



**Department of Engineering  
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October 29, 2020

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

**RE: Hendrix Property  
FLUA Amendment Policy 3.5-d Review  
Round 2020-21-B**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Impact Analysis for the proposed Future Land Use Amendment for the above referenced project, revised October 19, 2020, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

|  |   |  |
|--|---|--|
| <b>Location:</b>   | ¼ mile east of State Road 7, south of Lake Worth Road |  |
| <b>PCN:</b>  | 00-42-43-27-05-027-0040 ( <i>others on file</i> )     |  |
| <b>Acres:</b>  | 38.07 acres   |  |
|  | <b>Current FLU</b>                                    | <b>Proposed FLU</b>                            |
| <b>FLU:</b>  | Low Residential, 1 unit per acre (LR-1)               | Medium Residential, five units per acre (MR-5) |
| <b>Zoning:</b>   | Agricultural Residential (AR)                         | Residential Single Family (RS)                 |
| <b>Density/<br/>Intensity:</b>   | 1 du/acre   | 5 du/acre                                      |
| <b>Maximum<br/>Potential:</b>  | Single Family Detached = 38 DUs                       | Single Family Detached = 190 DUs               |
| <b>Proposed<br/>Potential:</b>   | None  | None   |
| <b>Net Daily<br/>Trips:</b>  | 1,520 (maximum – current)                             |  |
| <b>Net PH<br/>Trips:</b>   | 141 (35/106) AM, 188 (118/70) PM (maximum)            |  |
| <i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i> |   |  |

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



Dr. Juan F. Ortega, P.E.

October 29, 2020

Page 2

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

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

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

Sincerely,

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

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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**HENDRIX PROPERTY**  
PALM BEACH COUNTY, FLORIDA

# **FUTURE LAND USE ATLAS AMENDMENT**

## **ROUND 21-B**

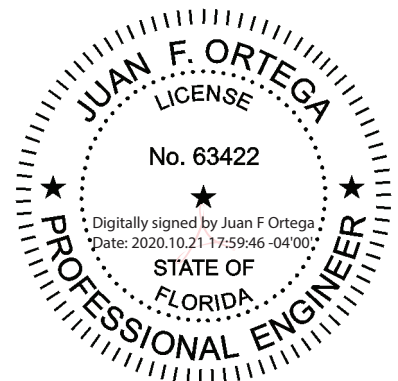
# **TRAFFIC IMPACT ANALYSIS**

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

Prepared by:

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

Revised October 21, 2020  
Revised October 19, 2020  
October 9, 2020



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## 1. PROJECT DESCRIPTION

JFO Group Inc. has been retained to evaluate the traffic impact for the proposed Future Land Use designation at the Hendrix property. There is a proposal for a land use change of  $\pm 38.03$  acres located on the south side of Lake Worth Road,  $\pm 0.30$  miles east of State Road 7 in Unincorporated Palm Beach County (PBC), Florida. Exhibit 1 includes a copy of the survey for the site. The current Future Land Use (FLU) designation for the property is Low Residential, 1 unit per 1 acre (LR-1). A land use change amendment from the current LR-1 to Medium Residential, 5 unit per acre (MR-5) is being requested.



**Figure 1: Project Location**

Property Control Number associated with this project are 00-42-43-27-05-027-0040/-0050/-0060/-0101. Exhibit 2 includes a copy of the property data from the Palm Beach County (PBC) Property Appraiser's office for the site. Figure 1 shows an aerial location of the site in relation to the transportation network.

The purpose of this analysis is to evaluate the traffic impact of the proposed land use change to determine compliance with Policy 3.5-d from the *PBC Comprehensive Plan*. This analysis includes Test 2 – Five Year Analysis (2025) and Long Range Analysis (2045).

## 2. CURRENT FUTURE LAND USE DESIGNATION

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

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

| Land Use               | ITE Code | Daily | AM Peak Hour |     |       | PM Peak Hour |     |                               |
|------------------------|----------|-------|--------------|-----|-------|--------------|-----|-------------------------------|
|                        |          |       | In           | Out | Total | In           | Out | Total                         |
| Single Family Detached | 210      | 10.00 | 25%          | 75% | 0.74  | 63%          | 37% | $\ln(T) = 0.96 \ln(X) + 0.20$ |

Table 2 summarizes Daily, AM and PM peak trip generation potential under the Current Future Land Use designation. The net Daily, AM and PM trips potentially generated due to the Current Future Land Use designation are 380, 28, and 40 trips respectively.

**Table 2: Trip Generation – Current Future Land Use**

| Land Use                     | Intensity           | Daily      | AM Peak Hour |           |           | PM Peak Hour |           |           |
|------------------------------|---------------------|------------|--------------|-----------|-----------|--------------|-----------|-----------|
|                              |                     |            | In           | Out       | Total     | In           | Out       | Total     |
| Single Family Detached       | 38 <sup>1</sup> DUs | 380        | 7            | 21        | 28        | 25           | 15        | 40        |
| <b>Net Current FLU Trips</b> |                     | <b>380</b> | <b>7</b>     | <b>21</b> | <b>28</b> | <b>25</b>    | <b>15</b> | <b>40</b> |

<sup>1</sup> = [15.25 (00-42-43-27-05-027-0040) + 9.96 (00-42-43-27-05-027-0050) + 10.00 (00-42-43-27-05-027-0060) + 2.82 (00-42-43-27-05-027-0101)] X LR-1

### 3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current Low Residential, 1 unit per 1 acre (LR-1) to Medium Residential, 5 unit per acre (MR-5). The maximum intensity for the site would allow a maximum of 190 Single Family homes. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity.

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

| Land Use                      | Intensity            | Daily        | AM Peak Hour |            |            | PM Peak Hour |           |            |
|-------------------------------|----------------------|--------------|--------------|------------|------------|--------------|-----------|------------|
|                               |                      |              | In           | Out        | Total      | In           | Out       | Total      |
| Single Family Detached        | 190 <sup>2</sup> DUs | 1,900        | 35           | 106        | 141        | 118          | 70        | 188        |
| <b>Net Proposed FLU Trips</b> |                      | <b>1,900</b> | <b>35</b>    | <b>106</b> | <b>141</b> | <b>118</b>   | <b>70</b> | <b>188</b> |

According to Table 3, the net Daily, AM and PM trips potentially generated due to the Proposed Future Land Use designation under the Maximum Intensity are 1,900, 141, and 188 trips respectively.

The proposed project will be submitted concurrently for rezoning and site plan approvals where the project is proposing a maximum of 190 Single Family homes. The applicant will not be using Workforce and/or TDR bonus programs to reach the desired intensity.

<sup>2</sup>= [15.25 (00-42-43-27-05-027-0040) + 9.96 (00-42-43-27-05-027-0050) + 10.00 (00-42-43-27-05-027-0060) + 2.82 (00-42-43-27-05-027-0101)] X MR-5



## 4. TRAFFIC IMPACT

Table 4 shows a comparison of the trip generation between the Maximum Intensity under the existing and proposed FLU. As can be seen in Table 4, both Daily and Peak-Hour traffic generated by the Proposed Maximum Intensity is higher than the traffic generated by the current FLU.

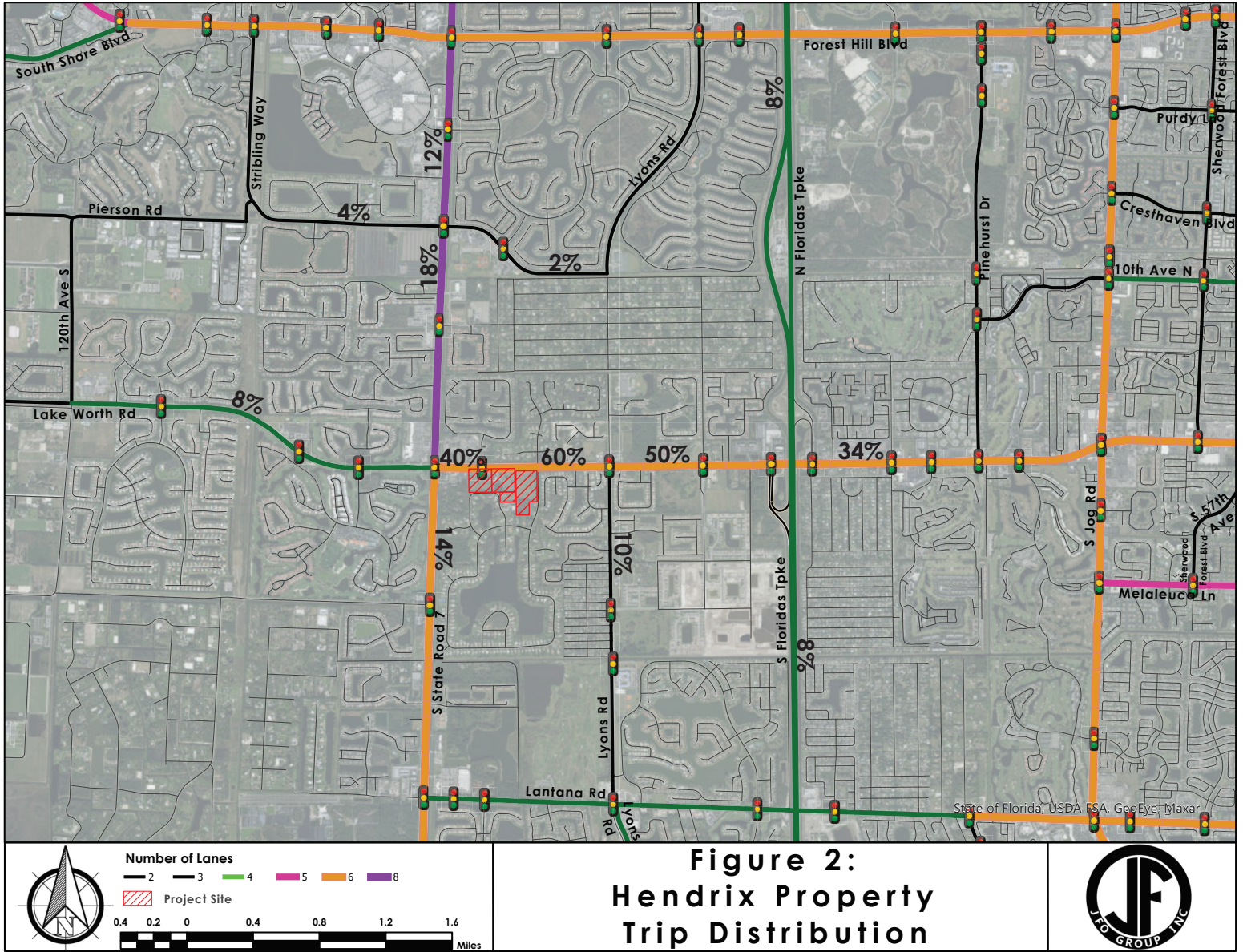
**Table 4: Net Traffic Impact – Maximum Intensity**

| Future Land Use Designation                | Daily        | AM Peak Hour |           |            | PM Peak Hour |           |            |
|--|--------------|--------------|-----------|------------|--------------|-----------|------------|
|  |              | In           | Out       | Total      | In           | Out       | Total      |
| Current                                    | 380          | 7            | 21        | 28         | 25           | 15        | 40         |
| Proposed Development/<br>Maximum Intensity | 1,900        | 35           | 106       | 141        | 118          | 70        | 188        |
| <b>Net New Trips</b>                       | <b>1,520</b> | <b>28</b>    | <b>85</b> | <b>113</b> | <b>93</b>    | <b>55</b> | <b>148</b> |

Given the net trip generation characteristics from Table 4 for **Long Range Analysis (2045)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, a one (1) mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis for the Maximum Intensity.

Furthermore, pursuant to the **Test 2 – Five Year Analysis (2025)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B*, based on the peak hour trips from Table 4, a two (2) mile RDI needs to be considered for traffic impact analysis for the Maximum Intensity.

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



## 5. TRAFFIC ANALYSIS

This section evaluates two (2) traffic scenarios for the proposed land use change under the Proposed Development/Maximum Intensity: **Test 2 – Five Year Analysis (2025)** and **Long Range Analysis (2045)**.

### 5.1. Test 2 – Five Year Analysis (2025)

Links and Major Intersections where Project's traffic is significant on a Link within the RDI shall be included in Test 2 analysis of the *PBC – TPS*. Under this Test, the road network assumed in this analysis shall be the existing road network and the State and County Five-Year Road Program improvements with construction scheduled to commence before the end of the Five-Year analysis period. At the time of this submittal, *Palm Beach County Five Year Work Program* adopted July 14, 2020 shows widening of Lyons Road from Lake Worth Road to S. of LW.D.D. L-11 Canal. See Exhibit 4 for an excerpt of the PBC Five Year program.

According to *Table 12.b.2.D-7 3A* from the *PBC Traffic Performance Standards - Article 12* of the *PBC Unified Land Development Code* and given the trip generation characteristics from *Table 3*, a 2-mile Radius of Development Influence needs to be considered for *Test 2* traffic impact analysis of the Proposed Development/Maximum Intensity.

Projects with more than three percent (3%) of the adopted LOS thresholds within the RDI as set forth in *Table 12.B.C-4 2A: LOS E Link Service Volumes*, shall be included in Test 2. In addition, links outside the RDI on which net trips are greater than five percent (5%) of the LOS 'E' of the Link affected shall be included in Test 2. *Table 5* determines these significance levels for the Proposed Development/Maximum Intensity. All links within the RDI are impacted less than three percent (3%). *Test 2* has been met.

Table 5: Test 2 – Five Year Analysis Significance

| Roadway          | From                 | To                   | Ln | Number of Existing and Proposed Traffic Signals - 1 | Length (miles) | Signals per mile | Class         | LOS Capacity | % Impact | Project Traffic | Traffic Impact |
|------------------|----------------------|----------------------|----|---|----------------|------------------|---------------|--------------|----------|-----------------|----------------|
| SR-7             | Lantana Rd           | Lake Worth Rd        | 6D | 1   | 1.8            | 1.11             | Class I       | 2,940        | 14.0%    | 17              | 0.58%          |
| SR-7             | Lake Worth Rd        | Stribling Way        | 8D | 3   | 2.3            | 1.74             | Class I       | 3,940        | 18.0%    | 21              | 0.53%          |
| SR-7             | Stribling Way        | Forest Hill Blvd     | 8D |   |                |                  |               |              | 12.0%    | 14              | 0.36%          |
|                  |                      |                      |    |   |                |                  |               |              |          |                 |                |
| Lyons Rd         | Lantana Rd           | Polo Club Rd         | 4  | 3   | 1.8            | 1.67             | Class I       | 1,860        | 10.0%    | 12              | 0.65%          |
| Lyons Rd         | Polo Club Rd         | Lake Worth Rd        | 4  |   |                |                  |               |              |          |                 |                |
|                  |                      |                      |    |   |                |                  |               |              |          |                 |                |
| Florida Turnpike | Boynton Beach Blvd   | Lake Worth Rd        | 4X | 0   | 6.0            | 0.00             | Uninterrupted | 4,020        | 8.0%     | 9               | 0.22%          |
| Florida Turnpike | Lake Worth Rd        | Southern Blvd        | 4X | 0   | 4.6            | 0.00             | Uninterrupted | 4,020        | 8.0%     | 9               | 0.22%          |
|                  |                      |                      |    |   |                |                  |               |              |          |                 |                |
| Stribling Way    | Pierson Rd           | SR-7                 | 2  | 0   | 1.08           | 0.00             | Class I       | 880          | 4.0%     | 5               | 0.57%          |
| Stribling Way    | SR-7                 | Lyons Rd             | 2  | 0   | 0.97           | 0.00             | Class I       | 880          | 2.0%     | 2               | 0.23%          |
|                  |                      |                      |    |   |                |                  |               |              |          |                 |                |
| Lake Worth Rd    | South Shore Blvd     | 120 <sup>th</sup> Av | 2  | 4   | 3.6            | 1.11             | Class I       | 880          | 6.0%     | 7               | 0.80%          |
| Lake Worth Rd    | 120 <sup>th</sup> Av | Isles Bl             | 4D |   |                |                  |               | 1,960        | 8.0%     | 9               | 0.46%          |
| Lake Worth Rd    | Isles Bl             | SR-7                 | 4D |   |                |                  |               | 1,960        | 8.0%     | 9               | 0.46%          |
| Lake Worth Rd    | SR 7                 | Wood Walk Blvd       | 6D | 1   | 0.25           | 4.00             | Class II      | 2,830        | 40.0%    | 47              | 1.66%          |
| Lake Worth Rd    | Wood Walk Blvd       | Lyons Rd             | 6D | 1   | 0.7            | 1.43             | Class I       | 2,940        | 60.0%    | 71              | 2.41%          |
| Lake Worth Rd    | Lyons Rd             | Polo Club Rd         | 6D | 1   | 0.5            | 2.00             | Class II      | 2,830        | 50.0%    | 59              | 2.08%          |
| Lake Worth Rd    | Polo Club Rd         | Florida Turnpike     | 6D | 1   | 0.4            | 2.50             | Class II      | 2,830        | 50.0%    | 59              | 2.08%          |
| Lake Worth Rd    | Florida Turnpike     | Pinehurst Dr         | 6D | 3   | 1.0            | 3.00             | Class II      | 2,830        | 34.0%    | 40              | 1.41%          |

| Hendrix Property | AM |     | PM  |     |
|------------------|----|-----|-----|-----|
|                  | IN | OUT | IN  | OUT |
| 190 DUs          | 35 | 106 | 118 | 70  |

RDI: 2-Mile

2020-10-21\_Hendrix Property\_FLUA Traffic\_1003.13



## 5.2. Long Range Analysis (2045)

At the time of this submittal, the latest long-range transportation model available from the Palm Beach Transportation Planning Agency was based on the Southeast Regional Planning Model (SERPM) version 8.503. Exhibit 5 includes excerpts from the 2045 LRTP for the links included within the RDI. Adjusted<sup>1</sup> traffic volumes from the Palm Beach TPA were used in this analysis.

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

Figure 3 includes project trip distribution assumed for the year 2045 while Table 6 shows that all links included within the RDI in the year 2045 will not be significantly impacted.

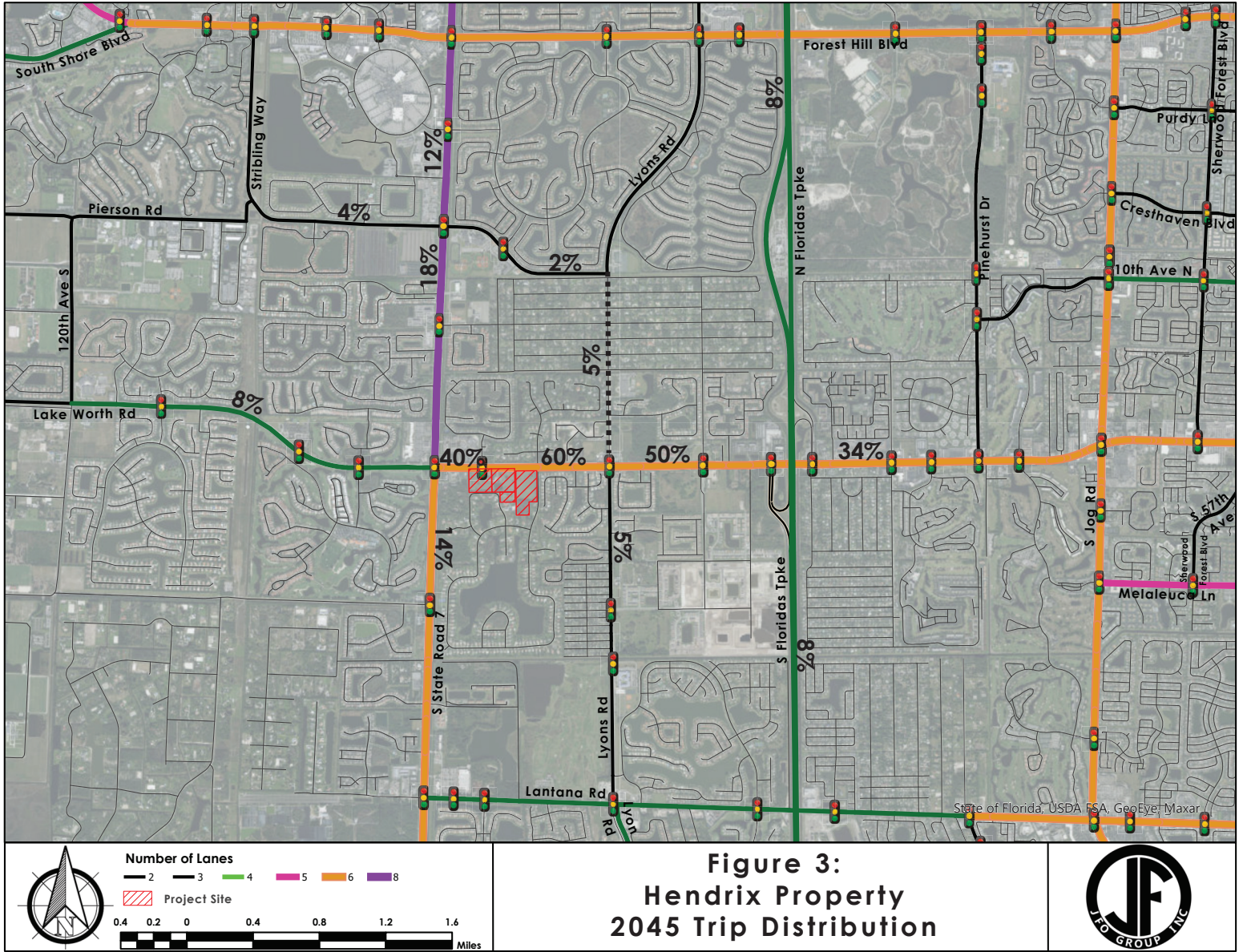
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<sup>1</sup> According to the Palm Beach TPA, the 2045 adjusted traffic volumes were calculated based on the difference between the 2015 base year model outputs and the 2015 observed traffic counts and rounded to the nearest hundred vehicles using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

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

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





**Table 6: Level of Service – 2045 Conditions – Maximum Intensity**

| Road          | From           | To               | Lanes | Capacity | 2045 Daily Volume | Traffic Assignment | Project Traffic | Pending FLUA <sup>1</sup> |                  |                         |                | Total Traffic | V/C  | % Impact | Significant Impact? <sup>2</sup> | Meets LOS 'D'? |
|---------------|----------------|------------------|-------|----------|-------------------|--------------------|-----------------|---------------------------|------------------|-------------------------|----------------|---------------|------|----------|----------------------------------|----------------|
|               |                |                  |       |          |                   |                    |                 | Legend Lakes Center       | Polo Gardens MLU | Lake Worth & Blanchette | Lantana & SR-7 |               |      |          |                                  |                |
| SR-7          | Lantana Rd     | Lake Worth Rd    | 6D    | 50,300   | 57,200            | 14.0%              | 213             | 0                         | -                | -                       | 96             | 57,509        | 1.14 | 0.42%    | NO                               | -              |
| SR-7          | Lake Worth Rd  | Stribling Way    | 8D    | 67,300   | 79,600            | 18.0%              | 274             | -                         | -                | -                       | -              | 79,874        | 1.19 | 0.41%    | NO                               | -              |
|               |                |                  |       |          |                   |                    |                 |                           |                  |                         |                |               |      |          |                                  |                |
| Lyons Rd      | Lantana Rd     | Polo Club Rd     | 4     | 31,500   | 36,200            | 5.0%               | 76              | -                         | 212              | -                       | -              | 36,488        | 1.16 | 0.24%    | NO                               | -              |
| Lyons Rd      | Polo Club Rd   | Lake Worth Rd    | 4     | 31,500   | 36,200            | 5.0%               | 76              | -                         | 212              | -                       | -              | 36,488        | 1.16 | 0.24%    | NO                               | -              |
| Lyons Rd      | Lake Worth Rd  | Stribling Way    | 2     | 15,200   | 20,800            | 5.0%               | 76              | -                         | -                | -                       | -              | 20,876        | 1.37 | 0.50%    | NO                               | -              |
|               |                |                  |       |          |                   |                    |                 |                           |                  |                         |                |               |      |          |                                  |                |
| Lake Worth Rd | Isles Bl       | SR-7             | 4D    | 33,200   | 34,800            | 8.0%               | 122             | -                         | -                | -                       | -              | 34,922        | 1.05 | 0.37%    | NO                               | -              |
| Lake Worth Rd | SR 7           | Wood Walk Blvd   | 6D    | 50,300   | 45,600            | 40.0%              | 608             | -                         | 354              | -                       | -              | 46,562        | 0.93 | 1.21%    | NO                               | YES            |
| Lake Worth Rd | Wood Walk Blvd | Lyons Rd         |       |          | 45,600            | 60.0%              | 912             | -                         | 354              | -                       | -              | 46,866        | 0.93 | 1.81%    | NO                               | YES            |
| Lake Worth Rd | Lyons Rd       | Florida Turnpike | 6D    | 50,300   | 47,700            | 50.0%              | 760             | -                         | 735              | 333                     | -              | 49,528        | 0.98 | 1.51%    | NO                               | YES            |

|                   |       |
|-------------------|-------|
| Net Daily Traffic | 1,520 |
|-------------------|-------|

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

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

## 6. CONCLUSION

There is a proposal for a land use change of  $\pm 38.03$  acres located on the south side of Lake Worth Road,  $\pm 0.30$  miles east of State Road 7 in Unincorporated Palm Beach County, Florida. The proposal is to change the current Future Land Use from the current Low Residential, 1 unit per 1 acre (LR-1) to Medium Residential, 5 unit per acre (MR-5).

The requested land use change will allow a maximum density and intensity of 190 Single Family homes. The proposed project will be submitted concurrently for rezoning and site plan approvals where the project is proposing a maximum of 190 Single Family homes.

The intensity on the proposed site plan will generate the same or less traffic under Daily, AM peak hour and PM peak hour than the maximum intensity under the proposed FLUA.

The proposed FLU would be expected to generate a maximum of 1,520 additional external net Daily trips. Exhibit 6 includes a copy of the Palm Beach County Development Potential Form – 2020 Future Land Use Atlas Amendment Application.

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

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## **Exhibit 1: Survey**



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**Property Detail**

Location Address: LAKE WORTH RD  
Municipality: UNINCORPORATED  
Parcel Control Number: 00-42-43-27-05-027-0040  
Subdivision: PALM BEACH FARMS CO PL NO 3  
Official Records Book: 10266 Page 520  
Sale Date: MAR-1998  
Legal Description: PALM BEACH FARMS CO PL 3 TR 4 (LESS N 70 FT L-12 & LAKE WORTH RD R/W5 & E 60 FT) & TR 11 (LESS S 372.18 FT OF E 289.98 FT) BLK 27

**Owner Information**

| Owners                               | Mailing address                                |
|--------------------------------------|--|
| HENDRIX C W &<br>HENDRIX CHARLOTTE Y | 21715 CARTAGENA DR<br>BOCA RATON FL 33428 2857 |

**Sales Information**

| Sales Date | Price       | OR Book/Page  | Sale Type     | Owner         |
|------------|-------------|---------------|---------------|---------------|
| MAR-1998   | \$1,630,000 | 10266 / 00520 | WARRANTY DEED | HENDRIX C W & |
| SEP-1992   | \$100       | 07400 / 00141 | QUIT CLAIM    |               |
| JUL-1990   | \$342,600   | 06475 / 01716 | WARRANTY DEED |               |
| JAN-1975   | \$100       | 02394 / 00241 |               |               |

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units: 0  
\*Total Square Feet: 0  
Acres: 15.25  
Use Code: 6000 - AG Classification GRAGSOIL CLASS 1  
Zoning: AR - Agricultural Residential ( 00-UNINCORPORATED )

**Appraisals**

| Tax Year           | 2020 P    | 2019      | 2018      |
|--------------------|-----------|-----------|-----------|
| Improvement Value  | \$0       | \$0       | \$0       |
| Land Value         | \$712,938 | \$712,938 | \$712,938 |
| Total Market Value | \$712,938 | \$712,938 | \$712,938 |

**P = Preliminary** All values are as of January 1st each year

**Assessed and Taxable Values**

| Tax Year         | 2020 P    | 2019      | 2018      |
|------------------|-----------|-----------|-----------|
| Assessed Value   | \$273,088 | \$273,088 | \$273,088 |
| Exemption Amount | \$0       | \$0       | \$0       |
| Taxable Value    | \$273,088 | \$273,088 | \$273,088 |

**Taxes**

| Tax Year       | 2020 P  | 2019    | 2018    |
|----------------|---------|---------|---------|
| Ad Valorem     | \$4,790 | \$4,849 | \$4,700 |
| Non Ad Valorem | \$842   | \$792   | \$792   |
| Total tax      | \$5,632 | \$5,641 | \$5,492 |

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)

Survey was not available at the time this traffic study was prepared. Therefore, areas from the Property Appraiser office were used in this analysis.

**Property Detail**

Location Address: 9584 LAKE WORTH RD  
Municipality: UNINCORPORATED  
Parcel Control Number: 00-42-43-27-05-027-0050  
Subdivision: PALM BEACH FARMS CO PL NO 3  
Official Records Book: 10266 Page 520  
Sale Date: MAR-1998  
Legal Description: PALM BEACH FARMS CO PL NO 3 TR 5 (LESS NLY 5.63 FT R/W LAKE WORTH RD) BLK 27

**Owner Information**

| Owners                               | Mailing address                                |
|--------------------------------------|--|
| HENDRIX C W &<br>HENDRIX CHARLOTTE Y | 21715 CARTAGENA DR<br>BOCA RATON FL 33428 2857 |

**Sales Information**

| Sales Date | Price       | OR Book/Page  | Sale Type     | Owner         |
|------------|-------------|---------------|---------------|---------------|
| MAR-1998   | \$1,630,000 | 10266 / 00520 | WARRANTY DEED | HENDRIX C W & |
| JAN-1995   | \$455,000   | 08583 / 00225 | WARRANTY DEED |               |

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units: 2  
\*Total Square Feet: 0  
Acres: 9.96  
Use Code: 6000 - AG Classification GRAGSOIL CLASS 1  
Zoning: AR - Agricultural Residential ( 00-UNINCORPORATED )

**Appraisals**

| Tax Year           | 2020 P    | 2019      | 2018      |
|--------------------|-----------|-----------|-----------|
| Improvement Value  | \$153,422 | \$155,683 | \$124,934 |
| Land Value         | \$547,800 | \$547,800 | \$547,800 |
| Total Market Value | \$701,222 | \$703,483 | \$672,734 |

**P = Preliminary** All values are as of January 1st each year

**Assessed and Taxable Values**

| Tax Year         | 2020 P    | 2019      | 2018      |
|------------------|-----------|-----------|-----------|
| Assessed Value   | \$264,822 | \$259,607 | \$236,334 |
| Exemption Amount | \$0       | \$0       | \$0       |
| Taxable Value    | \$264,822 | \$259,607 | \$236,334 |

**Taxes**

| Tax Year       | 2020 P  | 2019    | 2018    |
|----------------|---------|---------|---------|
| Ad Valorem     | \$4,645 | \$4,663 | \$4,067 |
| Non Ad Valorem | \$2,057 | \$1,988 | \$1,926 |
| Total tax      | \$6,702 | \$6,651 | \$5,993 |

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)

**Property Detail**

Location Address: LAKE WORTH RD  
Municipality: UNINCORPORATED  
Parcel Control Number: 00-42-43-27-05-027-0060  
Subdivision: PALM BEACH FARMS CO PL NO 3  
Official Records Book: 10266 Page 520  
Sale Date: MAR-1998  
Legal Description: PALM BEACH FARMS CO PL NO 3 TR 6 (LESS NLY 0.08 FT OF E 9.83 FT R/W LAKE WORTH RD) BLK27

**Owner Information**

| Owners                               | Mailing address                                |
|--------------------------------------|--|
| HENDRIX C W &<br>HENDRIX CHARLOTTE Y | 21715 CARTAGENA DR<br>BOCA RATON FL 33428 2857 |

**Sales Information**

| Sales Date | Price       | OR Book/Page  | Sale Type     | Owner         |
|------------|-------------|---------------|---------------|---------------|
| MAR-1998   | \$1,630,000 | 10266 / 00520 | WARRANTY DEED | HENDRIX C W & |
| JAN-1995   | \$455,000   | 08583 / 00225 | WARRANTY DEED |               |

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units: 0  
\*Total Square Feet: 0  
Acres: 10  
Use Code: 6000 - AG Classification GRAGSOIL CLASS 1  
Zoning: AR - Agricultural Residential ( 00-UNINCORPORATED )

**Appraisals**

| Tax Year           | 2020 P    | 2019      | 2018      |
|--------------------|-----------|-----------|-----------|
| Improvement Value  | \$18,684  | \$18,684  | \$18,684  |
| Land Value         | \$550,000 | \$550,000 | \$550,000 |
| Total Market Value | \$568,684 | \$568,684 | \$568,684 |

**P = Preliminary** All values are as of January 1st each year

**Assessed and Taxable Values**

| Tax Year         | 2020 P   | 2019     | 2018     |
|------------------|----------|----------|----------|
| Assessed Value   | \$23,184 | \$23,184 | \$23,184 |
| Exemption Amount | \$0      | \$0      | \$0      |
| Taxable Value    | \$23,184 | \$23,184 | \$23,184 |

**Taxes**

| Tax Year       | 2020 P | 2019  | 2018  |
|----------------|--------|-------|-------|
| Ad Valorem     | \$407  | \$412 | \$399 |
| Non Ad Valorem | \$495  | \$495 | \$495 |
| Total tax      | \$902  | \$907 | \$894 |

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)

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## **Exhibit 2: Property Appraiser**

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Property Detail

Location Address LAKE WORTH RD

Municipality UNINCORPORATED

Parcel Control Number 00-42-43-27-05-027-0040

Subdivision PALM BEACH FARMS CO PL NO 3

Official Records Book 10266

Page 520

Sale Date MAR-1998

Legal Description PALM BEACH FARMS CO PL 3 TR 4 (LESS N 70 FT L-12 & LAKE WORTH RD R/WS & E 60 FT) & TR 11 (LESS S 372.18 FT OF E 289.98 FT) BLK 27

Owner Information

Owners

HENDRIX C W & HENDRIX CHARLOTTE Y

Mailing address

21715 CARTAGENA DR  
BOCA RATON FL 33428 2857

Sales Information

| Sales Date | Price       | OR Book/Page  | Sale Type     | Owner         |
|------------|-------------|---------------|---------------|---------------|
| MAR-1998   | \$1,630,000 | 10266 / 00520 | WARRANTY DEED | HENDRIX C W & |
| SEP-1992   | \$100       | 07400 / 00141 | QUIT CLAIM    |               |
| JUL-1990   | \$342,600   | 06475 / 01716 | WARRANTY DEED |               |
| JAN-1975   | \$100       | 02394 / 00241 |               |               |

Exemption Information

No Exemption information available

Property Information

Number of Units

\*Total Square Feet 0

Acres 15.25

Use Code 6000 - AG Classification GRAGSOIL CLASS 1

Zoning AR - Agricultural Residential ( 00-UNINCORPORATED )

Appraisals

| Tax Year           | 2020 P    | 2019      | 2018      |
|--------------------|-----------|-----------|-----------|
| Improvement Value  | \$0       | \$0       | \$0       |
| Land Value         | \$712,938 | \$712,938 | \$712,938 |
| Total Market Value | \$712,938 | \$712,938 | \$712,938 |

P = Preliminary

All values are as of January 1st each year

Assessed and Taxable Values

| Tax Year         | 2020 P    | 2019      | 2018      |
|------------------|-----------|-----------|-----------|
| Assessed Value   | \$273,088 | \$273,088 | \$273,088 |
| Exemption Amount | \$0       | \$0       | \$0       |
| Taxable Value    | \$273,088 | \$273,088 | \$273,088 |

Taxes

| Tax Year       | 2020 P  | 2019    | 2018    |
|----------------|---------|---------|---------|
| Ad Valorem     | \$4,790 | \$4,849 | \$4,700 |
| Non Ad Valorem | \$842   | \$792   | \$792   |
| Total tax      | \$5,632 | \$5,641 | \$5,492 |

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

Property Detail

Parcel Control Number: 00-42-43-27-05-027-0040

Location Address: LAKE WORTH RD

Owners: HENDRIX C W ,HENDRIX CHARLOTTE Y

Mailing Address: 21715 CARTAGENA DR,BOCA RATON FL 33428 2857

Last Sale: MAR-1998

Book/Page#: 10266 / 520

Price: \$1,630,000

Property Use Code: 6000 - AG Classification GRAGSOIL CLASS 1

Zoning: AR - Agricultural Residential ( 00-UNINCORPORATED )

Legal Description: PALM BEACH FARMS CO PL 3 TR 4 (LESS N 70 FT L-12 & LAKE WORTH RD R/WS & E 60 FT) & TR 11 (LESS S 372.18 FT OF E 289.98 FT) BLK 27

Total SF: 0

Acres 15.25

2020 Values (Preliminary)

2020 Taxes (Preliminary)

|   |           |                           |         |
|---|-----------|---------------------------|---------|
| Improvement Value                           | \$0       | Ad Valorem                | \$4,790 |
| Land Value                                  | \$712,938 | Non Ad Valorem            | \$842   |
| Total Market Value                          | \$712,938 | Total Tax                 | \$5,632 |
| Assessed Value                              | \$273,088 | 2020 Qualified Exemptions |         |
| Exemption Amount                            | \$0       | No Details Found          |         |
| Taxable Value                               | \$273,088 | Applicants                |         |
| All values are as of January 1st each year. |           |                           |         |
| No Details Found                            |           |                           |         |

Building Footprint (Building 0 )

Subarea and Square Footage (Building 0 )

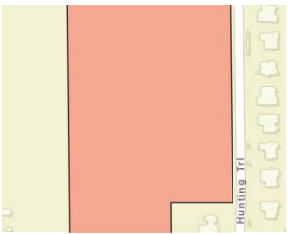
No Image Found

| Description                | Area       | Sq. Footage |
|----------------------------|------------|-------------|
| No Data Found.             |            |             |
| Extra Features             |            |             |
| Description                | Year Built | Unit        |
| No Extra Feature Available |            |             |

Structural Details (Building 0 )

MAP

Description



Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 9/16/2020

Property Detail

Location Address9584 LAKE WORTH RD

MunicipalityUNINCORPORATED

Parcel Control Number00-42-43-27-05-027-0050

SubdivisionPALM BEACH FARMS CO PL NO 3

Official Records Book10266Page 520

Sale DateMAR-1998

Legal DescriptionPALM BEACH FARMS CO PL NO 3 TR 5 (LESS NLY 5.63 FT R/W LAKE WORTH RD) BLK 27

Owner Information

Owners

HENDRIX C W &  
HENDRIX CHARLOTTE Y

Mailing address

21715 CARTAGENA DR  
BOCA RATON FL 33428 2857

Sales Information

Sales Date

Price

OR Book/Page

Sale Type

Owner

MAR-1998

\$1,630,000

10266 / 00520

WARRANTY DEED

HENDRIX C W &

JAN-1995

\$455,000

08583 / 00225

WARRANTY DEED

Exemption Information

No Exemption information available

Property Information

Number of Units2

\*Total Square Feet0

Acres9.96

Use Code6000 - AG ClassificationGRAGSOIL CLASS 1

ZoningAR - Agricultural Residential ( 00-UNINCORPORATED )

Appraisals

Tax Year

2020 P

2019

2018

Improvement Value

\$153,422

\$155,683

\$124,934

Land Value

\$547,800

\$547,800

\$547,800

Total Market Value

\$701,222

\$703,483

\$672,734

P = Preliminary

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year

2020 P

2019

2018

Assessed Value

\$264,822

\$259,607

\$236,334

Exemption Amount

\$0

\$0

\$0

Taxable Value

\$264,822

\$259,607

\$236,334

Taxes

Tax Year

2020 P

2019

2018

Ad Valorem

\$4,645

\$4,663

\$4,067

Non Ad Valorem

\$2,057

\$1,988

\$1,926

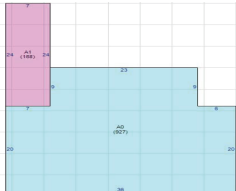
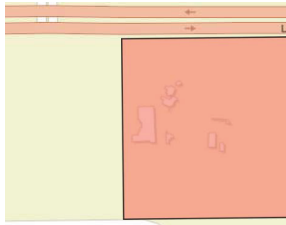
Total tax

\$6,702

\$6,651

\$5,993

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

| Property Detail   |  |   |   |
|---|--|---|---|
| Parcel Control Number:  | 00-42-43-27-05-027-0050  | Location Address: 9584 LAKE WORTH RD  |   |
| Owners:   | HENDRIX C W ,HENDRIX CHARLOTTE Y   |   |   |
| Mailing Address:  | 21715 CARTAGENA DR,BOCA RATON FL 33428 2857                                  |   |   |
| Last Sale:  | MAR-1998   | Book/Page#:   | 10266 / 520 Price: \$1,630,000                      |
| Property Use Code:  | 6000 - AG Classification GRAGSOIL CLASS 1                                    | Zoning:   | AR - Agricultural Residential ( 00-UNINCORPORATED ) |
| Legal Description:  | PALM BEACH FARMS CO PL NO 3 TR 5 (LESS NLY 5.63 FT R/W LAKE WORTH RD) BLK 27 |   | Total SF: 0 Acres 9.96                              |
| <b>2020 Values (Preliminary)</b>  |  |   |   |
| Improvement Value   | \$153,422  | Ad Valorem  | \$4,645   |
| Land Value  | \$547,800  | Non Ad Valorem  | \$2,057   |
| Total Market Value  | \$701,222  | Total Tax   | \$6,702   |
| Assessed Value  | \$264,822  | <b>2020 Qualified Exemptions</b>  |   |
| Exemption Amount  | \$0  | No Details Found  |   |
| Taxable Value   | \$264,822  | <b>Applicants</b>   |   |
| No Details Found  |  |   |   |
| All values are as of January 1st each year.   |  |   |   |
| <b>Building Footprint (Building 1)</b>  |  | <b>Subarea and Square Footage (Building 1)</b>  |   |
|  |  | Description<br>UEP Unfinished Encl. Porch 168<br>BAS Base Area 927<br>Total Square Footage : 1095<br>Total Area Under Air : 927<br>Area Sq. Footage |   |
| <b>Structural Details (Building 1)</b>  |  | <b>Extra Features</b>   |   |
| Description   |  | Year Built Unit   |   |
| 1. Exterior Wall 1  |  | WSF: WOOD SIDING  |   |
| 2. Year Built   |  | 1948  |   |
| 3. Air Condition Desc.  |  | HTG & AC  |   |
| 4. Heat Type  |  | FORCED AIR DUCT   |   |
| 5. Heat Fuel  |  | ELECTRIC  |   |
| 6. Bed Rooms  |  | 2   |   |
| 7. Full Baths   |  | 1   |   |
| 8. Half Baths   |  | 0   |   |
| 9. Exterior Wall 2  |  | NONE  |   |
| 10. Roof Structure  |  | GABLE/HIP   |   |
| 11. Roof Cover  |  | ASPHALT/COMPOSITION   |   |
| 12. Interior Wall 1   |  | WALL BOARD OR WOOD WALL   |   |
| 13. Interior Wall 2   |  | N/A   |   |
| 14. Floor Type 1  |  | HARDWOOD  |   |
| 15. Floor Type 2  |  | N/A   |   |
| 16. Stories   |  | 1   |   |
|   |  | <b>MAP</b>  |   |
|   |  |    |   |

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

9/16/2020

OWNER: HENDRIX C W ,HENDRIX CHARLOTTE Y PCN: 00424327050270050 1 of 1

Property Detail

Location Address LAKE WORTH RD

Municipality UNINCORPORATED

Parcel Control Number 00-42-43-27-05-027-0060

Subdivision PALM BEACH FARMS CO PL NO 3

Official Records Book 10266

Sale Date MAR-1998

Page 520

Legal Description PALM BEACH FARMS CO PL NO 3 TR 6 (LESS NLY 0.08 FT OF E 9.83 FT R/W LAKE WORTH RD) BLK27

Owner Information

Owners

HENDRIX C W & HENDRIX CHARLOTTE Y

Mailing address

21715 CARTAGENA DR BOCA RATON FL 33428 2857

Sales Information

| Sales Date | Price       | OR Book/Page  | Sale Type     | Owner         |
|------------|-------------|---------------|---------------|---------------|
| MAR-1998   | \$1,630,000 | 10266 / 00520 | WARRANTY DEED | HENDRIX C W & |
| JAN-1995   | \$455,000   | 08583 / 00225 | WARRANTY DEED |               |

Exemption Information

No Exemption information available

Property Information

Number of Units 0

\*Total Square Feet 0

Acres 10

Use Code 6000 - AG Classification GRAGSOIL CLASS 1

Zoning AR - Agricultural Residential ( 00-UNINCORPORATED )

Appraisals

| Tax Year           | 2020 <b>P</b> | 2019      | 2018      |
|--------------------|---------------|-----------|-----------|
| Improvement Value  | \$18,684      | \$18,684  | \$18,684  |
| Land Value         | \$550,000     | \$550,000 | \$550,000 |
| Total Market Value | \$568,684     | \$568,684 | \$568,684 |

P = Preliminary

All values are as of January 1st each year

Assessed and Taxable Values

| Tax Year         | 2020 <b>P</b> | 2019     | 2018     |
|------------------|---------------|----------|----------|
| Assessed Value   | \$23,184      | \$23,184 | \$23,184 |
| Exemption Amount | \$0           | \$0      | \$0      |
| Taxable Value    | \$23,184      | \$23,184 | \$23,184 |

Taxes

| Tax Year       | 2020 <b>P</b> | 2019  | 2018  |
|----------------|---------------|-------|-------|
| Ad Valorem     | \$407         | \$412 | \$399 |
| Non Ad Valorem | \$495         | \$495 | \$495 |
| Total tax      | \$902         | \$907 | \$894 |

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER

www.pbcgov.org/PAPA

Property Detail

Parcel Control Number: 00-42-43-27-05-027-0060

Location Address: LAKE WORTH RD

Owners: HENDRIX C W ,HENDRIX CHARLOTTE Y

Mailing Address: 21715 CARTAGENA DR,BOCA RATON FL 33428 2857

Last Sale: MAR-1998

Book/Page#: 10266 / 520

Price: \$1,630,000

Property Use Code: 6000 - AG Classification GRAGSOIL CLASS 1

Zoning: AR - Agricultural Residential ( 00-UNINCORPORATED )

Legal Description: PALM BEACH FARMS CO PL NO 3 TR 6 (LESS NLY 0.08 FT OF E 9.83 FT R/W LAKE WORTH RD) BLK27

Total SF: 0

Acres 10

2020 Values (Preliminary)

Improvement Value \$18,684

Land Value \$550,000

Total Market Value \$568,684

Assessed Value \$23,184

Exemption Amount \$0

Taxable Value \$23,184

All values are as of January 1st each year.

2020 Taxes (Preliminary)

Ad Valorem \$407

Non Ad Valorem \$495

Total Tax \$902

2020 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 0 )

No Image Found

Subarea and Square Footage (Building 0 )

Description

Area

Sq. Footage

No Data Found.

Extra Features

Description

Year Built

Unit

Mobile Home Trailers

1984

1

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

Structural Details (Building 0 )

Description

MAP

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER

www.pbcgov.org/PAPA

9/16/2020

Owner: HENDRIX C W ,HENDRIX CHARLOTTE Y PCN: 00424327050270060 1 of 1

Property Detail

Location Address LAKE WORTH RD

Municipality UNINCORPORATED

Parcel Control Number 00-42-43-27-05-027-0101

Subdivision PALM BEACH FARMS CO PL NO 3

Official Records Book 10266

Page 520

Sale Date MAR-1998

Legal Description PALM BEACH FARMS CO PL 3 N 287.82 FT OF E 426.70 FT OF TR 10 BLK 27

Owner Information

Owners

Mailing address

HENDRIX C W & HENDRIX CHARLOTTE Y

21715 CARTAGENA DR BOCA RATON FL 33428 2857

Sales Information

Sales Date

Price

OR Book/Page

Sale Type

Owner

MAR-1998

\$1,630,000

10266 / 00520

WARRANTY DEED

HENDRIX C W &

SEP-1992

\$100

07400 / 00141

QUIT CLAIM

JUL-1990

\$342,600

06475 / 01716

WARRANTY DEED

JAN-1975

\$100

02394 / 00241

Exemption Information

No Exemption information available

Property Information

Number of Units 2

\*Total Square Feet 0

Acres 2.82

Use Code 6000 - AG Classification GRAGSOIL CLASS 1

Zoning AR - Agricultural Residential ( 00-UNINCORPORATED )

Appraisals

Tax Year

2020 **P**

2019

2018

Improvement Value

\$0

\$0

\$0

Land Value

\$155,100

\$155,100

\$155,100

Total Market Value

\$155,100

\$155,100

\$155,100

P = Preliminary

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year

2020 **P**

2019

2018

Assessed Value

\$1,269

\$1,269

\$1,269

Exemption Amount

\$0

\$0

\$0

Taxable Value

\$1,269

\$1,269

\$1,269

Taxes

Tax Year

2020 **P**

2019

2018

Ad Valorem

\$22

\$23

\$22

Non Ad Valorem

\$149

\$149

\$149

Total tax

\$171

\$172

\$171

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

Property Detail

Parcel Control Number: 00-42-43-27-05-027-0101

Location Address: LAKE WORTH RD

Owners: HENDRIX C W ,HENDRIX CHARLOTTE Y

Mailing Address: 21715 CARTAGENA DR,BOCA RATON FL 33428 2857

Last Sale: MAR-1998

Book/Page#: 10266 / 520

Price: \$1,630,000

Property Use Code: 6000 - AG Classification GRAGSOIL CLASS 1

Zoning: AR - Agricultural Residential ( 00-UNINCORPORATED )

Legal Description: PALM BEACH FARMS CO PL 3 N 287.82 FT OF E 426.70 FT OF TR 10 BLK 27

Total SF: 0

Acres 2.82

2020 Values (Preliminary)

2020 Taxes (Preliminary)

Improvement Value

\$0

Ad Valorem

\$22

Land Value

\$155,100

Non Ad Valorem

\$149

Total Market Value

\$155,100

Total Tax

\$171

Assessed Value

\$1,269

2020 Qualified Exemptions

Exemption Amount

\$0

No Details Found

Taxable Value

\$1,269

Applicants

No Details Found

All values are as of January 1st each year.

Building Footprint (Building 1 )

Subarea and Square Footage (Building 1 )

Description

Area Sq. Footage

BAS Base Area

2362

UOP Unfinished Open Porch

858

UOP Unfinished Open Porch

96

FST Finished Storage

44

Total Square Footage :

3360

Total Area Under Air :

2362

Extra Features

Description

Year Built

Unit

No Extra Feature Available

Structural Details (Building 1 )

MAP

Description

MSY: CB STUCCO

1. Exterior Wall 1

1956

2. Year Built

NO HTG/AC

3. Air Condition Desc.

NONE

4. Heat Type

NONE

5. Heat Fuel

0

6. Bed Rooms

2

7. Full Baths

0

8. Half Baths

NONE

9. Exterior Wall 2

GABLE/HIP

10. Roof Structure

ASPHALT/COMPOSITION

11. Roof Cover

WALL BOARD OR WOOD WALL

12. Interior Wall 1

N/A

13. Interior Wall 2

CONCRETE FINISHED

14. Floor Type 1

N/A

15. Floor Type 2

1

16. Stories

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

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## Palm Beach County Trip Generation Rates

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

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

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## **Exhibit 4: Five Year Work Program**

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## Mid-Year Adjustment Adopted - July 14, 2020

| PROJECT                  | LIMITS   | DESCRIPTION   | FY 2020 |       | FY 2021 |       | FY 2022 |       | FY 2023 |       | FY 2024 |       |
|--------------------------|--|---|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|
|                          |  |   | Cost    | Phase | Cost    | Phase | Cost    | Phase | Cost    | Phase | Cost    | Phase |
| Florida Mango Rd.        | 10th Ave. North to Edgewater Drive                     | 0.9 mi, 3 L ( L.W.D.D. L-9 & L-10 Canals Bridge Replacements) |         |       |         |       | 3,300   | C     |         |       |         |       |
| Florida Mango Rd.        | Edgewater Drive to S. of Barbados Rd.                  | 0.6 mi, 3 L ( L.W.D.D. L-8 Canal Bridge Replacement)          |         |       | 1,900   | C     |         |       |         |       |         |       |
| Florida Mango Rd.        | S. of Barbados Rd. to Myrica Rd.                       | 0.7 mi, 3 L ( L.W.D.D. L-7 Canal Culvert Replacement)         |         |       | 3,100   | C     |         |       |         |       |         |       |
| Florida Mango Rd.        | Myrica Rd. to Summit Blvd.                             | 0.5 mi, 3 L (L.W.D.D. L-6 Canal Bridge Replacement - Culvert) |         |       |         |       | 2,200   | C     |         |       |         |       |
| Forest Hill Blvd.        | Military Tr.   | Intersection Improvements                                     | 4,000   | P     | 2,400   | P     |         |       |         |       |         |       |
| Gateway Blvd.            | Military Trail   | Intersection Improvements                                     |         |       | 2,100   | C     |         |       |         |       |         |       |
| Gateway Blvd.            | High Ridge Rd  | Intersection Improvements                                     | 1,180   | C     |         |       |         |       |         |       |         |       |
| Glades Area              | R&R Throughout the Glades                              | Repair/Reconstruction   | 700     | C     | 700     | C     | 700     | C     | 700     | C     | 700     | C     |
| Gun Club Rd.             | Forest Estates Drive to LWDD E-3 Canal                 | 0.5 mi., 3 L  | 100     | R/M   |         |       | 2,340   | C     |         |       |         |       |
| Hagen Ranch Rd.          | Atlantic Ave.  | Intersection Improvements                                     | 100     | R/C   |         |       |         |       |         |       |         |       |
| Haverhill Rd.            | Hypoluxo Rd. to Lantana Rd.                            | 1.0 mi., 4 L  | 10      | D     | 450     | D/R   |         |       |         |       | 2,360   | C     |
| Haverhill Rd.            | S. of Ceceile Ave. to N. of Century Blvd.              | Intersection Improvements, 0.2 mi., 4/6 L                     | 340     | D/R   |         |       |         |       | 1,200   | C     |         |       |
| Hypoluxo Rd.             | Jog Rd.  | Intersection Improvements                                     |         |       | 1,600   | C     |         |       |         |       |         |       |
| Kirk Rd.                 | LWDD L-7 Canal to Summit Blvd.                         | 0.5 mi, 3/5 L   | 100     | R/M   |         |       | 3,200   | C     |         |       |         |       |
| Kirk Rd.                 | Summit Blvd. to Gun Club Rd.                           | 0.8 mi, 3/5 L   |         |       | 100     | R/M   |         |       | 3,950   | C     |         |       |
| Lawrence Rd.             | S. of Ponza Place to Lantana Road                      | 0.8 mi, 3 L   |         |       | 2,200   | C     |         |       |         |       |         |       |
| Linton Blvd.             | Military Tr.   | Intersection Improvements                                     |         |       | 2,100   | C     |         |       |         |       |         |       |
| Lyons Rd.                | Atlantic Ave. to S. of Flavor Pict Rd.                 | 2.4 mi, 4 L   | 10      | D     | 3,820   | D/R   |         |       |         |       |         |       |
| Lyons Rd.                | S. of Flavor Pict Rd. to Boynton Beach Blvd.           | 3.0 mi, 4 L   |         |       | 100     | R/M   |         |       | 8,000   | C     |         |       |
| Lyons Rd.                | N. of L.W.D.D. L-14 Canal to Lake Worth Rd.            | 1.1 mi, 4 L   | 700     | D/R/C |         |       |         |       |         |       |         |       |
| Lyons Rd.                | Lake Worth Rd. to S. of L.W.D.D. L-11 Canal            | 0.5 mi, 3 L   | 300     | R/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, 2/3 L   |         |       |         |       |         |       | 100     | P     |         |       |
| Lyons Rd./Sansbury's Way | Forest Hill Blvd. to Okeechobee Blvd.                  | Buffered Bike Lanes   | 1,150   | D     |         |       | 5,570   | C     |         |       |         |       |
| Melaleuca Lane           | Jog Rd.  | Intersection Improvements                                     |         |       | 500     | R     |         |       | 2,300   | C     |         |       |

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

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## **Exhibit 5: 2045 Volumes**

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

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

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

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

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

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

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

| PBC Station | FDOT Station | Roadway | From                     | To                       | Existing Lanes | Cost Feasible Lanes | 2005 Counts | 2010 Count | 2015 Count | 2018 Count | 2015 Model | 2045 Model | 2045 Adjusted |
|-------------|--------------|---------|--------------------------|--------------------------|----------------|---------------------|-------------|------------|------------|------------|------------|------------|---------------|
| 5402        | 930031       | SR-7    | Flavor Pict Rd           | Boynton Beach Blvd       | 4              | 4                   | 27,483      | 22,402     | 23,191     | 26,985     | 31,409     | 52,899     | 44,700        |
| 5102        | 930716       | SR-7    | Boynton Beach Blvd       | Hypoluxo Rd              | 6              | 6                   | 32,692      | 24,669     | 27,687     | 29,795     | 37,618     | 65,569     | 55,600        |
| 4402        | 937242       | SR-7    | Hypoluxo Rd              | Lantana Rd               | 6              | 6                   | 31,171      | 28,880     | 31,450     | 35,927     | 39,604     | 62,147     | 54,000        |
| 4400        | 930753       | SR-7    | Lantana Rd               | Lake Worth Rd            | 6              | 6                   | 42,465      | 37,709     | 41,210     | 44,964     | 56,024     | 72,015     | 57,200        |
| 4406        | 937243       | SR-7    | Lake Worth Rd            | Stribling Way            | 8              | 8T                  | 53,939      | 65,398     | 66,899     | 66,602     | 81,026     | 79,600     |               |
| 4102        | 930721       | SR-7    | Stribling Way            | Forest Hill Blvd         | 8              | 8T                  | 51,821      | 43,846     | 49,645     | 55,559     | 61,629     | 80,009     | 68,000        |
| 3452        | 937241       | SR-7    | Forest Hill Blvd         | Pioneer Rd               | 8              | 8T                  | 55,024      | 54,731     | 58,868     | 65,204     | 56,526     | 76,840     | 80,000        |
| 3408        | 930037       | SR-7    | Pioneer Rd               | Southern Blvd            | 8              | 8T                  | 55,628      | 52,008     | 56,643     | 63,674     | 56,796     | 78,681     | 78,500        |
| 3406        | 930514       | SR-7    | Southern Blvd            | Belvedere Rd             | 8              | 8T                  | 59,099      | 47,669     | 51,645     | 52,881     | 48,293     | 69,506     | 74,300        |
| 3404        | 930034       | SR-7    | Belvedere Rd             | Okeechobee Blvd          | 6              | 6T                  | 47,176      | 36,000     | 38,417     | 41,440     | 27,827     | 48,785     | 59,400        |
| 3468        | 937259       | SR-7    | Okeechobee Blvd          | 60th St                  | 2              | 4                   |             | 13,661     | 17,803     | 20,034     | 17,983     | 39,682     | 39,300        |
|             | TPA014       | SR-7    | 60th St                  | Northlake Blvd           | 0              | 4                   |             |            | -          | -          |            | 13,308     | 13,300        |
| 7006        | 930003       | SR-700  | Muck City Rd             | US-98 SR-700             | 2              | 2                   | 1,966       | 591        | 1,833      | 1,500      | 3,551      | 4,281      | 2,600         |
| 7038        | 930004       | SR-700  | CR 717                   | Hatton Hwy               | 2              | 2                   | 2,466       | -          | 4,414      | 3,100      | 7,951      | 10,756     | 7,200         |
| 7004        | 935335       | SR-700  | Hatton Hwy               | SR-80                    | 2              | 2                   | 2,923       | -          | 4,071      | 3,100      | 7,763      | 10,630     | 6,900         |
| 1101        | 930687       | SR-710  | Martin County Line       | Indiantown Rd            | 4              | 4                   | 7,500       | 7,411      | 8,186      | 12,168     | 7,129      | 14,707     | 16,900        |
|             | 930140       | SR-710  | Indiantown Rd            | Moroso Speedway          | 4              | 4                   |             |            | -          | -          | 5,392      | 9,668      | 9,700         |
| 1401        | 939140       | SR-710  | Moroso Speedway          | Pratt-Whitney Rd         | 4              | 4                   | 7,381       | 6,109      | 6,604      | -          | 15,190     | 26,164     | 17,600        |
| 1411        | 930688       | SR-710  | Pratt-Whitney Rd         | Caloosa                  | 4              | 4                   | 11,000      | -          | 13,905     | 16,687     | 19,807     | 40,401     | 34,500        |
| 2109        | 930688       | SR-710  | Caloosa                  | N County Airport         | 4              | 4                   | 11,000      | -          | 14,160     | 18,838     | 19,807     | 40,401     | 34,800        |
| 2101        | 930688       | SR-710  | N County Airport         | PGA Blvd                 | 4              | 4                   | 14,185      | 12,585     | 14,459     | 17,888     | 19,807     | 40,401     | 35,100        |
| 2403        | 930717       | SR-710  | PGA Blvd                 | Northlake Blvd           | 4              | 4                   | 12,034      | 10,561     | 15,237     | 16,143     | 16,808     | 28,176     | 25,500        |
| 2419        | 930689       | SR-710  | Northlake Blvd           | 1 mi S of Northlake Blvd | 4              | 6                   | 24,000      | 22,948     | 21,969     | 27,414     | 16,808     | 28,256     | 33,400        |
|             | 937400       | SR-710  | 1 mi S of Northlake Blvd | Jog Rd                   | 4              | 6                   |             |            | -          | -          | 31,513     | 53,591     | 53,600        |
| 2209        | 937265       | SR-710  | Jog Rd                   | Blue Heron Blvd          | 4              | 6                   | 25,248      | 25,414     | 25,909     | 34,690     | 34,779     | 52,420     | 43,600        |
| 2313        | 930747       | SR-710  | Blue Heron Blvd          | Congress Ave             | 4              | 4                   | 19,137      | 14,536     | 15,716     | 14,100     | 11,098     | 18,473     | 23,100        |
| 2841        | 937266       | SR-710  | Congress Ave             | Australian Ave           | 4              | 4                   | 19,555      | 17,322     | 17,857     | 16,900     | 16,401     | 27,179     | 29,600        |
| 2813        | 935287       | SR-710  | Australian Ave           | Old Dixie Hwy            | 4              | 4                   | 7,557       | 9,012      | 7,848      | 8,500      | 8,391      | 19,311     | 18,100        |
|             | 930657       | SR-715  | SR-80                    | Glades Central HS        | 2              | 2                   |             |            | -          | -          | 6,260      | 7,598      | 7,600         |
| 7026        | 930670       | SR-715  | Glades Central HS        | Ave E                    | 2              | 2                   | 14,046      | 25,160     | 13,235     | 10,800     | 7,746      | 8,893      | 14,400        |
| 7028        | 930078       | SR-715  | Ave E                    | W Canal St               | 2              | 2                   | 10,318      | 10,035     | 10,712     | 11,100     | 5,843      | 7,371      | 12,200        |
| 7042        | 930257       | SR-715  | W Canal St               | Hooker Hwy               | 2              | 2                   | 11,178      | 6,865      | 6,296      | 6,346      | 5,925      | 8,164      | 8,700         |
| 7014        | 930506       | SR-715  | Hooker Hwy               | Wilder Rd                | 2              | 2                   | 7,159       | 3,927      | 3,535      | 3,300      | 3,567      | 4,782      | 4,700         |
|             | 930777       | SR-715  | Hooker Hwy               | N/A                      | 2              | 2                   |             |            | -          | -          | 3,961      | 5,593      | 5,600         |
| 7019        | 930085       | SR-717  | SR-715                   | Main St                  | 4              | 4                   | 4,224       | 4,830      | 3,771      | 4,200      | 1,967      | 2,453      | 4,300         |
| 7021        | 935180       | SR-717  | Main St                  | MLK Bl                   | 2              | 2                   | 2,862       | 2,610      | 2,462      | 2,400      | 543        | 647        | 2,600         |
| 7010        | 930698       | SR-729  | E Main St SR-15, US-441  | Muck City Rd CR-717      | 2              | 2                   | 3,798       | 3,577      | 5,708      | 4,400      | 3,912      | 4,947      | 6,700         |
| 7029        | 930142       | SR-80   | US 27                    | SR-715                   | 4              | 4                   | 26,355      | 19,792     | 19,226     | 18,300     | 16,621     | 14,498     | 16,800        |
| 7025        | 930445       | SR-80   | SR-715                   | CR 827a                  | 4              | 4                   | 17,275      | 15,276     | 16,602     | 15,000     | 12,427     | 9,732      | 13,900        |
| 7036        | 930359       | SR-80   | CR 827a                  | Ave G                    | 4              | 4                   | 21,417      | 19,507     | 17,362     | 22,000     | 19,691     | 19,712     | 17,400        |



# 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 |
|-------------|--------------|------------------------|---------------------|--------------------|----------------|---------------------|-------------|------------|------------|------------|------------|------------|---------------|
| 4614        | 937301       | LAWRENCE RD            | Gateway Blvd        | Hypoluxo Rd        | 4              | 4                   | 15,435      | 14,700     | 15,074     | 17,266     | 15,481     | 19,851     | 19,300        |
| 4608        | 938514       | LAWRENCE RD            | Hypoluxo Rd         | Lantana Rd         | 2              | 3                   | 11,828      | 11,018     | 11,157     | 11,977     | 8,982      | 10,316     | 12,800        |
|             | 937539       | LE CHALET BLVD         | Hagen Ranch Rd      | Jog Rd             | 4              | 4                   |             |            | -          | -          | 11,624     | 13,930     | 13,900        |
| 4661        | 937310       | LE CHALET BLVD         | Jog Rd              | Military Tr        | 4              | 4                   | 10,617      | 9,652      | 9,216      | 9,538      | 7,080      | 8,359      | 10,500        |
|             | 937438       | LIGHTHOUSE DR          | SR-811              | US-1               | 2              | 2                   |             |            | -          | -          | 7,180      | 9,507      | 9,500         |
|             | 937526       | LINDELL BLVD           | Carl Bolter Dr      | Federal Hwy        | 2              | 2                   |             |            | -          | -          | 3,413      | 4,277      | 4,300         |
| 5635        | 937295       | LINTON BLVD            | Jog Rd              | Sim Rd             | 4              | 6                   | 26,259      | 28,837     | 29,366     | 31,891     | 21,952     | 29,755     | 37,200        |
| 5625        | 937294       | LINTON BLVD            | Sim Rd              | Military Tr        | 5              | 6                   | 28,004      | 27,495     | 28,587     | 30,480     | 30,975     | 40,018     | 36,900        |
| 5607        | 937187       | LINTON BLVD            | Military Tr         | Homewood Blvd      | 6              | 6                   | 36,231      | 37,464     | 39,497     | 42,810     | 31,967     | 38,669     | 47,800        |
| 5661        | 938531       | LINTON BLVD            | Homewood Blvd       | Congress Ave       | 6              | 6                   | 29,850      | 33,652     | 39,159     | 39,082     | 23,085     | 27,671     | 43,700        |
| 5213        | 930049       | LINTON BLVD            | Congress Ave        | I-95               | 6              | 6l                  | 47,845      | 40,928     | 42,863     | 42,000     | 41,468     | 49,886     | 51,600        |
| 5313        | 930050       | LINTON BLVD            | I-95                | 10th Ave SW        | 6              | 6l                  | 44,067      | 46,456     | 48,617     | 44,000     | 56,968     | 63,967     | 54,600        |
| 5819        | 937188       | LINTON BLVD            | 10th Ave SW         | Old Dixie Hwy      | 6              | 6l                  | 38,062      | 38,788     | 40,279     | 41,916     | 40,510     | 45,331     | 45,100        |
| 5821        | 937188       | LINTON BLVD            | Old Dixie Hwy       | US 1               | 6              | 6                   |             | -          | 32,088     | 32,617     | 40,510     | 45,331     | 36,900        |
| 5813        | 930742       | LINTON BLVD            | US 1                | Ocean Blvd         | 4              | 4                   | 18,958      | 15,872     | 17,857     | 17,600     | 11,174     | 12,738     | 19,400        |
|             | 937687       | LION COUNTRY SAFARI RD | SR-80               | Deer Run Blvd      | 2              | 2                   |             |            | -          | -          | 1,845      | 2,605      | 2,600         |
|             | 938501       | LOWSON BLVD            | Military Tr         | Congress Ave       | 4              | 4                   |             |            | -          | -          | 814        | 1,020      | 1,000         |
| 5311        | 937060       | LOWSON BLVD            | Congress Ave        | SW 10TH Ave        | 4              | 4                   | 21,862      | 15,139     | 16,363     | 17,600     | 4,915      | 9,365      | 20,800        |
| 1610        | 937368       | LOXAHATCHEE RIVER RD   | Indiantown Rd       | Roebuck Rd         | 2              | 2                   | 10,471      | 10,099     | 9,010      | 8,800      | 5,879      | 4,483      | 7,600         |
| 1202        | 937367       | LOXAHATCHEE RIVER RD   | Roebuck Rd          | PBC Boundary       | 2              | 2                   | 5,919       | -          | 2,865      | 3,196      | 2,069      | 1,002      | 1,800         |
| 6112        | 937374       | LYONS RD               | Broward County Line | SW 18th St         | 6              | 6                   | 31,352      | 31,256     | 30,462     | 33,000     | 46,134     | 59,435     | 43,800        |
| 6410        | 937372       | LYONS RD               | SW 18th St          | Palmetto Park Rd   | 4              | 6                   | 34,318      | 26,501     | 28,707     | 30,500     | 34,620     | 48,812     | 42,900        |
| 6406        | 937371       | LYONS RD               | Palmetto Park Rd    | Glades Rd          | 4              | 4                   | 30,081      | 22,599     | 28,072     | 28,500     | 27,120     | 38,219     | 39,600        |
| 6404        | 937370       | LYONS RD               | Glades Rd           | Kimberly Rd        | 6              | 6                   | 34,131      | 32,163     | 33,892     | 35,118     | 34,805     | 51,530     | 50,200        |
| 6424        | 937373       | LYONS RD               | Kimberly Rd         | Yamato Rd          | 6              | 6                   | 26,568      | 20,861     | 28,538     | 29,113     | 26,824     | 39,329     | 41,800        |
| 6416        | 938553       | LYONS RD               | Yamato Rd           | Clint Moore Rd     | 4              | 4                   | 14,896      | 16,080     | 19,936     | 20,806     | 20,455     | 33,575     | 32,700        |
| 6114        | 937375       | LYONS RD               | Clint Moore Rd      | 158 Rd S           | 4              | 4                   | 7,411       | 6,499      | 14,399     | 16,479     | 9,431      | 19,511     | 24,500        |
| 5406        | 937375       | LYONS RD               | 158 Rd S            | Atlantic Ave       | 4              | 4                   | 8,508       | 6,642      | 15,262     | 16,154     | 9,431      | 19,511     | 25,300        |
| 5112        | 937375       | LYONS RD               | Atlantic Ave        | Flavor Pict Rd     | 2              | 4                   |             | -          | 11,585     | 14,473     | 9,431      | 19,511     | 24,000        |
| 5110        | 937311       | LYONS RD               | Flavor Pict Rd      | Boynton Beach Blvd | 2              | 4                   |             | -          | 12,523     | 15,434     | 11,075     | 35,681     | 40,300        |
| 5108        | 937311       | LYONS RD               | Boynton Beach Blvd  | Hypoluxo Rd        | 4              | 4                   | 14,038      | 13,879     | 18,210     | 20,937     | 11,075     | 35,681     | 42,800        |
| 4404        | 937311       | LYONS RD               | Hypoluxo Rd         | Lantana Rd         | 4              | 4                   | 10,644      | 10,176     | 11,376     | 13,909     | 11,075     | 35,681     | 36,700        |
| 4405        | 937311       | LYONS RD               | Lantana Rd          | Lake Worth Rd      | 4              | 4                   | 11,768      | 10,373     | 11,242     | 14,334     | 11,075     | 35,681     | 36,200        |
| NEW         | PBC063       | LYONS RD               | Lake Worth Rd       | Stribling Way      | 0              | 2                   |             |            | -          | -          | -          | 20,813     | 20,800        |
| 3462        | 937480       | LYONS RD               | Stribling Way       | Forest Hill Blvd   | 2              | 2                   | 6,691       | 7,344      | 8,711      | 9,792      | 5,520      | 11,201     | 14,400        |
| 3460        | 937134       | LYONS RD               | Forest Hill Blvd    | Dillman Rd         | 2              | 2                   |             | 9,492      | 11,968     | 13,819     | 12,927     | 16,737     | 15,500        |
| 3466        | 937135       | LYONS RD               | Dillman Rd          | Southern Blvd      | 2              | 2                   |             | 10,333     | 13,283     | 14,619     | 12,837     | 14,578     | 15,100        |
| 2616        | 937129       | MAC ARTHUR BLVD        | Northlake Blvd      | Holly Dr           | 2              | 2                   | 7,525       | 7,787      | 8,092      | 7,900      | 7,615      | 7,723      | 8,200         |
| 1616        | 937117       | MAPLEWOOD DR           | Indian Creek Blvd   | Toney Penna Dr     | 2              | 2                   |             | 8,614      | 9,526      | 14,800     | 6,741      | 8,807      | 11,600        |
| 1618        | 937117       | MAPLEWOOD DR           | Toney Penna Dr      | Indiantown Rd      | 4              | 4                   |             | 12,423     | 13,254     | 14,800     | 6,741      | 8,807      | 15,300        |

**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 |
|-------------|--------------|-----------------|----------------------|----------------------|----------------|---------------------|-------------|------------|------------|------------|------------|------------|---------------|
|             | 935071       | LAKE AVE        | Dixie Hwy            | S. M St              | 2              | 2                   |             |            | -          | -          | 7,932      | 8,479      | 8,500         |
| 5649        | 937072       | LAKE IDA RD     | Hagen Ranch Rd       | Jog Rd               | 2              | 2                   | 12,238      | 7,591      | 7,536      | 8,812      | 3,015      | 3,482      | 8,000         |
| 5653        | 937074       | LAKE IDA RD     | Jog Rd               | El Clair Ranch Rd    | 2              | 2                   | 12,383      | 10,168     | 10,969     | 11,274     | 3,474      | 4,792      | 12,300        |
| 5651        | 937073       | LAKE IDA RD     | El Clair Ranch Rd    | Military Tr          | 2              | 2                   | 13,228      | 11,590     | 11,682     | 12,608     | 5,795      | 6,444      | 12,300        |
| 5623        | 937017       | LAKE IDA RD     | Military Tr          | Barwick Rd           | 4              | 4                   | 20,410      | 15,701     | 19,827     | 20,420     | 10,394     | 13,568     | 23,000        |
| 5605        | 937016       | LAKE IDA RD     | Barwick Rd           | Congress Ave         | 4              | 4                   | 29,688      | 27,179     | 28,271     | 30,891     | 13,799     | 17,154     | 31,600        |
| 5307        | 937061       | LAKE IDA RD     | Congress Ave         | Swinton Ave          | 4              | 4                   | 19,839      | 21,306     | 21,542     | 24,685     | 13,516     | 22,317     | 30,300        |
|             | 937424       | LAKE OSBORNE DR | 12th Av S            | Lake Worth Rd        | 2              | 2                   |             |            | -          | -          | 91         | 492        | 500           |
| 3445        | 937163       | LAKE WORTH RD   | South Shore Blvd     | 120th Av             | 2              | 2                   | 15,873      | 23,445     | 12,221     | 13,300     | 9,509      | 13,097     | 15,800        |
| 4409        | 937120       | LAKE WORTH RD   | 120th Av             | Isles Bl             | 4              | 4                   | 20,557      | 15,106     | 14,871     | 17,500     | 10,481     | 16,195     | 20,600        |
| 4407        | 937119       | LAKE WORTH RD   | Isles Bl             | SR-7                 | 4              | 4                   | 31,272      | 24,753     | 26,672     | 28,030     | 23,647     | 30,859     | 34,800        |
| 4401        | 930053       | LAKE WORTH RD   | SR-7                 | Lyons Rd             | 6              | 6T                  | 36,432      | 33,787     | 38,065     | 39,252     | 29,845     | 37,416     | 45,600        |
| 4101        | 930054       | LAKE WORTH RD   | Lyons Rd             | Florida Turnpike     | 6              | 6T                  |             |            | -          | -          | 37,500     | 47,734     | 47,700        |
| 4201        | 930055       | LAKE WORTH RD   | Florida Turnpike     | Pinehurst Dr         | 6              | 6T                  | 42,905      | 34,043     | 39,166     | 42,106     | 37,301     | 45,035     | 47,300        |
| 4645        | 937233       | LAKE WORTH RD   | Pinehurst Dr         | Jog Rd               | 6              | 6T                  | 53,067      | 44,593     | 46,028     | 51,629     | 45,864     | 52,388     | 52,600        |
| 4609        | 937232       | LAKE WORTH RD   | Jog Rd               | Sherwood Forest Blvd | 6              | 6T                  | 45,006      | 44,260     | 45,661     | 48,041     | 24,773     | 33,520     | 54,400        |
| 4673        | 937232       | LAKE WORTH RD   | Sherwood Forest Blvd | Haverhill Rd         | 6              | 6T                  | 51,532      | 41,648     | 41,210     | 44,850     | 24,773     | 33,520     | 50,000        |
| 4627        | 930404       | LAKE WORTH RD   | Haverhill Rd         | Military Tr          | 6              | 6T                  | 50,676      | 43,493     | 44,371     | 44,984     | 22,275     | 29,002     | 51,100        |
| 4611        | 930024       | LAKE WORTH RD   | Military Tr          | Kirk Rd              | 6              | 6T                  | 47,121      | 43,790     | 42,951     | 44,802     | 26,081     | 34,974     | 51,800        |
| 4647        | 937234       | LAKE WORTH RD   | Kirk Rd              | Congress Ave         | 6              | 6T                  | 43,331      | 37,971     | 38,415     | 40,684     | 21,652     | 26,913     | 43,700        |
| 4651        | 930025       | LAKE WORTH RD   | Congress Ave         | Boutwell Rd          | 4              | 4T                  | 29,118      | 28,562     | 23,415     | 26,619     | 12,045     | 17,150     | 28,500        |
| 4305        | 930751       | LAKE WORTH RD   | Boutwell Rd          | Lake/Lucerne Split   | 4              | 4T                  | 24,924      | -          | 25,497     | 25,500     | 14,494     | 19,765     | 30,800        |
| 4817        | 935069       | LAKE WORTH RD   | Dixie Hwy (SR-805)   | 'A' St               | 3              | 3                   | 9,126       | -          | 8,385      | 8,900      | 3,936      | 5,959      | 10,400        |
| 4813        | 935068       | LAKE WORTH RD   | Dixie Hwy (SR-805)   | 'A' St               | 2              | 2                   | 10,601      | -          | 8,078      | 8,200      | 4,936      | 6,196      | 9,300         |
| 4815        | 935076       | LAKE WORTH RD   | Federal Hwy (US-1)   | Dixie Hwy (SR-805)   | 2              | 2                   | 10,042      | 8,559      | 8,410      | -          | 3,428      | 3,878      | 8,900         |
| 4811        | 935070       | LAKE WORTH RD   | Federal Hwy          | Dixie Hwy (SR-805)   | 2              | 2                   | 10,669      | 8,322      | 9,526      | 9,600      | 7,859      | 8,516      | 10,300        |
| 4801        | 930118       | LAKE WORTH RD   | A1A                  | Lucerne Ave          | 4              | 4                   | 15,674      | 12,934     | 16,111     | 12,100     | 8,069      | 8,737      | 16,800        |
| 4403        | 937291       | LANTANA RD      | SR-7                 | Lyons Rd             | 4              | 4                   | 19,621      | 14,775     | 15,574     | 17,057     | 18,458     | 16,412     | 13,800        |
| 4207        | 937290       | LANTANA RD      | Lyons Rd             | Hagen Ranch Rd       | 4              | 4                   | 38,436      | 24,298     | 25,977     | 28,535     | 27,248     | 44,140     | 42,100        |
| 4669        | 937293       | LANTANA RD      | Hagen Ranch Rd       | Jog Rd               | 6              | 6                   | 38,587      | 32,050     | 32,219     | 36,116     | 35,241     | 50,031     | 45,700        |
| 4619        | 937292       | LANTANA RD      | Jog Rd               | Haverhill Rd         | 6              | 6                   | 40,005      | 35,130     | 35,845     | 42,984     | 29,837     | 41,862     | 50,300        |
| 4605        | 930693       | LANTANA RD      | Military Tr          | Lawrence Rd          | 6              | 6                   | 42,958      | 33,827     | 41,854     | 49,357     | 35,147     | 46,266     | 55,100        |
| 4665        | 937289       | LANTANA RD      | Lawrence Rd          | Congress Ave         | 6              | 6                   | 47,796      | 47,863     | 47,054     | 50,923     | 56,534     | 66,732     | 57,300        |
| 4623        | 937288       | LANTANA RD      | Congress Ave         | High Ridge Rd        | 6              | 6                   | 42,455      | 43,695     | 41,390     | 46,300     | 32,001     | 40,113     | 49,500        |
| 4209        | 930076       | LANTANA RD      | High Ridge Rd        | I-95                 | 5              | 6                   | 42,461      | 45,356     | 43,805     | 45,500     | 35,422     | 43,085     | 53,300        |
| 4311        | 930077       | LANTANA RD      | I-95                 | Redding Dr           | 5              | 6                   | 41,769      | 38,457     | 37,424     | 36,000     | 28,787     | 39,254     | 47,900        |
| 4807        | 935214       | LANTANA RD      | Redding Dr           | Federal Hwy          | 5              | 5                   | 21,493      | -          | 19,392     | 18,253     | 12,402     | 12,848     | 19,800        |
|             | 937618       | LARRIMORE RD    | SR-15                | SR-729               | 2              | 2                   |             |            | -          | -          | 586        | 827        | 800           |
| 5638        | 937303       | LAWRENCE RD     | Woolbright Rd        | Boynton Beach Blvd   | 3              | 3                   | 7,854       | 7,167      | 7,651      | 8,714      | 7,479      | 10,007     | 10,200        |
| 5204        | 937302       | LAWRENCE RD     | Boynton Beach Blvd   | Gateway Blvd         | 5              | 5                   | 16,110      | 13,804     | 14,777     | 17,539     | 9,617      | 13,795     | 19,000        |

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

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# 2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

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

### A. Amendment Data

|  |  |  |                   |
|--|--|--|-------------------|
| Round                                  | 21-B   | Intake Date                                  | November 10, 2020 |
| Application Name                       | Hendrix Property   | Control No.                                  | 1974-00037        |
| Acres                                  | 38.07 Acres  | Concurrent Zoning application?               | Yes               |
|  |  | Text Amend?                                  | No                |
| PCNs                                   | Provide all Parcel Control Numbers.                              |  |                   |
| Location                               | ¼ Mile east of the Lake Worth Road and State Road 7 intersection |  |                   |
|  | Current  | Proposed                                     |                   |
| Tier                                   | Urban/Suburban   | No Change                                    |                   |
| Use                                    | Vacant, Single Family Home                                       | Zero Lot-Line Homes                          |                   |
| Zoning                                 | AR – Agricultural Residential                                    | RS – Residential Single Family               |                   |
| Future Land Use Designation            | LR-1, Low Residential one unit per acre                          | MR-5, Medium Residential five units per acre |                   |
| Underlying Future Land Use Designation | None   | None   |                   |
| Conditions                             | None   | TBD  |                   |
| Density Bonus                          | None   | None   |                   |

## B. Development Potential

|  | Current FLU  | Proposed FLU   |
|--|--|--|
| <b>Density/Intensity:</b>  | LR-1   | MR-5   |
| <b>Maximum Dwelling Units<sup>1</sup></b> (residential designations)     | <u>1</u> du/acre x <u>38.03</u> ac. = <u>38</u>  | <u>5</u> du/acre x <u>38.03</u> ac. = <u>190</u>   |
| <b>Maximum Beds (for CLF proposals)</b>                                  | _____ max du x 2.39 = _____  | _____ max du x 2.39 = _____  |
| <b>Population Estimate</b>   | 38 max du x 2.39 = 91 persons  | 190 max du x 2.39 = 454 persons  |
| <b>Maximum Square Feet<sup>2, 4</sup></b> (non-residential designations) | _____ FAR x _____ ac. = _____  | _____ FAR x _____ ac. = _____<br><i>Maximum type of use and square footage (eg. General commercial, 100,000 square feet)</i> |
| <b>Proposed or Conditioned Potential<sup>3, 4</sup></b>                  | ----   | N/A  |
| <b>Max Trip Generator</b>  | <i>ITE 210</i><br>Single Family Detached<br><i>10 Trips per DU</i>   | <i>ITE 210</i><br>Single Family Detached<br><i>10 Trips per DU</i>   |
| <b>Maximum Trip Generation</b>   | 380  | 1,900  |
| <b>Net Daily Trips:</b>  | <u>1,520</u> (maximum minus current)<br><u>1,520</u> (proposed minus current)                                      |  |
| <b>Net PH Trips:</b>   | 141 (35 In/106 Out) AM, 188 (118 In/70 Out) PM (maximum)<br>141 (35 In/106 Out) AM, 188 (118 In/70 Out) (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.

## **Exhibit 7: Policy 3.5d Review**



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## Juan Ortega

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**From:** Dom Simeus <DSimeus@pbcgov.org>  
**Sent:** Wednesday, October 21, 2020 4:13 PM  
**To:** Juan Ortega  
**Subject:** RE: Hendrix Property - LUPA

Also look into Lake Worth and Blanchette for Hendrix.

---

**From:** Juan Ortega <jortega@jfo.us>  
**Sent:** Wednesday, October 21, 2020 3:54 PM  
**To:** Dom Simeus <DSimeus@pbcgov.org>  
**Subject:** RE: Hendrix Property - LUPA

\*\*\*\*\* Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. \*\*\*\*\*

Good afternoon Dom, could you please send me a PDF of the FLUA Traffic Studies for Polo Gardens MLU, and, Lantana Road State Road 7?

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

---

**From:** Dom Simeus <DSimeus@pbcgov.org>  
**Sent:** Wednesday, October 21, 2020 3:51 PM  
**To:** Juan Ortega <jortega@jfo.us>  
**Subject:** RE: Hendrix Property - LUPA

Good afternoon Dr. Ortega,

I just received Legend Lakes Center application. It just came to my attention that the application for Hendrix Property needs to include Legend Lakes Center and Polo Gardens MLU (or any other, if any) and Legend Lakes application to include Hendrix Property and Lantana Road State Road 7.

Any additional info, please let me know.

Thank you

Dom

---

**From:** Juan Ortega <jortega@jfo.us>  
**Sent:** Monday, October 19, 2020 10:19 AM  
**To:** Dom Simeus <DSimeus@pbcgov.org>  
**Subject:** RE: Hendrix Property - LUPA

## Juan Ortega

---

**From:** Dom Simeus <DSimeus@pbcgov.org>  
**Sent:** Wednesday, October 21, 2020 3:57 PM  
**To:** Juan Ortega  
**Subject:** RE: Hendrix Property - LUPA  
**Attachments:** Lantana and SR-7.pdf

Polo Gardens MLU can be found on the Planning website. Please find attached Lantana Road and State Road 7 study.

Thanks

---

**From:** Juan Ortega <jortega@jfo.us>  
**Sent:** Wednesday, October 21, 2020 3:54 PM  
**To:** Dom Simeus <DSimeus@pbcgov.org>  
**Subject:** RE: Hendrix Property - LUPA

\*\*\*\*\* Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. \*\*\*\*\*

Good afternoon Dom, could you please send me a PDF of the FLUA Traffic Studies for Polo Gardens MLU, and, Lantana Road State Road 7?

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**JFO GROUP INC**  
T: (561) 462-5364 • C: (561) 512-7556  
[JOrtega@jfo.us](mailto:JOrtega@jfo.us)

---

**From:** Dom Simeus <[DSimeus@pbcgov.org](mailto:DSimeus@pbcgov.org)>  
**Sent:** Wednesday, October 21, 2020 3:51 PM  
**To:** Juan Ortega <[jortega@jfo.us](mailto:jortega@jfo.us)>  
**Subject:** RE: Hendrix Property - LUPA

Good afternoon Dr. Ortega,

I just received Legend Lakes Center application. It just came to my attention that the application for Hendrix Property needs to include Legend Lakes Center and Polo Gardens MLU (or any other, if any) and Legend Lakes application to include Hendrix Property and Lantana Road State Road 7.

Any additional info, please let me know.

Thank you

Dom

---

**From:** Juan Ortega <[jortega@jfo.us](mailto:jortega@jfo.us)>  
**Sent:** Monday, October 19, 2020 10:19 AM  
**To:** Dom Simeus <[DSimeus@pbcgov.org](mailto:DSimeus@pbcgov.org)>  
**Subject:** RE: Hendrix Property - LUPA

\*\*\*\*\* Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. \*\*\*\*\*

Good morning Dom, please see attached.

**Dr. Juan F. Ortega, PE**  
**JFO GROUP INC**

T: (561) 462-5364 • C: (561) 512-7556

[JOrtega@jfo.us](mailto:JOrtega@jfo.us)

---

**From:** Dom Simeus <[DSimeus@pbcgov.org](mailto:DSimeus@pbcgov.org)>

**Sent:** Monday, October 19, 2020 9:36 AM

**To:** Juan Ortega <[jortega@jfo.us](mailto:jortega@jfo.us)>

**Subject:** Hendrix Property - LUPA

Good morning Dr. Ortega,

Please address the following:

1. 2045 Daily Volume as shown in Table 6 are incorrect. These volumes should be retrieved from the latest adopted TPA Daily Traffic Volumes.
2. Lake Worth Road from Wood Walk Boulevard and Lyons Road as shown in Table 5 should be Class I.

Thank you

Dom

---

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.

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

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

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

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

**POLO GARDENS MLU**

05/08/20

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

PROJECT: LAKE WORTH ROAD COMMERCIAL  
EXISTING FUTURE LAND USE DESIGNATION: CH/2 & MR-5  
TRIPS PER DAY = 5,548  
PROPOSED FUTURE LAND USE DESIGNATION: CH/8 & HR-8  
TRIPS PER DAY = 6,962  
TRIP INCREASE = 1,414

| ROADWAY         | FROM             | TO               | DISTRIBUTION (%) | PROJECT TRAFFIC | LANES | LOS D CAPACITY | TRIP INCREASE | 2045 PBC MPO TRAFFIC VOLUME | TOTAL 2045 TRAFFIC | V/C RATIO | PROJECT SIGNIFICANCE* |
|-----------------|------------------|------------------|------------------|-----------------|-------|----------------|---------------|-----------------------------|--------------------|-----------|-----------------------|
| LAKE WORTH ROAD | SR 7             | LYONS ROAD       | 25%              | 354             | 8D    | 80,300         | 0.70%         | 45,300                      | 46,854             | 0.91      | NO                    |
| LAKE WORTH ROAD | LYONS ROAD       | SITE             | 43%              | 806             | 6D    | 50,300         | 1.21%         | 47,963                      | 48,571             | 0.97      | NO                    |
| LAKE WORTH ROAD | SITE             | FLORIDA TURNPIKE | 52%              | 756             | 6D    | 50,300         | 1.46%         | 47,963                      | 48,698             | 0.97      | NO                    |
| LAKE WORTH ROAD | FLORIDA TURNPIKE | PINEHURST DRIVE  | 34%              | 481             | 8D    | 50,300         | 0.96%         | 48,000                      | 48,481             | 0.96      | NO                    |
| LYONS ROAD      | LAKE WORTH ROAD  | LANTANA ROAD     | 15%              | 212             | 4     | 31,500         | 0.67%         | 34,700                      | 34,912             | 1.11      | NO                    |

\* 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: Level of Service – 2040 Conditions – Maximum Intensity

| Road          | From          | To               | Lanes | Capacity | 2040 Daily Volume <sup>3</sup> | Traffic Assignment | Project Traffic | Total Traffic | V/C  | % Impact <sup>4</sup> | Significant Impact? | Meets LOS 'D'? |
|---------------|---------------|------------------|-------|----------|--------------------------------|--------------------|-----------------|---------------|------|-----------------------|---------------------|----------------|
| Lake Worth Rd | Lyons Rd      | Polo Club Rd     | 6D    | 50,300   | 48,300                         | 45.0%              | 333             | 48,633        | 0.97 | 0.66%                 | NO                  | YES            |
| Lake Worth Rd | Polo Club Rd  | Florida Turnpike |       |          |                                | 45.0%              | 333             | 48,633        | 0.97 | 0.66%                 | NO                  | YES            |
|               |               |                  |       |          |                                |                    |                 |               |      |                       |                     |                |
| Polo Rd       | Lake Worth Rd | Lyons Rd         | 2     | 15,200   | 14,400                         | 15.0%              | 111             | 14,511        | 0.95 | 0.73%                 | NO                  | YES            |

Net Daily Traffic: 739

<sup>3</sup> 2040 volumes are included in Exhibit 4.

<sup>4</sup> 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.



**EXHIBIT 2 - AVERAGE DAILY TRAFFIC**  
**Lantana Road & SR-7**  
**LONG-TERM HORIZON (2045) ANALYSIS**

|              |             |                    |                     |                    |                     |                       |                  | 2045<br>SERPM8        | 2045                     |              |                            |    |
|--------------|-------------|--------------------|---------------------|--------------------|---------------------|-----------------------|------------------|-----------------------|--------------------------|--------------|----------------------------|----|
| Roadway      |             | Existing           |                     | 2045 Laneage       |                     | Project<br>Assignment | Project<br>Trips | Adjusted<br>Volume(2) | Volume<br>to<br>Capacity | Significance | Significant<br>Impact ?(1) |    |
| From         | To          | Number<br>Of Lanes | LOS 'D'<br>Capacity | Number<br>Of Lanes | LOS 'D'<br>Capacity |                       |                  |                       |                          |              |                            |    |
| Lantana Road |             |                    |                     |                    |                     |                       |                  |                       |                          |              |                            |    |
| SR-7         | Lyons Rd    | 4LD                | 33,200              | 4LD                | 33,200              | 19%                   | 39               | 13,800                | 0.42                     | 0.12%        | no                         |    |
|              | Lyons Rd    | 4LD                | 33,200              | 4LD                | 33,200              | 10%                   | 20               | 42,100                | 1.27                     | 0.06%        | no                         |    |
| SR-7         |             |                    |                     |                    |                     |                       |                  |                       |                          |              |                            |    |
|              | Hypoluxo Rd | Lantana Rd         | 6LD                 | 50,300             | 6LD                 | 50,300                | 34%              | 69                    | 54,000                   | 1.07         | 0.14%                      | no |
|              | Lantana Rd  | Lake Worth Rd      | 6LD                 | 50,300             | 6LD                 | 50,300                | 47%              | 96                    | 57,200                   | 1.14         | 0.19%                      | no |

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

(2) Volumes based on Palm Beach TPA 2045 Plan published 9/18/2020

## Juan Ortega

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**From:** Dom Simeus <DSimeus@pbcgov.org>  
**Sent:** Monday, October 19, 2020 9:36 AM  
**To:** Juan Ortega  
**Subject:** Hendrix Property - LUPA

Good morning Dr. Ortega,

Please address the following:

1. 2045 Daily Volume as shown in Table 6 are incorrect. These volumes should be retrieved from the latest adopted TPA Daily Traffic Volumes.
2. Lake Worth Road from Wood Walk Boulevard and Lyons Road as shown in Table 5 should be Class I.

Thank you

Dom

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