

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



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Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer" October 5, 2022

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

## RE: Hunter's Crossing FKA Hendrix Properties FKA Amber Woods FLUA Amendment Policy 3.5-d Review Round 2022-23-A

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Impact Analysis for the proposed Future Land Use Amendment for the above-referenced project, revised on September 30, 2022, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	Approximately 0.20 mile east of State Road 7, south side of Lake Worth Road										
PCN:	00-42-43-27-05-027-0040 (others of	00-42-43-27-05-027-0040 (others on file)									
Acres:	36.9 acres										
	Current FLU Proposed F										
FLU:	Low Residential, 1 unit per acre (LR-1)	Low Residential, two units per acre (LR-2)									
Zoning:	Agricultural Residential (AR) Residential Single Famil										
Density/ Intensity:	1 du/acre	2 du/acre									
Maximum Potential:	Single Family Detached = 37 DUs	Single Family Detached = 74 DUs									
Proposed Potential:	None	Single Family Detached = 108 DUs Townhomes = 9 DUs (Using WFH Density Bonus)									
Net Daily Trips:	370 (maximum – current) 771 (proposed – current)										
Net PH Trips:	52 (14/38) AM, 70 (44/26) PM (max 80 (21/59) AM, 107 (67/40) PM (pr	· · · · · · · · · · · · · · · · · · ·									

Dr. Juan F. Ortega, P.E. October 5, 2022 Page 2



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

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

Please note the proposed change will have an insignificant impact on both Long-Range and Test 2 analyses.

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

Sincerely,

Dominique Simeus, P.E. Professional Engineer Traffic Division

DS ec:

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

File: General - TPS - Unincorporated - Traffic Study Review

N:\TRAFFIC\Development Review\Comp Plan\23-B\Hunter's Crossing FKA Hendrix Properties FKA Amber Woods.doex

# HUNTER'S CROSSING

jfogroupinc.com

-FKA HENDRIX PROPERTIES-PALM BEACH COUNTY, FLORIDA CN 2013-00360

# FUTURE LAND USE ATLAS AMENDMENT ROUND 23-A POLICY 3.5-D TRAFFIC IMPACT ANALYSIS

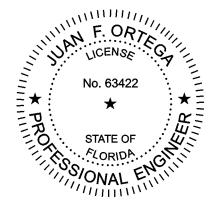
# PREPARED FOR: PULTEGROUP, INC.

Prepared by:

# JFO GROUP INC

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

Revised September 30, 2022 Revised April 18, 2022 March 31, 2022



This item has been electronically signed and sealed by Dr. Juan F. Ortega PE on September 30, 2022 using a Digital Signature. Printed copies of this document are not considered signed and sealed by Dr. Juan F. Ortega PE on September 30, 2022 using a Digital Signature.

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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 Hunter's Crossing Property (FKA Hendrix Properties). There is a proposal for a land use change of ±36.9 acres located on the south side of Lake Worth Road, ±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 Low Residential, two units per acre (LR-2) is being requested.



Figure 1: Project Location

Property Control Number associated with this project are 00-42-43-27-05-027-0040/-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 Future Land Use change to determine compliance with Policy 3.5-d from the PBC Comprehensive Plan. This analysis includes Test 2 – Five Year Analysis (2027) and Long Range Analysis (2045).

## 2. CURRENT FUTURE LAND USE DESIGNATION

Project trip generation rates available from the PBC Trip Generation Rates, dated July 25, 2022 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

	ITE	Daily	A	N Peak Ho	our	PM Peak Hour			
Land Use	Code	Dally	In	Out	Total	In	Out	Total	
Single Family	210	10.00	26%	74%	0.70	63%	37%	0.94	
Townhomes	220	6.74	24%	76%	0.40	63%	37%	0.51	

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 370, 26, and 35 trips respectively.

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

	Intensity Daily		٨N	A Peak H	our	PM Peak Hour			
Land Use	Intensity	Daily	In	Out	Total	In	Out	Total	
Single Family Detached	371 DUs	370	7	19	26	22	13	35	
Net Current FLU Trips		370	7	19	26	22	13	35	

<sup>&</sup>lt;sup>1</sup> = 36.9 Acres X LR-1 2022-09-30\_Hunters Crossing\_FLUA Traffic\_1016.17

# 3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current Low Residential, 1 unit per 1 acre (LR-1) to Low Residential, two units per acre (LR-2). The maximum intensity for the site would allow a maximum of 74 Single Family homes. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity.

Land Use	Intonsity	Daily	AM	Peak H	our	PM Peak Hour		
Lana Use	Intensity	Traffic	In	Out	Total	In	Out	Total
Single Family Detached	74 <sup>1</sup> DUs	740	14	38	52	44	26	70
Net Proposed FLU Trips		740	14	38	52	44	26	70

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

According to Table 3, the net Daily, AM and PM trips potentially generated due to the Proposed Future Land Use designation under the Maximum Intensity are 740, 52, and 70 trips respectively. The proposed project will be submitted concurrently for rezoning and site plan approvals where the project may accommodate a maximum of 108 Single Family homes and 9 Townhomes using the Workforce Housing Program (WHP) and the Transfer of Development Rights (TDR) program. See Table 4.

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

	Intensity?	Daily	AM	Peak H	our	PM Peak Hour		
Land Use	Intensity <sup>2</sup>	Traffic	In	Out	Total	In	Out	Total
Single Family Detached	108 DUs	1,080	20	56	76	64	38	102
Townhomes	9 DUS	61	1	3	4	3	2	5
Net Proposed ULDC Tra	1,141	21	59	80	67	40	107	

<sup>&</sup>lt;sup>1</sup> = 36.9 Acres X LR-2

<sup>&</sup>lt;sup>2</sup> Workforce Housing Program (WHP) Limited Incentive Density Bonus of 30% or 22 units. Transfer of Development Rights (TDR) Bonus of 28% or 21 units

## 4. TRAFFIC IMPACT

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

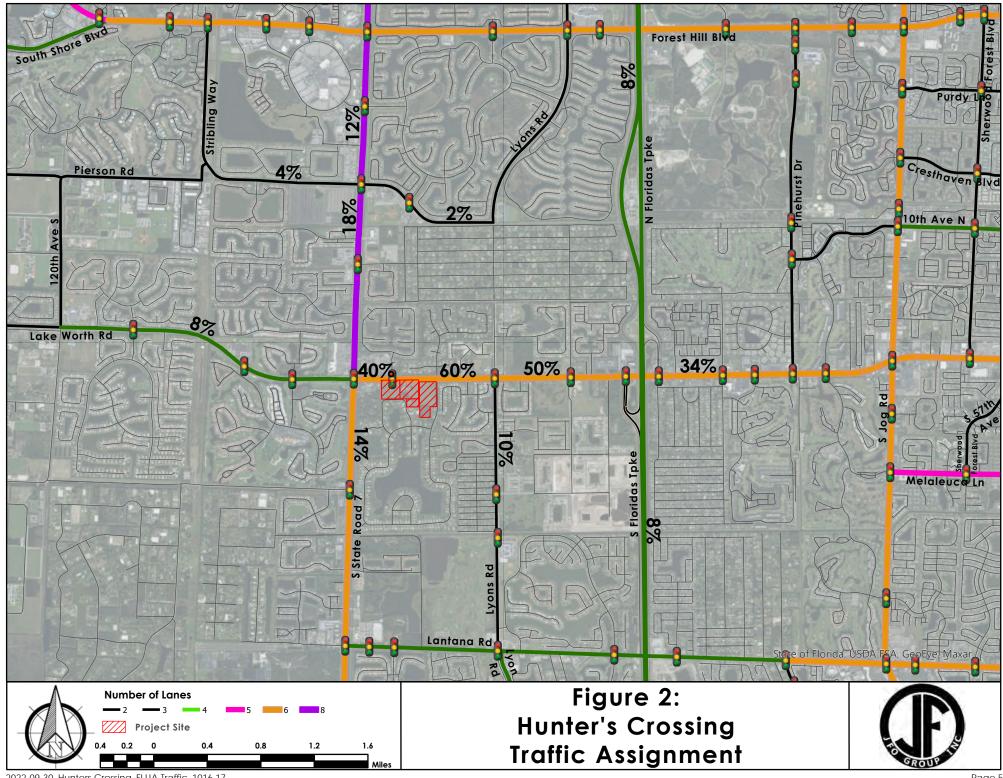
Future Land Use Designation	Deilt	A	M Peak Ho	ur	PM Peak Hour			
	Daily	In	Out	Total	In	Out	Total	
Current	370	7	19	26	22	13	35	
Proposed Development/ Maximum Intensity	1,141	21	59	80	67	40	107	
Net New Trips	771	14	40	54	45	27	72	

## Table 5: Net Traffic Impact – Maximum Intensity

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

Furthermore, pursuant to the **Test 2 – Five Year Analysis (2027)** requirements and according to the ULDC, Article 12 – Chapter B, Section 2.B, based on the peak hour trips from Table 5, 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.



2022-09-30\_Hunters Crossing\_FLUA Traffic\_1016.17

## 5. TRAFFIC ANALYSIS

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

# 5.1. Test 2 – Five Year Analysis (2027)

Links and Major Intersections where Project's traffic is significant on a Link within the RDI shall be included in Test 2 analysis of the *PBC – TPS*. Under this Test, the road network assumed in this analysis shall be the existing road network and the State and County Five-Year Road Program improvements with construction scheduled to commence before the end of the Five-Year analysis period. *Palm Beach County Five Year Work Program* adopted July 12, 2022 does not show any improvements within the RDI. 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 6 determines these significance levels for the Proposed Development/Maximum Intensity. All links within the RDI are impacted less than three percent (3%). Test 2 has been met.

Table 6: Test 2 –	<b>Five Year Analy</b>	sis Significance
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Roadway	From	То	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signals per mile	Class	LOS Capacity	% Impact	Project Traffic	Traffic Impact
SR-7	Lantana Rd	Lake Worth Rd	6D	1	1.8	1.11	Class I	2,940	14.0%	9	0.31%
SR-7	Lake Worth Rd	Stribling Way	8D	3	2.3	1.74	Class I	3,940	18.0%	12	0.30%
SR-7	Stribling Way	Forest Hill Blvd	8D	5	2.3	1./4		3,740	12.0%	8	0.20%
Lyons Rd	Lantana Rd	Polo Club Rd	4	3	1.8	1.67	Class I	1,860	10.0%	7	0.38%
Lyons Rd	Polo Club Rd	Lake Worth Rd	4	5	1.0	1.07		1,000	10.0%	/	0.36%
Florida Turnpike	Boynton Beach Blvd	Lake Worth Rd	4X	0	6.0	0.00	Uninterrupted	4,020	8.0%	5	0.12%
Florida Turnpike	Lake Worth Rd	Southern Blvd	4X	0	4.6	0.00	Uninterrupted	4,020	8.0%	5	0.12%
Stribling Way	Pierson Rd	SR-7	2	0	1.08	0.00	Class I	880	4.0%	3	0.34%
Stribling Way	SR-7	Lyons Rd	2	0	0.97	0.00	Class I	880	2.0%	1	0.11%
Lake Worth Rd	South Shore Blvd	120 <sup>th</sup> Av	2					880	6.0%	4	0.45%
Lake Worth Rd	120 <sup>th</sup> Av	Isles Bl	4D	4	3.6	1.11	Class I	1,960	8.0%	5	0.26%
Lake Worth Rd	Isles Bl	SR-7	4D					1,960	8.0%	5	0.26%
Lake Worth Rd	SR 7	Wood Walk Blvd	6D	1	0.25	4.00	Class II	2,830	40.0%	27	0.95%
Lake Worth Rd	Wood Walk Blvd	Lyons Rd	6D	1	0.7	1.43	Class I	2,940	60.0%	40	1.36%
Lake Worth Rd	Lyons Rd	Polo Club Rd	6D	1	0.5	2.00	Class II	2,830	50.0%	34	1.20%
Lake Worth Rd	Polo Club Rd	Florida Turnpike	6D	1	0.4	2.50	Class II	2,830	50.0%	34	1.20%
Lake Worth Rd	Florida Turnpike	Pinehurst Dr	6D	3	1.0	3.00	Class II	2,830	34.0%	23	0.81%

Hunter's	A	M	P/	Μ
Crossing	IN	OUT	IN	OUT
108 SF + 9 TH	21	59	67	40

# 5.2. Long Range Analysis (2045)

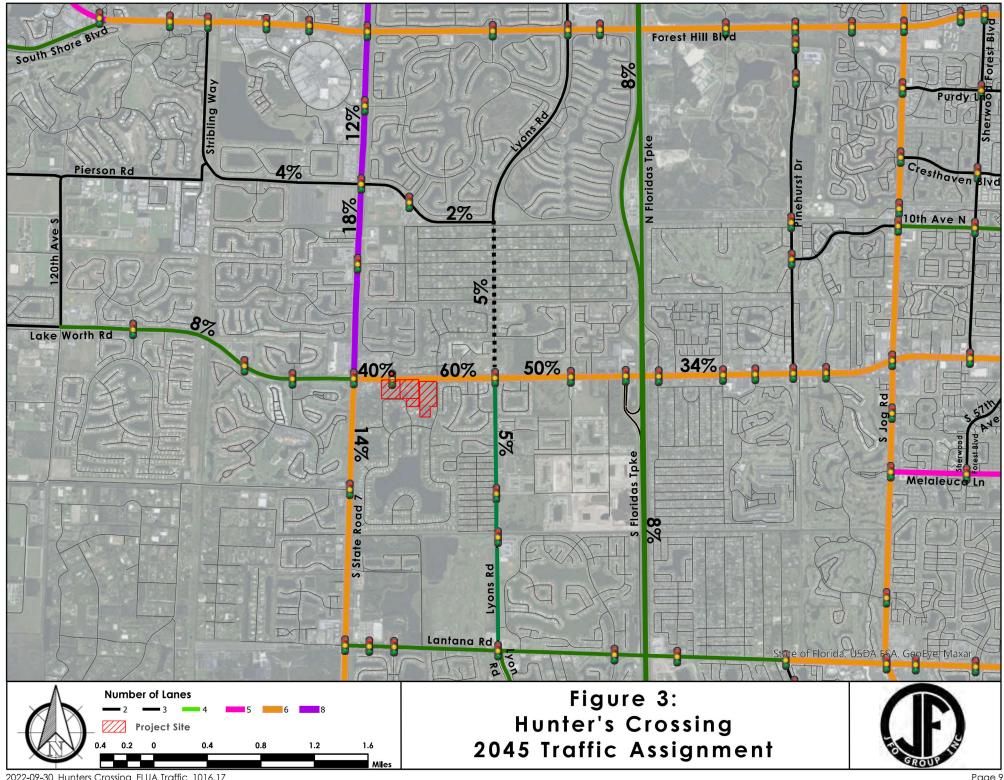
At the time of this submittal, the latest long-range transportation model available from the Palm Beach Transportation Planning Agency was based on the Southeast Regional Planning Model (SERPM) version 8.503. Exhibit 5 includes excerpts from the 2045 LRTP for the links included within the RDI. Adjusted<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 7 shows that all links included within the RDI in the year 2045 will not be significantly impacted.

<sup>&</sup>lt;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:

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



2022-09-30\_Hunters Crossing\_FLUA Traffic\_1016.17

					2045	Traffic	Ducie et	I	Pending FLUA	\$ <sup>1</sup>	Tetal		æ	Ciauritia and	Meets
Road	From	То	Lanes	Capacity	Daily Volume	Assign ment	Project Traffic	Lake Worth Crossing	Brentwood of Wellington	Soma Medical	Total Traffic	V/C	% Impact	Significant Impact? <sup>2</sup>	LOS 'D'?
Lake Worth Rd	SR 7	Wood Walk Blvd		E0 200	45,600	40.0%	308	-	-	-	45,908	0.91	0.61%	NO	YES
Lake Worth Rd	Wood Walk Blvd	Lyons Rd	6D	50,300	45,600	60.0%	463	-	-	-	46,063	0.92	0.92%	NO	YES

Table 7: Level of Service – 2045 Conditions – Maximum Intensity
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Net Daily Traffic	771
ITAILIC	

<sup>&</sup>lt;sup>1</sup> See Exhibit 5 for 2045 Traffic Assignment excerpts for Legend Lake Worth Crossing, Brentwood of Wellington and Soma Medical. <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 Future Land Use change of ±36.9 acres located on the south side of Lake Worth Road, ±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 Low Residential, two units per acre (LR-2).

The proposed Future Land Use would allow a maximum density and intensity of 74 Single Family homes. The proposed project will be submitted concurrently for rezoning and site plan approvals where the project may accommodate a maximum of 108 Single Family homes and 9 Townhomes using the Workforce Housing Program (WHP) and the Transfer of Development Rights (TDR) program. The intensity on the proposed site plan will generate more trips than the maximum intensity under the proposed Future Land Use.

The proposed Future Land Use under the ULDC would be expected to generate a maximum of 771 additional external net Daily trips. Exhibit 6 includes a copy of the Palm Beach County Development Potential Form – 2022 Future Land Use Atlas Amendment Application while Exhibit 7 includes a copy of the previous Policy 3.5-d approval which estimated 900 additional external net Daily trips.

The proposed changes to the Hunter's Crossing Property (FKA Hendrix Properties) have been evaluated following Policy 3.5-d of the PBC Comprehensive Plan. This analysis shows the proposed Future Land Use Amendment will be in compliance with Policy 3.5-d of the Land Use Element of the PBC Comprehensive Plan.

# Exhibit 1: Survey

# [AFFECTS - SHOWN HEREON]

- 18. DRAINAGE EASEMENT BY E. WAYNE DUBOIS AND SHERRY DUBOIS, HUSBAND AND WIFE, IN FAVOR OF THE COUNTY OF PALM BEACH RECORDED NOVEMBER 9, 1990 IN OFFICIAL RECORDS BOOK 6639, PAGE 1668; COUNTY DEED FROM PALM BEACH COUNTY OF THE LAKE WORTH DRAINAGE DISTRICT RECORDED JANUARY 23, 1991 IN OFFICIAL RECORDS BOOK 6707, PAGE 972, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- [AFFECTS SHOWN HEREON]
- ACCESS EASEMENT BY LAKE WORTH DRAINAGE DISTRICT RECORDED SEPTEMBER 24, 1990 IN OFFICIAL RECORDS BOOK 6590, PAGE 756, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### [AFFECTS - SHOWN HEREON]

16. RIGHT OF WAY OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 12 (L-12) AS EVIDENCED BY LAKE WORTH DRAINAGE DISTRICT CHANCERY CASE 407 RECORDED JUNE 22, 1990 IN OFFICIAL RECORDS BOOK 6495, PAGE 761 AND COUNTY DEED BY AND BETWEEN PALM BEACH COUNTY AND LAKE WORTH DRAINAGE DISTRICT RECORDED AUGUST 11, 1977 IN OFFICIAL RECORDS BOOK 2720, PAGE 1739, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### [AFFECTS - SHOWN HEREON]

15. DRAINAGE EASEMENTS CONTAINED IN STIPULATED ORDER OF TAKING RECORDED MARCH 8, 1990 IN OFFICIAL RECORDS BOOK 6379, PAGE 56; STIPULATED ORDER OF TAKING RECORDED MARCH 12, 1990 IN OFFICIAL RECORDS BOOK 6381, PAGE 1626; AND COUNTY DEED FROM PALM BEACH COUNTY TO THE LAKE WORTH DRAINAGE DISTRICT RECORDED MAY 22, 1990 IN OFFICIAL RECORDS BOOK 6459, PAGE 1957, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- [AFFECTS NOT PLOTTABLE]
- 14. EASEMENT AGREEMENT BY AND BETWEEN THE LAKE WORTH DRAINAGE DISTRICT AND THE COUNTY OF PALM BEACH RECORDED SEPTEMBER 15, 1989 IN OFFICIAL RECORDS BOOK 6196, PAGE 519, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

13. UNITY OF TITLE RECORDED NOVEMBER 3, 1981 IN OFFICIAL RECORDS BOOK 3621, PAGE 1292, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS - NOT PLOTTABLE]

### [AFFECTS - NORTH 70' OF TRACT 4, BLOCK 27 SHOWN HEREON]

- RIGHTS IN RESERVATIONS BY AND BETWEEN THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT AND THE LAKE WORTH DRAINAGE DISTRICT RECORDED MARCH 27, 1972 IN OFFICIAL RECORDS BOOK 1994, PAGE 1573, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- [AFFECTS RELEASE OF RESERVATIONS]
- 11. OIL, GAS AND OTHER MINERAL RESERVATIONS BY EVERGLADES DRAINAGE DISTRICT (NOW SOUTH FLORIDA WATER MANAGEMENT DISTRICT, CONTAINED IN DEED NO. 5331 RECORDED JULY 16, 1946 IN DEED BOOK 773, PAGE 249: RELEASE OF RESERVATIONS NO. 9552 RECORDED FEBRUARY 24, 1975 IN OFFICIAL RECORDS BOOK 2394, PAGE 1071, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### [AFFECTS - RELEASE OF RESERVATIONS]

OIL, GAS AND OTHER MINERAL RESERVATIONS BY EVERGLADES DRAINAGE DISTRICT (NOW SOUTH FLORIDA WATER MANAGEMENT DISTRICT, CONTAINED IN DEED NO. 3370 RECORDED JULY 31, 1945 IN DEED BOOK 724, PAGE 580; RELEASE OF RESERVATIONS NO. 9611 RECORDED MAY 2, 1975 IN OFFICIAL RECORDS BOOK 2414, PAGE 756, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### [AFFECTS - NOT PLOTTABLE]

RESERVATIONS CONTAINED ON DEED FROM LAKE WORTH DRAINAGE DISTRICT TO J. W. RAMSEY RECORDED JULY 11, 1941 IN DEED BOOK 720, PAGE 141; AS AFFECTED BY QUIT-CLAIM DEED RECORDED FEBRUARY 15, 1995 IN OFFICIAL RECORDS BOOK 8622, PAGE 1711, PUBLIC RECORDS OF FALM BEACH COUNTY, FLORIDA.

### [AFFECTS - NOT PLOTTABLE]

8. OIL, GAS AND OTHER MINERAL RESERVATIONS BY EVERGLADES DRAINAGE DISTRICT (NOW SOUTH FLORIDA WATER MANAGEMENT DISTRICT, CONTAINED IN DEED NO. 1572 RECORDED DECEMBER 15, 1944 IN DEED BOOK 703, PAGE 198; RELEASE OF RESERVATIONS NO, 9610 RECORDED MAY 2, 1975 IN OFFICIAL RECORDS BOOK 2414, PAGE 754, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### [AFFECTS - NOT PLOTTABLE]

- RESERVATIONS, FOR RIGHT OF WAY FOR SMALL LATERAL DITCHES IN FAVOR OF OTHER TRACTS CONTAINED IN DEEDS FROM THE PALM BEACH FARMS COMPANY RECORDED JULY 6, 1914 IN DEED BOOK 53, PAGE 488 AND RECORDED MARCH 25, 1914 IN DEED BOOK 26, PAGE 317, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### [AFFECTS - SHOWN HEREON]

NOTE: WE DO NOT FIND A PROPER VACATING FOR THE ROAD LYING BETWEEN TRACTS 4 AND 5 ALTHOUGH CONVEYANCE OF ROAD IS INCLUDED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 6475, PAGE 1731, AND CORRECTIVE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 7400, PAGE 141, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### [AFFECTS - SHOWN HEREON]

6. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGE 45: AS AFFECTED BY RESOLUTION NO. R-75-750, RECORDED FEBRUARY 26, 1976 IN OFFICIAL RECORDS BOOK 2511, PAGE 765, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### SCHEDULE B-II EXCEPTIONS

FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO: 10061675 COMMITMENT DATE: NOVEMBER 12, 2021 © 5:00 PM



24 19 25 30

25 30 36 31

N86' 57' 06"W 883.80' GRID

883.78 GROUND

N53° 02' 13"E 1151.91 GRID

S01' 10' 53"W

1344.42' GRID 1344.39' GROU

SOUTHWEST CORNER OF SOUTHWEST CORNER OF 30 TOWNSHIP 44 SOUTH, RANGE 42, EAST (NO MONUMENT FOUND) PALM BEACH COUNTY PUBLISHED COORDINATES N:832203.398 E:916065.840

P.B.C. HORIZONTAL CONTROL POINT "LAKE 441" (BRASS DISK IN CONCRETE) PALM BEACH COUNTY PUBLISHED COORDINATES N: 830770.7890 E: 916032.4020

S01° 35' 16"W

P.B.C. HORIZONTAL CONTROL POINT "WYCLIFFE" (BRASS DISK IN CONCRETE) PALM BEACH COUNTY PUBLISHED COORDINATES N: 829426.6580 E: 916004.6860

SOUTHWEST CORNER OF SECTION 30 TOWNSHIP 44 SOUTH, RANGE 42, EAST (MONUMENT FOUND) PALM BEACH COUNTY PUBLISHED COORDINATES NE 362800 323

THE WEST LINE OF SECTION 30, TOWNSHIF 44 SOUTH, RANGE 42 EAST IS SHOWN AS SOUTH 01'35'16" WEST

BEARING BASIS

5405.68' GRID 5405.58' GROUND

SECTION 30

Boundary Survey

SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST

### LEGEND

RGE. - KANGE SEC - SECTION A - DELTA (CENTRAL ANGLE) SQ. FT. - SQUARE FEET TWP. - TOWNSHIP -OHE- - ELECTRICAL WIRES OVERHEAD -FM- - FORCE MAIN

-W- - WAIR MAIN -IRR- - IRRIGATION LINE -TEL - PHONE OR FIBER OPTIC LINE -STM- - STORM LINE

NOTE COORDINATES SHOWN ARE GRID DATUM = NAD 83 (90/98 ADJUSTMENT) ZONE = FLORDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM UNAS EAST FULK

COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

IRANSVENSE MERCADING FROUELLIUM ALL DISTANCES ARE GROUND SCOUND DISTANCE ACTOR = 1.000018603 GROUND DISTANCE X SCALE FACTOR = GRD DISTANCE BEARINGS AS SHOWN HEREON ARE GRD DATUM, NAD 83 (90/98 ADUSTMENT), FLORIDA EAST ZONE.

WATER MAIN

29 - EXISTING ELEVATION

-SS- - SEWER LINE

RE -RGE. SEC

-W--IRR-

NW CORNER

BOUNDARY CORNER N: 830723.9485 E: 916914.9473

N00\* 57' 40"W

SW CORNER

BOUNDARY CORNER N: 830119.3066 E: 916925.4704

604.58' GRID 604.56' GROUND

# A/C – AIR CONDITIONER AKA – ALSO KNOWN AS L – ARC LENGTH EL. – ELEVATION FND. – FOUND I.R./CAP - IRON ROD & CAF - INVERT INV. - INVERT O.R.B. - OFFICIAL RECORD BOOK P.B.C.R. - PLAT BOOK P.B.C.R. - PALM BEACH COUNTY RECORD P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.C. - POINT OF COMMENCEMENT R. - RADUS RE - ROOF ELEVATION REC. - RANGE SFC - SECTION

AND

DESCRIPTION

PARCEL 1:

# PARCEL 2:

TOGETHER WITH:

### NOTES

9.

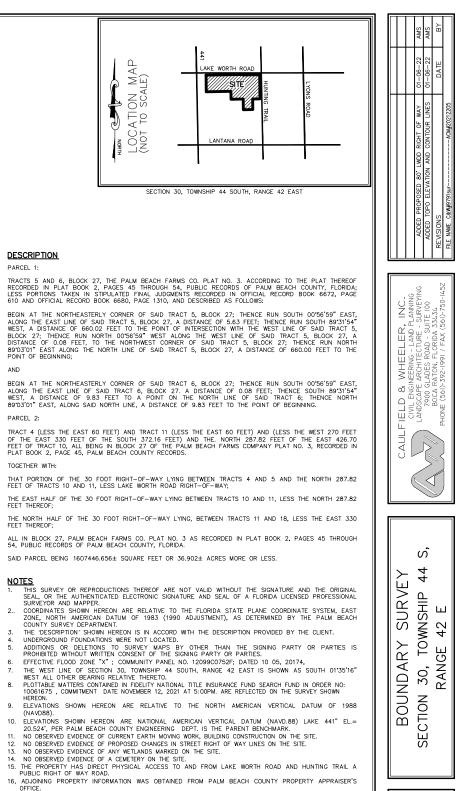
10.

- COUNTY SURVEY DEPARTMENT.

(NAVD88).

CERTIFICATE:

STATUTES 472.027.



PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY FIDELITY NATIONAL TITLE INSURANCE COMPANY CHARLES W. HENDRIX AND CHARLOTTE Y. HENDRIX,

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON **DECEMBER 15, 2021.** I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 40.027

DATE 12/15/2

DRAWN BY AMS

F.B./ PG. ELEC

SCALE SHOWN

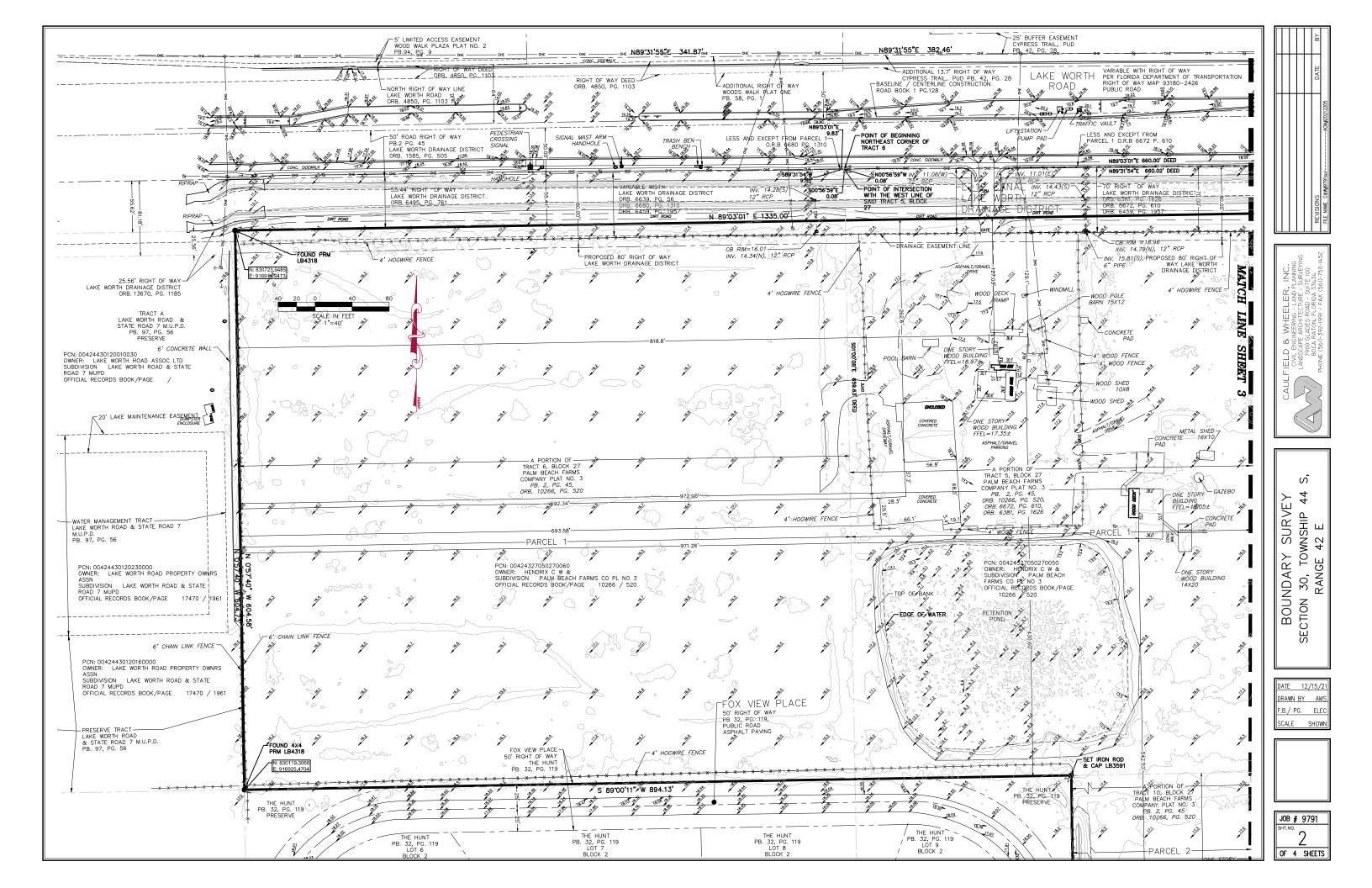
DAVID P. LINDLEY REGISTERED LAND SURVEYOR NO. 500 STATE OF FLORIDA L.B. 3591

JOB # 9791

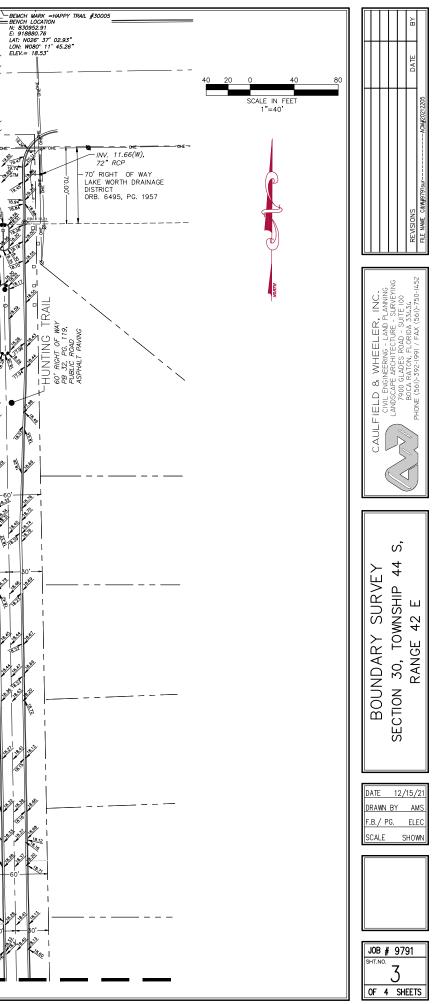
OF 4 SHEETS

Unitery DN 2-05, ut-R, 1-Boca Reton, or Call Web & Lindley

David



\_\_\_\_\_OHE \_\_\_\_\_OHE \_\_\_\_\_OHE \_\_\_\_ CONC. SIDEWALK \_\_\_\_\_ OTTE \_\_\_\_\_ BASELINE / CENTERLINE CONSTRUCTION LAKE WORTH ROAD VARIABLE WITH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP 93180-2426 PUBLIC ROAD INORTHEAST CORNER OF CONCRETE TRACT 5 NOOTO'S A CONCRETE STATUTO CONCRETS OF CONCRETE STATUTO CONCRETS OF CONCRETE STATUTO CONCRETS OF CONCRETE STATUTO CONCRETS OF CONCRETE STATUTO OF WAY ORD. 6550, PC, 756 STATUTO OF WAY ORD. 6550, PC, 757 STATUTO OF WAY ORD. 6550, PC, 757 STATUTO OF WAY - ADDITIONAL 13.7' RIGHT OF WAY CYPRESS TRAIL, PUD PB. 49, PG. 28 19.96 19.72 50' ROAD RIGHT OF WAY PB.2 PG. 45 LAKE WORTH DRAINAGE DISTRICT ORB. 1585, PG. 505 JZ PARCEL T O.R.B 66/2 P 1911 CONG. SHOLWALK 131 Stat 1 1.0 EDGE OF WATER 12 SANAL -55.44 RIGHT OF WAY LAKE WORTH DRAINAGE DISTRICT ORB. 6495. PC. 761 134 -EDGE OF WATER 10" DIP STM .43 13 - INV. 11.75.(E) TO RIGHT OF WAY ਲਿਵਾਸੇ 70 19.82 // 19.90 LAKE WORTH DRAINAGE DIST ORB. 1994, RIPRA. N 89'03'01" E 1335.00' -S01'02'23"E 14.56' DIRT\_ROAD N89'03'01" 614.97' **≁**?⁄ DIRT ROAD INV. 11.66,(W) PCE FOUNO 5/8" \_\_\_\_\_ 100 -1NV. 13.74(5)-DRAINAGE EASEMENT LINE 3 4' HOGWIRE FENCE 16.1 12" RCP 14.78(NW), UNKNOWN SIZE BOTTOM=14.49 INV. 14.28(N)-12" RCP 4' HOGWIRE FENCE 13.10 4 HOGWIRE FENCE -T 17.1 E P 19.3 71.2.1 00 11.9 3.9 0 A CONTRACT 17 A. 12 12 FOUND 5/8" IRON ROD & CAP LB7055 VARIABLE WIDTH LAKE WORTH DRAINAGE DISTRICT ORB. 6639, PG. 1668 ORB. 6707, PG. 972 -VARIABLE WIDTH LAKE WORTH DRAINAGE DISTRICT ORB. 6639, PG. 1668 ORB. 6707, PG. 972 PROPOSED 80' RIGHT OF WAY FOUND 5/8" IRON-ROD & CAP ADIAIR & GRADY ¶⊿ 19 16.9 T. Ň 32 *Ì*? 3.3 23 Ì 12 12 19 3 . - 14 - 30" PLATTED ROADWAY BETWEEN TRACTS 4 AND 5 NOT INCLUDED TO BE ABANDONED PB 2, PC -45, PBCR ORB 10266, PG 520, PBCR MATCH 2 3% 33 ~1° 19 19 -12 ×2 4' HOGWIRE FENCE LINE R. PORTION OF TRACT 5, BLOCK 27 PALM BEACH FARMS COMPANY FLAT NO. 3 PB. 2, PG. 45, ORB. 10266, PC. 520, ORB. 6672, PG. 610, ORB. 6331, PG. 1626 12.1 PB. 2, PG. 45, 0RB. 10266, PG. 520 SHEET 4' HOGWIRE FENCE -2 18.8 193 18.8 197 18. - corder PARCEL PARCEL 1-N 1 653.46' 01'02'23"E 18.1 \$<sup>9</sup> 19/2 18.8 ý ý PCN: 00424327050270040 OWNER: HENDRIX C W & SUBDIVISION PALM BEACH FARMS CO PL NO 3 OFFICIAL RECORDS BOOK/PAGE 10266 520 P OTCH \$ \$<sup>9</sup> 18.0 Ŷ 2 19<sup>9</sup> 10.1 RAN MATCH 18.9 10-2 191 18.1 18.3 Ŷ -FOUND BROKEN MONUMENT A PORTION OF TRACT 11, BLOCK 27 PALM BLACH FARMS COMPANY PLAT NO. 3 PB. (2, PC. 45, ORB. 10266, PG. 520 LINE A PORTION OF TRACT 10, BLOCK 27 PALM BEACH FARMS COMPANY PLAT NO. 3 PB. 2, PG. 45 18.2 18.2 18.2 18.3 18.4 ja.h 7
 70' PLATTED ROADWAY BETWEEN TRACTS 10 AND 11 INCLUDED PB. 2, PG. 45, PBCR) ORB. 10266, PG. 520 RELEASED PER ORB. 2511, PG. 765 1/5/ 1/1 4' HOGWIRE FENCE -SHEET 봋 ORB. 10266, PG. 520 10<sup>2</sup> -PARCEL 2 ,6<sup>9</sup>/ <u>}</u>} \$ 191 1 PARCEL 2 MATCH LINE SHEET 4



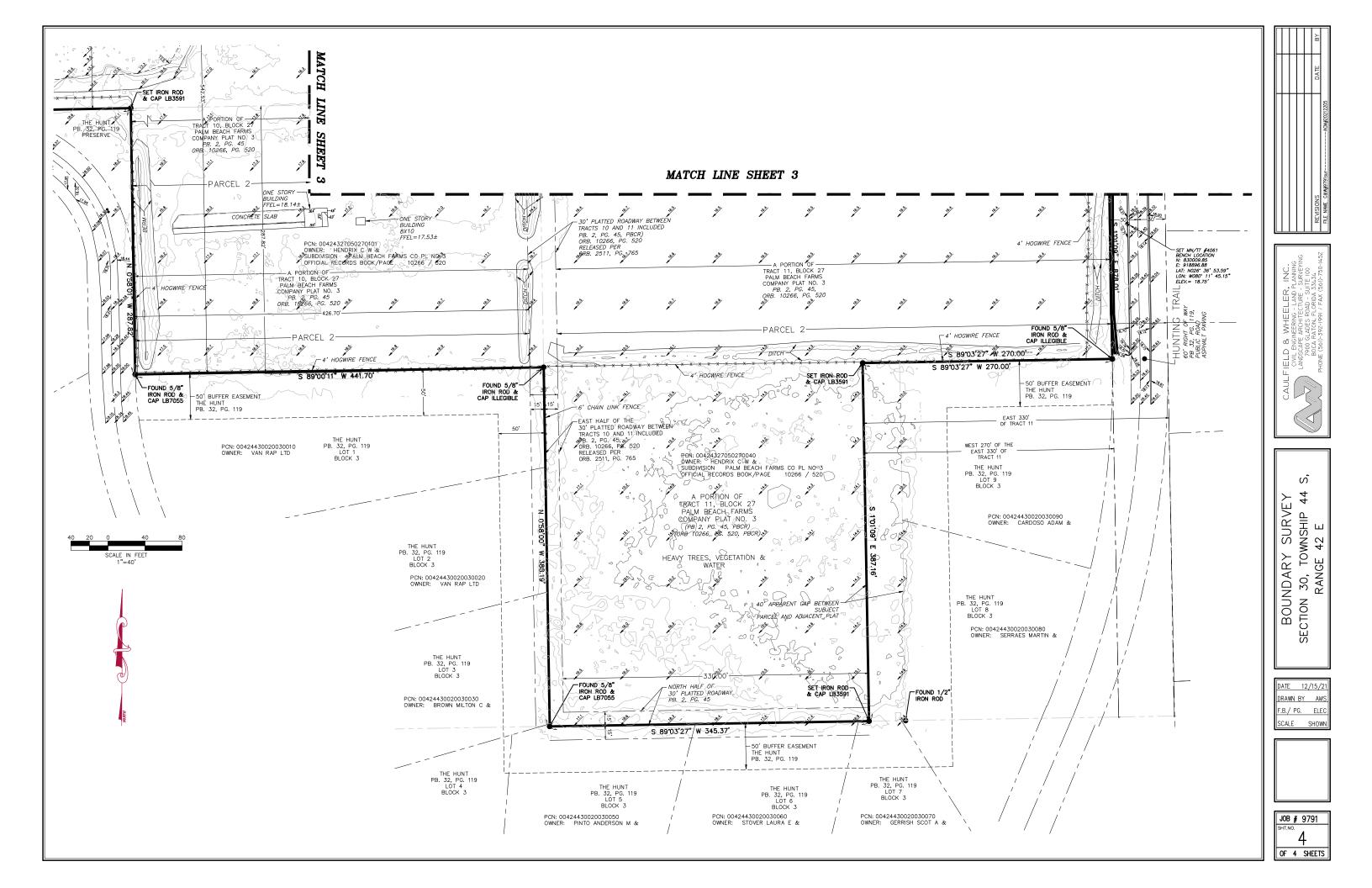


Exhibit 2: Property Appraiser

Property Detai						<b>Property Detail</b>		
	Location Address LAI	KE WORTH RD				Parcel Control Number:	00-42-43-27-05-027-0040	Location
		INCORPORATED				Owners:	HENDRIX C W ,HENDRIX CHARLO	
-	Parcel Control Number 00-					Mailing Address:	21715 CARTAGENA DR,BOCA RATO	
F						Last Sale:	MAR-1998 6000 - AG Classification GRAGSOIL	Book/Pa
		LM BEACH FARMS CO PL NO 3				Property Use Code:	CLASS 1	Zoning:
	Official Records Book 10	P266 Page	520				PALM BEACH FARMS CO PL 3 TR 4	
	Sale Date MA	AR-1998				Legal Description:	(LESS N 70 FT L-12 & LAKE WORTH R/WS & E 60 FT) & TR 11 (LESS S 372	
	Legal Description	LM BEACH FARMS CO PL 3 TR 4 (LE FT) & TR 11 (LESS S 372.18 FT OF	ESS N 70 FT L-12 & LAKE WORT	TH RD R/WS & E			FT OF E 289.98 FT) BLK 27	2.18
			L 203.3011) BER 27			2021 Values (Current)	)	20
Owner Informa	ation	Mailing	address			Improvement Value Land Value		\$0 A \$748,584 N
Owners HENDRIX C W &		-	CARTAGENA DR			Total Market Value		\$748,584 To
	ΟΤΤΕ Υ		ATON FL 33428 2857			Assessed Value		\$286,528 <b>2</b>
		BOCA R	ATON FL 33428 2857			Exemption Amount		\$280,528 \$0 N
Sales Informat	ion					Taxable Value		\$286,528 A
Sales Date	Price	OR Book/Page	Sale Type	Owner		All values are as of Janu	ary 1st each year.	\$200,520 N
MAR-1998	\$1,630,000	10266 / 00520	WARRANTY DEED	HENDRIX C W &			• •	
SEP-1992	\$100	07400 / 00141	QUIT CLAIM			Building Footprint (B	unaing v )	Su
JUL-1990	\$342,600	06475 / 01716	WARRANTY DEED					D
JAN-1975	\$100	02394 / 00241						N
Exemption Info	ormation							E
		No Exemption infor	mation available					D
Property Infori	mation					A1	and the state of the	
	Number of Units					No In	nado Folind	
	*Total Square Feet 0					ING T	nade i vultu	
	Acres 15.25	5						
	Use Code 6000	- AG Classification GRAGSOIL CLA	SS 1					
	Zoning AR - A	Agricultural Residential ( 00-UNINC	ORPORATED )					
Appraisals					2612			
	Tax Year	2021	2	2020	2019	Structural Details (Bu	uilding 0)	M
	Improvement Value	\$0 \$740 504	*	\$0	\$0	Description		
	Land Value	\$748,584	\$712		\$712,938			
	Total Market Value	\$748,584	\$712	,938	\$712,938			
		values are as of January 1st each	year					
Assessed and	Taxable Values Tax Year	2021	3	2020	2019			
	Assessed Value	\$286,528	\$273		\$273,088			
	Exemption Amount	\$200,520	Ψ275	\$0	\$0			
	Taxable Value	\$286,528	\$273		\$273,088			
Taxac		\$200,920		,	42.3,000			
Taxes	Tax Year	2021	7	2020	2019			
	Ad Valorem	\$4,977		,790	\$4,849			
	Non Ad Valorem	\$842		\$842	\$792			
	Total tax	\$5,819		,632	\$5,641			
		\$5,015	<del>ر</del> ۴	,	45,041	Dorothy Jacks CEA A	AS PALM BEACH COUNTY PROPERTY	

E Y FL 334	428 28		LAKE WORTH 10266 / 520		rice:	\$1,630,000		
	Zonir	-	AR - Agricultur				))	0
<b>)</b> }	Total	SF:	0	A	cres	15.25		Owner: HE
		2021 Taxes						HENDF
\$74	\$0 8,584 8,584 6,528		ified Exemption	ons			\$4,977 \$842 \$5,819	RIX C W , I
	\$0	No Details F						ΗEZ
\$28	6,528	Applicants						
			d Square Foo	tage (Building	g () )			RIX
		Description		g. (2		rea	Sq. Footage	СНА
		No Data Foi	und.					RLO
		Extra Fea	tures					0
		Description			ır Built	Un	iit	TTE
			No Extra	Feature Availab	le			~
								PC
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								424
								32
								705
		МАР						00424327050270040
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TY APPRAISER www.pbcgov.org/PAPA

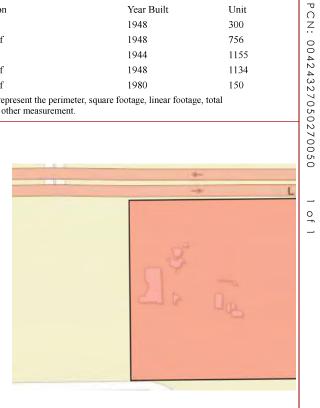
2/11/2022

Property Deta		9584 LAKE WORTH RD			
		UNINCORPORATED			
	Parcel Control Number	00-42-43-27-05-027-0050			
	Subdivision	PALM BEACH FARMS CO PL NO 3			
	Official Records Book	10266 F	Page 520		
	Sale Date	MAR-1998			
	Legal Description	PALM BEACH FARMS CO PL NO 3 BLK 27	TR 5 (LESS NLY 5.63 FT R/W LAKE	WORTH RD)	
Owner Inform	nation				
Owners		Mail	ling address		
HENDRIX C W &	\$	217	15 CARTAGENA DR		
HENDRIX CHAR	RLOTTE Y	BOO	CA RATON FL 33428 2857		
Sales Informa	ation				
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 In	formation				
		No Exemption i	information available		
		No Exemption i			
Property Info					
	Number of Units 2				
	*Total Square Feet 0				
	Acres 9.				
		000 - AG Classification GRAGSOIL			
	Zoning Al	R - Agricultural Residential ( 00-UI	NINCORPORATED )		
Appraisals					
	Tax Year	202			2019
	Improvement Value	\$161,8			5,683
	Land Value	\$575,19			7,800
	Total Market Value	\$737,00	02 \$701	,222 \$703	3,483
		All values are as of January 1st e	ach year		
Assessed and	Taxable Values				
	Tax Year	202	21 2		2019
	Assessed Value	\$278,60	02 \$264	,822 \$259	9,607
	Exemption Amount	:	\$O	\$O	\$C
	Taxable Value	\$278,60	02 \$264	,822 \$259	9,607
Taxes	Tax Year	202	21 2	020	2019
Taxes				C 4 5 6 4	4,663
Taxes	Ad Valorem	\$4,8	39 \$4,	,645 \$4	.,
Taxes		\$4,8: \$2,00			1,988

Property Detail			
Parcel Control Number:	00 42 43 27 05 027 0050	Loop	tio
	00-42-43-27-05-027-0050	Loca	ιο
Owners: Mailing Address:	HENDRIX C W ,HENDRIX CHARLOTTE Y		
Last Sale:	21715 CARTAGENA DR,BOCA RATON FL MAR-1998	, 33428 28 Book	
Last Sale.	6000 - AG Classification GRAGSOIL	DOOK	J I -
Property Use Code:	CLASS 1	Zonii	ng
Legal Description:	PALM BEACH FARMS CO PL NO 3 TR 5 (LESS NLY 5.63 FT R/W LAKE WORTH RD) BLK 27	Total	SI
2021 Values (Current)			2
Improvement Value		\$161,812	Ā
Land Value		\$575,190	Ň
Total Market Value		\$737,002	]
Assessed Value		\$278,602	2
Exemption Amount		\$0	ľ
Taxable Value			A
All values are as of Janua		\$278,602	Ň
Building Footprint (Bu			S
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24 (168) 24			
	23		
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9	9		
7	6		I
	40		5
	A0 (927)		I
20	20		I
			1
			I
	-36		l
			r
Structural Details (Bui	lding 1)		N
Description			
1. Exterior Wall 1	WSF: WOOD SIDING		
2. Year Built	1948		
<ol><li>Air Condition Des</li></ol>	sc. HTG & AC		
4. Heat Type	FORCED AIR DUCT		
<ol><li>Heat Fuel</li></ol>	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/COMPOSITIO	N	
12. Interior Wall 1	WALL BOARD OR WOO		
13. Interior Wall 2	WALL N/A		
	HARDWOOD		
14. Floor Type 1			
15. Floor Type 2	N/A		
16. Stories	1		
Dorothy Jacks, CFA, AA	AS PALM BEACH COUNTY PROPERTY APP	RAISER	w

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

ion Address:	9584 LAKE WO	RTH RD			
57					
Page#:	10266 / 520	Price:	\$1,630,000	C	
g:	AR - Agricultura	l Residential ( 00-UNIN	CORPORA	TED )	
SF:	0	Acres	9.96		
2021 Taxes	\$				
Ad Valorem Non Ad Val Total Tax 2022 Qual		ns		\$4,83 \$2,00 \$6,84	3
No Details I	-				
Applicant	s				
No Details I	Found				
Subarea ai	nd Square Foot	age (Building 1 )			
Description			A	Area Sq. Footag	е
UEP Unfini	shed Encl. Porch		168	1 0	
BAS Base A	Area		927		
		Total Square Footage	: 1095		
		Total Area Under Air	927		
Extra Fea	tures				_
Description		Year Built		Unit	
Shed		1948		300	
Patio Roof		1948		756	
Deck		1944		1155	
Patio Roof		1948		1134	
Patio Roof		1980		150	
	bresent the perimeter ther measurement.	er, square footage, linear f	ootage, total		
МАР					



2/11/2022

Owner: HENDRIX

0 ٤

, HENDRIX

CHARLOTTE

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Property Deta					
		LAKE WORTH RD			
		00-42-43-27-05-027-0060			
	Subdivision	PALM BEACH FARMS CO PL NO 3			
	Official Records Book	10266 I	Page 520		
	Sale Date	MAR-1998			
	Legal Description	PALM BEACH FARMS CO PL NO 3 WORTH RD) BLK27	TR 6 (LESS NLY 0.08 FT OF E 9.83	3 FT R/W LAKE	
Owner Inform	ation				
Owners		Mai	ling address		
HENDRIX C W &			715 CARTAGENA DR		
HENDRIX CHAR	LOTTE Y	BOO	CA RATON FL 33428 2857		
Sales Informa	tion				
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 Inf	ormation				
		No Exemption	information available		
D					
Property Infor					
	Number of Units 0				
	*Total Square Feet 0				
	Acres 10				
		000 - AG Classification GRAGSOIL R - Agricultural Residential ( 00-UI			
		( - Agricultural Residential ( 00-01	NINCORFORATED )		
Appraisals	Tax Year	202	21	2020	2019
	Improvement Value	\$18,6		8,684	\$18,684
	Land Value	\$577,5		0,000	\$550,000
	Total Market Value	\$596,1		8,684	\$568,684
		All values are as of January 1st e		,	- ,
Accored and	Taxable Values	, , , , , , , , , , , , , , , , , , , ,	,		
noocoocu anu	Taxable Values Tax Year	202	21	2020	2019
	Assessed Value	\$23,1		3,184	\$23,184
	Exemption Amount		\$0	\$0	\$0
	Taxable Value	\$23,1		3,184	\$23,184
Taxes					
I UACS	Tax Year	202	21	2020	2019
	Ad Valorem	\$4		\$407	\$412
	Non Ad Valorem	\$4	95	\$495	\$495

5-027-0060 Loca W ,HENDRIX CHARLOTTE Y GENA DR,BOCA RATON FL 33428 28 Bool ssification GRAGSOIL Zoni H FARMS CO PL NO 3 TR 6 08 FT OF E 9.83 FT R/W Total H RD) BLK27 \$18,684 \$577,500 \$596,184 \$23,184	357 x/Pa ng: SF <b>2(</b> A N T
GENA DR,BOCA RATON FL 33428 23 Bool ssification GRAGSOIL Zoni H FARMS CO PL NO 3 TR 6 08 FT OF E 9.83 FT R/W Total H RD) BLK27 \$18,684 \$577,500 \$596,184 \$23,184	x/Pa ng: SF 20 A N To
Book ssification GRAGSOIL Zoni H FARMS CO PL NO 3 TR 6 08 FT OF E 9.83 FT R/W Total H RD) BLK27 \$18,684 \$577,500 \$596,184 \$23,184	x/Pa ng: SF 2( A N T
ssification GRAGSOIL Zoni H FARMS CO PL NO 3 TR 6 08 FT OF E 9.83 FT R/W Total H RD) BLK27 \$18,684 \$577,500 \$596,184 \$23,184	ng: SF 20 A N T
4 FARMS CO PL NO 3 TR 6 08 FT OF E 9.83 FT R/W Total H RD) BLK27 \$18,684 \$577,500 \$596,184 \$23,184	SF 20 A N Te
08 FT OF E 9.83 FT R/W Total H RD) BLK27 \$18,684 \$577,500 \$596,184 \$23,184	20 A N Te
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on Address				
	. LAKE WORTH K	C		
57				
Page#:	10266 / 520	Price:	\$1,630,	000
g:	AR - Agricultural I	Residential ( 00-UNIN		
2.	The Tighteuntaria I		eona o	(united)
SF:	0	Acres	10	
2021 Taxe	es			
Ad Valoren Non Ad Va Total Tax				\$403 \$495 \$898
2022 Qua	lified Exemptions	5		
No Details	Found			
Applican	ts			
No Details	Found			
Subarea a	and Square Foota	ge (Building 0 )		
Description	n	1	Area	Sq. Footage
No Data Fo	ound.			
Extra Fea	atures			
Extra Fea Description		Year Built		Unit
Description Mobile Ho	n me Trailers	Year Built 1984 square footage, linear 1	footage, to	1
Description Mobile Ho Unit may re	n me Trailers	1984	footage, to	1
Description Mobile Ho Unit may re number or c	n me Trailers epresent the perimeter,	1984	footage, to	1
Description Mobile Ho Unit may re	n me Trailers epresent the perimeter,	1984	footage, to	1

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2/11/2022

	Location Address LA					
Municipality UNINCORPORATED Parcel Control Number 00-42-43-27-05-027-0101						
	Official Records Book 10	266 P	age 520			
	Sale Date MA	R-1998				
	Legal Description PA	LM BEACH FARMS CO PL 3 N 2	87.82 FT OF E 426.70 FT OF TR 10	BLK 27		
Owner Informa	ation					
Owners	Dwners Mailing address					
HENDRIX C W &		217	15 CARTAGENA DR			
HENDRIX CHARL	LOTTE Y	BOC	A RATON FL 33428 2857			
Sales Informat	tion					
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 Info	ormation					
		No Exemption in	nformation available			
Property Infor	mation					
	Number of Units 2					
	*Total Square Feet 0					
	Acres 2.82					
	Use Code 6000	- AU CLASSIFICATION URAUSULE				
		- AG Classification GRAGSOIL ( Agricultural Residential ( 00-UN				
Annraisals		- AG Classification GRAGSOL Agricultural Residential ( 00-UN				
Appraisals			IINCORPORATED )	20	2019	
Appraisals	Zoning AR - A	Agricultural Residential ( 00-UN 202	IINCORPORATED )	<b>20</b> \$0		
Appraisals	Zoning AR - A Tax Year	Agricultural Residential ( 00-UN 202	IINCORPORATED ) 1 20 50	\$0	\$0	
Appraisals	Zoning AR - A Tax Year Improvement Value	Agricultural Residential ( 00-UN 202 \$	IINCORPORATED ) 1 20 50 55 \$155,	\$0 100	\$0 \$155,100	
Appraisals	Zoning AR - A Tax Year Improvement Value Land Value Total Market Value	Agricultural Residential ( 00-UN 202 \$ \$162,85	IINCORPORATED ) 1 20 50 55 \$155, 55 \$155,	\$0 100	\$0 \$155,100	
	Zoning AR - A Tax Year Improvement Value Land Value Total Market Value All n	Agricultural Residential ( 00-UN 202 \$ \$162,85 \$162,85	IINCORPORATED ) 1 20 50 55 \$155, 55 \$155,	\$0 100	\$0 \$155,100	
	Zoning AR - A Tax Year Improvement Value Land Value Total Market Value	Agricultural Residential ( 00-UN 202 \$ \$162,85 \$162,85	IINCORPORATED ) 1 20 50 55 \$155, 55 \$155, ach year	\$0 100	\$0 \$155,100	
	Zoning AR - A Tax Year Improvement Value Land Value Total Market Value All M Taxable Values	Agricultural Residential ( 00-UN 202 \$ \$162,85 \$162,85 \$162,85 values are as of January 1st ea	IINCORPORATED ) 1 20 50 55 \$155, 55 \$155, ach year 1 20	\$0 100 100 20	\$0 \$155,100 \$155,100 <b>2019</b>	
	Zoning AR - A Tax Year Improvement Value Land Value Total Market Value All of Taxable Values Tax Year	Agricultural Residential ( 00-UN 202 \$ \$162,85 \$162,85 \$162,85 \$162,85 \$162,85 \$162,85 \$162,85 \$162,85 \$162,85 \$162,85 \$1,26	IINCORPORATED ) 1 20 50 55 \$155, 55 \$155, ach year 1 20	\$0 100 100 20	\$0 \$155,100 \$155,100 <b>2019</b> \$1,269	
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Assessed and	Zoning AR - A	Agricultural Residential ( 00-UN 202 \$ \$162,85 \$162,85 \$162,85 <i>values are as of January 1st ea</i> 202 \$1,26 \$	IINCORPORATED ) 1 20 50 55 \$155, 55 \$155, ach year 1 20 59 \$1, 50	\$0 100 100 269 \$0	\$0 \$155,100 \$155,100 <b>2019</b> \$1,269 \$0	
Assessed and	Zoning AR - A	Agricultural Residential ( 00-UN 202 \$ \$162,85 \$162,85 \$162,85 <i>values are as of January 1st ea</i> 202 \$1,26 \$	IINCORPORATED ) 1 20 50 55 \$155, 55 \$155, ach year 1 20 59 \$1,3 50 59 \$1,3	\$0 100 100 269 \$0	\$0 \$155,100 \$155,100 <b>2019</b> \$1,269 \$0	
Appraisals Assessed and Taxes	Zoning AR - A	Agricultural Residential ( 00-UN 202 \$ \$162,85 \$162,85 \$162,85 \$162,85 \$162,85 \$162,85 \$1,26 \$1,26 \$1,26	IINCORPORATED ) 1 20 50 55 \$155, 55 \$155, ach year 1 20 59 \$1,3 50 59 \$1,3 1 20 1 20	\$0 100 200 269 \$0 269	\$0 \$155,100 \$155,100 \$1,269 \$1,269 \$1,269 \$1,269 \$1,269	
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Property Detail		
Parcel Control Number:	00-42-43-27-05-027-0101 Lo	ocatio
Owners:	HENDRIX C W ,HENDRIX CHARLOTTE Y	
Mailing Address:	21715 CARTAGENA DR, BOCA RATON FL 33428	3 2857
Last Sale:	MAR-1998 Be	ook/P
Property Use Code:	6000 - AG Classification GRAGSOIL CLASS 1	oning
Legal Description:	PALM BEACH FARMS CO PL 3 N 287.82 FT OF E 426.70 FT OF TR 10 BLK 27	otal S
2021 Values (Current)		2
Improvement Value		\$0 <sub>A</sub>
Land Value	\$162,8	55 1
Total Market Value	\$162,8	~
Assessed Value	\$1,2	-
Exemption Amount		\$0 1
Taxable Value	\$1,2	
All values are as of Janu		1
Building Footprint (B	uilding 1 )	S
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Structural Details (Bu	ilding 1 )	N
Structural Details (Bu Description	ilding 1 )	
	ilding 1 ) MSY: CB STUCCO	   N
Description		
1. Exterior Wall 1	MSY: CB STUCCO 1956	
Description 1. Exterior Wall 1 2. Year Built 3. Air Condition De	MSY: CB STUCCO 1956	   N 
Description 1. Exterior Wall 1 2. Year Built 3. Air Condition De 4. Heat Type	MSY: CB STUCCO 1956 esc. NO HTG/AC NONE	
Description 1. Exterior Wall 1 2. Year Built 3. Air Condition De 4. Heat Type 5. Heat Fuel	MSY: CB STUCCO 1956 esc. NO HTG/AC NONE NONE	
Description 1. Exterior Wall 1 2. Year Built 3. Air Condition De 4. Heat Type 5. Heat Fuel 6. Bed Rooms	MSY: CB STUCCO 1956 esc. NO HTG/AC NONE NONE 0	
Description 1. Exterior Wall 1 2. Year Built 3. Air Condition De 4. Heat Type 5. Heat Fuel 6. Bed Rooms 7. Full Baths	MSY: CB STUCCO 1956 NO HTG/AC NONE 0 2	
Description 1. Exterior Wall 1 2. Year Built 3. Air Condition De 4. Heat Type 5. Heat Fuel 6. Bed Rooms 7. Full Baths 8. Half Baths	MSY: CB STUCCO 1956 NO HTG/AC NONE 0 2 0	
Description 1. Exterior Wall 1 2. Year Built 3. Air Condition De 4. Heat Type 5. Heat Fuel 6. Bed Rooms 7. Full Baths 8. Half Baths 9. Exterior Wall 2	MSY: CB STUCCO 1956 NO HTG/AC NONE 0 2 0 NONE	
Description 1. Exterior Wall 1 2. Year Built 3. Air Condition De 4. Heat Type 5. Heat Fuel 6. Bed Rooms 7. Full Baths 8. Half Baths 9. Exterior Wall 2 10. Roof Structure	MSY: CB STUCCO 1956 NO HTG/AC NONE 0 2 0 NONE GABLE/HIP	
Description 1. Exterior Wall 1 2. Year Built 3. Air Condition De 4. Heat Type 5. Heat Fuel 6. Bed Rooms 7. Full Baths 8. Half Baths 9. Exterior Wall 2	MSY: CB STUCCO 1956 NO HTG/AC NONE 0 2 0 NONE GABLE/HIP ASPHALT/COMPOSITION	
Description 1. Exterior Wall 1 2. Year Built 3. Air Condition De 4. Heat Type 5. Heat Fuel 6. Bed Rooms 7. Full Baths 8. Half Baths 9. Exterior Wall 2 10. Roof Structure	MSY: CB STUCCO 1956 NO HTG/AC NONE 0 2 0 NONE GABLE/HIP	
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Description 1. Exterior Wall 1 2. Year Built 3. Air Condition De 4. Heat Type 5. Heat Fuel 6. Bed Rooms 7. Full Baths 8. Half Baths 9. Exterior Wall 2 10. Roof Structure 11. Roof Cover 12. Interior Wall 1	MSY: CB STUCCO 1956 NO HTG/AC NONE 0 2 0 NONE GABLE/HIP ASPHALT/COMPOSITION WALL BOARD OR WOOD WALL	
Description 1. Exterior Wall 1 2. Year Built 3. Air Condition De 4. Heat Type 5. Heat Fuel 6. Bed Rooms 7. Full Baths 8. Half Baths 9. Exterior Wall 2 10. Roof Structure 11. Roof Cover 12. Interior Wall 1 13. Interior Wall 2	MSY: CB STUCCO 1956 NO HTG/AC NONE 0 2 0 NONE GABLE/HIP ASPHALT/COMPOSITION WALL BOARD OR WOOD WALL N/A	

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

on Address:	LAKE WORTH RD					
7						
, Page#:	10266 / 520	Price:	\$1,630	.000		
;:	AR - Agricultural Res					ò
F:	0	Acres	2.82			wner:
2021 Taxes	6					т
Ad Valorem Non Ad Val Total Tax	orem				\$22 \$149 \$171	IENDRIX
2022 Qual	lified Exemptions					C
No Details H	Found					٤
Applicant	s					Ъ
No Details I	Found					ΕND
Subarea ai	nd Square Footage	(Building 1)				DRIX
Description				Area Sq.	Footage	
BAS Base A	Area		2362			СН
UOP Unfini	ished Open Porch		858			A R
UOP Unfini	ished Open Porch		96			RLO
FST Finishe	ed Storage		44			) T T E
	То	tal Square Footage	: 3360			
	То	tal Area Under Air	: 2362			×
Extra Fea	tures					РC
Description		Year Built		Unit		Z 
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2/11/2022

Exhibit 3: Trip Generation Rates

# Palm Beach County Trip Generation Rates

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

	<b>`</b>	ITE				ĺ	AM Peak Hour		PM Peak Hour
Gr	Landuse	Code	Unit	Daily Rate/Equation	Pass-By %	In/Out	Rate/Equation	In/Out	Rate/Equation
rial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
Industrial	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
Ind	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
	Single Family Detached	<mark>210</mark>	<b>Dwelling Unit</b>	10	<mark>0%</mark>	<mark>26/74</mark>	0.7	<mark>63/37</mark>	0.94
_	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	<mark>24/76</mark>	0.4	<mark>63/37</mark>	0.51
Residential	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
esi	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
~	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Ldg	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
Å	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
lal	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
tio	Private School (K-8)	530	Students	3.17 <sup>a</sup>	0%	56/44	1.01	46/54	0.26
Institutional	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
lns	Church/Synagogue <sup>b</sup>	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
ž	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
	General Office (10k-250k SF GFA) <sup>h</sup>	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA) <sup>h</sup>	710	1000 S.F.	Ln(T) = 0.87 Ln(X) + 3.05	10%	88/12	Ln(T) = 0.86Ln(X) + 1.16	17/83	1.44
Office	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
off	Medical Office (Stand-Alone)	720	1000 S.F.	T=42.97(X)-108.01	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

# Exhibit 4: Five Year Work Program

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

Mid-Year Adjustment - Adopted - July 12, 2022

	FY 2022 BUDGETED	FY 2022 PROJECTED	FY 2023 PROJECTED	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	TOTAL PROJECTED
Local Option Gas Taxes Total	48,289,000	52,685,000	53,740,000	53,740,000	54,133,000	54,820,000	269,118,000
LESS Mass Transit (Palm Tran) Share	(32,516,000)	(33,760,000)	(34,040,000)	(34,040,000)	(34,182,000)	(34,470,000)	-170,492,000
LESS Engineering Operating	(6,047,000)	(8,296,000)	(8,858,000)	(8,858,000)	(9,001,000)	(9,181,000)	-44,194,000
REMAINING ROAD PROGRAM ALLOCATION	9,726,000	10,629,000	10,842,000	10,842,000	10,950,000	11,169,000	54,432,000
LESS 5% STATUTORY RESERVES	(486,300)	0	(542,100)	(542,100)	(547,500)	(558,450)	-2,190,150
OCEAN AVENUE LOAN REPAYMENT	(1,041,037)	(1,041,037)	(1,035,387)	(1,031,692)	(1,024,981)	(1,024,981)	-5,158,078
GAS TAX AVAILABLE FOR NEW ALLOCATIONS	8,198,663	9,587,963	9,264,513	9,268,208	9,377,519	9,585,569	47,083,772
INTEREST EARNINGS	289,987	192,880	293,645	137,682	116,775	95,856	836,838
MISCELLANEOUS	8,409,000	11,350,000 A	1,409,100 B	0	4,598,000 D	0	17,357,100
IMPACT FEES USED FOR PROJECTS	48,842,000	29,595,000	37,671,000	16,826,000	8,334,000	450,000	92,876,000
PROPORTIONATE SHARE USED FOR PROJECTS	8,076,525	8,086,017	6,560,804	10,866,630	692,000	0	26,205,451
GAS TAX RESERVE USED FOR PROJECTS	20,800,000	9,700,000	20,100,000	4,500,000	2,300,000	0	36,600,000
TOTAL CURRENT REVENUES	94,616,175	68,511,860	75,299,062	41,598,520	25,418,294	10,131,425	220,959,161
BALANCES FORWARD	89,171	89,171	36,031	25,093	53,613	1,907	89,171
TOTAL REVENUES	94,705,346	68,601,031	75,335,093	41,623,613	25,471,907	10,133,332	221,048,332
PROJECT COSTS AS PROPOSED	94,613,000	68,565,000	75,310,000	41,570,000	25,470,000	9,520,000	220,435,000
REVENUES LESS PROJECT COSTS	92,346	36,031	25,093	53,613	1,907	613,332	613,332

General note on interest projections:

Interest earnings on gas taxes are shown on this sheet.

Interest earnings on impact fees remain within each impact fee area and are not shown above.

See Footnotes A, B, and D on page 2 of 5

#### Footnotes:

A Lyons Rd./Sansbury's Way, Forest Hill Blvd. to Okeechobee Blvd (Buffered Bike Lanes). This project was approved under TPA 2018 Local Initiative and based on the submitted estimates, Palm Beach County funded design of \$1,150,000 in FY 2020 and will fund \$1,354,360 for Construction in FY 2022, FDOT will fund \$4,215,640 (Total Construction Cost \$5,570,000).

Includes Infrastructure Sales Tax of **\$2,700,000** in FY 2022 for CR880 over C-51 Bridge construction.

Includes Infrastructure Sales Tax of \$700,000 in FY 2022 for Florida Mango Rd. over LWDD L-9 Canal Bridge Construction.

Includes Infrastructure Sales Tax of **\$2,000,000** in FY 2022 for Australian Ave., Banyan Blvd. to 45th St.

Includes Developer payment of \$1,733,648 in FY 2022 for Flavor Pict Rd. SR-7 to Lyons Rd.

- B Includes Infrastructure Sales Tax of \$450,000 in FY 2023 for CR 880, Sam Senter Rd. over SFWMD Ocean Canal. Infrastructure Sales Tax includes \$300,000 in FY 2023 for Cresthaven Blvd., Jog Rd.to Military Tr. (Buffered Bike Lanes). Anticipates reimbursement of \$659,100 from Lake Clarke Shores FY 2024 for utility work.
- D Funding for Cresthaven Blvd. Jog Rd. Military Tr. (Buffered Bike Lanes) was approved by the TPA 2020 Local Initiative Program, based on the submitted estimates. Palm Beach County will have to fund design & CEI of \$758,510. FDOT/TPA 2020 Local Initiative Program will fund construction of \$4,598,000 in FY 2025, (Total Construction Cost estimated at \$5,000,000).

#### Mid-Year Adjustment - Adopted - July 12, 2022

DBO JECT	LIMITS	DESCRIPTION	FY 2	2022	FY 2	023	FY	2024	FY	2025	FY 2	2026
PROJECT	LIMITS	DESCRIPTION	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
6th Ave. S.	over Lake Osborne Dr.	Bridge Replacement	680	С								
10th Ave. N.	Boutwell Rd.	Intersection Improvements			2,000	R/C						
45th St.	E. of Haverhill Rd. to E. of Military Trail	0.6 mi., 6 L	2,460	С								
60th St. N.	Seminole Pratt Whitney Rd. to 140th Ave. N.	2.7 mi., 4L									250	D
60th St. N.	W. of 140th Ave. N. to Avocado Blvd.	0.8 mi., 3L	500	D/R/M								
60th St. N.	Avocado Blvd. to E. of 120th Ave. N.	1.6 mi. 3L	50	D			6,000	С				
Admin. Support/Equipment	Countywide	Staff support and Computer Equip. for Program	370	Р	370	Р	370	P	370	Р	370	Р
Annual Contract Advertising	Countywide	Advertising	20	Р	20	Р	20	P	20	Р	20	Р
Australian Ave.	Banyan Blvd. to 45th St.	Drainage Improvements & Multipurpose Path	3,200	D								
Benoist Farms Rd.	S.R. 80 to Belvedere Rd.	0.9 mi, 3 L	3,750	С								
Boca Rio Rd.	Palmetto Park Rd. to Glades Rd.	1.3 mi., 4/5 L			400	R						
Center Street	Loxahatchee River Rd. to Alt. A-1-A	1.7 mi., 3 L	600	D	1,000	D/R			2,000	с		
Central Blvd.	Indiantown Rd. to Church St.	0.5 mi, 3 L			700	D			300	R		
Church St.	Limestone Creek Rd. to W. of Central Blvd.	0.5 mi, 2 L	2,000	R/M/C	2,000	С						
Clint Moore Rd.	Military Tr.	Intersection Improvements			2,100	С						
Coconut Blvd.	S. of 78th Place North to S. of Northlake Blvd.	1.3 mi. 5 L					3,300	С				
Congress Ave.	N. of Northlake Blvd. to Alt. A-1-A	0.6 mi, 2 L & 3 L	6,000	R/C								
Congress Ave.	Palm Beach Lakes Blvd.	Intersection Improvements	2,000	С								
CR 880	Belle Glade to Twenty Mile Bend	Rehabilitation/Heavy Maintenance	100	с	1,000	с	1,000	С	1,000	с	1,000	С
CR 880	Sam Senter Rd. over SFWMD Ocean Canal	Intersection Improvements & Bridge Replacement			4,000	с						
CR 880	over C-51 Canal	Bridge Replacement			4,500	С						
Cresthaven Blvd.	Jog Rd. to Military Tr.	Buffered Bike Lanes			760	D			5,000	с		
Donald Ross Rd.	Bascule Bridge	Equipment	8,000	с								
Donald Ross Rd.	Ellison Wilson Rd.	Intersection Improvements (add 2nd NBL)					700	C				
Donald Ross Rd.	U.S. 1	Intersection Improvements (add 3rd EBL & SBRTL)			400	D			500	R/M		
Flavor Pict Rd.	SR7 to Lyons Rd.	1.0 mi, 2 L	3200	с								
Flavor Pict Rd.	Lyons Rd. to Hagen Ranch Rd.	1.7 mi, 4 L			10	D	4,780	) S/D/R				
Florida Mango Rd.	10th Ave. North to Edgewater Drive	0.9 mi, 3 L ( L.W.D.D. L-9 & L-10 Canals Bridge Replacements)			6,600	с						

#### Mid-Year Adjustment - Adopted - July 12, 2022

PROJECT	LIMITS	DESCRIPTION	FY 2	2022	FY 2	2023	FY	2024	FY	2025	FY	2026
PROJECT	LIMITS	DESCRIPTION	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
Florida Mango Rd.	S. of Barbados Rd. to Myrica Rd.	0.7 mi, 3 L ( L.W.D.D. L-7 Canal Culvert Replacement)	50	D	2,000	с						
Florida Mango Rd.	Myrica Rd. to Summit Blvd.	0.5 mi, 3 L (L.W.D.D. L-6 Canal Bridge Replacement - Culvert)			2,300	R/C						
Forest Hill Blvd.	Military Tr.	Intersection Improvements	1,100	Р								
George Bush Bascule Bridge	over Intracoastal	Study	1,000	S/D								
Glades Area	R&R Throughout the Glades	Repair/Reconstruction	700	С	700	700 C 700 C		700	С	700	с	
Gun Club Rd.	Forest Estates Drive to LWDD E-3 Canal	0.5 mi., 3 L	250	R	3,320	с						
Haverhill Rd.	Hypoluxo Rd. to Lantana Rd.	1.0 mi., 4 L					2,360	С				
Haverhill Rd.	S. of Ceceile Ave. to N. of Century Blvd.	Intersection Improvements, 0.2 mi., 4/6 L			1,200	с						
Jog Rd.	Glades Rd. to Yamato Rd.	1.2 mi., 6L	500	S								
Kirk Rd.	LWDD L-7 Canal to Summit Blvd.	0,5 mi, 3/5 L					1,900	с				
Kirk Rd.	Summit Blvd. to Gun Club Rd.	0.8 mi, 3/5 L			3,950	с						
Lawrence Rd.	S. of Ponza Place to Lantana Road	0.8 mi, 3 L	6,000	С								
Linton Blvd.	Military Tr.	Intersection Improvements	600	С						•		
Lyons Rd.	Atlantic Ave. to S. of Flavor Pict Rd.	2.4 mi, 4 L			500	R/M			6,000	С		
Lyons Rd.	S. of Flavor Pict Rd. to Boynton Beach Blvd.	3.0 mi, 4 L			12,000	с						
Lyons Rd.	S. of L.W.D.D. L-11 Canal to N. of L.W.D.D. L-10 Canal	0.6 mi, 3 L									100	Р
Lyons Rd./Sansbury's Way	Forest Hill Blvd. to Okeechobee Blvd.	Buffered Bike Lanes	6,060	С								
Melaleuca Lane	Jog Rd.	Intersection Improvements			2,300	С						
Miner Rd.	Military Trail to Lawrence Rd.	0.6 mi, 3 L	500	R/M			3,800	С				
Northlake Blvd. TIM Amendment Study	Bay Hill Dr. to S.R. 7 & Beeline Hwy to Military Tr.	Corridor Impact Study	400	S								
Okeechobee Blvd.	Jog Road	Intersection Improvements			1,370	с						
Okeechobee Blvd.	Haverhill Rd.	Intersection Improvements	1,030	С								
Old Dixie Hwy.	Yamato Rd. to S. of Linton Blvd.	3.0 mi, 3 L					3,000	С				
Palmetto Park Rd.	Lyons Rd.	Intersection Improvements			900	с						
Palmetto Park Rd.	E. of Military Trail to I-95	Intersection Improvements	250	D								
Palmetto Park Rd. Bascule Bridge	over Intracoastal Waterway	Rehab/Painting	50	С								
Recording Fees	Countywide	Right-of-Way	20	R	20	R	20	R	20	R	20	R

#### Mid-Year Adjustment - Adopted - July 12, 2022

PROJECT	LIMITS	DESCRIPTION	FY	2022	FY 2023		FY	2024	FY 2025		FY	2026
PROJECT		DESCRIPTION	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
Reserve-Bridges/Structures/Culverts/Pipes	Countywide	Rehab./Repair/Replacement	1,250	D/R/M/C	1,7	00 D/R/M/C	1,500	D/R/M/C	1,500	D/R/M/C	500	D/R/M/C
Reserve-Drainage	Countywide	Study, Design, R/W, Mitigation & Construction	1,000	S/D/R/M/C	9	00 S/D/R/M/C	500	S/D/R/M/C	500	S/D/R/M/C	500	) S/D/R/M/C
Reserve-Intersections	Countywide	Design, R/W, Mitigation & Construction	2,155	D/R/M/C	10,5	20 D/R/M/C	4,460	D/R/M/C	1,800	D/R/M/C	200	D/R/M/C
Reserve-Pavement Markings	Countywide	Pavement Markings	400	D/R/C	4	00 D/R/C	400	D/R/C	400	D/R/C	400	D/R/C
Reserve-Study/Plans/Align.	Countywide	Study, Design & Mitigation	600	S/D/M	3	00 S/D/M	300	S/D/M	300	S/D/M	300	) S/D/M
Reserve-Railroad Crossings	Countywide	Rehabilitation/Upgrade	600	D/C/P	6	00 D/C/P	600	D/C/P	600	D/C/P	600	D/C/P
Reserve-Resurfacing	Countywide	Resurfacing	2,000	D/R/C	2,0	00 D/R/C	2,000	D/R/C	2,000	D/RC	2,000	D/RC
Reserve-R/W	Countywide	Land Acquisition	300	R	3	00 R	300	R	300	R	300	R
Reserve-Traffic Calming	Countywide	Minor Improvements	100	D/C		60 D/C	60	D/C	60	D/C	60	D/C
Reserve-Traffic Signals	Countywide	Rehabilitation/Upgrade	600	D/C	6	00 D/C	600	D/C	600	D/C	600	D/C
Roebuck Rd.	S.R. 7 to Jog Rd.	3.0 mi, 4 L									100	D/M
Royal Palm Beach Blvd.	N. of Persimmon Blvd. to N. of M Canal	1.1 mi. 5 L	500	R								
Royal Palm Beach Blvd.	M Canal to S. of Orange Blvd.	1.0 mi, 5 L	1,500	R/C								
Royal Palm Beach Blvd. / Orange Blvd. / Coconut Blvd.	S. of Orange Blvd. to S. of 78th Place North	1.6 mi, 5 L	400	R								
Sidewalk Program	Countywide	Sidewalks	1,500	D/R/C	1,5	00 D/R/C	1,500	D/R/C	1,500	D/R/C	1,500	D/R/C
Sims Rd.	Lakes of Delray Blvd. to Atlantic Ave.	0.6 mi, 2 L				10 R/M						
State Road 7	Weisman Way	Intersection Improvements	120	С								
S.W.18th Street	Boca Rio Rd.	Intersection Improvements	1,900	С								
Woolbright Rd.	Seacrest Blvd.	Intersection Improvements	500	R			1,400	С				
Yamato Rd.	Lakeridge Blvd. to W. of FL Turnpike	1.4 mi, 6 L	1,700	С								

PROJECT TOTALS

68,565

75,310

41,570

25,470

9,520

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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 <u>SERPM website</u>. Network updates are tracked on the SERPM 8 Reference site at <u>https://sites.google.com/site/serpm8reference/</u>. The adjusted volumes table will be updated with subsequent SERPM releases.

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

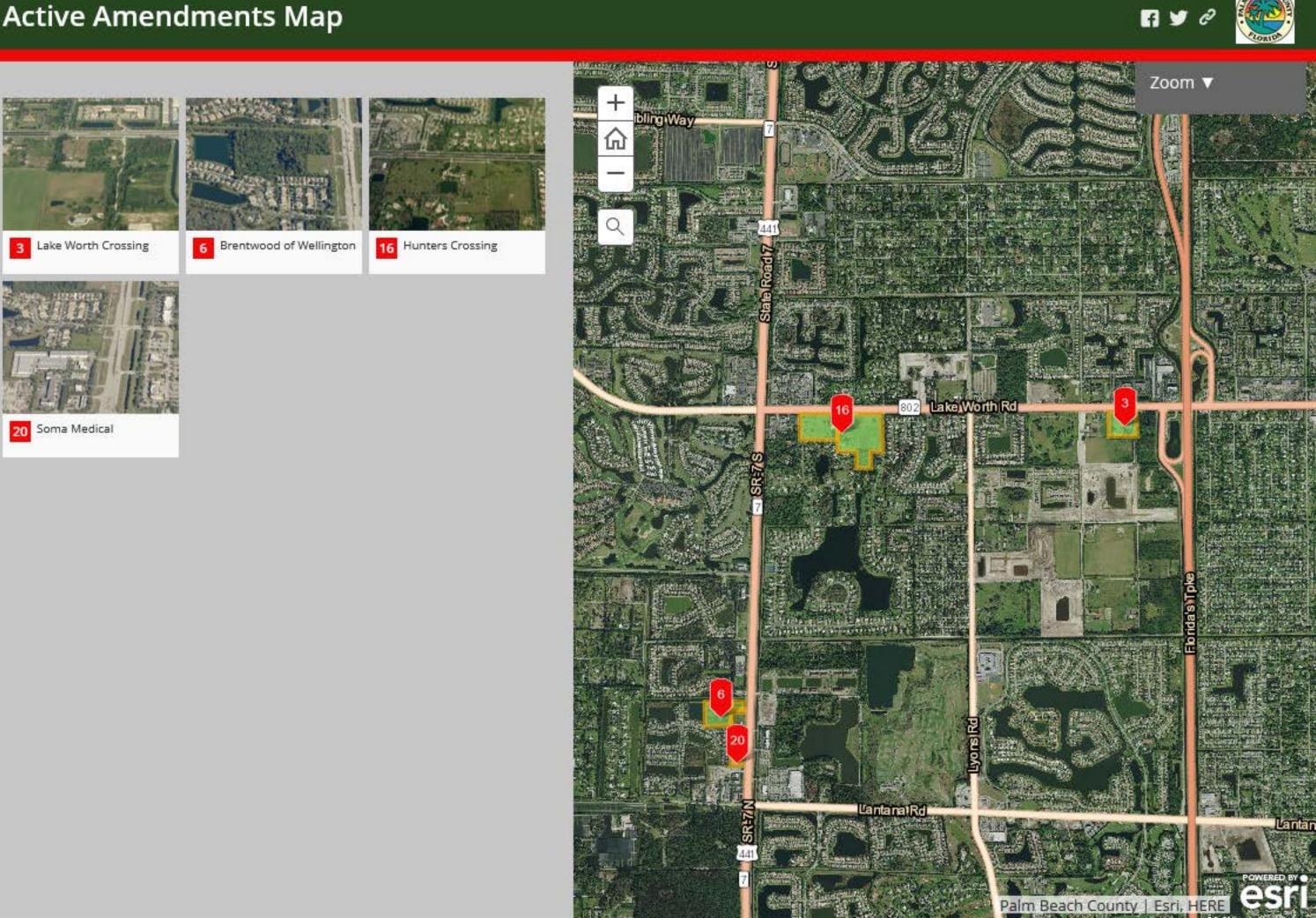
 $If \frac{2015 \ Observed}{2015 \ Model} > .8 \ and \ \frac{2015 \ Observed}{2015 \ Model} < 1.2, \qquad then \ 2045 \ Adjusted = \frac{2045 \ Model}{2015 \ Model} \times 2015 \ Observed$   $If \ \frac{2015 \ Observed}{2015 \ Model} > 1.2 \ or \ \frac{2015 \ Observed}{2015 \ Model} < .8, \qquad then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

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

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

PBC Station	FDOT Station	Roadway	From	То	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
	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	<mark>45,600</mark>
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	1-95	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

# **Active Amendments Map**



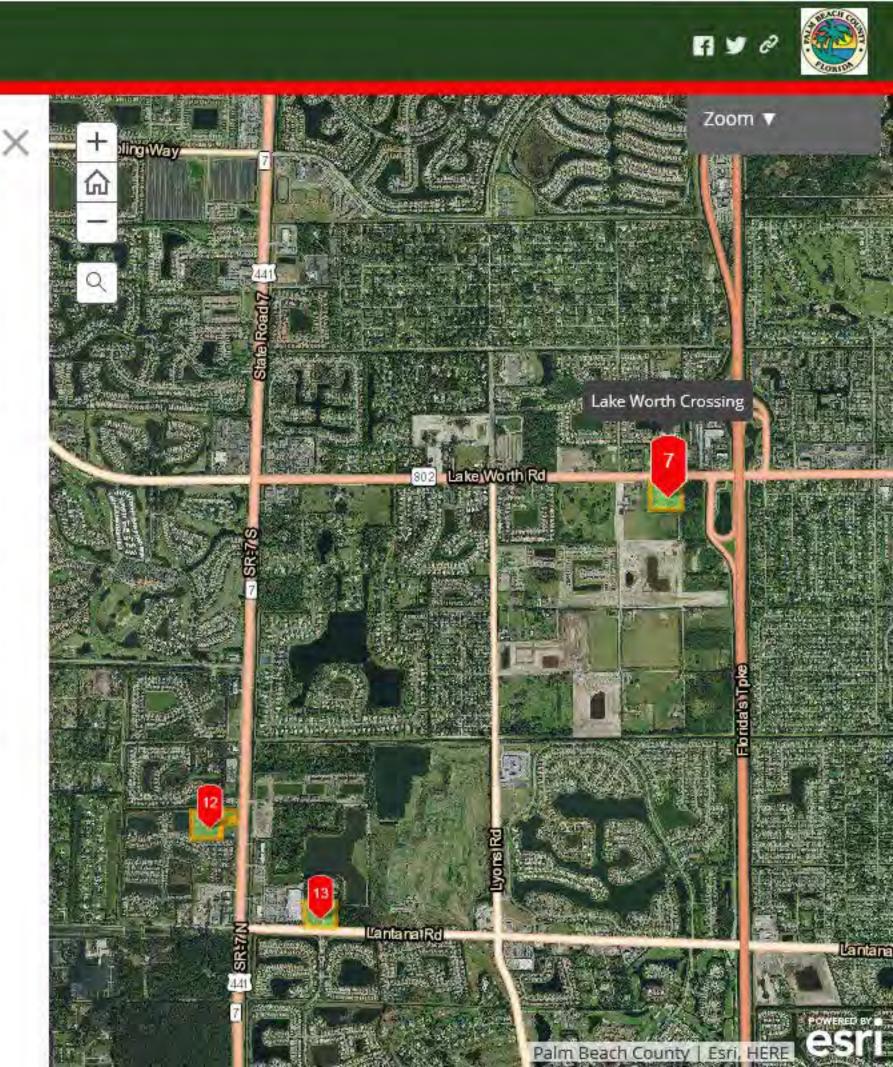
# **Active Amendments Map**

7 Lake Worth Crossing



Current FLU: CH/2 Proposed FLU: CH/2

(No FLU change, only conditions)



		square feet. Single large tenants must have architectural facade treatments or liner tenants to reduce large single use frontage facades along streets. All buildings shall provide four-sided architecture.
Density Bonus	None	None

### **B.** Development Potential

	Current FLU	Proposed FLU					
Density/Intensity:	Per conditions: 154,210 square feet of non-residential use and 2 dwelling units per acre	Maximum: 0.50 FAR & 2 dwelling units per acre					
Maximum Dwelling Units <sup>1</sup> (residential designations)	2 du/acre x 9.15 ac. = 18.30 = 18 units	2 du/acre x 9.15 ac. = 18.30 = 18 units					
Maximum Beds (for CLF proposals)	18 max du x 2.39 = 43 beds	18 max du x 2.39 = 43 beds					
Population Estimate	18 max du x 2.39 = 43 people	18 max du x 2.39 = 43 people					
Maximum Square Feet <sup>2, 4</sup> (non-residential designations)	0.50 FAR x 9.15 ac. = 199,287 square feet of commercial uses	0.50 FAR x 9.15 ac. = 199,287 square feet of commercial uses					
Proposed or Conditioned Potential 3, 4	Per condition: 154,210 square feet of non-residential uses	Per condition: 154,210 square feet of non-residential uses					
Max Trip Generator	General Commercial (ITE # 820)	General Commercial (ITE # 820)					
Maximum Trip Generation	No change proposed for traffic generation	change proposed for traffic generation					
Net Daily Trips:	No change proposed for daily trips						
Net PH Trips:	No change proposed for peak hour trips						

1. Maximum units per acre see Future Land Use Element;

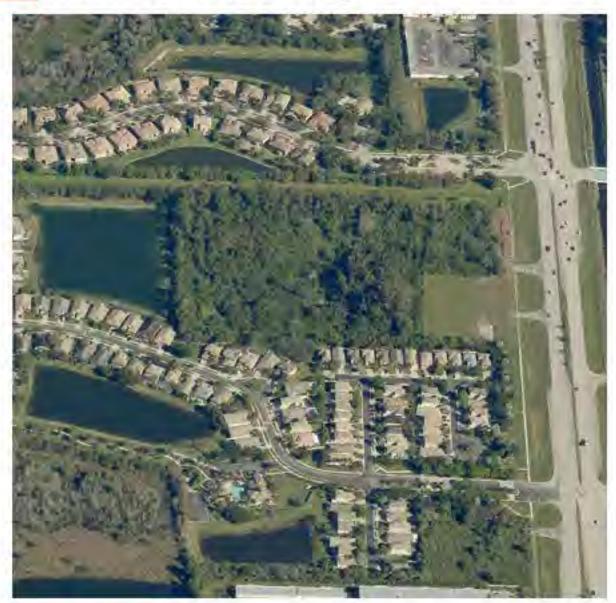
2. Maximum FAR see FLUE. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.

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.

# **Active Amendments Map**

12 Brentwood of Wellington

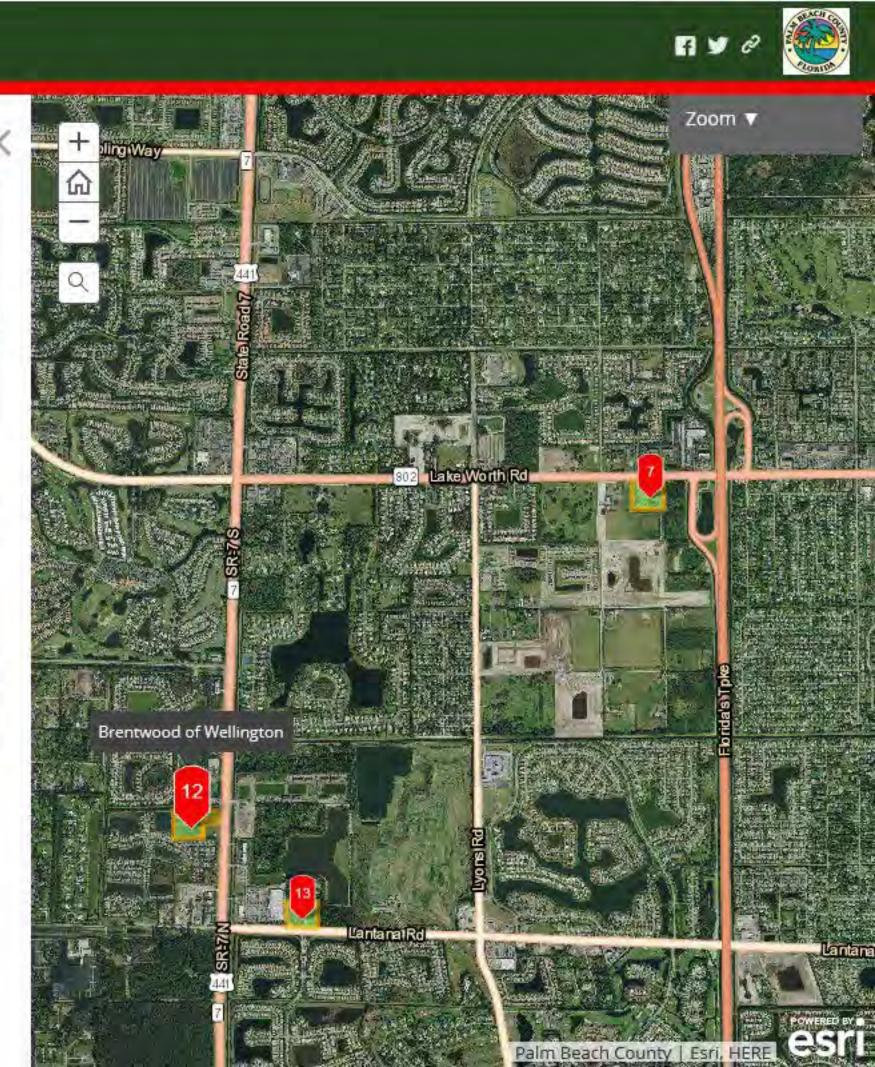


Current FLU High Residential, 8 units per acre (HR-8) on 8.44 acres; Commercial

Low with an underlying 8 units per acre (CL/8) on 0.73 acre; and Commercial Low with an underlying 2 units per acre (CL/2) on 1.05 acres

Proposed FLU High Residential, 8 units per acre (HR-8)

More Info





#### Site Data

Size: Existing Use: Proposed Use: Current FLU: Proposed FLU:

10.22 acres Vacant Residential HR-8, CL/8 and CL/2 HR-8

#### **Future Land Use Designations**

RR-10	Rural Residential, 1 unit/10 acres
LR-1	Low Residential, 1 unit/acre
LR-2	Low Residential, 2 units/acre
LR-3	Low Residential, 3 units/acre
HR-8	High Residential, 8 units/acre
PARK	Park
CL	Commercial Low

CL/RR-10	Commercial Low, underlying RR-10
CL/1	Commercial Low, underlying LR-1
CL/2	Commercial Low, underlying LR-2
CL/8	Commercial Low, underlying HR-8
CL/IND	Commercial Low, underlying IND
IND	Industrial

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

0.1		-	
Site	160	0	



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



### 5. TRAFFIC IMPACT

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

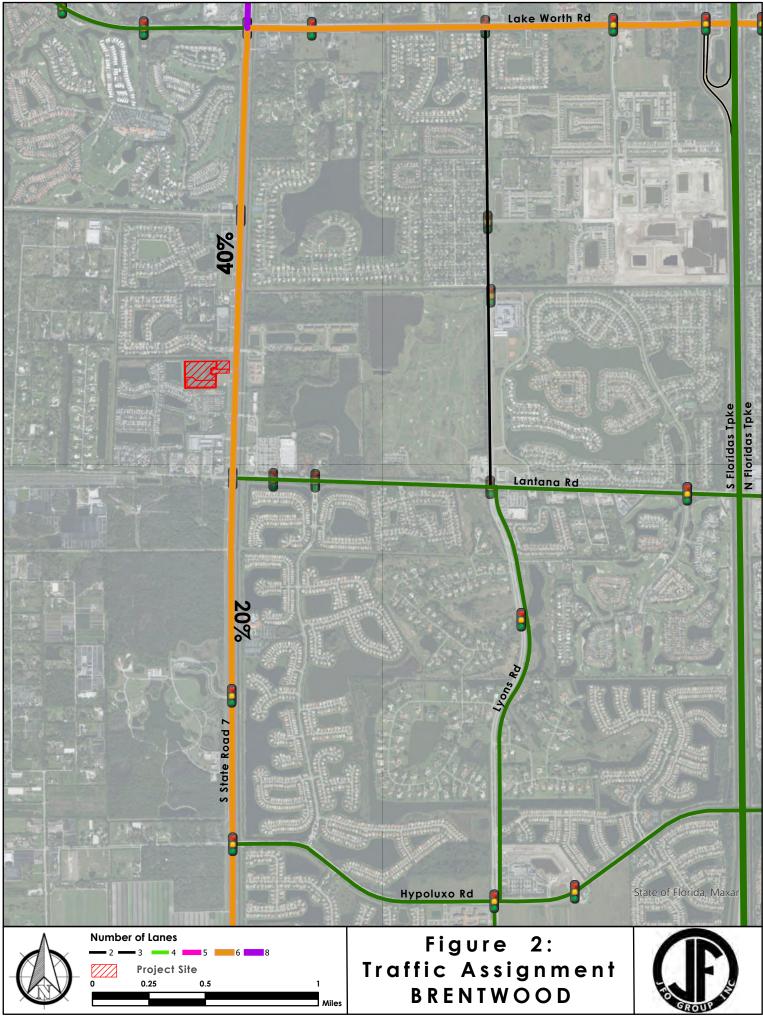
Future Land Use	Deilte	A	M Peak Ho	ur	PM Peak Hour			
Designation	Daily	In	Out	Total	In	Out	Total	
Current	1,400	26	14	40	54	68	122	
Maximum Intensity	1,055	18	52	70	52	33	85	
Net New Trips	(345)	(8)	38	30	(2)	(35)	(37)	

Table 5: Net Traffic Impact – Maximum Intensity

Pursuant to the **Test 2 – Five Year Analysis (2026)** requirements and according to the ULDC, Article 12 – Chapter B, Section 2.B, based on the peak hour trips from Table 4, a 1-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis for the Maximum Intensity allowed under the ULDC.

Furthermore, given the net trip generation characteristics from Table 5 for **Long Range Analysis (2045)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, there is a reduction of daily trips. Consequently, no additional impacts will occur due to the proposed request for a Future Land Use amendment from the current CL/HR-8 to HR-8.

Trip distribution and assignment incorporates 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 1-mile RDI for the proposed land use.



2022-01-31\_Brentwood\_FLUA Traffic\_1018.03

Road	From	То	Valleybrook	Las Farms Landscape	Amber Woods	Lake Worth Crossing	TOTAL ACTIVE FLUAS
		LGA/SCA	2021-014	2022-001	2022-005	2022-011	TECAS
SR-7	Lantana Rd	Site	0	0	126	0	126
SR-7	Site	Lake Worth Rd	0	0	126	0	126

Table 7: Active FLUAs

Table 8: Level of Service – 2045 Conditions – Maximum Intensity

Road	From	То	Lanes	Capacity	2045 Daily Volume <sup>1</sup>	Active FLUAs	Traffic Assignment	Project Traffic	Total Traffic	V/C	% Impact	Significant Impact? <sup>2</sup>	Meets LOS 'D'?
SR-7	Lantana Rd	Site		50.000	57.000	126	60.0%	0	57,326	1.14	-	NO	-
SR-7	Site	Lake Worth Rd	6D	50,300	57,200	126	40.0%	0	57,326	1.14	-	NO	-

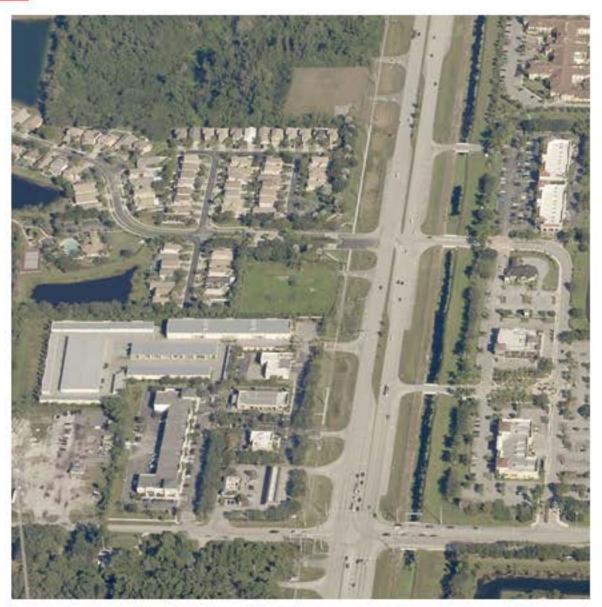
Net Daily Traffic: 0

<sup>&</sup>lt;sup>1</sup> 2045 volumes are included in Exhibit 4.

<sup>&</sup>lt;sup>2</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.

# **Active Amendments Map**

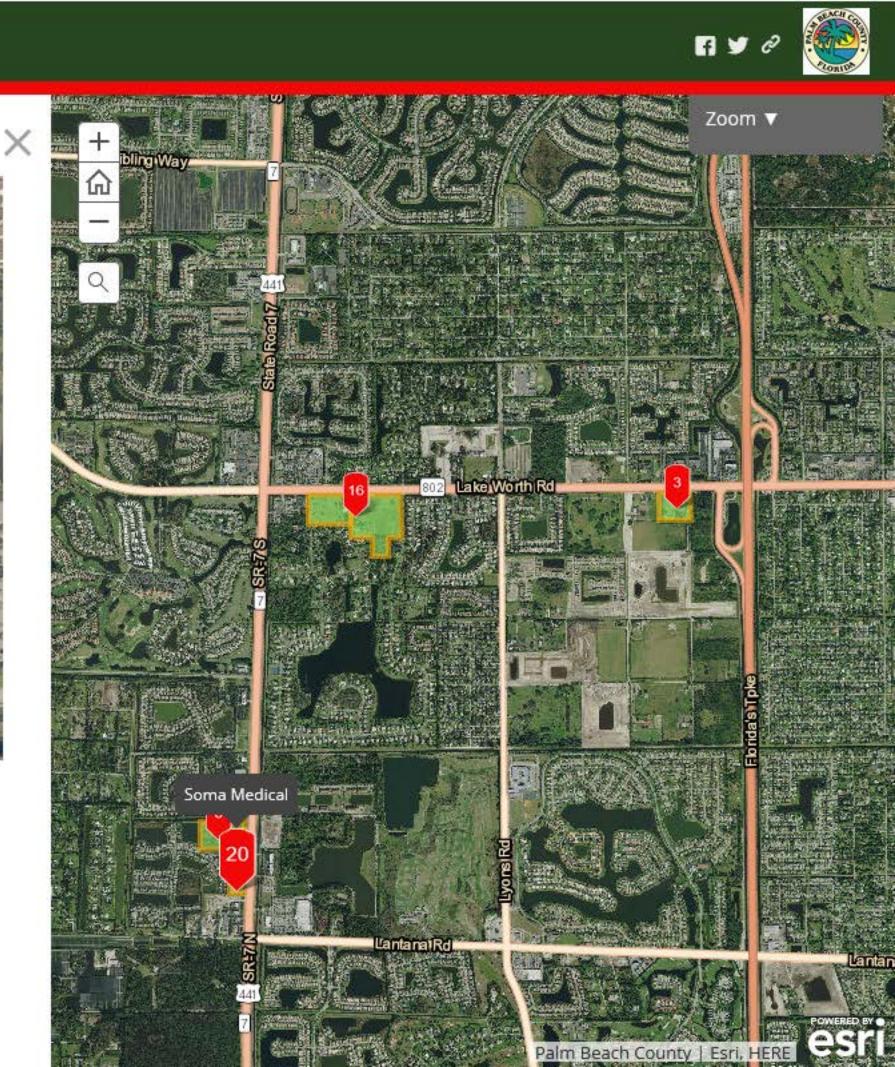
20 Soma Medical



Current FLU: Low Residential, 1 unit per acre (LR-1)

<u>Proposed FLU</u>: Commercial Low Office with an underlying 1 unit per acre (CL-O/1)

More Info





#### Site Data

Size: Existing Use: Proposed Use: Current FLU: Proposed FLU: 1.06 acres Vacant Medical Office LR-1 CL-O/1

### **Future Land Use Designations**

130

260

<b>RR-10</b>	Rural Residential, 1 unit/10 acres
LR-1	Low Residential, 1 unit/acre
LR-2	Low Residential, 2 units/acre
LR-3	Low Residential, 3 units/acre
HR-8	High Residential, 8 units/acre
PARK	Park
CL	Commercial Low

CL/RR-10	Commercial Low, underlying RR-10
CL/1	Commercial Low, underlying LR-1
CL/2	Commercial Low, underlying LR-2
CL/8	Commercial Low, underlying HR-8
IND	Industrial
INST/2	Institutional, underlying LR-2

Date: 6/14/2022 Contact: PBC Planning Filename: T:Planning/Amend/23-SCA/SiteSpecific Note: Map is not official, for presentation purposes only.



Amendments in Process <sup>130</sup>

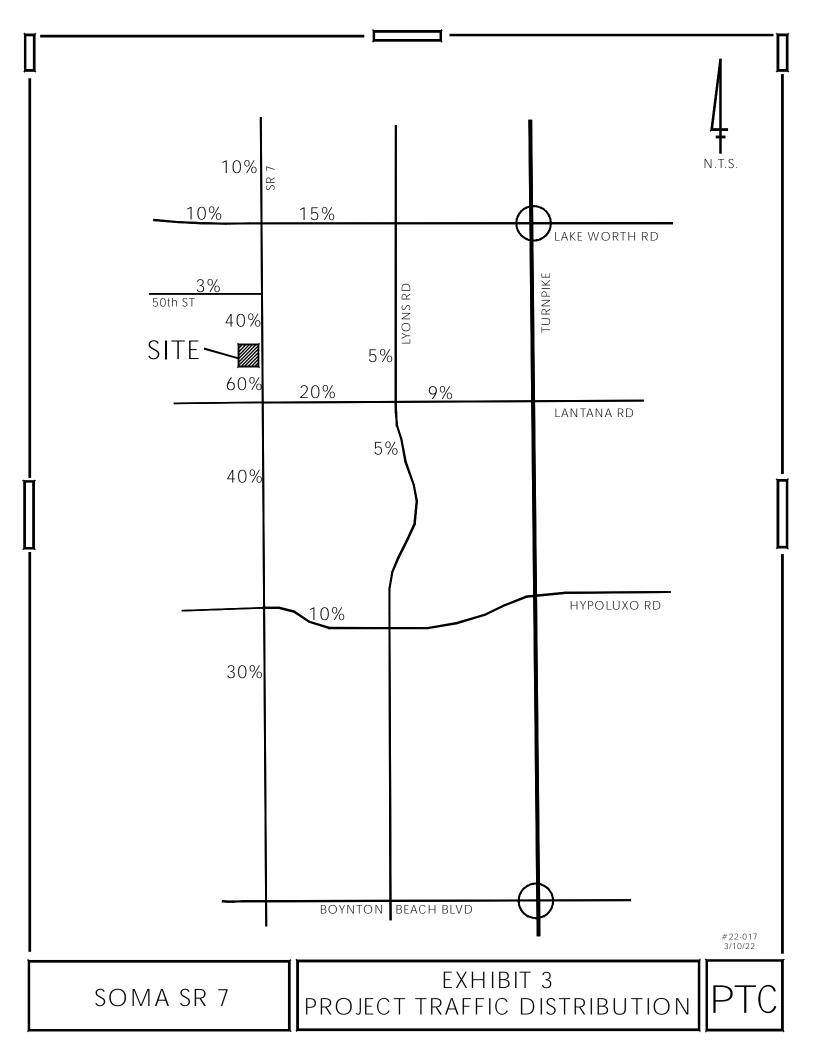
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## Exhibit 2C Soma SR 7 Trip Generation Comparison

	AM Peak Hour			PN	<u>PM Peak Hour</u>			
	<u>Daily</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	
Existing FLU	20	-	1	1	1	1	2	
Proposed FLU (Maximum)	1,132	69	22	91	31	81	112	
Net New Trips (Maximum):	1,112	69	21	90	30	80	110	



## Exhibit 5 Soma SR 7 Project Traffic Assignment - 2045 Analysis

			2045 Cond	itions	Net Proje	ect Traffic	2045		Total	Signif-
				LOS D	1,112	Project	Total	V/C	Project	icant
Roadway	Link	Lanes	Volume (1)	Capacity (2)	% Dist	Trips	Traffic	w/ Proj.	Impact	Impact?
Lantana Rd	SR 7 to Lyons Rd	4LD	13,800	33,200	20%	222	14,022	0.42	0.67%	No
	Hypoluxo Rd to Lantana Rd	6LD	54,000	50,300	40%	445	54,445	1.08	0.88%	No
SR 7	Lantana Rd to Site	6LD	57,200	50,300	60%	667	57,867	1.15	1.33%	No
	Site to Lake Worth Rd	6LD	57,200	50,300	40%	445	57,645	1.15	0.88%	No

### Proposed FLU (Maximum Intensity) - Current FLU (Maximum Intensity)

(1) Source: Palm Beach TPA. See Appendix.

(2) Source: Table TE 1a, Palm Beach County Comprehensive Plan.

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Exhibit 6: PBC Development Potential Form

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## 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

<b>_</b> .				
Round	23-A	Intake Date	May 11, 2022	
Application Name	Hunter's Crossing	Control No.	2013-00360	
Acres	36.9 AC	Concurrent Zoning application?	Yes	
		Text Amend?	No	
PCNs	00-42-43-27-05-027-0040, 00-42-43-27-05 00-42-43-27-05-027-0101	-027-0050, 00-4	2-43-27-05-027-0060, and	
Location	South side of Lake Worth Road approx. 0.3	30 miles east of \$	State Road 7	
	Current	Proposed		
Tier	Urban/Suburban	Urban/Suburban		
Use	Vacant/Agriculture/Single-Family	Residential		
Zoning	Agricultural Residential (AR)	Residential Single-Family (RS)		
Future Land Use Designation	Low Residential, 1 Unit Per Acre (LR-1)	Low Residential, two units per acre (LR-2)		
Underlying Future Land Use Designation	None	None		
Conditions	None	None		
Density Bonus	None	Workforce Housing Program (WHP) Limited Incentive Density Bonus of 30% or 22 units Transfer of Development Rights (TDR) Bonus of 28% or 21 units		
Total Number of Units	1 dwelling unit	117 dwelling units		

## **B.** Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	1 unit per acre	2 units per acre
Maximum Dwelling Units <sup>1</sup> (residential designations)	1 du/acre x 36.9 ac. = 37 units	2 du/acre x 36.9 ac. = 74 units
Maximum Beds (for CLF proposals)	N/A	N/A

Population Estimate	37 max du x 2.39 = 88 people	117 max du x 2.39 = 280 people		
<b>Maximum Square Feet</b> <sup>2, 4</sup> (non-residential designations)	None	None		
Proposed or Conditioned Potential <sup>3, 4</sup>	None	None		
Max Trip Generator	Single-Family Detached (ITE 210): 10 trips/DU (Daily)	Single-Family Detached (ITE 210): 10 trips/DU (Daily) Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH) (ITE 220): 6.74 trips/DU (Daily)		
Maximum Trip Generation	Daily: 370	Maximum Intensity Daily: 740 Site Plan (Max+WHP+TDR) Daily: 1,141		
Net Daily Trips:	<u>370</u> (maximum minus current) <u>771</u> (proposed minus current)			
Net PH Trips:	<u>26 (7 In/19 Out)</u> AM, <u>35 (22 In/13 Out)</u> PM (maximum) <u>54 (14 In/40 Out)</u> AM, <u>72 (45 In/27 Out)</u> PM (proposed)			

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

### A. Agent Information

Name	Fyler Woolsey			
Company Name	npany Name Urban Design Studio			
Address	610 Clematis Street, Ste. CU-02			
City, State, Zip     West Palm Beach, FL 33401				
Phone / Fax Number	561-366-1100			
Email Address	TWoolsey@udsflorida.com			

## B. Applicant Information

Name	Charles W. Hendrix			
Company Name Individual				
Address	9584 Lake Worth Road			
City, State, Zip Lake Worth Beach, FL 33467				
Phone / Fax Number Contact Agent				
Email Address Contact Agent				
Interest	Property Owner			

Name	Charlotte Y. Hendrix			
Company Name Individual				
Address	9584 Lake Worth Road			
City, State, Zip Lake Worth Beach, FL 33467				
Phone / Fax Number Contact Agent				
Email Address	Contact Agent			
Interest	Property Owner			

Name	Andrew Maxey, Vice President of Land Acquisition			
Company Name DiVosta Homes, L.P.				
Address 3350 Peachtree Road Northeast, Ste. 150				
City, State, Zip	Atlanta, GA 30326			
Phone / Fax Number	Contact Agent			
Email Address	Contact Agent			
Interest	Contract Purchaser			

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# Exhibit 7: Policy 3.5-d Approval

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

#### Palm Beach County Board of County Commissioners

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

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Maria Sachs

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Mack Bernard

#### **County Administrator**

Verdenia C. Baker

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June 7, 2021

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

#### RE: Amber Woods FKA Hendrix Property FLUA Amendment Policy 3.5-d Review Round 2020-22-A

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Impact Analysis for the proposed Future Land Use Amendment for the above referenced project, dated May 11, 2021, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	0.20 mile east of State Road 7, south of Lake Worth Road	
PCN:	00-42-43-27-05-027-0040 (others on file)	
Acres:	36.49 acres	
	Current FLU	Proposed FLU
FLU:	Low Residential, 1 unit per acre (LR-1)	Low Residential, two units per acre (LR-2) for 24.09 acres Low Residential, three units per acre (LR-3) for 12.4 acres
Zoning:	Agricultural Residential (AR)	Residential Single Family (RS)
Density/ Intensity:	1 du/acre	2 du/acre for 24.09 acres 3 du/acre for 12.4 acres
Maximum Potential:	Single Family Detached = 36 DUs	Single Family Detached = 85 DUs
Proposed Potential:	None	Single Family Detached = 126 DUs (Using WFH Density Bonus)
Net Daily Trips:	490 (maximum – current) 900 (proposed – current)	
Net PH Trips:	63 (16/47) AM, 87 (55/32) PM (maximum) 93 (23/70) AM, 127 (80/47) PM (proposed)	
	indicates typical FAR and maximum uses and intensities/densities anticipate	

Dr. Juan F. Ortega, P.E. June 7, 2021 Page 2



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

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

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

Sincerely,

Dominique Simeus, P.E. Professional Engineer Traffic Division

DS/rb ec:

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

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