



**Department of Engineering
and Public Works**

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October 29, 2020

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

**RE: Legend Lakes Center
FLUA Amendment Policy 3.5-d Review
Round 2020-21-B**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Impact Analysis for the proposed Future Land Use Amendment for the above referenced project, revised October 21, 2020, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	East side of SR-7, 0.4 mile south of Lake Worth Road	
PCN:	00-42-43-27-05-027-0221 – 4.33 acres 00-42-43-27-05-027-0222 – 9.23 acres	
Acres:	13.56 acres	
	Current FLU	Proposed FLU
FLU:	Low Residential, 1 unit per acre (LR-1) on 4.33 acres Commercial Low Office (CL-O) on 9.23 acres	Medium Residential, five units per acre (MR-5)
Zoning:	Residential Estate (RE) on 4.33 acres Multiple Use Planned Development (MUPD) on 9.23 acres	Residential Multiple Family (RM)
Density/ Intensity:	1 du/acre on 4.33 acres .35 FAR on 9.23 acres	5 du/acre
Maximum Potential:	Single Family Detached = 4 DUs Medical Office = 140,721 SF	Single Family Detached = 67 DUs
Proposed Potential:	None	Townhomes = 141 DUs
Net Daily Trips:	-3,770 (maximum – current) -3,408 (proposed – current)	



Dr. Juan F. Ortega, P.E.

October 29, 2020

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Net PH Trips:	50 (13/37) AM, 69 (43/26) PM (maximum) 65 (15/50) AM, 79 (50/29) 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>	

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 impact for the long-range analysis and no significant impact for Test 2 analysis.

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

Sincerely,

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

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS/rb

cc: Addressee

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

Steve Bohovsky – Technical Assistant III, Traffic Division

Lisa Amara – Senior Planner, Planning Division

Khurshid Mohyuddin – Principal Planner, Planning Division

Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review

N:\TRAFFIC\Development Review\Comp Plan\21-B\Legend Lakes Center.docx



jfogroupinc.com

LEGEND LAKES CENTER

PALM BEACH COUNTY, FLORIDA

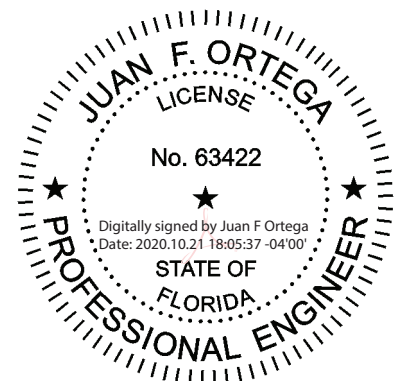
FUTURE LAND USE ATLAS AMENDMENT ROUND 21-B TRAFFIC IMPACT ANALYSIS

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

Prepared by:

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

Revised October 21, 2020
October 15, 2020



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1. PROJECT DESCRIPTION

JFO Group Inc. has been retained to evaluate the traffic impact for the proposed Future Land Use designation at the Legend Lakes Center. There is a proposal for a land use change of ± 13.56 acres located on the east side of SR-7 just south of Lake Worth Rd 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) on 4.33 acres, and Commercial Low Office (CL-O) on 9.23 acres. A future land use amendment from the current LR-1 and CL-O to Medium Residential, 5 unit per acre (MR-5) on 13.56 acres is being requested.

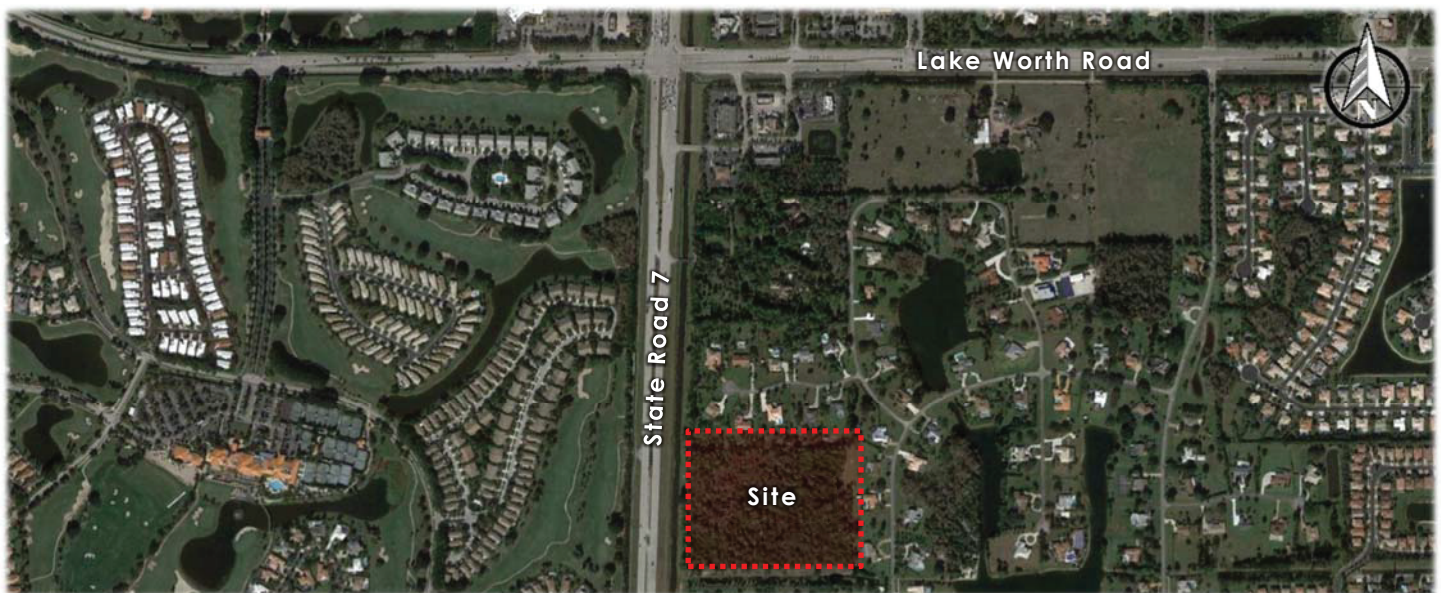


Figure 1: Project Location

Property Control Numbers associated with this project are 00-42-43-27-05-027-0221/-0222. Exhibit 2 includes a copy of the property data from the Palm Beach County (PBC) Property Appraiser's office for the site. Figure 1 shows an aerial location of the site in relation to the transportation network. The purpose of this analysis is to evaluate the traffic impact of the proposed land use change to determine compliance with Policy 3.5-d from the *PBC Comprehensive Plan*. This analysis includes Test 2 – Five Year Analysis (2025) and Long Range Analysis (2045).

2. CURRENT FUTURE LAND USE DESIGNATION

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

Table 1: Trip Generation Rates and Equations

Land Use	ITE Code	Daily	Pass-By	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Single Family	210	10.00	0%	25%	75%	0.74	63%	37%	$\ln(T) = 0.96 \ln(X) + 0.20$
Medical Office	720	34.8	10%	78%	22%	2.78	28%	72%	3.46
Townhomes	220	7.32	0%	23%	77%	0.46	63%	37%	0.56

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 4,440, 355, and 443 trips respectively.

Exhibit 4 includes a copy of Ordinance 2010-020 which approved the current CL-O FLU on the 9.23 acres associated with Property Control Number 00-42-43-27-05-027-0222. Likewise, Exhibit 5 includes a copy of the latest approved site plan for the 9.23 acres which included 92,253 SF of Professional Office and 30,751 SF of Medical Office uses.

Table 2: Trip Generation – Current Future Land Use

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family	4 ¹ DUs	40	1	2	3	3	2	5
Medical Office	140,721 ² SF	4,897	305	86	391	136	351	487
Σ		4,937	306	88	394	139	353	492
Internal Capture		0.16%	0 %			0 %		
Single Family		4	0	0	0	0	0	0
Medical Office		4	0	0	0	0	0	0
Σ		8	0	0	0	0	0	0
Pass-By								
Medical Office	10.0%	489	31	8	39	14	35	49
Net Existing FLU Trips		4,440	275	80	355	125	318	443

¹ 1 du/acre x 4.33 ac. = 4 units

² 0.35 FAR x 9.23 ac. = 140,721 SF

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) on 4.33 acres, and Commercial Low Office (CL-O) on 9.23 acres to Medium Residential, 5 unit per acre (MR-5) on 13.56 acres. The maximum intensity for the site would allow a maximum of 67 units. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity.

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

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family	67 DUs	670	13	37	50	43	26	69
Net Proposed FLU Trips		670	13	37	50	43	26	69

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 670, 50, and 69 trips respectively.

The proposed project will be submitted concurrently for rezoning and site plan approvals where the project will be proposing 141 Townhomes using the Workforce Housing Program. Table 4 summarizes Daily, AM and PM peak hour trips potentially generated under the proposed site plan.

Table 4: Trip Generation – Proposed Future Land Use (Proposed Site Plan)

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhomes	141 DUs	1,032	15	50	65	50	29	79

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 Maximum Intensity is lower than the traffic generated by the current FLU.

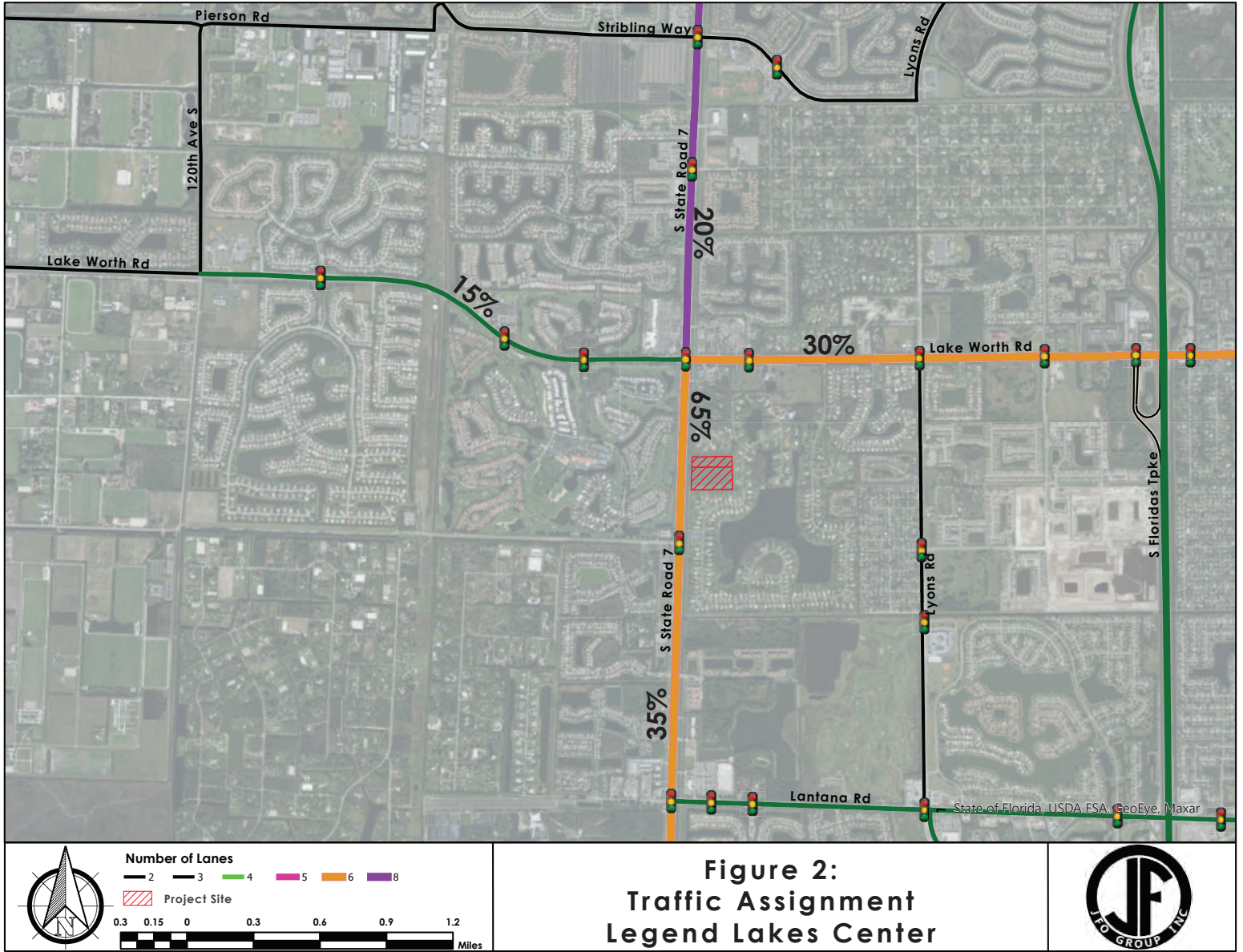
Table 5: Net Traffic Impact – Maximum Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	4,440	275	80	355	125	318	443
Proposed Development/ Maximum Intensity	1,032	15	50	65	50	29	79
Net New Trips	(3,408)	(260)	(30)	(290)	(75)	(289)	(364)

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*, no analysis is required in 2045.

Furthermore, pursuant to the **Test 2 – Five Year Analysis (2025)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B*, based on the peak hour trips from Table 5, a 1-mile RDI needs to be considered for traffic impact analysis for the Maximum Intensity under the proposed site plan.

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 1-mile RDI for the proposed land use.



5. TRAFFIC ANALYSIS

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

5.1. Test 2 – Five Year Analysis (2025)

Links and Major Intersections where Project's traffic is significant on a Link within the RDI shall be included in Test 2 analysis of the *PBC – TPS*. Under this Test, the road network assumed in this analysis shall be the existing road network and the State and County Five-Year Road Program improvements with construction scheduled to commence before the end of the Five-Year analysis period. At the time of this submittal, *Palm Beach County Five Year Work Program* adopted July 14, 2020 does not show any improvements within the RDI.

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 1-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	Site	6D	2	1.8	1.11	Class I	2,940	35.0%	18	0.61%
SR-7	Site	Lake Worth Rd							65.0%	33	1.12%
SR-7	Lake Worth Rd	Stribling Way	8D	4	2.3	1.74	Class I	3,940	20.0%	10	0.25%
Lake Worth Rd	South Shore Blvd	120th Av	2	4	3.6	1.11	Class I	880	15.0%	8	0.91%
Lake Worth Rd	120th Av	Isles Bl	4D					1,960	15.0%	8	0.41%
Lake Worth Rd	Isles Bl	SR-7	4D					1,960	15.0%	8	0.41%
Lake Worth Rd	SR 7	Lyons Rd	6D	2	1.0	2.00	Class II	2,830	30.0%	15	0.53%

Legend Lakes	AM		PM	
	IN	OUT	IN	OUT
141 DUs	15	50	50	29

RDI: 1-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 6 includes excerpts from the 2045 LRTP for the links included within the RDI. Adjusted¹ 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.

Table 7 shows 2045 on the directly accessed link on the first accessed major thoroughfare. Proposed FLU will not have a significant impact in 2045.

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

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

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

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

Road	From	To	Lanes	Capacity	2045 Daily Volume	Traffic Assignment	Project Traffic	Pending FLUA ¹		Total Traffic	V/C	% Impact	Significant Impact? ²	Meets LOS 'D'?
								Hendrix Property	Lantana Road & SR-7					
SR-7	Lantana Rd	Site	6D	50,300	57,200	35.0%	0	213	96	57,509	1.14	0.00%	NO	-
SR-7	Site	Lake Worth Rd				65.0%	0			57,509	1.14	0.00%	NO	-

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

¹ See Exhibit 8 for 2045 Traffic Assignment excerpts for Hendrix Property and Lantana Road & SR-7

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

6. CONCLUSION

There is a proposal for a land use change of ±13.56 acres located on the east side of SR-7 just south of Lake Worth Rd 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) on 4.33 acres, and Commercial Low Office (CL-O) on 9.23 acres to Medium Residential, 5 unit per acre (MR-5) on 13.56 acres.

The requested land use change would allow a maximum density and intensity of 67 Single Family Homes. However, the proposed project will be submitted concurrently for rezoning and site plan approvals where the project is proposing to use the Workforce Housing Program to develop 141 Townhomes on the subject site.

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

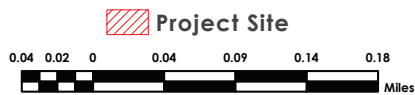
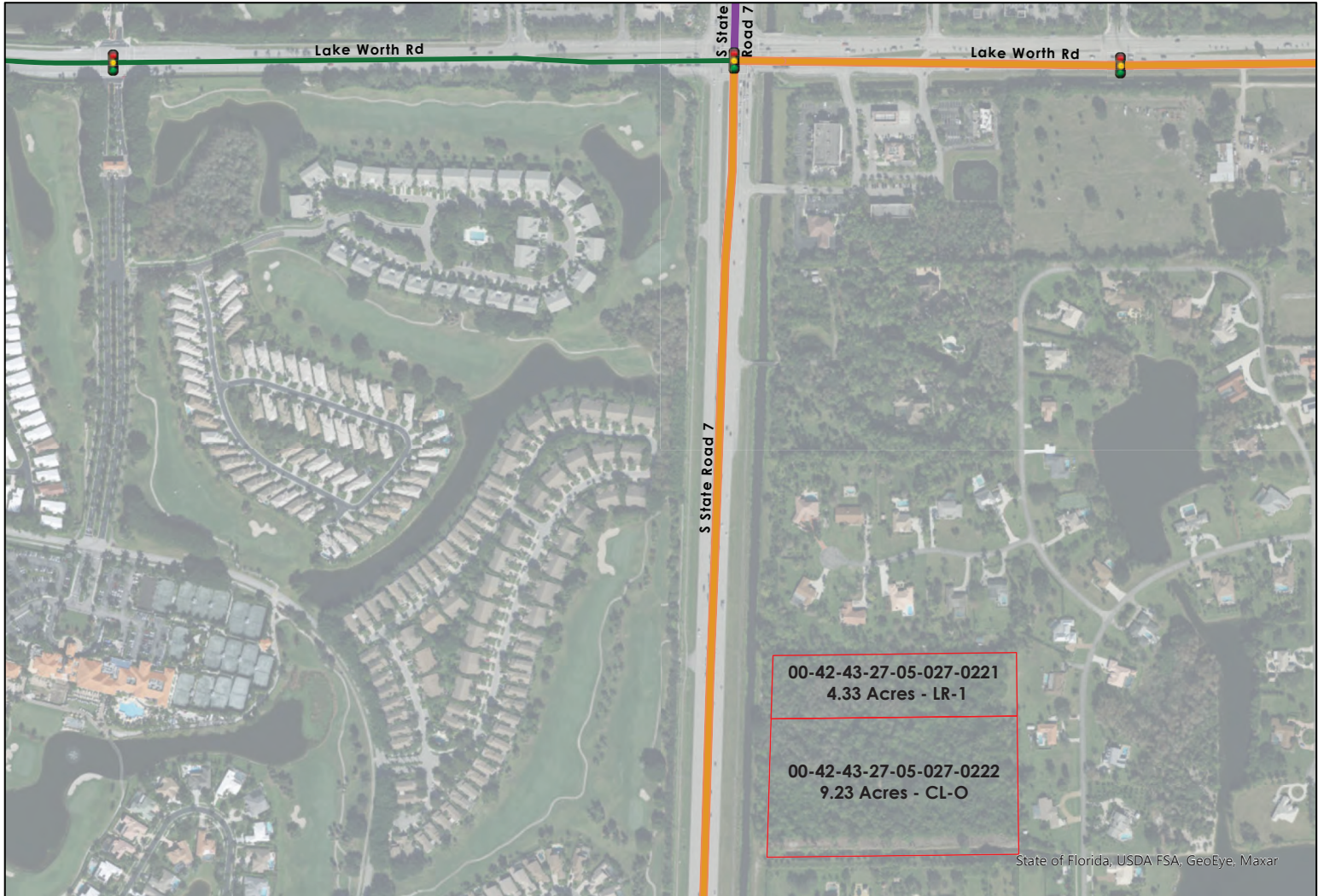
The proposed site plan associated with the proposed FLU would not be expected to generate additional traffic in 2045. Exhibit 7 includes a copy of the Palm Beach County Development Potential Form – 2020 Future Land Use Atlas Amendment Application.

The proposed changes to the Legend Lakes Center 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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 Project Site

Figure :
Area & FLU
Legend Lakes Center



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Exhibit 2: Property Appraiser

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Property Detail

Location Address 4473 N STATE ROAD 7

Municipality UNINCORPORATED

Parcel Control Number 00-42-43-27-05-027-0222

Subdivision PALM BEACH FARMS CO PL NO 3

Official Records Book 24126Page 500

Sale Date SEP-2010

Legal Description PALM BEACH FARMS CO PL NO 3 S 2/3 OF TRACT 22 BLK 27

Owner Information

Mailing address

20200 W DIXIE HWY STE 1206

LEGEND LAKES CENTER 18 LLC

AVENTURA FL 33180 1922

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2010	\$1,100,000	24126 / 00500	WARRANTY DEED	LEGEND LAKES CENTER 18 LLC
APR-2004	\$985,000	17045 / 01313	WARRANTY DEED	HUSSEIN HAITHAM
APR-2004	\$650,000	16891 / 01897	WARRANTY DEED	INMAN DEV CO LLC
APR-2002	\$390,000	13622 / 01395	WARRANTY DEED	STRATA DEVELOPMENT CORPORATION
JAN-1998	\$100,000	10183 / 01435	MARSHALL DEED	
SEP-1986	\$225,000	05000 / 01132	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 0

*Total Square Feet 1614

Acres 9.5998

Use Code 0101 - SINGLE FAMILY-COMM ZONING

Zoning MUPD - Multiple Use Planned Dev' (00-UNINCORPORATED)

Appraisals

Tax Year	2020 P	2019	2018
Improvement Value	\$12,182	\$12,182	\$9,154
Land Value	\$777,584	\$712,676	\$689,918
Total Market Value	\$789,766	\$724,858	\$701,072

P = PreliminaryAll values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2020 P	2019	2018
Assessed Value	\$789,766	\$724,858	\$701,072
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$789,766	\$724,858	\$701,072

Taxes

Tax Year	2020 P	2019	2018
Ad Valorem	\$13,852	\$12,869	\$12,066
Non Ad Valorem	\$495	\$495	\$495
Total tax	\$14,347	\$13,364	\$12,561

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

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Property Printhttps://www.pbcgov.com/papa/Asps/PropertyDetail/Prope...

Property Detail

Parcel Control Number: 00-42-43-27-05-027-0222

Location Address: 4473 N STATE ROAD 7

Owners: LEGEND LAKES CENTER 18 LLC

Mailing Address: 20200 W DIXIE HWY STE 1206,AVENTURA FL 33180 1922

Last Sale: SEP-2010

Book/Page#: 24126 / 500

Price: \$1,100,000

Property Use Code: 0101 - SINGLE FAMILY-COMM ZONING

Zoning: MUPD - Multiple Use Planned Dev' (00-UNINCORPORATED)

Legal Description: PALM BEACH FARMS CO PL NO 3 S 2/3 OF TRACT 22 BLK 27

Total SF: 1614

Acres: 9.5998

2020 Values (Preliminary)

Improvement Value

Ad Valorem

Land Value

Non Ad Valorem

Total Market Value

Assessed Value

Exemption Amount

Taxable Value

\$12,182

\$13,852

\$777,584

\$495

\$789,766

\$789,766

\$0

\$789,766

\$13,852

\$495

\$14,347

2020 Taxes (Preliminary)

Ad Valorem

Non Ad Valorem

Total Tax


2020 Qualified Exemptions

No Details Found

Applicants

No Details Found

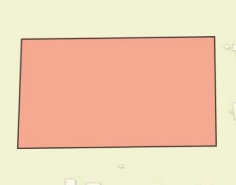
Building Footprint (Building 1)



Structural Details (Building 1)

Description	
1. Exterior Wall 1	WSF: WOOD SIDING
2. Year Built	1955
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	CEMENT FIBER
12. Interior Wall 1	WALL BOARD OR WOOD WALL
13. Interior Wall 2	N/A
14. Floor Type 1	FINE OR SOFT WOOD
15. Floor Type 2	N/A
16. Staircase	1

Map



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

Owner: LEGEND LAKES CENTER 18 LLC PCN: 00-42-43-27-05-027-0222 1 of 110/9/2020

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Exhibit 3: Trip Generation Rates

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Palm Beach County Trip Generation Rates

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

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

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Exhibit 4: Ordinance 2010-020

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ORDINANCE NO. 2010 -020

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ATLAS (FLUA); ADOPTING SMALL SCALE AMENDMENT **LEGEND LAKES CENTER (SCA 2010-017)**; MODIFYING PAGE 76 BY CHANGING A 9.23 ACRES PARCEL OF LAND LOCATED ON EAST SIDE OF STATE ROAD 7 (US 441), 0.42 MILE SOUTH OF LAKE WORTH ROAD, FROM LOW RESIDENTIAL, 1 UNIT PER ACRE (LR-1) TO COMMERCIAL LOW-OFFICE (CL-O); PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17; and

WHEREAS, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

WHEREAS, Section 163.3187(1)(c), Florida Statutes, provides comprehensive plan amendments directly related to small scale development activity may be made by local governments without regard to statutory limits regarding the timing and frequency of plan amendments; and

WHEREAS, Section 163.3187(1)(c)4, Florida Statutes, provides that small scale development amendments require only one public hearing before the governing board which shall be an adoption public hearing; and

WHEREAS, a property owner has initiated an amendment to the Future Land Use Atlas of the 1989 Comprehensive Plan; and

WHEREAS, the proposed amendment meets the criteria of a small scale development amendment per Section 163.3187(1)(c), Florida Statutes; and

WHEREAS, the Palm Beach County Local Planning Agency conducted a public hearing on June 25, 2010, to review the proposed amendment to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendment to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners, as

1 the governing body of Palm Beach County, conducted a public hearing
2 pursuant to Chapter 163, Part II, Florida Statutes, on August 26,
3 2010, to review the recommendations of the Local Planning Agency and
4 to consider adoption of the amendments; and

5 **WHEREAS**, the Palm Beach County Board of County Commissioners has
6 determined that the amendment complies with all requirements of the
7 Local Government Comprehensive Planning and Land Development
8 Regulation Act.

9 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
10 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

11 **Part I. Amendments to the Future Land Use Atlas of the Land Use**
12 **Element of the 1989 Comprehensive Plan**

13 The following amendment to the Future Land Use Element's Future
14 Land Use Atlas is hereby adopted and is attached to this Ordinance:

15 **A. Future Land Use Atlas page 76 is amended as follows:**

16 **Application No.:** Legend Lakes Center (SCA 2010-017)

17 **Amendment:** Low Residential, 1 unit per acre (LR-1) to
18 Commercial Low-Office (CL-O);

19 **General Location:** East side of State Road 7 (US 441), 0.42
20 mile south of Lake Worth Road;

21 **Size:** Approximately 9.23 acres

22
23 **Part II. Repeal of Laws in Conflict**

24 All local laws and ordinances applying to the unincorporated area
25 of Palm Beach County in conflict with any provision of this ordinance
26 are hereby repealed to the extent of such conflict.

27 **Part III. Severability**

28 If any section, paragraph, sentence, clause, phrase, or word of
29 this Ordinance is for any reason held by the Court to be
30 unconstitutional, inoperative or void, such holding shall not affect
31 the remainder of this Ordinance.

32 **Part IV. Inclusion in the 1989 Comprehensive Plan**

33 The provisions of this Ordinance shall become and be made a part
34 of the 1989 Palm Beach County Comprehensive Plan. The Sections of the
35 Ordinance may be renumbered or relettered to accomplish such, and the
36 word "ordinance" may be changed to "section," "article," or any other
37 appropriate word.


Part V. Effective Date


This amendment shall not become effective until 31 days after adoption. .If challenged within 30 days after adoption, this amendment shall not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining the amendment is in compliance.

APPROVED AND ADOPTED by the Board of County Commissioners of Palm Beach County, on the 26th day of August, 2010.

ATTEST:
SHARON R. BOCK, CLERK
AND COMPTROLLER

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY COMMISSIONERS

By: 
Deputy Clerk

By: 
Burt Aaronson, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY


COUNTY ATTORNEY

Filed with the Department of State on the 1st day
of September, 2010.

t:\planning\amend\10-sca\ordinance\legendlakescenterlordinance-august26.doc

EXHIBIT 1

A. Future Land Use Atlas page 76 is amended as follows:

Amendment No.: Legend Lakes Center (SCA 2010-017)

FLUA Page No.: 76

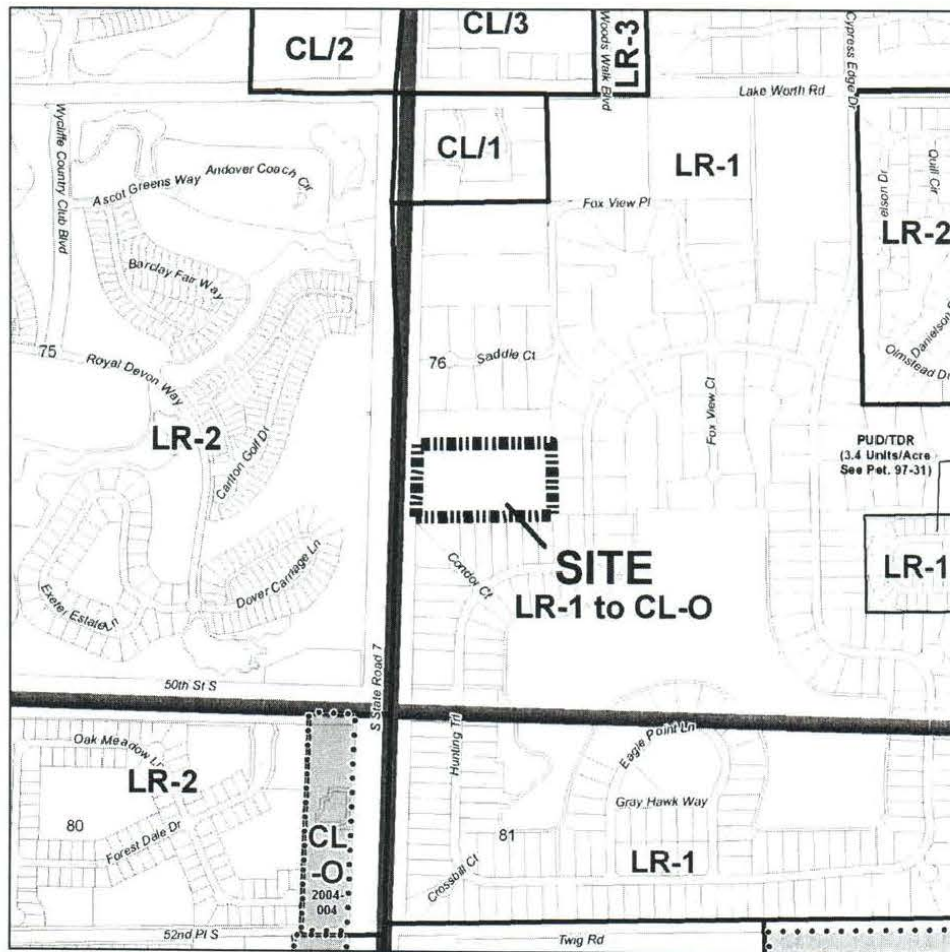
Amendment: LR-1 to CL-O

Location: East side of State Road 7, 0.42 mile south of Lake Worth Road

Size: 9.23 acres

Property No.: 00-42-43-27-05-027-0222

Conditions: N/A



Legal Description

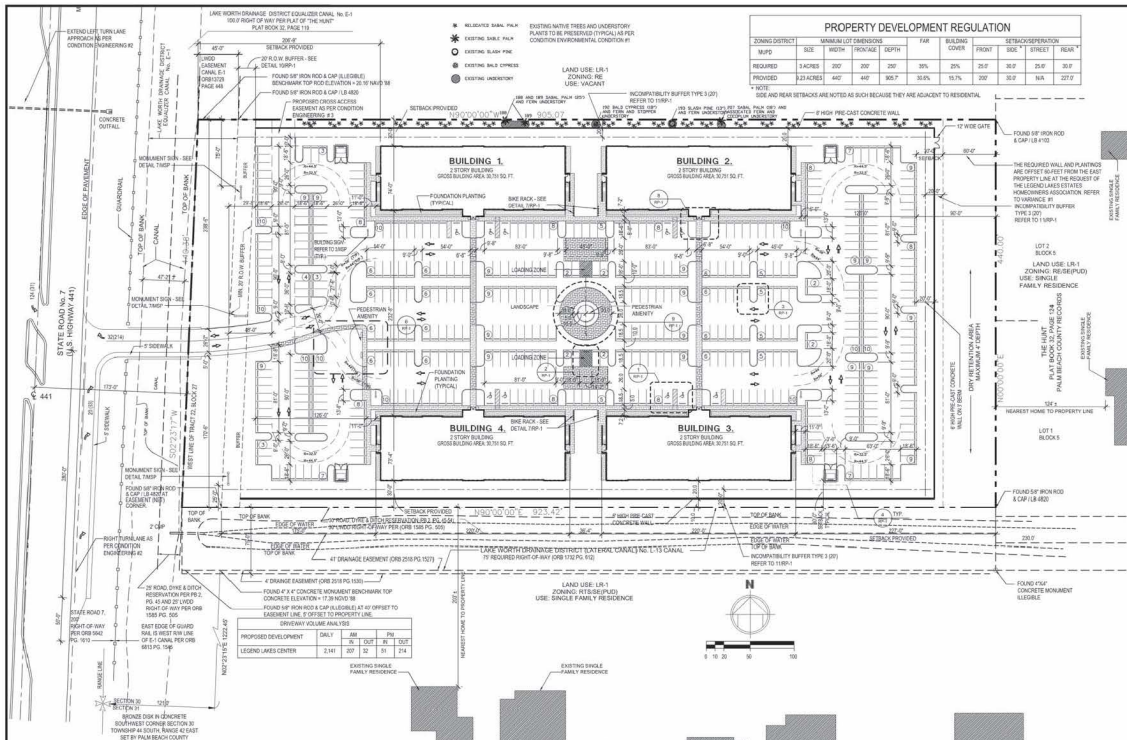
THE SOUTH 2/3 OF TRACT 22, BLOCK 27 PALM BEACH FARMS COPANY PLAT NO. 3,
ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 9.234 ACRES

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Exhibit 5: Approved Site Plan

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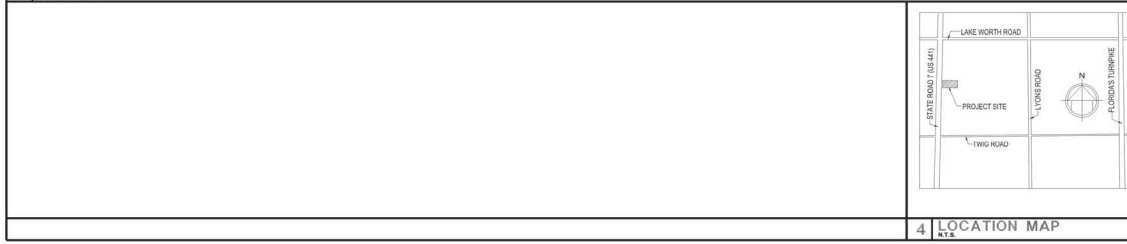
1 PRELIMINARY SITE PLAN
SCALE: 1" = 50'

PROPERTY DEVELOPMENT REGULATION	
NAME OF PROJECT	LEGEND LAKES CENTER
CONTROL AND APP. NUMBER	2003-00015
PROJECT MANAGER	DR. C. G. GILBERT
LAST EROSION APPROVAL DATE	03/01/10
PERMIT STATUS	IN PROGRESS
USE	RESIDENTIAL
PROPOSED LAND USE	RESIDENTIAL
EXISTING ZONING DISTRICT	RS-10
PROPOSED ZONING DISTRICT	RS-10
SECTION, TOWNSHIP, RANGE	SECTION 30, TOWNSHIP 44 S, RANGE 44 E
PROPERTY CONTROL NUMBER	00000000000000000000
EXISTING USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
REQUIRED GROSS SITE AREA	1.4 ACRES
PROPOSED GROSS SITE AREA	1.4 ACRES
REQUIRED NET SITE AREA	1.4 ACRES
PROPOSED NET SITE AREA	1.4 ACRES
PERMANENT OPEN SPACE	1.4 ACRES
PROPOSED PERMANENT OPEN SPACE	1.4 ACRES
REQUIRED PARKING	400 SPACES ON 100' X 100' FT. FLOOR AREA
PROPOSED PARKING	400 SPACES ON 100' X 100' FT. FLOOR AREA
REQUIRED ACCESSIBLE PARKING	10
PROPOSED ACCESSIBLE PARKING	10
REQUIRED JOUVEY ZONE	2
PROPOSED JOUVEY ZONE	2
REQUIRED MINIMUM HEIGHT AND NUMBER OF STORIES	10' (10 STORIES)
PROPOSED MINIMUM HEIGHT AND NUMBER OF STORIES	10' (10 STORIES)
TRAVELING ALLEY ZONE (TAD)	100
CONCURRENCY	CONCURRENCY
PROPOSED CONCURRENCY	CONCURRENCY
CONCURRENCY IS APPROVED FOR THE ABOVE PROJECTS ON THE PLAN	CONCURRENCY IS APPROVED FOR THE ABOVE PROJECTS ON THE PLAN

MINIMUM APPLICABLE (APP NO. 2003-00115) RESOLUTION (2010-0015)	
CODE DESCRIPTION	
MANAGED 1 LOT/LOT 1/1 PERMITSHEET	REQUIRES
MANAGED 1 LOT/LOT 1/1 PERMITSHEET	10' OFFSET
MANAGED 1 LOT/LOT 1/1 PERMITSHEET	RELOCATE THE REQUIRED PERMANENT BUFFER TO THE WEST OF THE PROJECT
MANAGED 1 LOT/LOT 1/1 PERMITSHEET	RELOCATE THE REQUIRED PERMANENT BUFFER TO THE EASTERN PROPERTY LINE

NOTES	
1. I HAVE PROVIDED MY OWN DESIGN AND I AM RESPONSIBLE FOR PROVIDING THE NECESSARY INFORMATION TO THE CITY ENGINEER TO OBTAIN A PERMIT TO CONSTRUCT. I HAVE PROVIDED THE CITY ENGINEER WITH ALL THE INFORMATION REQUIRED TO OBTAIN A PERMIT TO CONSTRUCT. I HAVE PROVIDED THE CITY ENGINEER WITH ALL THE INFORMATION REQUIRED TO OBTAIN A PERMIT TO CONSTRUCT. I HAVE PROVIDED THE CITY ENGINEER WITH ALL THE INFORMATION REQUIRED TO OBTAIN A PERMIT TO CONSTRUCT.	

TABULAR DATA/ CONCURRENCY	
Project No.:	00870-000
Control No.:	2003-00015
Application #:	DR-2010-02214
Resolution#(s):	ZR-2010-0010; R-2010-1342
Exhibit #:	1
Superseded Exhibit #:	N/A
Date Approved:	10/13/2010
Project Manager:	C. G. GILBERT



4 LOCATION MAP
SCALE: 1" = 50'

3 STAMPS
SCALE: 1" = 50'

Legend Lakes Center
US 441/ LAKE WORTH ROAD
PALM BEACH COUNTY, FLORIDA

PRELIMINARY SITE PLAN

DATE: APRIL 28, 2010
SCALE: AS NOTED
JOB NO: 1003-00015
SHEET: SP-1

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Exhibit 6: 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.

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

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

Exhibit 7: PBC Development Potential Form

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2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	21-B	Intake Date	November 10, 2020
Application Name	Legend Lakes Center	Control No.	81-054 03-015
Acres	13.56 Acres	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00424327050270221 – 4.33 acres 00424327050270222 – 9.23 acres		
Location	East side of SR7, .4 Miles south of Lake Worth Road		
	Current	Proposed	
Tier	Urban/Suburban	No Change	
Use	Vacant	Townhomes	
Zoning	00424327050270221 - RE 00424327050270222 - MUPD	RM	
Future Land Use Designation	00424327050270221 - LR-1 00424327050270222 – CL-O	MR-5, Medium Residential five units per acre	
Underlying Future Land Use Designation	None	None	
Conditions	None	TBD	
Density Bonus	None	100 % WFH Bonus	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	00424327050270221 – 1 DU/AC 00424327050270222 - .35 FAR (140,721 SF)	Five units per acre
Maximum Dwelling Units¹ (residential designations)	1 du/acre x 4.33 ac. = 4 units	5 du/acre x 13.56 ac. = 67 units
Maximum Beds (for CLF proposals)	_____ max du x 2.39 = _____	_____ max du x 2.39 = _____
Population Estimate	4 max du x 2.39 = 10 persons	67 max du x 2.39 = 160 persons
Maximum Square Feet^{2, 4} (non-residential designations)	<u>0.35</u> FAR x <u>9.23</u> ac. = <u>140,721</u>	_____ FAR x _____ ac. = _____
Proposed or Conditioned Potential^{3, 4}	----	141 Townhomes
Max Trip Generator	Single Family (ITE 210): 10 Trips/DU Medical Office (ITE 720): 34.8 Trips/1KSF	Townhomes (ITE 220): 7.32 Trips/DU
Maximum Trip Generation	4440	670 (Maximum) 1032 (Proposed)
Net Daily Trips:	<u>(3770)</u> (maximum minus current) <u>(3408)</u> (proposed minus current)	
Net PH Trips:	<u>50 (13 In/37 Out)</u> AM, <u>69 (43 In/26 Out)</u> PM (maximum) <u>65 (15 In/50 Out)</u> AM, <u>79 (50 In/29 Out)</u> PM (proposed)	

Exhibit 8: Policy 3.5d Review

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Juan Ortega

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

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

Thanks

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

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

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

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

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

Good afternoon Dr. Ortega,

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

Any additional info, please let me know.

Thank you

Dom

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

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

Good morning Dom, please see attached.

Dr. Juan F. Ortega, PE
JFO GROUP INC

T: (561) 462-5364 • C: (561) 512-7556

JOrtega@jfo.us

From: Dom Simeus <DSimeus@pbcgov.org>

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

To: Juan Ortega <jortega@jfo.us>

Subject: Hendrix Property - LUPA

Good morning Dr. Ortega,

Please address the following:

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

Thank you

Dom

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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

Road	From	To	Lanes	Capacity	2045 Daily Volume	Traffic Assignment	Project Traffic	Total Traffic	V/C	% Impact	Significant Impact? ¹	Meets LOS 'D'?
SR-7	Lantana Rd	Lake Worth Rd	6D	50,300	57,200	14.0%	213	57,413	1.14	0.42%	NO	-
SR-7	Lake Worth Rd	Stribling Way	8D	67,300	79,600	18.0%	274	79,874	1.19	0.41%	NO	-
Lyons Rd	Lantana Rd	Polo Club Rd	4	31,500	36,200	5.0%	76	36,276	1.15	0.24%	NO	-
Lyons Rd	Polo Club Rd	Lake Worth Rd	4	31,500	36,200	5.0%	76	36,276	1.15	0.24%	NO	-
Lyons Rd	Lake Worth Rd	Stribling Way	2	15,200	20,800	5.0%	76	20,876	1.37	0.50%	NO	-
Lake Worth Rd	Isles Bl	SR-7	4D	33,200	34,800	8.0%	122	34,922	1.05	0.37%	NO	-
Lake Worth Rd	SR 7	Wood Walk Blvd	6D	50,300	45,600	40.0%	608	46,208	0.92	1.21%	NO	YES
Lake Worth Rd	Wood Walk Blvd	Lyons Rd			45,600	60.0%	912	46,512	0.92	1.81%	NO	YES
Lake Worth Rd	Lyons Rd	Florida Turnpike	6D	50,300	47,700	50.0%	760	48,460	0.96	1.51%	NO	YES

Net Daily Traffic	1,520
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¹ A project has significant traffic where net trip increase impacting roads is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis.

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

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

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

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