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November 7, 2018

Dr. Juan F. Ortega, P.E.
JFO Group, Inc.
11924 Forest Hill Boulevard, Suite 10A-123
Wellington, FL 33414

**RE: Jacob's Pond
FLUA Amendment Policy 3.5-d Review
Round 2019-B**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Comprehensive Plan Amendment Traffic Impact Analysis for the proposed Future Land Use Amendment for the above referenced project, dated October 05, 2018, 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:	NE Corner of Linton Boulevard and Lyons Road	
PCN:	00-42-46-20-01-000-0820/-0810	
Acres:	+/- 9.73 acres	
	Current FLU	Proposed FLU
FLU:	Agricultural Residential (AGR)	Congregate Living Residential (CLR)/Agricultural Residential (AGR)
Zoning:	Agricultural Reserve (AR)	TBD
Density/ Intensity:	0.15 FAR	12 du/ac
Maximum Potential:	Nursery (Garden Center) = 9.73 acres	Assisted Living Facility = 279 Beds
Proposed Potential:	N/A	N/A
Net Daily Trips:	-310 (maximum – current)	
Net PH Trips:	39 (25/14) AM, 61 (27/34) PM (maximum)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities in the zoning application.</i>		

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Dr. Juan F. Ortega, P.E.
November 7, 2018
Page 2

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment meets Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the maximum potential density shown above.

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

Sincerely,

A handwritten signature in black ink, which appears to read "Quazi Bari".

Quazi Bari, P.E.
Senior Professional Engineer - Traffic Division

QB:DS/dd

cc: Dominique Simeus – Project Coordinator II, 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\19-B\Jacob's Pond.docx

JACOB'S POND

PALM BEACH COUNTY, FLORIDA

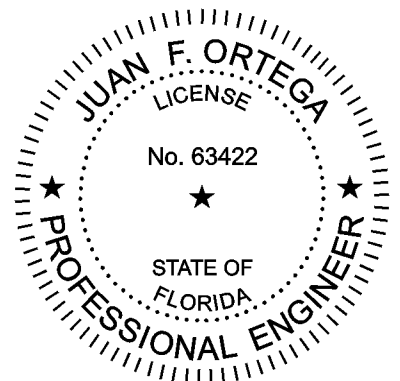
FUTURE LAND USE ATLAS AMENDMENT TRAFFIC IMPACT ANALYSIS

PREPARED FOR:
ASANTE ARCHITECTS, LLC

Prepared by:

JFO GROUP INC
COA Number 32276
11924 Forest Hill Boulevard
Suite 10A-123
Wellington, Florida, 33414

October 5, 2018



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1. PROJECT DESCRIPTION

JFO Group Inc has been retained to evaluate the traffic impact for the proposed Land Use designation at the Jacob's Pond project (FKA Ag Reserve Type 3 Congregate Living Facility). The purpose of this analysis is to evaluate the traffic impact of the proposed land use change to determine compliance with the *PBC – Future Land Use Atlas (FLUA) Amendment requirements*. This analysis includes Test 2 – Five Year Analysis (2023) and Long Range Analysis (2040).

There is a proposal for a land use change of ± 9.73 acres located on the east side of Lyons Road, about 0.7 mile south of Atlantic Avenue in unincorporated Palm Beach County (PBC), Florida. The current Future Land Use (FLU) designation for the property is Agricultural Reserve (AgR).



Figure 1: Project Location

A land use change amendment from the current AgR to Congregate Living Residential (CLR) is being requested. Property Control Number associated with this project are 00-42-46-20-01-000-0820 and 00-42-46-20-01-000-0810. Exhibit 1 includes a copy of the property data from the PBC Property Appraiser's office for the site as well as the latest survey for the site. 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 *PBC Trip Generation Rates*, dated August 13, 2014, were used to determine the project trip generation under the Current Land Use designations and the Proposed Land Use designation. 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
Nursery (Garden Center)	817	108.10	50%	50%	2.82	50%	50%	8.06
Assisted Living Facility	254	2.66	65%	35%	0.14	44%	56%	0.22
Congregate Care Facility	253	2.02	59%	41%	0.06	55%	45%	0.17

Table 2 summarizes Daily, AM and PM peak trip generation potential under the Current Future Land Use designations. The net Daily, AM and PM trips potentially generated due to the Current Future Land Use designations are 1,052, 27, and 78 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
Nursery (Garden Center)	9.73 Acres	1,052	14	13	27	39	39	78

3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current AgR to CLR. The proposed intensity for the site would allow a maximum of 279 Beds of Congregate Living Residential Uses¹. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity as an Assisted Living Facility while Table 4 does the same for Congregate Care Facility.

Table 3: Trip Generation – Proposed Future Land Use (Maximum Intensity – ITE 254)

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Assisted Living Facility	279 Beds ²	742	25	14	39	27	34	61

Table 4: Trip Generation – Proposed Future Land Use (Maximum Intensity – ITE 253)

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Congregate Care Facility	117 DU ³	236	4	3	7	11	9	20

According to Table 3 and Table 4, the net Daily, AM and PM trips potentially generated due to the Proposed Future Land Use designation under the Maximum Intensity are 742, 39, and 61 trips respectively.

¹ According to the ULDC, Article 4 – Chapter B, Section C.1, a Congregate Living Facility (CLF) is defined as: *A facility which provides long-term care, housing, food service, and one or more assistive care services for persons not related to the owner or administrator by blood or marriage* where the ULDC does not explicitly define Assisted Living Facilities (ALF) which means that for Site Planning purposes all ALFs are CLFs. On the other hand, Palm Beach County Trip Generation Rates dated August 13, 2014 include both Congregate Care Facilities (ITE 253) and Assisted Living Facilities (ITE 254) where trip generation rates for Congregate Care are a function of Dwelling Units while Assisted Living are a function of Beds.

² 9.73 ac. x 12 du/ac x 2.39 = 279 Beds. Exhibit 1 includes a copy of the property data from the PBC Property Appraiser's office for the site as well as the latest survey for the site. Note that the areas from the survey and the property appraiser are slightly different. Areas from the survey were used in this analysis.

³ 117 DU = 279 Beds/2.39

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, Daily and Peak-Hour traffic generated by the Maximum Intensity under the proposed FLU are higher than the traffic generated by the current FLU. As part of a conservative analysis, no credit was taken for existing uses on site.

Table 5: Net Traffic Impact – Maximum Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	1,052	14	13	27	39	39	78
Maximum Intensity	742	25	14	39	27	34	61
<i>Net New Trips</i>	(310)	11	1	12	(12)	(5)	(17)

Pursuant to the **Test 2 – Five Year Analysis (2023)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B*, based on the peak hour trips from Table 3, a 1-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis for the Maximum Intensity.

Furthermore, given the net trip generation characteristics from Table 5 for **Long Range Analysis (2040)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, there is a reduction of daily trips. Consequently, no additional impact will occur due to the proposed request for a Future Land Use amendment from the current AgR to CLR.

Trip distribution and assignment incorporates the characteristics of the proposed maximum intensity and the surrounding network configuration. Figure 2 includes project trip distribution on all roadway links included within a 1-mile RDI for the proposed land use.

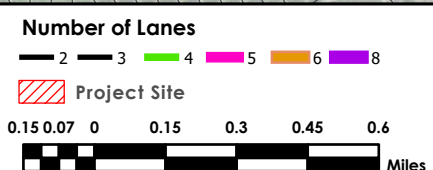
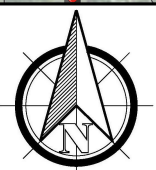
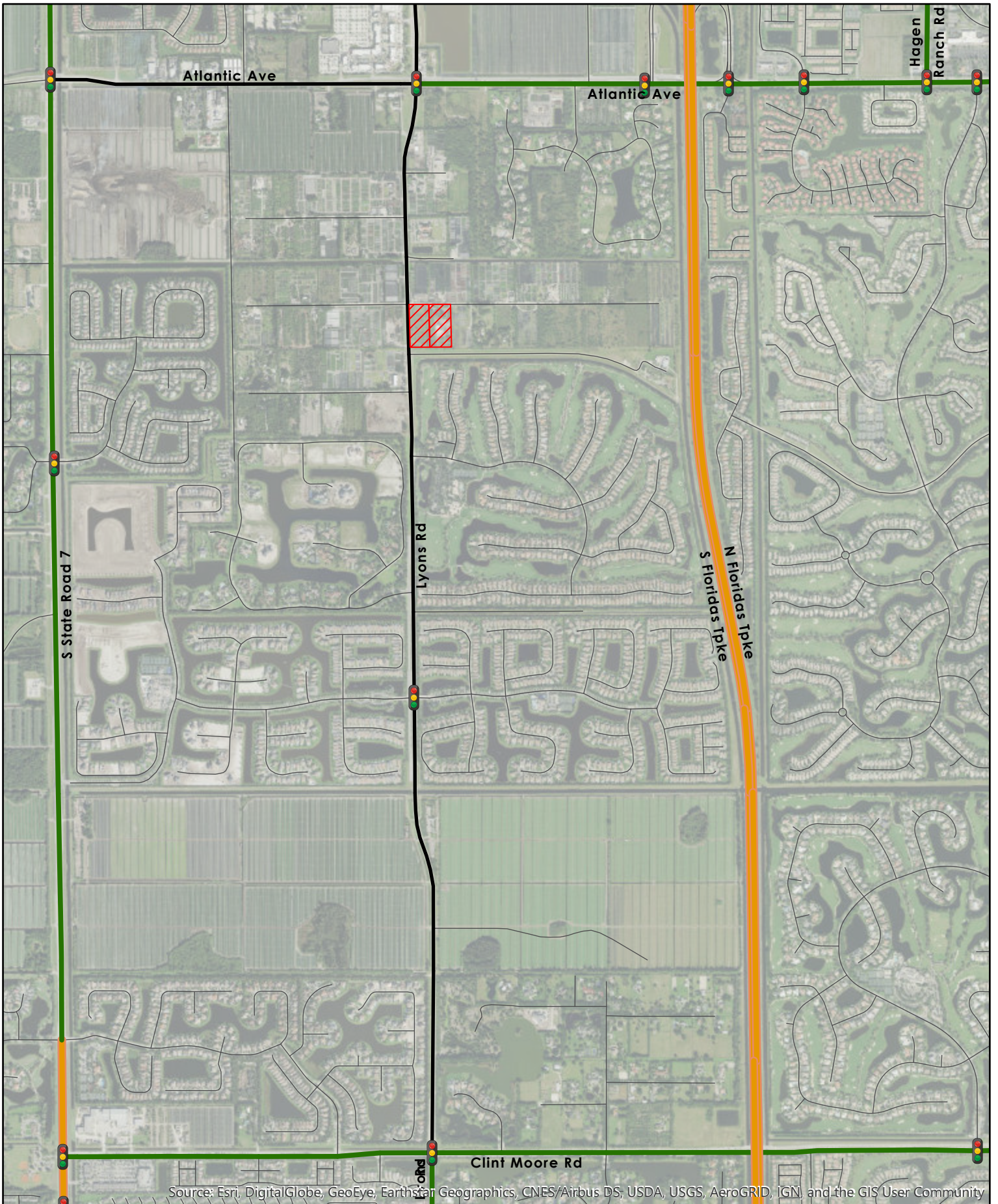


Figure 2:
Trip Distribution
Jacob's Pond



5. TRAFFIC ANALYSIS

This section evaluates two traffic scenarios for the proposed land use change under the Maximum Intensity: **Test 2 – Five Year Analysis (2023)** and **Long Range Analysis (2040)**.

5.1 Test 2 – Five Year Analysis (2023)

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 6 determines these significance levels for the Maximum Intensity.

According to *Table 12.b.2.D-7 3A* from the *PBC Traffic Performance Standards - Article 12* of the *PBC Unified Land Development Code* and given the trip generation characteristics from Table 3, a 1-mile Radius of Development Influence needs to be considered for **Test 2** traffic impact analysis of the 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*; two-way volume threshold, 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 10, 2018 shows Lyons Road being widened to 4 lanes from Clint Moore Road to Atlantic Ave in the FY 2018-19. Exhibit 2 includes an excerpt from the Five Year Road Program showing these improvements. As shown in Table 6, all links within the RDI have an impact of less than three percent (3%). **Test 2** has been met.

Table 6: Test 2 – Five Year Analysis Significance – Maximum Intensity

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
Atlantic Ave	SR-7	Lyons Rd	2	1	1.10	0.91	Class I	880	20%	7	0.80%
Atlantic Ave	Lyons Rd	Turnpike	4D	1	0.90	1.11	Class I	1,960	20%	7	0.36%
Lyons Rd	Clint Moore Rd	158 Rd S	4	2	3.10	0.65	Class I	1,860	50%	17	0.91%
Lyons Rd	158 Rd S	Site Access	4						50%	17	0.91%
Lyons Rd	Site Access	Atlantic Ave	4						50%	17	0.91%
Lyons Rd	Atlantic Ave	Flavor Pict Rd	2	2	2.50	0.80	Class I	880	10%	3	0.34%

AM		PM	
IN	OUT	IN	OUT
25	14	27	34

RDI: 1-Mile

5.2 Proposed Site Plan and Rezoning

At the time this analysis was being prepared, Site Plan was still in the preliminary stages. The maximum intensity under the proposed Future Land Use will generate the same or less traffic than the most intense Use analyzed under this analysis. Consequently, this traffic analysis adequately evaluates the intent of Policy 3.5-d.

5.3 Long Range Analysis (2040)

At the time of this submittal, the latest long-range transportation model available from the Metropolitan Planning Organization was dated August 17, 2016. Based on the 2040 Cost Feasible Plan, net traffic was compared to LOS 'D' for existing and proposed lanes. Proposed Future Land Use change will not generate additional traffic in 2040.

Table 7 shows the first accessible link in the year 2040. As shown in Table 7, this link will operate at the adopted LOS in the year 2040.

Table 7: Level of Service – 2040 Conditions – Maximum Intensity

Road	From	To	Lanes	Capacity	2040 Daily Volume ¹	Traffic Assignment	Project Traffic	Total Traffic	V/C	% Impact	Significant Impact?	Meets LOS 'D'? ²
Lyons Rd	Clint Moore Rd	158 Rd S	4	31,500	13,000	50%	-	13,000	0.41	-	NO	YES
Lyons Rd	158 Rd S	Site Access	4	31,500	14,100	50%	-	14,100	0.45	-	NO	YES
Lyons Rd	Site Access	Atlantic Ave	4	31,500	14,100	50%	-	14,100	0.45	-	NO	YES

Net Daily Traffic: 0

¹ 2040 volumes are included in Exhibit 3.

² A project has significant traffic: (1) when net trip increase will impact FHHS and SIS facilities which are already exceeding the adopted LOS or cause the adopted LOS for FHHS or SIS facilities to be exceeded; and/or (2) where net trip increase impacting roads not on the FHHS 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.

6. CONCLUSION

There is a proposal for a land use change of ± 9.73 acres located on the east side of Lyons Road, about 0.7 mile south of Atlantic Avenue in unincorporated Palm Beach County (PBC), Florida. The proposal is to change the current Future Land Use from the current Agricultural Reserve (AgR) to Congregate Living Residential (CLR). The proposed requested land use change will allow a maximum density and intensity of 279 Beds of Congregate Living Residential Uses. The proposed land use would not be expected to generate additional Daily trips in the year 2040.

Exhibit 4 includes a copy of the Development Potential Form – 2019 Future Land Use Atlas Amendment Application while Exhibit 5 includes the latest Policy 3.5-d Traffic approval for the site.

The proposed changes to the Jacob's Pond project (FKA Atlantis Reserve) 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*.

Exhibit 1: Property Appraiser and Survey

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Property Detail

Location Address
Municipality UNINCORPORATED
Parcel Control Number 00-42-46-20-01-000-0810
Subdivision PALM BEACH FARMS CO PL 1 SUB IN PB 2 PGS 26 TO 28 INC
Official Records Book 10928 Page 1137
Sale Date JAN-1999
Legal Description PALM BEACH FARMS CO PL 1 SUB TR 81 (LESS W 45.00 FT LYONS RD R/W) IN SEC 20

Owner Information

Owners	Mailing address
JACOB CINDY D	21167 SWEETWATER LN N
JACOB GREG E &	BOCA RATON FL 33428 1025

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-1999	\$100	10928 / 01137	WARRANTY DEED	JACOB GREG E &
JAN-1993	\$140,000	07574 / 01027	WARRANTY DEED	
APR-1988	\$105,000	05631 / 00503	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 0
*Total Square Feet 0
Acres 4.29
Use Code 6900 - AG Classification ORN/MISC AGRI
Zoning AGR - Agricultural Reserve (00-UNINCORPORATED)

Appraisals

Tax Year	2018 P	2017	2016
Improvement Value	\$0	\$0	\$0
Land Value	\$542,685	\$493,350	\$493,350
Total Market Value	\$542,685	\$493,350	\$493,350

P = Preliminary*All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2018 P	2017	2016
Assessed Value	\$15,015	\$15,015	\$15,015
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$15,015	\$15,015	\$15,015

Taxes

Tax Year	2018 P	2017	2016
Ad Valorem	\$259	\$263	\$270
Non Ad Valorem	\$248	\$240	\$233
Total tax	\$507	\$503	\$503

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

Property Detail

Location Address 8892 156TH CT S
Municipality UNINCORPORATED
Parcel Control Number 00-42-46-20-01-000-0820
Subdivision PALM BEACH FARMS CO PL 1 SUB IN PB 2 PGS 26 TO 28 INC
Official Records Book 10928 Page 1137
Sale Date JAN-1999
Legal Description PALM BEACH FARMS CO PL 1 SUB TR 82 IN SEC 20

Owner Information

Owners	Mailing address
DUDWICK CYNTHIA	8892 156TH CT S
JACOB GREG E &	DELRAY BEACH FL 33446 9730

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-1999	\$100	10928 / 01137	WARRANTY DEED	JACOB GREG E &
AUG-1990	\$305,000	06587 / 00209	WARRANTY DEED	
MAY-1985	\$79,800	04559 / 01352	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 0
*Total Square Feet 1000
Acres 4.98
Use Code 6900 - AG Classification ORN/MISC AGRI
Zoning AGR - Agricultural Reserve (00-UNINCORPORATED)

Appraisals

Tax Year	2018 P	2017	2016
Improvement Value	\$73,992	\$73,575	\$66,957
Land Value	\$629,970	\$572,700	\$572,700
Total Market Value	\$703,962	\$646,275	\$639,657

P = Preliminary*All values are as of January 1st each year***Assessed and Taxable Values**

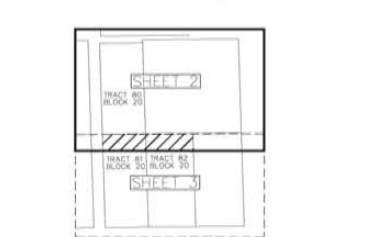
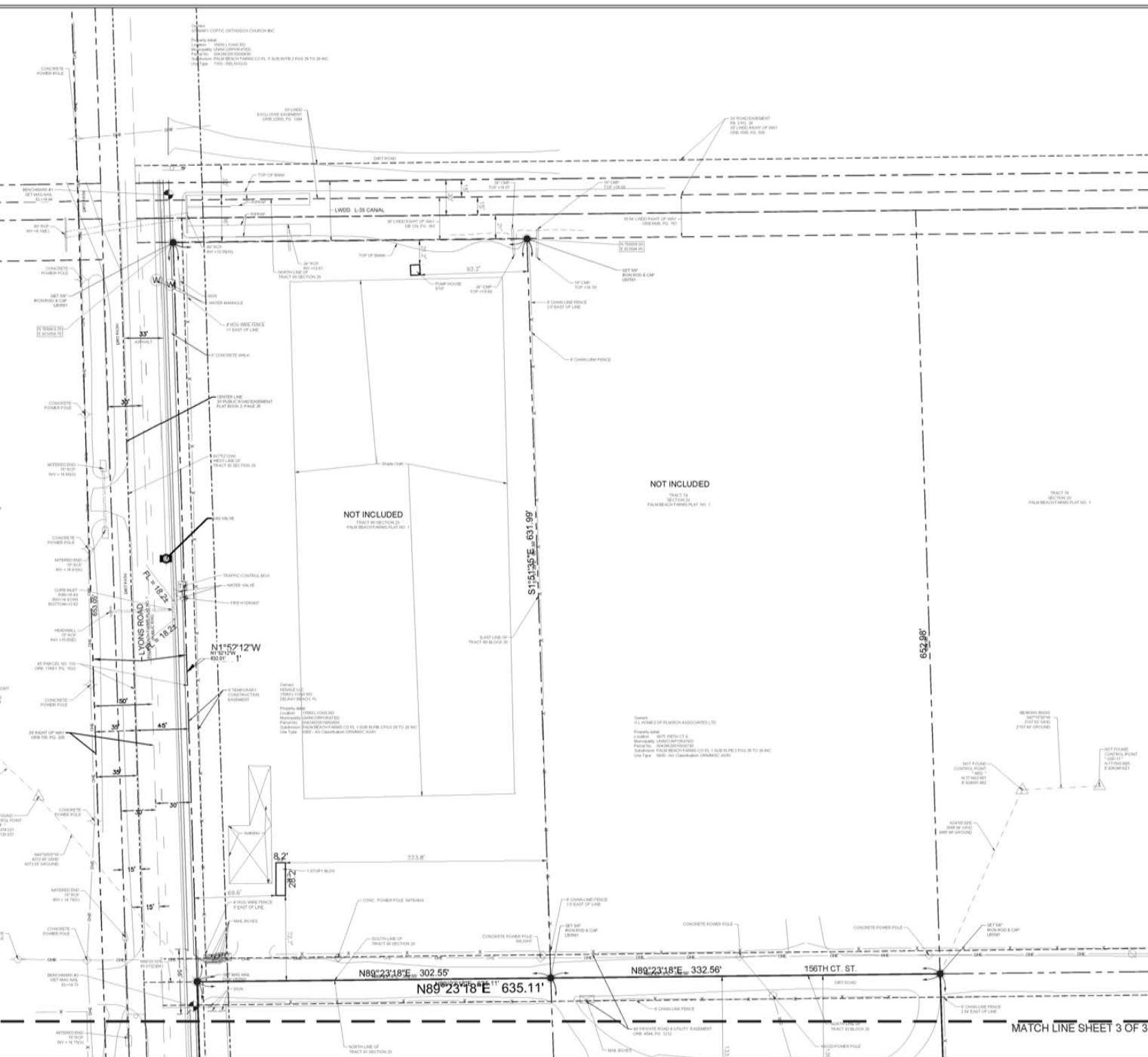
Tax Year	2018 P	2017	2016
Assessed Value	\$91,422	\$90,648	\$83,992
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$91,422	\$90,648	\$83,992

Taxes

Tax Year	2018 P	2017	2016
Ad Valorem	\$1,575	\$1,589	\$1,513
Non Ad Valorem	\$496	\$482	\$469
Total tax	\$2,071	\$2,071	\$1,982

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

CERTIFIED TO:
LYONS ROAD SENIOR REAL ESTATE, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
NASON YEAGER GERSON WHITE & LOCE, P.A.

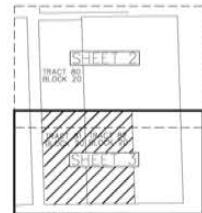


- ABBREVIATIONS**
- AC = AIR CONDITIONER
 - B.M. = BENCHMARK
 - CL = CALCULATED
 - CLP = CHAIN LINK FENCE
 - CONC = CONCRETE
 - CP = CUBIC FOOT
 - CATV = CABLE BOX
 - CB = CATCH BASIN
 - ELEC = ELECTRICAL
 - FEEL = FINISH FLOOR ELEVATION
 - FL = FLORIDA POWER AND LIGHT
 - IR = IRON ROD
 - IP = IRON PIPE
 - LB = LICENSE SURVEY
 - MA = MEASURED
 - N.T.S. = NOT TO SCALE
 - ORB = OFFICIAL RECORD BOOK
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - P.U. = PLAT BOOK
 - PRO = PARKER-KALON NAIL & DISC
 - PG = PAGE
 - SETR = SOUTHERN BELL TELEPHONE RISER
 - SF = SQUARE FEET
 - WF = WOOD FENCE
 - WUP = WOOD UTILITY POLE
- SYMBOLS**
- GLW = GUY WIRE ANCHOR
 - CTV = CABLE TELEVISION BOX
 - CB = CATCH BASIN
 - CLP = CHAIN LINK FENCE
 - CONC = CONCRETE
 - CP = CUBIC FOOT
 - CATV = CABLE BOX
 - CB = CATCH BASIN
 - ELEC = ELECTRICAL
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 - SETR = SOUTHERN BELL TELEPHONE RISER
 - SF = SQUARE FEET
 - WF = WOOD FENCE
 - WUP = WOOD UTILITY POLE

MATCH LINE SHEET 3 OF 3



SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST
LOCATION MAP
NOT TO SCALE



ABBREVIATIONS	Symbols
AC = AIR CONDITIONER	— = GUY WIRE ANCHOR
B.M.E. = BENCHMARK ELEVATION	□ = CABLE TELEVISION BOX
CI = CALCULATED	□ = CATCH BASIN
C = CENTERLINE	— = CLEARCUT
CLF = CHAIN LINK FENCE	— = ELECTRIC BOX
CONC = CONCRETE	— = MANHOLE
CATV = CABLE TV	— = SOUTHERN BELL BOX
ID = DEED BOOK	— = SOUTHERN BELL MANHOLE
ELC = ELECTRICAL	— = STORM MANHOLE
FF EL = FIRST FLOOR ELEVATION	— = SEWER MANHOLE
FPL = FLUOROPOLYMER PIPE	— = FIRE HYDRANT
IRC = IRON ROD	— = LIGHT POLE
IR = IRON ROD & CAP	— = POWER POLE
IR = IRON ROD	— = QUARTER CORNER
LB = LICENSE BUSINESS	— = VALVE
LS = LICENSE SURVEY	— = GAS VALVE
MS = MEASURED	— = WATER VALVE
NR = NOT TO SCALE	— = GAS METER
ORR = OFFICIAL RECORD BOOK	— = WATER METER
POB = POINT OF BEGINNING	— = WOOD POWER POLE
POC = POINT OF COMMENCEMENT	— = WOOD FENCE
PL = PLAT BOOK	— = OVERHEAD ELECTRIC LINES
PKG = PARKER-KALON NAIL & DISC	— = SET 1\"/>

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Exhibit 2: Five Year Road Program Excerpt

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PALM BEACH COUNTY FIVE YEAR ROAD PROGRAM - EXHIBIT A (\$'s IN 1,000'S)

Mid-Year Adjustment Adopted - July 10, 2018

	PROJECT	LIMITS	DESCRIPTION	FY 2018		FY 2019		FY 2020		FY 2021		FY 2022	
				Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
	Linton Blvd.	Military Tr.	Intersection Improvements	400	P	2,100	C						
	Linton Blvd.	S. Federal Hwy.	Intersection Improvements	800	C								
	Loxahatchee River Road	SFWMD C-18 Canal	Sope Stabilization	300	S/D	1,500	C						
	Lyons Rd.	Clint Moore Rd. to N. of LWDD L-39 Canal	1.1 mi, 4 L	3,900	C								
	Lyons Rd.	S. of LWDD L-38 Canal to Atlantic Ave.	2.1 mi, 4 L	200	D/R	10,600	C						
	Lyons Rd.	N. of LWDD L-30 Canal to Boynton Beach Blvd.	3.0 mi, 4 L	10	D	1,900	D/R/M			100	R/M		
	Lyons Rd.	N. of L.W.D.D. L-14 Canal to Lake Worth Rd.	1.1 mi, 4 L			6,500	R/C						
	Lyons Rd.	Lake Worth Rd. to S. of L.W.D.D. L-11 Canal	0.5 mi, 3 L			2,500	C						
	Lyons Rd.	S. of L.W.D.D. L-11 Canal to N. of L.W.D.D. L-10 Canal	0.6 mi, 2/3 L									100	P
	Mack Dairy Rd.	Indiantown Rd. to Old Indiantown Rd.	0.7 mi., 2 L			1,230	C						
	Northlake Blvd.	E. of Seminole Pratt Whitney Rd. to E. of Hall Blvd.	1.0 mi, 4 L			7,000	C						
	Northlake Blvd.	E. of Hall Blvd. to Coconut Blvd.	2.4 mi, 4 L			1,000	C	8,200	C				
	Okeechobee Blvd.	Haverhill Rd.	Intersection Improvements	200	D/R	150	D/R/M			650	C		
	Okeechobee Blvd.	Church St.	Intersection Improvements			1,200	C						
	Old Dixie Hwy.	Yamato Rd. to Linton Blvd.	3.0 mi, 3 L			1,000	D/R/M	7,000	R			12,600	C
	Palmetto Park Rd.	Lyons Rd.	Intersection Improvements	210	D			100	R			900	C
	Palmetto Park Rd.	Boca Rio Rd.	Intersection Improvements	200	C								
	Palmetto Park Rd.	E. of Military Trail to I-95	Intersection Improvements			800	C						
	Palmetto Park Rd.	SW 7th Ave. to SW 5th Ave.	0-2 mi 4/6L (LWDD E-4 Canal, El Rio Canal, Bridge Replacement)	5,400	D/R/C								
	Palmetto Park Rd. Bascule Bridge	over Intracoastal Waterway	Rehab/Painting					2,500	C				
	Pathway Program	Countywide	Pathways	1,500	D/R/C	1,500	D/R/C	1,500	D/R/C	1,500	D/R/C	1,500	D/R/C
	PGA Blvd.	Central Blvd.	Intersection Improvements			900	C						
	PGA Blvd.	Military Tr.	Intersection Improvements	300	R	1,500	R/C						
	Recording Fees	Countywide	Right-of-Way	20	R	20	R	20	R	20	R	20	R
	Reserve-Bridges/Culverts/Pipes	Countywide	Rehab./Repair/Replacement	1,000	S/D/R/M/C	1,000	S/D/R/M/C	1,000	D/R/M/C	1,000	D/R/M/C	1,000	D/R/M/C
	Reserve-Drainage	Countywide	Study, Design, R/W, Mitigation & Construction	500	S/D/R/M/C	500	S/D/R/M/C	500	S/D/R/M/C	500	S/D/R/M/C	500	S/D/R/M/C
	Reserve-Intersections	Countywide	Design, R/W, Mitigation & Construction	1,560	D/R/M/C	2,500	D/R/M/C	1,420	D/R/M/C	1,200	D/R/M/C	5,400	D/R/M/C

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

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Exhibit 3: 2040 Volumes

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Palm Beach MPO 2040 Cost Feasible Volumes

In the proceeding table, the Palm Beach MPO produces and publishes "adjusted" traffic volumes derived from Southeast Florida Regional Planning Model (SERPM) output network files. The MPO's adopted 2040 Long Range Transportation Plan (LRTP) was developed using SERPM 6.5, a traditional 4-step model. SERPM 7 is an activity-based model and the region's currently supported modeling platform, but was released after the conclusion of the LRTP process.

During model development, transportation models are calibrated to a base year using existing counts. SERPM 6.5 uses a 2005 base year and counts, while SERPM 7 is calibrated to 2010. Adjustments to forecasted 2040 output volumes occur when the base year network outputs differ from observed counts at a particular link. Adjustments are increased or decreased depending on the difference and rounded to the nearest hundred.

SERPM 7.062+ seeks to incorporate adopted land use designations as of the release date (June 30, 2016) and includes projects like Minto West, Avenir, and Watertower Commons along with any transportation network commitments they have made (for example a new 4 lane connector road from Northlake Blvd to Beeline Highway). For additional information, please visit www.fsutmsonline.net

Station	Roadway	From	To	Owner	Cost Feasible Lanes	Observed 2005 Counts	Observed 2010 Counts	Observed 2015 Counts	2040 SERPM 6.5 Adjusted Volume	2040 SERPM7+ Adjusted Volume
6112	LYONS RD	Broward County Line	SW 18th St	PBC	6D	31,352	31,256	30,462	45,000	48,600
6410	LYONS RD	SW 18th St	Palmetto Park Rd	PBC	4D	34,318	26,501	28,707	43,000	35,600
6406	LYONS RD	Palmetto Park Rd	Glades Rd	PBC	4D	30,081	22,599	28,072	38,200	28,600
6404	LYONS RD	Glades Rd	Kimberly Rd	PBC	6D	34,131	32,163	33,892	54,500	46,100
6424	LYONS RD	Kimberly Rd	Yamato Rd	PBC	6D	26,568	21,868	28,538	45,900	34,800
6416	LYONS RD	Yamato Rd	Clint Moore Rd	PBC	4D	14,896	16,080	19,936	24,200	26,700
6114	LYONS RD	Clint Moore Rd	158 Rd S	PBC	4	7,411	6,499	14,399	21,000	13,000
5406	LYONS RD	158 Rd S	Atlantic Ave	PBC	4	8,508	6,642	15,262	20,100	14,100
5108	LYONS RD	Boynton Beach Blvd	Hypoluxo Rd	PBC	4D	14,038	13,879	18,210	24,800	17,300
4404	LYONS RD	Hypoluxo Rd	Lantana Rd	PBC	4D	10,644	10,176	11,376	14,100	16,300
4405	LYONS RD	Lantana Rd	Lake Worth Rd	PBC	4	11,768	10,373	11,242	18,700	22,600
	LYONS RD	Lake Worth Rd	Stribling Way	PBC	2	N/A	N/A	N/A	26,600	13,300
3462	LYONS RD	Stribling Way	Forest Hill Blvd	PBC	2	6,691	7,344	8,711	12,400	10,600
3460	LYONS RD	Forest Hill Blvd	Dillman Rd	PBC	2	N/A	9,492	11,968	16,100	13,700
3466	LYONS RD	Dillman Rd	Southern Blvd	PBC	2	N/A	10,333	13,283	13,600	13,300
2616	MAC ARTHUR BLVD	Northlake Blvd	Holly Dr	PBC	2	7,525	7,787	8,092	5,700	4,700
1616	MAPLEWOOD DR	Indian Creek Blvd	Toney Penna Dr	JUP	2	N/A	8,614	9,526	10,400	11,200
1618	MAPLEWOOD DR	Toney Penna Dr	Indiantown Rd	JUP	4D	N/A	12,423	13,254	11,300	14,700
2313	MARTIN LUTHER KING JR BLVD	Military Tr	Congress Ave	FDOT	4D	19,137	14,536	15,716	27,900	22,700
2841	MARTIN LUTHER KING JR BLVD	Congress Ave	Australian Ave	FDOT	4	19,555	17,322	17,857	26,600	31,100
2813	MARTIN LUTHER KING JR BLVD	Australian Ave	Old Dixie Hwy	FDOT	4	7,557	9,012	7,848	11,800	15,000
4615	MELALEUCA LA	Jog Rd	Haverhill Rd	PBC	5	16,217	14,559	15,332	33,700	19,700
4657	MELALEUCA LA	Haverhill Rd	Military Tr	PBC	5	26,036	23,670	24,818	48,000	29,800
4617	MELALEUCA LA	Military Tr	Kirk Rd	PBC	5	26,538	24,566	25,665	36,000	33,500
4655	MELALEUCA LA	Kirk Rd	Congress Ave	PBC	5	28,782	28,845	26,620	37,300	35,400
6216	MILITARY TRL	Broward Co. Line	SW 18th St	PBC	4D	31,074	26,894	28,051	34,300	33,500
6608	MILITARY TRL	SW 18th St	Camino Real	PBC	4D	31,577	30,195	30,690	38,100	36,800
6606	MILITARY TRL	Camino Real	Palmetto Park Rd	PBC	6D	36,522	34,289	37,775	46,600	44,400
6604	MILITARY TRL	Palmetto Park Rd	Town Center	PBC	6D	41,241	35,557	39,264	49,100	38,400
6600	MILITARY TRL	Town Center	Butts Rd	PBC	6D	37,753	32,164	35,697	43,000	36,700
6612	MILITARY TRL	Butts Rd	Yamato Rd	PBC	6D	45,284	39,750	44,394	44,700	39,700
6630	MILITARY TRL	Yamato Rd	Clint Moore Rd	PBC	6D	39,365	37,043	41,903	50,000	42,400
6202	MILITARY TRL	Clint Moore Rd	Linton Blvd	PBC	6D	40,161	33,463	36,976	44,700	37,800
5618	MILITARY TRL	Linton Blvd	Atlantic Ave	PBC	6D	45,670	36,155	39,592	49,500	40,000
5606	MILITARY TRL	Atlantic Ave	Lake Ida Rd	PBC	6D	45,683	43,677	45,250	48,000	46,900
5652	MILITARY TRL	Lake Ida Rd	Flavor Pict Rd	PBC	6D	37,259	36,487	35,479	43,500	41,000
5614	MILITARY TRL	Flavor Pict Rd	Woolbright Rd	PBC	6D	42,695	38,267	33,656	49,800	44,200
5608	MILITARY TRL	Woolbright Rd	Boynton Beach Blvd	PBC	6D	41,207	34,008	31,271	46,200	40,100
5202	MILITARY TRL	Boynton Beach Blvd	Gateway Blvd	PBC	6D	42,221	35,035	34,595	44,900	40,600
4636	MILITARY TRL	Gateway Blvd	Hypoluxo Rd	PBC	6D	42,426	31,728	33,709	55,600	45,100
4606	MILITARY TRL	Hypoluxo Rd	Lantana Rd	PBC	6D	37,560	30,647	30,811	46,600	43,500
4632	MILITARY TRL	Lantana Rd	Melaleuca Ln	PBC	6D	43,758	35,916	37,727	47,500	46,400
4602	MILITARY TRL	Melaleuca Ln	Lake Worth Rd	PBC	6D	41,024	36,175	36,403	44,000	48,900
4618	MILITARY TRL	Lake Worth Rd	10th Ave N	FDOT	6D	48,517	42,617	41,244	56,100	58,400
4650	MILITARY TRL	10th Ave N	Cresthaven Blvd	FDOT	6D	49,035	43,809	43,454	56,100	64,100
4206	MILITARY TRL	Cresthaven Blvd	Forest Hill Blvd	FDOT	6D	46,776	45,227	45,554	54,400	62,900
3642	MILITARY TRL	Forest Hill Blvd	Summit Blvd	FDOT	6D	48,328	44,576	42,197	59,200	62,700
3664	MILITARY TRL	Summit Blvd	Gun Club Rd	FDOT	6D	48,875	45,441	43,230	59,300	59,200

Exhibit 4: Development Potential Form

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B. Development Potential

	Current FLU	Proposed FLU
Density/ Intensity:	AGR (Agricultural Residential)	CLR (Congregate Living Residential – 12 du/ac)
Maximum Dwelling Units¹ (residential designations)		9.73 ac. x 12 du/ac = 116.76 DUs
Maximum Beds (for CLF proposals)		9.73 ac. x 12 du/ac x 2.39 = 279 Beds
Population Estimate		9.73 ac. x 12 du/ac x 2.39 = 279
Maximum Square Feet^{2, 4} (non-residential designations)	0.15 FAR x 9.73 ac. = 63,576 SF	_____ FAR x _____ ac. = _____
Proposed or Conditioned Potential^{3, 4}		Type 3 Congregate Living Facility: 117 DU (279 beds)
Max Trip Generator	Retail Nursery (ITE 817) Rate: 108.1	Assisted Living Facility (ITE 254) Rate: 2.66
Maximum Trip Generation	1,052	742
Net Daily Trips:	<u>(310)</u> (maximum minus current) <u>(310)</u> (proposed minus current)	
Net PH Trips:	<u>12</u> AM, <u>(17)</u> PM (maximum) <u>12</u> AM, <u>(17)</u> PM (proposed)	

1. Maximum units per acre see Future Land Use Element Table III.C.1;
2. Maximum FAR see FLUE Table III.C.2 for FAR. 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.

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Exhibit 5: Policy 3.5-d Approval

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**Department of Engineering
and Public Works**

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**Palm Beach County
Board of County
Commissioners**

Paulette Burdick, Mayor

Melissa McKinlay, Vice Mayor

Hal R. Valeche

Dave Kerner

Steven L. Abrams

Mary Lou Berger

Mack Bernard

County Administrator

Verdenia C. Baker

January 19, 2017

Dr. Juan F. Ortega, P.E.
Wantman Group, Inc.
2035 Vista Parkway
West Palm Beach, FL 33411

**RE: Policy 3.5-d Review - Round 2017-D
Ag Reserve Type 3 Congregate Living Facility**

Dear Juan:

Palm Beach County Traffic Division has reviewed the traffic study for the proposed Future Land Use Amendment for the above referenced project, dated December 30, 2016, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	East side of Lyons Rd, +/- 0.7 mile south of Atlantic Avenue
PCN #:	00-42-46-20-01-000-0810; -0820
Size:	9.73 acres
Existing FLU:	Agricultural (AGR)
Existing Zoning:	Agricultural (AGR)
Existing Use:	Nursery, Row Crops
Existing Max Potential:	9.73 acres Retail Nursery
Proposed FLU:	Institutional (INST)
Prop. Zoning:	Multiple Use Planned Development (MUPD)
Proposed Use:	200 Units Congregate Care Facility (CCF)
Prop. Max Potential:	148,344 SF Hospital (0.35 FAR)
Net Daily Trips (max):	713
Net PH Trips (max):	100 (66/34) AM; 46 (8/38) PM

Based on the review, the Traffic Division has determined that the proposed amendment meets Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan at the maximum potential shown above.

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

Sincerely,

Quazi Bari, P.E.
Senior Professional Engineer - Traffic Division

QB:DS:ac

ec: Dominique Simeus, E.I. – Project Coordinator II, Traffic Division
Lisa Amara – Senior Planner, Planning Division
Steve Bohovsky – Technical Assistant III, Traffic Division

File: General - TPS – Unincorporated - Traffic Study Review
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