2020-1116
RESOLUTION #: N/A

EXHIBIT #: 1
SUPERSEDES #: N/A

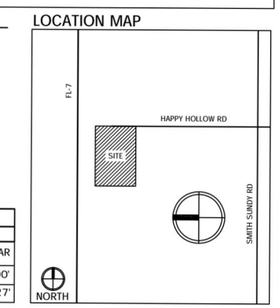
DATE APPROVED:
02-05-2021
PROJECT MANAGER:
J. Jafar

## LEGEND

LANDSCAPE SERVICE AREA

COMMON OPERATIONS

## LOCATION MAP




## PROPERTY DEVELOPMENT REGULATIONS

| ZONING DISTRICT AGR | LOT DIMENSIONS | | | | MAX BLDG COVER | MAX FAR | MIN. SETBACKS | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | SIZE | WIDTH | FRONTAGE | DEPTH | | | FRONT | SIDE | SIDE STREET | REAR |
| REQUIRED | 5 AC. | 300' | 300' | 300' | 15% | .15 | 100' | 50' | 80' | 100' |
| PROPOSED | 5.236 AC. | 338.92' | 339.71' | 672.63' | 2.1% | .02 | 134' | 57' | 181' | 427' |

insite studio
planning + landscape architecture
8144 Okeechobee Blvd. Suite A, West Palm Beach, FL 33411
phone: 561-249-0940 email: info@insitestudio.com
www.insitestudio.com License#:LC26000606

Consultants:

Revisions:
~~09-28-2020 - RESUBMITTAL~~
~~10-13-2020 - RESUBMITTAL~~
~~10-26-2020 - RESUBMITTAL~~
~~12-14-2020 - RESUBMITTAL~~
~~01-11-2020 - RESUBMITTAL~~
~~01-25-2020 - RESUBMITTAL~~
~~02-04-2020 - RESUBMITTAL~~

# US LAWN CO.
Delray Beach, Florida

NORTH
0 15' 30' 60'
SCALE: 1" = 30'-0"

| | |
|---|---|
| Drawn By: | TAC |
| Drawing #: | 1122 |
| Date: | 08/03/2020 |

FINAL SITE PLAN

SHEET # FSP.1

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# EXHIBIT 5: SR 7 BUSINESS PLAZA TRAFFIC ASSIGNMENT

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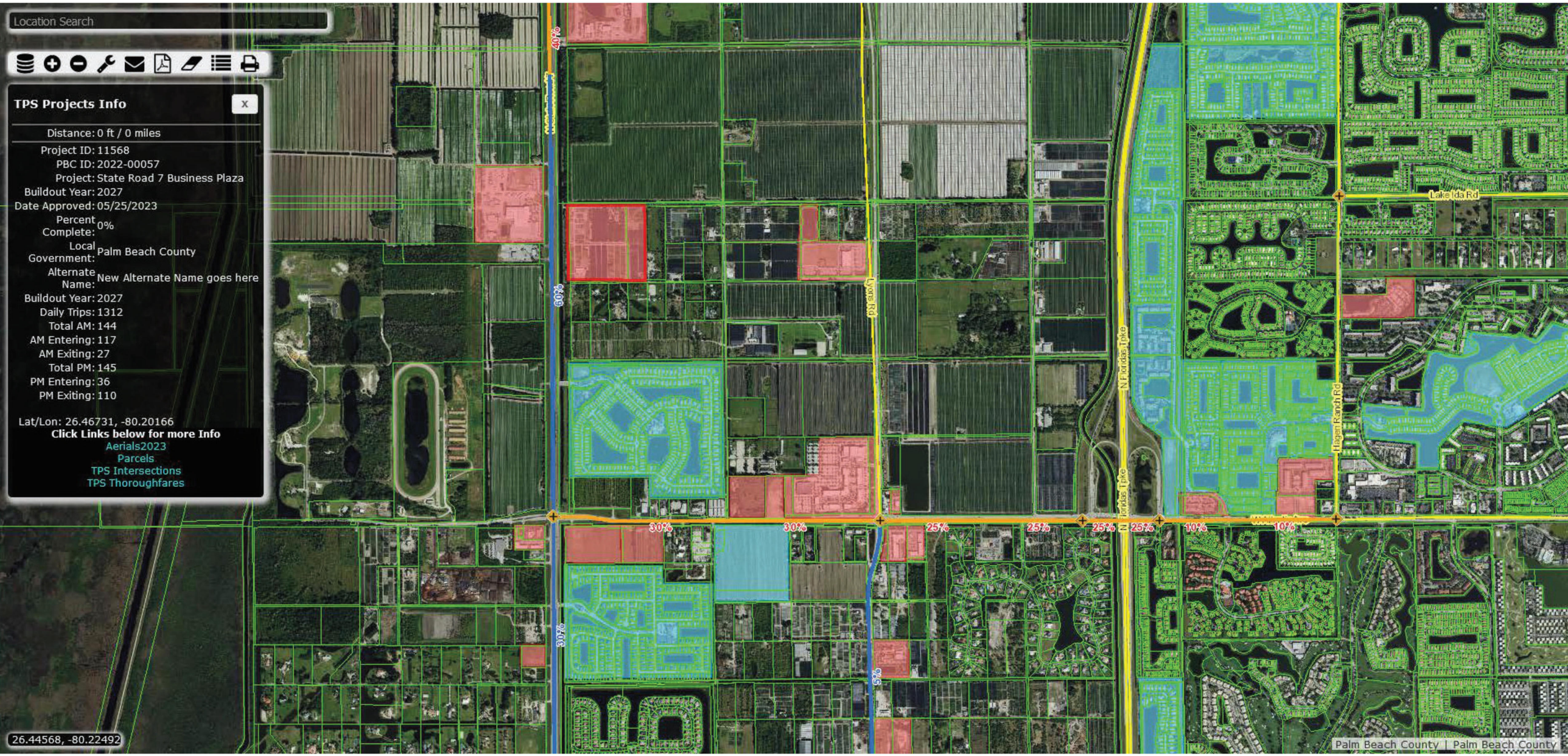
Location Search
TPS Projects Info
x
Distance: 0 ft / 0 miles
Project ID: 11568
PBC ID: 2022-00057
Project: State Road 7 Business Plaza
Buildout Year: 2027
Date Approved: 05/25/2023
Percent Complete: 0%
Local Government: Palm Beach County
Alternate Name: New Alternate Name goes here
Buildout Year: 2027
Daily Trips: 1312
Total AM: 144
AM Entering: 117
AM Exiting: 27
Total PM: 145
PM Entering: 36
PM Exiting: 110
Lat/Lon: 26.46731, -80.20166
Click Links below for more Info
Aerials2023
Parcels
TPS Intersections
TPS Thoroughfares
40%
60%
30%
5%
Lyons Rd
N Florida's Tpke
Hagen Ranch Rd
Lake Ida Rd
30%
30%
25%
25%
25%
25%
10%
10%
26.44568, -80.22492
Palm Beach County | Palm Beach County

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# EXHIBIT 6: FIVE YEAR ROAD PROGRAM

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# PALM BEACH COUNTY FIVE-YEAR ROAD PROGRAM - EXHIBIT A

**Annual Update - FISCAL YEAR 2025 (Approved)**

| PROJECT | LIMITS | DESCRIPTION | FY 2025 | | FY 2026 | | FY 2027 | | FY 2028 | | FY 2029 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Cost | Phase | Cost | Phase | Cost | Phase | Cost | Phase | Cost | Phase |
| Lyons Rd. | Atlantic Ave. to S. of Flavor Pict Rd. | 2.4 mi., 4 L | | | 16,100 | C | | | | | | |
| Lyons Rd. | Boynton Beach Blvd. to Hypoluxo Rd. | 1.7 mi., 6L | | | | | 4,000 | D | | | | |
| Lyons Rd. | S. of Flavor Pict Rd. to Boynton Beach Blvd. | 3.0 mi., 4 L | 7,500 | C | | | | | | | | |
| Lyons Rd. | S. of L.W.D.D. L-11 Canal to N. of L.W.D.D. L-10 Canal | 0.6 mi, 3 L | | | | | | | | | 100 | S/D |
| Lyons Rd. | SW 18th St. to Palmetto Park Rd. | 1.3 mi., 6 L | | | | | | | 3,400 | D | | |
| Melaleuca Lane | Jog Rd. | Intersection Improvements | 500 | C | | | | | | | | |
| Miner Rd. | Military Trail to Lawrence Rd. | 0.6 mi., 3 L | 1,000 | R | | | 2,200 | C | | | | |
| Northlake Blvd. | E. of Seminole Pratt Whitney Rd. to E. of Hall Blvd. | 1.0 mi., 4/6 L | 1,400 | D/C | | | | | | | | |
| Northlake Blvd. | E. of Hall Blvd. to Coconut Blvd. | 2.4 mi., 4/6 L | 12,400 | D/C | | | | | | | | |
| Okeechobee Blvd. | Haverhill Rd. | Intersection Improvements (Add NB RTL & Ext. NB LTLs) | 300 | C | | | | | | | | |
| Okeechobee Blvd. | Jog Road | Intersection Improvements | 300 | R/C | | | | | | | | |
| Okeechobee Blvd. | Seminole Pratt Whitney Rd. to Folsom Road | 4.0 mi., 4 L Study to determine Feasibility of design, permitting, and construction of any necessary requirements. | | | | | 2,400 | S/D | | | | |
| Old Dixie Hwy. | Yamato Rd. to S. of Linton Blvd. | 3.0 mi, 3 L | | | 32,000 | R/C | | | | | | |
| Palmetto Park Rd. | Lyons Rd. | Intersection Improvements | 700 | D/R | | | 2,900 | C | | | | |
| Park Ave. | E of Congress Ave to Old Dixie Hwy | 0.6 mi., 3 L | 1,400 | D/R | | | | | | | 7,500 | C |
| Prosperity Farms Rd. | 800' N of Northlake Blvd. to Donald Ross Rd. | Construct (6 mi.,) 4' wide designated bike lanes | 1,000 | D | | | 7,700 | C | | | | |
| Recording Fees | Countywide | Right-of-Way | 20 | R | 20 | R | 20 | R | 20 | R | 20 | R |
| Reserve-Bridges/Structures/Culverts/Pipes | Countywide | Rehab./Repair/Replacement | 1,850 | D/R/M/C | 3,000 | D/R/M/C | 500 | D/R/M/C | 500 | D/R/M/C | 500 | D/R/M/C |
| Reserve-Drainage | Countywide | Study, Design, R/W, Mitigation & Construction | 950 | S/D/R/M/C | 500 | S/D/R/M/C | 500 | S/D/R/M/C | 500 | S/D/R/M/C | 500 | S/D/R/M/C |
| Reserve-Intersections | Countywide | Design, R/W, Mitigation & Construction | 12,550 | D/R/M/C | 6,100 | D/R/M/C | 10,000 | D/R/M/C | 1,010 | D/R/M/C | 1,000 | D/R/M/C |
| Reserve - Beautification | Unincorporated Area O.T.I.S. Program | Design & Construction | 50 | D/C | 100 | D/C | 100 | D/C | 100 | D/C | 100 | D/C |
| Reserve-Pavement Markings | Countywide | Pavement Markings | 400 | D/R/C | 400 | D/R/C | 400 | D/R/C | 400 | D/R/C | 400 | D/R/C |
| Reserve-Study/Plans/Align. | Countywide | Study, Design & Mitigation | 300 | S/D/M | 300 | S/D/M | 300 | S/D/M | 300 | S/D/M | 300 | S/D/M |
| Reserve-Railroad Crossings | Countywide | Rehabilitation/Upgrade | 1,000 | D/C/P | 600 | D/C/P | 600 | D/C/P | 600 | D/C/P | 600 | D/C/P |
| Reserve-Resurfacing | Countywide | Resurfacing | 2,000 | D/RC | 2,000 | D/RC | 2,000 | D/RC | 2,000 | D/RC | 2,000 | D/RC |
| Reserve-R/W | Countywide | Land Acquisition | 300 | R | 300 | R | 300 | R | 300 | R | 300 | R |
| Reserve-Traffic Calming | Countywide | Minor Improvements | 60 | D/C | 60 | D/C | 60 | D/C | 60 | D/C | 60 | D/C |
| Reserve-Traffic Signals | Countywide | Rehabilitation/Upgrade | 400 | D/C | 400 | D/C | 400 | D/C | 400 | D/C | 400 | D/C |
| Roebuck Rd. | S.R. 7 to Jog Rd. | 3.0 mi., 4 L | | | | | | | | | 100 | D/M |
| Royal Palm Beach Blvd. | N. of Persimmon Blvd. to N. of M Canal | 1.1 mi., 5 L | | | | | 12,000 | C | | | | |
| Royal Palm Beach Blvd. | M Canal to S. of Orange Blvd. | 1.0 mi., 5 L | 8,000 | C | 3,000 | C | | | | | | |
| Royal Palm Beach Blvd. / Orange Blvd. / Coconut Blvd. | S. of Orange Blvd. to S. of 78th Place North | 1.6 mi., 5 L | 1,000 | R | | | | | 12,600 | C | | |
| Seminole Pratt Whitney Rd. Ext. | Northlake Blvd. to Coconut Blvd. Ext./Beeline Hwy. | 2.6 mi., 4L | 2,800 | D | | | | | | | | |

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

# Five Year Work Program

| Selection Criteria | |
|---|---|
| **District 04**<br>**Palm Beach County**<br>**Description Contains:**ATLANTIC AVE | **2025-2030 G1**<br>**Item Number:**440575-2 |

Display current records in a Report Style
Display current records in an Excel Document

## Project Summary

**Transportation System:** INTRASTATE STATE HIGHWAYDistrict 04 - Palm Beach County
**Description:** SR-806/ATLANTIC AVE FROM EAST OF LYONS RD TO TURNPIKE
**Type of Work:** ADD LANES & RECONSTRUCT
View Scheduled Activities
**Item Number:** 440575-2
**Length:** 0.708
View Map of Item

## Construction Contract Information

| Notice to Proceed Date | Work Begun Date | Present Contract Days | Contract Days Used | Percent Days Used |
|---|---|---|---|---|
| 07/24/2024 | | 1188 | 56 | 4.71% |
| **Vendor Name:** OHLA USA, INC. | | | | |
| 07/24/2024 | | 1188 | 56 | 4.71% |
| **Vendor Name:** OHLA USA, INC. | | | | |

## Project Detail

| **Fiscal Year:** | **2025** | **2026** | **2027** | **2028** | **2029** | **2030** |
|---|---|---|---|---|---|---|
| Highways/PD & E | | | | | | ***(On-Going)*** |
| **Amount:** | | | | | | |
| Highways/Preliminary Engineering | | | | | | ***(On-Going)*** |
| **Amount:** | $645 | | | | | |
| Highways/Construction | | | | | | ***(On-Going)*** |
| **Amount:** | $179,380 | | | | | |
| Highways/Environmental | | | | | | ***(On-Going)*** |
| **Amount:** | | | | | | |
| | | | | | | |
| **Item Total:** | **$180,025** | | | | | |

# Five Year Work Program

| Selection Criteria | |
|---|---|
| **District 04**<br>**Palm Beach County**<br>**Description Contains:**ATLANTIC AVE | **2025-2030 G1**<br>**Item Number:**229658-4 |

Display current records in a Report Style
Display current records in an Excel Document

## Project Summary

**Transportation System:** INTRASTATE STATE HIGHWAY District 04 - Palm Beach County
**Description:** SR-806/ATLANTIC AVE FROM WEST OF SR-7/US-441 TO EAST OF LYONS ROAD
**Type of Work:** ADD LANES & RECONSTRUCT View Scheduled Activities
**Item Number:** 229658-4
**Length:** 2.118 View Map of Item

## Construction Contract Information

| Notice to Proceed Date | Work Begun Date | Present Contract Days | Contract Days Used | Percent Days Used |
|---|---|---|---|---|
| 07/24/2024 | | 1188 | 56 | 4.71% |
| **Vendor Name:** OHLA USA, INC. | | | | |
| 07/24/2024 | | 1188 | 56 | 4.71% |
| **Vendor Name:** OHLA USA, INC. | | | | |

## Project Detail

| **Fiscal Year:** | **2025** | **2026** | **2027** | **2028** | **2029** | **2030** |
|---|---|---|---|---|---|---|
| Highways/PD & E | | | | | | ***(On-Going)*** |
| **Amount:** | | | | | | |
| Highways/Preliminary Engineering | | | | | | ***(On-Going)*** |
| **Amount:** | $549 | | | | | |
| Highways/Right of Way | | | | | | ***(On-Going)*** |
| **Amount:** | $1,735,689 | $1,080,412 | $142,428 | | $123,764 | $3,000,000 |
| Highways/Railroad & Utilities | | | | | | ***(On-Going)*** |
| **Amount:** | $215,629 | | | | | |
| Highways/Construction | | | | | | ***(On-Going)*** |
| **Amount:** | $149,889 | | | | | |
| Highways/Environmental | | | | | | ***(On-Going)*** |
| **Amount:** | $300 | | | | | |
| | | | | | | |
| **Item Total:** | **$2,102,056** | **$1,080,412** | **$142,428** | | **$123,764** | **$3,000,000** |

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# EXHIBIT 7: 2045/2050 COST FEASIBLE MODEL VOLUMES

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## Juan Ortega

**From:** Andrew Uhlir <AUhlir@palmbeachtpa.org>
**Sent:** Tuesday, April 1, 2025 3:58 PM
**To:** Valerie Neilson; Juan Ortega
**Cc:** Matthew Masa
**Subject:** RE: 2050 Loaded Network

Good afternoon Juan,

The final 2050 Cost Feasible Network is still being finalized by the regional team and should be available in the next month.

Sincerely,

**Andrew Uhlir**
DEPUTY DIRECTOR OF PROGRAMS
301 Datura Street | West Palm Beach, FL 33401
Direct 561.725.0808 | Main 561.725.0800
Web | Facebook | Twitter | LinkedIn

PALM BEACH Transportation Planning Agency

---

**From:** Valerie Neilson <VNeilson@palmbeachtpa.org>
**Sent:** Tuesday, April 1, 2025 3:56 PM
**To:** Juan Ortega <jortega@jfo.us>; Andrew Uhlir <AUhlir@palmbeachtpa.org>
**Subject:** Re: 2050 Loaded Network

Good afternoon,

I am looping in Andrew Uhlir, Deputy Director of Programs, who oversees the LRTP, to follow up on this request.

Best,

Valerie

**Valerie Neilson, AICP**

EXECUTIVE DIRECTOR

301 Datura Street | West Palm Beach, FL 33401

Direct 561.725.0818 | Main 561.725.0800

Web | Facebook | Twitter | LinkedIn

PALM BEACH Transportation Planning Agency

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Palm Beach TPA officials and/or employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

---

**From:** Juan Ortega <jortega@jfo.us>
**Sent:** Tuesday, April 1, 2025 3:29 PM
**To:** Valerie Neilson <VNeilson@palmbeachtpa.org>
**Subject:** 2050 Loaded Network

Good afternoon Valerie, I hope you're doing well. I couldn't find the 2050 Cost Feasible Adjusted Two-Way Traffic Volumes in the Vision 2050 LRTP documents. Similarly, the FDOT online models only go up to SERPM 8.543, whereas Appendix G of Vision 2050 indicates that SERPM9 was used in Palm Beach County.

Could you please provide me with or direct me to the 2050 Cost Feasible Models in Shape File or Table Format for Palm Beach County?

Thank you!

**Dr. Juan F. Ortega, PE**
**JFO GROUP INC** • www.jfogroupinc.com
T: (561) 462-5364 • C: (561) 512-7556
JOrtega@jfo.us

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Palm Beach TPA officials and/or employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

# 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2406 | 937355 | SEMINOLE PRATT-WHITNEY RD | Northlake Blvd | 100th Lane North | 2 | 4 | | 9,974 | 11,577 | 13,953 | 10,894 | 27,276 | 29,000 |
| NEW | *PBC110* | SEMINOLE PRATT-WHITNEY RD | 100th Lane North | Avenir | 0 | 4 | | | - | - | - | 13,572 | 13,600 |
| NEW | *PBC111* | SEMINOLE PRATT-WHITNEY RD | Avenir | SR-710 | 0 | 4 | | | - | - | - | 15,987 | 16,000 |
| | 937572 | SHERWOOD FOREST BLVD | Melaleuca Ln | Lake Worth Rd | 2 | 2 | | | - | - | 8,384 | 8,060 | 8,100 |
| 4644 | 937153 | SHERWOOD FOREST BLVD | Lake Worth Rd | 10th Ave N | 2 | 2 | 7,677 | 5,767 | 7,925 | 7,800 | 5,462 | 7,156 | 9,600 |
| 4654 | 937154 | SHERWOOD FOREST BLVD | 10th Ave N | Cresthaven Blvd | 2 | 2 | 9,095 | 7,736 | 8,499 | 10,573 | 13,108 | 15,846 | 11,200 |
| 4200 | 937152 | SHERWOOD FOREST BLVD | Cresthaven Blvd | Forest Hill Blvd | 2 | 2 | 7,434 | 6,348 | 7,078 | 7,595 | 6,803 | 8,743 | 9,100 |
| 2615 | 937130 | SILVER BEACH RD | Congress Ave | Old Dixie Hwy | 3 | 3 | | 13,508 | 13,765 | 15,245 | 5,480 | 2,972 | 11,300 |
| 2807 | 937051 | SILVER BEACH RD | Old Dixie Hwy | US-1 | 3 | 3 | 13,451 | 11,591 | 12,264 | 12,806 | 10,186 | 10,648 | 12,800 |
| NEW | PBC112 | SIMS RD | Linton Blvd | Atlantic Ave | 0 | 3 | | | - | - | 1,961 | 5,941 | 5,900 |
| | 937582 | SIMS RD | Atlantic Ave | Lake Ida Rd | 2 | 2 | | | - | - | 5,393 | 6,763 | 6,800 |
| 3418 | 937089 | SKEES RD | Belvedere Rd | Okeechobee Blvd | 2 | 2 | 5,651 | 4,956 | 4,644 | 5,829 | 3,229 | 9,081 | 10,500 |
| | 933502 | SOUTH A ST | 6th Ave S | 22nd Av N | 2 | 2 | | | - | - | 8,101 | 10,773 | 10,800 |
| 3446 | 937159 | SOUTH SHORE DR | Lake Worth Rd | Greenview Shores Bl | 2 | 2 | 18,874 | 16,271 | 17,402 | 18,500 | 9,628 | 13,237 | 21,000 |
| 3429 | 937325 | SOUTH SHORE DR | Greenview Shores Bl | Big Blue Trace | 4 | 4 | 20,318 | 18,470 | 22,634 | 17,000 | 7,211 | 9,085 | 24,500 |
| 3421 | 937324 | SOUTH SHORE DR | Big Blue Trace | Forest Hill Blvd | 4 | 4 | 26,822 | 23,838 | 25,965 | 27,500 | 18,036 | 19,755 | 27,700 |
| 6605 | 938528 | SPANISH RIVER BLVD | Military Tr | IBM Access | 4 | 4 | 24,618 | 22,574 | 29,285 | 23,500 | 19,564 | 23,381 | 33,100 |
| 6305 | 938528 | SPANISH RIVER BLVD | IBM Access | Perimeter Rd | 4 | 4 | 22,776 | 23,173 | 27,823 | 32,615 | 19,564 | 23,381 | 31,600 |
| 6811 | 937415 | SPANISH RIVER BLVD | Perimeter Rd | Old Dixie Hwy | 4 | 4 | 21,491 | 19,254 | 22,555 | 26,738 | 4,412 | 8,520 | 26,700 |
| 6813 | 937415 | SPANISH RIVER BLVD | Old Dixie Hwy | Federal Hwy | 4 | 4 | 16,980 | 15,945 | 18,750 | 21,970 | 4,412 | 8,520 | 22,900 |
| 6801 | 930740 | SPANISH RIVER BLVD | Federal Hwy | Ocean Blvd | 4 | 4 | 18,419 | 18,762 | 19,154 | 19,700 | 12,831 | 13,777 | 20,100 |
| | 937667 | SPENCER RD | Okeechobee Blvd | Palm Beach Lakes Blvd | 4 | 4 | | | - | - | 13,171 | 18,338 | 18,300 |
| | 937610 | SR 717/CANAL ST | Sr-715/Nw 16 St | End Of Bridge 930072 | 2 | 2 | | | - | - | 634 | 1,559 | 1,600 |
| | 935195 | SR-15 | SR-715 | N/A | 2 | 2 | | | - | - | 826 | 1,134 | 1,100 |
| | 930766 | SR-15 | Hooker Hwy | N/A | 2 | 2 | | | - | - | 5,747 | 8,136 | 8,100 |
| 7013 | 930396 | SR-15 | State Market Rd SR-729 | Section 20 Rd | 2 | 2 | 8,040 | 11,523 | 9,295 | 9,900 | 5,078 | 7,855 | 12,100 |
| 7012 | 930431 | SR-15 | McClure Rd | State Market Rd SR-729 | 2 | 2 | 7,300 | 6,666 | 6,395 | 6,100 | 4,610 | 7,527 | 9,300 |
| 7009 | 930431 | SR-15 | W Main St | McClure Rd | 2 | 2 | 4,113 | 3,651 | 3,501 | 6,100 | 4,610 | 7,527 | 6,400 |
| 7008 | 930129 | SR-15 | W Main St | N State Market Rd SR-729 | 2 | 2 | 6,149 | 3,530 | 2,983 | 3,400 | 1,244 | 1,721 | 3,500 |
| 7007 | 930374 | SR-15 | SR-729 | Muck City Rd SR-700 | 2 | 2 | 6,379 | 5,289 | 5,061 | 5,400 | 3,600 | 4,594 | 6,100 |
| 7005 | 930002 | SR-15 | Old Connors Hwy | Amons Rd | 2 | 2 | 5,270 | 4,352 | 4,559 | 4,900 | 5,031 | 6,931 | 6,300 |
| 6110 | 937245 | SR-7 | Broward County Line | SW 18 St | 6 | 6 | 51,123 | 51,995 | 51,985 | 57,974 | 63,354 | 67,019 | 55,700 |
| 6414 | 937245 | SR-7 | SW 18 St | Palmetto Park Rd | 6 | 6 | 53,733 | 43,804 | 52,909 | 54,810 | 63,354 | 67,019 | 56,000 |
| 6400 | 930752 | SR-7 | Palmetto Park Rd | Glades Rd | 6 | 6 | 58,692 | 49,596 | 57,771 | 58,316 | 46,669 | 57,957 | 71,700 |
| 6402 | 935342 | SR-7 | Glades Rd | Yamato Rd | 6 | 6 | 51,532 | 44,141 | 45,141 | 47,964 | 35,244 | 46,833 | 56,700 |
| 6412 | 937244 | SR-7 | Yamato Rd | Clint Moore Rd | 6 | 6 | 37,804 | 31,986 | 36,321 | 41,392 | 32,173 | 45,301 | 51,100 |
| 6102 | 930714 | SR-7 | Clint Moore Rd | Winner's Cir | 6 | 6 | 32,366 | 27,084 | 28,306 | 30,168 | 35,973 | 53,748 | 46,100 |
| 5404 | 930391 | SR-7 | Winner's Cir | W Atlantic Ave | 4 | 4 | 28,073 | 23,965 | 27,414 | 31,366 | 34,637 | 53,234 | 46,000 |
| | 930099 | SR-7 | W Atlantic Ave | 1 mi N of W Atlantic Ave | 4 | 4 | | | - | - | 31,860 | 51,240 | 51,200 |
| 5400 | 930694 | SR-7 | 1 mi N of W Atlantic Ave | Flavor Pict Rd | 4 | 4 | 25,797 | 21,746 | 24,509 | - | 31,804 | 51,176 | 43,900 |

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# EXHIBIT 8: ACTIVE FLUA AMENDMENTS

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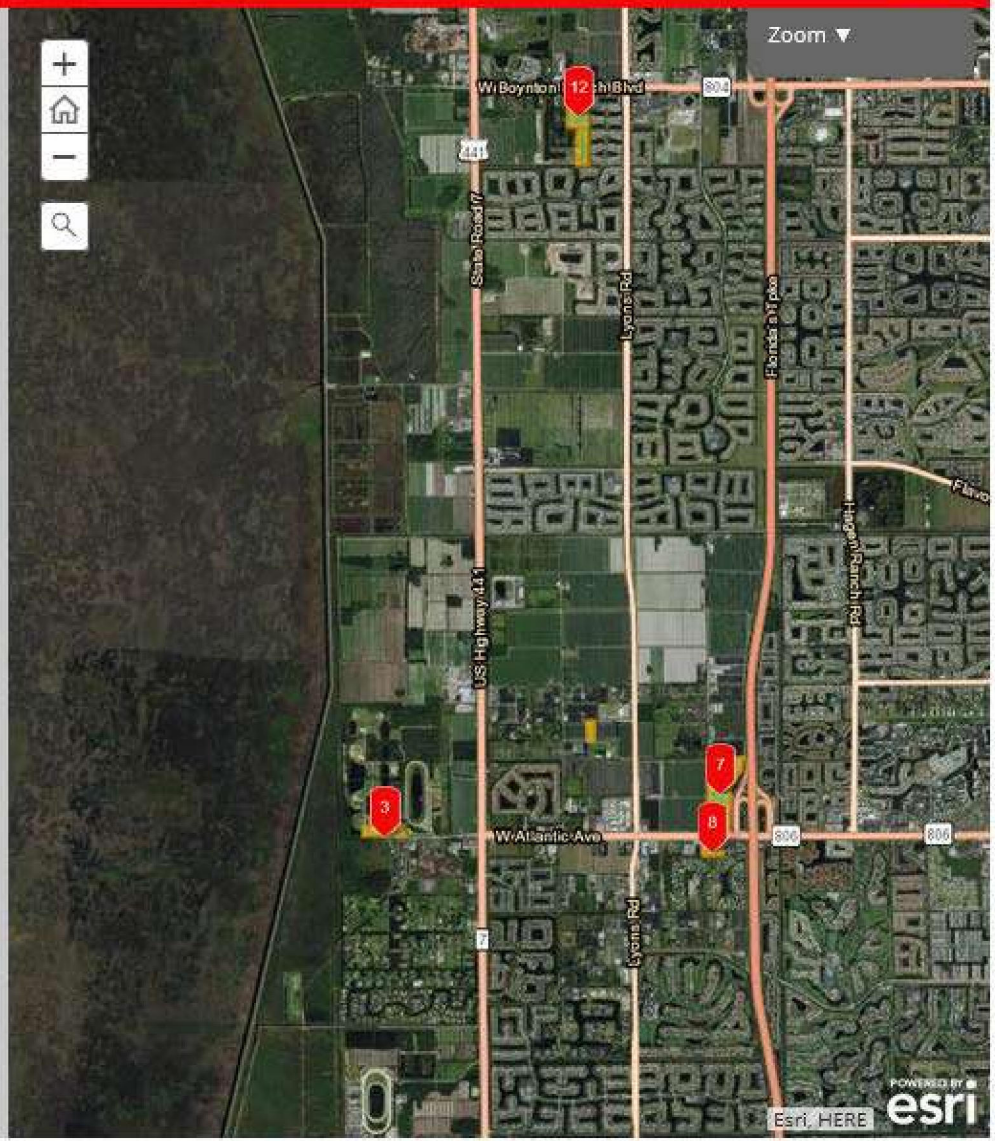
# Active Amendments Map

3 West Delray RV Resort

7 Park West Commerce North

8 Park West Commerce South

12 West Boynton Ranches



# Future Land Use Atlas Amendment
# Petition Summary

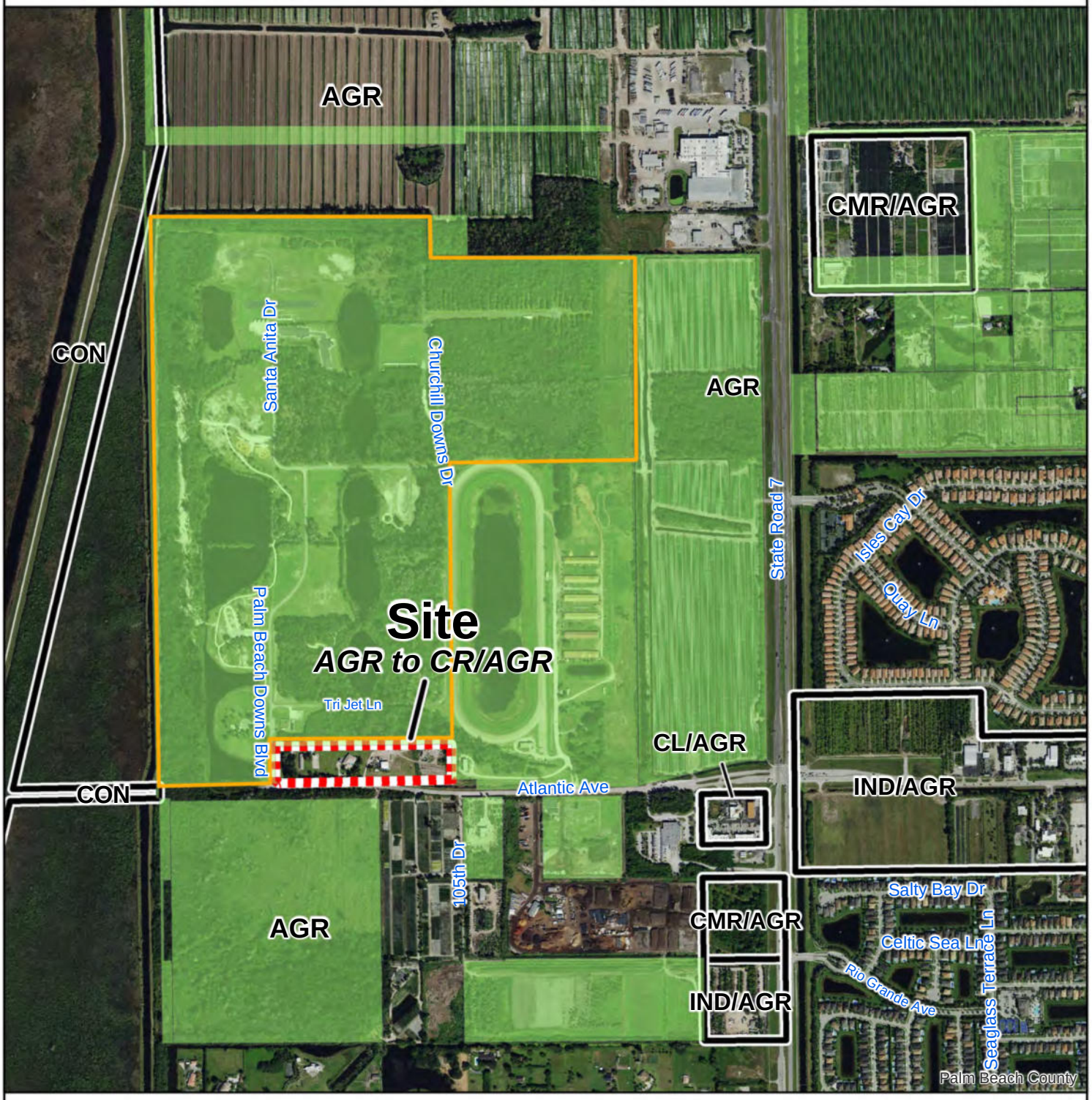
| | | | |
|---|---|---|---|
| **Amendment Name** | **West Delray RV Resort** | **Round Number** | **25-A** |
| **Amendment No.** | LGA 2024-011 | **Intake Date** | 5/8/2024 |
| **Acres** | 10.11 | **Control No.** | 2021-127 |
| **Location** | North side of Atlantic Avenue and approx. 0.5 miles west of State Road 7 | **Zoning App No.** | |
| **Status** | In Process | | |
| **Type** | Large Scale Privately Initiated | | |
| **Project Manager** | Stephanie Gregory | | |

| | |
|---|---|
| **Agent** | Lauren McClellan, JMorton Planning & Landscape Architecture |
| **Applicant** | Roger Fina and Karen Fina |
| **Owner** | Roger Fina and Karen Fina |
| **Existing Use** | Single family home |
| **Current FLU** | Agricultural Reserve (AGR) |
| **Current Zoning** | Agricultural Reserve (AGR) |
| **Current Potential** | Residential, up to 2 units |
| **Proposed FLU** | Commercial Recreation with an underlying Agricultural Reserve (CR/AGR) |
| **Proposed Zoning** | Recreational Vehicle Planned Development (RVPD) or Multiple Use Planned Development (MUPD) |
| **Proposed Potential** | 121 Recreational Vehicle Spaces |
| **Utility Service Area** | Palm Beach County Water Utilities Department (WUD) |
| **Annexation Area** | None |
| **Plans/Overlays** | Agricultural Reserve Master Plan |
| **Tier** | Agricultural Reserve |
| **Commissioner** | Mayor Maria Sachs, District 5 |

| **Parcel Control Number(s)** | **Comments:** |
|---|---|
| 00-41-46-13-00-000-7010 | Includes Text Amendment |

# Future Land Use Atlas Amendment

## West Delray RV Resort (LGA 2024-011)




### Site Data

| | |
|---|---|
| Size: | 10.11 acres |
| Existing Use: | Residential |
| Proposed Use: | RV Campground |
| Current FLU: | AGR |
| Proposed FLU: | CR/AGR |

### Future Land Use Designations

| | |
|---|---|
| AGR | Agricultural Reserve |
| CON | Conservation |
| CL/AGR | Commercial low, underlying AGR |
| IND/AGR | Industrial, underlying AGR |
| CMR/AGR | Commerce, underlying AGR |

Date: 6/12/2024
Contact: PBC Planning
Filename: T:Planning/AMEND/25-A
Note: Map is not official, for presentation purposes only.

Site
AGR Preserves
West Delray Regional Park

350 0 350 700 Feet

N W E S

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

**Department of Engineering and Public Works**
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

**Palm Beach County Board of County Commissioners**
Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

**County Administrator**
Verdenia C. Baker

*"An Equal Opportunity Affirmative Action Employer"*

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September 13, 2024

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

**RE: West Delray RV Resort**
**FLUA Amendment Policy 3.5-d Review**
**Round 2024-25-A**

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 on June 06, 2024, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

| | | |
|---|---|---|
| **Location:** | North of West Atlantic Avenue, approximately 0.5 mile west of State Road 7 | |
| **PCN:** | 00-41-46-13-00-000-7010 | |
| **Acres:** | 10.11 acres | |
| | **Current FLU** | **Proposed FLU** |
| **FLU:** | Agriculture Reserve (AGR) | Commercial Recreation (CR)/Agricultural Reserve (AGR) |
| **Zoning:** | Agricultural Residential (AR) | Recreational Vehicle Planned Development (RVPD) or MUPD |
| **Density/ Intensity:** | 0.15 FAR | 0.05 FAR |
| **Maximum Potential:** | Nursery (Garden Center) = 5 acres<br>Nursery (Wholesale) = 5.11 acres | Recreational Vehicle Park = 121 Camp Sites |
| **Proposed Potential:** | None | |
| **Net Daily Trips:** | -244 (maximum – current) | |
| **Net PH Trips:** | 25 (9/16) AM, 33 (21/12) PM (maximum) | |
| ** **Maximum** indicates typical FAR and maximum trip generator. **Proposed** indicates the specific uses and intensities/densities anticipated in the zoning application.* | | |

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

density shown above. Please note that the proposed change does not require a long-term analysis and will have an insignificant impact on the roadway network for Test 2 analysis.

Please do not hesitate to reach out with any questions or concerns at 561-684-4030 or DSimeus@pbcgov.org.

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb

ec:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Bryan Davis – Principal Planner, Planning Division
Stephanie Gregory – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
David Wiloch – Senior Planner, Planning Division
Alberto Lopez Tagle - Technical Assistant III, Traffic Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\25-A\West Delray RV Resort.docx

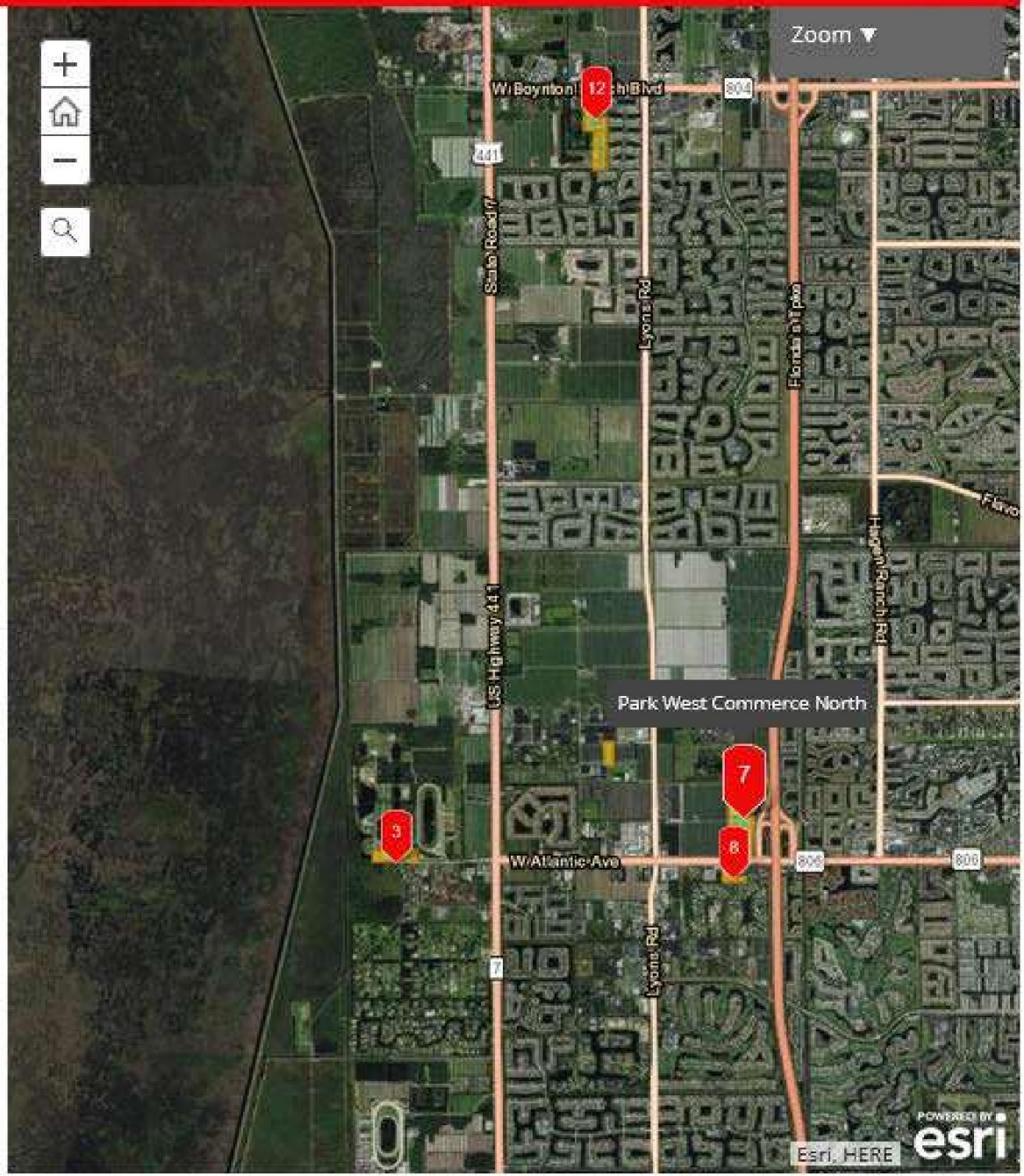
# Active Amendments Map

## 7 Park West Commerce North

*Current FLU:* Agricultural Reserve (AGR)

*Proposed FLU:* Commerce (CMR) with underlying Agricultural Reserve (AGR)

*More Info*



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"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

December 12, 2024

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

**RE: Park West Commerce North**
**FLUA Amendment Policy 3.5-d Review**
**Round 2024-25-B**

Dear Mr. Kelley:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above-referenced project, revised on December 5, 2024, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

| | | |
|---|---|---|
| **Location:** | NE corner of Atlantic Avenue and Starkey Road | |
| **PCN:** | 00-42-46-17-01-000-0690 ***(others on file)*** | |
| **Acres:** | 50.99 acres | |
| | **Current FLU** | **Proposed FLU** |
| **FLU:** | Agriculture Reserve (AGR) | Commerce (CMR)/Agricultural Reserve (AGR) |
| **Zoning:** | Agricultural Residential (AGR) | Multiple Use Planned Development (MUPD) |
| **Density/ Intensity:** | 0.15 FAR | 0.35 FAR |
| **Maximum Potential:** | Nursery (Garden Center) = 5 acres<br>Nursery (Wholesale) = 45.99 acres | Light Industrial = 777,394 SF<br>OR<br>Flex Space – IND FLU = 777,394 SF<br>OR<br>Landscape Services = 50.99 acres |
| **Proposed Potential:** | None | Light Industrial = 777,394 SF<br>OR<br>Flex Space – IND FLU = 765,000 SF<br>OR<br>Landscape Services = 25 acres |
| **Net Daily Trips:** | 4,767 (maximum – current)<br>3,974 (proposed – current) | |
| **Net PH Trips:** | 1,754 (702/1,052) AM, 847 (338/509) PM (maximum)<br>1,053 (674/379) AM, 833 (333/500) PM (proposed) | |
| ** **Maximum** indicates typical FAR and maximum trip generator. **Proposed** indicates* | | |

*the specific uses and intensities/densities anticipated in the zoning application.*

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **proposed potential** densities shown above based on the condition that the proposal shall be limited to the proposed development potential or equivalent trips.

Moreover, the segment below, on which the development has a significant impact, is projected to fail Test 2 regulations.

a. *Atlantic Avenue from Florida's Turnpike to Hagen Ranch Road as a 4LD facility.*

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

Please do not hesitate to reach out with any questions or concerns at 561-684-4030 or DSimeus@pbc.gov.

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb

ec:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Bryan Davis – Principal Planner, Planning Division
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File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\25-B\Park West Commerce North.docx

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

# PARK WEST COMMERCE NORTH

50.99 ACRE FLUA

Palm Beach County, FL

# FUTURE LAND USE AMENDMENT APPLICATION TRAFFIC STATEMENT

PREPARED FOR:

Morningstar Nursery, Inc.
203 Via Vizcaya
Palm Beach, Florida 33480

JOB NO. 22-196B

DATE: 08/28/2024
REVISED: 10/08/2024
REVISED: 10/25/2024
REVISED: 10/31/2024
REVISED: 12/05/2024

| | |
|---|---|
| Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006<br><br>This item has been digitally signed and sealed by Bryan G. Kelley, P.E. on 12/05/24.<br><br>Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. | Bryan Kelley Digitally signed by Bryan Kelley Date: 2024.12.05 17:21:50 -05'00' |

2581 Metrocentre Blvd. West, Ste 3 | West Palm Beach, FL 33407
561.478.7848 | simmonsandwhite.com | Certificate of Authorization #3452

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

**PROJECT:** TENDERLY RESERVE
**EXISTING FUTURE LAND USE DESIGNATION:** AGR
**TRIPS PER DAY =** 1,438
**PROPOSED FUTURE LAND USE DESIGNATION:** CMR
**TRIPS PER DAY =** 6,205
**TRIP INCREASE =** 4,767

| ROADWAY | FROM | TO | DISTRIBUTION (%) | PROJECT TRAFFIC | LANES | LOS D CAPACITY | TRIP INCREASE | 2045 PBC MPO TRAFFIC VOLUME | PARK WEST SOUTH TRAFFIC | TOTAL 2045 TRAFFIC | V/C RATIO | PROJECT SIGNIFICANCE* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LAKE IDA ROAD | HAGEN RANCH ROAD | JOG ROAD | 2% | 95 | 2 | 15,200 | 0.63% | 8,000 | 8 | 8,103 | 0.53 | NO |
| ATLANTIC AVENUE | STATE ROAD 7 | LYONS ROAD | 11% | 524 | 4D | 33,200 | 1.58% | 16,100 | 44 | 16,668 | 0.50 | NO |
| ATLANTIC AVENUE | LYONS ROAD | SITE | 40% | 1907 | 6D | 50,300 | 3.79% | 36,200 | 161 | 38,268 | 0.76 | YES |
| ATLANTIC AVENUE | SITE | FLORIDA TURNPIKE | 60% | 2860 | 6D | 50,300 | 5.69% | 36,200 | 242 | 39,302 | 0.78 | YES |
| ATLANTIC AVENUE | FLORIDA TURNPIKE | HAGEN RANCH ROAD | 40% | 1907 | 6D | 50,300 | 3.79% | 44,700 | 161 | 46,768 | 0.93 | YES |
| ATLANTIC AVENUE | HAGEN RANCH ROAD | JOG ROAD | 34% | 1621 | 6D | 50,300 | 3.22% | 51,100 | 137 | 52,858 | 1.05 | YES |
| ATLANTIC AVENUE | JOG ROAD | EL CLAIR RANCH ROAD | 14% | 667 | 6D | 50,300 | 1.33% | 45,700 | 56 | 46,423 | 0.92 | NO |
| ATLANTIC AVENUE | EL CLAIR RANCH ROAD | MILITARY TRAIL | 12% | 572 | 6D | 50,300 | 1.14% | 52,900 | 48 | 53,520 | 1.06 | NO |
| SR 7 | FLAVOR PICT ROAD | ATLANTIC AVENUE | 5% | 238 | 4D | 33,200 | 0.72% | 51,200 | 20 | 51,458 | 1.55 | NO |
| SR 7 | ATLANTIC AVENUE | WINNERS CIRCLE | 5% | 238 | 4D | 33,200 | 0.72% | 46,000 | 20 | 46,258 | 1.39 | NO |
| LYONS ROAD | FLAVOR PICT ROAD | ATLANTIC AVENUE | 14% | 667 | 4D | 33,200 | 2.01% | 24,000 | 56 | 24,723 | 0.74 | NO |
| LYONS ROAD | ATLANTIC AVENUE | 158TH ROAD SOUTH | 14% | 667 | 4D | 33,200 | 2.01% | 25,300 | 56 | 26,023 | 0.78 | NO |
| LYONS ROAD | 158TH ROAD SOUTH | CLINT MOORE ROAD | 10% | 477 | 4D | 33,200 | 1.44% | 24,500 | 40 | 25,017 | 0.75 | NO |
| HAGEN RANCH ROAD | FLAVOR PICT ROAD | LAKE IDA ROAD | 2% | 95 | 4D | 33,200 | 0.29% | 19,900 | 8 | 20,003 | 0.60 | NO |
| HAGEN RANCH ROAD | LAKE IDA ROAD | ATLANTIC AVENUE | 5% | 238 | 4D | 33,200 | 0.72% | 24,200 | 20 | 24,458 | 0.74 | NO |
| JOG ROAD | FLAVOR PICT ROAD | LAKE IDA ROAD | 7% | 334 | 6D | 50,300 | 0.66% | 28,000 | 28 | 28,362 | 0.56 | NO |
| JOG ROAD | LAKE IDA ROAD | ATLANTIC AVENUE | 10% | 477 | 6D | 50,300 | 0.95% | 34,000 | 40 | 34,517 | 0.69 | NO |
| JOG ROAD | ATLANTIC AVENUE | LINTON BOULEVARD | 10% | 477 | 6D | 50,300 | 0.95% | 52,200 | 40 | 52,717 | 1.05 | NO |
| JOG ROAD | LINTON BOULEVARD | C-15 CANAL | 7% | 334 | 6D | 50,300 | 0.66% | 41,100 | 28 | 41,462 | 0.82 | NO |

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

## TABLE 5
**(YEAR 2045)**
**RESTRICTED DEVELOPMENT INTENSITY - NET INCREASE**

**PROJECT:** TENDERLY RESERVE
**EXISTING FUTURE LAND USE DESIGNATION:** AGR
**TRIPS PER DAY =** 1,438
**PROPOSED FUTURE LAND USE DESIGNATION:** CMR
**TRIPS PER DAY =** 5,412
**TRIP INCREASE =** 3,974

| ROADWAY | FROM | TO | DISTRIBUTION (%) | PROJECT TRAFFIC | LANES | LOS D CAPACITY | TRIP INCREASE | 2045 PBC MPO TRAFFIC VOLUME | PARK WEST SOUTH TRAFFIC | TOTAL 2045 TRAFFIC | V/C RATIO | PROJECT SIGNIFICANCE* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LAKE IDA ROAD | HAGEN RANCH ROAD | JOG ROAD | 2% | 79 | 2 | 15,200 | 0.52% | 8,000 | 8 | 8,087 | 0.53 | NO |
| ATLANTIC AVENUE | STATE ROAD 7 | LYONS ROAD | 11% | 437 | 4D | 33,200 | 1.32% | 16,100 | 44 | 16,581 | 0.50 | NO |
| ATLANTIC AVENUE | LYONS ROAD | SITE | 40% | 1590 | 6D | 50,300 | 3.16% | 36,200 | 161 | 37,951 | 0.75 | YES |
| ATLANTIC AVENUE | SITE | FLORIDA TURNPIKE | 60% | 2384 | 6D | 50,300 | 4.74% | 36,200 | 242 | 38,826 | 0.77 | YES |
| ATLANTIC AVENUE | FLORIDA TURNPIKE | HAGEN RANCH ROAD | 40% | 1590 | 6D | 50,300 | 3.16% | 44,700 | 161 | 46,451 | 0.92 | YES |
| ATLANTIC AVENUE | HAGEN RANCH ROAD | JOG ROAD | 34% | 1351 | 6D | 50,300 | 2.69% | 51,100 | 137 | 52,588 | 1.05 | NO |
| ATLANTIC AVENUE | JOG ROAD | EL CLAIR RANCH ROAD | 14% | 556 | 6D | 50,300 | 1.11% | 45,700 | 56 | 46,312 | 0.92 | NO |
| ATLANTIC AVENUE | EL CLAIR RANCH ROAD | MILITARY TRAIL | 12% | 477 | 6D | 50,300 | 0.95% | 52,900 | 48 | 53,425 | 1.06 | NO |
| SR 7 | FLAVOR PICT ROAD | ATLANTIC AVENUE | 5% | 199 | 4D | 33,200 | 0.60% | 51,200 | 20 | 51,419 | 1.55 | NO |
| SR 7 | ATLANTIC AVENUE | WINNERS CIRCLE | 5% | 199 | 4D | 33,200 | 0.60% | 46,000 | 20 | 46,219 | 1.39 | NO |
| LYONS ROAD | FLAVOR PICT ROAD | ATLANTIC AVENUE | 14% | 556 | 4D | 33,200 | 1.68% | 24,000 | 56 | 24,612 | 0.74 | NO |
| LYONS ROAD | ATLANTIC AVENUE | 158TH ROAD SOUTH | 14% | 556 | 4D | 33,200 | 1.68% | 25,300 | 56 | 25,912 | 0.78 | NO |
| LYONS ROAD | 158TH ROAD SOUTH | CLINT MOORE ROAD | 10% | 397 | 4D | 33,200 | 1.20% | 24,500 | 40 | 24,937 | 0.75 | NO |
| HAGEN RANCH ROAD | FLAVOR PICT ROAD | LAKE IDA ROAD | 2% | 79 | 4D | 33,200 | 0.24% | 19,900 | 8 | 19,987 | 0.60 | NO |
| HAGEN RANCH ROAD | LAKE IDA ROAD | ATLANTIC AVENUE | 5% | 199 | 4D | 33,200 | 0.60% | 24,200 | 20 | 24,419 | 0.74 | NO |
| JOG ROAD | FLAVOR PICT ROAD | LAKE IDA ROAD | 7% | 278 | 6D | 50,300 | 0.55% | 28,000 | 28 | 28,306 | 0.56 | NO |
| JOG ROAD | LAKE IDA ROAD | ATLANTIC AVENUE | 10% | 397 | 6D | 50,300 | 0.79% | 34,000 | 40 | 34,437 | 0.68 | NO |
| JOG ROAD | ATLANTIC AVENUE | LINTON BOULEVARD | 10% | 397 | 6D | 50,300 | 0.79% | 52,200 | 40 | 52,637 | 1.05 | NO |
| JOG ROAD | LINTON BOULEVARD | C-15 CANAL | 7% | 278 | 6D | 50,300 | 0.55% | 41,100 | 28 | 41,406 | 0.82 | NO |

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

# Future Land Use Atlas Amendment
# Petition Summary

| | | | |
|---|---|---|---|
| **Amendment Name** | **Park West Commerce South** | **Round Number** | **25-B** |
| **Amendment No.** | LGA 2025-011 | **Intake Date** | 11/13/2024 |
| **Acres** | 9.59 | **Control No.** | 1997-00120 |
| **Location** | Southeast corner of Atlantic Avenue and Persimmon Avenue | **Zoning App No.** | |
| **Status** | In Process | | |
| **Type** | Large Scale Privately Initiated | | |
| **Project Manager** | Dorian Bellosa | | |

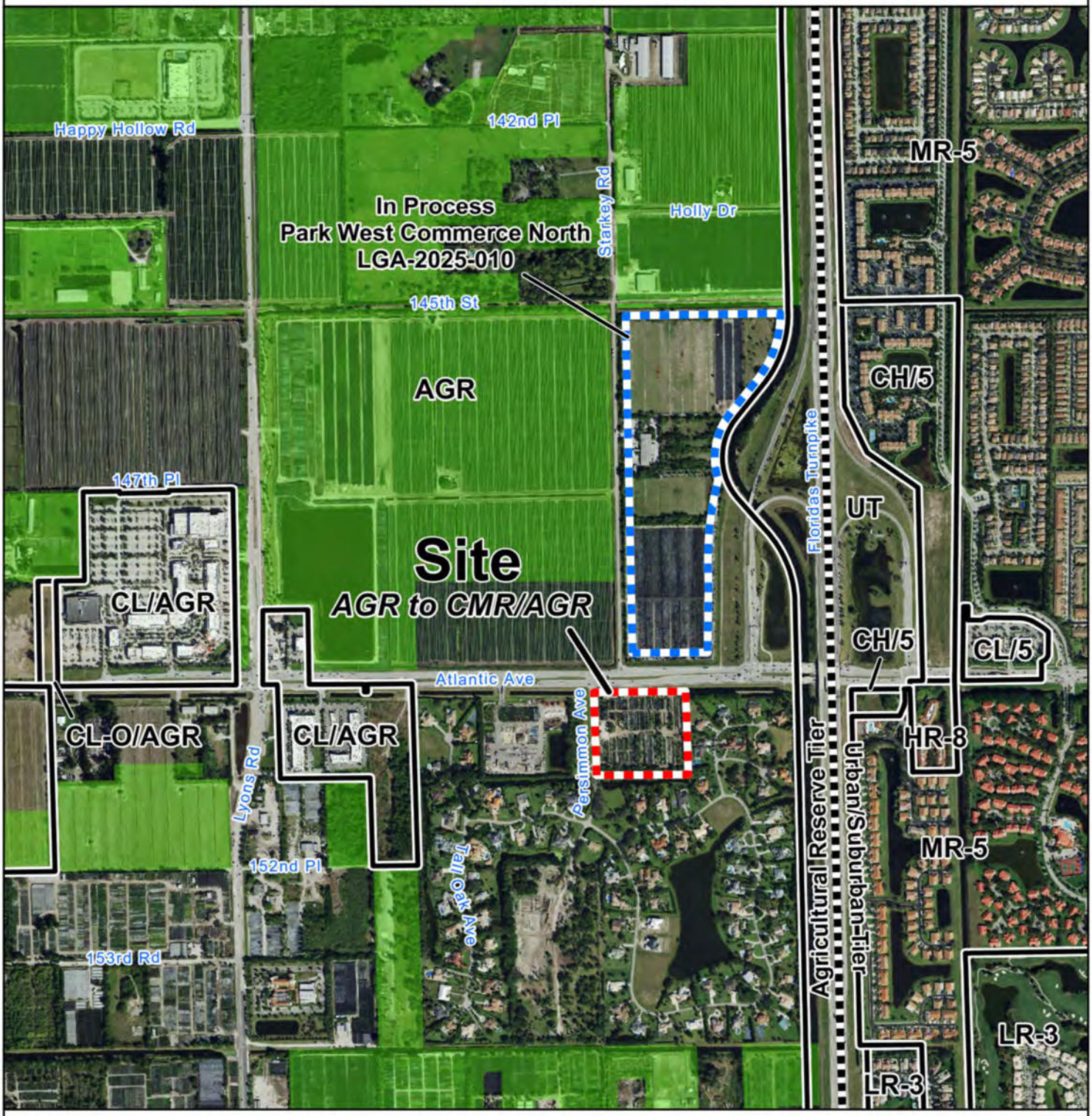
| | |
|---|---|
| **Agent** | JMorton Planning and Landscape Architecture |
| **Applicant** | Morningstar Nursery, Inc. (Paul Okean) |
| **Owner** | Morningstar Nursery, Inc. (Paul Okean) |
| **Existing Use** | Nursery |
| **Current FLU** | Agricultural Reserve (AGR) |
| **Current Zoning** | Agricultural Reserve (AGR) |
| **Current Potential** | Agricultural uses, up to 62,661 sf (0.15 FAR) |
| **Proposed FLU** | Commerce with an underlying Agricultural Reserve (CMR/AGR) |
| **Proposed Zoning** | Multiple Use Planned Development (MUPD) |
| **Proposed Potential** | Light Industrial uses, up to 146,209 sf (0.35 FAR) |
| **Utility Service Area** | Palm Beach County Water Utilities Department (WUD) |
| **Annexation Area** | None |
| **Plans/Overlays** | Agricultural Reserve Master Plan |
| **Tier** | Agricultural Reserve |
| **Commissioner** | Maria Sachs, District 5 |

**Parcel Control Number(s)** **Comments:**

00-42-46-20-01-000-0070

# Future Land Use Atlas Amendment

## Park West Commerce South (LGA 2025-011)




### Site Data

| | |
|---|---|
| Size: | 9.59 acres |
| Existing Use: | Nursery |
| Proposed Use: | Light Industrial |
| Current FLU: | AGR |
| Proposed FLU: | CMR/AGR |

### Future Land Use Designations

| | | | |
|---|---|---|---|
| AGR | Agricultural Reserve | LR-3 | Low Residential, 3 units/acre |
| CH/5 | Commercial High, underlying MR-5 | MLU | Multiple Land Use |
| CL-O/AGR | Commercial Low-Office, underlying AGR | MR-5 | Medium Residential, 5 units/acre |
| CL/5 | Commercial Low, underlying MR-5 | UT | Utilities and Transportation |
| CL/AGR | Commercial Low, underlying AGR | | |
| HR-8 | High Residential, 8 units/acre | | |

Date: 12/20/2024
Contact: PBC Planning
Filename: T:Planning/AMEND/25-B
Note: Map is not official, for presentation purposes only.

Site | Amendments in Process | AGR Preserves | Tier Boundaries

Feet 350 0 350 700

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

**Engineering and Public Works Department**
P.O. Box 21229
West Palm Beach, Fl. 33416-1229
(561) 684-4000
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Verdenia C. Baker

*"An Equal Opportunity Affirmative Action Employer"*

printed on sustainable and recycled paper

December 12, 2024

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

**RE: Park West Commerce South**
**FLUA Amendment Policy 3.5-d Review**
**Round 2024-25-B**

Dear Mr. Kelley:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above-referenced project, revised on December 5, 2024, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

| | | |
|---|---|---|
| **Location:** | SE corner of Atlantic Avenue and Persimmon Avenue | |
| **PCN:** | 00-42-46-20-01-000-0070 | |
| **Acres:** | 9.58 acres | |
| | **Current FLU** | **Proposed FLU** |
| **FLU:** | Agriculture Reserve (AGR) | Commerce (CMR)/Agricultural Reserve (AGR) |
| **Zoning:** | Agricultural Residential (AR) | Multiple Use Planned Development (MUPD) or Light Industrial (IL) |
| **Density/ Intensity:** | 0.15 FAR | 0.35 FAR |
| **Maximum Potential:** | Nursery (Garden Center) = 5 acres<br>Nursery (Wholesale) = 4.58 acres | Light Industrial = 146,057 SF<br>OR<br>Flex Space – IND FLU = 146,057 SF<br>OR<br>Landscape Services = 9.58 acres |
| **Proposed Potential:** | None | Light Industrial = 146,057 SF<br>OR<br>Flex Space – IND FLU = 146,057 SF<br>OR<br>Landscape Services = 5 acres |
| **Net Daily Trips:** | 536 (maximum – current)<br>403 (proposed – current) | |
| **Net PH Trips:** | 330 (132/198) AM, 159 (64/95) PM (maximum)<br>201 (129/72) AM, 159 (64/95) PM (proposed) | |

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

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

.

Please do not hesitate to reach out with any questions or concerns at 561-684-4030 or DSimeus@pbc.gov.

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb

ec:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Bryan Davis – Principal Planner, Planning Division
Stephanie Gregory – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
David Wiloch – Senior Planner, Planning Division
Alberto Lopez Tagle - Technical Assistant III, Traffic Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\25-B\Park West Commerce South.docx

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

# PARK WEST COMMERCE SOUTH

## 9.58 ACRE FLUA

## Palm Beach County, FL

# FUTURE LAND USE AMENDMENT APPLICATION TRAFFIC STATEMENT

PREPARED FOR:

Morningstar Nursery, Inc.
203 Via Vizcaya
Palm Beach, Florida 33480

JOB NO. 22-196B

DATE: 08/28/2024
REVISED: 10/09/2024
REVISED: 10/25/2024
REVISED: 10/31/2024
REVISED: 12/05/2024

| | |
|---|---|
| Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006<br><br>This item has been digitally signed and sealed by Bryan G. Kelley, P.E. on 12/05/24.<br><br>Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. | Bryan Kelley Digitally signed by Bryan Kelley Date: 2024.12.05 17:25:09 -05'00' |

2581 Metrocentre Blvd. West, Ste 3 | West Palm Beach, FL 33407
561.478.7848 | simmonsandwhite.com | Certificate of Authorization #3452

## TABLE 5
**(YEAR 2045)**
**MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE**

**PROJECT:** PARK WEST COMMERCE SOUTH
**EXISTING FUTURE LAND USE DESIGNATION:** AGR
**EXISTING UNDERLYING FUTURE LAND USE DESIGNATION:** NONE
**TRIPS PER DAY =** 630
**PROPOSED FUTURE LAND USE DESIGNATION:** MUC
**PROPOSED UNDERLYING FUTURE LAND USE DESIGNATION:** NONE
**TRIPS PER DAY =** 1,166
**TRIP INCREASE =** 536

| ROADWAY | FROM | TO | DISTRIBUTION (%) | PROJECT TRAFFIC | LANES | LOS D CAPACITY | TRIP INCREASE | 2045 PBC TPA TRAFFIC VOLUME | PARK WEST NORTH TRAFFIC | TOTAL 2045 TRAFFIC | V/C RATIO | PROJECT SIGNIFICANCE* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LAKE IDA ROAD | HAGEN RANCH ROAD | JOG ROAD | 2% | 11 | 2 | 15,200 | 0.07% | 8,000 | 79 | 8,090 | 0.53 | NO |
| ATLANTIC AVENUE | STATE ROAD 7 | LYONS ROAD | 11% | 59 | 4D | 33,200 | 0.18% | 16,100 | 437 | 16,596 | 0.50 | NO |
| ATLANTIC AVENUE | LYONS ROAD | SITE | 40% | 214 | 6D | 50,300 | 0.43% | 36,200 | 1,590 | 38,004 | 0.76 | NO |
| ATLANTIC AVENUE | SITE | FLORIDA TURNPIKE | 60% | 322 | 6D | 50,300 | 0.64% | 36,200 | 2,384 | 38,906 | 0.77 | NO |
| ATLANTIC AVENUE | FLORIDA TURNPIKE | HAGEN RANCH ROAD | 40% | 214 | 6D | 50,300 | 0.43% | 44,700 | 1,590 | 46,504 | 0.92 | NO |
| ATLANTIC AVENUE | HAGEN RANCH ROAD | JOG ROAD | 34% | 182 | 6D | 50,300 | 0.36% | 51,100 | 1,351 | 52,633 | 1.05 | NO |
| ATLANTIC AVENUE | JOG ROAD | EL CLAIR RANCH ROAD | 14% | 75 | 6D | 50,300 | 0.15% | 45,700 | 556 | 46,331 | 0.92 | NO |
| ATLANTIC AVENUE | EL CLAIR RANCH ROAD | MILITARY TRAIL | 12% | 64 | 6D | 50,300 | 0.13% | 52,900 | 477 | 53,441 | 1.06 | NO |
| SR 7 | FLAVOR PICT ROAD | ATLANTIC AVENUE | 5% | 27 | 4D | 33,200 | 0.08% | 51,200 | 199 | 51,426 | 1.55 | NO |
| SR 7 | ATLANTIC AVENUE | WINNERS CIRCLE | 5% | 27 | 4D | 33,200 | 0.08% | 46,000 | 199 | 46,226 | 1.39 | NO |
| LYONS ROAD | FLAVOR PICT ROAD | ATLANTIC AVENUE | 14% | 75 | 4D | 33,200 | 0.23% | 24,000 | 556 | 24,631 | 0.74 | NO |
| LYONS ROAD | ATLANTIC AVENUE | 158TH ROAD SOUTH | 14% | 75 | 4D | 33,200 | 0.23% | 25,300 | 556 | 25,931 | 0.78 | NO |
| LYONS ROAD | 158TH ROAD SOUTH | CLINT MOORE ROAD | 10% | 54 | 4D | 33,200 | 0.16% | 24,500 | 397 | 24,951 | 0.75 | NO |
| HAGEN RANCH ROAD | FLAVOR PICT ROAD | LAKE IDA ROAD | 2% | 11 | 4D | 33,200 | 0.03% | 19,900 | 79 | 19,990 | 0.60 | NO |
| HAGEN RANCH ROAD | LAKE IDA ROAD | ATLANTIC AVENUE | 5% | 27 | 4D | 33,200 | 0.08% | 24,200 | 199 | 24,426 | 0.74 | NO |
| JOG ROAD | FLAVOR PICT ROAD | LAKE IDA ROAD | 7% | 38 | 6D | 50,300 | 0.07% | 28,000 | 278 | 28,316 | 0.56 | NO |
| JOG ROAD | LAKE IDA ROAD | ATLANTIC AVENUE | 10% | 54 | 6D | 50,300 | 0.11% | 34,000 | 397 | 34,451 | 0.68 | NO |
| JOG ROAD | ATLANTIC AVENUE | LINTON BOULEVARD | 10% | 54 | 6D | 50,300 | 0.11% | 52,200 | 397 | 52,651 | 1.05 | NO |
| JOG ROAD | LINTON BOULEVARD | C-15 CANAL | 7% | 38 | 6D | 50,300 | 0.07% | 41,100 | 278 | 41,416 | 0.82 | NO |

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

## TABLE 6
**(YEAR 2045)**
**RESTRICTED DEVELOPMENT INTENSITY - NET INCREASE**

**PROJECT:** PARK WEST COMMERCE SOUTH
**EXISTING FUTURE LAND USE DESIGNATION:** AGR
**EXISTING UNDERLYING FUTURE LAND USE DESIGNATION:** NONE
**TRIPS PER DAY =** 630
**PROPOSED FUTURE LAND USE DESIGNATION:** MUC
**PROPOSED UNDERLYING FUTURE LAND USE DESIGNATION:** NONE
**TRIPS PER DAY =** 1,033
**TRIP INCREASE =** 403

| ROADWAY | FROM | TO | DISTRIBUTION (%) | PROJECT TRAFFIC | LANES | LOS D CAPACITY | TRIP INCREASE | 2045 PBC TPA TRAFFIC VOLUME | PARK WEST NORTH TRAFFIC | TOTAL 2045 TRAFFIC | V/C RATIO | PROJECT SIGNIFICANCE* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LAKE IDA ROAD | HAGEN RANCH ROAD | JOG ROAD | 2% | 8 | 2 | 15,200 | 0.05% | 8,000 | 79 | 8,087 | 0.53 | NO |
| ATLANTIC AVENUE | STATE ROAD 7 | LYONS ROAD | 11% | 44 | 4D | 33,200 | 0.13% | 16,100 | 437 | 16,581 | 0.50 | NO |
| ATLANTIC AVENUE | LYONS ROAD | SITE | 40% | 161 | 6D | 50,300 | 0.32% | 36,200 | 1,590 | 37,951 | 0.75 | NO |
| ATLANTIC AVENUE | SITE | FLORIDA TURNPIKE | 60% | 242 | 6D | 50,300 | 0.48% | 36,200 | 2,384 | 38,826 | 0.77 | NO |
| ATLANTIC AVENUE | FLORIDA TURNPIKE | HAGEN RANCH ROAD | 40% | 161 | 6D | 50,300 | 0.32% | 44,700 | 1,590 | 46,451 | 0.92 | NO |
| ATLANTIC AVENUE | HAGEN RANCH ROAD | JOG ROAD | 34% | 137 | 6D | 50,300 | 0.27% | 51,100 | 1,351 | 52,588 | 1.05 | NO |
| ATLANTIC AVENUE | JOG ROAD | EL CLAIR RANCH ROAD | 14% | 56 | 6D | 50,300 | 0.11% | 45,700 | 556 | 46,312 | 0.92 | NO |
| ATLANTIC AVENUE | EL CLAIR RANCH ROAD | MILITARY TRAIL | 12% | 48 | 6D | 50,300 | 0.10% | 52,900 | 477 | 53,425 | 1.06 | NO |
| SR 7 | FLAVOR PICT ROAD | ATLANTIC AVENUE | 5% | 20 | 4D | 33,200 | 0.06% | 51,200 | 199 | 51,419 | 1.55 | NO |
| SR 7 | ATLANTIC AVENUE | WINNERS CIRCLE | 5% | 20 | 4D | 33,200 | 0.06% | 46,000 | 199 | 46,219 | 1.39 | NO |
| LYONS ROAD | FLAVOR PICT ROAD | ATLANTIC AVENUE | 14% | 56 | 4D | 33,200 | 0.17% | 24,000 | 556 | 24,612 | 0.74 | NO |
| LYONS ROAD | ATLANTIC AVENUE | 158TH ROAD SOUTH | 14% | 56 | 4D | 33,200 | 0.17% | 25,300 | 556 | 25,912 | 0.78 | NO |
| LYONS ROAD | 158TH ROAD SOUTH | CLINT MOORE ROAD | 10% | 40 | 4D | 33,200 | 0.12% | 24,500 | 397 | 24,937 | 0.75 | NO |
| HAGEN RANCH ROAD | FLAVOR PICT ROAD | LAKE IDA ROAD | 2% | 8 | 4D | 33,200 | 0.02% | 19,900 | 79 | 19,987 | 0.60 | NO |
| HAGEN RANCH ROAD | LAKE IDA ROAD | ATLANTIC AVENUE | 5% | 20 | 4D | 33,200 | 0.06% | 24,200 | 199 | 24,419 | 0.74 | NO |
| JOG ROAD | FLAVOR PICT ROAD | LAKE IDA ROAD | 7% | 28 | 6D | 50,300 | 0.06% | 28,000 | 278 | 28,306 | 0.56 | NO |
| JOG ROAD | LAKE IDA ROAD | ATLANTIC AVENUE | 10% | 40 | 6D | 50,300 | 0.08% | 34,000 | 397 | 34,437 | 0.68 | NO |
| JOG ROAD | ATLANTIC AVENUE | LINTON BOULEVARD | 10% | 40 | 6D | 50,300 | 0.08% | 52,200 | 397 | 52,637 | 1.05 | NO |
| JOG ROAD | LINTON BOULEVARD | C-15 CANAL | 7% | 28 | 6D | 50,300 | 0.06% | 41,100 | 278 | 41,406 | 0.82 | NO |

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

# Future Land Use Atlas Amendment
# Petition Summary

| | | | |
|---|---|---|---|
| **Amendment Name** | **West Boynton Ranches** | **Round Number** | **25-B** |
| **Amendment No.** | LGA 2025-012 | **Intake Date** | 11/13/2024 |
| **Acres** | 32.35 | **Control No.** | |
| **Location** | Southside of Boynton Beach Boulevard, approximately 0.24 miles west of Lyons Road and South of Happy Hollow Road, approximately 0.25 miles west of Lyons Road (off site preserve) | **Zoning App No.** | |
| **Status** | In Process | | |
| **Type** | Large Scale Privately Initiated | | |
| **Project Manager** | Bryce Van Horn | | |

| | |
|---|---|
| **Agent** | JMorton Planning and Landscape Architecture |
| **Applicant** | West Boynton Ranches Holdings, LP (Darin Montgomery) |
| **Owner** | West Boynton Ranches Holdings, LP (Darin Montgomery) |
| **Existing Use** | Agriculture |
| **Current FLU** | Agricultural Reserve (AGR) |
| **Current Zoning** | Agricultural Reserve (AGR) |
| **Current Potential** | Agricultural uses, up to 211,375 sf (0.15 FAR) |
| **Proposed FLU** | Essential Housing with an underlying Agricultural Reserve (EH/AGR) |
| **Proposed Zoning** | Multiple Use Planned Development (MUPD) |
| **Proposed Potential** | Residential uses, 259 units |
| **Utility Service Area** | Palm Beach County Water Utilities Department (WUD) |
| **Annexation Area** | None |
| **Plans/Overlays** | Agricultural Reserve Master Plan |
| **Tier** | Agricultural Reserve |
| **Commissioner** | Maria Sachs, District 5 |

**Parcel Control Number(s)**

00-42-43-27-05-053-0050
00-42-43-27-05-053-0290
00-42-43-27-05-053-0440
00-42-46-18-01-000-0330

**Comments:**

# Future Land Use Atlas Amendment

## West Boynton Ranches (LGA 2025-012)

### Site Data

| | |
|---|---|
| Size: | 32.35 acres |
| Existing Use: | Agriculture |
| Proposed Use: | Residential & Preserve |
| Current FLU: | AGR |
| Proposed FLU: | EH/AGR |

### Future Land Use Designations

| | |
|---|---|
| AGR | Agricultural Reserve |
| CL/AGR | Commercial Low, underlying AGR |
| INST | Institutional and Public Facilities |
| INST/AGR | Institutional and Public Facilities, underlying AGR |

Date: 12/20/2024
Contact: PBC Planning
Filename: T:Planning/AMEND/25-B
Note: Map is not official, for presentation purposes only.

Site
AGR Preserves

250 0 250 500 Feet

N W E S

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

# Future Land Use Atlas Amendment

## West Boynton Ranches (LGA 2025-012)

### Site Data

| | |
|---|---|
| Size: | 32.35 acres |
| Existing Use: | Agriculture |
| Proposed Use: | Preserve |
| Current FLU: | AGR |
| Proposed FLU: | EH/AGR |

### Future Land Use Designations

| | |
|---|---|
| AGR | Agricultural Reserve |
| CL-O/AGR | Commercial Low Office, underlying AGR |
| CL/AGR | Commercial Low, underlying AGR |
| IND/AGR | Industrial, underlying AGR |
| MLU | Multiple Land Use |

Date: 2/11/2025
Contact: PBC Planning
Filename: T:Planning/AMEND/25-B
Note: Map is not official, for presentation purposes only.

Site
AGR Preserves

225 0 225 450 Feet

N W E S

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

**Department of Engineering and Public Works**
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

**Palm Beach County Board of County Commissioners**
Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

**County Administrator**
Verdenia C. Baker

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November 1, 2024

Christopher W. Heggen, P.E.
477 S Rosemary Avenue, Suite 215
West Palm Beach, FL 33401

**RE: West Boynton Ranches**
**FLUA Amendment Policy 3.5-d Review**
**Round 2024-25-B**

Dear Mr. Heggen:

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 on October 23, 2024, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

| | | |
|---|---|---|
| **Location:** | South side of Boynton Beach Boulevard, approximately 0.2 mile west of Lyons Road, and south side of Happy Hollow Road approximately 0.10 mile east of SR-7 (Offsite Preserve) | |
| **PCN:** | 00-42-43-27-05-053-0050 ***(others on-file);*** 00-42-46-18-01-000-0470 ***(Offsite Preserve)*** | |
| **Acres:** | 32.35 +/- acres | |
| | **Current FLU** | **Proposed FLU** |
| **FLU:** | Agriculture Reserve (AGR) | Essential Housing (EH)/Agricultural Reserve (AGR) |
| **Zoning:** | Residential Estate (RE) and Agricultural Residential (AR) | Planned Unit Development (PUD) or Multiple Use Planned Development (MUPD) |
| **Density/ Intensity:** | 0.15 FAR | 8 units per acre |
| **Maximum Potential:** | Nursery (Garden Center) = 5 acres<br>Nursery (Wholesale) = 27.35 acres | Multifamily Mid-Rise = 258 DUs |
| **Proposed Potential:** | None | None |
| **Net Daily Trips:** | 97 (maximum – current) | |
| **Net PH Trips:** | 95 (22/73) AM, 101 (62/39) PM (maximum) | |
| ** **Maximum** indicates typical FAR and maximum trip generator. **Proposed** indicates the specific uses and intensities/densities anticipated in the zoning application.* | | |

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

.

Please do not hesitate to reach out with any questions or concerns at 561-684-4030 or DSimeus@pbc.gov.

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb

ec:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Bryan Davis – Principal Planner, Planning Division
Stephanie Gregory – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
David Wiloch – Senior Planner, Planning Division
Alberto Lopez Tagle - Technical Assistant III, Traffic Division

File: General - TPS – Unincorporated - Traffic Study Review
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FUTURE LAND USE PLAN AMENDMENT
TRAFFIC ANALYSIS

# WEST BOYNTON RANCHES
PALM BEACH COUNTY, FL

Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida

Kimley»Horn
477 S Rosemary Avenue, Suite 215
West Palm Beach, Florida 33401
561 840 0848 TEL

CHRISTOPHER W. HEGGEN LICENSE No. 58636 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Digitally signed by Christopher W Heggen
Date: 2024.10.23 14:19:45 -04'00'

Registry No. 35106

October 4, 2024
Revised October 23, 2024
Kimley-Horn Project #241201000

Christopher W. Heggen, P.E.
Florida Registration Number 58636

**Table 7: Long-Range (Year 2045) Daily Significance Analysis**

| ROADWAY | FROM | TO | COMMITTED NUMBER OF LANES | LOS D GENERAL SVC. VOLUME | 2045 ADJUSTED DAILY VOLUME | v/c | PROJECT TRIPS | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | PROJECT % ASSIGNMENT | DAILY TRIPS | % IMPACT | SIG? |
| Boynton Beach Blvd. | US 441 | Project Driveway | 4LD | 33,200 | 21,800 | 0.66 | 40% | 39 | 0.12% | No |
| Boynton Beach Blvd. | Project Driveway | Lyons Road | 4LD | 33,200 | 21,800 | 0.66 | 60% | 58 | 0.17% | No |

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# EXHIBIT 9: DEVELOPMENT POTENTIAL FORM

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# 2024 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

| | | | |
|---|---|---|---|
| **Round** | 26-A | **Intake Date** | May 14, 2025 |
| **Application Name** | 9924 Happy Hollow Rd | **Revised Date** | |
| **Acres** | 5.24 acres | **Control Number** | Yes |
| | | **Text Amend?** | *No* |
| **PCNs** | 00-42-46-18-01-000-0480 | | |
| **Location** | South side of Happy Hollow Rd., approximately ½ mile west of Smith Sundy Rd. | | |

| | Current | Proposed |
|---|---|---|
| **Tier** | Agricultural Reserve | Agricultural Reserve |
| **Use** | Nursery / Landscape Service<br>Single-Family Residential, 1 dwelling unit | Warehouse / Office |
| **Zoning** | Agricultural Reserve District (AGR) | Multiple Use Planned Development (MUPD) |
| **Future Land Use Designation** | Agricultural Reserve (AGR) | Commerce w/Underlying Agricultural Reserve (CMR/AGR) |
| **Conditions** | None | None |

### B. Development Potential

| | Current FLU | Proposed FLU |
|---|---|---|
| **Maximum Square Feet (for non-residential)** | 1 unit<br>(5.24 acres x 0.20 unit/acre = 1.0)<br><br>5 Acres Nursery (Garden Center)<br>0.24 Acres Nursery (Wholesale) | *1 unit*<br>*(5.24 acres x 0.20 unit/acre = 1.00)*<br><br>Up to 79,889 SF Light Industrial<br>(5.24 acres x 0.35 FAR = 79,889 SF) |
| **Maximum Units (for residential)** | Single Family, 1 unit<br>__0.20_ du/acre x _5.24__ ac. = _1.00__ | Single Family, 1 unit<br>_0.20_ du/acre x _5.24_ ac. = _1.00__ |
| **Maximum Beds (for CLF proposals)** | _____ max du x 2.39 = _____ | _____ max du x 2.39 = ____ |
| **Population Estimate** | Up to 3 residents<br><br>___1__ max du x 2.39 = ___2.39_ | Up to 3 residents<br><br>___1__ max du x 2.39 = ___2.39_ |

## Part 5. Public Facilities Information

| A. Traffic Information | | |
|---|---|---|
| | **Current** | **Proposed** |
| **Max Trip Generator** | ITE 817 Nursery (Garden Center): 108.10 Trips/Acre<br>ITE 818 Nursery (Wholesale): 19.50 Trips/Acre | ITE 110 General Light Industrial 4.87 Trips/1000 SF |
| **Maximum Trip Generation** | *546* | *350* |
| **Net Daily Trips:** | -196 (maximum minus current)<br>-196 (proposed minus current) | |
| **Net PH Trips:** | 39 (40 In/-1 Out) AM, 7 (-14 In/21 Out) PM (maximum)<br>39 (40 In/-1 Out) AM, 7 (-14 In/21 Out) 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 | |

| B. Mass Transit Information | |
|---|---|
| **Nearest Palm Tran Route (s)** | *Identify the number(s) of the nearest Palm Tran Route(s) that service the property, if any.* |
| **Nearest Palm Tran Stop** | *Identify the location of the nearest bus stop, in tenths of a mile from the site.* |
| **Nearest Tri Rail Connection** | *Identify the nearest connection to the Tri-County Commuter Rail Feeder Bus Route.* |

| C. Potable Water & Wastewater Information | |
|---|---|
| **Potable Water & Wastewater Providers** | *Identify the water and wastewater providers* |
| **Nearest Water & Wastewater Facility, type/size** | *Summarize the water and wastewater provider letter here by providing the location of the nearest point of connection including the size of the lines and if it is water or wastewater.* |

# EXHIBIT 10: ROUND 25-B POLICY 3.5-D APPROVAL

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**Department of Engineering and Public Works**
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

**Palm Beach County Board of County Commissioners**
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Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

**County Administrator**
Verdenia C. Baker

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November 1, 2024

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

**RE: 9924 Happy Hollow**
**FLUA Amendment Policy 3.5-d Review**
**Round 2024-25-B**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Impact for the proposed Future Land Use Amendment for the above-referenced project, dated October 4, 2024, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

| | | |
|---|---|---|
| **Location:** | South side of Happy Hollow Rd., approximately ½ mile west of Smith Sundy Road | |
| **PCN:** | 00-42-46-18-01-000-0480 | |
| **Acres:** | 5.24 acres | |
| | **Current FLU** | **Proposed FLU** |
| **FLU:** | Agriculture Reserve (AGR) | Commerce (CMR)Agricultural Reserve (AGR) |
| **Zoning:** | Agricultural Reserve District (AGR) | Multiple Use Planned Development (MUPD) |
| **Density/ Intensity:** | 0.15 FAR | 0.35 FAR |
| **Maximum Potential:** | Nursery (Garden Center) = 5 acres<br>Nursery (Wholesale) = 0.24 acres | General Light Industrial = 79,889 SF |
| **Proposed Potential:** | None | Warehouse = 71,900 SF<br>Small Office = 7,989 SF |
| **Net Daily Trips:** | -196 (maximum – current)<br>-353 (proposed – current) | |
| **Net PH Trips:** | 53 (47/6) AM, 47 (6/41) PM (maximum)<br>23 (18/5) AM, 25 (8/17) PM (proposed) | |
| ** **Maximum** indicates typical FAR and maximum trip generator. **Proposed** indicates the specific uses and intensities/densities anticipated in the zoning application.* | | |

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

of the proposed amendment **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **maximum potential** density shown above.

.

Please do not hesitate to reach out with any questions or concerns at 561-684-4030 or DSimeus@pbc.gov.

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb

ec:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Bryan Davis – Principal Planner, Planning Division
Stephanie Gregory – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
David Wiloch – Senior Planner, Planning Division
Alberto Lopez Tagle - Technical Assistant III, Traffic Division

File: General - TPS – Unincorporated - Traffic Study Review
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# JFO GROUP INC

Traffic Engineering & Transportation Planning

We specialize in **Traffic Engineering** and **Transportation Planning** solutions in the context of **Land Development** for both public and private clients. In addition to representing our clients and projects in municipalities and counties where our expertise is required, and in front of any applicable agencies such as Departments of Transportation, we have also worked on behalf of several agencies and municipalities. **JFO GROUP INC** holds Certificates of Authorization (COA) to practice Professional Engineering in the States of **Florida, Georgia, South Carolina** and **Alabama.**

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**T: (561) GO2-JFOG** • www.jfogroupinc.com • **info@jfo.us**