



**Department of Engineering
and Public Works**

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**Palm Beach County
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Verdenia C. Baker

November 8, 2022

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

**RE: 441 Assemblage Property
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, dated September 30, 2022, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	West side of State Road 7, approximately 0.25 mile south of Hypoluxo Road	
PCN:	00-42-43-27-05-044-0110 (<i>others on file</i>)	
Acres:	96.91 Acres	
	Current FLU	Proposed FLU
FLU:	Rural Residential, one unit per 10 acres (RR-10)	Low Residential, two units per acre (LR-2)
Zoning:	Agricultural Residential (AR)	Planned Unit Development (PUD)
Density/ Intensity:	1 unit per 10 acres	2 units per acre
Maximum Potential:	Single Family = 10 DUs	Single Family = 194 DUs
Proposed Potential:	None	None
Net Daily Trips:	1,840 (maximum – current)	
Net PH Trips:	136 (35/101) AM, 182 (115/67) PM (maximum)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

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Dr. Juan F. Ortega, P.E.

November 8, 2022

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 **maximum 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 above 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\441 Assemblage Property.docx



VERDURA FARMS
FKA 441 ASSEMBLAGE PROPERTY
PALM BEACH COUNTY, FLORIDA
CN 1983-00017
ROUND 24-A

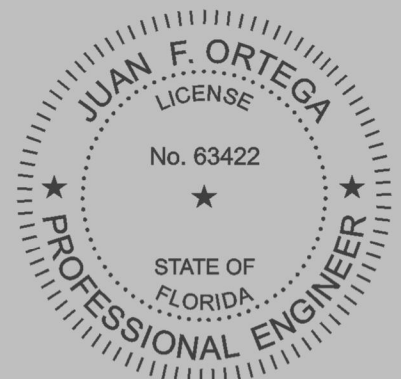
FUTURE LAND USE ATLAS AMENDMENT POLICY 3.5-d TRAFFIC STUDY

**PREPARED FOR:
DIVOSTA HOMES, L.P.**

Prepared by:

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

Revised May 9, 2023
September 30, 2022



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TABLE OF CONTENTS

SECTION	PAGE
1. PROJECT DESCRIPTION	1
2. CURRENT FUTURE LAND USE DESIGNATION	2
3. PROPOSED FUTURE LAND USE DESIGNATION	3
4. PROPOSED SITE PLAN	4
5. TRAFFIC IMPACT.....	5
6. TRAFFIC ANALYSIS	7
6.1 Test 2 – Five Year Analysis (2027)	7
6.2 Long Range Analysis (2045).....	9
7. CONCLUSION	11
Exhibit 1: Property Appraiser	
Exhibit 2: Survey & FLUA	
Exhibit 3: PBC Trip Generation Rates	
Exhibit 4: 2045 Volumes	
Exhibit 5: Active FLUA Amendments	
Exhibit 6: Development Potential Form	
Exhibit 7: Policy 3.5-d Approval	

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 (Max. Intensity)	3
Table 4: Trip Generation – ULDC Maximum Intensity	4
Table 5: Net Traffic Impact – Maximum Intensity	5
Table 6: Test 2 – Five Year Analysis Significance – FLUA Maximum Intensity.....	8
Table 7: Active FLUAs	10
Table 8: Level of Service – 2045 Conditions – Maximum Intensity	10

FIGURE	PAGE
Figure 1: Project Location	1
Figure 2: Traffic Assignment	6

1. PROJECT DESCRIPTION

JFO Group Inc has been retained to evaluate the traffic impact for the proposed Future Land Use designation at the 441 Assemblage 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 ± 96.14 acres located on the west side of State Road 7, ± 0.30 miles south of Hypoluxo Road in unincorporated Palm Beach County (PBC), Florida. There is a proposal to change the current Future Land Use from the current Rural Residential, one unit per ten acres (RR-10) to Low Residential, two units per acre (LR-2).



Figure 1: Project Location

Property Control Numbers associated with this project are 00-41-45-12-00-000-1010/-7200/-7190/-3090/-3150/-43-27-05-044-0110. 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 *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.

Table 1: Trip Generation Rates and Equations

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family	210	10.00	26%	74%	0.70	63%	37%	0.94

Table 2 summarizes Daily, AM and PM peak trip generation potential under the Current Future Land Use designation. The net Daily, AM and PM trips potentially generated due to the Current Future Land Use designation are 100, 7 (2 In/5 Out), and 9 (6 In/3 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
Single Family	10 ¹ DUs	100	2	5	7	6	3	9

¹ 96.14 Acres / 10

3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current Rural Residential, one unit per ten acres (RR-10) to Low Residential, two units per acre (LR-2).

The proposed intensity for the site would allow a maximum of 192 dwelling units of single-family housing. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity.

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

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family	192 ¹ DUs	1,920	35	99	134	113	67	180

According to Table 3, the net Daily, AM and PM trips potentially generated due to the Proposed Future Land Use designation under the most intense ITE Land Use are 1,920, 134 (35 In/99 Out), and 180 (113 In/67 Out) trips respectively.

¹ 96.14 Acres X LR-2

4. PROPOSED SITE PLAN

The proposed project could potentially have a maximum of 192 dwelling units while based on a preliminary design, 153 dwelling units are being proposed on the subject site. Table 4 includes the trip generation for the project maximum as allowed by site constraints and the Unified Land Development Code (ULDC). At the time this analysis was prepared, the applicant was not planning on applying for density bonuses under the TDR and/or WFH programs.

Table 4: Trip Generation – ULDC Maximum Intensity

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family	153 DUs	1,530	28	79	107	91	53	144

According to Table 4, the net Daily, AM and PM peak hour trips potentially generated due to the latest conceptual site plan are 1,530, 107 (28 In/79 Out) and 144 (91 In/53 Out) trips, respectively. Consequently, the FLUA potential maximum intensities were used in order to evaluate Test 2 of the Policy 3.5-d compliance requirements.

5. TRAFFIC IMPACT

Table 5 shows a comparison of the trip generation between the Maximum Intensity under the existing and proposed FLU. As can be seen in Table 5, traffic generated by the Maximum Intensity under the proposed FLU is more than the traffic generated by the current FLU. As part of a conservative analysis, no credit was taken for existing uses on site.

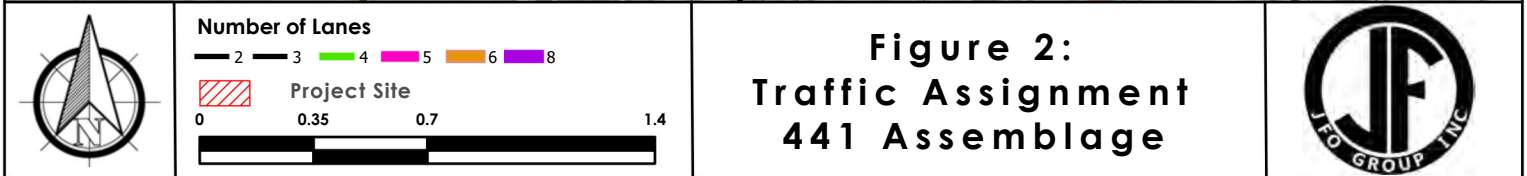
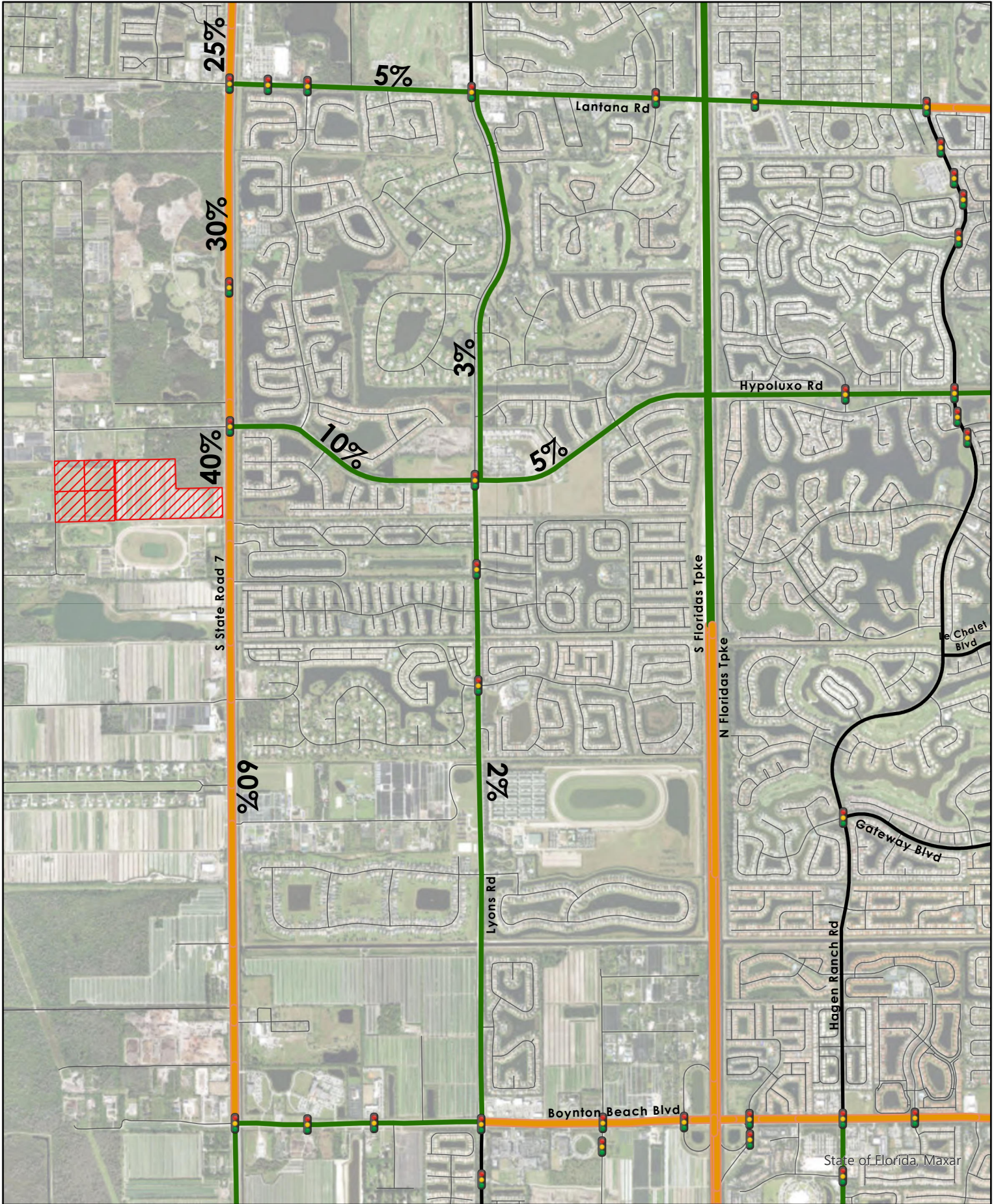
Table 5: Net Traffic Impact – Maximum Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	100	2	5	7	6	3	9
Maximum Intensity	1,920	35	99	134	113	67	180
Net New Trips	1,820	33	94	127	107	64	171

Pursuant to the **Test 2 – Five Year Analysis (2027)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B*, based on the peak hour trips from Table 5, a 2-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis for the Maximum Intensity allowed under the ULDC.

Furthermore, given the net trip generation characteristics from Table 5 for **Long Range Analysis (2045)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, a 1-mile Radius of Development Influence (RDI) 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 2 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 6 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 4, 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 does not show any improvements within the RDI.

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 – FLUA 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
SR-7	Boynton Beach Blvd	Site	6D	1	2.9	0.34	Uninterrupted	5,650	60%	68	2.31%
SR-7	Site	Hypoluxo Rd	6D						40%	45	1.53%
SR-7	Hypoluxo Rd	Lantana Rd	6D	1	1.4	0.71	Class I	2,940	30%	34	1.16%
SR-7	Lantana Rd	Lake Worth Rd	6D	2	1.8	1.11	Class I	2,940	25%	28	0.95%
Lyons Rd	Boynton Beach Blvd	Hypoluxo Rd	4D	3	2.7	1.11	Class I	1,960	2%	2	0.10%
Lyons Rd	Hypoluxo Rd	Lantana Rd	4D	1	1.7	0.59	Class I	1,960	3%	3	0.15%
Hypoluxo Rd	SR-7	Lyons Rd	4D	1	1.1	0.91	Class I	1,960	10%	11	0.56%
Hypoluxo Rd	Lyons Rd	Fl Turnpike	4D	1	2.1	0.48	Class I	1,960	5%	6	0.31%
Hypoluxo Rd	Fl Turnpike	Hagen Ranch Rd	4D						5%	6	0.31%

AM		PM	
IN	OUT	IN	OUT
35	99	113	67

RDI: 2-Mile

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 4 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 5 includes Active FLUA amendments in the area while Table 7 summarizes the traffic generated by the proposed amendments within the RDI.

As shown in Table 8, 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 7: Active FLUAs

Road	From	To	Lake Worth Crossing	Villages of Windsor CLF	Brentwood of Wellington	BC Commerce Center	Boynton Land Commerce	Hunters Crossing	LTG Sports Turf	Morin Connolly Commerce	Soma Medical	Trotting Center	Valico Residential	Long Ranch Residential	TOTAL ACTIVE FLUAS
SR-7	Boynton Beach Blvd	Site	0	0	0	0	672	0	48	62	0	1,200	0	0	1,982
	Site	Hypoluxo Rd	0	0	0	0	672	0	48	41	0	800	0	0	1,561
SR-7	Hypoluxo Rd	Lantana Rd	0	0	0	0	0	0	0	0	445	600	0	0	1,045
Hypoluxo Rd	SR-7	Lyons Rd	0	146	0	0	0	0	0	0	0	200	0	0	346

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

Road	From	To	Lanes	Capacity	2045 Daily Volume ¹	Active FLUAs	Traffic Assignment	Project Traffic	Total Traffic	V/C	% Impact	Significant Impact? ²	Meets LOS 'D'?
SR-7	Boynton Beach Blvd	Site	6D	50,300	55,600	1,982	60.0%	1,092	58,674	1.17	2.17%	NO	-
	Site	Hypoluxo Rd				1,561	40.0%	728	57,889	1.15	1.45%	NO	-
SR-7	Hypoluxo Rd	Lantana Rd	6D	50,300	54,000	1,045	30.0%	546	55,591	1.11	1.09%	NO	-
Hypoluxo Rd	SR-7	Lyons Rd	4D	33,200	17,300	346	10.0%	182	17,828	0.54	0.55%	NO	YES

Net Daily Traffic: 1,820

¹ 2045 volumes are included in Exhibit 4.

² 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 ±96.14 acres located on the west side of State Road 7, ±0.30 miles south of Hypoluxo Road in unincorporated Palm Beach County (PBC), Florida. The proposal is to change the current Future Land Use from the current Rural Residential, one unit per ten acres (RR-10) to Low Residential, two units per acre (LR-2).

The current Future Land Use allows 10 Single Family homes. The proposed Future Land Use change would allow a maximum density and intensity of 192 Single Family homes. At the time of this submittal, the applicant was not planning on applying for density bonuses under the TDR and/or WFH programs.

Exhibit 6 includes a copy of Part A and B of the Development Potential Form – Future Land Use Atlas Amendment Application.

The proposed changes to the Verdura Farms project (FKA 441 Assemblage Property) 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*.

The Verdura Farms project (FKA 441 Assemblage Property) received Policy 3.5-d approval on November 8, 2022 for LR-2 FLU on 96.91 Acres, Exhibit 7 includes a copy of the approval. This revised traffic analysis is being provided to remove 0.77 Acres from the application as they are considered to be Lake Worth Drainage District Right-of-Way.

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Exhibit 1: Property Appraiser

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Property Detail	
Location Address	7501 S STATE ROAD 7
Municipality	UNINCORPORATED
Parcel Control Number	00-42-43-27-05-044-0110
Subdivision	PALM BEACH FARMS CO PL NO 3
Official Records Book	26392
	Page 994
Sale Date	OCT-2013
Legal Description	PALM BEACH FARMS CO PL NO 3 TRS 11 THRU 15 & TR 16 (LESS ELY 208.03 FT SR 7 R/W) BLK 44

Owner Information	
Owners	Mailing address
YEE NANCY	1469 SAILBOAT CIR
YEE THOMAS J &	WELLINGTON FL 33414 5526

Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2013	\$310,000	26392 / 00994	WARRANTY DEED	YEE THOMAS J &
DEC-1984	\$300,000	04430 / 00943	WARRANTY DEED	
JAN-1975	\$135,300	02434 / 00236	WARRANTY DEED	

Exemption Information	
No Exemption information available	

Property Information	
Number of Units	0
*Total Square Feet	0
Acres	56.36
Use Code	5100 - AG Classification CROP SOIL CLASS 1
Zoning	AR - Agricultural Residential (00-UNINCORPORATED)

Appraisals				
	Tax Year	2021	2020	2019
	Improvement Value	\$0	\$0	\$0
	Land Value	\$4,418,624	\$4,024,104	\$3,708,488
	Total Market Value	\$4,418,624	\$4,024,104	\$3,708,488
All values are as of January 1st each year				


Assessed and Taxable Values				
Tax Year	2021	2020	2019	
Assessed Value	\$84,540	\$84,540	\$84,540	
Exemption Amount	\$0	\$0	\$0	
Taxable Value	\$84,540	\$84,540	\$84,540	

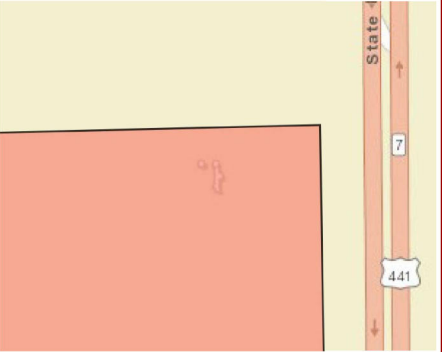
Taxes				
Tax Year	2021	2020	2019	
Ad Valorem	\$1,468	\$1,483	\$1,501	
Non Ad Valorem	\$3,404	\$3,395	\$3,397	
Total tax	\$4,872	\$4,878	\$4,898	

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

Property Detail					
Parcel Control Number:	00-42-43-27-05-044-0110		Location Address: 7501 S STATE ROAD 7		
Owners:	YEE NANCY ,YEE THOMAS J				
Mailing Address:	1469 SAILBOAT CIR,WELLINGTON FL 33414 5526				
Last Sale:	OCT-2013	Book/Page#:	26392 / 994	Price:	\$310,000
Property Use Code:	5100 - AG Classification CROP SOIL CLASS 1	Zoning:	AR - Agricultural Residential (00-UNINCORPORATED)		
Legal Description:	PALM BEACH FARMS CO PL NO 3 TRS 11 THRU 15 & TR 16 (LESS ELY 208.03 FT SR 7 R/W) BLK 44		Total SF:	0	Acres 56.36

2021 Values (Current)		2021 Taxes	
Improvement Value	\$0	Ad Valorem	\$1,468
Land Value	\$4,418,624	Non Ad Valorem	\$3,404
Total Market Value	\$4,418,624	Total Tax	\$4,872
Assessed Value	\$84,540	2022 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$84,540	Applicants	
All values are as of January 1st each year.		No Details Found	

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

Structural Details (Building 0)		MAP	
Description			

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

8/16/2022

Owner: YEE NANCY ,YEE THOMAS J PCN: 00424327050440110

1 of 1

Property Detail

Location Address

Municipality UNINCORPORATED

Parcel Control Number 00-41-45-12-00-000-1010

Subdivision

Official Records Book

Page

Sale Date

Legal Description 12-45-41, LWDD S-8 CNL & LWDD S-8NS CNL R/WS

Owner Information

Owners

MAiling address

LAKE WORTH DRAINAGE DIST

13081 MILITARY TRL
DELRAY BEACH FL 33484 1105

Sales Information

No Sales Information Available.

Exemption Information

Applicant/Owner	Year	Detail
	2022	

Property Information

Number of Units

*Total Square Feet 0

Acres 5.6880

Use Code 8000 - DISTRICTS

Zoning AR - Agricultural Residential (00-UNINCORPORATED)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$0	\$0	\$0
Land Value	\$1,706	\$1,706	\$1,706
Total Market Value	\$1,706	\$1,706	\$1,706

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2021	2020	2019
Assessed Value	\$1,706	\$1,706	\$1,706
Exemption Amount	\$1,706	\$1,706	\$1,706
Taxable Value	\$0	\$0	\$0

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$0	\$0	\$0
Total tax	\$0	\$0	\$0

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

Property Detail

Parcel Control Number: 00-41-45-12-00-000-1010

Location Address:

Owners: LAKE WORTH DRAINAGE DIST

Mailing Address: 13081 MILITARY TRL,DELRAY BEACH FL 33484 1105

Last Sale: Not available

Book/Page#: /

Price: Not available

Property Use Code: 8000 - DISTRICTS

Zoning: AR - Agricultural Residential (00-UNINCORPORATED)

Legal Description: 12-45-41, LWDD S-8 CNL & LWDD S-8NS CNL R/WS

Total SF: 0

Acres 5.6880

2021 Values (Current)

2021 Taxes

2022 Qualified Exemptions

Applicants

Improvement Value \$0

Land Value \$1,706

Total Market Value \$1,706

Assessed Value \$1,706

Exemption Amount \$1,706

Taxable Value \$0

Ad Valorem \$0

Non Ad Valorem \$0

Total Tax \$0

Building Footprint (Building 0)

Subarea and Square Footage (Building 0)

Extra Features

No Image Found

Description

Area

Sq. Footage

No Data Found.

Description

Year Built

Unit

No Extra Feature Available

Structural Details (Building 0)

MAP

Description

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

8/16/2022

Owner: LAKE WORTH DRAINAGE DIST PCN: 00414512000001010 1 of 1

Property Detail	
Location Address	PARK LANE RD
Municipality	UNINCORPORATED
Parcel Control Number	00-41-45-12-00-000-7200
Subdivision	
Official Records Book	33017
Page	1949
Sale Date	OCT-2021
Legal Description	12-45-41, SLY 657.34 FT OF NLY 2604.44 FT OF ELY 664.12 FT OF N 3/4 OF W 1/2

Owner Information	
Owners	Mailing address
CYPRESS POLO CLUB LLC	7302 PARK LANE RD WELLINGTON FL 33449 6700

Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2021	\$10	33017 / 01949	WARRANTY DEED	CYPRESS POLO CLUB LLC
OCT-2016	\$10	28655 / 01130	WARRANTY DEED	CYPRESS POLO CLUB LLC
JAN-2006	\$6,000,000	19914 / 00506	WARRANTY DEED	ESTRADA MARTIN
JUL-1999	\$1,448,200	11226 / 01296	WARRANTY DEED	CHERRY HOLDINGS INC
JUL-1990	\$100	06555 / 00061	WARRANTY DEED	
JUL-1990	\$1,150,000	06555 / 00058	WARRANTY DEED	
MAY-1990	\$100	06484 / 00183	QUIT CLAIM	

Exemption Information	
No Exemption information available	

Property Information	
Number of Units	0
*Total Square Feet	0
Acres	10
Use Code	6800 - AG Classification EQUESTRIAN
Zoning	AR - Agricultural Residential (00-UNINCORPORATED)

Appraisals			
Tax Year	2021	2020	2019
Improvement Value	\$0	\$0	\$0
Land Value	\$680,000	\$624,000	\$576,000
Total Market Value	\$680,000	\$624,000	\$576,000
All values are as of January 1st each year			

Assessed and Taxable Values			
Tax Year	2021	2020	2019
Assessed Value	\$70,000	\$70,000	\$70,000
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$70,000	\$70,000	\$70,000

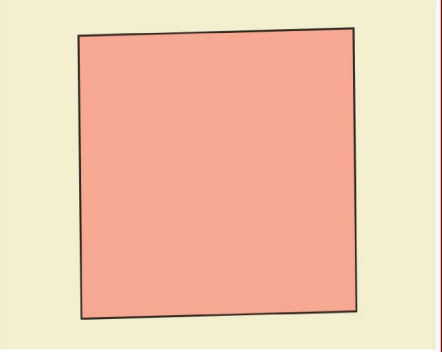
Taxes			
Tax Year	2021	2020	2019
Ad Valorem	\$1,216	\$1,228	\$1,243
Non Ad Valorem	\$495	\$495	\$495
Total tax	\$1,711	\$1,723	\$1,738

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

Property Detail	
Parcel Control Number:	00-41-45-12-00-000-7200
Location Address:	PARK LANE RD
Owners:	CYPRESS POLO CLUB LLC
Mailing Address:	7302 PARK LANE RD,WELLINGTON FL 33449 6700
Last Sale:	OCT-2021
Book/Page#:	33017 / 1949
Price:	\$10
Property Use Code:	6800 - AG Classification EQUESTRIAN
Zoning:	AR - Agricultural Residential (00-UNINCORPORATED)
Legal Description:	12-45-41, SLY 657.34 FT OF NLY 2604.44 FT OF ELY 664.12 FT OF N 3/4 OF W 1/2
Total SF:	0
Acres	10

2021 Values (Current)		2021 Taxes	
Improvement Value	\$0	Ad Valorem	\$1,216
Land Value	\$680,000	Non Ad Valorem	\$495
Total Market Value	\$680,000	Total Tax	\$1,711
Assessed Value	\$70,000	2022 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$70,000	Applicants	
All values are as of January 1st each year.		No Details Found	

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

Structural Details (Building 0)		MAP	
Description			

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA8/16/2022

Owner: CYPRESS POLO CLUB LLC PCN: 0041451200007200 1 of 1

Property Detail	
Location Address	PARK LANE RD
Municipality	UNINCORPORATED
Parcel Control Number	00-41-45-12-00-000-7190
Subdivision	
Official Records Book	33017
	Page 1949
Sale Date	OCT-2021
Legal Description	12-45-41, SLY 657.34 FT OF NLY 2604.44 FT OF WLY 664.02 FT OF ELY 1328.14 FT OF N 3/4 OF W 1/2

Owner Information	
Owners	Mailing address
CYPRESS POLO CLUB LLC	7302 PARK LANE RD WELLINGTON FL 33449 6700

Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2021	\$10	33017 / 01949	WARRANTY DEED	CYPRESS POLO CLUB LLC
OCT-2016	\$10	28655 / 01130	WARRANTY DEED	CYPRESS POLO CLUB LLC
JAN-2006	\$6,000,000	19914 / 00506	WARRANTY DEED	ESTRADA MARTIN
JUL-1999	\$1,448,200	11226 / 01296	WARRANTY DEED	CHERRY HOLDINGS INC
JUL-1990	\$100	06555 / 00061	WARRANTY DEED	
JUL-1990	\$1,150,000	06555 / 00058	WARRANTY DEED	
MAY-1990	\$100	06484 / 00183	QUIT CLAIM	

Exemption Information	
No Exemption information available	

Property Information	
Number of Units	0
*Total Square Feet	0
Acres	10
Use Code	6800 - AG Classification EQUESTRIAN
Zoning	AR - Agricultural Residential (00-UNINCORPORATED)

Appraisals				
	Tax Year	2021	2020	2019
	Improvement Value	\$0	\$0	\$0
	Land Value	\$680,000	\$624,000	\$576,000
	Total Market Value	\$680,000	\$624,000	\$576,000
All values are as of January 1st each year				

Assessed and Taxable Values				
	Tax Year	2021	2020	2019
	Assessed Value	\$70,000	\$70,000	\$70,000
	Exemption Amount	\$0	\$0	\$0
	Taxable Value	\$70,000	\$70,000	\$70,000

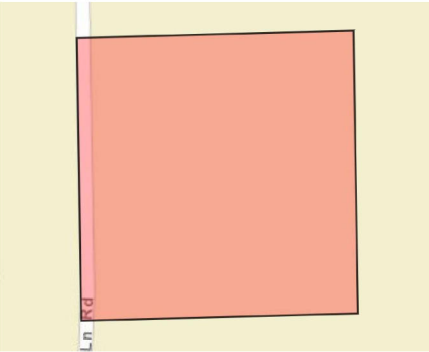
Taxes				
	Tax Year	2021	2020	2019
	Ad Valorem	\$1,216	\$1,228	\$1,243
	Non Ad Valorem	\$495	\$495	\$495
	Total tax	\$1,711	\$1,723	\$1,738

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

Property Detail	
Parcel Control Number:	00-41-45-12-00-000-7190
Location Address:	PARK LANE RD
Owners:	CYPRESS POLO CLUB LLC
Mailing Address:	7302 PARK LANE RD,WELLINGTON FL 33449 6700
Last Sale:	OCT-2021
Book/Page#:	33017 / 1949
Price:	\$10
Property Use Code:	6800 - AG Classification EQUESTRIAN
Zoning:	AR - Agricultural Residential (00-UNINCORPORATED)
Legal Description:	12-45-41, SLY 657.34 FT OF NLY 2604.44 FT OF WLY 664.02 FT OF ELY 1328.14 FT OF N 3/4 OF W 1/2
Total SF:	0
Acres	10

2021 Values (Current)		2021 Taxes	
Improvement Value	\$0	Ad Valorem	\$1,216
Land Value	\$680,000	Non Ad Valorem	\$495
Total Market Value	\$680,000	Total Tax	\$1,711
Assessed Value	\$70,000	2022 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$70,000	Applicants	
All values are as of January 1st each year.		No Details Found	

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

Structural Details (Building 0)		MAP	
Description			

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 8/16/2022

Property Detail	
Location Address	7302 PARK LANE RD
Municipality	UNINCORPORATED
Parcel Control Number	00-41-45-12-00-000-3090
Subdivision	
Official Records Book	33017
Page	1949
Sale Date	OCT-2021
Legal Description	12-45-41, W 666.05 FT OF E 1343.17 FT OF S 678.14 FT OF N 1951.60 FT OF W 1/2

Owner Information	
Owners	Mailing address
CYPRESS POLO CLUB LLC	7302 PARK LANE RD WELLINGTON FL 33449 6700

Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2021	\$10	33017 / 01949	WARRANTY DEED	CYPRESS POLO CLUB LLC
OCT-2016	\$10	28655 / 01130	WARRANTY DEED	CYPRESS POLO CLUB LLC
JAN-2006	\$6,000,000	19914 / 00506	WARRANTY DEED	ESTRADA MARTIN
JUL-1999	\$1,448,200	11226 / 01296	WARRANTY DEED	CHERRY HOLDINGS INC
DEC-1991	\$201,200	07061 / 00949	WARRANTY DEED	
JAN-1984	\$100	04141 / 00923	QUIT CLAIM	
JAN-1967	\$5,600	01583 / 00000		

Exemption Information	
No Exemption information available	

Property Information	
Number of Units	0
*Total Square Feet	6001
Acres	10
Use Code	6800 - AG Classification EQUESTRIAN
Zoning	AR - Agricultural Residential (00-UNINCORPORATED)

Appraisals				
Tax Year	2021	2020	2019	
Improvement Value	\$92,568	\$90,299	\$91,369	
Land Value	\$680,000	\$624,000	\$576,000	
Total Market Value	\$772,568	\$714,299	\$667,369	
All values are as of January 1st each year				

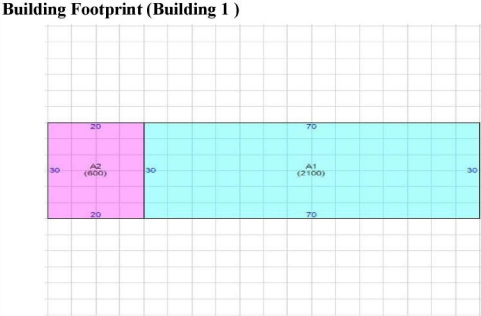
Assessed and Taxable Values				
Tax Year	2021	2020	2019	
Assessed Value	\$162,568	\$160,299	\$161,369	
Exemption Amount	\$0	\$0	\$0	
Taxable Value	\$162,568	\$160,299	\$161,369	

Taxes				
Tax Year	2021	2020	2019	
Ad Valorem	\$2,824	\$2,811	\$2,865	
Non Ad Valorem	\$998	\$989	\$991	
Total tax	\$3,822	\$3,800	\$3,856	

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

Property Detail	
Parcel Control Number:	00-41-45-12-00-000-3090
Location Address:	7302 PARK LANE RD
Owners:	CYPRESS POLO CLUB LLC
Mailing Address:	7302 PARK LANE RD,WELLINGTON FL 33449 6700
Last Sale:	OCT-2021
Book/Page#:	33017 / 1949
Price:	\$10
Property Use Code:	6800 - AG Classification EQUESTRIAN
Zoning:	AR - Agricultural Residential (00-UNINCORPORATED)
Legal Description:	12-45-41, W 666.05 FT OF E 1343.17 FT OF S 678.14 FT OF N 1951.60 FT OF W 1/2
Total SF:	6001
Acres	10

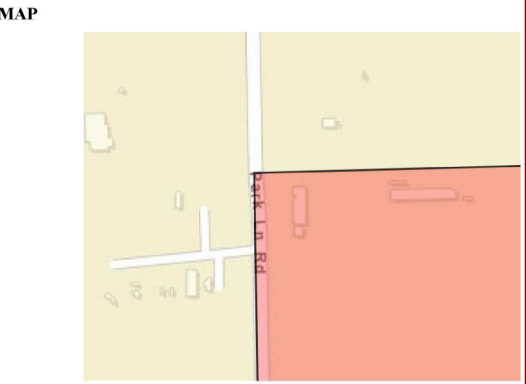
2021 Values (Current)		2021 Taxes	
Improvement Value	\$92,568	Ad Valorem	\$2,824
Land Value	\$680,000	Non Ad Valorem	\$998
Total Market Value	\$772,568	Total Tax	\$3,822
Assessed Value	\$162,568	2022 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$162,568	Applicants	
All values are as of January 1st each year.		No Details Found	



Subarea and Square Footage (Building 1)	
Description	Area Sq. Footage
UST Unfinished Storage	600
UCP Unfinished Carport	2100
BAS Base Area	1
Total Square Footage : 2701	
Total Area Under Air : 1	

Extra Features		
Description	Year Built	Unit
Patio Roof	1997	200
Shed	1997	200
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.		

Structural Details (Building 1)	
Description	
1. Exterior Wall 1	WSF: WOOD SIDING
2. Year Built	1980
3. Air Condition Desc.	NO HTG/AC
4. Heat Type	NONE
5. Heat Fuel	NONE
6. Bed Rooms	
7. Full Baths	
8. Half Baths	
9. Exterior Wall 2	NONE
10. Roof Structure	FLAT
11. Roof Cover	MOD. METAL
12. Interior Wall 1	NONE
13. Floor Type 1	NONE
14. Stories	1



Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 8/16/2022

Property Detail	
Location Address	PARK LANE RD
Municipality	UNINCORPORATED
Parcel Control Number	00-41-45-12-00-000-3150
Subdivision	
Official Records Book	33017
	Page 1949
Sale Date	OCT-2021
Legal Description	12-45-41, S 666.05 FT OF E 678.14 FT OF N 1950.02 FT OF N 3/4 OF W 1/2

Owner Information	
Owners	Mailing address
CYPRESS POLO CLUB LLC	7302 PARK LANE RD WELLINGTON FL 33449 6700

Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2021	\$10	33017 / 01949	WARRANTY DEED	CYPRESS POLO CLUB LLC
OCT-2016	\$10	28655 / 01130	WARRANTY DEED	CYPRESS POLO CLUB LLC
JAN-2006	\$6,000,000	19914 / 00506	WARRANTY DEED	ESTRADA MARTIN
JUL-1999	\$1,448,200	11226 / 01296	WARRANTY DEED	CHERRY HOLDINGS INC
JUL-1990	\$100	06555 / 00061	WARRANTY DEED	
JUL-1990	\$1,150,000	06555 / 00058	WARRANTY DEED	
MAY-1990	\$100	06484 / 00183	QUIT CLAIM	

Exemption Information	
No Exemption information available	

Property Information	
Number of Units 0	
*Total Square Feet 3584	
Acres 10	
Use Code 6800 - AG Classification EQUESTRIAN	
Zoning AR - Agricultural Residential (00-UNINCORPORATED)	

Appraisals				
	Tax Year	2021	2020	2019
	Improvement Value	\$30,522	\$31,285	\$32,048
	Land Value	\$680,000	\$624,000	\$576,000
	Total Market Value	\$710,522	\$655,285	\$608,048
All values are as of January 1st each year				

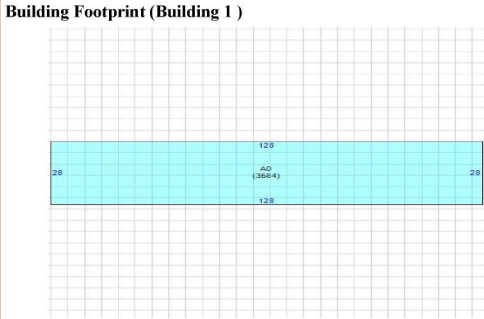
Assessed and Taxable Values				
	Tax Year	2021	2020	2019
	Assessed Value	\$100,522	\$101,285	\$101,484
	Exemption Amount	\$0	\$0	\$0
	Taxable Value	\$100,522	\$101,285	\$101,484

Taxes				
	Tax Year	2021	2020	2019
	Ad Valorem	\$1,746	\$1,776	\$1,806
	Non Ad Valorem	\$495	\$495	\$495
	Total tax	\$2,241	\$2,271	\$2,301

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

Property Detail			
Parcel Control Number:	00-41-45-12-00-000-3150	Location Address: PARK LANE RD	
Owners:	CYPRESS POLO CLUB LLC		
Mailing Address:	7302 PARK LANE RD,WELLINGTON FL 33449 6700		
Last Sale:	OCT-2021	Book/Page#:	33017 / 1949
Property Use Code:	6800 - AG Classification EQUESTRIAN	Zoning:	AR - Agricultural Residential (00-UNINCORPORATED)
Legal Description:	12-45-41, S 666.05 FT OF E 678.14 FT OF N 1950.02 FT OF N 3/4 OF W 1/2	Total SF:	3584
		Acres	10

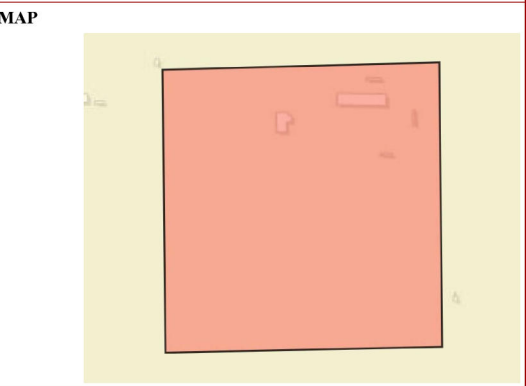
2021 Values (Current)		2021 Taxes	
Improvement Value	\$30,522	Ad Valorem	\$1,746
Land Value	\$680,000	Non Ad Valorem	\$495
Total Market Value	\$710,522	Total Tax	\$2,241
Assessed Value	\$100,522	2022 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$100,522	Applicants	
All values are as of January 1st each year.		No Details Found	



Subarea and Square Footage (Building 1)		
Description	Area	Sq. Footage
BAS Base Area	3584	
Total Square Footage : 3584		

Extra Features		
Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 1)	
Description	
1. Exterior Wall 1	OPEN POSTS OR COLUMNS
2. Year Built	2008
3. Air Condition Desc.	NA
4. Heat Type	NONE
5. Heat Fuel	NONE
6. Bed Rooms	
7. Full Baths	
8. Half Baths	
9. Roof Structure	OPEN WOOD SYSTEM
10. Roof Cover	ALUMINUM/STEEL PANEL
11. Interior Wall 1	NONE
12. Floor Type 1	DIRT/COMPACTED EARTH
13. Stories	1

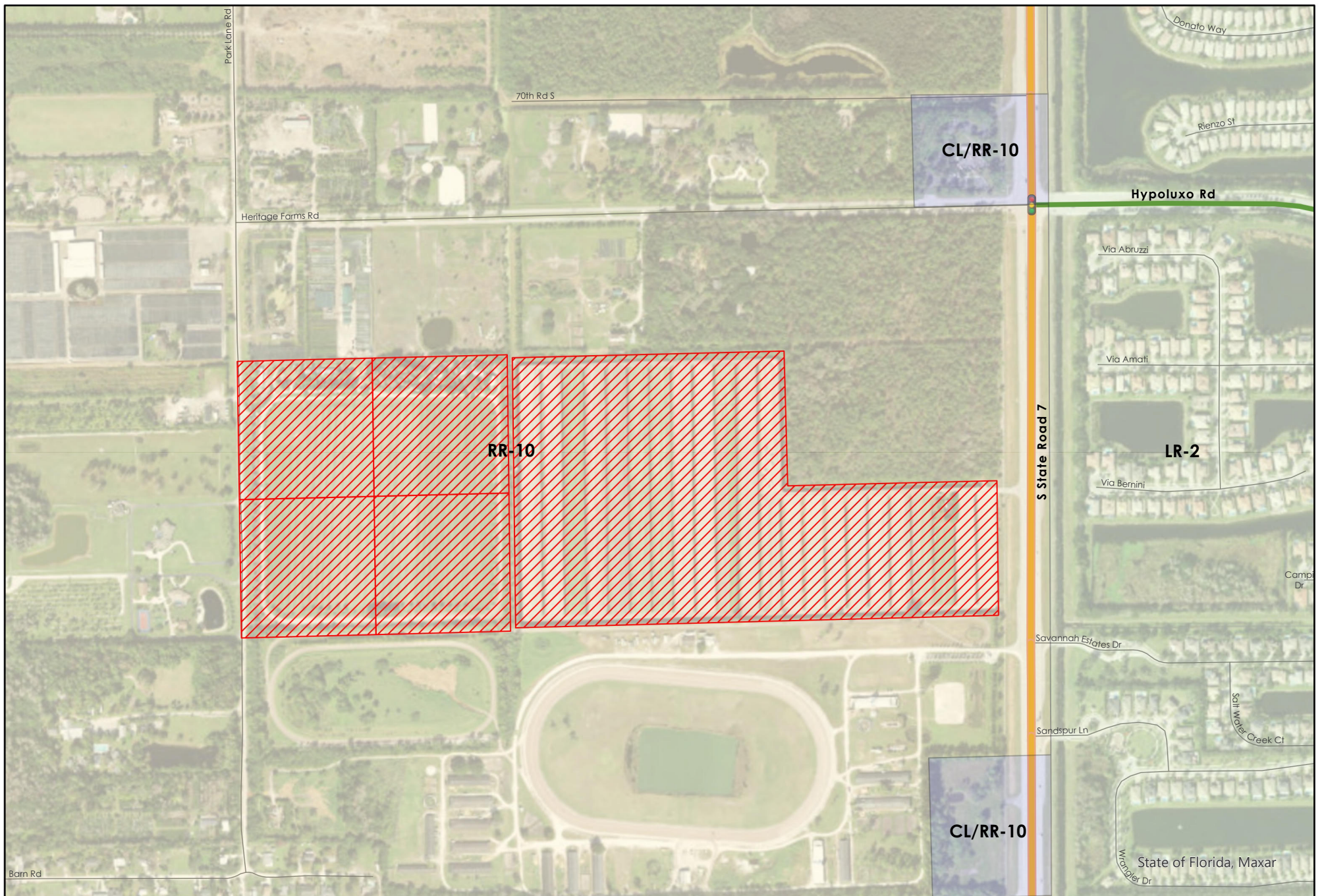


Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 8/16/2022



Exhibit 2: Survey & FLUA

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EXHBIT:
FUTURE LAND USE
441 ASSEMBLAGE PROPERTY



HERITAGE FARMS RD

HYPOLUXO RD

PARK LANE RD

SITE

SITE

BARN RD

US 441

441

7

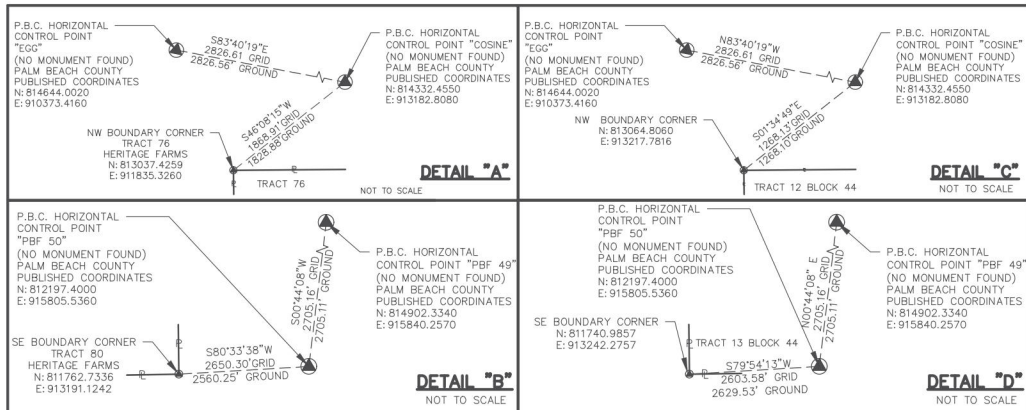
80TH ST S

BOYNTON BEACH BLVD

NORTH

LOCATION MAP

NOT TO SCALE



ALSO KNOW AS:

AS A KNOWN AS:

ALL PORTION OF LAND IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, BEING ALL OF TRACTS 76, 79, 8 AND A PORTION OF TRACTS 75 AND 80 OF THE UNRECORDED PLAT OF HERITAGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, THENCE SOUTH 101°33'36" EAST ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 12, A DISTANCE OF 1284.91 FEET TO THE NORTHEAST CORNER OF TRACT 79, OF THE UNRECORDED PLAT OF HERITAGE FARMS AND ALSO BEING THE POINT OF BEGINNING, THENCE SOUTH 88°14'43" WEST ALONG THE NORTH LINES OF TRACTS 79 AND 76 OF SAID PLAT, A DISTANCE OF 1332.11 FEET TO THE NORTHWEST CORNER OF TRACT 76 OF SAID PLAT, THENCE SOUTH 101°33'36" EAST ALONG THE WEST LINE OF TRACTS 76 AND 75, A DISTANCE OF 1304.47 FEET TO A POINT ON THE WEST LINE OF TRACT 75 OF SAID PLAT, THENCE NORTH 88°45'46" EAST A DISTANCE OF 1328.09 FEET TO A POINT OF THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 12, THENCE NORTH 101°33'36" WEST ALONG SAID QUARTER LINE OF SECTION 12 A DISTANCE OF 1315.74 FEET TO THE POINT OF BEGINNING.

SCHEDULE B-II EXCEPTIONS

BEING ONE AND THE SAME PARCEL AS:

SCHEDULE B-II EXCEPTIONS

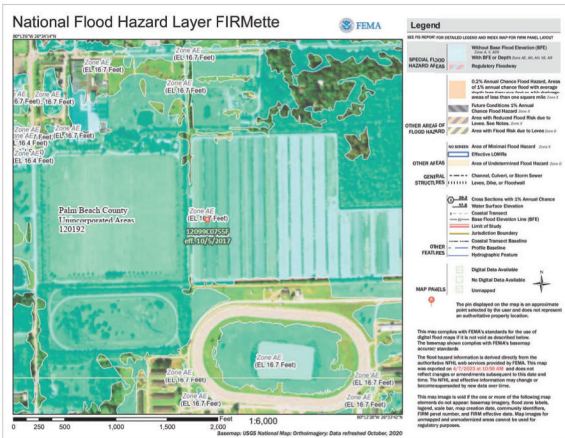
1. EFFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER CLAIMS, ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OF MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS.
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, ANY AND ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER.
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY.
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
8. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
9. EASEMENTS FOR ROAD RIGHT OF WAY OVER THE WESTERLY 55-FEET OF TRACT 75 AND THE WESTERLY 55-FEET OF TRACT 76 CONTAINED IN INSTRUMENTS RECORDED SEPTEMBER 24, 1959 IN BOOK 407, PAGE 356; AND RECORDED DECEMBER 20, 1991 IN BOOK 7061, PAGE 949 (AFFECTING TRACT 76).
- [AFFECTS - SHOWN HEREON]
- [AFFECTS - SHOWN HEREON]
11. RESTRICTIONS CONTAINED IN INSTRUMENTS RECORDED SEPTEMBER 24, 1959 IN BOOK 407, PAGE 356 AND RECORDED DECEMBER 20, 1991 IN BOOK 7061, PAGE 949 (AFFECTING TRACT 76).
- [AFFECTS - SHOWN HEREON]
11. AGREEMENT BETWEEN CHERRY HOLDINGS, INC. AND GREEN LANDHOLDING, INC. AS SET FORTH IN INSTRUMENT RECORDED JANUARY 27, 2000 IN BOOK 11578, PAGE 1749.
- [AFFECTS - NOT PLOTTABLE]
12. INTENTIONALLY DELETED.
13. DRAINAGE EASEMENT AGREEMENT RECORDED NOVEMBER 27, 2013 IN BOOK 26476, PAGE 239.
- [AFFECTS - SHOWN HEREON]
14. DEED OF CONSERVATION EASEMENT GRANTED TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED NOVEMBER 27, 2013 IN BOOK 26476, PAGE 247.
- [AFFECTS - SHOWN HEREON]
15. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
- [AFFECTS - SHOWN HEREON]

LAND HEREON CONTAINS 2,479,043.845 SQFT (56.911 ACRES) MORE OR LEES AND IS SITUATED IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST IN PALM BEACH COUNTY, FLORIDA.

SCHEDULE B-II EXCEPTIONS

1. AFFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THDATE THE CREATED INSTRUMENT ACQUIRED FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS.
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER.
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY.
7. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
8. TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED AUGUST 20, 1912 IN PLAT BOOK 2, PAGE(S) 45 THROUGH 54, INCLUSIVE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **[AFFECTS - SHOWN HEREON]**
10. SUBJECT TO RIGHTS OF WAY FOR SMALL LATERAL DITCHES RESERVED IN INSTRUMENT(S) RECORDED SEPTEMBER 16, 1912 IN DEED BOOK 26, PAGE 90 (TRACT 13); RECORDED JULY 15, 1913 IN DEED BOOK 42, PAGE 316 (TRACT 15); RECORDED NOVEMBER 11, 1913 IN DEED BOOK 49, PAGE 313 (TRACT 12); RECORDED OCTOBER 17, 1914 IN DEED BOOK 63, PAGE 453; RECORDED JANUARY 22, 1919 IN DEED BOOK 95, PAGE 388 (TRACT 11); AND, RECORDED SEPTEMBER 8, 1922 IN DEED BOOK 169, PAGE 492 (TRACT 16). **[AFFECTS - NOT PLOTTED]**
11. SUBJECT TO RESERVATIONS UNTO TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA FOR MINERALS, CANALS, DRAINAGE AND OTHER WORKS CONTAINED IN DEED NO. 135, RECORDED NOVEMBER 17, 1921 IN DEED BOOK 151, PAGE 465. (AS TO TRACT 13) **[AFFECTS - SHOWN HEREON]**
12. SUBJECT TO RESERVATIONS UNTO TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA AND PROVISIONS FOR EVERGLADES DRAINAGE DISTRICT NOW KNOWN AS SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR MINERALS, CANALS, DRAINAGE AND OTHER WORKS, CONTAINED IN DEED RECORDED FEBRUARY 12, 1926 IN DEED BOOK 354, PAGE 14. (AS TO TRACT 15) **[AFFECTS - SHOWN HEREON]**
13. SUBJECT TO RESERVATIONS UNTO TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA AND PROVISIONS FOR EVERGLADES DRAINAGE DISTRICT NOW KNOWN AS SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR MINERALS, CANALS, DRAINAGE AND OTHER WORKS, CONTAINED IN DEED NO. 4504 RECORDED JUNE 14, 1926 IN DEED BOOK 370, PAGE 539. (AS TO TRACT 11) **[AFFECTS - SHOWN HEREON]**
14. SUBJECT TO RESERVATIONS UNTO TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA AND PROVISIONS FOR EVERGLADES DRAINAGE DISTRICT NOW KNOWN AS SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR MINERALS, CANALS, DRAINAGE AND OTHER WORKS, CONTAINED IN DEED NO. 3678 RECORDED MARCH 24, 1926 IN DEED BOOK 372, PAGE 106. (AS TO TRACT 12) **[AFFECTS - SHOWN HEREON]**
15. RESERVATIONS UNTO THE STATE OF FLORIDA FOR 200 FOOT STATE ROAD RIGHT OF WAY AS CONTAINED IN DEED NO. 1197 RECORDED FEBRUARY 17, 1942 IN DEED BOOK 646, PAGE 303. (AS TO TRACT 13) **[AFFECTS - NOT PLOTTED] PAGE 328 CALLED OUT TRACT 13 BLOCK 44]**
16. SUBJECT TO RESERVATIONS UNTO BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT NOW KNOWN AS SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR MINERALS, CANALS, DRAINAGE AND OTHER WORKS, AND RESERVING UNTO THE STATE OF FLORIDA EASEMENT FOR STATE ROAD RIGHT-OF-WAY AND PALM BEACH COUNTY EASEMENT FOR COUNTY ROAD RIGHT-OF-WAY CONTAINED IN DEED NO. 1029 RECORDED JUNE 21, 1944 IN DEED BOOK 693, PAGE 460. (AS TO TRACT 15) **[AFFECTS - SHOWN HEREON]**
17. SUBJECT TO RESERVATIONS UNTO BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT NOW KNOWN AS SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR MINERALS, CANALS, DRAINAGE AND OTHER WORKS CONTAINED IN DEED NO. 6392 RECORDED SEPTEMBER 20, 1947 IN DEED BOOK 822, PAGE 132. (AS TO TRACT 11) **[AFFECTS - NOT PLOTTED - BLANKET IN NATURE]**
18. SUBJECT TO RESERVATIONS UNTO BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT NOW KNOWN AS SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR MINERALS, CANALS, DRAINAGE AND OTHER WORKS CONTAINED IN DEED NO. 6457 RECORDED OCTOBER 9, 1947 IN DEED BOOK 823, PAGE 551. (AS TO TRACT 13) **[AFFECTS - SHOWN HEREON]**
19. SUBJECT TO RESERVATIONS UNTO EVERGLADES DRAINAGE DISTRICT NOW KNOWN AS SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR 50% OF OIL AND MINERAL RIGHTS AND SUBJECT TO RIGHTS-OF-WAY TO LAKE WORTH DRAINAGE DISTRICT AS NOW LAID OUT CONTAINED IN DEED RECORDED OCTOBER 14, 1952 IN DEED BOOK 995, PAGE 532. (AS TO TRACTS 11 AND 13) **[AFFECTS - NOT PLOTTED - BLANKET IN NATURE]**
20. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED NOVEMBER 20, 1959 IN BOOK 432, PAGE 78. (AS TO TRACTS 11, 14 AND 15) **[AFFECTS - SHOWN HEREON]**
21. EASEMENT FOR NON-EXCLUSIVE DRAINAGE SYSTEM RECORDED JULY 26, 1961 IN BOOK 659, PAGE 86. (AS TO TRACTS 11-16) **[DOES NOT AFFECT]**
22. TERMS AND CONDITIONS FOR THE LAKE WORTH DRAINAGE DISTRICT CREATED UNDER INSTRUMENT RECORDED JUNE 26, 1969 IN BOOK 1732, PAGE 612 AS AFFECTED BY INSTRUMENT RECORDED JUNE 22, 1990 IN BOOK 6495, PAGE 761. (AS TO TRACTS 11-16) **[AFFECTS - SHOWN HEREON]**
23. TERMS AND CONDITIONS FOR RIGHTS IN RESERVATIONS BY AND BETWEEN THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA AND THE TRUSTEES OF THE BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT AND CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT AS SUCCESSOR TO THE EVERGLADES DRAINAGE DISTRICT AND IN COOPERATION WITH THE LAKE WORTH DRAINAGE DISTRICT IN DEED NO. 178 (EDD) RECORDED MARCH 27, 1972 IN BOOK 1894, PAGE 1573 (TRACT 13) AND IN DEED NO. 179 (TIF FOR EDD) RECORDED MARCH 27, 1972 IN BOOK 1994, PAGE 1615 (TRACTS 12 AND 13). **[AFFECTS - SHOWN HEREON]**
24. TERMS AND CONDITIONS FOR ORDER WITH PALM BEACH COUNTY ENVIRONMENTAL BOARD RECORDED APRIL 8, 1993 IN BOOK 7656, PAGE 1620. (AS TO TRACTS 11-16) **[AFFECTS - NOT PLOTTED]**
25. PERPETUAL RIGHT OF WAY EASEMENT RESERVED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN ORDER OF TAKING RECORDED NOVEMBER 24, 1997 IN BOOK 10099, PAGE 638. (AS TO TRACT 16) **[AFFECTS - SHOWN HEREON]**
26. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED APRIL 15, 1999 IN BOOK 11052, PAGE 396. (AS TO TRACT 16) **[AFFECTS - SHOWN HEREON]**
27. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LESSEE(S).

LAND HEREON CONTAINS 4,187,755.538 SQFT (96.138 ACRES) MORE OR LEES AND IS SITUATED IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST IN PALM BEACH COUNTY, FLORIDA.



NOTES:

CERTIFICATE:

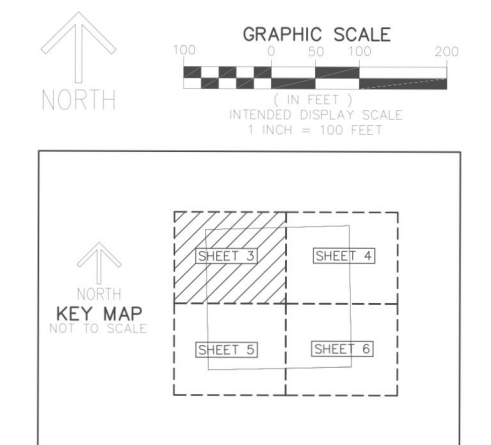
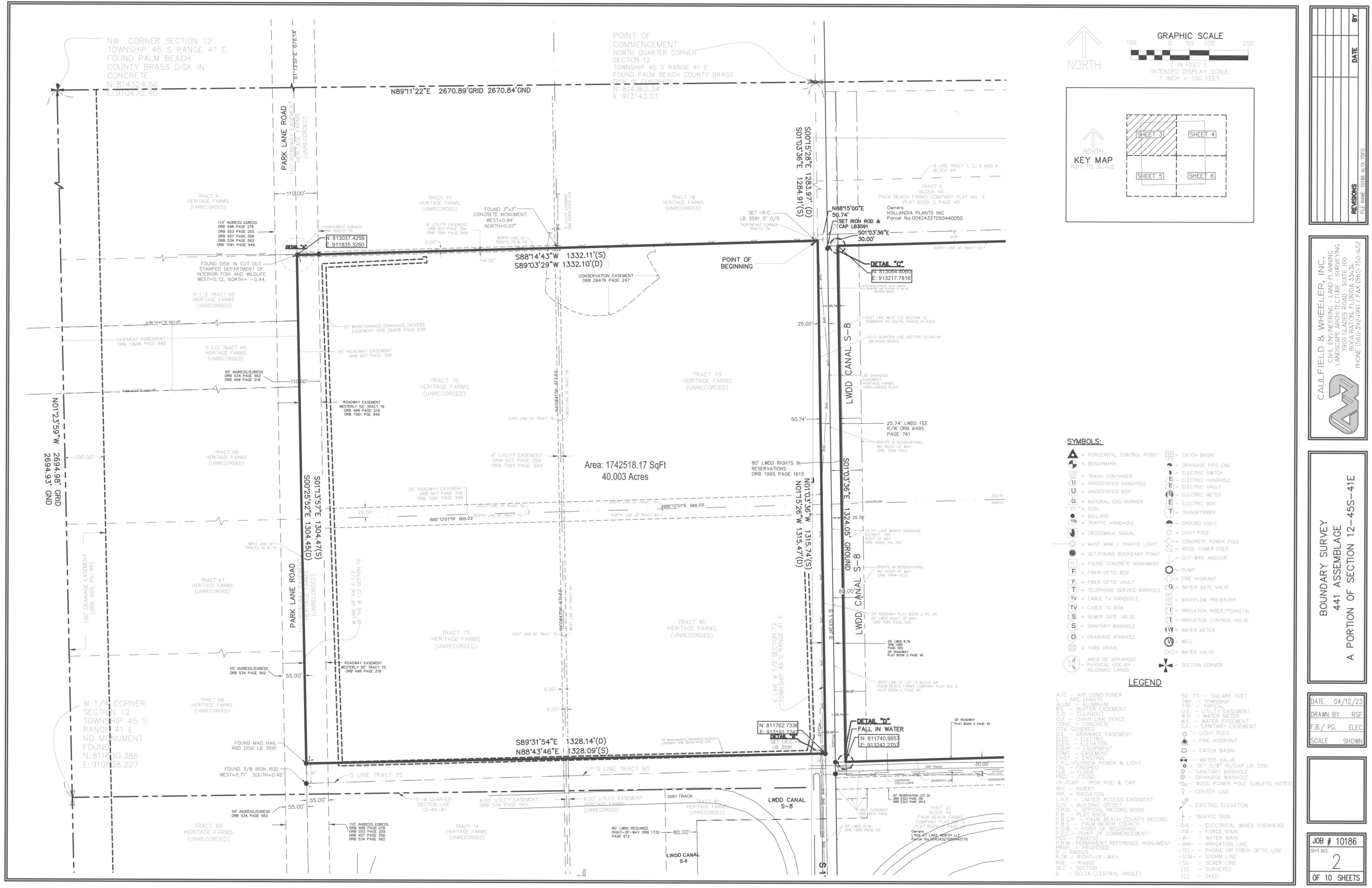
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CAULFIELD & WHEELER, INC.
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 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1152

BOUNDARY SURVEY
441 ASSEMBLAGE
A PORTION OF SECTION 12-45S-41E

DATE	04/12/23
DRAWN BY	RSF
F.B./ PG.	ELEC
SCALE	SHOWN

JOB # 10186
SHT.NO. 1
OF 10 SHEETS



- SYMBOLS:**
- Horizontal Control Point
 - Benchmark
 - Trash Container
 - Unidentified Handhole
 - Unidentified Box
 - Natural Gas Marker
 - Sign
 - Bollard
 - Traffic Handhole
 - Crosswalk Signal
 - Mast Arm / Traffic Light
 - Set/Found Boundary Point
 - Found Concrete Monument
 - Fiber Optic Box
 - Fiber Optic Vault
 - Telephone Service Manhole
 - Cable TV Handhole
 - Cable TV Box
 - Sewer Gate Valve
 - Sanitary Manhole
 - Drainage Manhole
 - Yard Drain
 - Area of Apparent Physical Use by Adjoining Lands
 - Catch Basin
 - Drainage Pipe End
 - Electric Switch
 - Electric Handhole
 - Electric Vault
 - Electric Meter
 - Electric Box
 - Sign
 - Transformer
 - Ground Light
 - Light Pole
 - Concrete Power Pole
 - Wood Power Pole
 - Guy Wire Anchor
 - Pump
 - Fire Hydrant
 - Water Gate Valve
 - Backflow Preventer
 - Irrigation Riser/Pedestal
 - Irrigation Control Valve
 - Water Meter
 - Well
 - Water Valve
 - Section Corner
- LEGEND**
- A/C - AIR CONDITIONER
ALUM - ALUMINUM
B.E. - BUFFER EASEMENT
C.O. - CLEANOUT
C.F. - CHAIN LINK FENCE
CONC. - CONCRETE
COV. COVERED
D.E. - DRAINAGE EASEMENT
ELEC. - ELECTRIC
ELEV. - ELEVATION
EQUIP. - EQUIPMENT
ESMT. - EASEMENT
EXIST. - EXISTING
F.P.L. - FLORIDA POWER & LIGHT
FIN. - FINISHED
FLOOR - FLOOR
FND. - FOUND
I.R./CAP - IRON ROD & CAP
INV. - INVERT
IRR. - IRRIGATION
L.A.E. - LIMITED ACCESS EASEMENT
O/S - BUILDING OFFSET
O.R.B. - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
P.B.C.R. - PALM BEACH COUNTY RECORD
P.B.C. - PALM BEACH COUNTY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.C.S. - PAGE(S)
P.R.M. - PERMANENT REFERENCE MONUMENT
PROP. - PROPOSED
R - RADIUS
R/W - RIGHT-OF-WAY
RDE. - RANGE
SEC. - SECTION
Δ - DELTA (CENTRAL ANGLE)
- SQ. FT. - SQUARE FEET
TWP. - TOWNSHIP
TYP. - TYPICAL
U.E. - UTILITY EASEMENT
W.M. - WATER METER
W.E. - WATER EASEMENT
S.E. - SANITARY EASEMENT
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- SET 5/8" R/CAP LB 3591
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- WOOD POWER POLE (UNLESS NOTED)
- CENTER LINE
- EXISTING ELEVATION
- TRAFFIC SIGN
- ELECTRICAL WIRES OVERHEAD
- FM - FORCE MAIN
- W - WATER MAIN
- IRR - IRRIGATION LINE
- TEL - PHONE OR FIBER OPTIC LINE
- STM - STORM LINE
- SS - SEWER LINE
- (S) - SURVEYED
- (D) - DEED

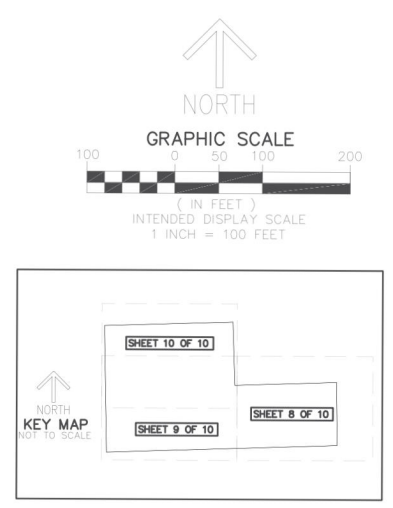
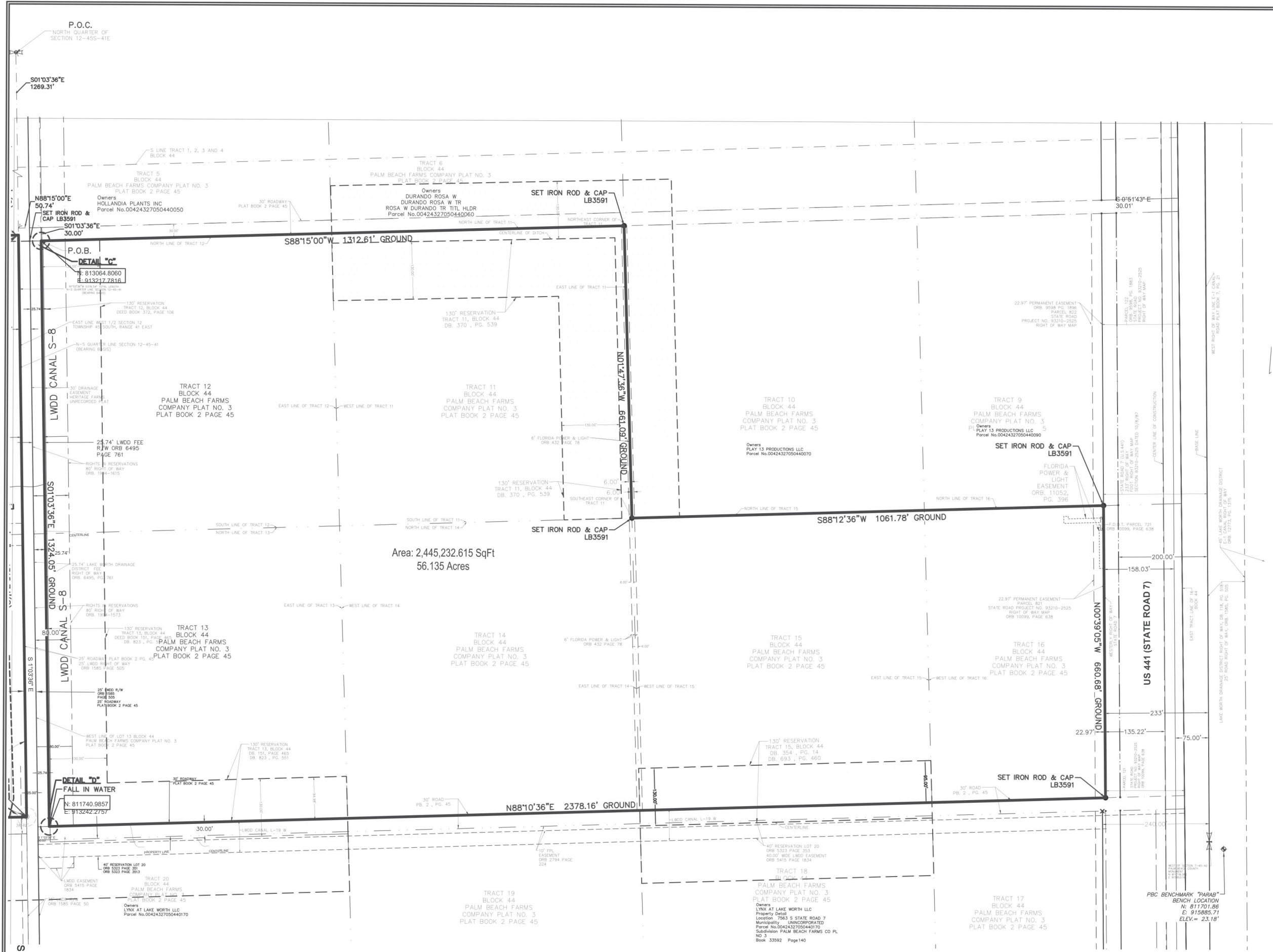
REVISIONS	
DATE	BY

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**BOUNDARY SURVEY
441 ASSEMBLAGE
A PORTION OF SECTION 12-45S-41E**

DATE 04/12/23
DRAWN BY RSF
E.B./PG. ELEC
SCALE SHOWN

JOB # 10186
SHT.NO. 2
OF 10 SHEETS



- LEGEND/ABBREVIATIONS**
- C - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - R - ARC LENGTH
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - CL - CHAIN LINK FENCE
 - CONC. - CONCRETE
 - DE - DRAINAGE EASEMENT
 - ELEC. - ELECTRIC
 - EQUIP. - EQUIPMENT
 - FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
 - FIRC - FOUND IRON ROD WITH CAP
 - INV. - INVERT
 - LB - LICENSED BUSINESS
 - LWDD - LAKE WORTH DRAINAGE DISTRICT
 - O.R.B. - OFFICIAL RECORD BOOK
 - PC - POINT OF CURVATURE
 - PCC - POINT OF COMPOUND CURVATURE
 - PRC - POINT OF REVERSE CURVATURE
 - PNT - POINT OF NON-TANGENCY
 - PT - POINT OF TANGENCY
 - P.I.P.D. - PLANNED INDUSTRIAL PARK DEVELOPMENT
 - TYP. - TYPICAL
 - UE - UTILITY EASEMENT
 - N - NORTHING WHEN USED WITH COORDINATES
 - E - EASTING WHEN USED WITH COORDINATES
 - PRM - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT
 - INDICATES SET IRON CAP LB3591, UNLESS OTHERWISE NOTED
 - REFERENCE MONUMENT WITH ALUMINUM DISK
 - STAMPED "PRM C&W LB3591" UNLESS OTHERWISE NOTED
 - Δ - HORIZONTAL CONTROL POINT
 - ⊕ - BENCHMARK
 - ⊙ - SIGN
 - ⊕ - FOUND CONCRETE MONUMENT
 - ⊕ - FIBER OPTIC BOX
 - ⊕ - FIBER OPTIC VAULT
 - ⊕ - SANITARY MANHOLE
 - ⊕ - DRAINAGE MANHOLE
 - ⊕ - CATCH BASIN
 - ⊕ - DRAINAGE PIPE END
 - ⊕ - ELECTRIC HANDHOLE
 - ⊕ - LIGHT POLE
 - ⊕ - CONCRETE POWER POLE
 - ⊕ - WOOD POWER POLE
 - ⊕ - WELL
 - ⊕ - SECTION CORNER
 - ⊕ - EXISTING ELEVATION
 - ⊕ - EXISTING CENTER LINE DITCH ELEVATION
 - OHE- - ELECTRICAL WIRES OVERHEAD
 - FM- - FORCE MAIN
 - W- - WATER MAIN
 - IRR- - IRRIGATION LINE
 - TEL- - PHONE OR FIBER OPTIC LINE
 - STM- - STORM LINE
 - SS- - SEWER LINE

REVISIONS	DATE	BY
FILE NAME: C:\A\101056.dwg PLOT VERSION: 2		

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BOUNDARY SURVEY
PARCEL G-12-A
A PORTION OF SECTION 17
TOWNSHIP 41 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

DATE: 04/12/23
DRAWN BY: AMS
E.B./PG. ELEC
SCALE: AS SHOWN

JOB # 10186
SHT.NO. 3
OF 10 SHEETS



Exhibit 3: PBC Trip Generation Rates

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Palm Beach County Trip Generation Rates

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

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Ldg	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17 ^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

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Exhibit 4: 2045 Volumes

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Palm Beach TPA Adjusted 2045 Two-Way Daily Traffic Volumes Based on Southeast Regional Planning Model (SERPM) version 8.503

The following table provides adjusted 2045 two-way daily traffic volumes derived from the Southeast Florida Regional Planning Model using 2045 demographic growth predictions based on adopted future land use designations in local government comprehensive plans and future transportation facilities and services based on adopted cost feasible project lists in the Long Range Transportation Plans of the Miami-Dade TPO, the Broward MPO and the Palm Beach TPA. SERPM 8, the region's currently supported modeling platform, is an activity-based model approved for use to support Long Range Transportation Plan (LRTP) and Regional Transportation Plan (RTP) development. This table should be used as a supplement to local knowledge of historic, current, and future travels patterns.

The Regional Transportation Technical Advisory Committee - Modeling Subcommittee (RTTAC-MS) reviews and approves requested model updates quarterly to incorporate amendments to LRTP project lists and local government comprehensive plans and to correct significant input errors. SERPM 8 can be downloaded and additional model details can be found at the [SERPM website](https://sites.google.com/site/serpm8reference/). Network updates are tracked on the SERPM 8 Reference site at <https://sites.google.com/site/serpm8reference/>. The adjusted volumes table will be updated with subsequent SERPM releases.

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

$$\text{If } \frac{2015 \text{ Observed}}{2015 \text{ Model}} > .8 \text{ and } \frac{2015 \text{ Observed}}{2015 \text{ Model}} < 1.2, \quad \text{then } 2045 \text{ Adjusted} = \frac{2045 \text{ Model}}{2015 \text{ Model}} \times 2015 \text{ Observed}$$
$$\text{If } \frac{2015 \text{ Observed}}{2015 \text{ Model}} > 1.2 \text{ or } \frac{2015 \text{ Observed}}{2015 \text{ Model}} < .8, \quad \text{then } 2045 \text{ Adjusted} = 2015 \text{ Observed} + (2045 \text{ Model} - 2015 \text{ Model})$$

For additional assistance or to provide suggestions to improve model outputs in a future model run, please contact Grég Gabriel at ggabriel@PalmBeachTPA.org.

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

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

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
	937730	HOMEWOOD BLVD	Linton Blvd	Atlantic Ave	2	2			-	-	5,411	6,257	6,300
2105	937068	HOOD RD	Jog Road	Central Blvd	2	2	4,541	8,114	10,325	10,200	3,819	5,626	12,100
2611	937070	HOOD RD	Central Blvd	Military Tr	4	4	9,158	10,307	14,060	14,704	18,326	37,356	33,100
2213	937069	HOOD RD	Military Tr	SR 811	4	4	9,346	12,005	16,490	16,573	30,989	39,501	25,000
2613	937071	HOOD RD	SR-811	Prosperity Farms Rd	2	2	4,481	-	6,477	6,424	5,261	6,292	7,700
7041	930765	HOOKE HWY	SR-715	SR-80	2	4		5,772	4,461	4,600	2,822	13,393	15,000
4411	937281	HYPOLUXO RD	SR-7	Lyons Rd	4	4	4,021	6,281	9,710	11,951	15,570	23,188	17,300
4683	937281	HYPOLUXO RD	Lyons Rd	FL Turnpike	4	4		10,207	16,237	20,258	15,570	23,188	24,200
4685	937004	HYPOLUXO RD	FL Turnpike	Hagen Ranch Rd	4	4		16,460	22,673	26,780	20,547	25,935	28,600
4671	937281	HYPOLUXO RD	Hagen Ranch Rd	Jog Rd	4	4	17,166	20,001	24,215	27,664	15,570	23,188	31,800
4629	937004	HYPOLUXO RD	Jog Rd	Haverhill Rd	6	6	25,902	-	30,344	31,702	20,547	25,935	35,700
4681	937003	HYPOLUXO RD	Haverhill Rd	Military Tr	6	6	33,644	32,830	37,516	40,668	21,757	27,135	42,900
4607	937278	HYPOLUXO RD	Military Tr	Lawrence Rd	6	6	39,120	38,269	42,197	44,143	42,695	43,237	42,700
4621	937279	HYPOLUXO RD	Lawrence Rd	Congress Ave	6	6	41,223	37,042	41,057	40,601	33,472	40,685	49,900
4211	930068	HYPOLUXO RD	Congress Ave	I-95	6	6	40,625	38,668	44,434	44,000	39,472	42,838	48,200
4313	930069	HYPOLUXO RD	I-95	Seacrest Blvd	5	5	36,245	32,118	34,579	41,000	28,301	33,025	40,400
4809	937280	HYPOLUXO RD	Seacrest Blvd	Dixie Hwy	5	5	18,774	16,135	17,130	16,902	10,358	12,543	19,300
1605	937394	INDIAN CREEK BLVD	Central Blvd	Military Tr	4	4	8,988	11,279	12,329	13,933	7,409	10,703	15,600
1615	937396	INDIAN CREEK BLVD	Toney Penna Dr	Maplewood Dr	4	4	20,727	20,300	17,785	17,754	20,654	24,588	21,200
1613	937395	INDIAN CREEK PKWY	Central Blvd	Maplewood Dr	4	4	16,530	17,333	17,955	18,572	15,230	19,566	23,100
1405	938538	INDIANTOWN RD	Bee Line Hwy	Pratt-Whitney Rd	2	2	2,058	1,588	1,763	2,126	1,768	5,087	5,100
1403	938539	INDIANTOWN RD	Pratt-Whitney Rd	130th Ave N	2	2	5,427	4,678	4,985	6,400	6,037	14,831	13,800
1409	938539	INDIANTOWN RD	130th Ave N	Alexander Run	4	4		-	14,485	15,124	6,037	14,831	23,300
1407	937236	INDIANTOWN RD	Alexander Run	Jupiter Farms Rd	4	4	23,149	20,546	22,332	24,082	17,474	27,853	32,700
1103	930145	INDIANTOWN RD	Jupiter Farms Rd	Florida Turnpike	4	4	30,925	27,154	28,879	30,568	30,573	43,537	41,100
1201	930008	INDIANTOWN RD	Florida Turnpike	I-95 Interchange	6	6	49,557	36,761	48,380	59,724	44,442	70,276	76,500
1213	937235	INDIANTOWN RD	I-95 Interchange	Island Way	6	6	58,622	52,916	61,281	70,539	66,008	85,776	79,600
1617	937235	INDIANTOWN RD	Island Way	Central Blvd	6	6		-	60,253	70,000	66,008	85,776	78,300
1203	930748	INDIANTOWN RD	Central Blvd	Center St	6	6	53,810	47,768	53,551	52,000	45,081	56,332	66,900
1601	930661	INDIANTOWN RD	Center St	Military Tr	6	6	49,724	44,078	46,587	46,627	31,526	39,246	54,300
1209	930679	INDIANTOWN RD	Military Tr	SR-811	6	6	41,434	40,387	42,614	44,479	30,930	41,323	53,000
1807	930710	INDIANTOWN RD	SR-811	US 1	6	6	32,354	31,607	33,744	32,381	31,791	37,969	40,300
1811	930005	INDIANTOWN RD	US 1	SR A1A	4	4	13,683	15,450	16,998	16,884	7,807	8,758	17,900
2215	930015	INVESTMENT LN	Military Tr	Garden Rd	2	2		8,299	9,569	10,609	11,446	13,390	11,200
1620	937155	ISLAND WAY	Indiantown Rd	Martin County Line	4	4		8,279	14,149	15,983	8,775	11,346	16,700
6618	937049	JOG RD	Glades Rd	Potomac Rd	4	4	32,533	27,978	33,018	30,832	20,288	31,505	44,200
6634	937050	JOG RD	Potomac Rd	Yamato Rd	4	4	33,100	27,992	33,030	29,655	15,351	23,253	40,900
6616	937048	JOG RD	Yamato Rd	Clint Moore Rd	6	6	35,230	28,584	35,206	32,125	31,960	42,710	47,000
6200	937047	JOG RD	Clint Moore Rd	C-15 Canal	6	6	40,921	31,497	33,990	34,776	33,008	39,658	40,800
5622	937041	JOG RD	C-15 Canal	Linton Blvd	6	6	33,218	29,888	33,918	35,976	30,602	37,061	41,100

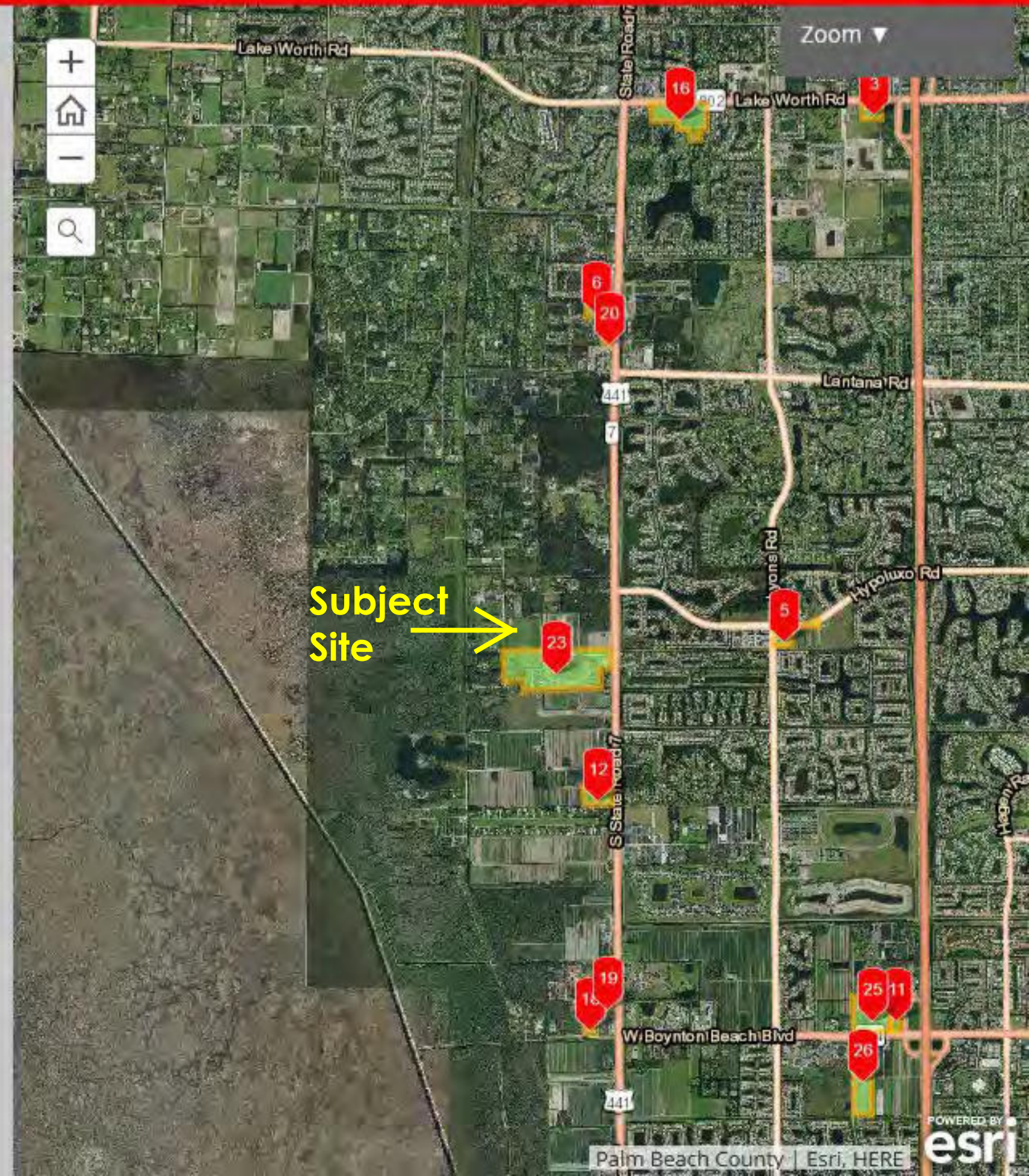
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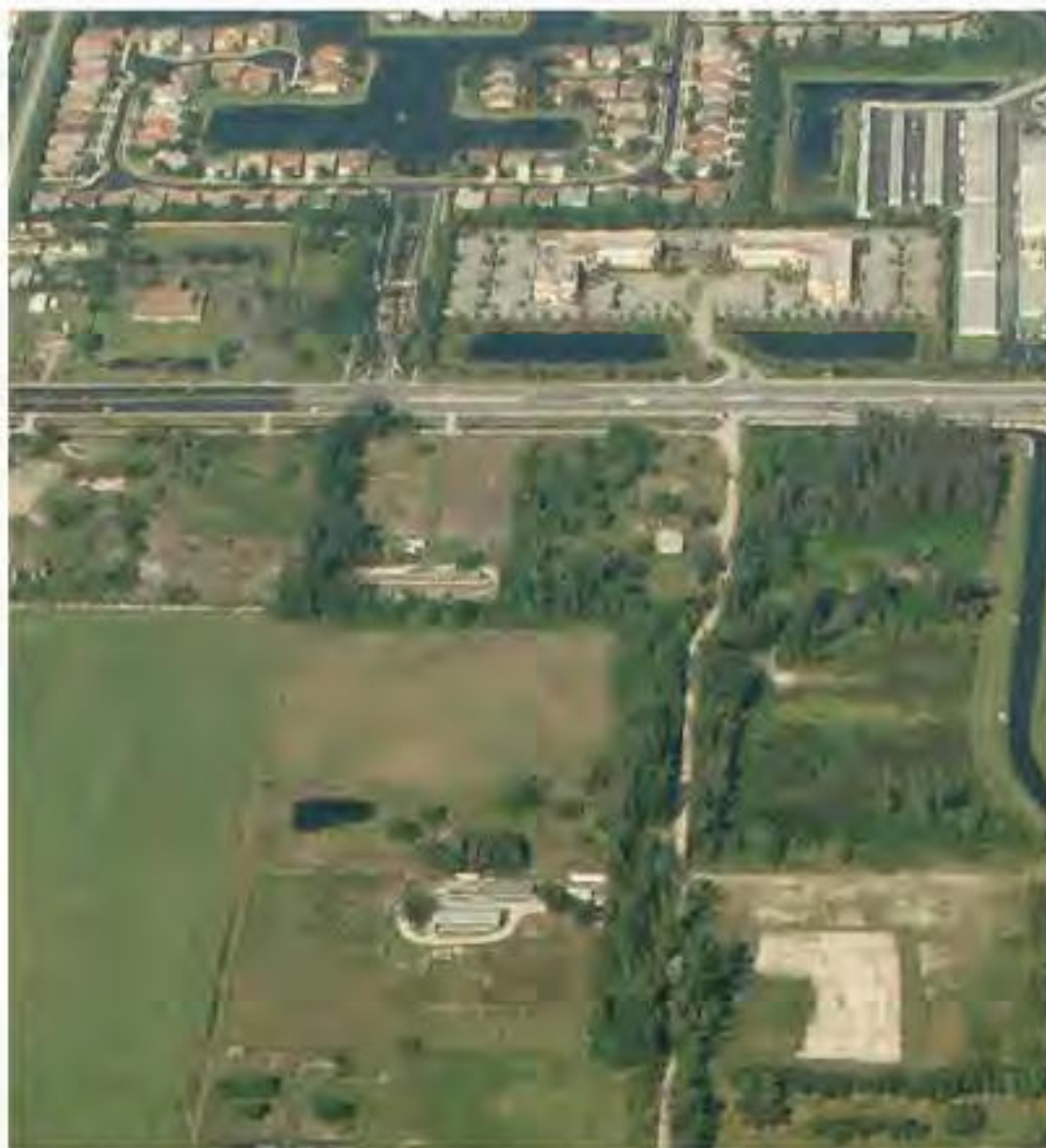
Exhibit 5: Active FLUA Amendments

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Active Amendments Map



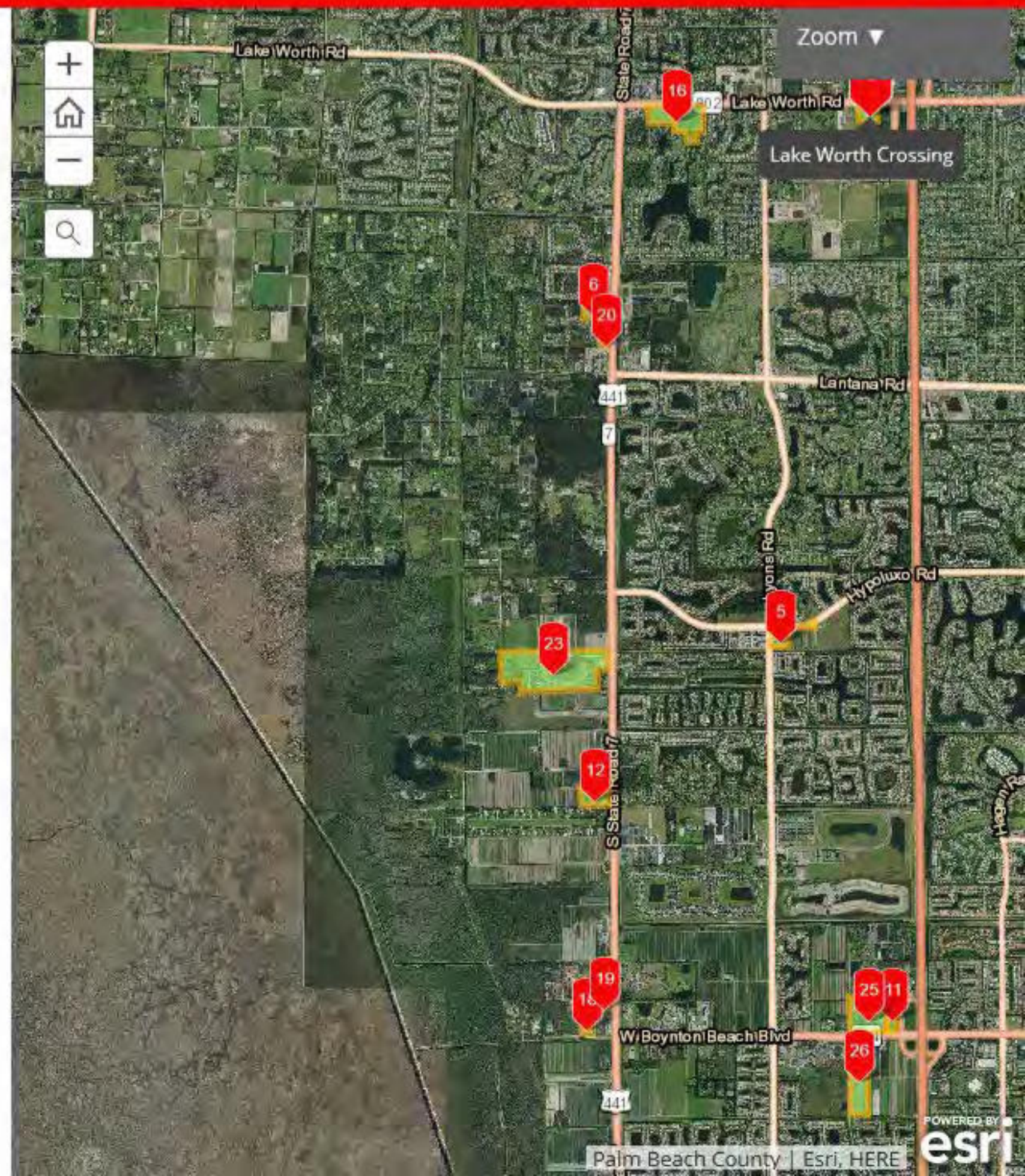
3 Lake Worth Crossing



Current FLU: CH/2

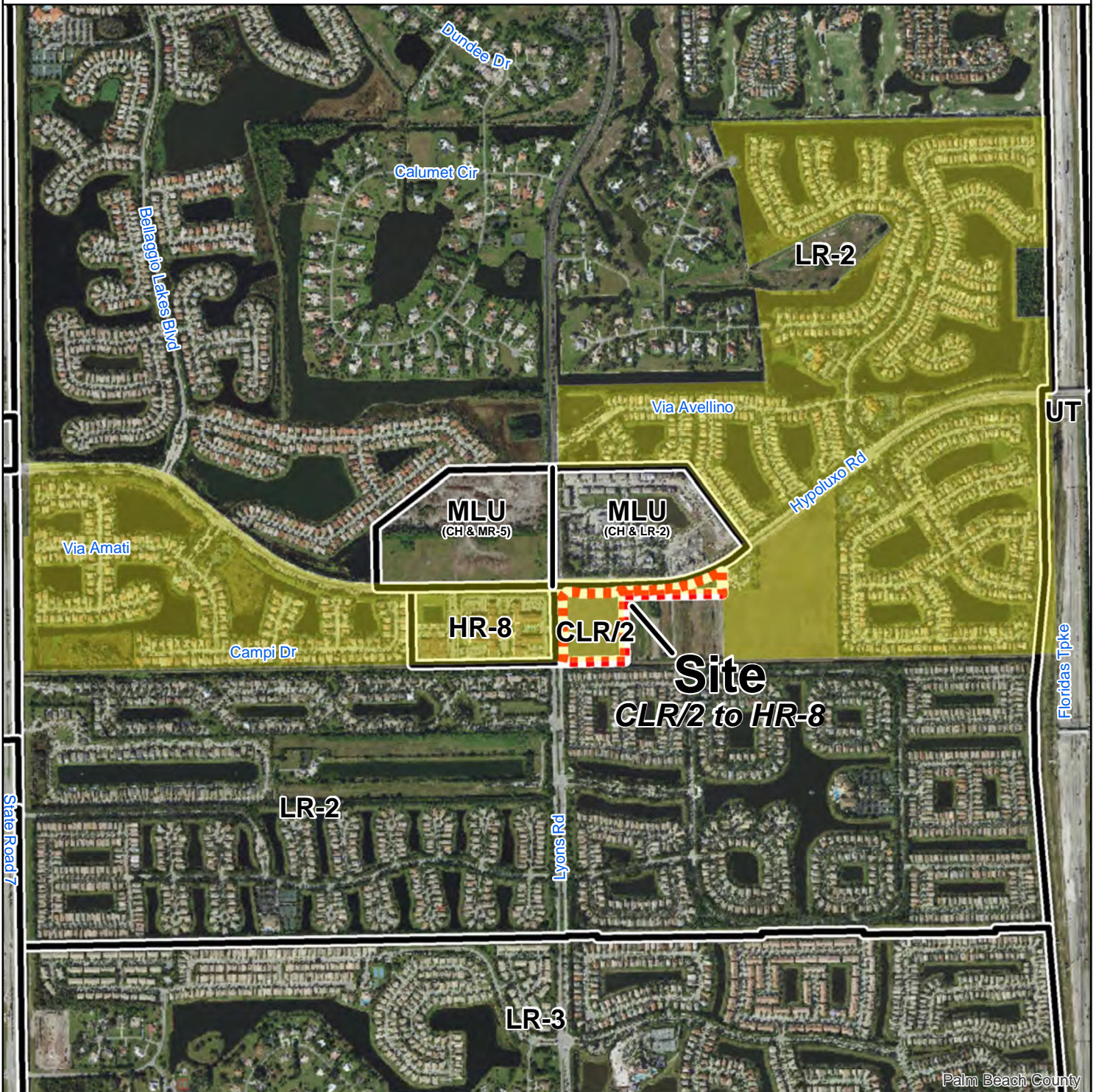
Proposed FLU: CH/2

(No FLU change, only conditions)



Future Land Use Atlas Amendment

Villages of Windsor (LGA 2022-017)



Site Data

Size: 11.84 acres
Existing Use: Vacant
Proposed Use: Residential
Current FLU: CLR/2
Proposed FLU: HR-8

Future Land Use Designations

LR-2	Low Residential, 2 units/acre	CH	Commercial High
LR-3	Low Residential, 3 units/acre	CLR/2	Congregate Living Residential, underlying LR-2
MR-5	Medium Residential, 5 units/acre	MLU	Mixed Use
HR-8	High Residential, 8 units/acre	UT	Utilities and Transportation

Date: 03/15/2022
Contact: PBC Planning
Filename: T:Planning/Amend/22-B
Note: Map is not official, for presentation purposes only.



Site



Villages of Windsor

440 0 440 880 Feet



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



Table 5: Long-Term (2045) Analysis

ROADWAY SEGMENT		2045 FEASIBLE NUMBER OF LANES (1)	LOS D GEN. SVC. VOLUME	DAILY TRIPS					2045 AADT 2- WAY (2)	TOTAL TRIPS 2- WAY	v/c
				PROJECT % ASSIGNMENT	2-WAY PROJECT TRAFFIC	% IMPACT	SIGNIFICANCE THRESHOLD	SIG?			
Lyons Road											
Boynton Beach Boulevard	Hypoluxo Road	4LD	33,200	30%	219	0.66%	2.00%	No	42,600	42,819	1.29
Hypoluxo Road	Lantana Road	4LD	33,200	30%	219	0.66%	3.00%	No	36,300	36,519	1.10
Hypoluxo Road											
State Road 7	Lyons Road	4LD	33,200	20%	146	0.44%	3.00%	No	17,300	17,446	0.53
Lyons Road	Florida's Turnpike	4LD	33,200	20%	146	0.44%	3.00%	No	24,200	24,346	0.73

(1) Based upon 2045 Cost Feasible Lanes adopted by Palm Beach County MPO. See Appendix.

(2) Based upon 2045 SERPM 8 Adjusted Volumes.

Future Land Use Atlas Amendment

Brentwood of Wellington (LGA 2022-020)



Site Data

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

Future Land Use Designations

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

Date: 7/11/2022
 Contact: PBC Planning
 Filename: T:\Planning\Amend\22-B
 Note: Map is not official, for presentation purposes only.



160 0 160 320 Feet



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Table 7: Active FLUAs

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

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

Road	From	To	Lanes	Capacity	2045 Daily Volume ¹	Active FLUAs	Traffic Assignment	Project Traffic	Total Traffic	V/C	% Impact	Significant Impact? ²	Meets LOS 'D'?
SR-7	Lantana Rd	Site	6D	50,300	57,200	126	60.0%	0	57,326	1.14	-	NO	-
SR-7	Site	Lake Worth Rd				126	40.0%	0	57,326	1.14	-	NO	-

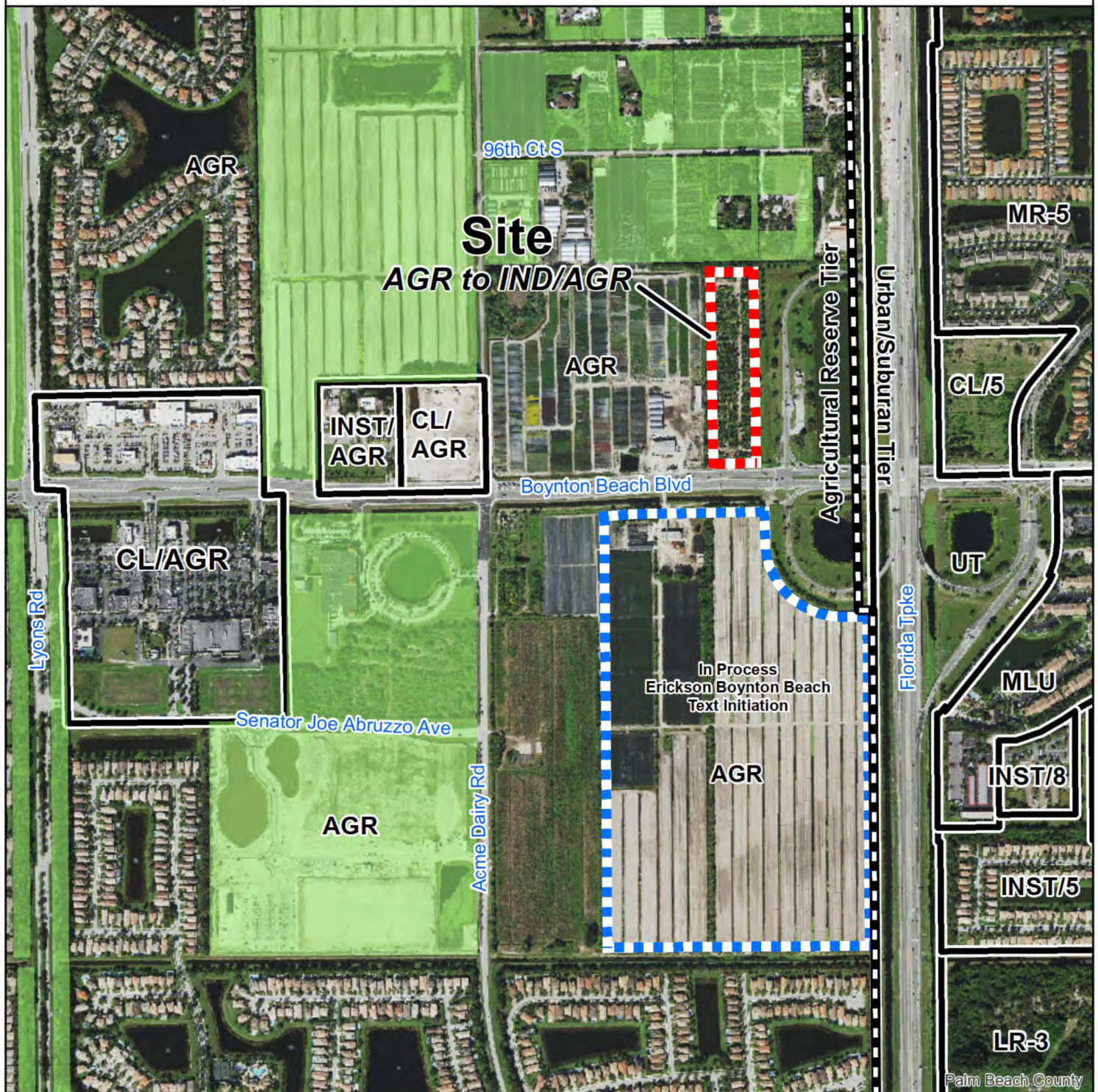
Net Daily Traffic: 0

¹ 2045 volumes are included in Exhibit 4.

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

Future Land Use Atlas Amendment

BC Commerce Center (LGA 2023-003)






Site Data

Size: 9.26 acres
 Existing Use: Agricultural
 Proposed Use: Light Industrial
 Current FLU: AGR
 Proposed FLU: IND/AGR

Future Land Use Designations

LR-3	Low Residential, 3 units/acre	INST	Institutional
MR-5	Medium Residential, 5 units/acre	INST/5	Institutional, underlying MR-5
AGR	Agricultural Reserve	INST/8	Institutional, underlying HR-8
CL/5	Commercial Low, underlying MR-5	INST/AGR	Institutional, underlying AGR
CL/AGR	Commercial low, underlying AGR	UT	Utilities and Transportation
MLU	Mixed Land Use		

Date: 6/13/2022
 Contact: PBC Planning
 Filename: T:\Planning\Amend\23-A\SiteSpecific
 Note: Map is not official, for presentation purposes only.

 Site
 Amendments in Process
 AGR Preserves

290 0 290 580 Feet



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



BC COMMERCE CENTER

03/28/2022
 Revised: 05/04/2022
 Revised: 05/05/2022
 Revised: 05/31/2022

TABLE 3
(YEAR 2045)
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: BC COMMERCE CENTER
EXISTING FUTURE LAND USE DESIGNATION: AGR
TRIPS PER DAY= 624
PROPOSED FUTURE LAND USE DESIGNATION: INDUSTRIAL
TRIPS PER DAY= 1,284
TRIP INCREASE= 660

ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS "D" CAPACITY	TRIP INCREASE	PROJECT SIGNIFICANCE
BOYNTON BEACH BOULEVARD	LYONS ROAD	ACME DAIRY ROAD	35%	231	6D	50,300	0.46%	NO
BOYNTON BEACH BOULEVARD	ACME DAIRY ROAD	SITE	100%	660	6D	50,300	1.31%	NO
BOYNTON BEACH BOULEVARD	SITE	FLORIDA TURNPIKE	100%	660	6D	50,300	1.31%	NO

ROADWAY	FROM	TO	2045 PBC TPA TRAFFIC VOLUME	DISTRIBUTION (%)	PROJECT TRAFFIC	WEST BOYNTON CENTER TRAFFIC	TOTAL 2040 TRAFFIC	LANES	LOS "D" CAPACITY	V/C RATIO
BOYNTON BEACH BOULEVARD	LYONS ROAD	ACME DAIRY ROAD	50,700	35%	231	177	51,108	6D	50,300	1.02
BOYNTON BEACH BOULEVARD	ACME DAIRY ROAD	SITE	50,700	100%	660	177	51,537	6D	50,300	1.02
BOYNTON BEACH BOULEVARD	SITE	FLORIDA TURNPIKE	50,700	100%	660	177	51,537	6D	50,300	1.02

* Project is significant when net trip increase is greater than 1% for v/c of 1.4 or more, 2% for v/c of 1.2 or more and 3% for v/c less than 1.2.

Future Land Use Atlas Amendment

Boynton Land Commerce (LGA 2023-001)






Site Data

Size: 15 acres
Existing Use: Agricultural
Proposed Use: Light Industrial
Current FLU: AGR
Proposed FLU: CMR/AGR

Future Land Use Designations

RR-10 Rural Residential, 1 unit/10 acres
LR-2 Low Residential, 2 units/acre
LR-3 Low Residential, 3 units/acre
AGR Agricultural Reserve
CL/RR-10 Commercial Low, underlying RR-10

Date: 9/13/2022
Contact: PBC Planning
Filename: T:\Planning\Amend\23-A\SiteSpecific
Note: Map is not official, for presentation purposes only.

 Site
 Amendments in Process
 AGR Preserves

320 0 320 640 Feet



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



BOYNTON LAND COMMERCE

03/31/22
Revised: 04/19/22
Revised: 06/03/22

TABLE 5
(YEAR 2045)
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: BOYNTON LAND COMMERCE
EXISTING FUTURE LAND USE DESIGNATION: AGR
EXISTING UNDERLYING FUTURE LAND USE DESIGNATION: NONE
TRIPS PER DAY = 736
PROPOSED FUTURE LAND USE DESIGNATION: IND
PROPOSED UNDERLYING FUTURE LAND USE DESIGNATION: AGR
TRIPS PER DAY = 2,080
TRIP INCREASE = 1,344

ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS D CAPACITY	TRIP INCREASE	2045 PBC MPO TRAFFIC VOLUME	VILLAGES OF WINDSOR PROJECT TRAFFIC	TOTAL 2045 TRAFFIC	V/C RATIO	PROJECT SIGNIFICANCE*
SR 7	HYPOLUXO ROAD	SITE	50%	672	6	50,300	1.34%	55,600	71	56,343	1.12	NO
SR 7	SITE	BOYNTON BEACH BOULEVARD	50%	672	6	50,300	1.34%	55,600	71	56,343	1.12	NO

* Project is significant when net trip increase is greater than 1% for v/c of 1.4 or more, 2% for v/c of 1.2 or more and 3% for v/c less than 1.2.

Future Land Use Atlas Amendment

Hunter's Crossing (LGA 2023-008)



Site Data

Size: 36.90 acres
 Existing Use: Residential & Agricultural
 Proposed Use: Residential
 Current FLU: LR-1
 Proposed FLU: LR-2 (24.50 acres)
 & LR-3 (12.4 acres)

Future Land Use Designations

LR-1	Low Residential, 1 unit/acre	CL/2	Commercial Low, underlying LR-2
LR-2	Low Residential, 2 units/acre	CL/3	Commercial Low, underlying LR-3
LR-3	Low Residential, 3 units/acre	CL-O	Commercial Low - Office
MR-5	Medium Residential, 5 units/acre	CH/3	Commercial High, underlying LR-3
CL/1	Commercial Low, underlying LR-1	CLX/3	Commercial Low crosshatching, underlying LR-3

Date: 6/30/2022
 Contact: PBC Planning
 Filename: Planning/AMEND/23-A/SiteSpecific
 Note: Map is not official, for presentation purposes only.



Site

260 0 260 520 Feet



Planning, Zoning & Building
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 Phone (561) 233-5300



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

Road	From	To	Lanes	Capacity	2045 Daily Volume	Traffic Assign ment	Project Traffic	Pending FLUA ¹				Total Traffic	V/C	% Impact	Significant Impact? ²	Meets LOS 'D'?
								Legend Lakes Center	Polo Gardens MLU	Lake Worth & Blanchette	Lantana & SR-7					
Lake Worth Rd	SR 7	Wood Walk Blvd	6D	50,300	45,600	40.0%	304	-	354	-	-	46,258	0.92	0.60%	NO	YES
Lake Worth Rd	Wood Walk Blvd	Lyons Rd			45,600	60.0%	456	-	354	-	-	46,410	0.92	0.91%	NO	YES

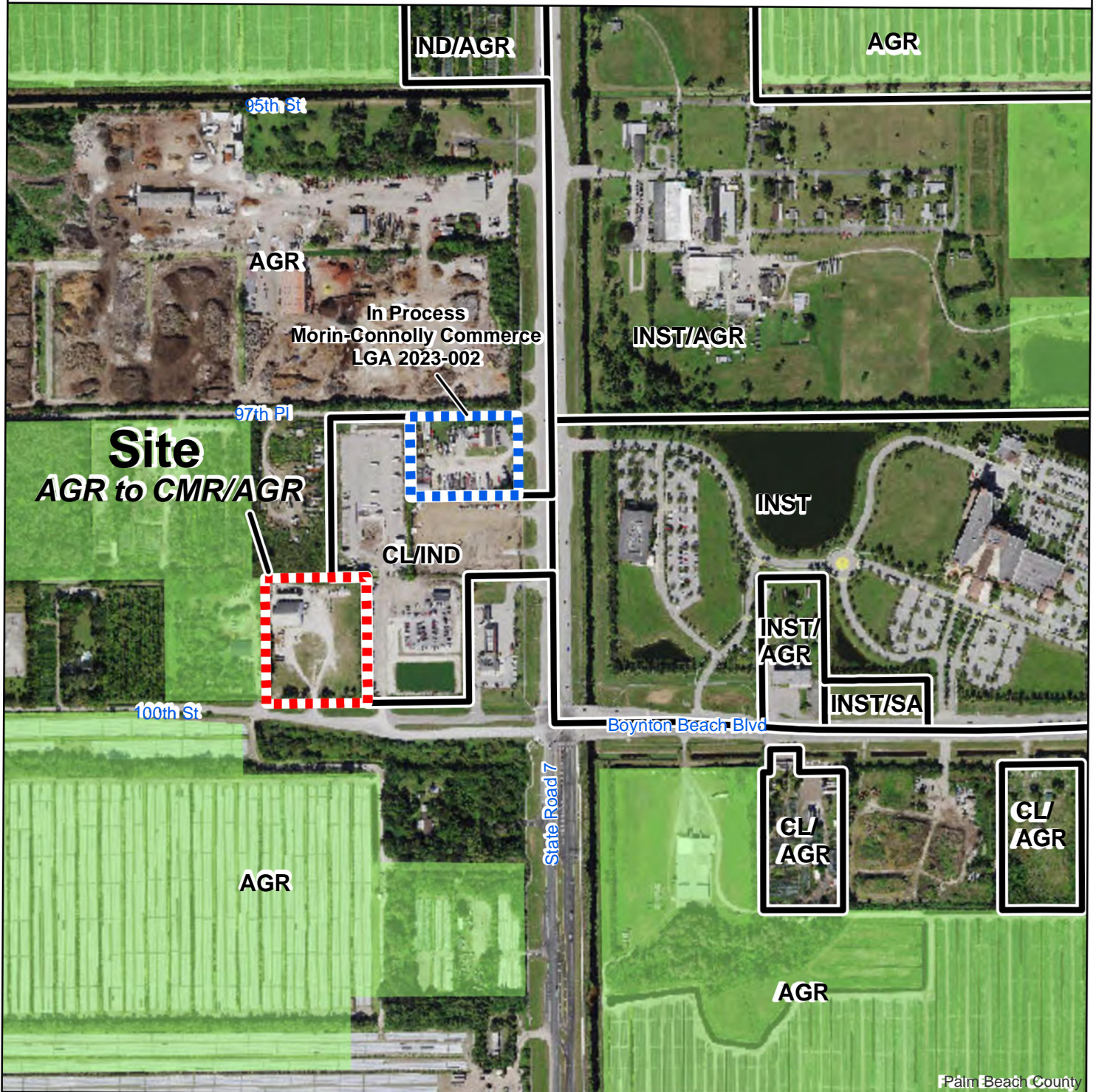
Net Daily Traffic	760
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¹ See Exhibit 5 for 2045 Traffic Assignment excerpts for Legend Lakes Center, Polo Gardens MLU, Lake Worth & Blanchette and Lantana Road & SR-7.

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

Future Land Use Atlas Amendment

LTG Sports Turf (LGA 2023-007)






Site Data


Size: 5.01 acres
Existing Use: Agricultural
Proposed Use: Light Industrial
Current FLU: AGR
Proposed FLU: CMR/AGR

Future Land Use Designations

AGR	Agricultural Reserve	INST/SA	Institutional, underlying SA
CL/AGR	Commercial low, underlying AGR		
CL/IND	Commercial Low, underlying IND		
IND/AGR	Industrial, underlying AGR		
INST	Institutional		
INST/AGR	Institutional, underlying AGR		

Date: 9/13/2022
Contact: PBC Planning
Filename: T:\Planning\Amend\23-A\SiteSpecific
Note: Map is not official, for presentation purposes only.

 Site
 Amendments in Process
 AGR Preserves

 Feet
180 0 180 360



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



TABLE 4
(YEAR 2045)
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: LTG SPORTS TURF
EXISTING FUTURE LAND USE DESIGNATION: AGR
EXISTING UNDERLYING FUTURE LAND USE DESIGNATION: NONE
TRIPS PER DAY = 542
PROPOSED FUTURE LAND USE DESIGNATION: IND
PROPOSED UNDERLYING FUTURE LAND USE DESIGNATION: AGR
TRIPS PER DAY = 696
TRIP INCREASE = 154

ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS D CAPACITY	TRIP INCREASE	2045 PBC MPO TRAFFIC VOLUME	TOTAL 2045 TRAFFIC	V/C RATIO	PROJECT SIGNIFICANCE*
BOYNTON BEACH BOULEVARD	SR 7	LYONS ROAD	35%	54	4	33,200	0.16%	21,800	21,854	0.66	NO
SR 7	HYPOLUXO ROAD	BOYNTON BEACH BOULEVARD	30%	46	6	50,300	0.09%	55,600	55,646	1.11	NO
SR 7	BOYNTON BEACH BOULEVARD	FLAVOR PICT ROAD	35%	54	4	33,200	0.16%	44,700	44,754	1.35	NO

* Project is significant when net trip increase is greater than 1% for v/c of 1.4 or more, 2% for v/c of 1.2 or more and 3% for v/c less than 1.2.

Future Land Use Atlas Amendment

Morin-Connolly Commerce (LGA 2023-002)



Site Data

Size: 3.41 acres
 Existing Use: Agricultural
 Proposed Use: Light Industrial
 Current FLU: AGR
 Proposed FLU: CMR/AGR

Future Land Use Designations

AGR	Agricultural Reserve	INST/SA	Institutional, underlying SA
CL/AGR	Commercial low, underlying AGR		
CL/IND	Commercial Low, underlying IND		
IND/AGR	Industrial, underlying AGR		
INST	Institutional		
INST/AGR	Institutional, underlying AGR		

Date: 9/13/2022
 Contact: PBC Planning
 Filename: T:\Planning\Amend\23-A\SiteSpecific
 Note: Map is not official, for presentation purposes only.

Site
 Amendments in Process
 AGR Preserves

180 0 180 360 Feet



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



Exhibit 5
Morin/Connolly Commerce FLUA
Project Traffic Assignment - 2045 Analysis

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

Roadway	Link	2045 Conditions			Net Project Traffic		2045 Total Traffic	V/C w/ Proj.	Total Project Impact	Signif- icant Impact?
		Lanes	Volume (1)	LOS D	103	Project Trips				
				Capacity (2)	% Dist					
SR 7	Boynton Beach Blvd to Site	6LD	55,728	50,300	60%	62	55,790	1.11	0.12%	No
	Site to Hypoluxo Rd	6LD	55,685	50,300	40%	41	55,726	1.11	0.08%	No

(1) Source: Palm Beach TPA for Year 2045 base volumes. Volumes also include trips from Las Farms FLUA. See Appendix.

(2) Source: Table TE 1a, Palm Beach County Comprehensive Plan.

Future Land Use Atlas Amendment

Soma Medical (SCA 2023-010)



Site Data

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

Future Land Use Designations

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

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



Site
 Amendments in Process

130 0 130 260 Feet



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



Exhibit 5
Soma SR 7
Project Traffic Assignment - 2045 Analysis

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

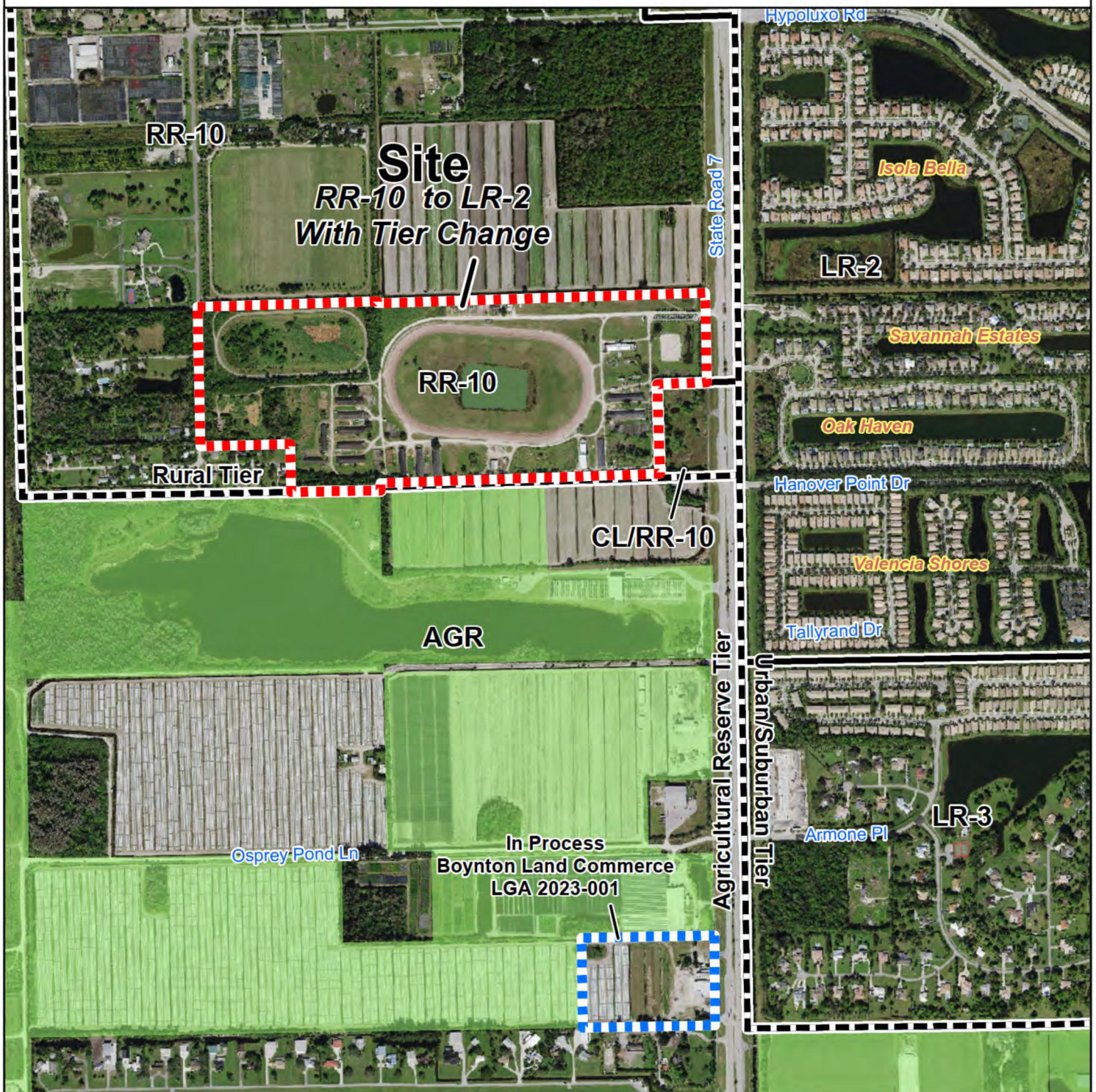
Roadway	Link	2045 Conditions			Net Project Traffic		2045 Total Traffic	V/C w/ Proj.	Total Project Impact	Signif- icant Impact?
		Lanes	Volume (1)	LOS D Capacity (2)	1,112	Project Trips				
					% Dist					
Lantana Rd	SR 7 to Lyons Rd	4LD	13,800	33,200	20%	222	14,022	0.42	0.67%	No
SR 7	Hypoluxo Rd to Lantana Rd	6LD	54,000	50,300	40%	445	54,445	1.08	0.88%	No
	Lantana Rd to Site	6LD	57,200	50,300	60%	667	57,867	1.15	1.33%	No
	Site to Lake Worth Rd	6LD	57,200	50,300	40%	445	57,645	1.15	0.88%	No

(1) Source: Palm Beach TPA. See Appendix.

(2) Source: Table TE 1a, Palm Beach County Comprehensive Plan.

Future Land Use Atlas Amendment

Trotting Center (LGA 2023-012)






Site Data

Size: 105.60 acres
Existing Use: Residential and Agricultural
Proposed Use: Residential
Current FLU: RR-10 (Rural Tier)
Proposed FLU: LR-2 (Urban/Suburban Tier)

Future Land Use Designations

RR-10 Rural Residential, 1 unit/10 acres
LR-2 Low Residential, 2 units/acre
LR-3 Low Residential, 3 units/acre
AGR Agricultural Reserve
CL/RR-10 Commercial Low, underlying RR-10

Date: 6/13/2022
Contact: PBC Planning
Filename: T:\Planning\Amend\23-A\SiteSpecific
Note: Map is not official, for presentation purposes only.

 Site
 Amendments in Process
 AGR Preserves

325 0 325 650 Feet



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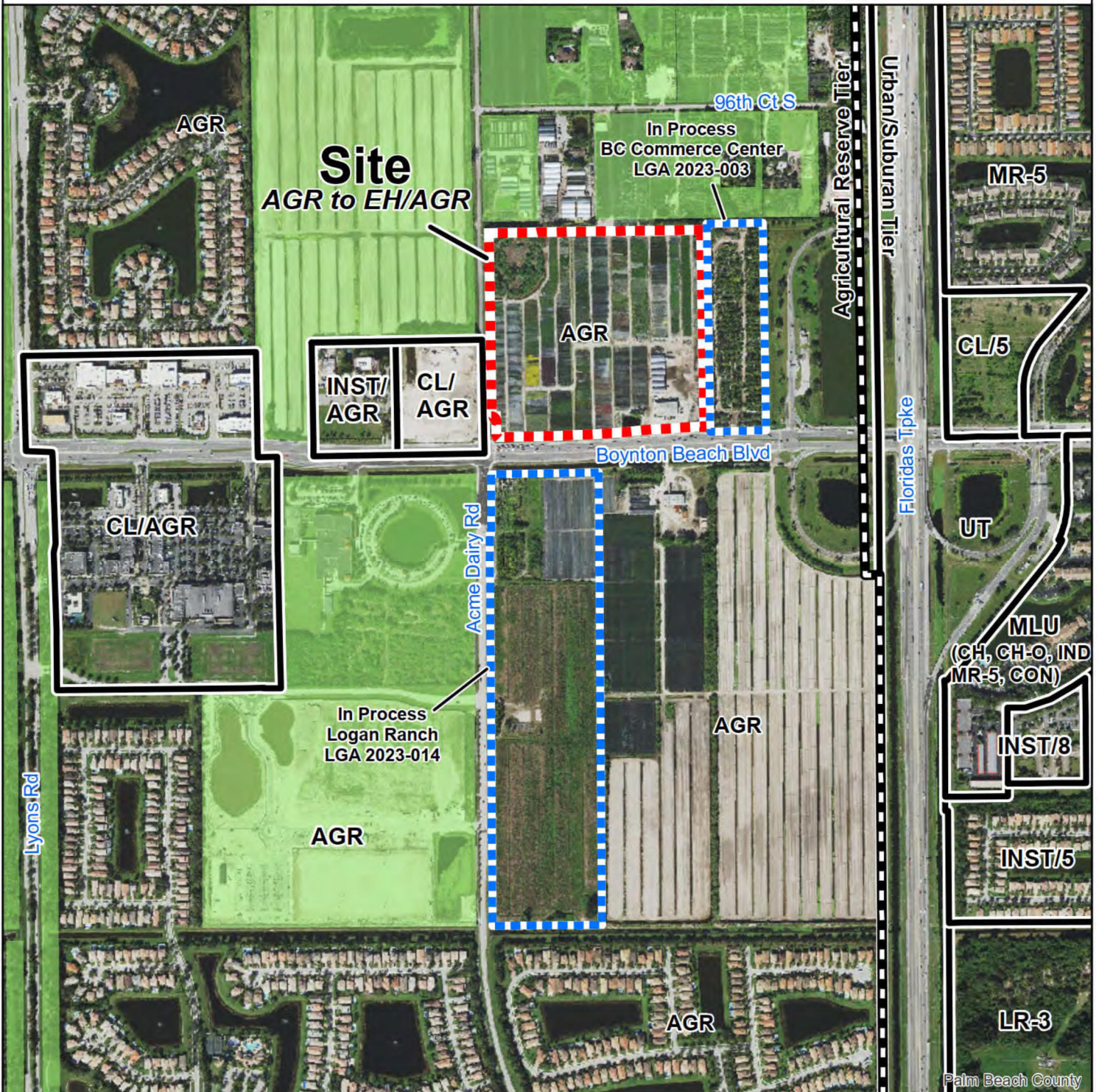


Table 7: Long-Range (Year 2045) Daily Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	2045 ADJUSTED DAILY VOLUME	v/c	PROJECT TRIPS			
							PROJECT % ASSIGNMENT	DAILY TRIPS	% IMPACT	SIG?
US 441	Lantana Road	Hypoluxo Road	6LD	50,300	54,000	1.07	30%	600	1.19%	No
US 441	Hypoluxo Road	Project Driveway	6LD	50,300	55,600	1.11	40%	800	1.59%	No
US 441	Project Driveway	Boynton Beach Boulevard	6LD	50,300	55,600	1.11	60%	1,200	2.39%	No
Hypoluxo Road	US 441	Lyons Road	4LD	33,200	17,300	0.52	10%	200	0.60%	No

Future Land Use Atlas Amendment

Valico Residential (LGA 2023-015)



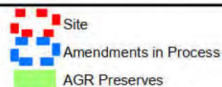
Site Data

Size: 37.95 acres
 Existing Use: Agricultural
 Proposed Use: Residential
 Current FLU: AGR
 Proposed FLU: EH/AGR

Future Land Use Designations

LR-3	Low Residential, 3 units/acre	INST/5	Institutional, underlying MR-5
MR-5	Medium Residential, 5 units/acre	INST/8	Institutional, underlying HR-8
AGR	Agricultural Reserve	INST/AGR	Institutional, underlying AGR
CL/5	Commercial Low, underlying MR-5	UT	Utilities and Transportation
CL/AGR	Commercial low, underlying AGR		
MLU	Multiple Land Use		

Date: 9/13/2022
 Contact: PBC Planning
 Filename: T:\Planning\Amend\23-A2\SiteSpecific
 Note: Map is not official, for presentation purposes only.



300 0 300 600 Feet



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VALICO PROPERTY

06/22/22

TABLE 3
(YEAR 2045)
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: VALICO PROPERTY
EXISTING FUTURE LAND USE DESIGNATION: AGR
TRIPS PER DAY= 1,184
PROPOSED FUTURE LAND USE DESIGNATION: ESSENTIAL HOUSING
TRIPS PER DAY= 1,654
TRIP INCREASE= 470

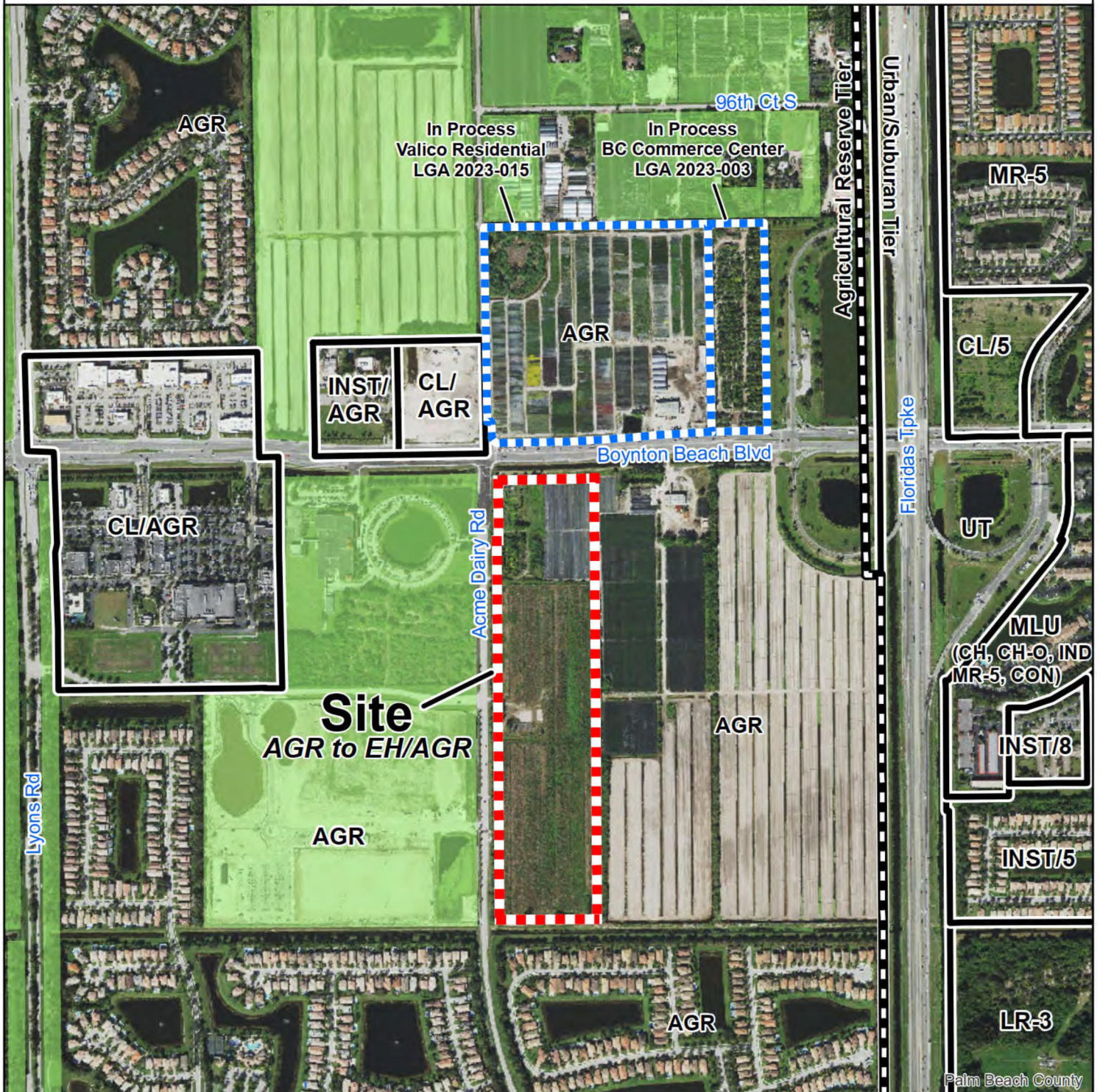
ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS "D" CAPACITY	TRIP INCREASE	PROJECT SIGNIFICANCE
BOYNTON BEACH BOULEVARD	LYONS ROAD	ACME DAIRY ROAD	35%	165	6D	50,300	0.33%	NO
BOYNTON BEACH BOULEVARD	ACME DAIRY ROAD	FLORIDA TURNPIKE	60%	282	6D	50,300	0.56%	NO

ROADWAY	FROM	TO	2045 PBC TPA TRAFFIC VOLUME	DISTRIBUTION (%)	PROJECT TRAFFIC	WEST BOYNTON CENTER TRAFFIC	BC COMMERCE CENTER TRAFFIC	TOTAL 2045 TRAFFIC	LANES	LOS "D" :APACIT	V/C RATIO
BOYNTON BEACH BOULEVARD	LYONS ROAD	ACME DAIRY ROAD	50,700	35%	165	177	231	51,273	6D	50,300	1.02
BOYNTON BEACH BOULEVARD	ACME DAIRY ROAD	FLORIDA TURNPIKE	50,700	60%	282	177	660	51,819	6D	50,300	1.03

* Project is significant when net trip increase is greater than 1% for v/c of 1.4 or more, 2% for v/c of 1.2 or more and 3% for v/c less than 1.2.

Future Land Use Atlas Amendment

Logan Ranch (LGA 2023-014)



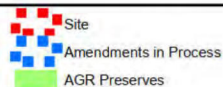
Site Data

Size: 39.24 acres
Existing Use: Agricultural
Proposed Use: Residential
Current FLU: AGR
Proposed FLU: EH/AGR

Future Land Use Designations

LR-3	Low Residential, 3 units/acre	INST/5	Institutional, underlying MR-5
MR-5	Medium Residential, 5 units/acre	INST/8	Institutional, underlying HR-8
AGR	Agricultural Reserve	INST/AGR	Institutional, underlying AGR
CL/5	Commercial Low, underlying MR-5	UT	Utilities and Transportation
CL/AGR	Commercial low, underlying AGR		
MLU	Multiple Land Use		

Date: 9/13/2022
Contact: PBC Planning
Filename: T:\Planning\Amend\23-A2\SiteSpecific
Note: Map is not official, for presentation purposes only.



300 0 300 600 Feet



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Phone (561) 233-5300



Table 7: Long-Range (Year 2045) Daily Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	2045 ADJUSTED DAILY VOLUME	COM. DEVELOP- MENT DATA	2045 TOTAL ADJUSTED DAILY VOLUME	v/c	PROJECT TRIPS			
									PROJECT % ASSIGNMENT	DAILY TRIPS	% IMPACT	SIG?
Boynton Beach Blvd.	US 441	Lyons Road	4LD	33,200	21,800	268	22,068	0.66	15%	244	0.73%	No
Boynton Beach Blvd.	Lyons Road	Project Driveway	6LD	50,300	50,700	573	51,273	1.02	40%	651	1.29%	No
Boynton Beach Blvd.	Project Driveway	Florida's Turnpike	6LD	50,300	50,700	1,307	52,007	1.03	60%	977	1.94%	No
Boynton Beach Blvd.	Florida's Turnpike	Hagen Ranch Road	6LD	50,300	52,100	494	52,594	1.05	35%	570	1.13%	No
Lyons Road	Hypoluxo Road	Boynton Beach Boulevard	4LD	33,200	42,800	152	42,952	1.29	15%	244	0.73%	No
Lyons Road	Boynton Beach Boulevard	Flavor Pict Road	4LD	33,200	40,300	152	40,452	1.22	10%	163	0.49%	No
Lyons Road	Flavor Pict Road	W Atlantic Ave	4LD	33,200	24,000	152	24,152	0.73	10%	163	0.49%	No



Exhibit 6: Development Potential Form

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2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	24-A	Intake Date	05/10/2023
Application Name	Verdura Farms	Control No.	1983-00017
Acres	96.14 Acres	Concurrent Zoning application?	Yes
		Text Amend?	Yes
PCNs	00-42-43-27-05-044-0110, 00-41-45-12-00-000-3150, 00-41-45-12-00-000-3090, 00-41-45-12-00-000-7190, 00-41-45-12-00-000-7200		
Location	West side of State Road 7 (US-441) approximately one quarter (0.25) mile south of Hypoluxo Road		
	Current	Proposed	
Tier	Rural	Urban/Suburban Tier OR Overlay	
Use	Agricultural/Recreation	Residential	
Zoning	Agricultural Residential (AR)	Planned Unit Development (PUD)	
Future Land Use Designation	Rural Residential, one unit per ten acres (RR-10)	Low Residential, two units per acre (LR-2)	
Underlying Future Land Use Designation	None	None	
Conditions	None	None	
Density Bonus	None	None	
Total Number of Units	None	176 dwelling units	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	<i>1 unit per 10 acres</i>	<i>2 units per acre</i>
Maximum Dwelling Units¹ (residential designations)	<i>Single Family, 10 units</i> 0.1 du/acre x 96.14 ac. = 9.69	Single-Family, 192 units 2 du/acre x 96.14 ac. = 193.82
Maximum Beds (for CLF proposals)	10 max du x 2.39 = 23.9 beds	192 max du x 2.39 = 458.88 beds
Population Estimate	10 max du x 2.39 = 23.9 people	192 max du x 2.39 = 458.88 people

Maximum Square Feet ^{2, 4} (non-residential designations)	0.15 FAR x 96.14 ac. = 633,210 SF	None
Proposed or Conditioned Potential ^{3, 4}	None	<i>None</i>
Max Trip Generator	Single-Family Housing (ITE 210): 10 trips/DU (Daily) 0.70 trips/DU (AM peak hour) 0.94 trips/DU (PM peak hour)	Single-Family Housing (ITE 210): 10 trips/DU (Daily) 0.70 trips/DU (AM peak hour) 0.94 trips/DU (PM peak hour)
Maximum Trip Generation	<i>Daily: 100 AM Peak Hour: 7 (2 In/5 Out) PM Peak Hour: 9 (6 In/3 Out)</i>	<i>Maximum Intensity Daily: 1,920 AM Peak Hour: 134 (35 In/99 Out) PM Peak Hour: 180 (113 In/67 Out)</i>
Net Daily Trips:	<u>1,820</u> (maximum minus current) <u>1,820</u> (proposed minus current)	
Net PH Trips:	<u>127 (33 In/94 Out)</u> AM, <u>171 (107 In/64 Out)</u> PM (maximum) <u>127 (33 In/94 Out)</u> AM, <u>171 (107 In/64 Out)</u> PM (proposed)	

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 2. Applicant Data

A. Agent Information

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

B. Applicant Information

Name	Thomas J. and Nancy Yee
Company Name	None
Address	1469 Sailboat Circle
City, State, Zip	Wellington, FL 33414
Phone / Fax Number	Contact Agent
Email Address	Contact Agent
Interest	Property Owner

Name	Martin Estrada
Company Name	Cypress Polo Club, LLC
Address	7302 Park Lane Road
City, State, Zip	Lake Worth, FL 33449
Phone / Fax Number	Contact Agent
Email Address	Contact Agent
Interest	Property Owner

Name	Aimee Carlson
Company Name	DiVosta Homes, L.P.
Address	3350 Peachtree Road Northeast, Ste. 150
City, State, Zip	Atlanta, GA 30326

Phone / Fax Number	Contact Agent
Email Address	Contact Agent
Interest	Contract Purchaser



Exhibit 7: Policy 3.5-d Approval

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**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**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

November 8, 2022

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

**RE: 441 Assemblage Property
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, dated September 30, 2022, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	West side of State Road 7, approximately 0.25 mile south of Hypoluxo Road	
PCN:	00-42-43-27-05-044-0110 (<i>others on file</i>)	
Acres:	96.91 Acres	
	Current FLU	Proposed FLU
FLU:	Rural Residential, one unit per 10 acres (RR-10)	Low Residential, two units per acre (LR-2)
Zoning:	Agricultural Residential (AR)	Planned Unit Development (PUD)
Density/ Intensity:	1 unit per 10 acres	2 units per acre
Maximum Potential:	Single Family = 10 DUs	Single Family = 194 DUs
Proposed Potential:	None	None
Net Daily Trips:	1,840 (maximum – current)	
Net PH Trips:	136 (35/101) AM, 182 (115/67) PM (maximum)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

"An Equal Opportunity
Affirmative Action Employer"



Dr. Juan F. Ortega, P.E.

November 8, 2022

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 **maximum 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 above the typed 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\441 Assemblage Property.docx

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Traffic Engineering & Transportation Planning

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