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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 on file)	
Acres:	36.9 acres	
	Current FLU	Proposed FLU
FLU:	Low Residential, 1 unit per acre (LR-1)	Low Residential, two units per acre (LR-2)
Zoning:	Agricultural Residential (AR)	Residential Single Family (RS)
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 (maximum) 80 (21/59) AM, 107 (67/40) PM (proposed)	
* Maximum indicates typical FAR and maximum trip generator. Proposed indicates		



Dr. Juan F. Ortega, P.E.

October 5, 2022

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

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **proposed potential** 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 [DSimeus@pbcgov.org](mailto:DSimeus@pbcgov.org) with any questions.

Sincerely,

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

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.docx



# HUNTER'S CROSSING

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

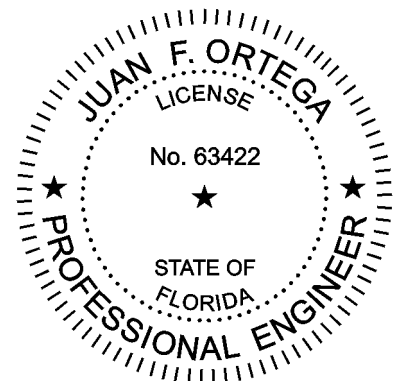
## FUTURE LAND USE ATLAS AMENDMENT ROUND 23-A POLICY 3.5-D TRAFFIC IMPACT ANALYSIS

**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



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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  $\pm 36.9$  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 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**

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			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**

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached	37 <sup>1</sup> DUs	370	7	19	26	22	13	35
<b>Net Current FLU Trips</b>		<b>370</b>	<b>7</b>	<b>19</b>	<b>26</b>	<b>22</b>	<b>13</b>	<b>35</b>

<sup>1</sup> = 36.9 Acres 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 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.

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

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

Land Use	Intensity <sup>2</sup>	Daily Traffic	AM Peak Hour			PM Peak Hour		
			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
<b>Net Proposed ULDC Traffic</b>		<b>1,141</b>	<b>21</b>	<b>59</b>	<b>80</b>	<b>67</b>	<b>40</b>	<b>107</b>

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

<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.

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

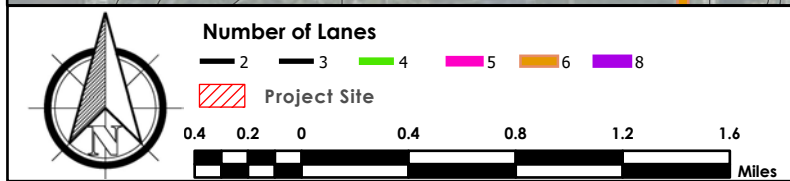
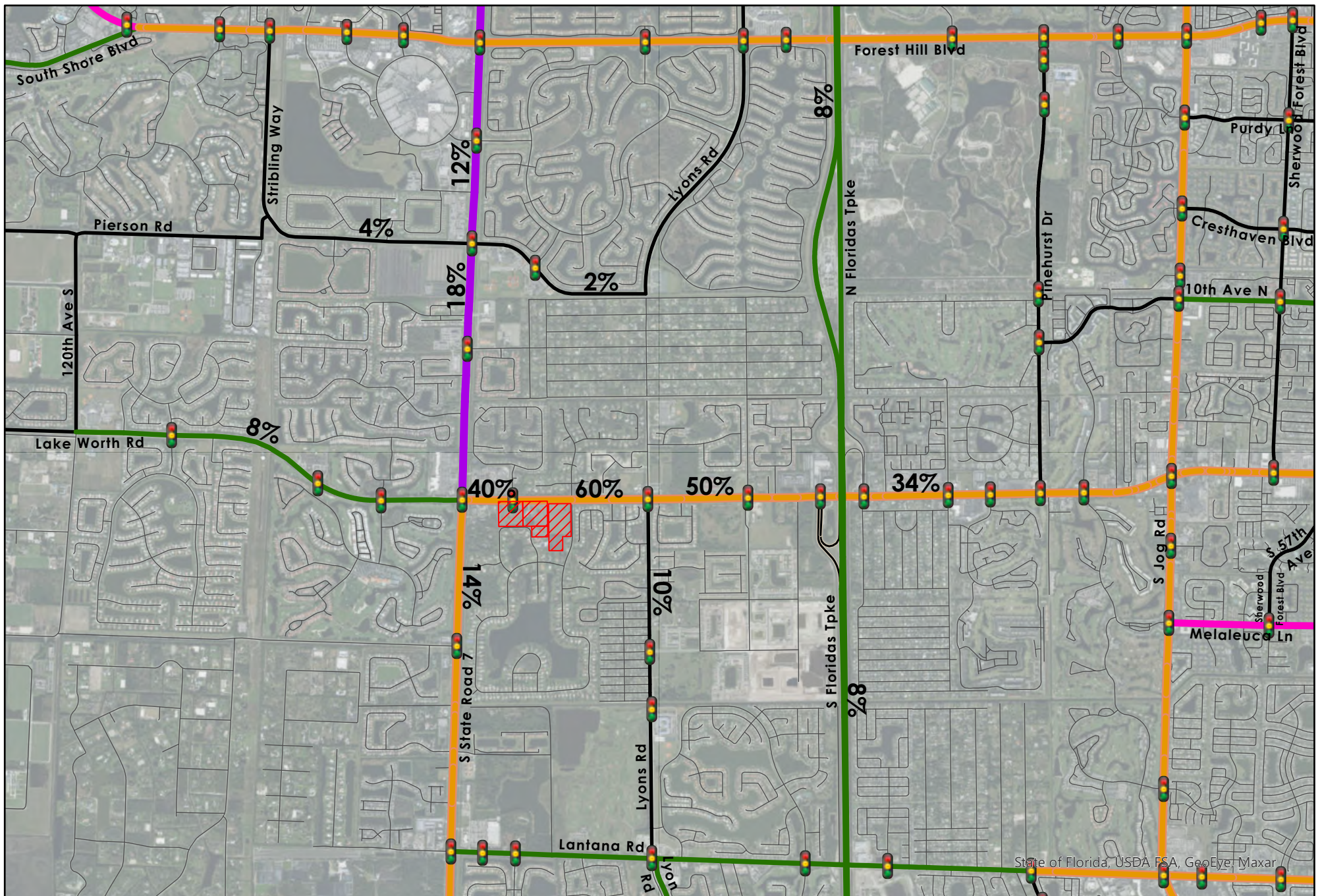
Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	370	7	19	26	22	13	35
Proposed Development/ Maximum Intensity	1,141	21	59	80	67	40	107
<b>Net New Trips</b>	<b>771</b>	<b>14</b>	<b>40</b>	<b>54</b>	<b>45</b>	<b>27</b>	<b>72</b>

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.





**Figure 2:**  
Hunter's Crossing  
Traffic Assignment



## 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 – 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%	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						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								
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	4	3.6	1.11	Class I	880	6.0%	4	0.45%
Lake Worth Rd	120 <sup>th</sup> Av	Isles Bl	4D					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 Crossing	AM		PM	
	IN	OUT	IN	OUT
108 SF + 9 TH	21	59	67	40

**RDI: 2-Mile**

## 5.2. Long Range Analysis (2045)

At the time of this submittal, the latest long-range transportation model available from the Palm Beach Transportation Planning Agency was based on the Southeast Regional Planning Model (SERPM) version 8.503. Exhibit 5 includes excerpts from the 2045 LRTP for the links included within the RDI. 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.

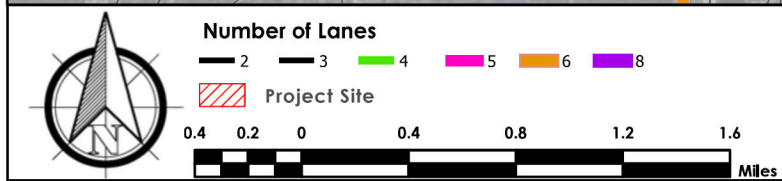
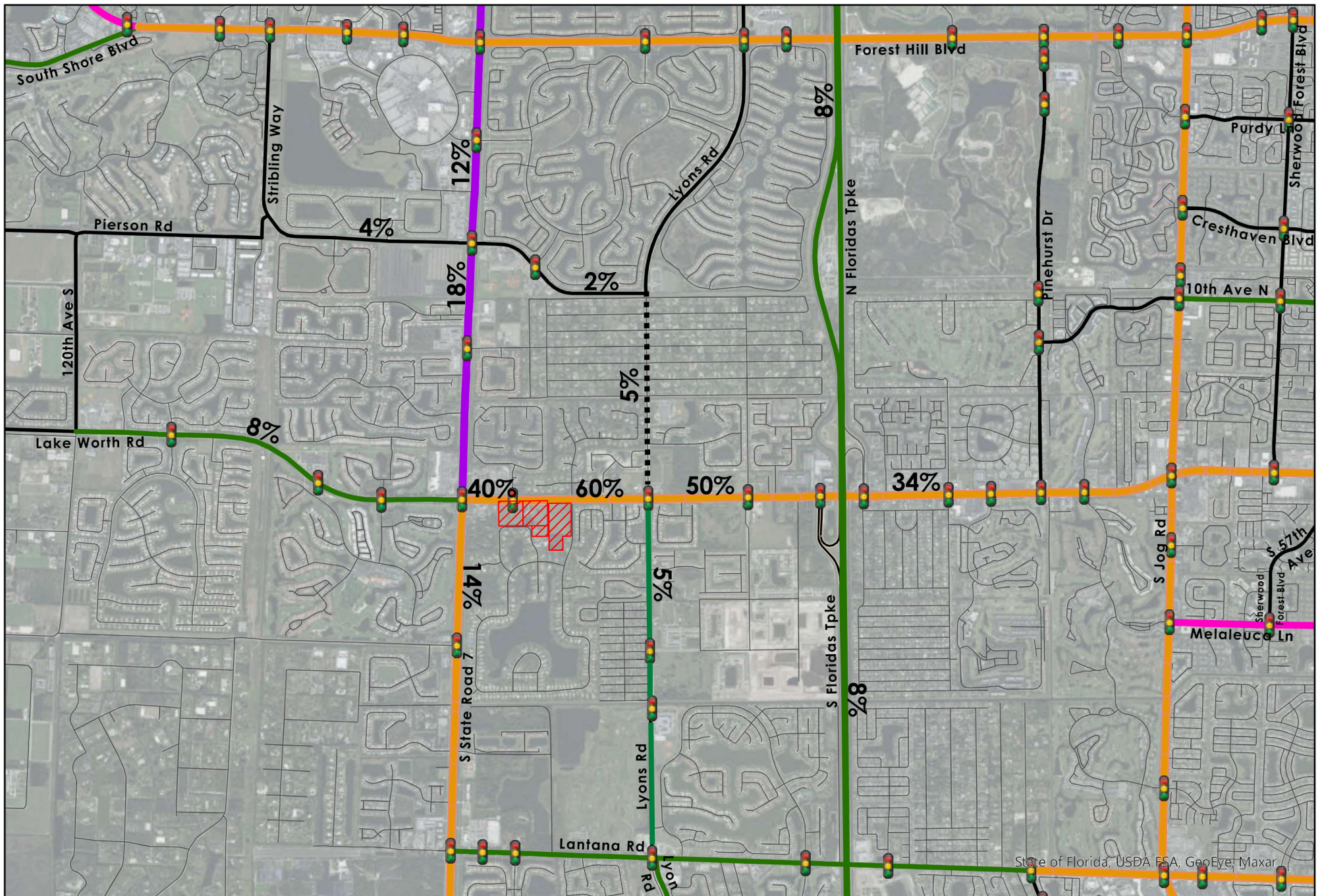
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<sup>1</sup> According to the Palm Beach TPA, the 2045 adjusted traffic volumes were calculated based on the difference between the 2015 base year model outputs and the 2015 observed traffic counts and rounded to the nearest hundred vehicles using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

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

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





**Figure 3:**  
**Hunter's Crossing**  
**2045 Traffic Assignment**



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

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

Net Daily Traffic	771
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<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  $\pm 36.9$  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 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*.

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## **Exhibit 1: Survey**

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## **Exhibit 2: Property Appraiser**

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<b>Property Detail</b>	
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

<b>Owner Information</b>	
<b>Owners</b>	<b>Mailing address</b>
HENDRIX C W & HENDRIX CHARLOTTE Y	21715 CARTAGENA DR BOCA RATON FL 33428 2857

<b>Sales Information</b>				
<b>Sales Date</b>	<b>Price</b>	<b>OR Book/Page</b>	<b>Sale Type</b>	<b>Owner</b>
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		

<b>Exemption Information</b>	
No Exemption information available	

<b>Property Information</b>	
Number of Units	
*Total Square Feet 0	
Acres 15.25	
Use Code 6000 - AG Classification GRAGSOIL CLASS 1	
Zoning AR - Agricultural Residential ( 00-UNINCORPORATED )	

<b>Appraisals</b>			
<b>Tax Year</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Improvement Value	\$0	\$0	\$0
Land Value	\$748,584	\$712,938	\$712,938
Total Market Value	\$748,584	\$712,938	\$712,938
All values are as of January 1st each year			

<b>Assessed and Taxable Values</b>			
<b>Tax Year</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Assessed Value	\$286,528	\$273,088	\$273,088
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$286,528	\$273,088	\$273,088

<b>Taxes</b>			
<b>Tax Year</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Ad Valorem	\$4,977	\$4,790	\$4,849
Non Ad Valorem	\$842	\$842	\$792
Total tax	\$5,819	\$5,632	\$5,641

<b>Property Detail</b>			
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

<b>2021 Values (Current)</b>		<b>2021 Taxes</b>	
Improvement Value	\$0	Ad Valorem	\$4,977
Land Value	\$748,584	Non Ad Valorem	\$842
Total Market Value	\$748,584	Total Tax	\$5,819
Assessed Value	\$286,528	<b>2022 Qualified Exemptions</b>	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$286,528	<b>Applicants</b>	
All values are as of January 1st each year.		No Details Found	

No Image Found

Subarea and Square Footage (Building 0 )		
Description	Area	Sq. Footage
No Data Found.		
Extra Features		
Description	Year Built	Unit
No Extra Feature Available		

<b>Structural Details (Building 0 )</b>		<b>MAP</b>	
Description			



<b>Property Detail</b>	
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

<b>Owner Information</b>	
<b>Owners</b>	<b>Mailing address</b>
HENDRIX C W & HENDRIX CHARLOTTE Y	21715 CARTAGENA DR BOCA RATON FL 33428 2857

<b>Sales Information</b>				
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	

<b>Exemption Information</b>	
No Exemption information available	

<b>Property Information</b>	
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 )

<b>Appraisals</b>			
Tax Year	2021	2020	2019
Improvement Value	\$161,812	\$153,422	\$155,683
Land Value	\$575,190	\$547,800	\$547,800
Total Market Value	\$737,002	\$701,222	\$703,483
All values are as of January 1st each year			

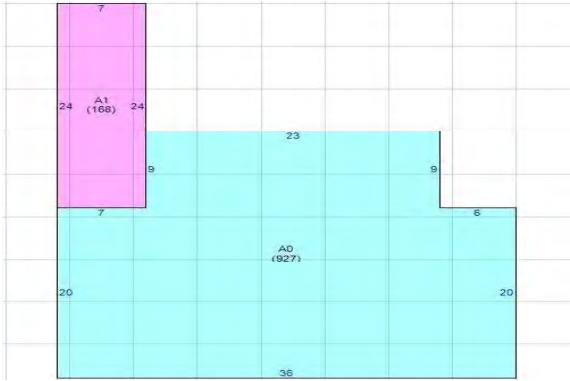
<b>Assessed and Taxable Values</b>			
Tax Year	2021	2020	2019
Assessed Value	\$278,602	\$264,822	\$259,607
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$278,602	\$264,822	\$259,607


<b>Taxes</b>			
Tax Year	2021	2020	2019
Ad Valorem	\$4,839	\$4,645	\$4,663
Non Ad Valorem	\$2,003	\$1,965	\$1,988
Total tax	\$6,842	\$6,610	\$6,651

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<b>Property Detail</b>	
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>2021 Values (Current)</b>		<b>2021 Taxes</b>	
Improvement Value	\$161,812	Ad Valorem	\$4,839
Land Value	\$575,190	Non Ad Valorem	\$2,003
Total Market Value	\$737,002	Total Tax	\$6,842
Assessed Value	\$278,602	<b>2022 Qualified Exemptions</b>	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$278,602	<b>Applicants</b>	
All values are as of January 1st each year.		No Details Found	

<b>Building Footprint (Building 1 )</b>		<b>Subarea and Square Footage (Building 1 )</b>	
		Description	Area Sq. Footage
		UEP Unfinished Encl. Porch	168
		BAS Base Area	927
		Total Square Footage :	1095
		Total Area Under Air :	927
<b>Extra Features</b>			
Description	Year Built	Unit	
Shed	1948	300	
Patio Roof	1948	756	
Deck	1944	1155	
Patio Roof	1948	1134	
Patio Roof	1980	150	
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.			

<b>Structural Details (Building 1 )</b>		<b>MAP</b>	
Description			
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		

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

2/11/2022



<b>Property Detail</b>	
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

<b>Owner Information</b>	
<b>Owners</b>	<b>Mailing address</b>
HENDRIX C W & HENDRIX CHARLOTTE Y	21715 CARTAGENA DR BOCA RATON FL 33428 2857

<b>Sales Information</b>				
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	

<b>Exemption Information</b>	
No Exemption information available	

<b>Property Information</b>	
Number of Units	0
*Total Square Feet	0
Acres	10
Use Code	6000 - AG Classification GRAGSOIL CLASS 1
Zoning	AR - Agricultural Residential ( 00-UNINCORPORATED )

<b>Appraisals</b>			
Tax Year	2021	2020	2019
Improvement Value	\$18,684	\$18,684	\$18,684
Land Value	\$577,500	\$550,000	\$550,000
Total Market Value	\$596,184	\$568,684	\$568,684
All values are as of January 1st each year			

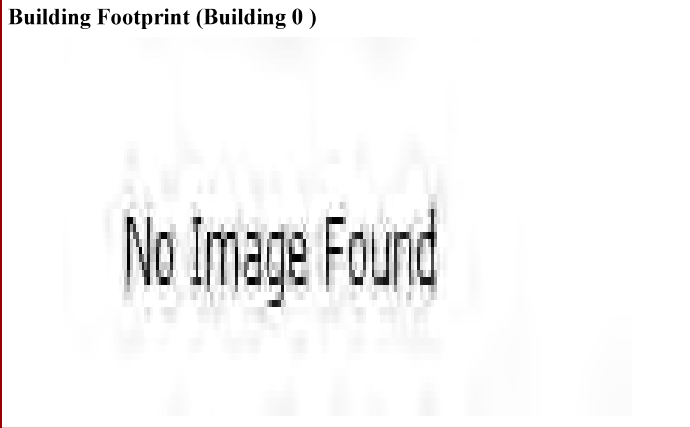
<b>Assessed and Taxable Values</b>			
Tax Year	2021	2020	2019
Assessed Value	\$23,184	\$23,184	\$23,184
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$23,184	\$23,184	\$23,184

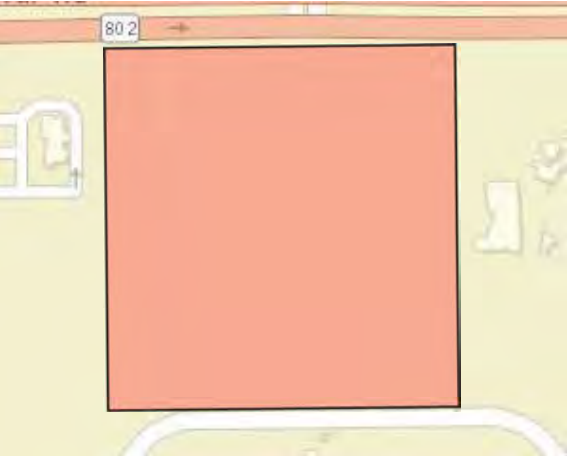
<b>Taxes</b>			
Tax Year	2021	2020	2019
Ad Valorem	\$403	\$407	\$412
Non Ad Valorem	\$495	\$495	\$495
Total tax	\$898	\$902	\$907

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

<b>Property Detail</b>			
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
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

<b>2021 Values (Current)</b>		<b>2021 Taxes</b>	
Improvement Value	\$18,684	Ad Valorem	\$403
Land Value	\$577,500	Non Ad Valorem	\$495
Total Market Value	\$596,184	Total Tax	\$898
Assessed Value	\$23,184	<b>2022 Qualified Exemptions</b>	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$23,184	<b>Applicants</b>	
All values are as of January 1st each year.		No Details Found	

<b>Building Footprint (Building 0 )</b>		<b>Subarea and Square Footage (Building 0 )</b>	
		Description	Sq. Footage
		No Data Found.	
		<b>Extra Features</b>	
		Description	Year Built
		Mobile Home Trailers	1984
		Unit	1
		Unit may represent the perimeter, square footage, linear footage, total number or other measurement.	

<b>Structural Details (Building 0 )</b>		<b>MAP</b>	
Description			

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

2/11/2022

### 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

<b>Owners</b>	<b>Mailing address</b>
HENDRIX C W &	21715 CARTAGENA DR
HENDRIX CHARLOTTE Y	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	2021	2020	2019
Improvement Value	\$0	\$0	\$0
Land Value	\$162,855	\$155,100	\$155,100
Total Market Value	\$162,855	\$155,100	\$155,100
All values are as of January 1st each year			

### Assessed and Taxable Values

Tax Year	2021	2020	2019
Assessed Value	\$1,269	\$1,269	\$1,269
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$1,269	\$1,269	\$1,269

## Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$22	\$22	\$23
Non Ad Valorem	\$149	\$149	\$149
Total tax	\$171	\$171	\$172

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

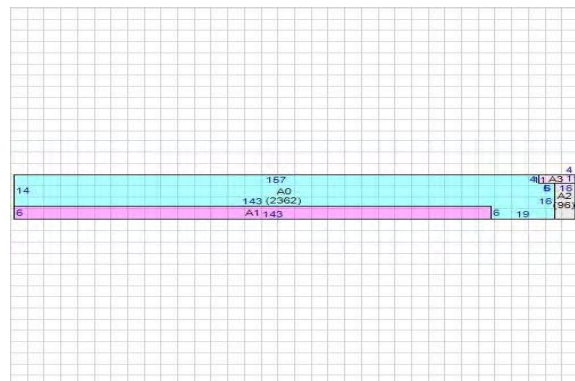
### Property Detail

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

### 2021 Values (Current)

Improvement Value	\$0	Ad Valorem	\$22
Land Value	\$162,855	Non Ad Valorem	\$149
Total Market Value	\$162,855	Total Tax	\$171
Assessed Value	\$1,269	<b>2022 Qualified Exemptions</b>	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$1,269	<b>Applicants</b>	
<b>All values are as of January 1st each year.</b>		No Details Found	

### 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

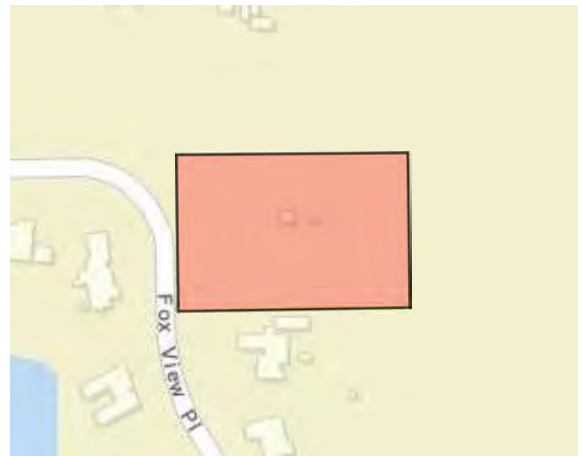
### Extra Features

Description	Year Built	Unit
No Extra Feature Available		

### Structural Details (Building 1 )

Description	
1. Exterior Wall 1	MSY: CB STUCCO
2. Year Built	1956
3. Air Condition Desc.	NO HTG/AC
4. Heat Type	NONE
5. Heat Fuel	NONE
6. Bed Rooms	0
7. Full Baths	2
8. Half Baths	0
9. Exterior Wall 2	NONE
10. Roof Structure	GABLE/HIP
11. Roof Cover	ASPHALT/COMPOSITION
12. Interior Wall 1	WALL BOARD OR WOOD WALL
13. Interior Wall 2	N/A
14. Floor Type 1	CONCRETE FINISHED
15. Floor Type 2	N/A
16. Stories	1

## MAP



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

2/11/2022

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

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## Palm Beach County Trip Generation Rates

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

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

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

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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	<u>9,726,000</u>	<u>10,629,000</u>	<u>10,842,000</u>	<u>10,842,000</u>	<u>10,950,000</u>	<u>11,169,000</u>	<u>54,432,000</u>
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
<b><i>GAS TAX AVAILABLE FOR NEW ALLOCATIONS</i></b>	<b><i>8,198,663</i></b>	<b><i>9,587,963</i></b>	<b><i>9,264,513</i></b>	<b><i>9,268,208</i></b>	<b><i>9,377,519</i></b>	<b><i>9,585,569</i></b>	<b><i>47,083,772</i></b>
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	<u>20,800,000</u>	<u>9,700,000</u>	<u>20,100,000</u>	<u>4,500,000</u>	<u>2,300,000</u>	<u>0</u>	<u>36,600,000</u>
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	<u>89,171</u>	<u>89,171</u>	<u>36,031</u>	<u>25,093</u>	<u>53,613</u>	<u>1,907</u>	<u>89,171</u>
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	<u>92,346</u>	<u>36,031</u>	<u>25,093</u>	<u>53,613</u>	<u>1,907</u>	<u>613,332</u>	<u>613,332</u>

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

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

**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

PROJECT	LIMITS	DESCRIPTION	FY 2022		FY 2023		FY 2024		FY 2025		FY 2026	
			Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
6th Ave. S.	over Lake Osborne Dr.	Bridge Replacement	680	C								
10th Ave. N.	Boutwell Rd.	Intersection Improvements			2,000	R/C						
45th St.	E. of Haverhill Rd. to E. of Military Trail	0.6 mi., 6 L	2,460	C								
60th St. N.	Seminole Pratt Whitney Rd. to 140th Ave. N.	2.7 mi., 4L									250	D
60th St. N.	W. of 140th Ave. N. to Avocado Blvd.	0.8 mi., 3L	500	D/R/M								
60th St. N.	Avocado Blvd. to E. of 120th Ave. N.	1.6 mi. 3L	50	D			6,000	C				
Admin. Support/Equipment	Countywide	Staff support and Computer Equip. for Program	370	P	370	P	370	P	370	P	370	P
Annual Contract Advertising	Countywide	Advertising	20	P	20	P	20	P	20	P	20	P
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	C								
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	C		
Central Blvd.	Indiantown Rd. to Church St.	0.5 mi, 3 L			700	D			300	R		
Church St.	Limestone Creek Rd. to W. of Central Blvd.	0.5 mi, 2 L	2,000	R/M/C	2,000	C						
Clint Moore Rd.	Military Tr.	Intersection Improvements			2,100	C						
Coconut Blvd.	S. of 78th Place North to S. of Northlake Blvd.	1.3 mi. 5 L					3,300	C				
Congress Ave.	N. of Northlake Blvd. to Alt. A-1-A	0.6 mi, 2 L & 3 L	6,000	R/C								
Congress Ave.	Palm Beach Lakes Blvd.	Intersection Improvements	2,000	C								
CR 880	Belle Glade to Twenty Mile Bend	Rehabilitation/Heavy Maintenance	100	C	1,000	C	1,000	C	1,000	C	1,000	C
CR 880	Sam Senter Rd. over SFWMD Ocean Canal	Intersection Improvements & Bridge Replacement			4,000	C						
CR 880	over C-51 Canal	Bridge Replacement			4,500	C						
Cresthaven Blvd.	Jog Rd. to Military Tr.	Buffered Bike Lanes			760	D			5,000	C		
Donald Ross Rd.	Bascule Bridge	Equipment	8,000	C								
Donald Ross Rd.	Ellison Wilson Rd.	Intersection Improvements (add 2nd NBL)					700	C				
Donald Ross Rd.	U.S. 1	Intersection Improvements (add 3rd EBL & SBRTL)			400	D			500	R/M		
Flavor Pict Rd.	SR7 to Lyons Rd.	1.0 mi, 2 L	3200	C								
Flavor Pict Rd.	Lyons Rd. to Hagen Ranch Rd.	1.7 mi, 4 L			10	D	4,780	S/D/R				
Florida Mango Rd.	10th Ave. North to Edgewater Drive	0.9 mi, 3 L ( L.W.D.D. L-9 & L-10 Canals Bridge Replacements)			6,600	C						

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

Mid-Year Adjustment - Adopted - July 12, 2022

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

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

Mid-Year Adjustment - Adopted - July 12, 2022

PROJECT	LIMITS	DESCRIPTION	FY 2022		FY 2023		FY 2024		FY 2025		FY 2026	
			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	1,700	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	900	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	10,520	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	400	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	300	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	600	D/C/P	600	D/C/P	600	D/C/P	600	D/C/P
Reserve-Resurfacing	Countywide	Resurfacing	2,000	D/R/C	2,000	D/R/C	2,000	D/R/C	2,000	D/R/C	2,000	D/R/C
Reserve-R/W	Countywide	Land Acquisition	300	R	300	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	600	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	1,500	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	C								
S.W.18th Street	Boca Rio Rd.	Intersection Improvements	1,900	C								
Woolbright Rd.	Seacrest Blvd.	Intersection Improvements	500	R			1,400	C				
Yamato Rd.	Lakeridge Blvd. to W. of FL Turnpike	1.4 mi, 6 L	1,700	C								
PROJECT TOTALS			68,565		75,310		41,570		25,470		9,520	

\*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
	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



# Active Amendments Map



**3** Lake Worth Crossing



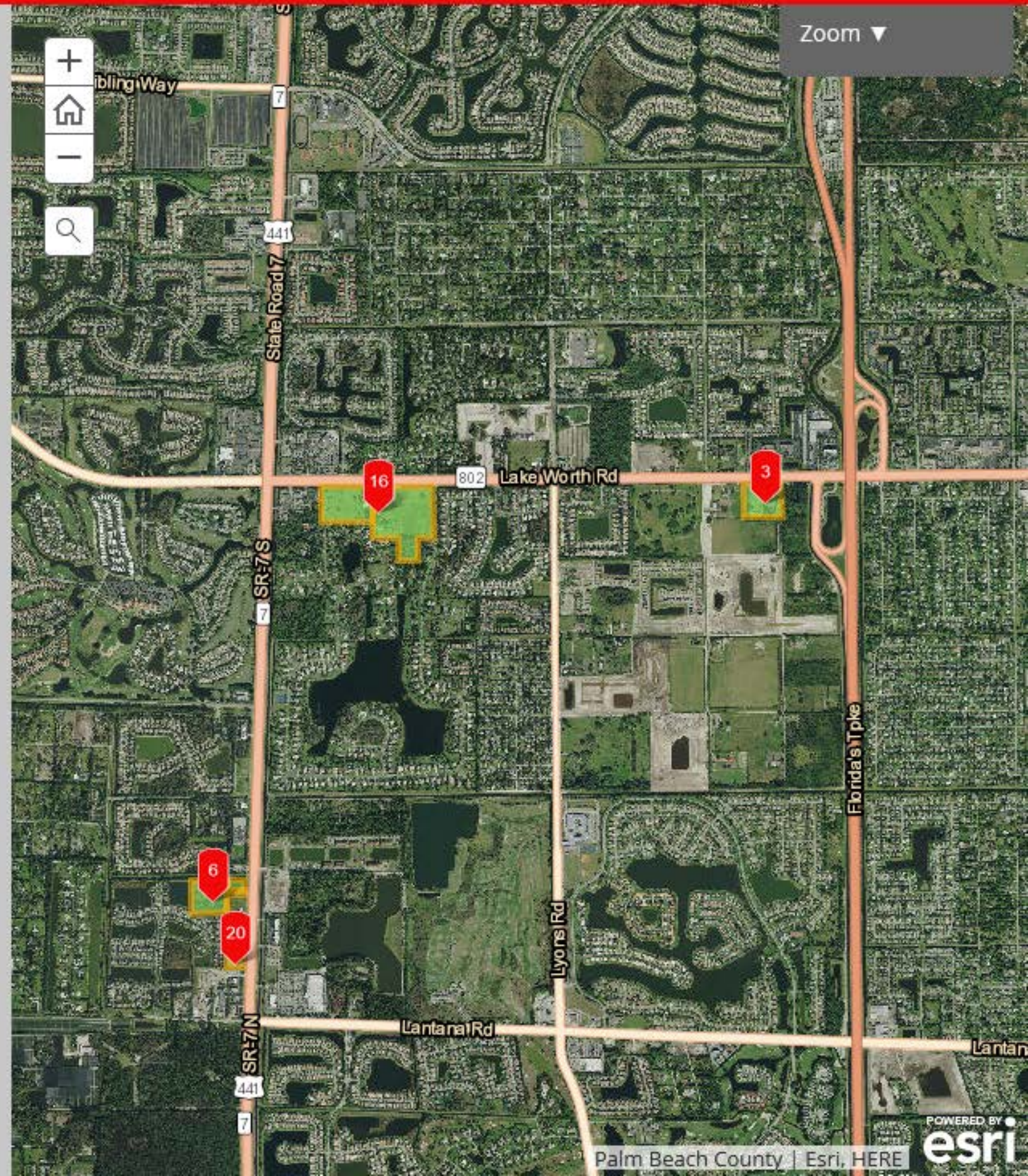
**6** Brentwood of Wellington



**16** Hunters Crossing



**20** Soma Medical





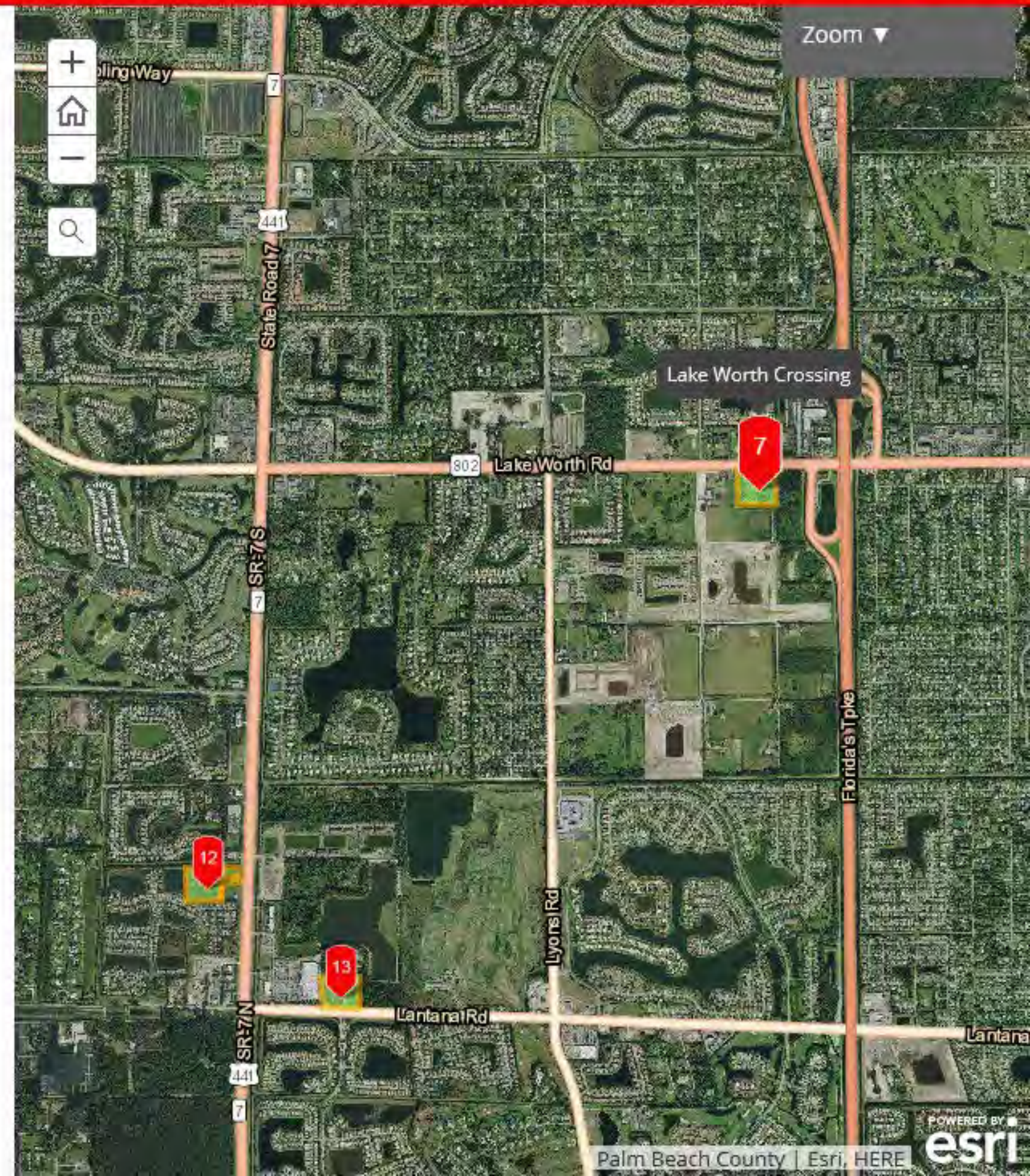
## 7 Lake Worth Crossing



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.
<b>Density Bonus</b>	None	None

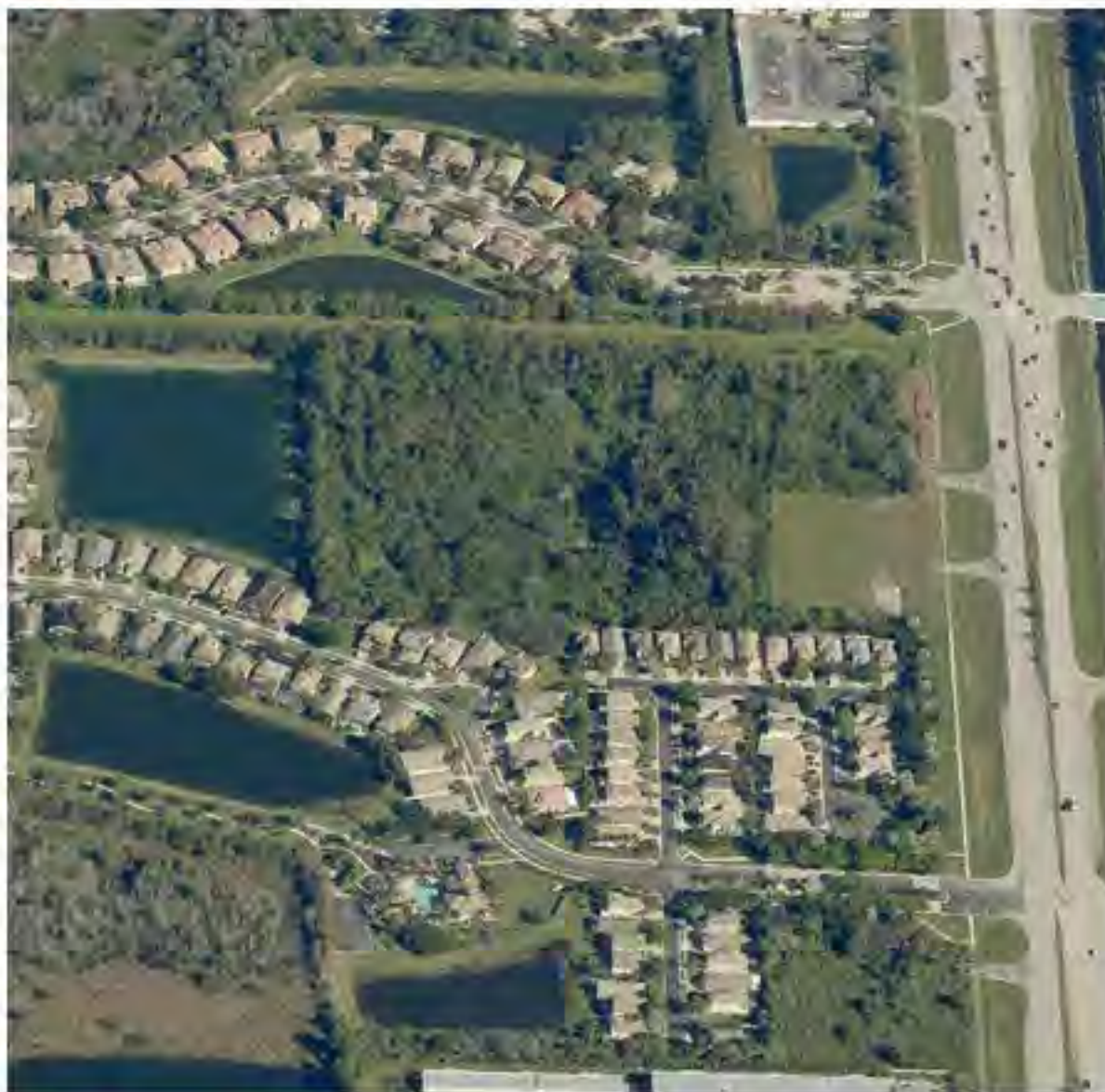
## B. Development Potential

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



## 12 Brentwood of Wellington



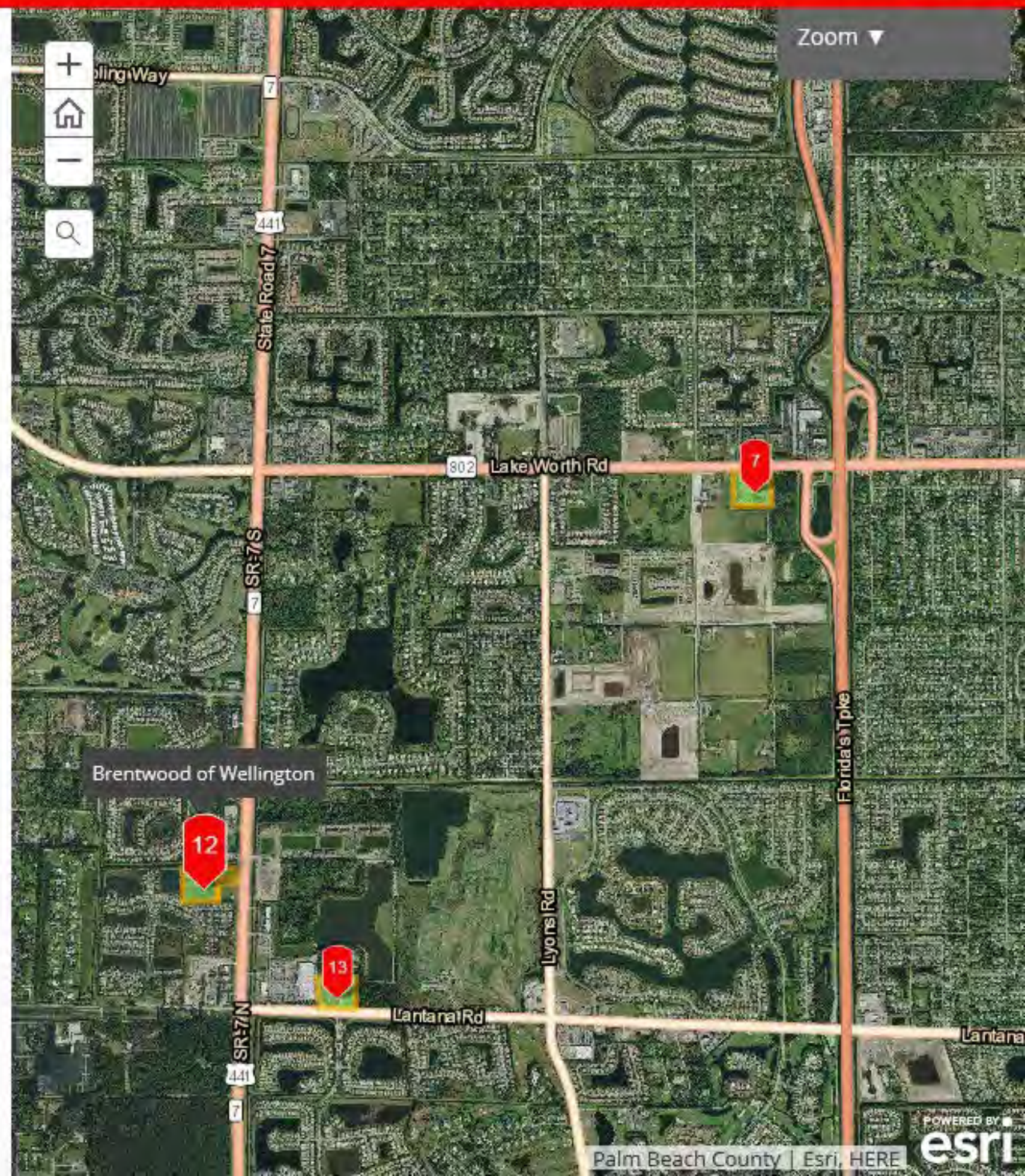
Current FLU High Residential, 8 units per acre (HR-8) on 8.44 acres; Commercial

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](#)





# Future Land Use Atlas Amendment

Brentwood of Wellington (LGA 2022-020)



## Site Data

Size: 10.22 acres  
 Existing Use: Vacant  
 Proposed Use: Residential  
 Current FLU: HR-8, CL/8 and CL/2  
 Proposed FLU: HR-8

## Future Land Use Designations

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

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



160 0 160 320 Feet



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.

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

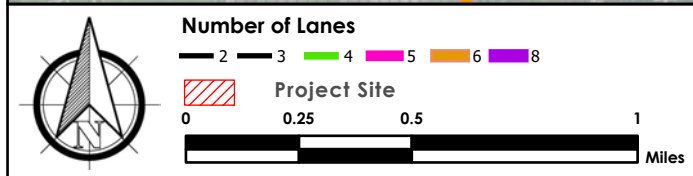
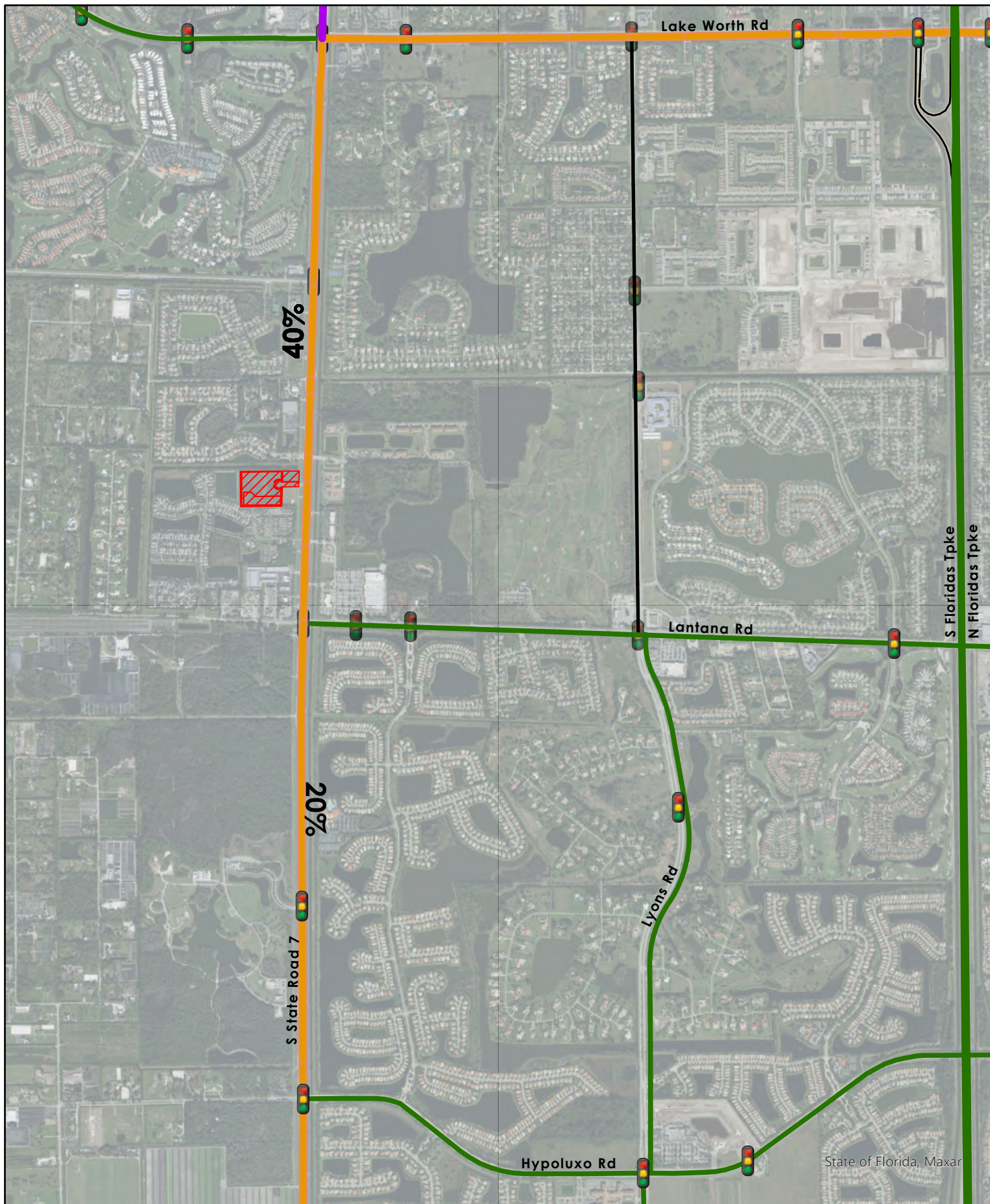
Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	1,400	26	14	40	54	68	122
Maximum Intensity	1,055	18	52	70	52	33	85
<b>Net New Trips</b>	<b>(345)</b>	<b>(8)</b>	<b>38</b>	<b>30</b>	<b>(2)</b>	<b>(35)</b>	<b>(37)</b>

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.





**Figure 2:**  
**Traffic Assignment**  
**BRENTWOOD**



**Table 7: Active FLUAs**

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

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

Road	From	To	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	6D	50,300	57,200	126	60.0%	0	57,326	1.14	-	NO	-
SR-7	Site	Lake Worth Rd				126	40.0%	0	57,326	1.14	-	NO	-

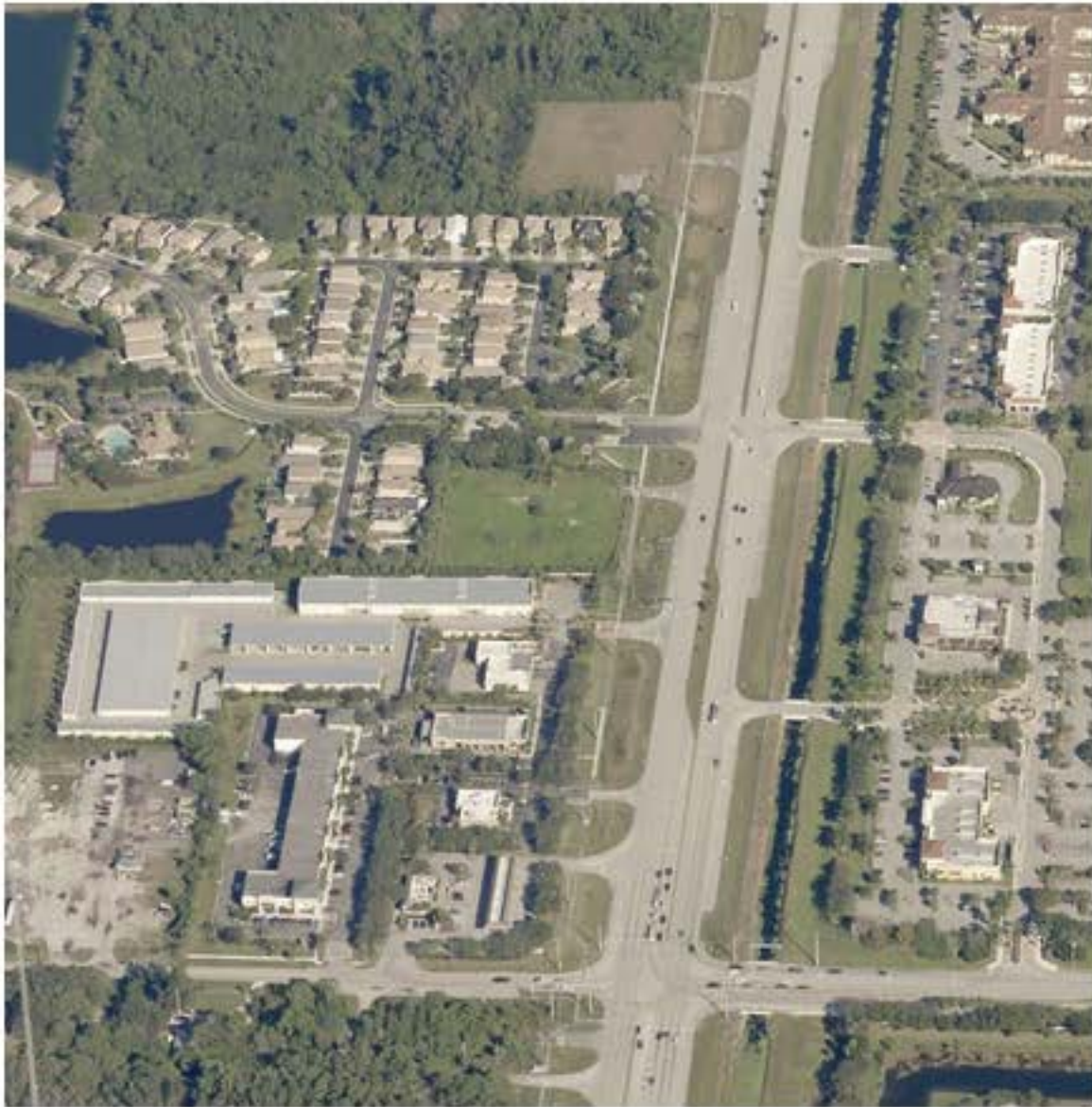
Net Daily Traffic: 0

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

<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.



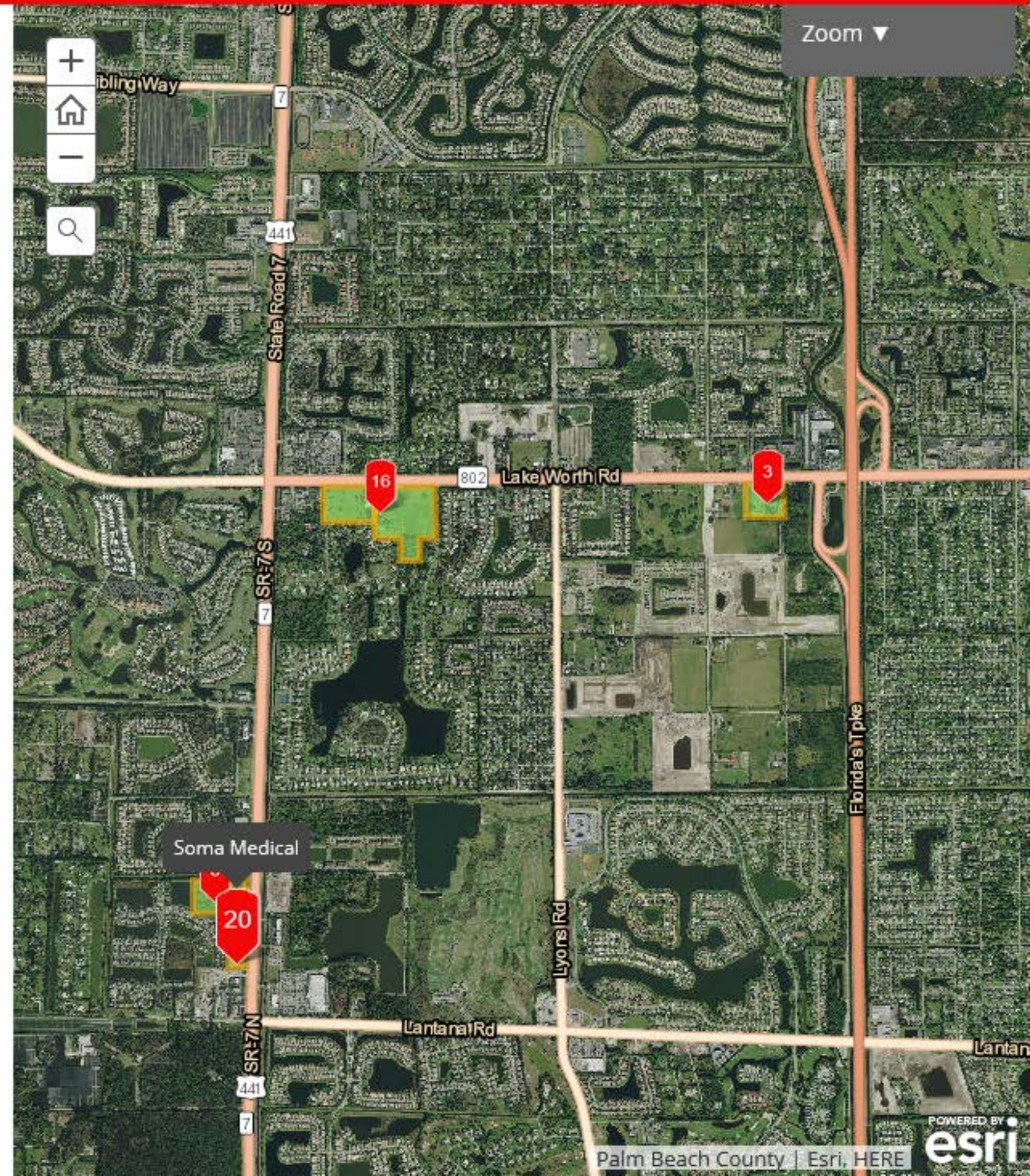
## 20 Soma Medical



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

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

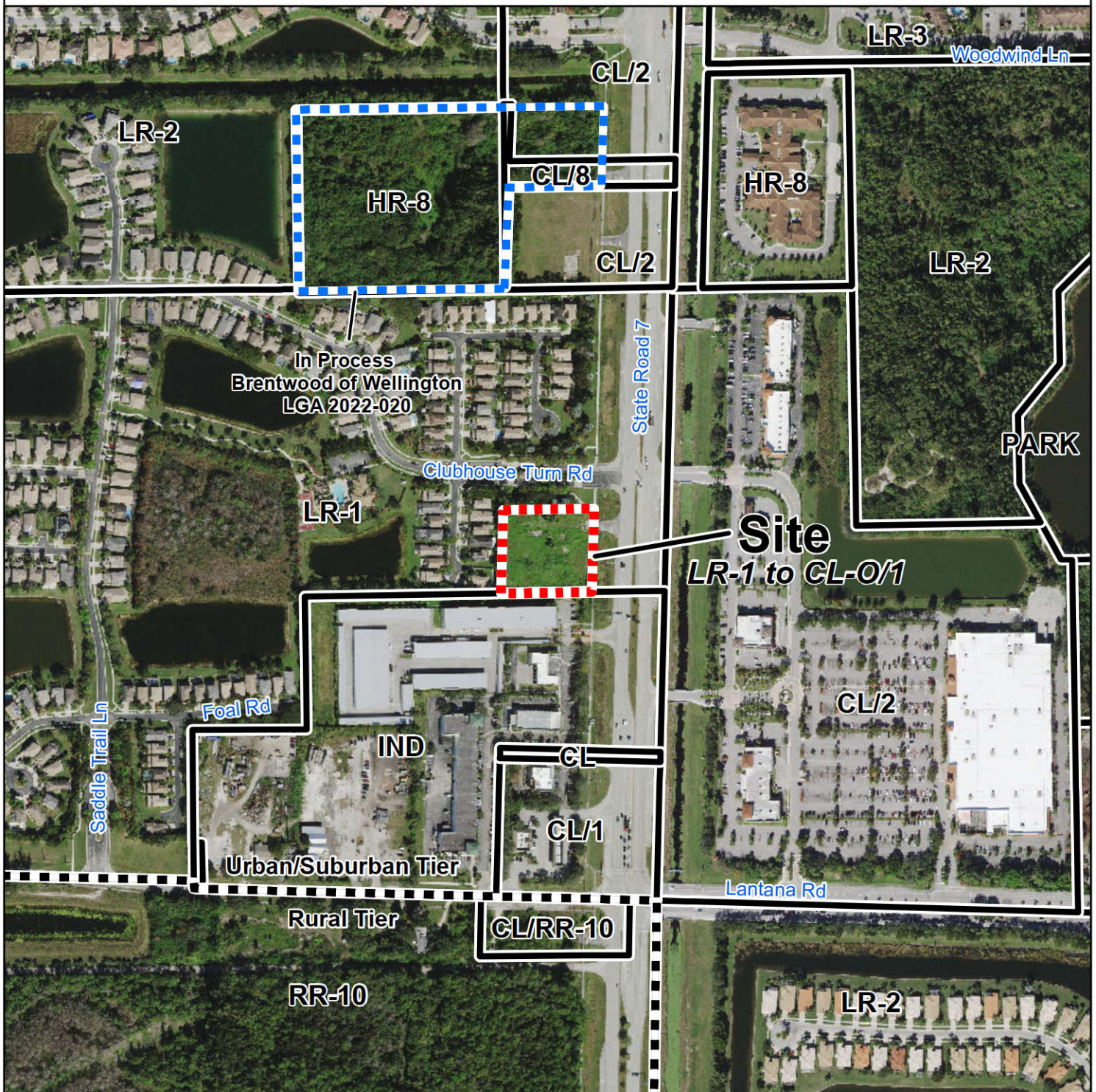
[More Info](#)





# Future Land Use Atlas Amendment

Soma Medical (SCA 2023-010)



## Site Data

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

## Future Land Use Designations

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

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



Site

Amendments in Process

130 0 130 260 Feet



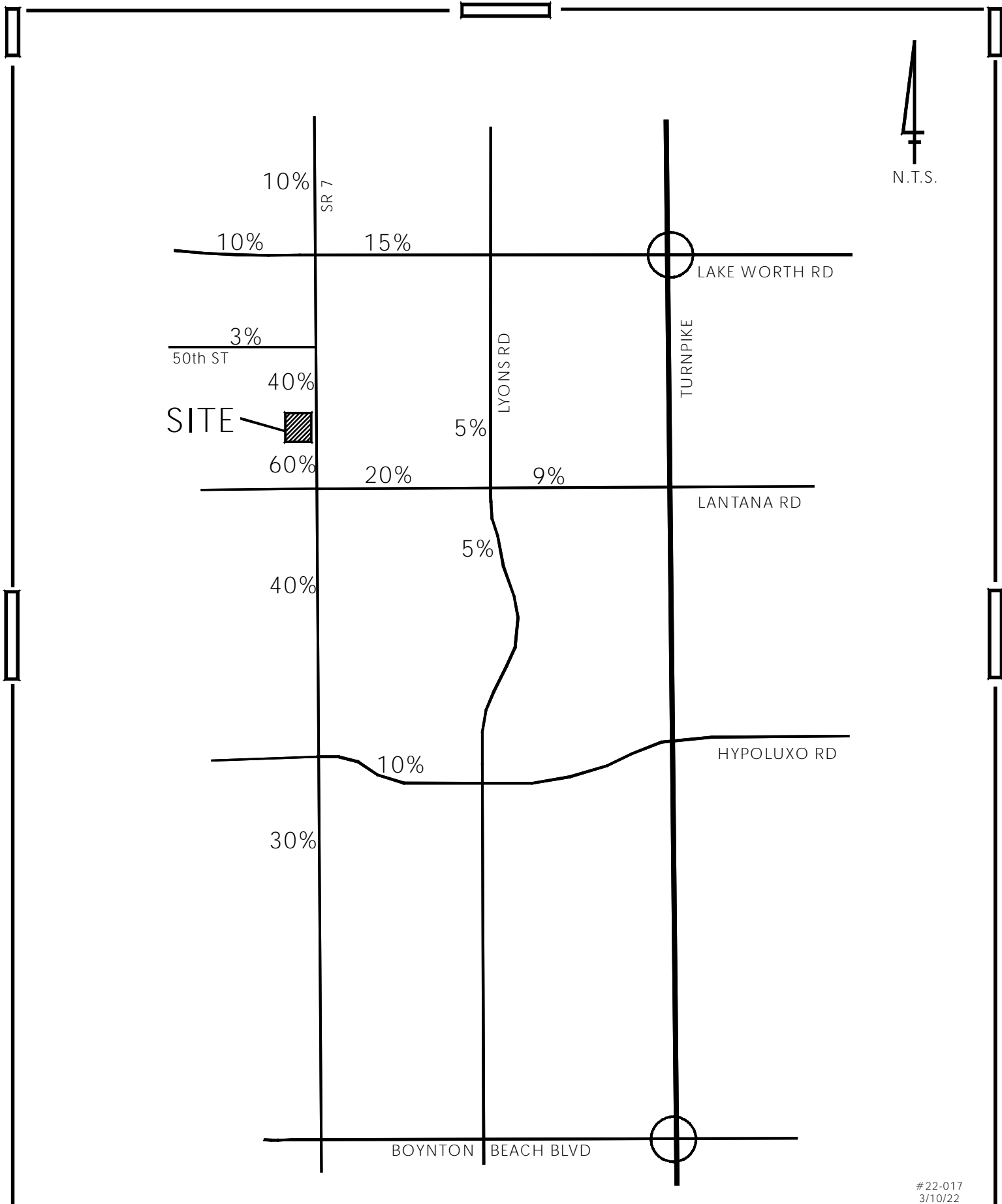
Planning, Zoning & Building  
 2300 N. Jog Rd, WPB, FL 33411  
 Phone (561) 233-5300





**Exhibit 2C**  
**Soma SR 7**  
**Trip Generation Comparison**

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</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)	<u>1,132</u>	<u>69</u>	<u>22</u>	<u>91</u>	<u>31</u>	<u>81</u>	<u>112</u>
<b>Net New Trips (Maximum):</b>	1,112	69	21	90	30	80	110



SOMA SR 7

EXHIBIT 3  
PROJECT TRAFFIC DISTRIBUTION

PTC

# 22-017  
3/10/22

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

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

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

(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>Round</b>	23-A	<b>Intake Date</b>	May 11, 2022
<b>Application Name</b>	Hunter's Crossing	<b>Control No.</b>	2013-00360
<b>Acres</b>	36.9 AC	<b>Concurrent Zoning application?</b>	Yes
		<b>Text Amend?</b>	No
<b>PCNs</b>	00-42-43-27-05-027-0040, 00-42-43-27-05-027-0050, 00-42-43-27-05-027-0060, and 00-42-43-27-05-027-0101		
<b>Location</b>	South side of Lake Worth Road approx. 0.30 miles east of State Road 7		
	<b>Current</b>	<b>Proposed</b>	
<b>Tier</b>	Urban/Suburban	Urban/Suburban	
<b>Use</b>	Vacant/Agriculture/Single-Family	Residential	
<b>Zoning</b>	Agricultural Residential (AR)	Residential Single-Family (RS)	
<b>Future Land Use Designation</b>	Low Residential, 1 Unit Per Acre (LR-1)	Low Residential, two units per acre (LR-2)	
<b>Underlying Future Land Use Designation</b>	None	None	
<b>Conditions</b>	None	None	
<b>Density Bonus</b>	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	
<b>Total Number of Units</b>	1 dwelling unit	117 dwelling units	

### B. Development Potential

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

<b>Population Estimate</b>	37 max du x 2.39 = 88 people	117 max du x 2.39 = 280 people
<b>Maximum Square Feet</b> 2, 4 (non-residential designations)	None	None
<b>Proposed or Conditioned Potential</b> 3, 4	None	None
<b>Max Trip Generator</b>	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)
<b>Maximum Trip Generation</b>	Daily: 370	Maximum Intensity Daily: 740  Site Plan (Max+WHP+TDR) Daily: 1,141
<b>Net Daily Trips:</b>	<u>370</u> (maximum minus current) <u>771</u> (proposed minus current)	
<b>Net PH Trips:</b>	<u>26</u> (7 In/19 Out) AM, <u>35</u> (22 In/13 Out) PM (maximum) <u>54</u> (14 In/40 Out) AM, <u>72</u> (45 In/27 Out) PM (proposed)	

## 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

### Part 2. Applicant Data

#### A. Agent Information

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

## **B. Applicant Information**

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

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

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

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## **Exhibit 7: Policy 3.5-d Approval**

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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:

<b>Location:</b>	0.20 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>	36.49 acres	
	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>FLU:</b>	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
<b>Zoning:</b>	Agricultural Residential (AR)	Residential Single Family (RS)
<b>Density/ Intensity:</b>	1 du/acre	2 du/acre for 24.09 acres 3 du/acre for 12.4 acres
<b>Maximum Potential:</b>	Single Family Detached = 36 DUs	Single Family Detached = 85 DUs
<b>Proposed Potential:</b>	None	Single Family Detached = 126 DUs (Using WFH Density Bonus)
<b>Net Daily Trips:</b>	490 (maximum – current) 900 (proposed – current)	
<b>Net PH Trips:</b>	63 (16/47) AM, 87 (55/32) PM (maximum) 93 (23/70) AM, 127 (80/47) PM (proposed)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

**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

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"



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 **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **proposed potential** density shown above. Therefore, this amendment requires a condition of approval, based on 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 [DSimeus@pbcgov.org](mailto:DSimeus@pbcgov.org) with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Simeus".

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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