



November 1, 2024

Christopher W. Heggen, P.E.
 477 S Rosemary Avenue, Suite 215
 West Palm Beach, FL 33401

**Department of Engineering
 and Public Works**

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**RE: West Boynton Ranches
 FLUA Amendment Policy 3.5-d Review
 Round 2024-25-B**

Dear Mr. Heggen:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above-referenced project, revised on October 23, 2024, 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:	South side of Boynton Beach Boulevard, approximately 0.2 mile west of Lyons Road, and south side of Happy Hollow Road approximately 0.10 mile east of SR-7 (Offsite Preserve)	
PCN:	00-42-43-27-05-053-0050 (<i>others on-file</i>); 00-42-46-18-01-000-0470 (<i>Offsite Preserve</i>)	
Acres:	32.35 +/- acres	
	Current FLU	Proposed FLU
FLU:	Agriculture Reserve (AGR)	Essential Housing (EH)/Agricultural Reserve (AGR)
Zoning:	Residential Estate (RE) and Agricultural Residential (AR)	Planned Unit Development (PUD) or Multiple Use Planned Development (MUPD)
Density/ Intensity:	0.15 FAR	8 units per acre
Maximum Potential:	Nursery (Garden Center) = 5 acres Nursery (Wholesale) = 27.35 acres	Multifamily Mid-Rise = 258 DUs
Proposed Potential:	None	None
Net Daily Trips:	97 (maximum – current)	
Net PH Trips:	95 (22/73) AM, 101 (62/39) 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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Christopher W. Heggen, P.E.

November 1, 2024

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 do not hesitate to reach out with any questions or concerns at 561-684-4030 or DSimeus@pbc.gov.

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb

cc:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic 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\25-B\West Boynton Ranches.docx

WEST BOYNTON RANCHES PALM BEACH COUNTY, FL

FUTURE LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS



October 23, 2024
Kimley-Horn Project #241201000

FUTURE LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

WEST BOYNTON RANCHES PALM BEACH COUNTY, FL

Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida

Kimley»»Horn

477 S Rosemary Avenue, Suite 215
West Palm Beach, Florida 33401
561 840 0848 TEL

Registry No. 35106

October 4, 2024
Revised October 23, 2024
Kimley-Horn Project #241201000



This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Digitally signed
by Christopher W
Heggen
Date: 2024.10.23
14:19:45 -04'00'

Christopher W. Heggen, P.E.
Florida Registration Number 58636

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INTRODUCTION

Kimley-Horn and Associates, Inc. has been retained to prepare a Future Land Use (FLU) Amendment traffic analysis for a 32.35-acre site located in the southeast quadrant of Acme Dairy Road and Boynton Beach Boulevard in unincorporated Palm Beach County, Florida. Figure 1 illustrates the location of the project site. The site currently has a Palm Beach County FLU designation of Agricultural Reserve (AGR). The proposed FLU designation that is the subject of this analysis is Essential Housing (EH).

The parcel control numbers (PCN) for the project site are:

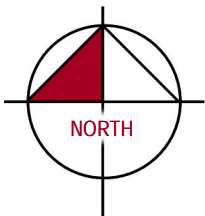
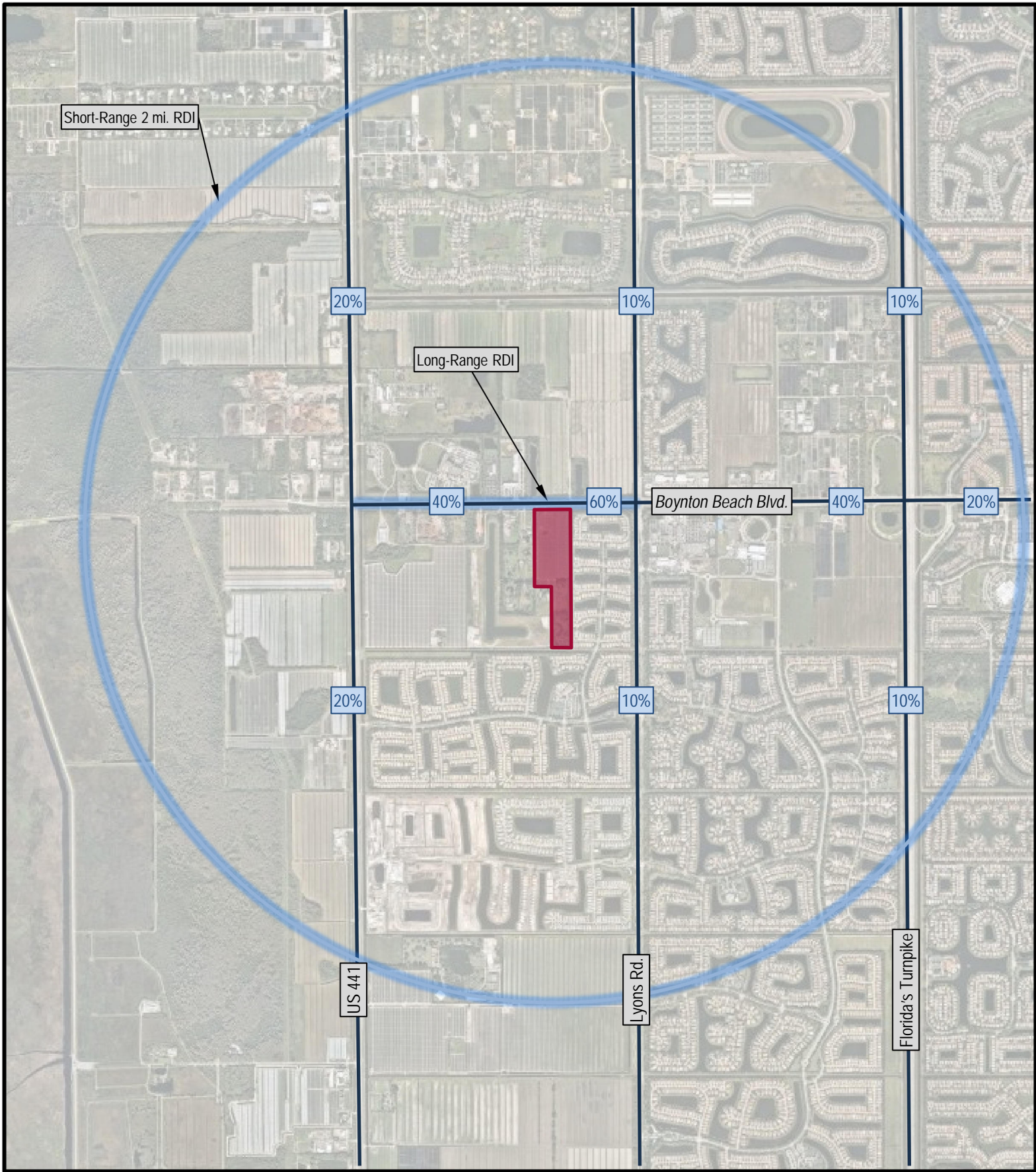
- 00-42-43-27-05-053-0050
- 00-42-43-27-05-053-0290
- 00-42-43-27-05-053-0440
- 00-42-46-18-01-000-0470 (Off-Site Preserve)

The traffic impacts from the proposed future land use amendment were analyzed based on the procedures outlined in Policy 3.5-d of the Palm Beach County Comprehensive Plan. Currently, the site has an agricultural reserve designation. To evaluate the maximum theoretical intensity of development under the existing land use designation, a maximum of 5 acres of the total site area was assumed to be a Nursery (Garden Center) use, and the remaining 27.35 acres was assumed to be a Nursery (Wholesale) use. The proposed future designation is Essential Housing (EH). Based on the proposed maximum densities of 8 dwelling units per acre, a maximum of 258 multi-family dwelling units (MFDU) would be permitted to be built on this 32.35-acre site. Table 1 shows a summary of the existing, existing FLU and proposed FLU intensities.

Table 1: Land Use Summary Table

Development Scenario	Future Land Use	Acreage	Density / Intensity	Max Development Potential
Existing Site Development	AGR	32.35 acres	--	--
Maximum permitted under Existing Future Land Use	AGR		0.15 FAR	5 acres Nursery (Garden Center) 27.35 acres Nursery (Wholesale)
Maximum permitted under Proposed Future Land Use	EH		8 DU/acre	258 MFDU

This analysis was conducted following short-range and long-range analysis procedures used to evaluate comprehensive plan amendments in Palm Beach County. This report summarizes the findings of the comprehensive plan land use amendment traffic analysis.



LEGEND

-  Site Location
-  Project Traffic %

FIGURE 1

West Boynton Ranches
 KH #241201000
 Site Location

PROJECT TRAFFIC

The project traffic volumes evaluated in this analysis are defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Trip Generation

The trip generation calculations are based on the trip generation rates published by Palm Beach County. Trip generation calculations have been performed for three scenarios:

Existing Site Development

This scenario represents the currently trip generation occurring on site. The site currently has agricultural use. Given the negligible volume of trips generated by agricultural uses, no trips have been assumed for current daily, AM peak hour and PM peak hour conditions.

Existing Future Land Use Potential Development

This scenario represents the maximum theoretical development potential for the site under the existing FLU designation, which equates to 5 acres being used as a Nursery (Garden Center) use, and the remaining acreage (27.35 acres) being used as a Nursery (Wholesale) use.

As indicated in Table 2, the maximum intensity of development under the currently-adopted future land use designation has the potential to generate 1,074 net external daily trips, 20 net external AM peak hour trips (+10 in, +10 out), and 57 net external PM peak hour trips (+29 in, +28 out).

Proposed Future Land Use Potential Development

This scenario represents the maximum development permitted on site under the proposed FLU designation, which equates to 258 multi-family dwelling units.

As indicated in Table 2, the maximum density of development under the proposed future land use designation has the potential to generate 1,171 net external daily trips, 95 net external AM peak hour trips (+22 in, +73 out), and 101 PM peak hour trips (+62 in, +39 out).

Because the proposed amendment for the subject site results in an overall net increase in the trip generation potential of the site on a daily, AM, and PM peak-hour basis in comparison to existing uses on site, it was necessary to determine if any of the roadway links within the project Radius of Development Influence (RDI) are expected to be significantly impacted. Roadway link analyses were conducted for the short-range (2029) scenario using the Test 2 criteria defined in Chapter 12 of the Palm Beach County ULDC. Roadway link analysis was conducted for the long-range (2045) scenario using Policy 3.5-d of the Future Land Use Element as published by Palm Beach County.

Table 2: Trip Generation Calculations Summary

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Site Development								
Agricultural		0	0	0	0	0	0	0
	<i>Subtotal</i>	0	0	0	0	0	0	0
Pass-By Capture								
Agricultural	0.0%	0	0	0	0	0	0	0
	<i>Subtotal</i>	0	0	0	0	0	0	0
Driveway Volumes		0	0	0	0	0	0	0
Net New External Trips		0	0	0	0	0	0	0
Existing FLU Maximum Intensity								
Nursery (Garden Center)	5 Acre	541	14	7	7	40	20	20
Nursery (Wholesale)	27.35 Acre	533	6	3	3	17	9	8
	<i>Subtotal</i>	1,074	20	10	10	57	29	28
Pass-By Capture								
Nursery (Garden Center)	0.0%	0	0	0	0	0	0	0
Nursery (Wholesale)	0.0%	0	0	0	0	0	0	0
	<i>Subtotal</i>	0	0	0	0	0	0	0
Driveway Volumes		1,074	20	10	10	57	29	28
Net New External Trips		1,074	20	10	10	57	29	28
Proposed FLU Maximum Intensity								
Multifamily Mid-Rise	258 DU	1,171	95	22	73	101	62	39
	<i>Subtotal</i>	1,171	95	22	73	101	62	39
Pass-By Capture								
Multifamily Mid-Rise	0.0%	0	0	0	0	0	0	0
	<i>Subtotal</i>	0	0	0	0	0	0	0
Driveway Volumes		1,171	95	22	73	101	62	39
Net New External Trips		1,171	95	22	73	101	62	39
Proposed FLU Maximum Trips-Existing Development Trips (Short-range)		1,171	95	22	73	101	62	39
Short-Range Radius of Development Influence:		2 miles						
Proposed FLU Maximum Trips-Existing FLU Maximum Trips (Long-range)		97	75	12	63	44	33	11
Long-Range Radius of Development Influence:		Directly Accessed Links						
<u>Land Use</u>	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		<u>Pass By</u>	
Nursery (Garden Center)	108.1 trips/acre(s)	2.82 trips/acre(s) (50% in, 50% out)			8.06 trips/acre(s) (50% in, 50% out)		0.0%	
Nursery (Wholesale)	19.5 trips/acre(s)	0.23 trips/acre(s) (50% in, 50% out)			0.63 trips/acre(s) (50% in, 50% out)		100.0%	
Multifamily Mid-Rise	4.54 trips/DU	0.37 trips/DU (23% in, 77% out)			0.39 trips/DU (61% in, 39% out)		0.0%	

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to surrounding roadways within the project RDI based upon a review of the proposed roadway network to be in place at the time of buildout and its travel time characteristics.

The daily and peak-hour trips for the project were then assigned to the surrounding roadway network proposed to be in place for each respective analysis year. Figure 1 also illustrates the project traffic assignment to the surrounding roadway network.

LEVEL OF SERVICE ANALYSIS

Consistent with comprehensive plan amendment evaluation requirements, roadway segment analyses were conducted to address the traffic conditions for the existing, short-range planning horizon (2029), and long-range planning horizon (2045) conditions on links within the RDI.

Short-Range (Year 2029)

This analysis is based on the Test 2 standards of the Palm Beach County Traffic Performance Standards Ordinance (TPSO) and was conducted using the LOS E peak hour, peak direction link service volumes published by Palm Beach County.

As stated previously, this analysis utilizes the net increase in peak-hour trip generation potential of the maximum development potential under the proposed FLU designation in comparison to traffic generated by the existing site development.

Long-Range (Year 2045)

This analysis is based on Policy 3.5-d of the Palm Beach County Future Land Use Element and was conducted using the LOS D daily link service volumes published by Palm Beach County.

As stated previously, this analysis utilizes the net increase in daily trip generation potential of the maximum development potential under the proposed FLU designation in comparison to the maximum development potential under the existing FLU.

SHORT-RANGE (2029) PLANNING HORIZON

The maximum development under the proposed future land use is 258 MFDUs. Therefore, the net increase in peak hour trip generation potential is 95 net new external AM peak-hour trips (+22 in, +73 out) and 101 net new external PM peak-hour trips (+62 in, +39 out). For the purposes of this analysis, the radius of development influence is two miles. Significance was determined in accordance with the Test 2 LOS E peak-hour peak-directional service volumes provided in the Palm Beach County Traffic Performance Standards Ordinance (TPSO). Table 3 summarizes the thresholds for determining significance as outlined in Article 12 of the Palm Beach County TPSO. As per the TPSO, during the short-range horizon, a link is considered significantly impacted if project traffic accounts for more than 3% of the LOS E general service volume.

Table 3: Short-Range Significance Determination

NET EXTERNAL PEAK HOUR TWO-WAY TRIP GENERATION			RADIUS
1	through	20	Directly Accessed Link(s)
21	through	50	0.5 miles
51	through	100	1 mile
101	through	500	2 miles
501	through	1,000	3 miles
1,001	through	2,000	4 miles
2,001	and	Up	5 miles

Note: Source table 12.B.2.D-7 3A - Radius of Development Influence of Article 12

As indicated in Table 4 and Table 5 of the roadway links are significantly impacted by the project traffic; therefore, no further link analysis is necessary.

Table 4: Short-Range (Year 2029) AM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS E GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							AM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	SIG?	SB/WB	SIG?							
US 441	Hypoluxo Road	Boynton Beach Boulevard	6LD	4,980	20%	i	4	15	0.08%	No	0.30%	No
US 441	Boynton Beach Boulevard	Flavor Pict Road	4LD	3,320	20%	i	4	15	0.12%	No	0.45%	No
Boynton Beach Blvd.	US 441	Project Driveway	4LD	1,960	40%	i	9	29	0.46%	No	1.48%	No
Boynton Beach Blvd.	Project Driveway	Lyons Road	6LD	2,830	60%	o	44	13	1.55%	No	0.46%	No
Boynton Beach Blvd.	Lyons Road	Florida's Turnpike	6LD	2,830	40%	o	29	9	1.02%	No	0.32%	No
Boynton Beach Blvd.	Florida's Turnpike	Hagen Ranch Road	6LD	2,830	20%	o	15	4	0.53%	No	0.14%	No
Lyons Road	Hypoluxo Road	Boynton Beach Boulevard	4LD	1,960	10%	o	7	2	0.36%	No	0.10%	No
Lyons Road	Boynton Beach Boulevard	Flavor Pict Road	2LD	880	10%	i	2	7	0.23%	No	0.80%	No

Table 5: Short-Range (Year 2029) PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS E GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							PM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	SIG?	SB/WB	SIG?							
US 441	Hypoluxo Road	Boynton Beach Boulevard	6LD	5,650	20%	i	12	8	0.21%	No	0.14%	No
US 441	Boynton Beach Boulevard	Flavor Pict Road	4LD	3,760	20%	i	12	8	0.32%	No	0.21%	No
Boynton Beach Blvd.	US 441	Project Driveway	4LD	1,960	40%	i	25	16	1.28%	No	0.82%	No
Boynton Beach Blvd.	Project Driveway	Lyons Road	6LD	2,830	60%	o	23	37	0.81%	No	1.31%	No
Boynton Beach Blvd.	Lyons Road	Florida's Turnpike	6LD	2,830	40%	o	16	25	0.57%	No	0.88%	No
Boynton Beach Blvd.	Florida's Turnpike	Hagen Ranch Road	6LD	2,830	20%	o	8	12	0.28%	No	0.42%	No
Lyons Road	Hypoluxo Road	Boynton Beach Boulevard	4LD	1,960	10%	o	4	6	0.20%	No	0.31%	No
Lyons Road	Boynton Beach Boulevard	Flavor Pict Road	2LD	880	10%	i	6	4	0.68%	No	0.45%	No

LONG-RANGE (2045) PLANNING HORIZON

As previously noted, the maximum permitted development under the existing future land use designation the site is 5 acres of Nursery (Garden Center) use and 27.35 acres of Nursery (Wholesale) use. The maximum development under the proposed future land use is 264 MFDUs. Therefore, the net increase in daily trip generation potential is 97 daily trips. For the purposes of this analysis, the radius of development influence is the directly accessed links. Significance was determined in accordance with Table 3.5-1 from the Palm Beach County Future Land Use Element (FLUE). As per the FLUE, during the long-range horizon, a link is considered significantly impacted where the net trip increase impacting roads is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in Table 6.

Table 6: Long-Range Significance Determination

NET EXTERNAL DAILY TRIP GENERATION			RADIUS
1	through	50	No Significant Impact
50	through	1,000	Directly Accessed Link(s)
1,001	through	4,000	1 mile
4,001	through	8,000	2 miles
8,001	through	12,000	3 miles
12,001	through	20,000	4 miles
20,000	and	Up	5 miles

Note: Source table 3.5-1 - Significant Impact of PBC FLUE

As indicated in Table 7, none of the roadway links are significantly impacted by the project traffic; therefore, no further link analysis is necessary.

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?
Boynton Beach Blvd.	US 441	Project Driveway	4LD	33,200	21,800	0.66	40%	39	0.12%	No
Boynton Beach Blvd.	Project Driveway	Lyons Road	4LD	33,200	21,800	0.66	60%	58	0.17%	No

CONCLUSION

The foregoing comprehensive plan traffic analysis has been conducted to evaluate the proposed future land use designation change from the existing Agricultural Reserve (AGR) to the proposed future designation of Essential Housing (EH). The project is located on the south side of Boynton Beach Blvd, east of US 441 in unincorporated Palm Beach County, Florida. Based on the analyses conducted for each of the planning horizons (short-range and long-range), no roadway links are expected to be significantly impacted during the short-range (2029) horizon or long-range (2045) horizon.

Therefore, the standards defined in Policy 3.5-d in the Future Land Use Element of Palm Beach County are met with the proposed change in the future land use designation for this parcel.

APPENDIX

Property Detail

Location Address : 9344 BOYNTON BEACH BLVD
Municipality : UNINCORPORATED
Parcel Control Number : 00-42-43-27-05-053-0050
Subdivision : PALM BEACH FARMS CO PL NO 3
Official Records Book/Page : 32088 / 779
Sale Date : JAN-2021
Legal Description : PALM BEACH FARMS CO PL NO 3 TRS 5 & 6 (LESS N 75 FT LWDD R/W) & TRS 19 & 20 BLK 53

Owner Information

Owner(s)	Mailing Address
WEST BOYNTON RANCHES HOLDINGS LP	5292 JOHN LUCAS DRIVE BURLINGTON ON L7L 5Z9 CANADA

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2021	\$5,700,000	32088 / 00779	WARRANTY DEED	WEST BOYNTON RANCHES HOLDINGS LP
FEB-2014	\$3,125,000	26646 / 00851	WARRANTY DEED	STUART LAND INVESTMENT LLC
DEC-2004	\$2,457,000	17940 / 01292	WARRANTY DEED	BARBARITO GERALD M DD JCL BISHOP OF
AUG-1986	\$480,000	05022 / 00064	WARRANTY DEED	
NOV-1984	\$165,000	04407 / 01401	WARRANTY DEED	
APR-1981	\$65,000	03499 / 01491	WARRANTY DEED	
JAN-1977	\$36,500	02785 / 01744		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : 19.01
Property Use Code : 5100—AG Classification CROP SOIL CLASS 1
Zoning : AGR—AGRICULTURAL RESERVE (00-UNINCORPORATED)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$17,902	\$19,318	\$15,402	\$15,114	\$15,595
Land Value	\$5,436,860	\$5,436,860	\$4,942,600	\$3,041,600	\$2,950,352
Total Market Value	\$5,454,762	\$5,456,178	\$4,958,002	\$3,056,714	\$2,965,947

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$1,375,057	\$1,371,945	\$1,249,245	\$782,239	\$727,340
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,375,057	\$1,371,945	\$1,249,245	\$782,239	\$727,340

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$22,381	\$22,542	\$21,035	\$13,587	\$12,988
NON AD VALOREM	\$970	\$990	\$990	\$1,047	\$1,047
TOTAL TAX	\$23,351	\$23,532	\$22,025	\$14,634	\$14,036

Property Detail

Location Address : 102ND PL S
Municipality : UNINCORPORATED
Parcel Control Number : 00-42-43-27-05-053-0290
Subdivision : PALM BEACH FARMS CO PL NO 3
Official Records Book/Page : 32171 / 1469
Sale Date : JAN-2021
Legal Description : PALM BEACH FARMS CO PLAT NO 3 TR 29 BLK 53

Owner Information

Owner(s)	Mailing Address
WEST BOYNTON RANCHES HOLDINGS LP	5292 JOHN LUCAS DRIVE BURLINGTON ONTARIO L7L 5Z9 CANADA

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2021	\$2,050,000	32171 / 01469	WARRANTY DEED	WEST BOYNTON RANCHES HOLDINGS LP
MAR-2016	\$10	28176 / 00541	WARRANTY DEED	BAUERBAND BEVERLY H TRUST
JAN-1977	\$68,000	02641 / 01795		BAUERBAND BEVERLY H

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : 5.1488
Property Use Code : 0000—VACANT
Zoning : AGR—AGRICULTURAL RESERVE (00-UNINCORPORATED)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$991,144	\$934,507	\$849,552	\$643,703	\$527,546
Total Market Value	\$991,144	\$934,507	\$849,552	\$643,703	\$527,546

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$991,144	\$934,507	\$849,552	\$340,267	\$309,652
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$991,144	\$934,507	\$849,552	\$340,267	\$309,652

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$16,132	\$15,344	\$14,305	\$7,161	\$6,265
NON AD VALOREM	\$291	\$297	\$297	\$337	\$337
TOTAL TAX	\$16,423	\$15,641	\$14,602	\$7,498	\$6,602

Property Detail

Location Address : 9281 105TH ST S
Municipality : UNINCORPORATED
Parcel Control Number : 00-42-43-27-05-053-0440
Subdivision : PALM BEACH FARMS CO PL NO 3
Official Records Book/Page : 32171 / 1469
Sale Date : JAN-2021
Legal Description : PALM BEACH FARMS CO PLAT NO 3 TR 44 BLK 53

Owner Information

Owner(s)	Mailing Address
WEST BOYNTON RANCHES HOLDINGS LP	5292 JOHN LUCAS DRIVE BURLINGTON ONTARIO L7L 5Z9 CANADA

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2021	\$2,050,000	32171 / 01469	WARRANTY DEED	WEST BOYNTON RANCHES HOLDINGS LP
AUG-2020	\$10	31663 / 01184	WARRANTY DEED	BAUERBAND BEVERLY H TR
JAN-1977	\$68,000	02641 / 01795		BAUERBAND BEVERLY H

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 2
***Total Square Feet :** 4898
Acres : 4.9801
Property Use Code : 0100—SINGLE FAMILY
Zoning : AGR—AGRICULTURAL RESERVE (00-UNINCORPORATED)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$358,646	\$474,739	\$397,424	\$364,096	\$341,737
Land Value	\$958,669	\$903,888	\$821,717	\$622,612	\$510,261
Total Market Value	\$1,317,315	\$1,378,627	\$1,219,141	\$986,708	\$851,998

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$1,317,315	\$1,341,055	\$1,219,141	\$986,708	\$368,084
Exemption Amount	\$0	\$0	\$0	\$0	\$50,500
Taxable Value	\$1,317,315	\$1,341,055	\$1,219,141	\$986,708	\$317,584

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$21,441	\$22,262	\$20,528	\$17,138	\$5,788
NON AD VALOREM	\$1,039	\$1,012	\$1,004	\$954	\$934
TOTAL TAX	\$22,480	\$23,274	\$21,532	\$18,092	\$6,721

Property Detail

Location Address : 9862 HAPPY HOLLOW RD
Municipality : UNINCORPORATED
Parcel Control Number : 00-42-46-18-01-000-0470
Subdivision : PALM BEACH FARMS CO PL 1 SUB IN PB 2 PGS 26 TO 28 INC
Official Records Book/Page : 07315 / 0371
Sale Date : JUN-1992
Legal Description : PALM BEACH FARMS CO PL 1 SUB TR 47 IN SEC 18

Owner Information

Owner(s)	Mailing Address
BEDNER BRUCE A & BEDNER DENISE	9862 HAPPY HOLLOW RD DELRAY BEACH FL 33446 9617

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-1992	\$100	07315 / 00371	QUIT CLAIM	BEDNER BRUCE A &
JAN-1980	\$68,700	03236 / 00698		

Exemption Information

Applicant/Owner(s)	Year	Detail
BEDNER BRUCE A &	2024	HOMESTEAD
BEDNER BRUCE A &	2024	ADDITIONAL HOMESTEAD
BEDNER DENISE	2024	HOMESTEAD
BEDNER DENISE	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 0
Acres : 5
Property Use Code : 6000—AG Classification GRAGSOIL CLASS 1
Zoning : AGR—AGRICULTURAL RESERVE (00-UNINCORPORATED)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$632,399	\$635,356	\$545,036	\$177,509	\$162,385
Land Value	\$1,150,000	\$1,150,000	\$1,150,000	\$700,000	\$698,500
Total Market Value	\$1,782,399	\$1,785,356	\$1,695,036	\$877,509	\$860,885

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$851,118	\$826,194	\$802,184	\$310,271	\$306,011
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$801,118	\$776,194	\$752,184	\$260,271	\$256,011

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$13,197	\$12,906	\$12,828	\$4,693	\$4,665
NON AD VALOREM	\$641	\$630	\$626	\$601	\$591
TOTAL TAX	\$13,838	\$13,536	\$13,454	\$5,293	\$5,256

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
6886	937492	BOCA RATON BLVD	28th St NW	Yamato Rd	4	4	23,928	17,861	24,622	26,251	18,477	13,815	20,000
6884	937417	BOCA RATON BLVD	Yamato Rd	Clint Moore Rd	2	2	17,870	16,732	19,176	21,066	5,432	6,871	20,600
6882	937417	BOCA RATON BLVD	Clint Moore Rd	Hidden Valley Blvd	2	2	13,608	11,454	14,849	14,966	5,432	6,871	16,300
6302	937453	BOCA RATON BLVD	Hidden Valley Blvd	C-15 Canal	2	2	5,464	3,804	4,005	4,738	5,817	7,039	5,200
6418	937140	BOCA RIO RD	SW 18th St	Palmetto Park Rd	2	2	13,715	12,511	12,717	14,800	12,818	12,931	12,800
6408	937139	BOCA RIO RD	Palmetto Park Rd	Glades Rd	2	2	18,152	16,883	16,394	18,280	14,441	14,592	16,600
4676	937118	BOUTWELL RD	2nd Ave N	10th Av N	2	2	10,779	8,559	10,337	11,365	3,957	5,917	12,300
5401	930408	BOYNTON BEACH BLVD	SR-7	Lyons Rd	4	4	15,092	13,721	15,242	16,207	14,080	20,158	21,800
5103	937237	BOYNTON BEACH BLVD	Lyons Rd	Turnpike	6	6	26,352	28,144	37,476	42,725	28,521	41,784	50,700
5201	935201	BOYNTON BEACH BLVD	Turnpike	Hagen Ranch Rd	6	6	41,174	40,167	46,955	55,602	41,735	46,276	52,100
5641	937240	BOYNTON BEACH BLVD	Hagen Ranch Rd	Jog Rd	6	6	44,733	37,786	41,813	48,018	32,849	44,656	53,600
5633	937239	BOYNTON BEACH BLVD	Jog Rd	El Clair Ranch Rd	6	6	44,668	37,450	39,735	43,748	31,189	41,233	49,800
5611	930153	BOYNTON BEACH BLVD	El Clair Ranch Rd	Military Tr	6	6	51,515	42,597	45,350	49,428	35,067	44,471	54,800
5613	930058	BOYNTON BEACH BLVD	Military Tr	Lawrence Rd	6	6	38,992	42,179	37,509	41,234	13,992	17,046	40,600
5601	937238	BOYNTON BEACH BLVD	Lawrence Rd	Congress Ave	6	6	45,860	41,780	40,732	41,620	21,972	27,384	46,100
5615	930285	BOYNTON BEACH BLVD	Congress Ave	Old Boynton Rd	6	6	39,769	43,209	34,792	37,388	26,947	37,373	45,200
5203	935042	BOYNTON BEACH BLVD	Old Boynton Rd	High Ridge Rd	6	6	48,405	47,361	47,876	-	51,421	56,528	52,600
	930064	BOYNTON BEACH BLVD	High Ridge Rd	I-95	6	6			-	-	48,821	51,600	51,600
5301	935403	BOYNTON BEACH BLVD	I-95	Seacrest Blvd	5	5	34,557	31,740	35,624	32,000	28,822	48,363	59,800
5807	935408	BOYNTON BEACH BLVD	Seacrest Blvd	US-1	5	5	17,887	15,339	18,570	19,500	12,765	25,942	31,700
3829	937544	BUNKER RD	US 1	Parker Ave	2	2	7,041	-	2,900	4,600	722	732	2,900
2305	937349	BURNS RD	SR 811	Military Tr	4	4	22,681	18,214	18,461	16,900	17,453	19,960	21,100
2835	937350	BURNS RD	Sandalwood Ct	SR-811	4	4	20,527	18,244	18,096	17,300	11,353	12,918	19,700
2839	937351	BURNS RD	Prosperity Farms Rd	Sandalwood Cir	4	4	7,122	8,918	9,032	8,900	5,907	6,811	9,900
6638	938550	BUTTS RD	Glades Rd	Town Center Rd	2	2	11,749	10,859	12,216	11,294	15,789	24,347	20,800
6627	938550	BUTTS RD	Military Tr	Glades Rd	2	2	10,082	8,743	9,085	9,698	15,789	24,347	17,600
6422	937157	CAIN BLVD	Glades Rd	W Kimberly Blvd	3	3	16,875	15,633	14,742	15,518	9,221	11,778	17,300
6426	937158	CAIN BLVD	W Kimberly Blvd	Yamato Rd	3	3	9,846	9,253	8,960	9,770	7,297	9,536	11,700
	6426a	CAIN BLVD	Yamato Rd	Boca Chase Dr	3	3			-	-	9,167	11,293	11,300
	937540	CAMINO DEL MAR	SW 18th St	Camino Real	2	2			-	-	4,942	5,871	5,900
6839	6839	CAMINO GARDENS BLVD	SW 9th Ave	SW Boca Raton Blvd	2	2	4,048	3,819	4,003	3,853	1,597	2,985	5,400
6619	937067	CAMINO REAL	Powerline Rd	Camino del Mar	4	4	11,873	10,288	10,748	13,036	9,119	17,266	20,400
6636	937218	CAMINO REAL	Camino del Mar	Military Tr	4	4	15,548	12,674	14,221	16,203	32,729	37,514	19,000
6311	937412	CAMINO REAL	Military Tr	12th Ave SW	4	4	17,192	14,853	16,510	17,874	6,761	9,938	19,700
6849	937412	CAMINO REAL	12th Ave SW	3rd Ave SW	4	4	14,052	13,312	14,275	14,022	6,761	9,938	17,500
6853	937412	CAMINO REAL	3rd Ave SW	Old Dixie Hwy	4	4	21,519	22,924	22,542	19,422	6,761	9,938	25,700
6855	860490	CAMINO REAL	Old Dixie Hwy	US 1	4	4	17,110	15,158	20,413	17,452	35,583	43,804	28,600
6857	937597	CAMINO REAL	US 1	ICWW Bridge	4	4	14,090	14,055	15,076	13,700	8,269	11,229	18,000
6859	937597	CAMINO REAL	ICWW Bridge	A1A	2	2	7,429	8,875	9,562	8,351	8,269	11,229	13,000
	937519	CAMPUS DR	Rca Blvd	Gardens Parkway	2	2			-	-	2,797	4,225	4,200

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	
4614	937301	LAWRENCE RD	Gateway Blvd	Hypoluxo Rd	4	4	15,435	14,700	15,074	17,266	15,481	19,851	19,300	
4608	938514	LAWRENCE RD	Hypoluxo Rd	Lantana Rd	2	3	11,828	11,018	11,157	11,977	8,982	10,316	12,800	
	937539	LE CHALET BLVD	Hagen Ranch Rd	Jog Rd	4	4			-	-	11,624	13,930	13,900	
4661	937310	LE CHALET BLVD	Jog Rd	Military Tr	4	4	10,617	9,652	9,216	9,538	7,080	8,359	10,500	
	937438	LIGHTHOUSE DR	SR-811	US-1	2	2			-	-	7,180	9,507	9,500	
	937526	LINDELL BLVD	Carl Bolter Dr	Federal Hwy	2	2			-	-	3,413	4,277	4,300	
5635	937295	LINTON BLVD	Jog Rd	Sim Rd	4	6	26,259	28,837	29,366	31,891	21,952	29,755	37,200	
5625	937294	LINTON BLVD	Sim Rd	Military Tr	5	6	28,004	27,495	28,587	30,480	30,975	40,018	36,900	
5607	937187	LINTON BLVD	Military Tr	Homewood Blvd	6	6	36,231	37,464	39,497	42,810	31,967	38,669	47,800	
5661	938531	LINTON BLVD	Homewood Blvd	Congress Ave	6	6	29,850	33,652	39,159	39,082	23,085	27,671	43,700	
5213	930049	LINTON BLVD	Congress Ave	I-95	6	61	47,845	40,928	42,863	42,000	41,468	49,886	51,600	
5313	930050	LINTON BLVD	I-95	10th Ave SW	6	61	44,067	46,456	48,617	44,000	56,968	63,967	54,600	
5819	937188	LINTON BLVD	10th Ave SW	Old Dixie Hwy	6	61	38,062	38,788	40,279	41,916	40,510	45,331	45,100	
5821	937188	LINTON BLVD	Old Dixie Hwy	US 1	6	6		-	32,088	32,617	40,510	45,331	36,900	
5813	930742	LINTON BLVD	US 1	Ocean Blvd	4	4	18,958	15,872	17,857	17,600	11,174	12,738	19,400	
	937687	LION COUNTRY SAFARI RD	SR-80	Deer Run Blvd	2	2			-	-	1,845	2,605	2,600	
	938501	LOWSON BLVD	Military Tr	Congress Ave	4	4			-	-	814	1,020	1,000	
5311	937060	LOWSON BLVD	Congress Ave	SW 10TH Ave	4	4	21,862	15,139	16,363	17,600	4,915	9,365	20,800	
1610	937368	LOXAHATCHEE RIVER RD	Indiantown Rd	Roebuck Rd	2	2	10,471	10,099	9,010	8,800	5,879	4,483	7,600	
1202	937367	LOXAHATCHEE RIVER RD	Roebuck Rd	PBC Boundary	2	2	5,919	-	2,865	3,196	2,069	1,002	1,800	
6112	937374	LYONS RD	Broward County Line	SW 18th St	6	6	31,352	31,256	30,462	33,000	46,134	59,435	43,800	
6410	937372	LYONS RD	SW 18th St	Palmetto Park Rd	4	6	34,318	26,501	28,707	30,500	34,620	48,812	42,900	
6406	937371	LYONS RD	Palmetto Park Rd	Glades Rd	4	4	30,081	22,599	28,072	28,500	27,120	38,219	39,600	
6404	937370	LYONS RD	Glades Rd	Kimberly Rd	6	6	34,131	32,163	33,892	35,118	34,805	51,530	50,200	
6424	937373	LYONS RD	Kimberly Rd	Yamato Rd	6	6	26,568	20,861	28,538	29,113	26,824	39,329	41,800	
6416	938553	LYONS RD	Yamato Rd	Clint Moore Rd	4	4	14,896	16,080	19,936	20,806	20,455	33,575	32,700	
6114	937375	LYONS RD	Clint Moore Rd	158 Rd S	4	4	7,411	6,499	14,399	16,479	9,431	19,511	24,500	
5406	937375	LYONS RD	158 Rd S	Atlantic Ave	4	4	8,508	6,642	15,262	16,154	9,431	19,511	25,300	
5112	937375	LYONS RD	Atlantic Ave	Flavor Pict Rd	2	4			-	11,585	14,473	9,431	19,511	24,000
5110	937311	LYONS RD	Flavor Pict Rd	Boynton Beach Blvd	2	4			-	12,523	15,434	11,075	35,681	40,300
5108	937311	LYONS RD	Boynton Beach Blvd	Hypoluxo Rd	4	4	14,038	13,879	18,210	20,937	11,075	35,681	42,800	
4404	937311	LYONS RD	Hypoluxo Rd	Lantana Rd	4	4	10,644	10,176	11,376	13,909	11,075	35,681	36,700	
4405	937311	LYONS RD	Lantana Rd	Lake Worth Rd	4	4	11,768	10,373	11,242	14,334	11,075	35,681	36,200	
NEW	PBC063	LYONS RD	Lake Worth Rd	Stribling Way	0	2			-	-	-	20,813	20,800	
3462	937480	LYONS RD	Stribling Way	Forest Hill Blvd	2	2	6,691	7,344	8,711	9,792	5,520	11,201	14,400	
3460	937134	LYONS RD	Forest Hill Blvd	Dillman Rd	2	2		9,492	11,968	13,819	12,927	16,737	15,500	
3466	937135	LYONS RD	Dillman Rd	Southern Blvd	2	2		10,333	13,283	14,619	12,837	14,578	15,100	
2616	937129	MAC ARTHUR BLVD	Northlake Blvd	Holly Dr	2	2	7,525	7,787	8,092	7,900	7,615	7,723	8,200	
1616	937117	MAPLEWOOD DR	Indian Creek Blvd	Toney Penna Dr	2	2		8,614	9,526	14,800	6,741	8,807	11,600	
1618	937117	MAPLEWOOD DR	Toney Penna Dr	Indiantown Rd	4	4		12,423	13,254	14,800	6,741	8,807	15,300	