



September 6, 2023

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

**RE: Northlake Boulevard Property aka Northlake Commercial - Revised
FLUA Amendment Policy 3.5-d Review
Round 2022-23-B**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Study for the proposed Future Land Use Amendment for the above-referenced project, revised August 17, 2023, 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:	SW corner of Burma Road and Northlake Boulevard intersection	
PCN:	00-43-42-19-00-000-3024	
Acres:	2.02 Acres	
	Current FLU	Proposed FLU
FLU:	Industrial (IND)	Commercial Low (CL)
Zoning:	Light Industrial (IL)	General Commercial (CG)
Density/ Intensity:	0.85 FAR	0.50 FAR
Maximum Potential:	Research and Development = 74,793 SF	Shop Plaza (40-150ksf) w/o Sup Market = 43,996 SF
Proposed Conditional Potential:	None	Shop Plaza (40-150ksf) w/o Sup Market = 40,513 SF
Proposed Potential (Zoning):	None	Retail = 5,500 SF Fast Food Restaurant + DT = 3,840 SF
Net Daily Trips:	983 (maximum – current) 839 (proposed conditional – current) 197 (proposed – current)	
Net PH Trips:	31 (19/12) AM, 116 (57/59) PM (maximum) 28 (16/12) AM, 105 (52/53) PM (proposed conditional) 77 (37/40) AM, 55 (30/25) PM (proposed)	

** Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.*

**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**

Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor
Maria G. Marino
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



Dr. Juan F. Ortega, P.E.
September 6, 2023
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 conditional potential** density shown above.

Please note the proposed amendment 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 with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to be "DS", is written over the printed name.

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\Northlake Boulevard Property aka Northlake Commercial - Revised.docx



NORTHLAKE BOULEVARD PROPERTY

PALM BEACH COUNTY, FLORIDA

CONTROL NUMBER 1973-00237

SCA 2023-022

FUTURE LAND USE ATLAS AMENDMENT POLICY 3.5-d TRAFFIC STUDY

**PREPARED FOR:
WGI, INC**

Prepared by:

JFO GROUP INC

COA Number 32276

6671 W Indiantown Road

Suite 50-324

Jupiter, FL 33458

Revised August 17, 2023

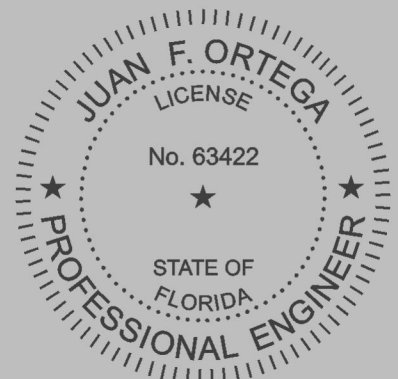
Revised February 16, 2023

Revised December 8, 2022

Revised November 3, 2022

Revised October 7, 2022

September 30, 2022



This Page Intentionally Left Blank

TABLE OF CONTENTS

SECTION	PAGE
1. PROJECT DESCRIPTION	1
2. CURRENT FUTURE LAND USE DESIGNATION	2
3. PROPOSED FUTURE LAND USE DESIGNATION	3
4. EXISTING/VESTED DEVELOPMENT	4
5. TRAFFIC IMPACT.....	6
6. TRAFFIC ANALYSIS	9
6.1 Test 2 – Five Year Analysis (2027)	9
6.2 Long Range Analysis (2045).....	10
7. CONCLUSION	14
Exhibit 1: Property Appraiser	
Exhibit 2: Survey & FLUA	
Exhibit 3: ITE & PBC Trip Generation Rates	
Exhibit 4: Five Year Road Program	
Exhibit 5: 2045 Volumes	
Exhibit 6: Active FLUA Amendments	
Exhibit 7: Development Potential Form	
Exhibit 8: FLUA Review Comments	

TABLE	PAGE
Table 1: Trip Generation Rates and Equations	2
Table 2: Trip Generation – Current Future Land Use	2
Table 3: Trip Generation – Proposed Future Land Use [Maximum Potential]	3
Table 4: Trip Generation – Proposed Future Land Use [Conditioned Potential] ..	3
Table 5: Trip Generation [Existing/Vested Development]	4
Table 6: Trip Generation [Site Plan]	5
Table 7: Test 2 Net Traffic Impact [Maximum Potential]	6
Table 8: Test 2 Net Traffic Impact [Conditioned Potential]	6
Table 9: 2045 Net Traffic Impact [Maximum Potential]	7
Table 10: 2045 Net Traffic Impact [Conditioned Potential]	7
Table 11: Test 2 – Five Year Analysis Significance [Maximum Potential]	10
Table 12: Test 2 – Five Year Analysis Significance [Conditioned Potential]	11
Table 13: Level of Service – 2045 Conditions [Maximum Potential]	13
Table 14: Level of Service – 2045 Conditions [Proposed Potential]	13

FIGURE	PAGE
Figure 1: Project Location	1
Figure 2: 2017 Aerial.....	4
Figure 3: Traffic Assignment	8

1. PROJECT DESCRIPTION

JFO Group Inc has been retained to evaluate the traffic impact for the proposed Future Land Use designation at the Northlake Boulevard Property. The purpose of this analysis is to evaluate the traffic impact of the proposed Future Land Use change to determine compliance with the *PBC – Future Land Use Atlas (FLUA) Amendment requirements*. This analysis includes Test 2 – Five Year Analysis (2027) and Long Range Analysis (2045).

There is a proposal for a Future Land Use change on ± 2.02 acres located on the south side of Northlake Boulevard, $\pm 1/2$ -mile east of I-95 in unincorporated Palm Beach County (PBC), Florida. There is a proposal to change the current Future Land Use from the current Industrial (IND) to Commercial Low (CL).



Figure 1: Project Location

Property Control Number associated with this project is 00-43-42-19-00-000-3024. Exhibit 1 includes a copy of the property data from the PBC Property Appraiser's office for the site while Exhibit 2 includes a copy of the latest survey and FLU designation. Figure 1 shows an aerial location of the site in relation to the transportation network.

2. CURRENT FUTURE LAND USE DESIGNATION

Project trip generation rates available from the 11th Edition of the ITE Trip Generation Manual and PBC Trip Generation Rates, dated July 25, 2022 were used to determine the project trip generation under the current and proposed Future Land Use designations. Table 1 shows the rates and equations used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. Exhibit 3 includes the latest Palm Beach County Trip Generation rates & equations and excerpts from the ITE Trip Generation Manual.

Table 1: Trip Generation Rates and Equations

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Research and Development	760	11.08	82%	18%	1.03	16%	84%	0.98
Shop Plaza (40-150ksf) w/out SpMrkt	821	67.52	62%	38%	1.73	49%	51%	5.19
Strip Retail Plaza (<40ksf)	822	54.45	60%	40%	2.36	50%	50%	6.59
Automobile Parts & Service	943	16.60	72%	28%	1.91	39%	61%	2.06

The Current Future Land Use and Zoning designations would allow a maximum of 74,793¹ SF of Research and Development uses. Table 2 summarizes Daily, AM and PM peak trip generation potential under the Current Future Land Use and Zoning designations. According to Table 2, the net Daily, AM and PM trips potentially generated due to the Current Future Land Use designation are 829, 77 (63 In/14 Out), and 73 (12 In/61 Out) 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
Research and Development	74,793 SF	829	63	14	77	12	61	73

¹ 2.02 Acres X 43,560 SF X 0.85 FAR

3. ROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current Industrial (IND) to Commercial Low (CL). The proposed Future Land Use designation for the site would allow a maximum of 43,996¹ SF of Retail uses. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity for the Proposed Future Land Use. Similarly, Table 4 includes the trip generation for the proposed Conditioned Potential.

Table 3: Trip Generation – Proposed Future Land Use [Maximum Potential]

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Shop Plaza (40-150ksf) w/out Sup Market	43,996 SF	2,971	47	29	76	112	116	228
Pass-By	39%	(1,159)	(18)	(12)	(30)	(44)	(45)	(89)
Net Traffic		1,812	29	17	46	68	71	139

According to Table 4, the net Daily, AM and PM trips potentially generated due to the Proposed Future Land Use designation under the proposed Conditioned Potential are 1,668, 43 (26 In/17 Out), and 128 (63 In/65 Out) trips respectively.

Table 4: Trip Generation – Proposed Future Land Use [Conditioned Potential]

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Shop Plaza (40-150ksf) w/out Sup Market	40,513 SF	2,735	43	27	70	103	107	210
Pass-By	39%	(1,067)	(17)	(10)	(27)	(40)	(42)	(82)
Net Traffic		1,668	26	17	43	63	65	128

¹ 2.02 Acres X 43,560 SF X 0.50 FAR

4. EXISTING/VESTED/PROPOSED DEVELOPMENT

According to the Property Appraiser, there is a 5,500 SF retail building on the eastern portion of the site and a 5,000 SF auto body shop on the western portion of the site. Exhibit 1 includes a copy of the property data from the PBC Property Appraiser's office. Figure 2 includes a 2017 aerial of the subject site.



Figure 2: 2017 Aerial

According to Table 5, the net Daily, AM and PM peak hour trips potentially generated due to the existing development are 194, 15 (10 In/5 Out) and 23 (11 In/12 Out) trips, respectively.

Table 5: Trip Generation [Existing/Vested Development]

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Retail	5,500 SF	299	8	5	13	18	18	36
Automobile Parts & Service	5,000 SF	83	7	3	10	4	6	10
Σ		382	15	8	23	22	24	46
Pass-By Retail	63%	(188)	(5)	(3)	(8)	(11)	(12)	(23)
Net Existing Traffic		194	10	5	15	11	12	23

The proposed project will be submitted concurrently for rezoning and site plan approvals where the project will be proposing to replace the 5,000 SF Automobile Parts & Service with a 3,840 SF Fast-Food Restaurant with Drive-Through Window. Table 6 summarizes the net Daily, AM, and PM peak trips potentially generated by the existing and proposed development. According to Table 6, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 832, 77 (37 In/40 Out) and 55 (30 In/25 Out) trips respectively.

Table 6: Trip Generation [Site Plan]

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING DEVELOPMENT								
Retail	5,500 SF	299	8	5	13	18	18	36
Automobile Parts & Service	5,000 SF	83	7	3	10	4	6	10
Σ		382	15	8	23	22	24	46
Pass-By Retail	63%	(188)	(5)	(3)	(8)	(11)	(12)	(23)
Net Existing Traffic		194	10	5	15	11	12	23
PROPOSED DEVELOPMENT								
Retail	5,500 SF	299	8	5	13	18	18	36
Fast Food Restaurant + DT	3,840 SF	1,795	87	84	171	66	61	127
Σ		2,094	95	89	184	84	79	163
Pass-By								
Retail	63%	188	5	3	8	11	12	23
Fast Food Restaurant + DT	49%	880	43	41	84	32	30	62
Σ		(1,068)	(48)	(44)	(92)	(43)	(42)	(85)
Net Proposed Traffic		1,026	47	45	92	41	37	78
Net Impact		832	37	40	77	30	25	55

5. TRAFFIC IMPACT

Table 7 shows a comparison of the trip generation between the existing development and the Maximum Intensity under the proposed FLU designation while Table 8 includes a comparison between the existing development and the Conditioned Potential.

Table 7: Test 2 Net Traffic Impact [Maximum Potential]

	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Existing Development	194	10	5	15	11	12	23
Maximum Potential	1,812	29	17	46	68	71	139
Net New Trips	1,618	19	12	31	57	59	116

Table 8: Test 2 Net Traffic Impact [Conditioned Potential]

	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Existing Development	194	10	5	15	11	12	23
Conditioned Potential	1,668	26	17	43	63	65	128
Net New Trips	1,474	16	12	28	52	53	105

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 7, a 2-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis for the Conditioned Potential allowed under the ULDC.

Table 9 shows a comparison of the trip generation between the Maximum Intensity under the existing and proposed FLU designation while Table 10 shows a comparison of the trip generation between the Maximum Intensity under the existing and the Proposed Intensity under the proposed FLU designation.

Table 9: 2045 Net Traffic Impact [Maximum Potential]

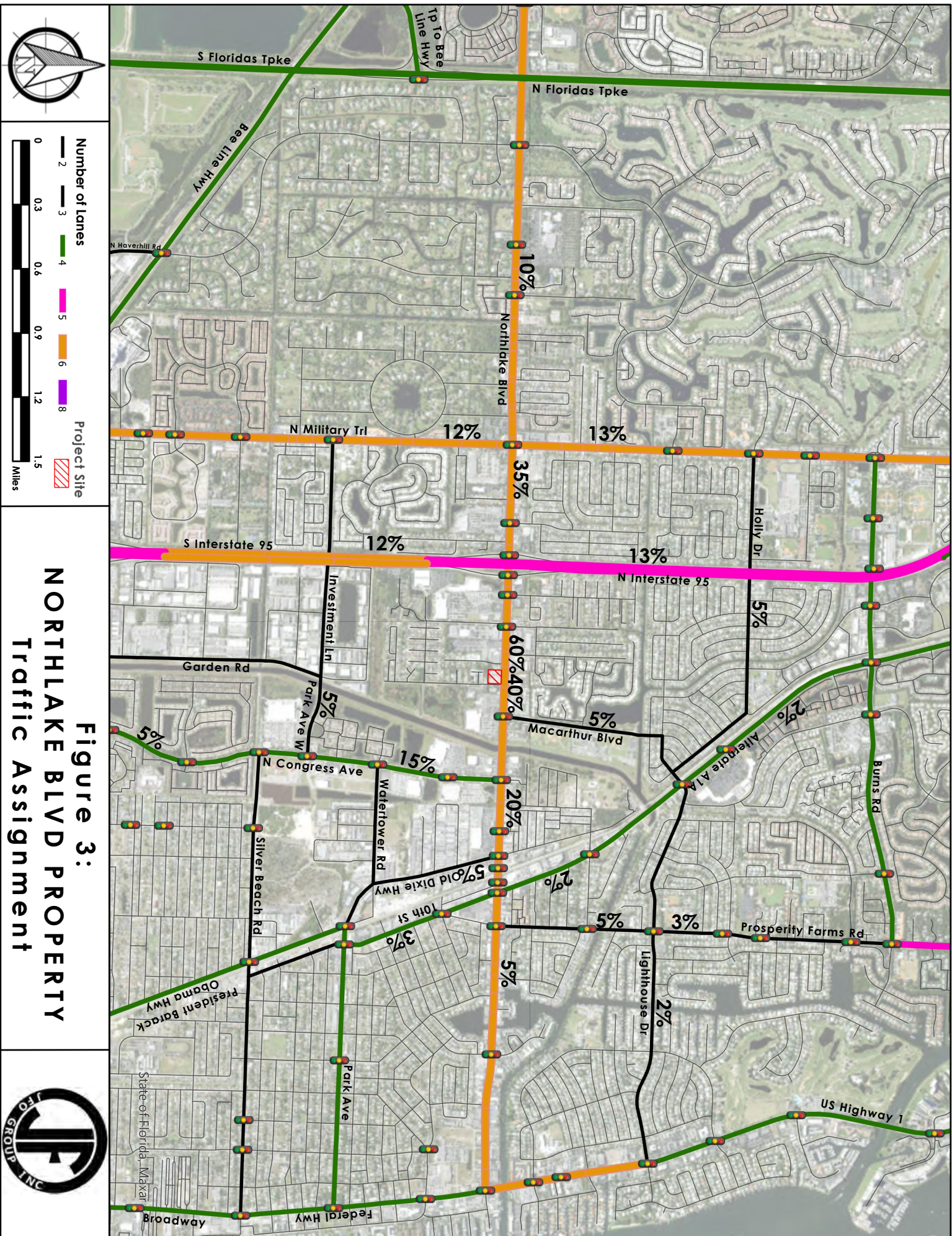
Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	829	63	14	77	12	61	73
Maximum Potential	1,812	29	17	46	68	71	139
Net New Trips	983	(34)	3	(31)	56	10	66

Table 10: 2045 Net Traffic Impact [Conditioned Potential]

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	829	63	14	77	12	61	73
Conditioned Potential	1,668	26	17	43	63	65	128
Net New Trips	839	(37)	3	(34)	51	4	55

Furthermore, given the net trip generation characteristics from Table 9 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 allowed under the proposed FLU.

Trip distribution and assignment incorporates the characteristics of the proposed maximum intensity and the surrounding network configuration. Figure 3 includes project trip distribution on all roadway links included within a 2-mile RDI for the proposed land use.



6. TRAFFIC ANALYSIS

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

6.1 Test 2 – Five Year Analysis (2027)

Test 2 directs to compare the peak hour directional traffic volumes on each significant Link to the thresholds in *Table 12.B.2.C-4, 2A: LOS E Link Service Volumes*. If total traffic is equal to or lower than the thresholds, the project shall pass. Table 11 determines these significance levels for the Maximum Intensity allowed under the proposed FLUA category.

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 8, a 2-mile Radius of Development Influence needs to be considered for **Test 2** traffic impact analysis of the Maximum Intensity. Links included within the RDI with more than three percent (3%) of the adopted LOS thresholds and links outside the RDI where net trips are greater than five percent (5%), as defined in *Table 12.B.C-4 2A: LOS E Link Service Volumes, Peak Hour Traffic*, shall meet the adopted LOS.

Link analyses shall be carried out at the end of the fifth year of the *Florida Department of Transportation (FDOT) Five-Year Transportation Improvement Program* in effect at the time of traffic analysis submittal. The road network assumed in this analysis shall be the existing road network, and 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, *PBC - Five-Year Transportation Improvement Program* adopted on July 12, 2022 shows improvements on Congress Ave, N. of Northlake Blvd. See Exhibit 4.

As shown in Table 11, all links within the RDI have an impact of less than three percent (3%). **Test 2** has been met.

Table 11: Test 2 – Five Year Analysis Significance [Maximum Potential]

Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic	Traffic Impact
Holly Dr	Military Trl	McArthur Blvd	2	0	1.48	0.00	Class I	880	5%	3	0.34%
Northlake Blvd	Beeline Hwy	Ryder Cup Blvd	6D	1	0.94	1.06	Class I	2,940	5%	3	0.10%
Northlake Blvd	Ryder Cup Blvd	Ballen Isles Dr	6D	5	2.26	2.21	Class II	2,680	5%	3	0.11%
Northlake Blvd	Steeplechase Dr	Military Tr	6D	1	0.30	2.21	Class II	2,680	10%	6	0.22%
Northlake Blvd	Military Tr	I-95	6D	2	0.52	3.85	Class II	2,680	35%	21	0.78%
Northlake Blvd	I-95	Site	6D	4	0.96	4.17	Class II	2,680	60%	35	1.31%
Northlake Blvd	Site	Congress Ave	6D	2	1.01	1.98	Class II	2,680	40%	24	0.90%
Northlake Blvd	Congress Ave	SR 811	6D	6	0.53	11.32	Class II	2,680	20%	12	0.45%
Northlake Blvd	SR 811	Prosperity Farms Rd	6D	1	0.16	6.25	Class II	2,680	10%	6	0.22%
Northlake Blvd	Prosperity Farms Rd	Southwind Dr	6D	2	1.23	1.63	Class I	2,940	5%	3	0.10%
Northlake Blvd	Southwind Dr	US-1	6D	1	1.55	1.63	Class I	2,940	5%	3	0.10%
Investment Ln	Military Tr	Congress Ave	2	1	1.48	0.68	Class I	880	5%	3	0.34%
Military Trl	Blue Heron Blvd	Investment Lane	6D	4	1.14	3.51	Class II	2,680	7%	4	0.15%
Military Trl	Investment Ln	Northlake Blvd	6D	1	0.84	1.19	Class I	2,940	12%	7	0.24%
Military Trl	Northlake Blvd	Holly Dr	6D	2	1.13	1.77	Class I	2,940	13%	8	0.27%
Military Trl	Holly Dr	PGA Blvd	6D	3	1.14	2.63	Class II	2,680	8%	5	0.19%
I-95	Blue Heron Blvd	Northlake Blvd	10X	0	2.00	0.00	Uninter	10,580	12%	7	0.07%
I-95	Northlake Blvd	PGA Blvd	10X	0	2.37	0.00	Uninter	10,580	13%	8	0.08%
Mc Arthur Blvd	Northlake Blvd	Holly Dr	2	0	0.80	0.00	Class I	880	5%	3	0.34%
Congress Ave	Blue Heron Blvd	Silverbeach Rd	4D	2	0.88	2.27	Class II	1,770	5%	3	0.17%
Congress Ave	Silverbeach Rd	Northlake Blvd	4D	4	1.14	3.51	Class II	1,770	15%	9	0.51%
Old Dixie Hwy	Silver Beach Rd	Park Ave	4D	1	0.44	2.27	Class II	1,770	5%	3	0.17%
Old Dixie Hwy	Park Ave	Northlake Blvd	3	2	0.78	2.56	Class II	810	5%	3	0.37%
10th Street	Park Ave	Northlake Blvd	4D	2	0.75	2.67	Class II	1,770	3%	2	0.11%
SR-811	Northlake Blvd	Lighthouse Dr	4D	2	0.97	2.06	Class II	1,770	2%	1	0.06%
SR-811	Lighthouse Dr	Burns Rd	4D	2	1.06	1.89	Class I	1,960	2%	1	0.05%
Prosperity Farms Rd	Northlake Blvd	Lighthouse Dr	3	2	0.74	2.70	Class II	2,120	5%	3	0.14%

RDI: 2-Mile. PM OUT: 59 Trips.

Table 12: Test 2 – Five Year Analysis Significance [Conditioned Potential]

Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic	Traffic Impact
Holly Dr	Military Trl	McArthur Blvd	2	0	1.48	0.00	Class I	880	5%	3	0.34%
Northlake Blvd	Beeline Hwy	Ryder Cup Blvd	6D	1	0.94	1.06	Class I	2,940	5%	3	0.10%
Northlake Blvd	Ryder Cup Blvd	Ballen Isles Dr	6D	5	2.26	2.21	Class II	2,680	5%	3	0.11%
Northlake Blvd	Steeplechase Dr	Military Tr	6D	1	0.30	2.21	Class II	2,680	10%	5	0.19%
Northlake Blvd	Military Tr	I-95	6D	2	0.52	3.85	Class II	2,680	35%	19	0.71%
Northlake Blvd	I-95	Site	6D	4	0.96	4.17	Class II	2,680	60%	32	1.19%
Northlake Blvd	Site	Congress Ave	6D	2	1.01	1.98	Class II	2,680	40%	21	0.78%
Northlake Blvd	Congress Ave	SR 811	6D	6	0.53	11.32	Class II	2,680	20%	11	0.41%
Northlake Blvd	SR 811	Prosperity Farms Rd	6D	1	0.16	6.25	Class II	2,680	10%	5	0.19%
Northlake Blvd	Prosperity Farms Rd	Southwind Dr	6D	2	1.23	1.63	Class I	2,940	5%	3	0.10%
Northlake Blvd	Southwind Dr	US-1	6D	1	1.55	1.63	Class I	2,940	5%	3	0.10%
Investment Ln	Military Tr	Congress Ave	2	1	1.48	0.68	Class I	880	5%	3	0.34%
Military Trl	Blue Heron Blvd	Investment Lane	6D	4	1.14	3.51	Class II	2,680	7%	4	0.15%
Military Trl	Investment Ln	Northlake Blvd	6D	1	0.84	1.19	Class I	2,940	12%	6	0.20%
Military Trl	Northlake Blvd	Holly Dr	6D	2	1.13	1.77	Class I	2,940	13%	7	0.24%
Military Trl	Holly Dr	PGA Blvd	6D	3	1.14	2.63	Class II	2,680	8%	4	0.15%
I-95	Blue Heron Blvd	Northlake Blvd	10X	0	2.00	0.00	Uninter	10,580	12%	6	0.06%
I-95	Northlake Blvd	PGA Blvd	10X	0	2.37	0.00	Uninter	10,580	13%	7	0.07%
Mc Arthur Blvd	Northlake Blvd	Holly Dr	2	0	0.80	0.00	Class I	880	5%	3	0.34%
Congress Ave	Blue Heron Blvd	Silverbeach Rd	4D	2	0.88	2.27	Class II	1,770	5%	3	0.17%
Congress Ave	Silverbeach Rd	Northlake Blvd	4D	4	1.14	3.51	Class II	1,770	15%	8	0.45%
Old Dixie Hwy	Silver Beach Rd	Park Ave	4D	1	0.44	2.27	Class II	1,770	5%	3	0.17%
Old Dixie Hwy	Park Ave	Northlake Blvd	3	2	0.78	2.56	Class II	810	5%	3	0.37%
10th Street	Park Ave	Northlake Blvd	4D	2	0.75	2.67	Class II	1,770	3%	2	0.11%
SR-811	Northlake Blvd	Lighthouse Dr	4D	2	0.97	2.06	Class II	1,770	2%	1	0.06%
SR-811	Lighthouse Dr	Burns Rd	4D	2	1.06	1.89	Class I	1,960	2%	1	0.05%
Prosperity Farms Rd	Northlake Blvd	Lighthouse Dr	3	2	0.74	2.70	Class II	2,120	5%	3	0.14%

RDI: 2-Mile. PM OUT: 53 Trips.

6.2 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, revised on September 18, 2020. Exhibit 5 includes excerpts from the 2045 LRTP for the first accessible link. Adjusted¹ traffic volumes from the Palm Beach TPA were used in this analysis. Exhibit 6 includes Active FLUA amendments in the area.

Table 13 shows the 2045 impact for the Maximum Intensity under the proposed FLU designation while Table 14 shows the 2045 impact for the Conditioned Potential under the proposed FLU designation. As shown in Table 14, the Conditioned Potential under the Proposed Future Land Use change will not generate 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:

$$\text{if } \frac{2015 \text{ Observed}}{2015 \text{ Model}} > 0.8 \text{ and } \frac{2015 \text{ Observed}}{2015 \text{ Model}} < 1.2,$$

$$\text{then } 2045 \text{ Adjusted} = \frac{2045 \text{ Model}}{2015 \text{ Model}} \times 2015 \text{ Observed}$$

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

Table 13: Level of Service – 2045 Conditions [Maximum Potential]

Road	From	To	Lanes	Capacity	2045 Daily Volume ¹	Active FLUAs ²	Traffic Assignment	Project Traffic	Total Traffic	V/C	% Impact	Significant Impact? ³	Meets LOS 'D'?
Northlake Blvd	I-95	Site	6	50,300	73,800	153	60.0%	590	74,543	1.48	1.173%	YES	NO
	Site	Congress Ave				153	40.0%	393	74,346	1.48	0.781%	NO	NO

Net Daily Traffic: 983

Table 14: Level of Service – 2045 Conditions [Conditioned Potential]

Road	From	To	Lanes	Capacity	2045 Daily Volume ¹	Active FLUAs ²	Traffic Assignment	Project Traffic	Total Traffic	V/C	% Impact	Significant Impact? ³	Meets LOS 'D'?
Northlake Blvd	I-95	Site	6	50,300	73,800	153	60.0%	503	74,456	1.48	1.000%	NO	-
	Site	Congress Ave				153	40.0%	336	74,289	1.48	0.668%	NO	-

Net Daily Traffic: 839

¹ 2045 volumes are included in Exhibit 5.

² Americo Center (SCA 2021-018). See Exhibit 6.

³ 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.

7. CONCLUSION

There is a proposal for a Future Land Use change designation on ±2.02 acres located on the south side of Northlake Boulevard, ±1/2-mile east of I-95 in unincorporated Palm Beach County (PBC), Florida. The proposal is to change the current Future Land Use from the current Industrial (IND) to Commercial Low (CL).

The current IND Future Land Use allows 74,793¹ SF of Research and Development uses. The proposed CL Future Land Use change would allow a maximum density and intensity of 43,996² SF of General Commercial uses. In order to meet Policy 3.5-d, the project is proposing a maximum Conditioned Potential of 40,513 SF of General Commercial uses or 839 Net Daily Trips.

Under the Site Plan amendment process, the project will be proposing to replace a 5,000 SF Automobile Parts & Service building with a 3,840 SF Fast-Food Restaurant with Drive-Through Window which will be expected to generate 832 net daily trips.

Exhibit 7 includes a copy of Part A and B of the Development Potential Form – Future Land Use Atlas Amendment Application.

The proposed changes to the Northlake Boulevard Property project have been evaluated following *FLUE 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* subject to a Conditioned Potential of 40,513 SF of General Commercial uses or 839 Net Daily Trips.

¹ 2.02 Acres X 43,560 SF X 0.85 FAR

² 2.02 Acres X 43,560 SF X 0.50 FAR

Exhibit 1: Property Appraiser

This Page Intentionally Left Blank

Property Detail

Location Address3540 NORTHLAKE BLVD

MunicipalityUNINCORPORATED

Parcel Control Number00-43-42-19-00-000-3024

Subdivision

Official Records Book33822Page587

Sale DateAUG-2022

Legal Description19-42-43, N 367 FT OF ELY 331.69 FT OF NE 1/4 OF NE 1/4 OF NW 1/4 (LESS E 30 FT & N 75 FT RD R/WS)

Owner Information

Owners

Mailing address

3540 NORTHLAKE LP

360 S ROSEMARY AVE STE 400
WEST PALM BEACH FL 33401 6052

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2022	\$4,800,000	33822 / 00587	WARRANTY DEED	3540 NORTHLAKE LP
MAY-2012	\$1,900,000	25233 / 01079	WARRANTY DEED	TREASURES FOR HOPE INC
MAY-2003	\$2,000,000	15251 / 00423	DEED OF TRUST	JMN PROPERTIES LLC
MAY-2003	\$0	15251 / 00413	WARRANTY DEED	GROOT WILLIAM TR

Exemption Information

Applicant/Owner	Year	Detail
	2022	

Property Information

Number of Units0

*Total Square Feet12624

Acres2.0098

Use Code1200 - STORE/OFFICE/RESIDENTIAL

ZoningIL - Light Industrial (00-UNINCORPORATED)

Appraisals

Tax Year	2022 P	2021	2020
Improvement Value	\$722,908	\$598,637	\$591,057
Land Value	\$1,744,792	\$1,495,286	\$1,495,286
Total Market Value	\$2,467,700	\$2,093,923	\$2,086,343

P = Preliminary

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2022 P	2021	2020
Assessed Value	\$2,303,315	\$2,093,923	\$2,086,343
Exemption Amount	\$1,391,202	\$1,264,729	\$1,260,151
Taxable Value	\$912,113	\$829,194	\$826,192

Taxes

Tax Year	2022 P	2021	2020
Ad Valorem	\$15,783	\$14,402	\$14,491
Non Ad Valorem	\$3,548	\$3,359	\$3,273
Total tax	\$19,331	\$17,761	\$17,764

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

Property Detail

Parcel Control Number:00-43-42-19-00-000-3024

Location Address:3540 NORTHLAKE BLVD

Owners:3540 NORTHLAKE LP

Mailing Address:360 S ROSEMARY AVE STE 400,WEST PALM BEACH FL 33401 6052

Last Sale:AUG-2022

Book/Page#:33822 / 587

Price:\$4,800,000

Property Use Code:1200 - STORE/OFFICE/RESIDENTIAL

Zoning:IL - Light Industrial (00-UNINCORPORATED)

Legal Description:19-42-43, N 367 FT OF ELY 331.69 FT OF NE 1/4 OF NE 1/4 OF NW 1/4 (LESS E 30 FT & N 75 FT RD R/WS)

Total SF:12624

Acres2.0098

2022 Values (Preliminary)

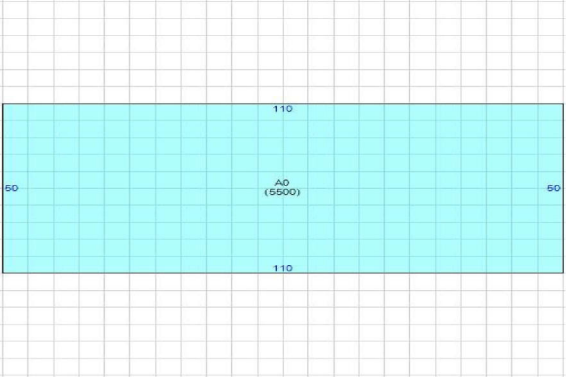
2022 Taxes (Preliminary)

Improvement Value	\$722,908	Ad Valorem	\$15,783
Land Value	\$1,744,792	Non Ad Valorem	\$3,548
Total Market Value	\$2,467,700	Total Tax	\$19,331
Assessed Value	\$2,303,315	2022 Qualified Exemptions	
Exemption Amount	\$1,391,202	Applicants	
Taxable Value	\$912,113		

All values are as of January 1st each year.

Building Footprint (Building 1)

Subarea and Square Footage (Building 1)



Description	Area Sq. Footage
DISCOUNT DEPARTMENT STORE	5500
Total Square Footage : 5500	

Extra Features

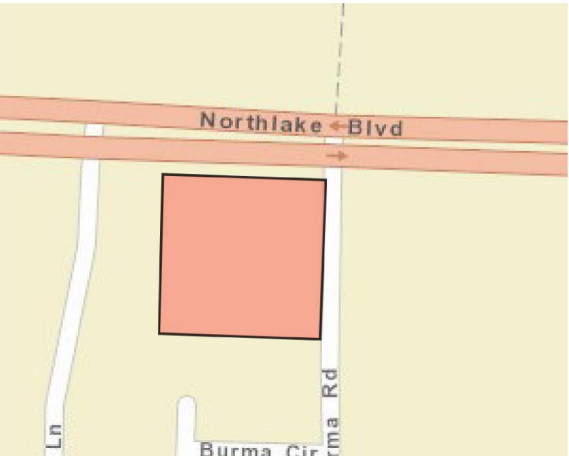
Description	Year Built	Unit
Fence- Chain Link 6ft #11 Gaug	1969	716
Paving- Asphalt	1969	64670
Shelter Picnic	1968	4600

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

Structural Details (Building 1)

MAP

Description	
1. Year Built	1969
2. DISCOUNT DEPT STORE	5500



Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA9/23/2022

Tangible Property Information

Account Name(DBA) DAVES AUTO BODY INC
Location Address 3550 NORTHLAKE BLVD
Municipality LAKE PARK
Account Number 004307
Parcel Control Number 00-43-42-19-00-000-3024
NAICS 811121 - Automotive Body, Paint& Interior Rep
Mailing Address 3550 3550 NORTHLAKE BLVD BLVD
LAKE PARK FL 33403 1626

Return filing Information

Tax Year 2022
Return File Date: 1/21/2022

Assessed and Taxable Values

Tax Year	2022 P	2021	2020
Assessed Value	\$38,304	\$38,304	\$38,304
Exemption Amount	\$25,000	\$25,000	\$25,000
Penalty	\$0	\$0	\$0
Taxable Value	\$13,304	\$13,304	\$13,304

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

Taxes

Tax Year	2022 P	2021	2020
Ad Valorem Taxes	\$224	\$231	\$233

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

Property Information

Owner Name: 3540 NORTHLAKE LP
Parcel Control Number: 00-43-42-19-00-000-3024
Location Address: 3540 NORTHLAKE BLVD

Structural Details

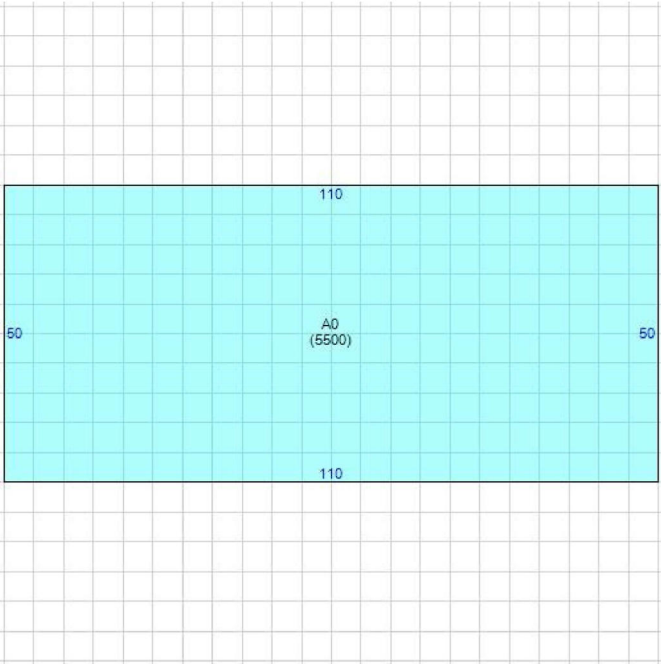
Structural Element for Building 1

1. Year Built1969
2. DISCOUNT DEPT STORE5500

Subarea and Sq. Footage for Building 1

Code Description	Sq. Footage
DISCOUNT DEPARTMENT STORE	5500
Total Square Footage : 5500	

Sketch for Building 1



Extra Feature

Description	Year Built	Units
Fence- Chain Link 6ft #11 Gaug	1969	716
Paving- Asphalt	1969	64670
Shelter Picnic	1968	4600

Unit may represent the perimeter, square footage, linear footage, total number or other measurement of the feature depending on the feature described.

Land Details

Land Line #	Description	Zoning	Sq. Footage	Acres
1.	INDUSTRIAL	IL	87546	2.0098

Property Information

Owner Name: 3540 NORTHLAKE LP

Parcel Control Number: 00-43-42-19-00-000-3024

Location Address: 3540 NORTHLAKE BLVD

Structural Details

Structural Element for Building 2

1. Year Built1968

2. WAREHOUSE STORAGE2124

Subarea and Sq. Footage for Building 2

Code Description	Sq. Footage
WAREHOUSE	2124
Total Square Footage : 2124	

Sketch for Building 2

Extra Feature

Description	Year Built	Units
-------------	------------	-------

Land Details

Property Information

Owner Name: 3540 NORTHLAKE LP

Parcel Control Number: 00-43-42-19-00-000-3024

Location Address: 3540 NORTHLAKE BLVD

Structural Details

Structural Element for Building 4

1. Year Built1966

2. AUTO SERVICE GARAGE5000

Subarea and Sq. Footage for Building 4

Code Description	Sq. Footage
AUTO REPAIR/SERVICE CENTER	3528
OFFICES	1472
Total Square Footage : 5000	

Sketch for Building 4

Extra Feature

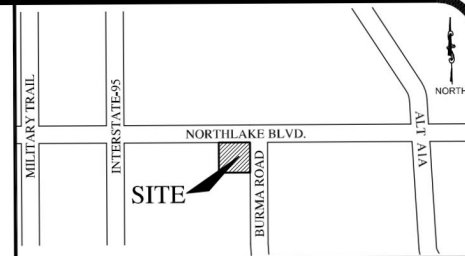
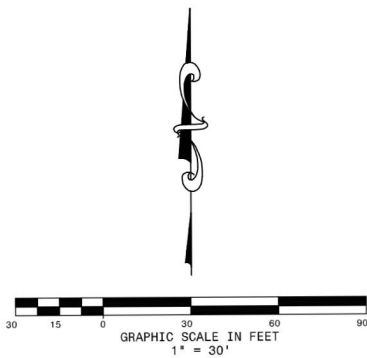
Description	Year Built	Units
-------------	------------	-------

Land Details

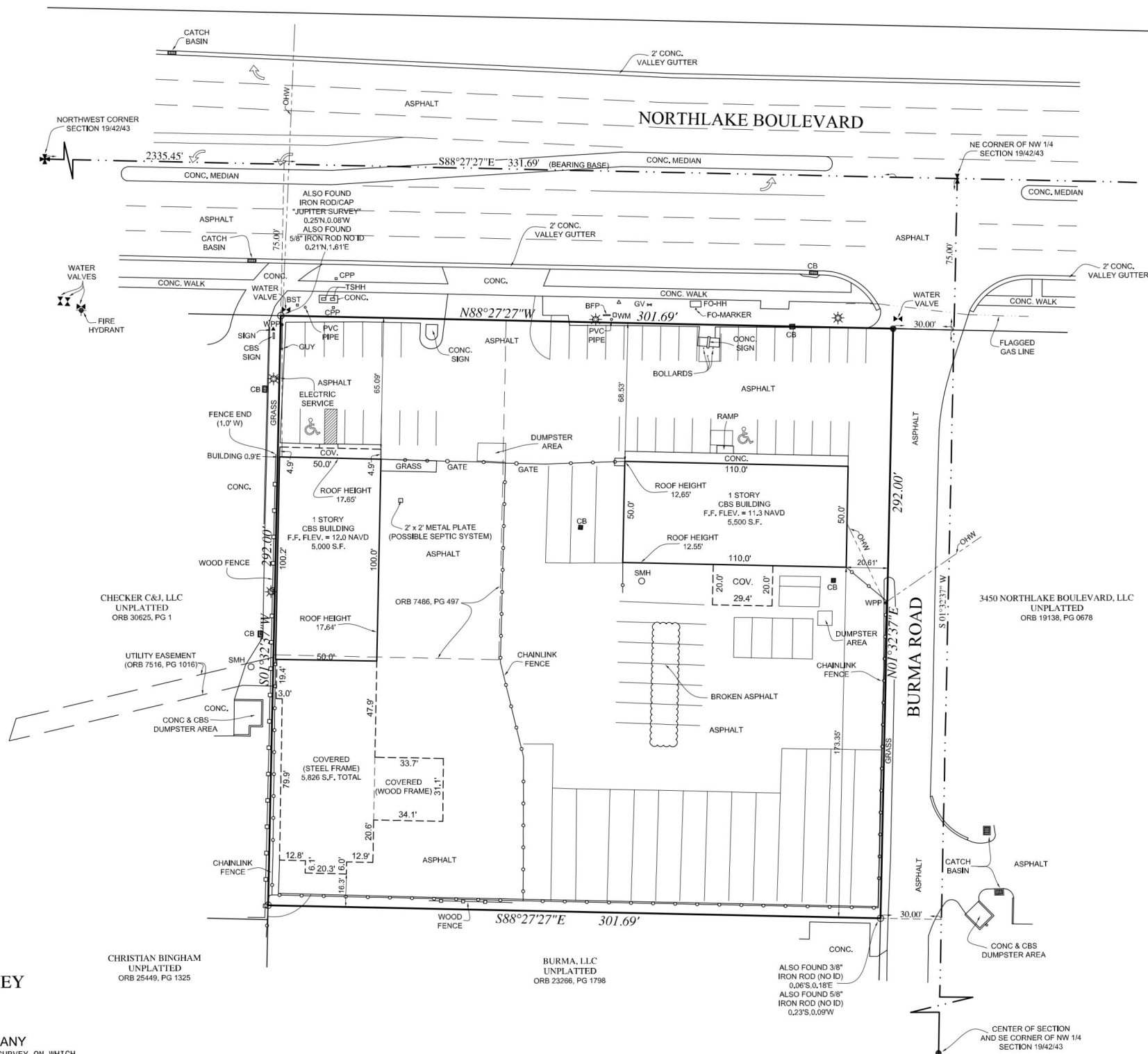
This Page Intentionally Left Blank

Exhibit 2: Survey & FLUA

This Page Intentionally Left Blank



- LEGEND**
- SET MAG/NAIL & DISC *LB 8130*
 - FOUND 5/8" IRON ROD/CAP *LB 2799*
 - WPP WOOD POWER POLE
 - CPP CONC. POWER POLE
 - CL CENTERLINE
 - P.C. POINT OF CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - COV. COVERED
 - CONC. CONCRETE
 - ELEV. ELEVATION
 - F.F. FINISH FLOOR
 - FP&L FLORIDA POWER & LIGHT
 - WM WATER METER
 - FH FIRE HYDRANT
 - BFP BACK FLOW PREVENTOR
 - CBS CONCRETE BLOCK STRUCTURE
 - SSCO SANITARY SEWER CLEAN-OUT
 - BST BELLSOUTH TELEPHONE
 - CTV CABLE TELEVISION
 - CHB CHORD BEARING
 - CHD CHORD DISTANCE
 - D DELTA ANGLE
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - ★ LIGHT POLE
 - ★ 20.0' EXISTING ELEVATION
 - CB CATCH BASIN
 - SMH SANITARY MANHOLE
 - TSHH TRAFFIC SIGNAL HANDHOLE
 - BFP BACK FLOW PREVENTOR
 - OHV OVER HEAD WIRE
 - ORB OFFICIAL RECORD BOOK
 - S.F. SQUARE FEET
 - FO FIBER OPTIC
 - HH HANDHOLE



LEGAL DESCRIPTION

THE EAST 331.69 FEET OF THE NORTH 367 FEET OF THE EAST ONE-HALF (E-1/2) OF THE NORTHWEST ONE-QUARTER (NE-1/4) OF THE NORTHWEST ONE-QUARTER (NE-1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE EAST 30 FEET AND THE NORTH 75 FEET FOR ROAD RIGHTS OF WAY.

SURVEYOR'S NOTES:

- I HAVE REVIEWED THE WESTCOR LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 101-10389929, EFFECTIVE DATE JULY 17, 2022 AT 8:00 A.M. AND FIND THAT ALL EASEMENTS AND SURVEY MATTERS CONTAINED THEREIN ARE SHOWN ON THIS BOUNDARY SURVEY.
- BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF SOUTH 88°27'27" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. ALL OTHER BEARINGS SHOWN HEREON ARE REFERENCED THERETO.
- ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD, 1988 DATUM, REFERENCE BENCHMARK N.G.S. VERTICAL DATA POINT V 402 (DESIGNATION), AD8025 (PID), ELEVATION 16.71.
- GROSS LAND AREA OF SUBJECT PROPERTY CONTAINS 2.022 ACRES OR 88,093 SQUARE FEET, MORE OR LESS.
- NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND IMPROVEMENTS OR FEATURES OTHER THAN THOSE SHOWN HEREON. SUBSURFACE ENCROACHMENTS, IF ANY, WERE NOT DETERMINED.
- BUILDING TIES AND BUILDING DIMENSIONS SHOWN HEREON SHOULD NOT BE USED FOR THE PURPOSE OF DETERMINING THE PLACEMENT OF FUTURE IMPROVEMENTS.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", COMMUNITY-PANEL NUMBER 12099C0387F OCTOBER 5, 2017.
- ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, WHICH MAY AFFECT THIS PARCEL HAVE NOT BEEN LOCATED.
- TREES, SHRUBBERY AND OTHER VEGETATION, IF ANY, HAVE NOT BEEN LOCATED.
- ADDRESS: 3540 NORTHLAKE BOULEVARD PALM BEACH GARDENS FL 33403.
- ROOF HEIGHTS ARE FROM FINISHED FLOOR.
- PROPERTY CONTAINS:
 - 2 DISABLED PARKING SPACES
 - 43 REGULAR PARKING SPACES
 - 23 TRUCK PARKING SPACES

ALTA /NSPS LAND TITLE SURVEY

3540 NORTHLAKE LP
KELLEY KRONENBERG, PA
VYLLA TITLE,LLC

WESTCOR LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 1, 2022.

Gregory T
Tucker

Digitally signed by Gregory T
Tucker
Date: 2022.08.25 17:23:12
+04'00'

GREGORY T. TUCKER
LEGACY SURVEYING and MAPPING, INC.
FLORIDA LAND SURVEYOR NO. 6147

AUGUST 25, 2022
DATE OF MAP

THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR DIGITAL SIGNATURE.

WESTCOR LAND TITLE INSURANCE COMPANY
FILE NO. 101-10389929
COMMITMENT DATE: JULY 17, 2022 @ 8:00 A.M.
SCHEDULE B II EXCEPTIONS

ITEM NUMBER	DESCRIPTION
14	Official Record Book 2517, Page 1278; Agreement
15	Official Record Book 7486, Page 497; Lease
16	Official Record Book 22953, Page 1631; Notice of Lien Rights
17	Official Record Book 1373, Page 414; Quit Claim Deed

REVISED TITLE COMMITMENT 08/25/2022

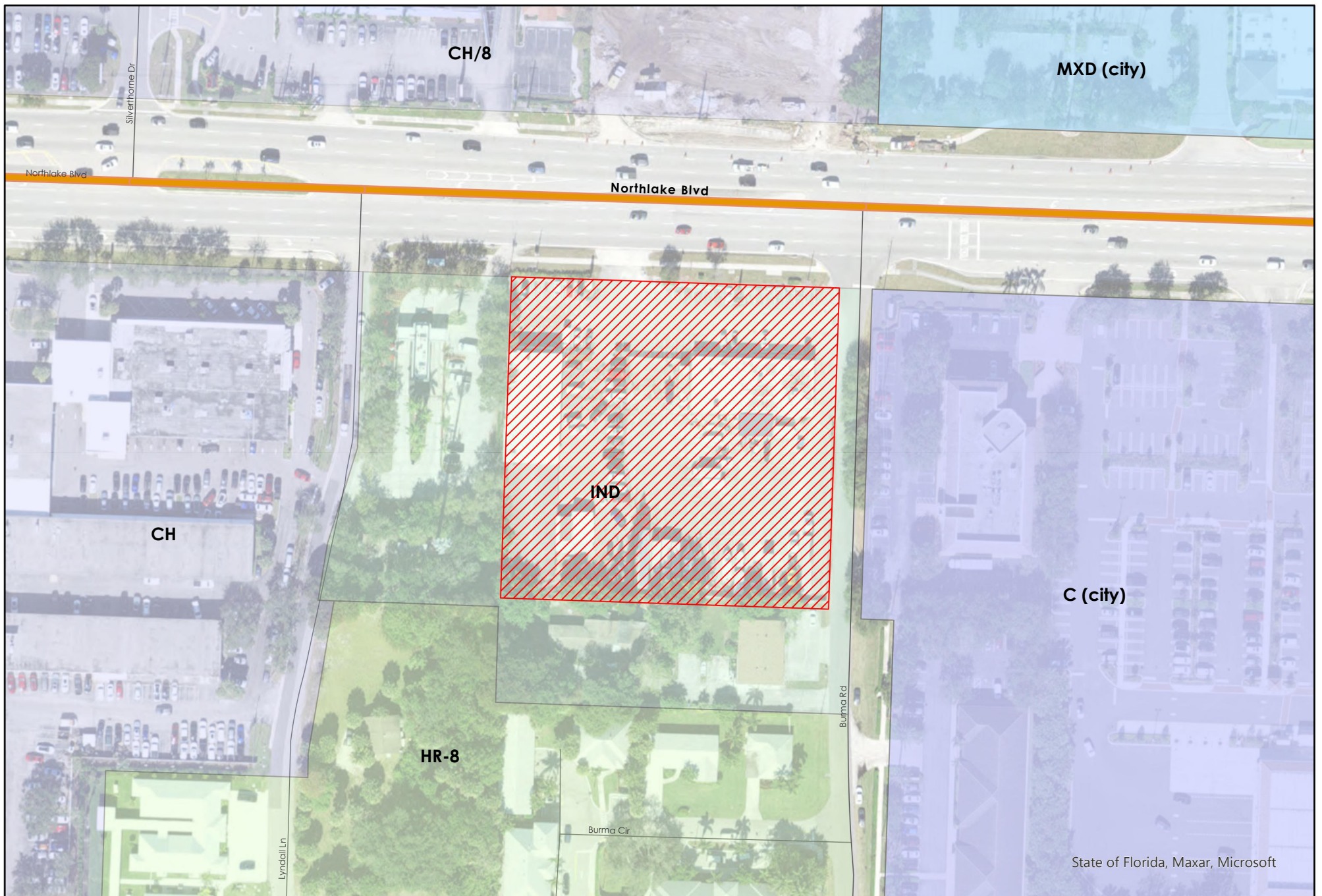
Legacy
Surveying and Mapping, Inc.

1530 CYPRESS DRIVE, UNIT H
JUPITER, FL, 33456
Phone: (561) 746-8424
BUSINESS LICENSE: LB# 8130

DATE: 4/12/2022
SCALE: 1" = 30'
DRAWN BY: R.M.

PROJECT: 08-054 NORTHLAKE COM PARK
DAILEY: 08-054
DRAWING No.: 22-033

WORK ORDER NO.: 22-033



Project Site



EXHBIT: FUTURE LAND USE NORTHLAKE BLVD PROPERTY



Exhibit 3: ITE & PBC Trip Generation Rates

This Page Intentionally Left Blank

Land Use: 760

Research and Development Center

Description

A research and development center is a facility or group of facilities devoted almost exclusively to research and development activities. The range of specific types of businesses contained in this land use category varies significantly. Research and development centers may contain offices and light fabrication areas. General office building (Land Use 710), corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), office park (Land Use 750), and business park (Land Use 770) are related uses.

Additional Data

The average numbers of person trips per vehicle trip at the 11 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.4 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.4 during Weekday, AM Peak Hour of Generator
- 1.4 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Iowa, Maryland, Minnesota, Montana, and Pennsylvania.

Source Numbers

105, 157, 213, 218, 253, 332, 384, 423, 630, 723, 911, 973

Research and Development Center (760)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

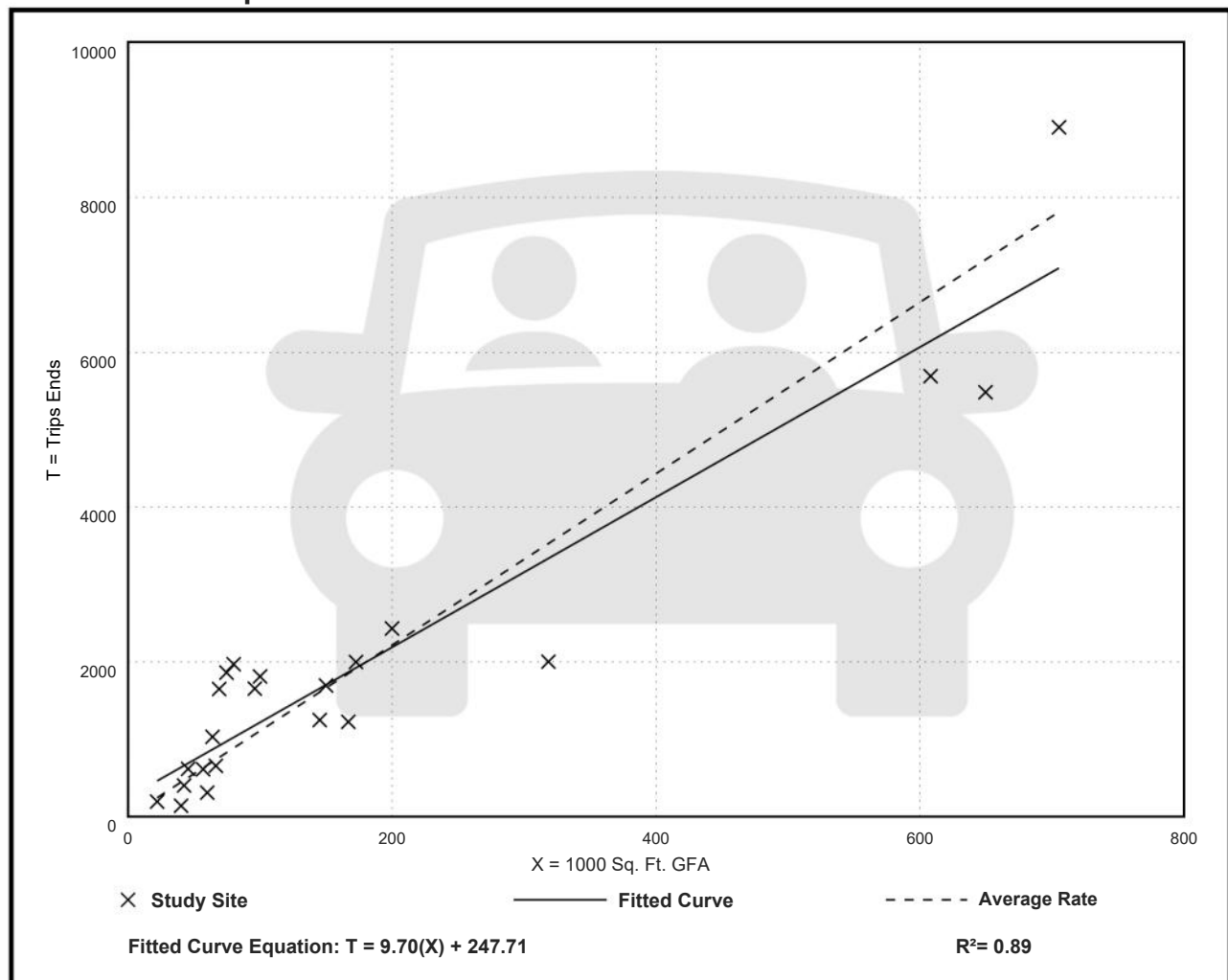
Avg. 1000 Sq. Ft. GFA: 179

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.08	3.48 - 24.95	4.45

Data Plot and Equation



Research and Development Center (760)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 39

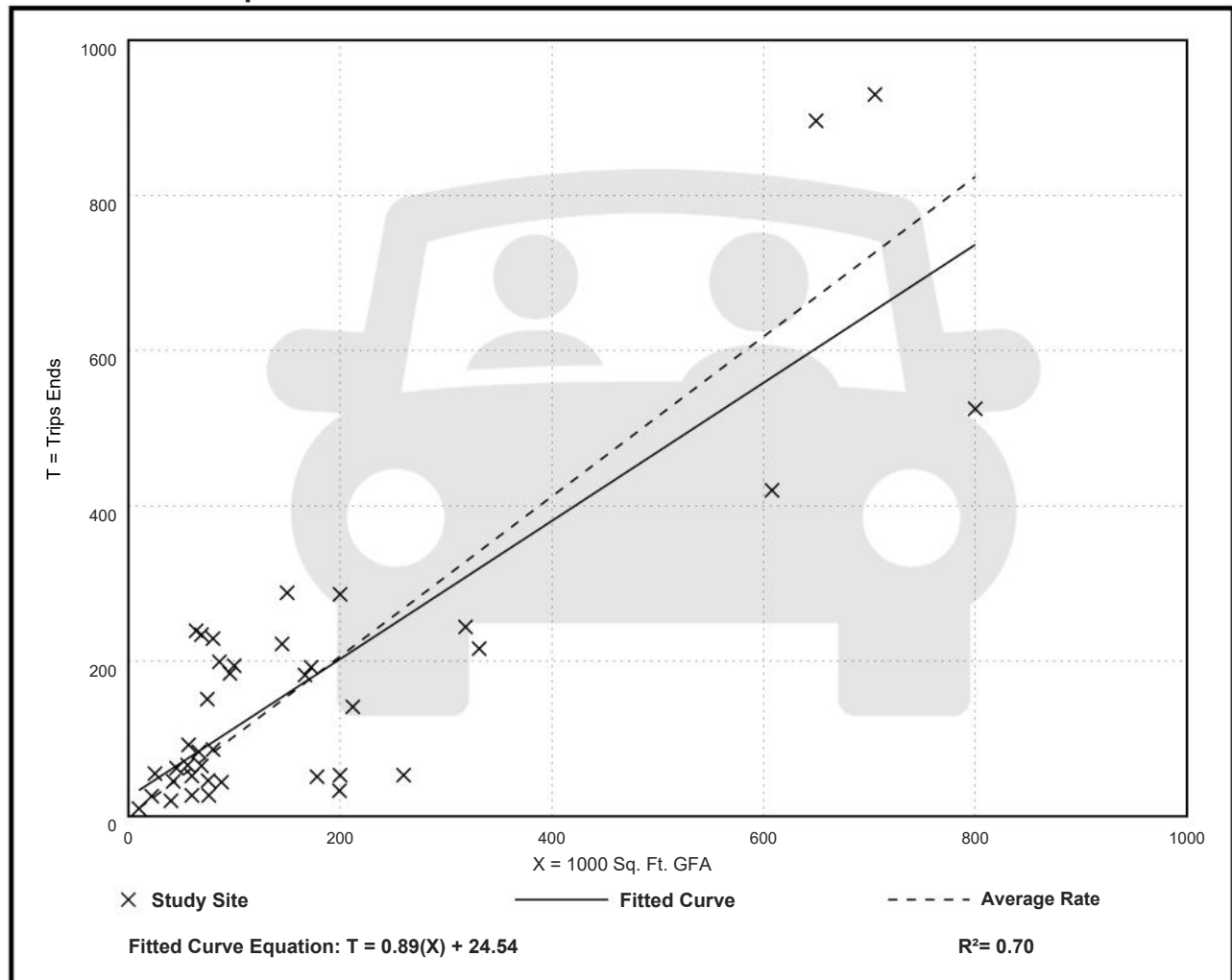
Avg. 1000 Sq. Ft. GFA: 173

Directional Distribution: 82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.03	0.17 - 3.73	0.65

Data Plot and Equation



Research and Development Center (760)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 39

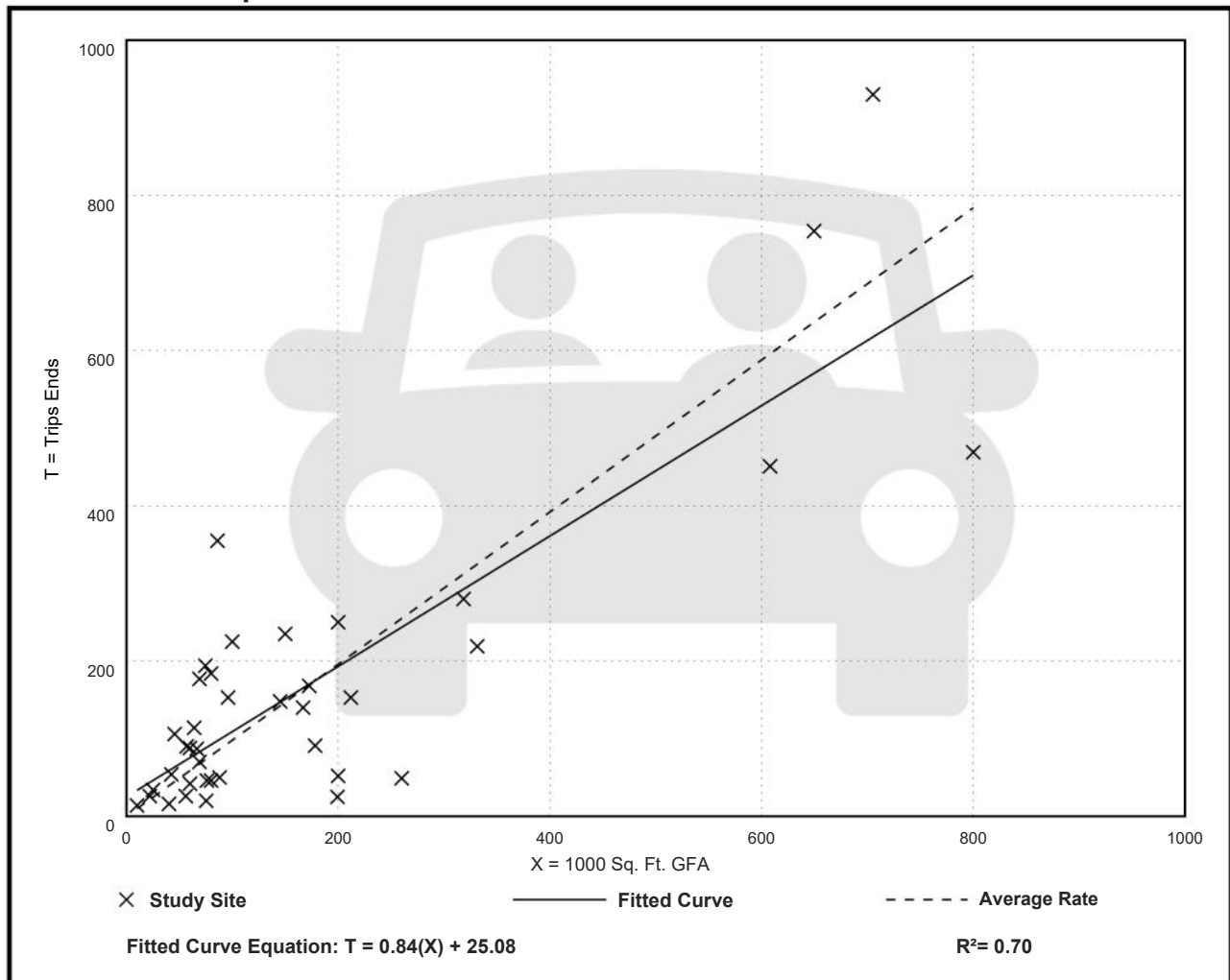
Avg. 1000 Sq. Ft. GFA: 173

Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.98	0.13 - 4.13	0.64

Data Plot and Equation



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 ^a	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 ^p	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) ^h	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA) ^h	710	1000 S.F.	$\text{Ln}(T) = 0.87 \text{Ln}(X) + 3.05$	10%	88/12	$\text{Ln}(T) = 0.86\text{Ln}(X) + 1.16$	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

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
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	50/50	2.82	50/50	8.06
	Nursery (Wholesale)	818	Acre	19.50	0%	50/50	0.23	50/50	0.36
	Landscape Services	PBC	Acre ^c	121.70	0%	40/60	34.4	58/42	15.1
	Shop Center (>150ksf)	820	1000 S.F.	37.01	24%	62/38	0.84	48/52	3.4
	Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
	Shop Plaza (40-150ksf) w/out Sup Market	821	1000 S.F.	67.52	39%	62/38	1.73	49/51	5.19
	Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	1.86	40/60	2.42
	Automobile Parts Sales	843	1000 S.F.	54.57	28%	55/45	2.51	48/52	4.9
	Tire Store	848	1000 S.F.	27.69	28%	64/36	2.61	43/57	3.75
	Supermarket	850	1000 S.F.	93.84	36%	59/41	2.86	50/50	8.95
Services	Pharmacy + DT	881	1000 S.F.	108.40	50%	52/48	3.74	50/50	10.25
	Drive-In Bank	912	1000 S.F.	100.35	47%	58/42	9.95	50/50	21.01
	Fine Dining Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8
	High Turnover Sit-Down Rest.	932	1000 S.F.	107.2	43%	55/45	9.57	61/39	9.05
	Fast Food Restaurant w/o DT	933	1000 S.F.	450.49	45%	58/42	43.18	50/50	33.21
	Fast Food Restaurant + DT	934	1000 S.F.	467.48	49%	51/49	44.61	52/48	33.03
	Coffee/Donut Shop w/o DT	936	1000 S.F.	441.88 ^d	45%	51/49	93.08	50/50	32.29
	Coffee/Donut Shop + DT	937	1000 S.F.	533.57	49%	51/49	85.88	50/50	38.99
	Coffee/Donut Shop + DT w/No Seat	938	DT Lanes	179	49%	50/50	39.81	50/50	15.08
	Gas Station w/Convenience Store ^e	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note f	50/50	12.3*FP+15.5*(X)
	Carwash (Automated) ^g	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65

Footnotes

a) Based on Daily to AM peak ratio for LUC 532 (Private School (K-12))

b) Weekend peak hour rate = 10.36 per 1,000 s.f. with a 48/52 directional split

c) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.

d) Based on Daily to PM ratio for ITE Code 937 (Coffee Donut Shop + DT)

e) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.

f) Use PM rates

g) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate from older ITE TGM. New PBC rate study underway.

h) Based on PBC analysis of ITE TGM data plots

Modification History

3/2/2020: Added Landscape Services, modification history, edited formatting

7/25/2022: Updated with ITE TG Manual 11th ed information

Land Use: 943

Automobile Parts and Service Center

Description

An automobile parts and service center sells automobile parts for do-it-yourself maintenance and repair including tires, batteries, oil, and sparks plugs. The center may also sell automobile parts to retailers and repair facilities. An automobile parts and service center also provides a full array of on-site services for motor vehicles. A center typically has centralized cashiering and maintains long hours 7 days a week. An automobile parts and service center is sometimes placed as a separate parcel within a retail complex. Automobile parts sales (Land Use 843), tire store (Land Use 848), tire superstore (Land Use 849), quick lubrication vehicle shop (Land Use 941), and automobile care center (Land Use 942) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2000s and the 2010s in New York and Texas.

Source Numbers

555, 886, 887, 888

Automobile Parts and Service Center (943)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 27

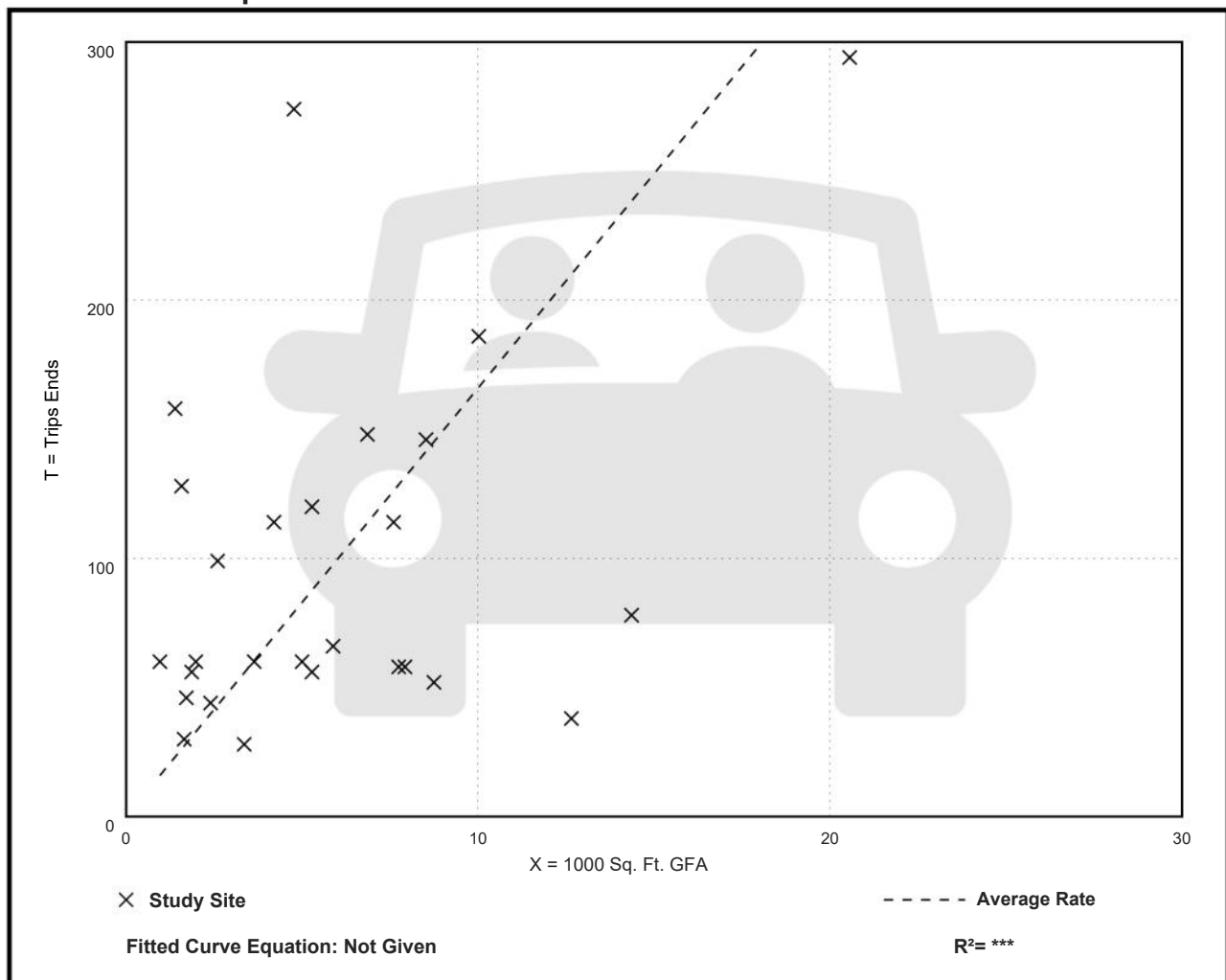
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
16.60	3.00 - 113.51	16.17

Data Plot and Equation



Automobile Parts and Service Center (943)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 26

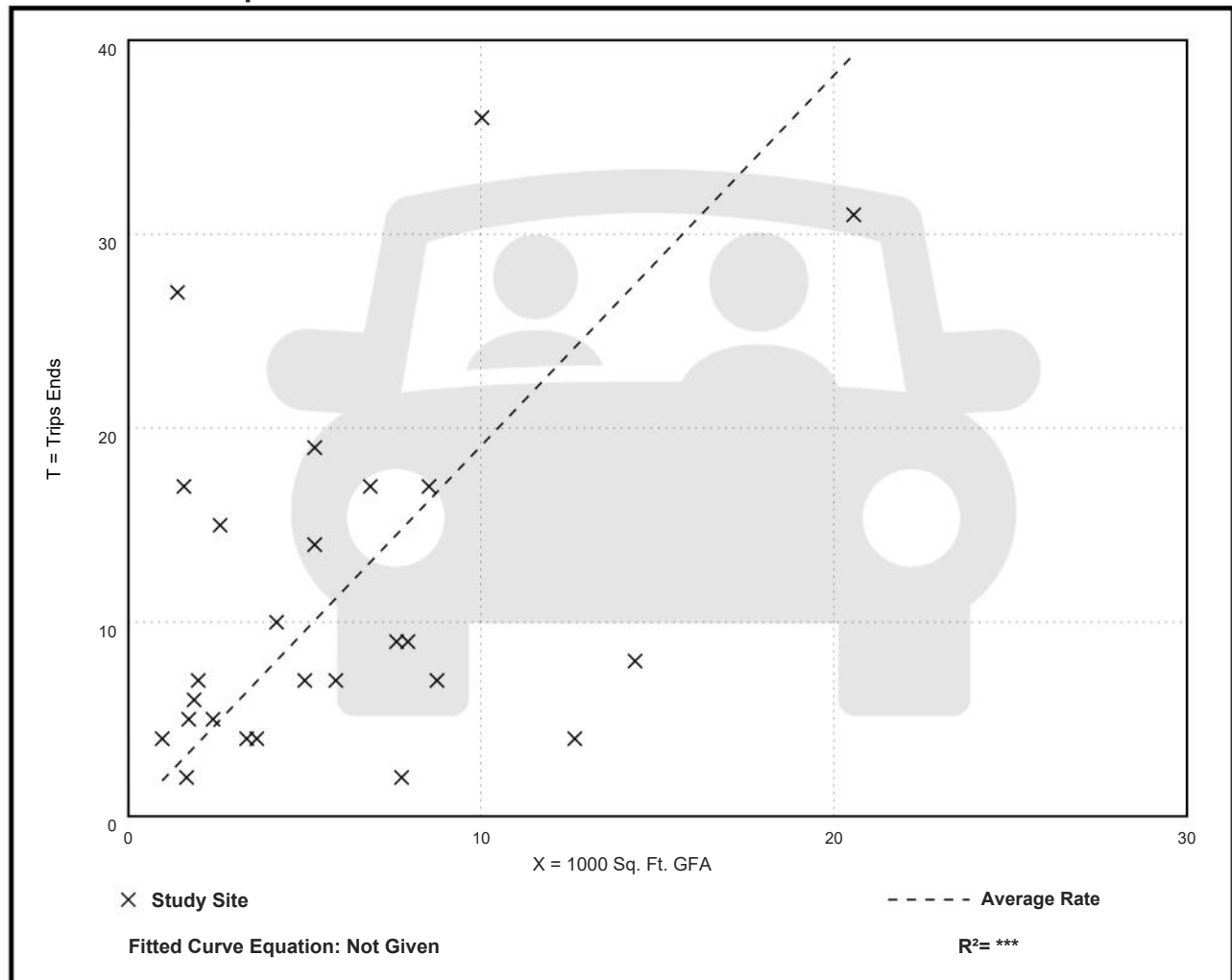
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 72% entering, 28% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.91	0.26 - 19.40	2.28

Data Plot and Equation



Automobile Parts and Service Center (943)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 27

Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.06	0.32 - 13.54	1.97

Data Plot and Equation

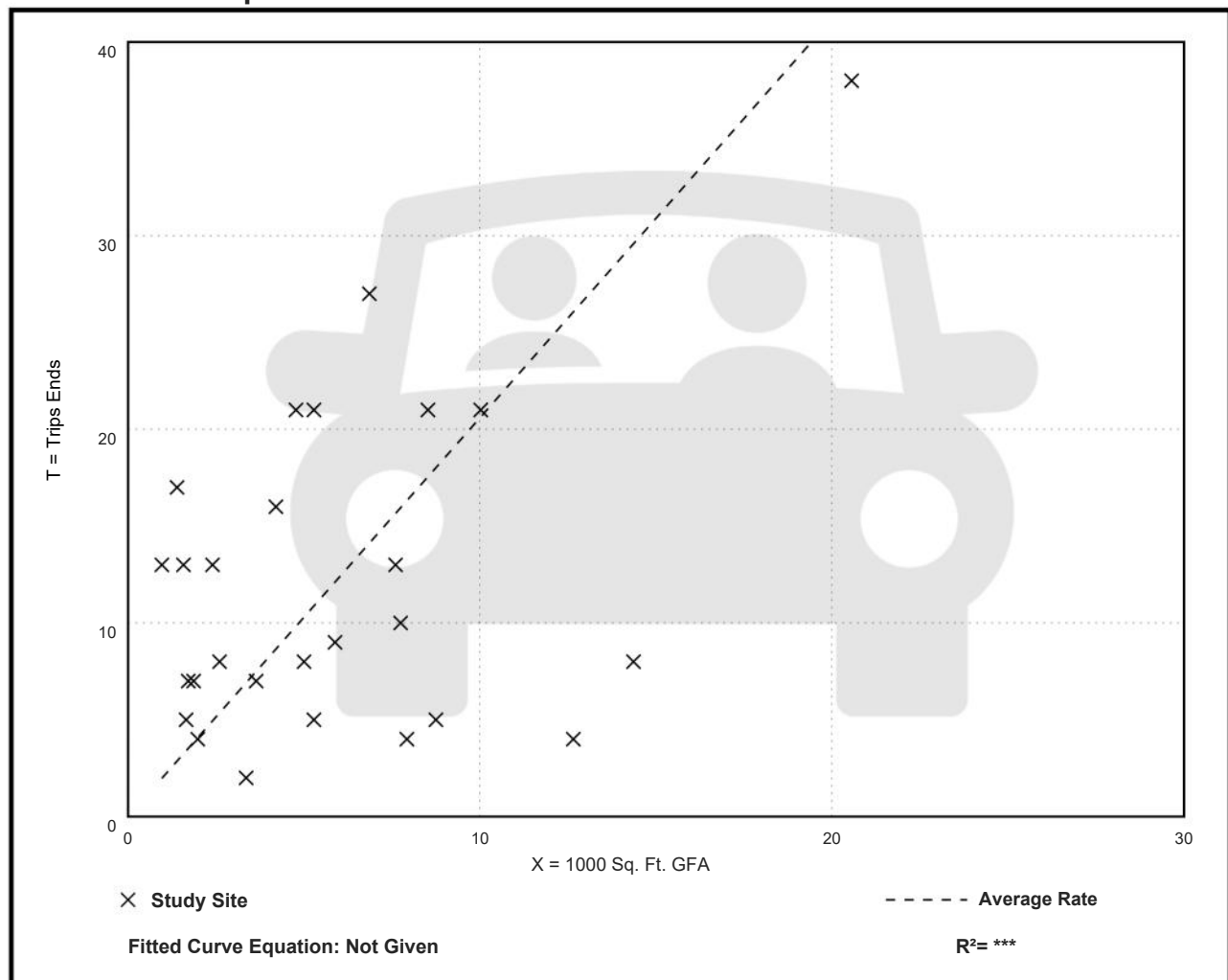


Exhibit 4: Five Year Road Program

This Page Intentionally Left Blank

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

This Page Intentionally Left Blank

Exhibit 5: 2045 Volumes

This Page Intentionally Left Blank



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
2602	930496	MILITARY TRL	Investment Lane	Northlake Blvd	6	6T	35,413	29,135	32,036	32,709	17,495	21,401	35,900
2600	930703	MILITARY TRL	Northlake Blvd	Holly Dr	6	6T	43,999	37,391	40,246	39,718	43,502	52,674	48,700
2606	930708	MILITARY TRL	Holly Dr	PGA Blvd	6	6T	44,353	37,111	40,379	40,619	33,833	41,386	49,400
2624	930758	MILITARY TRL	PGA Blvd	I-95	6	6	38,882	33,368	36,533	38,807	35,239	30,712	31,800
	930759	MILITARY TRL	I-95 SB	I-95 NB	6	6			-	-	32,751	25,454	25,500
2604	937230	MILITARY TRL	I-95	Hood Rd	6	6	27,564	24,838	27,257	25,429	29,070	24,525	23,000
2208	937229	MILITARY TRL	Hood Rd	Donald Ross Rd	6	6	23,883	24,233	24,568	24,066	20,760	25,265	29,900
1602	937227	MILITARY TRL	Donald Ross Rd	Frederick Small Rd	6	6	30,572	34,542	34,822	35,789	37,768	48,029	44,300
1608	937228	MILITARY TRL	Frederick Small Rd	Indian Creek Blvd	6	6	28,570	30,300	29,706	30,553	23,626	29,093	35,200
1600	937226	MILITARY TRL	Indian Creek Blvd	Indiantown Rd	6	6	25,419	24,322	24,049	24,593	24,099	30,701	30,600
	937421	MINER RD	Seacrest Blvd	US-1	2	2			-	-	2,317	2,525	2,500
	PBC067	MINER RD	Military Tr	Lawrence Rd	0	3			-	-	-	22,435	22,400
4690	937647	MINER RD	Congress Ave	High Ridge Rd	2	3		-	6,882	8,337	11,028	15,045	10,900
6835	937641	MIZNER BLVD	US-1 (Federal Hwy)	Palmetto Park Rd	4	4	4,895	9,033	10,000	11,457	6,773	12,353	15,600
6834	937641	MIZNER BLVD	Palmetto Park Rd	Federal Hwy	4	4	10,273	10,001	10,000	15,479	6,773	12,353	15,600
	937426	N 7TH AVE	N A St	US-1	2	2			-	-	238	252	300
	937486	NE 10 AVE/MLK BLVD	Seacrest Blvd	Federal Hwy	2	2			-	-	2,746	8,364	8,400
	937520	NE 1ST ST	N Swinton Ave	Ne 6 Ave	2	2			-	-	385	570	600
2413	937063	NORTHLAKE BLVD	Seminole Pratt Whitney Rd	140th Ave N	4	6	11,089	10,074	10,450	11,902	17,078	37,650	31,000
2421	2421	NORTHLAKE BLVD	140th Ave N	Coconut Blvd	2	6		-	17,476	19,781	20,571	37,650	32,000
2411	937062	NORTHLAKE BLVD	Coconut Blvd	SR-7	4	6	29,704	25,889	28,370	33,168	33,951	63,056	52,700
2407	935503	NORTHLAKE BLVD	SR-7	SR-710	4	6	36,674	32,431	35,364	39,992	40,647	71,422	62,100
2401	935504	NORTHLAKE BLVD	SR-710	Ryder Cup Blvd	6	6	23,949	21,045	20,782	24,470	23,750	45,531	39,800
2205	938546	NORTHLAKE BLVD	Ryder Cup Blvd	Steeplechase Dr / Ballenisesles D	6	6	34,280	30,702	33,499	33,500	41,039	58,274	50,700
2605	938547	NORTHLAKE BLVD	Steeplechase Dr / Ballenisesles Dr	Military Tr	6	6	45,285	56,776	48,126	45,612	52,841	67,314	61,300
2207	930511	NORTHLAKE BLVD	Military Tr	I-95	6	6	51,985	46,823	53,098	48,094	55,542	69,463	66,400
2309	935241	NORTHLAKE BLVD	I-95	Congress Ave	6	6I	53,292	56,351	61,294	53,500	45,629	58,140	73,800
2815	937362	NORTHLAKE BLVD	Congress Ave	SR 811	6	6	44,623	41,315	45,198	46,241	33,665	36,805	48,300
2821	935256	NORTHLAKE BLVD	SR 811	Prosperity Farms Rd	6	6	31,068	33,679	35,300	37,198	25,205	29,260	39,400
2817	935255	NORTHLAKE BLVD	Prosperity Farms Rd	Southwind Dr	6	6	36,214	32,680	37,157	34,500	16,001	18,673	39,800
2819	935254	NORTHLAKE BLVD	Southwind Dr	US-1	6	6	27,179	26,990	27,771	29,933	10,314	12,702	30,200
	937498	NOTTINGHAM BLVD	Parker Ave	S Olive Ave	2	2			-	-	686	459	500
	937500	NW 12TH AVE	Nw 8 St	Nw 15 St	2	2			-	-	12,651	15,046	15,000
	937638	NW 13TH ST	Nw 15 Ave	Meadows Rd	2	2			-	-	9,633	11,225	11,200
	937639	NW 15TH ST	Nw 12 Ave	Nw 10 Ave	2	2			-	-	6,276	7,496	7,500
	937542	NW 28TH ST	Nw Boca Raton Blvd	N Dixie Hwy	2	2			-	-	9,359	10,495	10,500
	937441	NW AVE	SR-715	W Canal St	2	2			-	-	972	1,066	1,100
5801	930162	OCEAN AVE	Federal Hwy	N Ocean Blvd SR A1A	2	2	6,836	6,031	8,353	7,584	2,374	2,856	8,800
4803	930676	OCEAN AVE	SR A1A	US-1	2	2	17,736	15,418	14,487	11,300	9,700	10,211	15,000
	937652	OCEAN AVE/LANTANA RD	US-1	ICWW	2	2			-	-	9,700	10,211	10,200

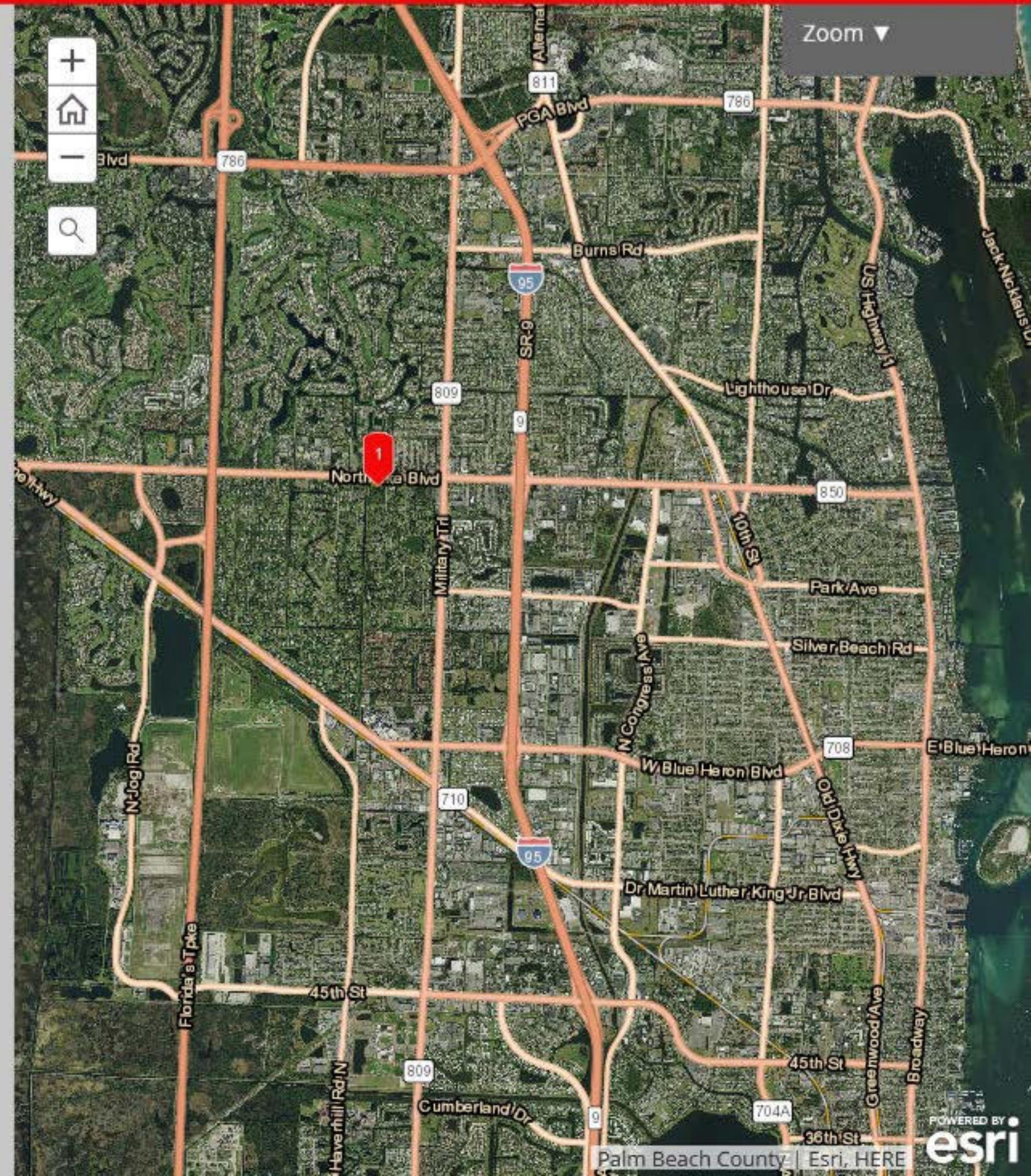
Exhibit 6: Active FLUA Amendments

This Page Intentionally Left Blank

Active Amendments Map

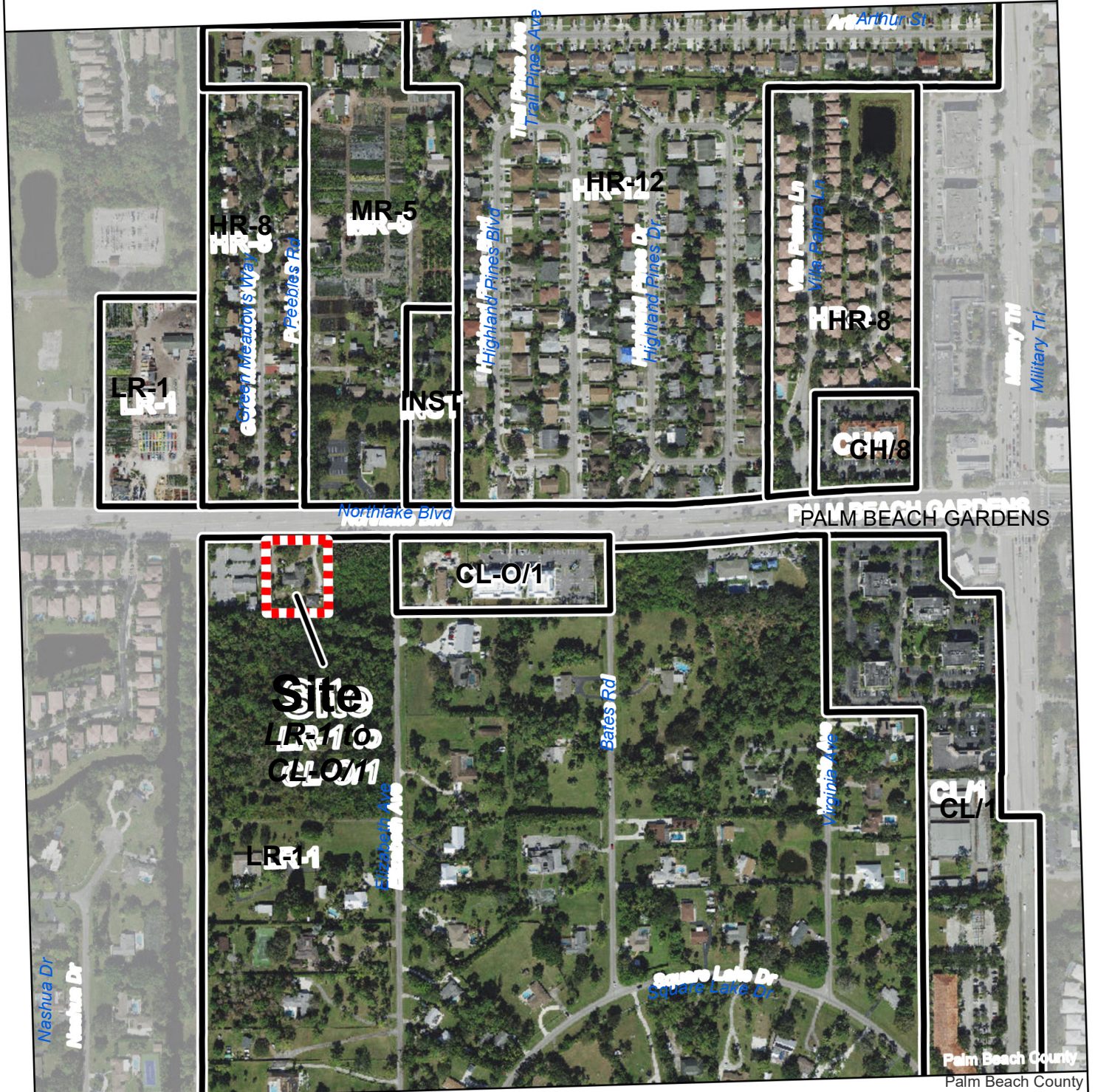


1 America



Future Land Use Atlas Amendment

Americo Center (SCA 2021-018)



Site Data

Size: 1.08 acres
 Existing Use: Single Family
 Proposed Use: Office
 Current FLU: LR-1
 Proposed FLU: CL-O/1

Future Land Use Designations

LR-1	Low Residential, 1 unit/acre	CL-O/1	Commercial Low - Office, underlying LR-1
MR-5	Medium Residential, 5 units/acre	CH/8	Commercial High, underlying HR-8
HR-8	High Residential, 8 units/acre	INST	Institutional
HR-12	High Residential, 12 units/acre		
CL/1	Commercial Low, underlying LR-1		

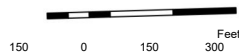


Table 5: 2025 PM Peak Hour Significance

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS E GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							TRIPS		PM PEAK HOUR			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Northlake Boulevard	Ryder Cup Boulevard	Project Driveway	6LD	2,940	25%	i	10	11	0.34%	No	0.37%	No
Northlake Boulevard	Project Driveway	N Military Trail	6LD	2,940	75%	i	30	33	1.02%	No	1.12%	No
Northlake Boulevard	N Military Trail	I-95	6LD	2,940	35%	o	15	14	0.51%	No	0.48%	No
Northlake Boulevard	I-95	Congress Ave	6LD	2,940	15%	o	7	6	0.24%	No	0.20%	No
N Military Trail	Investment Lane	Northlake Boulevard	6LD	2,940	25%	o	11	10	0.37%	No	0.34%	No
N Military Trail	Northlake Boulevard	Holly Drive	6LD	2,940	15%	i	6	7	0.20%	No	0.24%	No
I-95	PGA Boulevard	Northlake Boulevard	10LX	10,580	10%	o	4	4	0.04%	No	0.04%	No
I-95	Northlake Boulevard	Blue Heron Blvd	10LX	10,580	10%	i	4	4	0.04%	No	0.04%	No

LONG-RANGE (YEAR 2045) HORIZON

This analysis was conducted using the LOS D volumes as provided by the Palm Beach Transportation Planning Agency (TPA) and the net increase in the daily trip generation potential between the existing and proposed Zoning and Future Land Use designations. Consistent with Palm Beach County standards, the significance determination is determined by whether the trip increase from the amendment is greater than 3% of the adopted LOS D volume on any roadways within the study area.

The proposed change in the Future Land Use designation is projected to generate a net potential increase of 1,023 daily trips. As indicated in **Table 6**, none of the links within the radius of developmental impact are significantly impacted in the long-range scenario. Therefore, no further analysis is required.

Table 6: 2045 Daily Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME		PROJECT TRIPS				
						PROJECT % ASSIGNMENT	Project Trips	Daily		
								% Impact	Sig?	v/c
Northlake Boulevard	Ryder Cup Boulevard	Project Driveway	6LD	50,300	62,100	25%	256	0.51%	No	1.23
Northlake Boulevard	Project Driveway	N Military Trail	6LD	50,300	62,100	75%	767	1.52%	No	1.23
Northlake Boulevard	N Military Trail	I-95	6LD	50,300	38,300	35%	358	0.71%	No	0.76
Northlake Boulevard	I-95	Congress Ave	6LD	50,300	46,900	15%	153	0.30%	No	0.93
N Military Trail	Investment Lane	Northlake Boulevard	6LD	50,300	42,400	25%	256	0.51%	No	0.84
N Military Trail	Northlake Boulevard	Holly Drive	6LD	50,300	60,700	15%	153	0.30%	No	1.21
I-95	PGA Boulevard	Northlake Boulevard	10LX	184,000	248,800	10%	102	0.06%	No	1.35
I-95	Northlake Boulevard	Blue Heron Blvd	10LX	184,000	228,400	10%	102	0.06%	No	1.24

This Page Intentionally Left Blank

Exhibit 7: Development Potential Form

This Page Intentionally Left Blank

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	23-B	Intake Date	November 9 th , 2022
Application Name	Northlake Commercial	Control No.	1973-00237
Acres	2.02	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-43-42-19-00-000-3024		
Location	Southwest corner of the intersection at Burma Road and Northlake Boulevard. Approximately 0.5 miles from the I-95 Northbound and Southbound ramps.		
	Current	Proposed	
Tier	Urban/Suburban	No Change	
Use	Retail Store (Treasure for Hope) 5,500 SF	Retail Store 5,500 SF	
	Auto Retail Repair (Dave's Auto Body) 5,000 SF	Restaurant, Type 1 3,181 SF	
Zoning	Light Industrial (IL)	General Commercial (CG)	
Future Land Use Designation	Industrial (IND)	Commercial Low (CL)	
Underlying Future Land Use Designation	None	None	
Conditions	None	None	
Density Bonus	None	None	
Total Number of Units	None	None	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	0.85 FAR	0.50 FAR
Maximum Square Feet ^{2,4} (non-residential designations)	0.85 FAR x 2.02 ac. = 74,792.52 square feet of self-storage use	0.50 FAR x 2.02 ac. = 43,995.60 square feet of general commercial

Proposed or Conditioned Potential 3, 4	0.12 FAR with the combined retail sales and repair and maintenance, heavy uses	0.46 FAR or 40,513 square feet of general commercial uses
Max Trip Generator	ITE LU 110 General Light Industrial 4.87 Trips/Day	ITE LU 821 Shop Plaza (40-150ksf) w/out Sup Market T=67.52
Maximum Trip Generation	328	1,812
Net Daily Trips:	<u>983</u> (maximum minus current) <u>839</u> (proposed minus current)	
Net PH Trips:	<u>-31 (-34 In/3 Out) AM, 66 (56 In/10 Out) PM</u> (maximum) <u>-34 (-37 In/3 Out) AM, 55 (51 In/4 Out) PM</u> (proposed)	

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 2. Applicant Data

A. Agent Information

Identify the information for the agent processing the application. The agent will be the primary contact for Planning Division staff throughout the amendment process.

Name	Yoan Machado
Company Name	WGI, Inc.
Address	2035 Vista Parkway
City, State, Zip	West Palm Beach, FL 33411
Phone / Fax Number	561-839-1712
Email Address	Yoan.machado@wginc.com

B. Applicant Information

Identify the information for each Property Owner and Contract Purchaser. Duplicate table as needed.

Name	Jeffrey Preston
Company Name	3540 Northlake LP
Address	360 S. Rosemary Avenue, Suite 400
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	Contact Agent
Email Address	Contact Agent
Interest	Property Owner

This Page Intentionally Left Blank

Exhibit 8: FLUA Review Comments

This Page Intentionally Left Blank

Juan Ortega

From: Dom Simeus <DSimeus@pbcgov.org>
Sent: Thursday, February 16, 2023 8:27 AM
To: Juan Ortega
Subject: FW: Northlake Boulevard

Good morning Dr. Ortega,

Please revise as per below...

Thank you

From: Stephanie Gregory <SGregor1@pbcgov.org>
Sent: Wednesday, February 15, 2023 3:35 PM
To: Dom Simeus <DSimeus@pbcgov.org>; Khurshid Mohyuddin <KMOHYUDD@pbcgov.org>; Kathleen Chang <Kchang@pbcgov.org>; David Wiloch <DWiloch@pbcgov.org>
Cc: Quazi Bari <QBari@pbcgov.org>
Subject: RE: Northlake Boulevard

Thanks Dom. Why did the proposed FLU info change also? I thought just the current FLU was changing to Research and Development. Shouldn't it be this?:

Maximum Potential:	Shop Plaza (40-150 ksf) w/o Sup Market = 43,996 SF
Proposed Potential (Zoning)	Retail = 5,500 SF Fast Food Restaurant + DT = 3,181 SF

From: Dom Simeus <DSimeus@pbcgov.org>
Sent: Wednesday, February 15, 2023 2:43 PM
To: Stephanie Gregory <SGregor1@pbcgov.org>; Khurshid Mohyuddin <KMOHYUDD@pbcgov.org>; Kathleen Chang <Kchang@pbcgov.org>; David Wiloch <DWiloch@pbcgov.org>
Cc: Quazi Bari <QBari@pbcgov.org>
Subject: Northlake Boulevard

Hi Stephanie,

The letter has been updated per our conversation. Please see attached and provide your comment, if any.

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.

Exhibit 9: Policy 3.5-d Approval

This Page Intentionally Left Blank



February 17, 2023

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

**RE: Northlake Boulevard Property aka Northlake Commercial
FLUA Amendment Policy 3.5-d Review
Round 2022-23-B**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Study for the proposed Future Land Use Amendment for the above-referenced project, revised February 16, 2023, 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:	SW corner of Burma Road and Northlake Boulevard intersection	
PCN:	00-43-42-19-00-000-3024	
Acres:	2.02 Acres	
	Current FLU	Proposed FLU
FLU:	Industrial (IND)	Commercial Low (CL)
Zoning:	Light Industrial (IL)	General Commercial (CG)
Density/ Intensity:	0.85 FAR	0.50 FAR
Maximum Potential:	Research and Development = 74,793 SF	Shop Plaza (40-150ksf) w/o Sup Market = 43,996 SF
Proposed Conditional Potential:	None	Shop Plaza (40-150ksf) w/o Sup Market = 40,513 SF
Proposed Potential (Zoning):	None	Retail = 5,500 SF Fast Food Restaurant + DT = 3,181 SF
Net Daily Trips:	983 (maximum – current) 839 (proposed conditional – current) 40 (proposed – current)	
Net PH Trips:	31 (19/12) AM, 116 (57/59) PM (maximum) 28 (16/12) AM, 105 (52/53) PM (proposed conditional) 62 (30/32) AM, 44 (24/20) PM (proposed)	

** Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.*

**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**

Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor
Maria G. Marino
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



Dr. Juan F. Ortega, P.E.

February 17, 2023

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 conditional potential** density shown above. As such, the proposal shall be limited to the proposed conditional development potential or use(s) generating equivalent trips.

Please note the proposed amendment 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 with any questions.

Sincerely,

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

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:cp
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\Northlake Boulevard Property aka Northlake Commercial.docx

This Page Intentionally Left Blank



JFO GROUP INC

Traffic Engineering & Transportation Planning

We specialize in **TRAFFIC ENGINEERING** and **TRANSPORTATION PLANNING** solutions in the context of **LAND DEVELOPMENT** for both public and private clients. In addition to representing our clients and projects in municipalities and counties where our expertise is required, and in front of any applicable agencies such as Departments of Transportation, we have also worked on behalf of several agencies and municipalities. **JFO GROUP INC** holds Certificates of Authorization (COA) to practice Professional Engineering in the States of **Florida, Georgia, South Carolina** and **Alabama**.