



**Department of Engineering
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

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www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Mary Lou Berger

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

December 2, 2020

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

**RE: Harborchase at Wellington
FLUA Amendment Policy 3.5-d Review
Round 2020-21B**

Dear Mr. Rennebaum

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above referenced project, revised November 3, 2020, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	NW corner of Lake Worth Road and Blanchette Trail	
PCN:	00-42-44-29-03-001-0000 (<i>other on file</i>)	
Acres:	17.8 acres	
	Current FLU	Proposed FLU
FLU:	Institutional (INST)/Medium Residential, 5 dwelling units per acre (MR-5)	Multiple Land Use (MLU): Commercial Low Office (CL-O)/Medium Residential, 5 dwelling units per acre (MR-5) on 6.05 acres Medium Residential, 5 dwelling units per acre (MR-5) on 11.75 acres
Zoning:	Planned Unit Development (PUD)	Multiple Use Planned Development (MUPD)
Density/ Intensity:	5 du/acre 0.45 FAR	0.50 FAR on 6.05 acres 5 du/acre on 11.75 acres
Maximum Potential:	Assisted Living Facility = 217 Beds Hospital = 240, 000 SF (Per Ordinance 2015-0009)	Medical Office = 131,769 SF Assisted Living Facility = 217 Beds (as existing)
Proposed Potential:		Medical Office = 70,000 SF Assisted Living Facility = 217 Beds (as existing)
Net Daily Trips:	1,811 (maximum – current) -124 (proposed – current)	
Net PH Trips:	370 (283/87) AM, 466 (136/330) PM (maximum) 216 (163/53) AM, 274 (82/192) PM (proposed)	

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

"An Equal Opportunity
Affirmative Action Employer"



Robert F. Rennebaum, P.E.

December 2, 2020

Page 2

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

Please note the proposed change will add no additional trips for the Long-Range analysis and have no significant impact for Test 2 analysis.

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

Sincerely,

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

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS/rb

cc: Addressee

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

Steve Bohovsky – Technical Assistant III, Traffic Division

Lisa Amara – Senior Planner, Planning Division

Khurshid Mohyuddin – Principal Planner, Planning Division

Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review

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December 2, 2020

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Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS/rb

cc: Addressee

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Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review

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FUTURE LAND USE AMENDMENT APPLICATION TRAFFIC STATEMENT

HARBORCHASE AT WELLINGTON 17.8 ACRE FLUA PALM BEACH COUNTY, FLORIDA

Prepared for:

Silverstone Healthcare Company
1750 Tysons Boulevard
Suite 1500
McLean, Virginia 22102

Job No. 20-135

Date: November 3, 2020
Revised: 11/18/2020

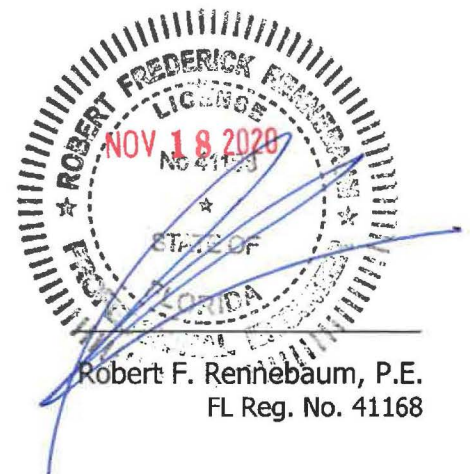


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1.0 SITE DATA

The subject parcel is located on the northwest corner of Lake Worth Road and Blanchette Trail in Palm Beach County, Florida and contains approximately 17.8 acres. The Property Control Numbers (PCN) for the subject parcels are:

00-42-44-29-003-001-0000

00-42-44-29-03-023-0000

The property is currently designated as Institutional with underlying Medium Residential, 5 dwelling units per acre (INST/5) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's designation to a Multiple Land Use (MLU) development with 6.05 acres as Commercial Low Office with underlying Medium Residential, 5 dwelling units per acre (CLO/5) and 11.75 acres as Medium Residential, 5 dwelling units per acre (MR-5). The purpose of this statement is to determine the total traffic volume which will be on each roadway link within the site radius of development influence or the Interim Transportation Plan. This statement will also identify which roadway links (if any) will exceed the adopted Level of Service volume for the subject links addressed within the project's radius of development influence.

2.0 TRAFFIC GENERATION

The difference in traffic generation due to the requested change in the 17.8 acre parcel's land use designation may be determined by taking the difference between the total traffic generated for the most intensive land use under both the existing future land use designation of INST/5 and the proposed future land use designation of CLO/5 and MR-5:

INST/5

The most intensive land use under the existing INST/5 land use designation is "Hospital". Based on a maximum floor area ratio (FAR) of 45 percent and the overall site area consisting of 17.8 acres, the maximum allowable building square footage for the property under the proposed INST/5 land use designation is 348,916 SF calculated as follows:

$$17.8 \text{ Acres} \times \frac{43,560 \text{ SF}}{\text{Acre}} \times 0.45 = 348,916 \text{ SF}$$

The above calculation is shown for informational purposes only. The subject parcel is limited to a maximum of 240,000 SF of hospital area and 217 assisted living facility beds associated with the existing underlying MR-5 designation by Ordinance 2015-0009.

2.0 TRAFFIC GENERATION (CONTINUED)

Hospital (240,000 SF) and Assisted Living Facility (217 Beds)

Table 1 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the existing INST/5 land use designation based on the development limitations. The traffic generation has been calculated in accordance with the traffic generation rates listed in the ITE Trip Generation Manual, 10th Edition. Based on the maximum allowable development outlined in the adopted Ordinance consisting of a 240,000 SF hospital and a 217 bed associated living facility, the maximum traffic generation for the property under the existing INST/5 land use designation may be summarized as follows:

Daily Traffic Generation	= 2880 tpd
AM Peak Hour Traffic Generation (In/Out)	= 234 pht (157 In/77 Out)
PM Peak Hour Traffic Generation (In/Out)	= 266 pht (89 In/177 Out)

As previously mentioned, the property owner is requesting a change in the parcel's land use designation to MLU with 6.05 acres as CLO/5 and the balance of the property as 11.75 acres as MR-5. The 217 bed assisted living facility will still apply to the MR-5 land use designation. Therefore, this section of the report will only address the intensity associated with the CLO portion of the land use designation.

Commercial Low Office (CL-O)

The most intensive land use for the proposed CL-O land use designation is medical office. Based on a floor area ratio (FAR) of 0.50 and the designated area consisting of 6.05 acres, the maximum allowable intensity for the designated acreage under the proposed CL-O land use designation is 131,769 S.F. calculated as follows:

$$6.05 \text{ Acre} \times \frac{43,560 \text{ S.F.}}{1 \text{ Acre}} \times 0.50 = 131,769 \text{ S.F.}$$

The traffic generation associated with the maximum CL-O intensity along with the 328 bed assisted living facility is outlined in Table 2 attached with this report and is included for informational purposes only.

The above calculations are shown for informational purposes only. Table 3 calculates the traffic generation for the anticipated uses and intensities. The proposed development plan will consist of 70,000 SF of medical office area and the 217 bed assisted living facility. The traffic generation may be summarized as follows:

Proposed Plan of Development

Daily Traffic Generation	= 2756 tpd
AM Peak Hour Traffic Generation (In/Out)	= 216 pht (163 In/53 Out)
PM Peak Hour Traffic Generation (In/Out)	= 274 pht (82 In/192 Out)

2.0 TRAFFIC GENERATION (CONTINUED)

The difference in trip generation between the proposed land use designation and corresponding plan of development and the existing future land use designation is outlined in Table 4 and equates to a reduction of 124 daily trips and 18 AM peak hour trips, and an increase of 8 PM peak hour trips.

3.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on a reduction in daily trips between the existing and proposed future land use designation, no long range 2045 analysis is required. Based on Table 12.B.2.D-7 3A of Article 12 of the Palm Beach County Unified Land Development Code, for a peak hour trip generation of 274 peak hour trips, the radius of development influence for purposes of Test 2 shall be two (2) miles.

4.0 TRAFFIC ASSIGNMENT/DISTRIBUTION

The attached PROJECT DISTRIBUTION figure shows the trip distribution, which is based on the current and projected roadway geometry, a review of historical travel patterns for the area, and anticipated travel patterns associated with probable land uses under the proposed CLO/5 and MR-5 land use designations.

5.0 TEST 2 – FIVE YEAR ANALYSIS

Tables 5 and 6 represent the required Test 2 Five Year Analysis and show the proposed project will have an insignificant impact on the surrounding roadway network for the links within the project's radius of development influence. The proposed land use change therefore meets the Level of Service requirements for Test 2 of the Palm Beach County Traffic Performance Standards.

6.0 PEAK HOUR TURNING MOVEMENTS

The total AM and PM peak hour turning movements for the project under the proposed CLO/5 and MR-5 land use designations at the proposed intensities outlined above have been calculated in Table 3 in order to assess the improvements necessary to accommodate such traffic movements. The AM and PM peak hour turning movement volumes and directional distributions for the proposed development under the CLO/5 and MR-5 land use designation may be summarized as follows:

**Directional
Distribution
(Trips IN/OUT)**

AM Peak Hour = 178 / 58
PM Peak Hour = 89 / 209

6.0 PEAK HOUR TURNING MOVEMENT (CONTINUED)

Based on the peak hour volumes shown above and the Palm Beach County Engineering Guideline used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, additional turn lanes may be warranted. The need for turn lanes or access modifications will be reevaluated following the submittal of a site-specific development order and site plan.

7.0 CONCLUSION

As previously mentioned, this proposed future land use plan designation modification will result in a reduction in daily trips and therefore no Long Range 2045 analysis is required. Additionally, all roadway links meet the requirements of the Test 2 analysis for the proposed development plan. Therefore, this land use plan amendment is in accordance with the goals and objectives of the Palm Beach County Comprehensive Plan, Transportation Element.

TABLE 1
EXISTING INST/5 FUTURE LAND USE DESIGNATION

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips		
					In	Out				%	In	Out				%	Trips			
Assisted Living Facility	254	217	Beds	2.6			564				0		564			0%	0			564
Hospital	610	240,000	S.F.	10.72			2,573				0		2,573			10%	257			2,316
Grand Totals:							3,137			0.0%	0		3,137			8%	257			2,880

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips			
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Assisted Living Facility	254	217	Beds	0.19	0.63	0.37	26	15	41	0.0%	0	0	0	26	15	41	0%	0	26	15	41
Hospital	610	240,000	S.F.	0.89	0.68	0.32	146	68	214	0.0%	0	0	0	146	68	214	10%	21	131	62	193
Grand Totals:										0.0%	0	0	0	172	83	255	8%	21	157	77	234

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips			
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Assisted Living Facility	254	217	Beds	0.26	0.38	0.62	21	35	56	0.0%	0	0	0	21	35	56	0%	0	21	35	56
Hospital	610	240,000	S.F.	0.97	0.32	0.68	75	158	233	0.0%	0	0	0	75	158	233	10%	23	68	142	210
Grand Totals:							96	193	289	0.0%	0	0	0	96	193	289	8%	23	89	177	266

TABLE 2
MAXIMUM DEVELOPMENT - CLO/5 (6.05 ACRES) & MR-5 (11.75 ACRES) FUTURE LAND USE DESIGNATIONS - FOR INFORMATIONAL PURPOSES ONLY

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	%	In	Trips		In	Out	Total
Assisted Living Facility	254	217	Beds			564				0		564	0%	0					564
Medical Office	720	131,769	S.F.			4,586				0		4,586	10%	459					4,127
Grand Totals:						5,150			0.0%	0		5,150	9%	459					4,691

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	%	In	Trips		In	Out	Total
Assisted Living Facility	254	217	Beds	0.63	0.37	26	15	41	0.0%	0	0	0	0%	0			26	15	41
Medical Office	720	131,769	S.F.	0.78	0.22	285	81	366	0.0%	0	0	0	10%	37			257	72	329
Grand Totals:						311	96	407	0.0%	0	0	0	9%	37			283	87	370

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	%	In	Trips		In	Out	Total
Assisted Living Facility	254	217	Beds	0.38	0.62	21	35	56	0.0%	0	0	0	0%	0			21	35	56
Medical Office	720	131,769	S.F.	0.28	0.72	128	328	456	0.0%	0	0	0	10%	46			115	295	410
Grand Totals:						149	363	512	0.0%	0	0	0	9%	46			136	330	466

TABLE 3
PROPOSED DEVELOPMENT - CLO/5 (6.05 ACRES) & MR-5 (11.75 ACRES) FUTURE LAND USE DESIGNATIONS

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Assisted Living Facility	254	217	Beds					564				0			564	0%			564
Medical Office	720	70,000	S.F.					2,436				0			2,436	10%			2,192
Grand Totals:								3,000	0.0%			0			3,000	8%			2,756

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Assisted Living Facility	254	217	Beds	0.63	0.37	26	15	41	0.0%	0	0	0	26	15	41	0%	0	26	41
Medical Office	720	70,000	S.F.	0.78	0.22	152	43	195	0.0%	0	0	0	152	43	195	10%	20	137	175
Grand Totals:						178	58	236	0.0%	0	0	0	178	58	236	8%	20	163	216

PM Peak Hour Traffic Generation

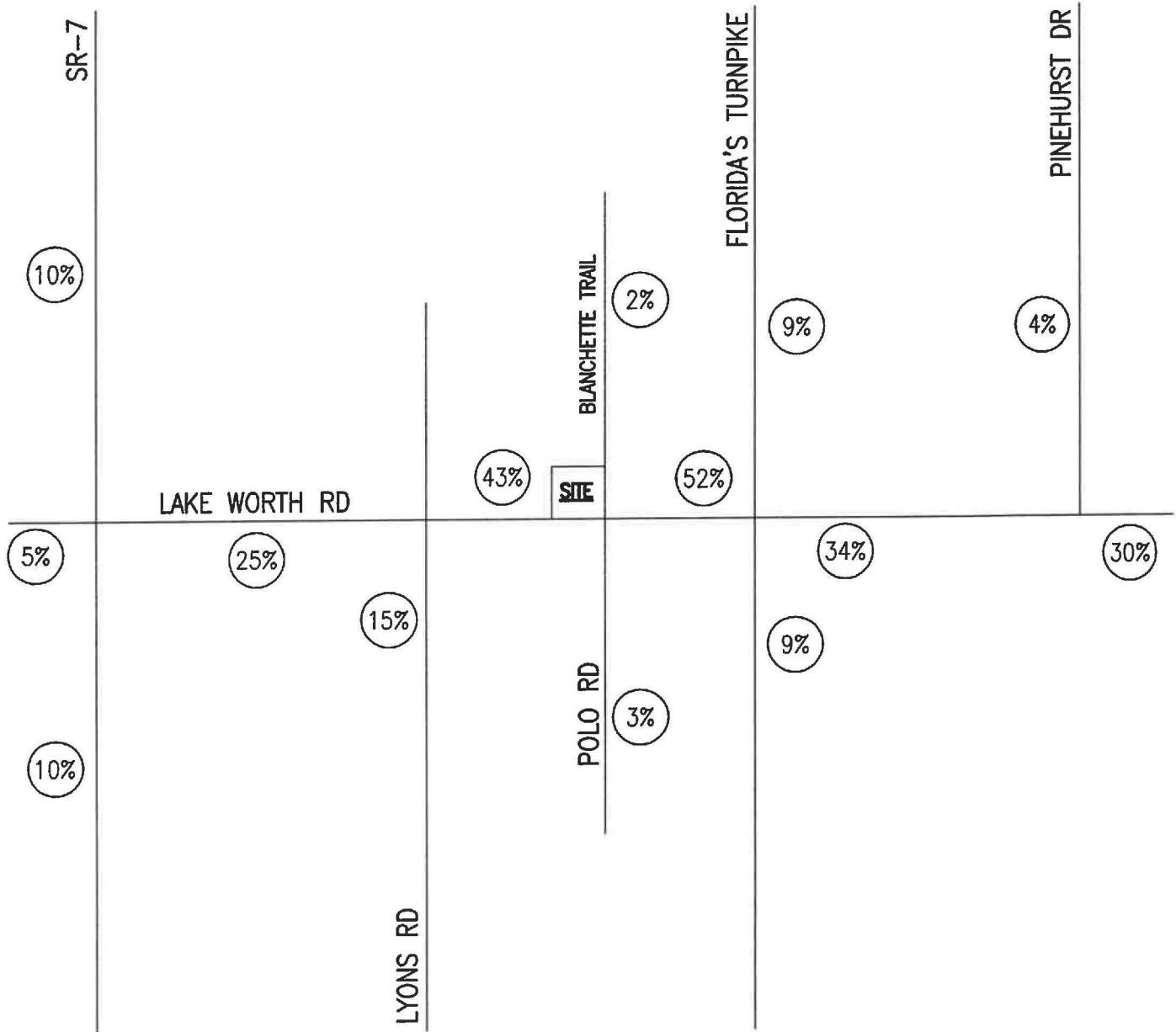
Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Assisted Living Facility	254	217	Beds	0.38	0.62	21	35	56	0.0%	0	0	0	21	35	56	0%	0	21	56
Medical Office	720	70,000	S.F.	0.28	0.72	68	174	242	0.0%	0	0	0	68	174	242	10%	24	61	218
Grand Totals:						89	209	298	0.0%	0	0	0	89	209	298	8%	24	82	274

HARBORCHASE AT WELLINGTON

11/03/20
REVISED 11/18/20

TABLE 4
TRAFFIC GENERATION INCREASE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING FUTURE LAND USE =	2,880	234	157	77	266	89	177
PROPOSED FUTURE LAND USE =	2,756	216	163	53	274	82	192
DIFFERENCE =	-124	-18	6	-24	8	-7	15



LEGEND

(15%) PROJECT DISTRIBUTION

PROJECT DISTRIBUTION

**HARBOR CHASE
 AT WELLINGTON**

20-135 KD 11-03-20
 REVISED 11-18-20

TABLE 5
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR - MEDICAL OFFICE ONLY FROM PROPOSED DEVELOPMENT

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS OF DEVELOPMENT INFLUENCE

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 137

TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 38

STATION	ROADWAY	FROM	TO	AM PEAK HOUR		EXISTING	CLASS	LOS E	TOTAL	PROJECT
				PROJECT	DIRECTIONAL					
				DISTRIBUTION	PROJECT	LANES		STANDARD	IMPACT	SIGNIFICANT
4407	LAKE WORTH ROAD	ISLES BOULEVARD	SR 7	5%	7	4D	I	1960	0.35%	NO
4401	LAKE WORTH ROAD	SR 7	LYONS ROAD	25%	34	6D	I	2940	1.16%	NO
4103	LAKE WORTH ROAD	LYONS ROAD	SITE	43%	59	6D	II	2830	2.08%	NO
4103	LAKE WORTH ROAD	SITE	FLORIDA TURNPIKE	52%	71	6D	II	2830	2.52%	NO
4201	LAKE WORTH ROAD	FLORIDA TURNPIKE	PINEHURST DRIVE	34%	47	6D	II	2830	1.65%	NO
4645	LAKE WORTH ROAD	PINEHURST DRIVE	JOG ROAD	30%	41	6D	II	2830	1.45%	NO
4406	SR 7	STRIBLING WAY	LAKE WORTH ROAD	10%	14	8D	I	3940	0.35%	NO
4400	SR 7	LAKE WORTH ROAD	LANTANA ROAD	10%	14	6D	I	2940	0.47%	NO
N/A	LYONS ROAD	NORTH OF LAKE WORTH ROAD	LAKE WORTH ROAD	3%	4	3	I	880	0.47%	NO
4405	LYONS ROAD	LAKE WORTH ROAD	LANTANA ROAD	15%	21	4	I	1860	1.10%	NO
4662	PINEHURST DRIVE	10TH AVENUE NORTH	LAKE WORTH ROAD	4%	5	2	I	880	0.62%	NO
NA	POLO ROAD	LAKD WORTH ROAD	LYONS ROAD	3%	4	2	I	880	0.47%	NO

TABLE 6
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR - MEDICAL OFFICE ONLY FROM PROPOSED DEVELOPMENT

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS OF DEVELOPMENT INFLUENCE

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 61

TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 157

STATION	ROADWAY	FROM	TO	PM PEAK HOUR		EXISTING	CLASS	LOS E	TOTAL	PROJECT
				PROJECT	DIRECTIONAL					
				DISTRIBUTION	TRIPS	LANES		STANDARD	IMPACT	SIGNIFICANT
4407	LAKE WORTH ROAD	ISLES BOULEVARD	SR 7	5%	8	4D	I	1960	0.40%	NO
4401	LAKE WORTH ROAD	SR 7	LYONS ROAD	25%	39	6D	I	2940	1.34%	NO
4103	LAKE WORTH ROAD	LYONS ROAD	SITE	43%	68	6D	II	2830	2.39%	NO
4103	LAKE WORTH ROAD	SITE	FLORIDA TURNPIKE	52%	82	6D	II	2830	2.88%	NO
4201	LAKE WORTH ROAD	FLORIDA TURNPIKE	PINEHURST DRIVE	34%	53	6D	II	2830	1.89%	NO
4645	LAKE WORTH ROAD	PINEHURST DRIVE	JOG ROAD	30%	47	6D	II	2830	1.66%	NO
4406	SR 7	STRIBLING WAY	LAKE WORTH ROAD	10%	16	8D	I	3940	0.40%	NO
4400	SR 7	LAKE WORTH ROAD	LANTANA ROAD	10%	16	6D	I	2940	0.53%	NO
N/A	LYONS ROAD	NORTH OF LAKE WORTH ROAD	LAKE WORTH ROAD	3%	5	3	I	880	0.54%	NO
4405	LYONS ROAD	LAKE WORTH ROAD	LANTANA ROAD	15%	24	4	I	1860	1.27%	NO
4662	PINEHURST DRIVE	10TH AVENUE NORTH	LAKE WORTH ROAD	4%	6	2	I	880	0.71%	NO
NA	POLO ROAD	LAKD WORTH ROAD	LYONS ROAD	3%	5	2	I	880	0.54%	NO

November 03, 2020

Palm Beach County Engineering Department
Traffic Division
2300 North Jog Road
Floor 3E
West Palm Beach, Florida 33411

Attention: Mr. Quazi Bari, P.E.

Reference: Harborchase at Wellington
Round 21-B Future Land Use Amendment
Palm Beach County, Florida

Dear Mr. Bari:

Please find enclosed for your review and approval, the following items pertaining to the above referenced project located on the northwest corner of Lake Worth Road and Blanchette Trail:

1. One (1) copy of the Land Use Plan Amendment Traffic Impact Statement
2. One (1) FLUA Development Potential Form
3. One (1) check in the amount of \$75.00 for the Traffic Performance Standards Review fee

The 17.8 acre subject parcel has a current future land use designation of Institutional with underlying Medium Residential, 5 dwelling units per acre (INST/5). The property owner is requesting a change in parcel's future land use designation to a Multiple Land Use development with Commercial Low Office and MR-5 future land use designations. Please review the enclosed and contact our office if you should have any questions or if you require any additional information. Thank you for your help with this matter.

Sincerely,

SIMMONS & WHITE, INC.



Kyle Duncan

Enclosures

cc: Ms. Lisa Amara w/Encl.
Ms. Joni Brinkman w/Encl.

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2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	21-B	Intake Date	November 10, 2020
Application Name	Harborchase at Wellington	Control No.	2004-00009
Acres	17.8 Acres	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-42-44-29-03-001-0000, 00-42-44-29-03-023-0000		
Location			
	Current	Proposed	
Tier	Urban/Suburban Tier	Urban/Suburban Tier	
Use	Congregate Living Facility (CLF)	CLF and Medical Office Area	
Zoning	Planned Unit Development (PUD)	Multiple Use Planned Development (MUPD)	
Future Land Use Designation	Institutional (INST)	Multiple Land Use (MLU) 6.05 Acres – Commercial Low Office (CL-O) 11.75 Acres – Medium Residential, 5 dwelling units per acre (MR-5)	
Underlying Future Land Use Designation	Medium Residential, 5 dwelling units per acre (MR-5)	6.05 Acres – MR-5	
Conditions	<ol style="list-style-type: none"> The density associated with the Medium Residential, 5 units per acre (MR-5), future land use designation shall only be utilized for the development of a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be limited to that associated with the Low Residential , 2 units per acre (LR-2). Development of the site is limited to a maximum of 240,000 square feet of hospital or equivalent number of generated trips. 	<ol style="list-style-type: none"> The density associated with the Medium Residential, 5 units per acre (MR-5), future land use designation shall only be utilized for the development of a Congregate Living Facility (CLF). Development of the site is limited to 70,000 SF of medical office or the equivalent number of generated trips. Maximum acreage associated with the proposed CL-O land use designation is 6.05 acres. 	
Density Bonus	None	None	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	5 du/acre as CLF, 0.45 FAR	5 du/acre as CLF, 0.5 FAR
Maximum Dwelling Units¹ (residential designations)	5 du/acre x 17.8 acres = 89 du's	5 du/acre x 17.8 acres = 89 du's
Maximum Beds (for CLF proposals)	89 du's x 2.39 = 213 Beds	89 du's x 2.39 = 213 Beds
Population Estimate	89 du's x 2.39 = 213 Persons	89 du's x 2.39 = 213 Persons
Maximum Square Feet	0.45 FAR x 17.8 acres = 348,916 SF	0.5 FAR x 6.05 acres = 131,769 SF
Proposed or Conditioned Potential^{3, 4}	217 Bed CLF 240,000 SF Hospital	217 Bed CLF 70,000 SF Medical Office
Max Trip Generator	Hospital, ITE # 610 10.72 trips/1000 S	Medical Office, ITE #720 34.8 trips/1000 SF
Maximum Trip Generation	2880 daily trips	Maximum = 4691 daily trips Proposed = 2756 daily trips
Net Daily Trips:	Increase 1811 daily trips (maximum) Decrease 124 daily trips (proposed)	
Net PH Trips:	136 AM, 200 PM (maximum) -18 AM, +8 PM (proposed)	

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

FUTURE LAND USE AMENDMENT APPLICATION TRAFFIC STATEMENT

**HARBORCHASE AT WELLINGTON
17.8 ACRE FLUA
PALM BEACH COUNTY, FLORIDA**

Prepared for:

Silverstone Healthcare Company
1750 Tysons Boulevard
Suite 1500
McLean, Virginia 22102

Job No. 20-135

Date: November 3, 2020

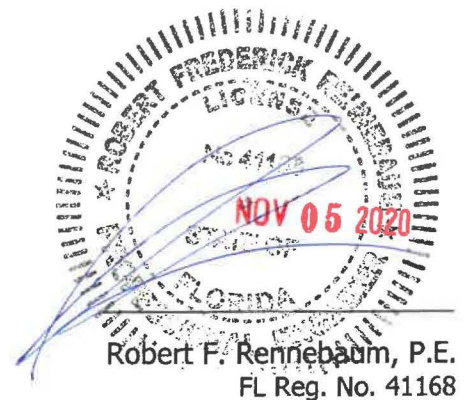


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1.0 SITE DATA

The subject parcel is located on the northwest corner of Lake Worth Road and Blanchette Trail in Palm Beach County, Florida and contains approximately 17.8 acres. The Property Control Numbers (PCN) for the subject parcels are:

00-42-44-29-003-001-0000

00-42-44-29-03-023-0000

The property is currently designated as Institutional with underlying Medium Residential, 5 dwelling units per acre (INST/5) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's designation to a Multiple Land Use (MLU) development with 6.05 acres as Commercial Low Office with underlying Medium Residential, 5 dwelling units per acre (CLO/5) and 11.75 acres as Medium Residential, 5 dwelling units per acre (MR-5). The purpose of this statement is to determine the total traffic volume which will be on each roadway link within the site radius of development influence or the Interim Transportation Plan. This statement will also identify which roadway links (if any) will exceed the adopted Level of Service volume for the subject links addressed within the project's radius of development influence.

2.0 TRAFFIC GENERATION

The difference in traffic generation due to the requested change in the 17.8 acre parcel's land use designation may be determined by taking the difference between the total traffic generated for the most intensive land use under both the existing future land use designation of INST/5 and the proposed future land use designation of CLO/5 and MR-5:

INST/5

The most intensive land use under the existing INST/5 land use designation is "Hospital". Based on a maximum floor area ratio (FAR) of 45 percent and the overall site area consisting of 17.8 acres, the maximum allowable building square footage for the property under the proposed INST/5 land use designation is 348,916 SF calculated as follows:

$$17.8 \text{ Acres} \times \frac{43,560 \text{ SF}}{\text{Acre}} \times 0.45 = 348,916 \text{ SF}$$

The above calculation is shown for informational purposes only. The subject parcel is limited to a maximum of 240,000 SF of hospital area and 217 assisted living facility beds associated with the existing underlying MR-5 designation by Ordinance 2015-0009.

2.0 TRAFFIC GENERATION (CONTINUED)

Hospital (240,000 SF) and Assisted Living Facility (217 Beds)

Table 1 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the existing INST/5 land use designation based on the development limitations. The traffic generation has been calculated in accordance with the traffic generation rates listed in the ITE Trip Generation Manual, 10th Edition. Based on the maximum allowable development outlined in the adopted Ordinance consisting of a 240,000 SF hospital and a 217 bed associated living facility, the maximum traffic generation for the property under the existing INST/5 land use designation may be summarized as follows:

Daily Traffic Generation	= 2880 tpd
AM Peak Hour Traffic Generation (In/Out)	= 234 pht (157 In/77 Out)
PM Peak Hour Traffic Generation (In/Out)	= 266 pht (89 In/177 Out)

As previously mentioned, the property owner is requesting a change in the parcel's land use designation to MLU with 6.05 acres as CLO/5 and the balance of the property as 11.75 acres as MR-5. The 217 bed assisted living facility will still apply to the MR-5 land use designation. Therefore, this section of the report will only address the intensity associated with the CLO portion of the land use designation.

Commercial Low Office (CL-O)

The most intensive land use for the proposed CL-O land use designation is medical office. Based on a floor area ratio (FAR) of 0.50 and the designated area consisting of 6.05 acres, the maximum allowable intensity for the designated acreage under the proposed CL-O land use designation is 131,769 S.F. calculated as follows:

$$6.05 \text{ Acre} \times \frac{43,560 \text{ S.F.}}{1 \text{ Acre}} \times 0.50 = 131,769 \text{ S.F.}$$

The traffic generation associated with the maximum CL-O intensity along with the 328 bed assisted living facility is outlined in Table 2 attached with this report and is included for informational purposes only.

The above calculations are shown for informational purposes only. Table 3 calculates the traffic generation for the anticipated uses and intensities. The proposed development plan will consist of 70,000 SF of medical office area and the 217 bed assisted living facility. The traffic generation may be summarized as follows:

Proposed Plan of Development

Daily Traffic Generation	= 2756 tpd
AM Peak Hour Traffic Generation (In/Out)	= 216 pht (163 In/53 Out)
PM Peak Hour Traffic Generation (In/Out)	= 274 pht (82 In/192 Out)

2.0 TRAFFIC GENERATION (CONTINUED)

The difference in trip generation between the proposed land use designation and corresponding plan of development and the existing future land use designation is outlined in Table 4 and equates to a reduction of 124 daily trips and 18 AM peak hour trips, and an increase of 8 PM peak hour trips.

3.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on a reduction in daily trips between the existing and proposed future land use designation, no long range 2045 analysis is required. Based on Table 12.B.2.D-7 3A of Article 12 of the Palm Beach County Unified Land Development Code, for a peak hour trip generation of 274 peak hour trips, the radius of development influence for purposes of Test 2 shall be two (2) miles.

4.0 TRAFFIC ASSIGNMENT/DISTRIBUTION

The attached PROJECT DISTRIBUTION figure shows the trip distribution, which is based on the current and projected roadway geometry, a review of historical travel patterns for the area, and anticipated travel patterns associated with probable land uses under the proposed CLO/5 and MR-5 land use designations.

5.0 TEST 2 – FIVE YEAR ANALYSIS

Tables 5 and 6 represent the required Test 2 Five Year Analysis and show the proposed project will have an insignificant impact on the surrounding roadway network for the links within the project's radius of development influence. The proposed land use change therefore meets the Level of Service requirements for Test 2 of the Palm Beach County Traffic Performance Standards.

6.0 PEAK HOUR TURNING MOVEMENTS

The total AM and PM peak hour turning movements for the project under the proposed CLO/5 and MR-5 land use designations at the proposed intensities outlined above have been calculated in Table 3 in order to assess the improvements necessary to accommodate such traffic movements. The AM and PM peak hour turning movement volumes and directional distributions for the proposed development under the CLO/5 and MR-5 land use designation may be summarized as follows:

**Directional
Distribution
(Trips IN/OUT)**

AM Peak Hour = 178 / 58
PM Peak Hour = 89 / 209

6.0 PEAK HOUR TURNING MOVEMENT (CONTINUED)

Based on the peak hour volumes shown above and the Palm Beach County Engineering Guideline used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, additional turn lanes may be warranted. The need for turn lanes or access modifications will be reevaluated following the submittal of a site-specific development order and site plan.

7.0 CONCLUSION

As previously mentioned, this proposed future land use plan designation modification will result in a reduction in daily trips and therefore no Long Range 2045 analysis is required. Additionally, all roadway links meet the requirements of the Test 2 analysis for the proposed development plan. Therefore, this land use plan amendment is in accordance with the goals and objectives of the Palm Beach County Comprehensive Plan, Transportation Element.

TABLE 1
EXISTING INST/5 FUTURE LAND USE DESIGNATION

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips		
					In	Out				%	In	Out				%	Trips			
Assisted Living Facility	254	217	Beds	2.6			564				0		564			0%	0	564		
Hospital	610	240,000	S.F.	10.72			2,573				0		2,573			10%	257	2,316		
Grand Totals:							3,137			0.0%	0		3,137			8%	257	2,880		

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Assisted Living Facility	254	217	Beds	0.19	0.63	0.37	26	15	41	0.0%	0	0	0	26	15	41	0%	0	26	15	41
Hospital	610	240,000	S.F.	0.89	0.68	0.32	146	68	214	0.0%	0	0	0	146	68	214	10%	21	131	62	193
Grand Totals:							172	83	255	0.0%	0	0	0	172	83	255	8%	21	157	77	234

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Assisted Living Facility	254	217	Beds	0.26	0.38	0.62	21	35	56	0.0%	0	0	0	21	35	56	0%	0	21	35	56
Hospital	610	240,000	S.F.	0.97	0.32	0.68	75	158	233	0.0%	0	0	0	75	158	233	10%	23	68	142	210
Grand Totals:							96	193	289	0.0%	0	0	0	96	193	289	8%	23	89	177	266

TABLE 2

MAXIMUM DEVELOPMENT - CLO/5 (6.05 ACRES) & MR-5 (11.75 ACRES) FUTURE LAND USE DESIGNATIONS - FOR INFORMATIONAL PURPOSES ONLY

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips	Internalization % Total	External Trips	Pass-by % Trips	Net Trips
Assisted Living Facility	254	217	Beds	2.6	584	0	584	0%	584
Medical Office	720	131,769	S.F.	34.8	4,586	0	4,586	10%	4,127
Grand Totals:					5,150	0.0%	0	9%	4,681

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips In Out Total	Internalization % In Out Total	External Trips In Out Total	Pass-by % Trips	Net Trips In Out Total
Assisted Living Facility	254	217	Beds	0.19	26 15 41	0.0% 0 0 0	26 15 41	0%	26 15 41
Medical Office	720	131,769	S.F.	2.78	285 81 366	0.0% 0 0 0	285 81 366	10%	257 72 329
Grand Totals:					311 96 407	0.0% 0 0 0	311 96 407	9%	283 87 370

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips In Out Total	Internalization % In Out Total	External Trips In Out Total	Pass-by % Trips	Net Trips In Out Total
Assisted Living Facility	254	217	Beds	0.26	21 35 56	0.0% 0 0 0	21 35 56	0%	21 35 56
Medical Office	720	131,769	S.F.	3.46	128 328 456	0.0% 0 0 0	128 328 456	10%	115 295 410
Grand Totals:					149 363 512	0.0% 0 0 0	149 363 512	9%	136 330 466

TABLE 3
PROPOSED DEVELOPMENT - CLO/5 (6.05 ACRES) & MR-5 (11.75 ACRES) FUTURE LAND USE DESIGNATIONS

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization		External Trips			Pass-by		Net Trips	
				In	Out	In	Out	Total	%	Total	In	Out	Total	%	Trips	In	Out
Assisted Living Facility	254	217	Beds			564				0	564			0%	0		564
Medical Office	720	70,000	S.F.			2,436				0	2,436			10%	244		2,192
Grand Totals:								3,000	0.0%	0	3,000			8%	244		2,756

AM Peak Hour Traffic Generation

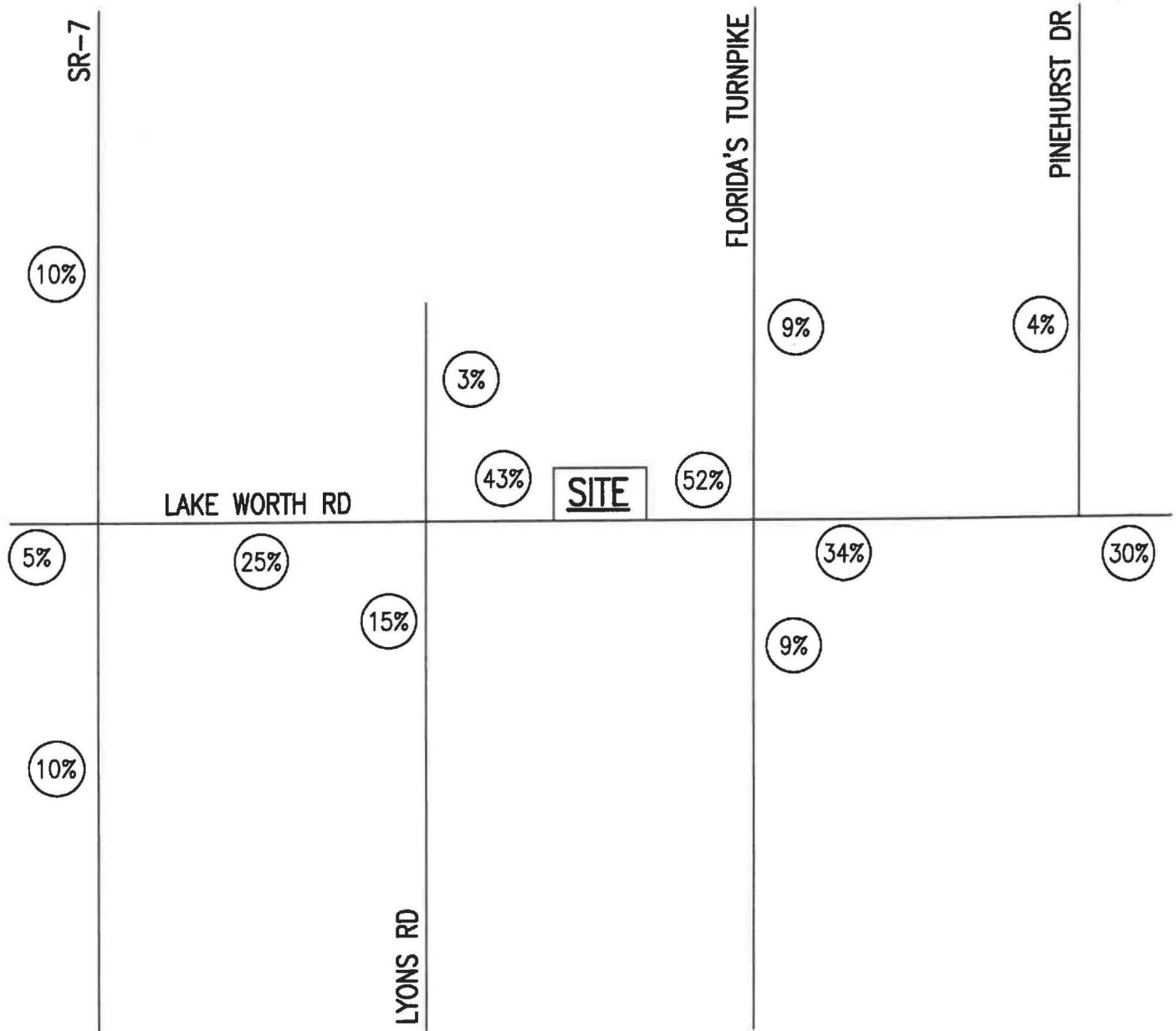
Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Assisted Living Facility	254	217	Beds	0.63	0.37	26	15	41	0.0%	0	0	0	26	15	41	0%	0	26	15	41
Medical Office	720	70,000	S.F.	0.78	0.22	152	43	195	0.0%	0	0	0	152	43	195	10%	20	137	38	175
Grand Totals:						178	58	236	0.0%	0	0	0	178	58	236	8%	20	163	53	216

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Assisted Living Facility	254	217	Beds	0.38	0.62	21	35	56	0.0%	0	0	0	21	35	56	0%	0	21	35	56
Medical Office	720	70,000	S.F.	0.28	0.72	68	174	242	0.0%	0	0	0	68	174	242	10%	24	61	157	218
Grand Totals:						89	209	298	0.0%	0	0	0	89	209	298	8%	24	82	192	274

TABLE 4
TRAFFIC GENERATION INCREASE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING FUTURE LAND USE =	2,880	234	157	77	266	89	177
PROPOSED FUTURE LAND USE =	2,756	216	163	53	274	82	192
DIFFERENCE =	-124	-18	6	-24	8	-7	15



LEGEND

(15%) PROJECT DISTRIBUTION

PROJECT DISTRIBUTION

**HARBOR CHASE
 AT WELLINGTON**

20-135 KD 11-03-20

TABLE 5
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR - MEDICAL OFFICE ONLY FROM PROPOSED DEVELOPMENT

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS OF DEVELOPMENT INFLUENCE

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 137

TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 38

STATION	ROADWAY	FROM	TO	AM PEAK HOUR DIRECTIONAL		EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
				PROJECT DISTRIBUTION	PROJECT TRIPS					
4407	LAKE WORTH ROAD	ISLES BOULEVARD	SR 7	5%	7	4D	I	1960	0.35%	NO
4401	LAKE WORTH ROAD	SR 7	LYONS ROAD	25%	34	6D	I	2940	1.16%	NO
4103	LAKE WORTH ROAD	LYONS ROAD	SITE	43%	59	6D	II	2830	2.08%	NO
4103	LAKE WORTH ROAD	SITE	FLORIDA TURNPIKE	52%	71	6D	II	2830	2.52%	NO
4201	LAKE WORTH ROAD	FLORIDA TURNPIKE	PINEHURST DRIVE	34%	47	6D	II	2830	1.65%	NO
4645	LAKE WORTH ROAD	PINEHURST DRIVE	JOG ROAD	30%	41	6D	II	2830	1.45%	NO
4406	SR 7	STRIBLING WAY	LAKE WORTH ROAD	10%	14	8D	I	3940	0.35%	NO
4400	SR 7	LAKE WORTH ROAD	LANTANA ROAD	10%	14	6D	I	2940	0.47%	NO
N/A	LYONS ROAD	NORTH OF LAKE WORTH ROAD	LAKE WORTH ROAD	3%	4	3	I	880	0.47%	NO
4405	LYONS ROAD	LAKE WORTH ROAD	LANTANA ROAD	15%	21	4	I	1860	1.10%	NO
4662	PINEHURST DRIVE	10TH AVENUE NORTH	LAKE WORTH ROAD	4%	5	2	I	880	0.62%	NO

TABLE 6
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR - MEDICAL OFFICE ONLY FROM PROPOSED DEVELOPMENT

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS OF DEVELOPMENT INFLUENCE

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 61

TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 157

STATION	ROADWAY	FROM	TO	PM PEAK HOUR DIRECTIONAL		EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
				PROJECT DISTRIBUTION	PROJECT TRIPS					
4407	LAKE WORTH ROAD	ISLES BOULEVARD	SR 7	5%	8	4D	I	1960	0.40%	NO
4401	LAKE WORTH ROAD	SR 7	LYONS ROAD	25%	39	6D	I	2940	1.34%	NO
4103	LAKE WORTH ROAD	LYONS ROAD	SITE	43%	68	6D	II	2830	2.39%	NO
4103	LAKE WORTH ROAD	SITE	FLORIDA TURNPIKE	52%	82	6D	II	2830	2.88%	NO
4201	LAKE WORTH ROAD	FLORIDA TURNPIKE	PINEHURST DRIVE	34%	53	6D	II	2830	1.89%	NO
4645	LAKE WORTH ROAD	PINEHURST DRIVE	JOG ROAD	30%	47	6D	II	2830	1.66%	NO
4406	SR 7	STRIBLING WAY	LAKE WORTH ROAD	10%	16	8D	I	3940	0.40%	NO
4400	SR 7	LAKE WORTH ROAD	LANTANA ROAD	10%	16	6D	I	2940	0.53%	NO
N/A	LYONS ROAD	NORTH OF LAKE WORTH ROAD	LAKE WORTH ROAD	3%	5	3	I	880	0.54%	NO
4405	LYONS ROAD	LAKE WORTH ROAD	LANTANA ROAD	15%	24	4	I	1860	1.27%	NO
4662	PINEHURST DRIVE	10TH AVENUE NORTH	LAKE WORTH ROAD	4%	6	2	I	880	0.71%	NO