



**Department of Engineering
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October 29, 2020

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

**RE: Net Zero Project #2668
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, dated October 9, 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:	+/-0.13 mile west of Military Trail, south of Orlando Avenue (0.27 mile south of Community Drive)	
PCN:	00-42-43-24-00-000-3260 (<i>other on file</i>)	
Acres:	2.42 acres	
	Current FLU	Proposed FLU
FLU:	Medium Residential, 5 unit per acre (MR-5)	High Residential, 12 unit per acre (HR-12)
Zoning:	Multi-Family Residential	Multi-Family Residential
Density/ Intensity:	5 du/acre	12 du/acre
Maximum Potential:	Single Family Detached = 12 DUs	Apartment = 29 DUs
Proposed Potential:	None	Apartment = 62 DUs (using WFH Density Bonus)
Net Daily Trips:	38 (maximum – current) 217 (proposed – current)	
Net PH Trips:	10 (3/7) AM, 13 (8/5) PM (maximum) 22 (6/16) AM, 27 (16/11) 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>		



Dr. Juan F. Ortega, P.E.

October 29, 2020

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 with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "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\Net Zero Project #2668.docx



jfogroupinc.com

NET ZERO PROJECT #2668

PALM BEACH COUNTY, FLORIDA

FUTURE LAND USE ATLAS AMENDMENT

ROUND 21-B

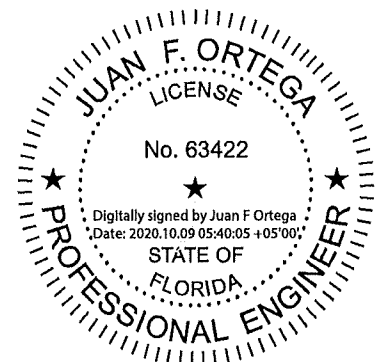
TRAFFIC IMPACT ANALYSIS

**PREPARED FOR:
NET ZERO PROJEC LLLP**

Prepared by:

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

October 9, 2020



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1. PROJECT DESCRIPTION

JFO Group Inc. has been retained to evaluate the traffic impact for the proposed Future Land Use designation at the Net Zero Project #2668. There is a proposal for a land use change of ± 2.422 acres located on the south side of Orlando Avenue, ± 0.13 miles west of Military Trail 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 Medium Residential, 5 unit per acre (MR-5). A land use change amendment from the current MR-5 to High Residential, 12 unit per acre (HR-12) is being requested.



Figure 1: Project Location

Property Control Numbers associated with this project are 00-42-43-24-00-000-3260/-0060. Exhibit 2 includes a copy of the property data from the Palm Beach County (PBC) Property Appraiser's office for the site. Figure 1 shows an aerial location of the site in relation to the transportation network.

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

2. CURRENT FUTURE LAND USE DESIGNATION

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

Table 1: Trip Generation Rates and Equations

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached	210	10.00	25%	75%	0.74	63%	37%	$\ln(T) = 0.96 \ln(X) + 0.20$
Apartment	221	5.44	26%	74%	0.36	61%	39%	0.44

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 120, 9, and 13 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	12 DUs	120	2	7	9	8	5	13
Net Current FLU Trips		120	2	7	9	8	5	13

3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current Medium Residential, 5 unit per acre (MR-5) to High Residential, 12 unit per acre (HR-12). The maximum intensity for the site would allow a maximum of 29 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
Apartment	29 DUs	158	3	7	10	8	5	13
Net Proposed FLU Trips		158	3	7	10	8	5	13

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 158, 10, and 13 trips respectively.

The proposed project will be submitted concurrently for rezoning and site plan approvals where the project will be proposing 62 Apartments using the Workforce Housing Program. Exhibit 4 includes a copy of the Workforce Housing Program Letter of Determination indicating a theoretical maximum of 62 units on the subject site. 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
Apartment	62 DUs	337	6	16	22	16	11	27

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 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	120	2	7	9	8	5	13
Proposed Development/ Maximum Intensity	337	6	16	22	16	11	27
Net New Trips	217	4	9	13	8	6	14

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 direct access link needs to be considered for traffic impact analysis for the Maximum Intensity.

Furthermore, pursuant to the **Test 2 – Five Year Analysis (2025)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B*, based on the peak hour trips from Table 5, a ½-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 ½-mile RDI for the proposed land use.

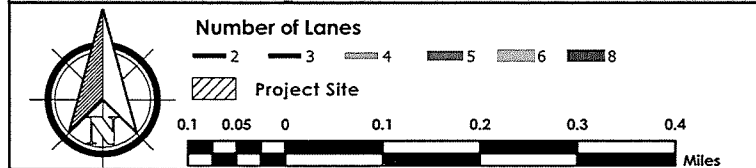


Figure 2:
Net Zero #2668
Trip Distribution



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 ½-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
Community Dr	Haverhill Rd	Military Tr	5	2	0.52	3.85	Class II	1,870	5.0%	1	0.05%
Community Dr	Military Tr	Village Blvd	3	1	0.53	1.89	Class I	880	5.0%	1	0.11%
Military Trl	Okeechobee Blvd	Orlando Ave	6D	1	0.99	1.01	Class I	2,940	60.0%	10	0.34%
Military Trl	Orlando Ave	Community Dr							40.0%	6	0.20%
Military Trl	Community Dr	Roebuck Rd	6D	2	1.02	1.96	Class I	2,940	30.0%	5	0.17%

Net Zero #2668	AM		PM	
	IN	OUT	IN	OUT
62 DUs	6	16	16	11

RDI: ½-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. 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.

As part of a conservative analysis, project trip distribution assumed for the short-range analysis was assumed the same for 2045.

Table 7 shows all links included within the RDI in the year 2045 will not have a significant impact.

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	Total Traffic	V/C	% Impact	Significant Impact? ¹	Meets LOS 'D'?
Military Trl	Okeechobee Blvd	Orlando Ave	6D	50,300	40,800	60.0%	130	40,930	0.81	0.26%	NO	YES
Military Trl	Orlando Ave	Community Dr				40.0%	87	40,887	0.81	0.17%	NO	YES

Net Daily Traffic	217
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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.

6. CONCLUSION

There is a proposal for a land use change of ± 2.422 acres located on the south side of Orlando Avenue, ± 0.13 miles west of Military Trail in Unincorporated Palm Beach County, Florida. The proposal is to change the current Future Land Use from the current Medium Residential, 5 unit per acre (MR-5) to High Residential, 12 unit per acre (HR-12).

The requested land use change would allow a maximum density and intensity of 29 Apartments. 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 62 Apartments on the subject site.

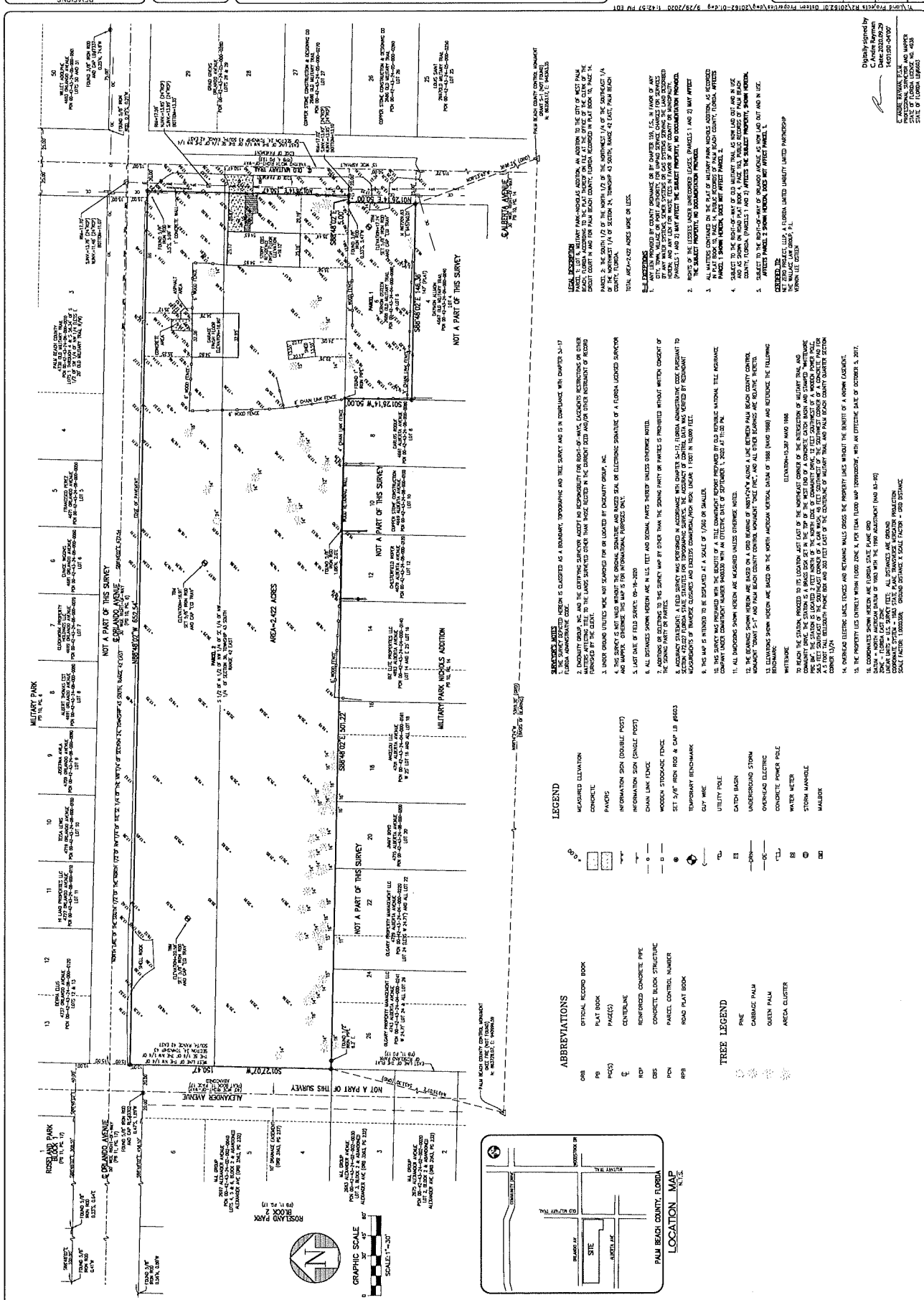
The intensity on the proposed site plan will generate more traffic under Daily, AM peak hour and PM peak hour than the maximum intensity under the proposed FLUA.

The proposed site plan associated with the proposed FLU would be expected to generate a maximum of 217 additional external net Daily trips. Exhibit 6 includes a copy of the Palm Beach County Development Potential Form – 2020 Future Land Use Atlas Amendment Application.

The proposed changes to the Net Zero Project #2668 have been evaluated following the *Policy 3.5-d of the PBC Comprehensive Plan*. This analysis shows the proposed Future Land Use Amendment will be in compliance with *Policy 3.5-d of the Land Use Element of the PBC Comprehensive Plan*.

Exhibit 1: Survey

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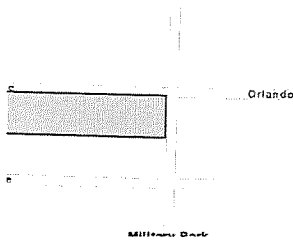


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Exhibit 2: Property Appraiser

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Property Detail				
Location Address 2707 OLD MILITARY TRL				
Municipality UNINCORPORATED				
Parcel Control Number 00-42-43-24-00-000-3260				
Subdivision				
Official Records Book 02356		Page 0138		
Sale Date JAN-1974				
Legal Description 24-43-42, S 1/2 OF N 1/2 OF NW1/4 OF SE 1/4 OF NW 1/4				
Owner Information				
Owners		Mailing address		
OSTEEN VERNON L		2707 OLD MILITARY TRL		
		WEST PALM BEACH FL 33417 2821		
Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-1974	\$100	02356 / 00138		
Exemption Information				
Applicant/Owner	Year	Detail		
OSTEEN VERNON L	2020	HOMESTEAD		
OSTEEN VERNON L	2020	ADDITIONAL HOMESTEAD		
Property Information				
Number of Units 1				
*Total Square Feet 2200				
Acres 2.25				
Use Code 0100 - SINGLE FAMILY				
Zoning RM - Multi-Family (Medium Density) (00-UNINCORPORATED)				
Appraisals				
Tax Year	2020 P	2019	2018	
Improvement Value	\$89,185	\$90,612	\$91,030	
Land Value	\$284,063	\$227,250	\$226,928	
Total Market Value	\$373,248	\$317,862	\$317,958	
P = Preliminary All values are as of January 1st each year				
Assessed and Taxable Values				
Tax Year	2020 P	2019	2018	
Assessed Value	\$150,926	\$147,533	\$144,782	
Exemption Amount	\$50,000	\$50,000	\$50,000	
Taxable Value	\$100,926	\$97,533	\$94,782	
Taxes				
Tax Year	2020 P	2019	2018	
Ad Valorem	\$1,945	\$1,911	\$1,796	
Non Ad Valorem	\$432	\$419	\$385	
Total tax	\$2,377	\$2,330	\$2,181	
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA				

Property Detail	
Parcel Control Number: 00-42-43-24-00-000-3260	
Location Address: 2707 OLD MILITARY TRL	
Owners: OSTEEN VERNON L	
Mailing Address: 2707 OLD MILITARY TRL, WEST PALM BEACH FL 33417 2821	
Last Sale: JAN-1974	Book/Page: 02356 / 0138 Price: \$100
Property Use Code: 0100 - SINGLE FAMILY	Zoning: RM - Multi-Family (Medium Density) (00-UNINCORPORATED)
Legal Description: 24-43-42, S 1/2 OF N 1/2 OF NW1/4 OF SE 1/4 OF NW 1/4	Total SF: 2200 Acres 2.25
2020 Values (Preliminary)	
Improvement Value	\$89,185
Land Value	\$284,063
Total Market Value	\$373,248
Assessed Value	\$150,926
Exemption Amount	\$50,000
Taxable Value	\$100,926
All values are as of January 1st each year.	
2020 Taxes (Preliminary)	
Ad Valorem	\$1,945
Non Ad Valorem	\$432
Total Tax	\$2,377
2020 Qualified Exemptions	
Homestead	
Additional Homestead	
Applicants	
OSTEEN VERNON L	
Building Footprint (Building 1)	
	
Subarea and Square Footage (Building 1)	
Description	Area Sq. Footage
FOP Finished Open Porch	825
FGR Finished Garage	300
BAS Base Area	1075
Total Square Footage	2200
Total Area Under Air	1075
Extra Features	
Description	Year Built Unit
Garage	1985 768
Utility Building	1986 200
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.	
Structural Details (Building 1)	
Description	MAP
1. Exterior Wall 1	MSV: CB STUCCO
2. Year Built	1975
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	DRYWALL
13. Interior Wall 2	N/A
14. Floor Type 1	ASPHALT TILE
15. Floor Type 2	N/A
16. Stories	1
	

Property Detail

Location Address 2688 OLD MILITARY TRL
Municipality UNINCORPORATED
Parcel Control Number 00-42-43-24-04-000-0060
Subdivision MILITARY PARK NICHOLS ADD IN
Official Records Book 07369 Page 1914
Sale Date AUG-1992
Legal Description MILITARY PARK NICHOLS ADD IN NW 1/4 LT 6

Owner Information

Owners
OSTEEN VERNON L

Mailing address
2707 OLD MILITARY TRL
WEST PALM BEACH FL 33417 2821

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-1992	\$100	07369 / 01914	WARRANTY DEED	OSTEEN VERNON L
JUN-1957	\$100	00076 / 00014	WARRANTY DEED	

Exemption Information

No Exemption Information available

Property Information

Number of Units 0
Total Square Feet 0
Acres 0.1687
Use Code 0000 - VACANT
Zoning RM - Multi-Family (Medium Density) (00-UNINCORPORATED)

Appraisals

Tax Year	2020 P	2019	2018
Improvement Value	\$0	\$0	\$0
Land Value	\$75,000	\$60,000	\$51,574
Total Market Value	\$75,000	\$60,000	\$51,574

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

Assessed and Taxable Values

Tax Year	2020 P	2019	2018
Assessed Value	\$38,455	\$34,959	\$31,781
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$38,455	\$34,959	\$31,781

Taxes

Tax Year	2020 P	2019	2018
Ad Valorem	\$931	\$800	\$677
Non Ad Valorem	\$0	\$0	\$0
Total tax	\$931	\$800	\$677

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

Property Detail

Parcel Control Number: 00-42-43-24-04-000-0060 Location Address: 2688 OLD MILITARY TRL
Owner: OSTEEN VERNON L
Mailing Address: 2707 OLD MILITARY TRL, WEST PALM BEACH FL 33417 2821
Last Sale: AUG-1992 Book/Page#: 07369 / 1914 Price: \$100
Property Use Code: 0000 - VACANT Zoning: RM - Multi-Family (Medium Density) (00-UNINCORPORATED)
Legal Description: MILITARY PARK NICHOLS ADD IN NW 1/4 LT 6 Total SF: 0 Acres: 0.1687

2020 Values (Preliminary)

Improvement Value \$0
Land Value \$75,000
Total Market Value \$75,000
Assessed Value \$38,455
Exemption Amount \$0
Taxable Value \$38,455
All values are as of January 1st each year.

2020 Taxes (Preliminary)

Ad Valorem \$931
Non Ad Valorem \$0
Total Tax \$931
2020 Qualified Exemptions
No Details Found
Applicants
No Details Found

Building Footprint (Building 0)

No Image Found

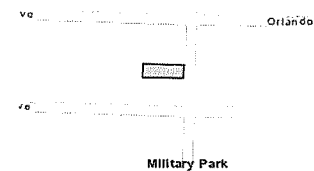
Subarea and Square Footage (Building 0)

Description	Area	Sq. Footage
Extra Features		
Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 0)

Description

MAP



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

10/4/2020

OWNER: OSTEEN VERNON L PCN: 0042432404000060 1 of 1

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	PM Peak Hour 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	$\text{Ln}(T) = 0.96 \text{Ln}(X) + 0.20$
	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.	$\text{Ln}(T) = 0.97 \text{Ln}(X) + 2.50$	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: Workforce Housing Letter

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Department of Planning,
Zoning & Building
2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb

**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor
Robert S. Weinroth, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Mary Lou Berger

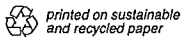
Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



September 29, 2020

Steven Wallace
The Wallace Law Group
2240 West Woolbright Road #403
Boynton Beach, FL 33426
Email: wallacelaw1@icloud.com

Dear Mr. Wallace:

This preliminary assessment is in response to your inquiry regarding the two Old Military Trail properties. A formal Workforce Housing Program Letter of Determination will be required for sufficiency in the zoning approval process. The information provided in this letter is based on the project information you provided:

PCNs:	00-42-43-24-00-000-3260 & 04-000-0060
Total Acreage:	2.42 acres (Survey)
Future Land Use Designation:	HR-12 (Hypothetical)
Subject Development unit type:	MF/apartments
Subject Development: Rent or sale	Rent
WHP units to be addressed through:	ON-SITE
WHP units: Rent or Sale?	Rent
WHP unit type:	MF/apartments
Incentive Option: Limited or Full	FULL
TDRs to be used, if any:	10 TDRs available

Projects seeking density bonuses greater than 50% are subject to a two-part review. The first step is to apply the WHP Point System to determine how well a proposed project's approach to meeting its WHP obligation furthers the County's WHP objectives. Based on the application of the point system only, the potential density bonus available to this project is 80%, which results in a total unit count of 62 units, with 14 of those units required as WHP units, when utilizing all 10 available TDRs.

The second part of the review involves assessing the total potential density for the project, including the density bonus identified through the point system, for compatibility and appropriateness for the site. This second step will need to be completed as additional information becomes available regarding the proposed project; staff reserves the right to revisit the 80% density bonus in its recommendation, to address any compatibility issues that may be identified. The result of this two-step process will form the basis for staff's formal recommendation.



In considering this information, please be aware of the following:

- *Density bonuses greater than 50% are available only under the Full Incentive Option.*
- *Any for-sale WHP units built under the Full Incentive option are priced in the Low, Moderate 1, and Moderate 2 categories only.*
- *For-sale WHP units require a minimum number and size of bedrooms, and specific minimum appliances.*
- *All WHP unit exteriors are required to be compatible with market rate units, if any, and models are required.*
- *TDR units purchased shall proportionally reflect the unit mix of the non TDR units. Thirty-four percent (34%) of any TDR units used must be provided as WHP units, and are subject to applicable WHP requirements. If any of the remaining TDRs are purchased at TDR WHP prices, those units must be provided in the Low Income category. All TDRs must be built on site.*
- *For proposed future land use amendments increasing residential density, the staff recommendation to the Board of County Commissioners typically includes conditions that TDRs be utilized, and that 25% of the total units be required as on-site workforce housing units. (The 25% includes required WHP TDRs, but does not include any additional TDRs that the applicant elects to purchase at WHP prices.)*

In addition, note that the information provided herein does not guarantee a certain number of units, and does not create additional property rights for a landowner. The actual number of dwelling units that may be built on a parcel may be further limited by the zoning district's property development regulations and other considerations in the development review process.

Should you have any questions, please contact me at 561-233-5361 or at mhowe@pbcgov.org.

Sincerely,

A handwritten signature in cursive script that reads "Michael Howe".

Michael Howe, Senior Planner

Workforce Housing Program Analysis

Greater Than 50% Density Bonus (Full Incentive Only)

Date: 09/29/20

Property Information:

Property or PCN:	Old Military Trail (2 props), PCNs: 00-42-43-24-00-000-3260 & 04-000-0060			
Acreage:	2.42 acres (Survey)			
Future Land Use Designation:	HR-12 (Hypothetical)			
Request:	Full Incentive Option, 62 total units requested			
Part of PUD/Golf Course? No	Existing LOD? Out of date	CHHA? No	CCRT Area? Yes, Old Trail #10	Census Tract 19.09 32% Concentration
Surrounding Land Uses:	N	S	E	W
Existing:	Residential/Park	Residential/Vacant	Vacant	Vacant
Future:	MR-5	MR-5	MR-5	MR-5
Potential FLU Density: (2.42 acres x 12 = 29.04 units)				

Density Bonus Determination:

Part 1: Point system based on proposed approach to meeting WHP obligation											
Proposed method to meet WHP obligation	WHP Objectives & Points										
	Delivers units?	Onsite?	WHP Unit type?			WHP Rental/ For-sale?		WHP Concentration in Census tract?		POINTS EARNED	POTENTIAL DENSITY BONUS
	(1) to (6)	(10)	MF (1)	TH (3)	SF (10)	R (1)	FS (10)	>34% (0)	<34% (6)		
	6	10	1			1		6			
Part 2: Compatibility and Other Site Considerations: TBD, pending staff review											
Staff Recommendation for Density Bonus: TBD											

TDR Units, if applicable:

TDR Density: should Transfer of Development Rights be used, the following would apply: CCRT, Old Trail area #10	
TDR Eligibility: 4 TDRs/acre	TDR Units permitted: 10
TDR units shall proportionally reflect the unit mix of the non TDR units. The applicant may elect to purchase some or all of the non-WHP TDRs at TDR WHP prices; if purchased at WHP prices, those units must be restricted as Low Income category WHP units.	

WHP Obligation:

Density Component:	Required Percentage		Calculations	
	Rental WHP	For Sale WHP	Possible Units	WHP Obligation
Standard Density:	5%	4.375%		
Maximum Density:	16%	14%		
Density Bonus:	34%	29.75%		
Multiplier for For-Sale projects providing WHP as off-site rentals: 1.5x obligation (Not applicable to TDRs)				NA
Discount for on-site, For Sale WHP units: 20% for SF, 10% for TH				NA
TDRs, if any:	34%			
TOTALS				

Alternative Unit Specific Calculation, if Requested: 62 Units

Density Component:	Required WHP Percentage		Calculations	
	Rental WHP	For Sale WHP	Units	WHP Obligation
Standard Density:	5%	4.375%	19.36	0.97
Maximum Density:	16%	14%	9.68	1.55
Density Bonus (80%):	34%	29.75%	23.23	7.90
1.5x Multiplier -- For-Sale projects providing WHP as off-site rentals (Not applicable to TDRs)				
TDRs, if any:	34%		10	3.40
TOTALS			62.27 or 62 units	13.82 or 14 WHP units

The estimates provided in this worksheet do not guarantee a certain number of units, and do not create additional property rights for a landowner; the actual number of dwelling units that may be built on the parcel may be further limited by compatibility considerations, property development regulations and other factors in the development review process. Any hypothetical land use employed in the calculations is subject to the Comprehensive Plan amendment process, and may not be approved.

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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.

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	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
3616	930311	MILITARY TRL	Okeechobee Bl	Community Dr	6	6T	36,386	40,975	38,479	43,102	40,800
3616	930311	MILITARY TRL	Community Dr	Roebuck Rd	6	6T	36,386	40,975	38,479	43,102	40,800
3626	930495	MILITARY TRL	Roebuck Rd	45th St	6	6T	33,587	37,959	46,570	61,456	48,500
3204	930726	MILITARY TRL	45th St	SR-710	6	6T	34,850	38,491	36,144	49,490	47,700
2612	930026	MILITARY TRL	SR-710	Blue Heron Blvd	6	6T	31,994	31,028	28,069	40,629	46,300
2614	930027	MILITARY TRL	Blue Heron Blvd	Investment Lane	6	6T	28,801	29,595	23,627	31,147	38,000
2602	930496	MILITARY TRL	Investment Lane	Northlake Blvd	6	6T	32,036	32,709	17,540	21,535	36,000
2600	930703	MILITARY TRL	Northlake Blvd	Holly Dr	6	6T	40,246	39,718	43,628	52,796	48,700
2606	930708	MILITARY TRL	Holly Dr	PGA Blvd	6	6T	40,379	40,619	34,066	41,800	49,500
2624	930758	MILITARY TRL	PGA Blvd	I-95	6	6	36,533	38,807	35,336	31,132	32,200
	930759	MILITARY TRL	I-95 SB	I-95 NB	6	6	-	-	32,762	25,750	25,800
2604	937230	MILITARY TRL	I-95	Hood Rd	6	6	27,257	25,429	29,066	24,937	23,400
2208	937229	MILITARY TRL	Hood Rd	Donald Ross Rd	6	6	24,568	24,066	20,644	25,736	30,600
1602	937227	MILITARY TRL	Donald Ross Rd	Frederick Small Rd	6	6	34,822	35,789	37,734	47,897	44,200
1608	937228	MILITARY TRL	Frederick Small Rd	Indian Creek Blvd	6	6	29,706	30,553	23,846	29,411	36,600
1600	937226	MILITARY TRL	Indian Creek Blvd	Indiantown Rd	6	6	24,049	24,593	24,179	30,266	30,100
	937421	MINER RD	Seacrest Blvd	US-1	2	2	-	-	2,389	2,449	2,400
	PBC067	MINER RD	Military Tr	Lawrence Rd	0	3	-	-	-	22,504	22,500
4690	937647	MINER RD	Congress Ave	High Ridge Rd	2	3	6,882	8,337	11,164	15,061	10,800
6835	937641	MIZNER BLVD	US-1 (Federal Hwy)	Palmetto Park Rd	4	4	10,000	11,457	6,660	12,443	15,800
6834	937641	MIZNER BLVD	Palmetto Park Rd	Federal Hwy	4	4	10,000	15,479	6,660	12,443	15,800
	937426	N 7TH AVE	N A St	US-1	2	2	-	-	253	271	300
	937486	NE 10 AVE/MLK BLVD	Seacrest Blvd	Federal Hwy	2	2	-	-	2,681	8,406	8,400
	937520	NE 1ST ST	N Swinton Ave	Ne 6 Ave	2	2	-	-	363	491	500
2413	937063	NORTHLAKE BLVD	Seminole Pratt Whitney Rd	140th Ave N	4	6	10,450	11,902	16,978	32,857	26,300
2421	2421	NORTHLAKE BLVD	140th Ave N	Coconut Blvd	2	6	17,476	19,781	20,532	37,878	32,200
2411	937062	NORTHLAKE BLVD	Coconut Blvd	SR-7	4	6	28,370	33,168	33,900	62,780	52,500
2407	935503	NORTHLAKE BLVD	SR-7	SR-710	4	6	35,364	39,992	40,495	71,260	62,200
2401	935504	NORTHLAKE BLVD	SR-710	Ryder Cup Blvd	6	6	20,782	24,470	23,722	45,169	39,600
2205	938546	NORTHLAKE BLVD	Ryder Cup Blvd	Steeplechase Dr / Ballenises Dr	6	6	33,499	33,500	40,792	57,720	50,400
2605	938547	NORTHLAKE BLVD	Steeplechase Dr / Ballenisl	Military Tr	6	6	48,126	45,612	52,689	67,088	61,300
2207	930511	NORTHLAKE BLVD	Military Tr	I-95	6	6	53,098	48,094	55,403	69,267	66,400
2309	935241	NORTHLAKE BLVD	I-95	Congress Ave	6	6I	61,294	53,500	45,742	57,631	73,200

Exhibit 6: PBC Development Potential Form

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2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

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

A. Amendment Data

Round	21-B	Intake Date	November 10, 2020
Application Name	Net Zero Project #2668	Control No.	
Acres	2.42	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-42-43-24-00-000-3260 & 00-42-43-24-04-000-0060		
Location	2688 and 2707 Old Military Trail, West Palm Beach, Florida		
	Current	Proposed	
Tier	Urban Tier	Urban Tier	
Use	1 Single Family Home	62 Apartments	
Zoning	Multi-Family Residential	Multi-Family Residential	
Future Land Use Designation	MR-5	HR-12	
Underlying Future Land Use Designation	None	None	
Conditions	None	None	
Density Bonus	None	100% of the Units will be On-Site Workforce Housing For Rent Units	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	MR-5	HR-12
Maximum Dwelling Units¹ (residential designations)	<u>5</u> du/acre x <u>2.42</u> ac. = <u>12</u>	<u>12</u> du/acre x <u>2.42</u> ac. = <u>29</u>
Maximum Beds (for CLF proposals)	_____ max du x 2.39 = _____	_____ max du x 2.39 = _____
Population Estimate	<u>12</u> max du x 2.39 = <u>29</u>	<u>29</u> max du x 2.39 = <u>69</u>
Maximum Square Feet^{2, 4} (non-residential designations)	_____ FAR x _____ ac. = _____	_____ FAR x _____ ac. = _____ <i>Maximum type of use and square footage (eg. General commercial, 100,000 square feet)</i>
Proposed or Conditioned Potential^{3, 4}	----	62 Apartments
Max Trip Generator	ITE 210 Single Family Detached 10 Trips per DU	ITE 221 Apartment 5.44 Trips per DU
Maximum Trip Generation	120	158 (maximum potential) 337 (proposed potential)
Net Daily Trips:	<u>38</u> (maximum minus current) <u>217</u> (proposed minus current)	
Net PH Trips:	10 (3 In/7 Out) AM, 13(8 In/5 Out) PM (maximum) 22 (6 In/16 Out) AM, 27(16 In/11 Out) PM (proposed)	

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