



September 18, 2019

**Department of Engineering
and Public Works**

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

**RE: Windsor Place (revised)
FLUA Amendment Policy 3.5-d Review
Round 2019-B2**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Comprehensive Plan Amendment Traffic Impact Analysis for the proposed Future Land Use Amendment for the above referenced project, revised August 22, 2019, 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:	NW corner of Hypoluxo Road and Lyons Road	
PCN:	00-42-43-27-05-043-0240 <i>(others on file)</i>	
Acres:	40 acres	
	Current FLU	Proposed FLU
FLU:	Multiple Land Use (MLU) with Commercial High (CH) & Low Residential, 2 units per acres (LR-2)	Multiple Land Use (MLU) with Commercial High (CH) & High Residential, 8 units per acre (HR-8)
Zoning:	Mixed Planned Development (MXPDP)	Mixed Planned Development (MXPDP)
Density/ Intensity:	2 du/ac 112,800 SF (Retail) 20,000 SF (Office)	8 du/ac in 40 ac
Maximum Potential:	General Commercial Total: 112,800 SF General Office Total: 20,000 SF Condo/Townhomes Total: 80 DUs	General Commercial Total: 45,000 SF Apartment Total: 320 DUs
Proposed Potential:	N/A	Apartment Total: 194 DUs Condo/Townhomes Total: 214 DUs General Commercial Total: 26,876 SF Fast Food Rest+ DT Total: 3,317 SF
Net Daily Trips:	-1,272 (maximum - current) -749 (proposed - current)	
Net PH	176 (43/133) AM, 351 (200/151) PM (maximum)	

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Dr. Juan F. Ortega, P.E.
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Trips:	260 (73/187) AM, 366 (217/149) PM (proposed)
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities in the zoning application.</i>	

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment meets Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **proposed potential density** shown above. The proposed change will have an insignificant impact for the long range analysis.

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

Sincerely,

A handwritten signature in blue ink that reads "Quazi Ammar Bari".

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

QB:DS/rb

cc: Dominique Simeus, P.E. – Project Coordinator II, Traffic Division
Steve Bohovsky – Technical Assistant III, Traffic Division
Lisa Amara – Senior Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\19-B2\Windsor Place (revised).docx

WINDSOR PLACE

PALM BEACH COUNTY, FLORIDA

FUTURE LAND USE ATLAS AMENDMENT TRAFFIC IMPACT ANALYSIS

PREPARED FOR:
CMSJR DEVELOPMENT GROUP, LLC

Prepared by:

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

Revised August 22, 2019
Revised December 5, 2018
Revised January 19, 2018
December 29, 2017

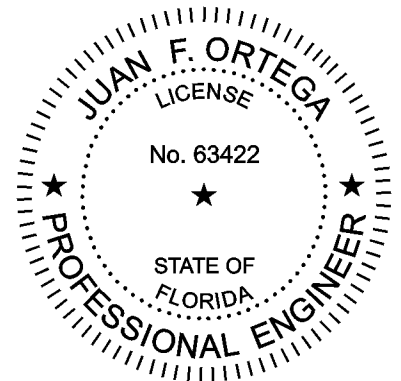


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1. PROJECT DESCRIPTION

JFO Group Inc. has been retained to evaluate the traffic impact for the proposed Future Land Use designation at the Windsor Place property. There is a proposal for a land use change of 40.00 acres located at the northwest corner of Hypoluxo Road and Lyons Road in Unincorporated Palm Beach County, Florida. Exhibit 1 includes a copy of the approved site plan for the site. The current Future Land Use (FLU) designation for the property is Multiple Land Use, with Commercial High and Low Residential, 2 units per acre (MLU, with CH, LR-2).

A land use change amendment from the current Multiple Land Use, with Commercial High and Low Residential, 2 units per acre (MLU, with CH, LR-2) to Multiple Land Use, with Commercial High and High Residential, 8 units per acre (MLU, with CH, HR-8) is being requested.

Property Control Number associated with this project is 00-42-43-27-05-043-0240. Exhibit 1 includes a copy of the property data from the Palm Beach County (PBC) Property Appraiser's office for the site. Figure 1 shows an aerial location of the site in relation to the transportation network.



Figure 1: Project Location

The purpose of this analysis is to evaluate the traffic impact of the proposed land use change to determine compliance with Policy 3.5-d from the *PBC Comprehensive Plan*. This analysis includes Test 2 – Five Year Analysis (2022) and Long Range Analysis (2040). Furthermore, since the subject site will have a concurrent application for rezoning and site plan, this traffic study also evaluates the impact of the proposed development as it will be included in the rezoning and site plan applications.

2. CURRENT FUTURE LAND USE DESIGNATION

Project trip generation rates available from the *PBC Trip Generation Rates*, dated August 13, 2014 were used to determine the project trip generation under the Current Future Land Use designation and the Proposed Future Land Use designation. Table 1 shows the rates and equations used in order to determine the trip generation for Daily, AM, and PM peak hour conditions.

Table 1: Trip Generation Rates and Equations

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
General Commercial	820	$\ln(T) = 0.65 \ln(X) + 5.83$	62%	38%	0.96	48%	52%	$\ln(T) = 0.67 \ln(X) + 3.31$
General Office	710	$\ln(T) = 0.76 \ln(X) + 3.68$	88%	12%	$\ln(T) = 0.80 \ln(X) + 1.57$	17%	83%	1.49
Fast Food Restaurant +DT	934	496.12	51%	49%	45.42	52%	48%	32.65
Condo/Townhomes	230	6.65	17%	83%	$\ln(T) = 0.80 \ln(X) + 0.26$	67%	33%	$\ln(T) = 0.82 \ln(X) + 0.32$
Apartment	220	6.65	20%	80%	$T = 0.49(X) + 3.73$	65%	35%	0.62

Ordinance 2014-033 set limits for the maximum intensity permitted under the current FLU to 112,800 SF of Retail, 20,000 SF of Office and 80 Multifamily Units. 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 5,186, 141, and 459 trips respectively.

Table 2: Trip Generation – Current Future Land Use

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
General Commercial	112,800 SF	7,344	67	41	108	312	337	649
General Office	20,000 SF	386	47	6	53	5	25	30
Condo/Townhomes	80 DU	532	7	36	43	34	16	50
	Σ	8,262	121	83	204	351	378	729
Internal Capture		2.28%	8.82%			1.92%		
General Commercial		66	0	6	6	4	1	5
General Office		56	6	0	6	0	4	4
Condo/Townhomes		66	3	3	6	3	2	5
	Σ	188	9	9	18	7	7	14
Pass-By								
General Commercial	39.23% ¹	2,855	26	14	40	121	132	253
General Office	10.00%	33	4	1	5	1	2	3
	Σ	2,888	30	15	45	122	134	256
Net Current FLU Trips		5,186	82	59	141	222	237	459

¹ = $83.18 - 9.30 * \ln(A)$ where A is 1,000 SF of leasable area

3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current Multiple Land Use, with Commercial High and Low Residential, 2 units per acre (MLU, with CH, LR-2) to Multiple Land Use, with Commercial High and High Residential, 8 units per acre (MLU, with CH, HR-8). The maximum intensity for the site would allow a maximum¹ of 45,000 square feet of General Commercial uses, and, 320 Apartments. According to Table 3, the Net Daily, AM and PM trips potentially generated due to the Proposed Future Land Use designation under the Maximum Intensity are 3,914, 176, and 351 trips respectively.

Table 3: Maximum Intensity – Proposed FLUA

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
General Commercial	45,000 SF	4,041	27	16	43	168	183	351
Apartment	320 DUs	2,128	32	129	161	129	69	198
	Σ	6,169	59	145	204	297	252	549
Internal Capture		6.91%	4.90%			7.29%		
General Commercial		213	3	2	5	7	13	20
Type 1 Restaurant w/ DT		213	2	3	5	13	7	20
	Σ	426	5	5	10	20	20	40
Pass-By								
General Commercial	47.78%	1,829	11	7	18	77	81	158
	Σ	1,829	11	7	18	77	81	158
Net Maximum FLU Trips		3,914	43	133	176	200	151	351

¹

Land Use	Acreage	Intensity/Density	
		Minimum	Maximum
CH	3.0 ac. – 6.0 ac.	30,000 SF (Commercial)	45,000 SF (Commercial)
HR-8	34.0 ac. – 37.0 ac.	240 DU (6 du/ac)	320 DU*(8 du/ac)
Open Space	4.0 ac – No Max.	N/A	N/A
Lake Tracts	4.0 ac. – 6.0 ac.	N/A	N/A
Total Acres	40 acres		

The proposed project will be submitted concurrently for rezoning and site plan approvals where the project is proposing 408 dwelling units (194 multi-family + 214 townhomes), 26,876 square feet of General Commercial uses, and, a 3,317 square feet Type I Restaurant with drive thru. The applicant will be using Workforce and/or TDR bonus programs to reach the desired intensity.

Table 4: Trip Generation – Proposed Site Plan

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Apartment	194 ¹ DUs	1,290	20	79	99	78	42	120
Condo/Townhomes	214 ¹ DUs	1,423	16	79	95	75	37	112
General Commercial	26,876 SF	2,891	16	10	26	119	129	248
Fast Food Rest + DT	3,317 SF	1,646	77	74	151	56	52	108
Σ		7,250	129	242	371	328	260	588
Internal Capture		9.77%	8.63%			9.52%		
Apartment		128	2	5	7	7	4	11
Condo/Townhomes		144	2	5	7	7	4	11
General Commercial		218	3	3	6	7	11	18
Fast Food Rest + DT		218	9	3	12	7	9	16
Σ		708	16	16	32	28	28	56
Pass-By								
General Commercial	52.57% ²	1,405	7	4	11	59	62	121
Fast Food Rest + DT	49.00%	700	33	35	68	24	21	45
Σ		2,105	40	39	79	83	83	166
Site Plan Proposed Trips		4,437	73	187	260	217	149	366

¹ 408 dwelling units: 320 units (40 x 8) + 80 TDR (Existing vested) + 8 density bonus units (2.5% vs 40% allowed)

² = 83.18 - 9.30 * Ln(A) where A is 1,000 SF of leasable area

4. TRAFFIC IMPACT

Table 5 shows a comparison of the trip generation between the Maximum Intensity under the existing and proposed FLU while Table 6 compares the Maximum Intensity under the existing and the proposed site plan. As can be seen in Table 5, both Daily and Peak-Hour traffic generated by the Maximum Intensity are lower than the traffic generated by the current FLU.

Table 5: Net Traffic Impact – Maximum Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	5,186	82	59	141	222	237	459
Maximum Intensity	3,914	43	133	176	200	151	351
Net New Trips	(1,272)	(39)	74	35	(22)	(86)	(108)

Table 6: Net Traffic Impact – Proposed Site Plan

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	5,186	82	59	141	222	237	459
Maximum Intensity	4,437	73	187	260	217	149	366
Net New Trips	(749)	(9)	128	119	(5)	(88)	(93)

Given the net trip generation characteristics from Table 5 and Table 6 for **Long Range Analysis (2040)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, the proposed changes will not generate additional traffic.

Furthermore, pursuant to the **Test 2 – Five Year Analysis (2022)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B*, based on the peak hour trips from Table 6, a two (2) mile RDI needs to be considered for traffic impact analysis for the Maximum Intensity.

Trip distribution and assignment was based on the approved trip assignment for Windsor Place. See Exhibit 3. Figure 2 includes project trip distribution on all roadway links included within a 3-mile RDI for the proposed land use.

5. TRAFFIC ANALYSIS

This section evaluates two traffic scenarios for the proposed land use change under the Maximum Intensity: **Test 2 – Five Year Analysis (2022)** and **Long Range Analysis (2040)**.

5.1. Test 2 – Five Year Analysis (2022)

Links and Major Intersections where Project's traffic is significant on a Link within the RDI shall be included in Test 2 analysis of the *PBC – TPS*. Under this Test, the road network assumed in this analysis shall be the existing road network and the State and County Five-Year Road Program improvements with construction scheduled to commence before the end of the Five-Year analysis period. At the time of this submittal, *PBC Five Year Work Program* shows widening of Lyons Road from N. of L.W.D.D. L-14 Canal to Lake Worth Rd. Exhibit 4 includes excerpts from the *PBC Five Year Work Program*.

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 6*, a 2-mile Radius of Development Influence needs to be considered for *Test 2* traffic impact analysis of the Maximum Intensity.

Projects with more than three percent (3%) of the adopted LOS thresholds within the RDI as set forth in *Table 12.B.C-4 2A: LOS E Link Service Volumes*, shall be included in Test 2. In addition, links outside the RDI on which net trips are greater than five percent (5%) of the LOS 'E' of the Link affected shall be included in Test 2. Exhibit 5 includes 2017 link counts and vested traffic up to December 2017. As shown in *Table 8* and *Table 9*, all links within the RDI impacted by the project with more than three percent (3%) of the adopted LOS thresholds will meet the adopted LOS. *Test 2* has been met.

As requested by Palm Beach County on electronic communication from January 17, 2018, the traffic from Town Commons was added to the Test 2 vested traffic.

Table 7: Test 2 – Five Year Analysis Significance

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	Hypoluxo Rd	6D	1	2.9	0.34	Class I	2,940	10%	22	0.75%
SR-7	Hypoluxo Rd	Lantana Rd	6D	1	1.4	0.71	Class I	2,940	9%	20	0.68%
SR-7	Lantana Rd	Lake Worth Rd	6D	2	1.8	1.11	Class I	2,940	6%	13	0.44%
Lyons Rd	Flavor Pict Rd	Boynton Beach Blvd	2	2	2.5	0.80	Class I	880	7%	15	1.70%
Lyons Rd	Boynton Beach Blvd	Hypoluxo Rd	4D	3	2.7	1.11	Class I	1,960	25%	54	2.76%
Lyons Rd	Hypoluxo Rd	Site Access	4D	1	1.7	0.59	Class I	1,960	34%	74	3.78%
Lyons Rd	Site Access	Lantana Rd	4D						34%	74	3.78%
Lyons Rd	Lantana Rd	Lake Worth Rd	4	3	1.8	1.67	Class I	1,860	17%	37	1.99%
Hagen Ranch Rd	Gateway Blvd	Hypoluxo Rd	2	1	2.1	0.48	Class I	880	5%	11	1.25%
Hagen Ranch Rd	Hypoluxo Rd	Lantana Rd	2	3	1.3	2.31	Class II	860	5%	11	1.28%
Jog Rd	Le Chalet Blvd	Hypoluxo Rd	6D	4	1.2	3.33	Class II	2,830	1%	2	0.07%
Jog Rd	Hypoluxo Rd	Winston Trails Bl	6D	2	1.2	1.67	Class I	2,940	1%	2	0.07%
Jog Rd	Winston Trails Bl	Lantana Rd	6D						1%	2	0.07%
Lake Worth Rd	SR 7	Lyons Rd	6D	2	1.0	2.00	Class II	2,830	3%	7	0.25%
Lake Worth Rd	Lyons Rd	Florida Turnpike	6D	2	1.0	2.00	Class II	2,830	3%	7	0.25%
Lantana Rd	SR-7	Lyons Rd	4D	3	1.0	3.00	Class II	1,870	4%	9	0.48%
Lantana Rd	Lyons Rd	Hagen Ranch Rd	4D	3	1.9	1.58	Class I	1,960	11%	24	1.22%
Lantana Rd	Hagen Ranch Rd	Jog Rd	6D	1	0.7	1.43	Class I	2,940	5%	11	0.37%
Hypoluxo Rd	SR-7	Site Access	4D	1	1.1	0.91	Class I	1,960	21%	46	2.35%
Hypoluxo Rd	Sie Access	Lyons Rd	4D						21%	46	2.35%
Hypoluxo Rd	Lyons Rd	Fl Turnpike	4D	1	2.1	0.48	Class I	1,960	20%	43	2.19%
Hypoluxo Rd	Fl Turnpike	Hagen Ranch Rd	4D						18%	39	1.99%
Hypoluxo Rd	Hagen Ranch Rd	Jog Rd	4D	1	0.6	1.67	Class I	1,960	5%	11	0.56%
Hypoluxo Rd	Jog Rd	Haverhill Rd	6D	2	1.5	1.33	Class I	2,940	3%	7	0.24%
Boynton Beach Blvd	SR 7	Lyons Rd	4D	2	1.04	1.92	Class I	1,960	5%	11	0.56%
Boynton Beach Blvd	Lyons Rd	Turnpike	6D	2	1.0	2.00	Class II	2,830	10%	22	0.78%
Boynton Beach Blvd	Turnpike	Hagen Ranch Rd	6D	1	0.5	2.00	Class II	2,830	10%	22	0.78%

AM		PM	
IN	OUT	IN	OUT
73	187	217	149

RDI: 2-Mile

Table 8: Test 2 – 2022 Link Analysis – AM Peak Hour

Road	From	To	Ln	AM 2017 Traffic		Growth Rate	2022 Background Traffic (Growth)		Approved Project		2022 Background Traffic (1%)+ Approved		Project Assignment	Project Traffic		Total Traffic		Service Volume	Meets peak direction LOS?
				NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB		
Lyons Rd	Hypoluxo Rd	Site Access	4D	484	561	4.56%	605	701	139	146	648	736	34%	25	64	673	800	1,960	YES
Lyons Rd	Site Access	Lantana Rd	4D	484	561	4.56%	605	701	139	141	648	731	34%	64	25	712	756	1,960	YES
AM	In	Out																	
	73	187																	

Table 9: Test 2 – 2022 Link Analysis – PM Peak Hour

Road	From	To	Ln	PM 2017 Traffic		Growth Rate	2022 Background Traffic (Growth)		Approved Project		2022 Background Traffic (1%)+ Approved		Project Assignment	Project Traffic		Total Traffic		Service Volume	Meets peak direction LOS?
				NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB		
Lyons Rd	Hypoluxo Rd	Site Access	4D	740	478	4.56%	925	597	186	197	964	699	34%	74	51	1,038	750	1,960	YES
Lyons Rd	Site Access	Lantana Rd	4D	740	478	4.56%	925	597	183	199	961	701	34%	51	74	1,012	775	1,960	YES
PM	In	Out																	
	217	149																	

5.2. Long Range Analysis (2040)

At the time of this submittal, the latest long range transportation model available from the Palm Beach Metropolitan Planning Organization was dated August 17, 2016. The proposed changes will not generate a significant impact in the year 2040. However, Exhibit 6 includes excerpts from the 2040 LRTP for the links included within the RDI in the January 19, 2018 submittal.

According to the PBC Comprehensive Plan, a project has significant traffic where net trip increase impacting roads is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in Table 3.5-1. The laneage shall be as shown on the MPO's latest adopted LRTP.

As part of a conservative analysis, the project trip distribution assumed for the short range analysis was assumed the same in the year 2040.

Furthermore, Policy 3.5-d.1.d requires that projected traffic from concurrent Land Use Atlas amendments that are approved in the same Comprehensive Plan Amendment Round that significantly impact the same roadway segments as the proposed land use change needs to be added to the analysis.

Table 5 shows that the proposed project will not generate additional traffic. However, as required by Palm Beach County on electronic communication from January 17, 2018, the traffic from Town Commons was added to the 2040 calculations.

Table 10 shows all links included within the RDI in the year 2040 will meet the adopted Level of Service.

Table 10: Level of Service – 2040 Conditions – Maximum Intensity

Road	From	To	Lanes	Capacity	2040 Daily Volume	Traffic Assignment	Project Traffic	Town Commons	Total Traffic	V/C	% Impact	Significant Impact? ¹	Meets LOS 'D'?
Lyons Rd	Boynton Beach Blvd	Hypoluxo Rd	4D	33,200	17,300	25.0%	-	-	17,300	0.52	-	NO	YES
Lyons Rd	Hypoluxo Rd	Site Access	4D	33,200	16,300	34.0%	-	34	16,334	0.49	-	NO	YES
Lyons Rd	Site Access	Lantana Rd	4D	33,200	16,300	34.0%	-	55	16,355	0.49	-	NO	YES
Lyons Rd	Lantana Rd	Lake Worth Rd	4	31,500	22,600	17.0%	-	-	22,600	0.72	-	NO	YES
Hypoluxo Rd	SR-7	Site Access	4D	33,200	10,500	21.0%	-	-	10,500	0.32	-	NO	YES
Hypoluxo Rd	Site Access	Lyons Rd	4D	33,200	10,500	21.0%	-	-	10,500	0.32	-	NO	YES
Hypoluxo Rd	Lyons Rd	Fl Turnpike	4D	33,200	18,700	20.0%	-	33	18,733	0.56	-	NO	YES

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

6. CONCLUSION

There is a proposal for a land use change of 40.00 acres located at the northwest corner of Hypoluxo Road and Lyons Road in Unincorporated Palm Beach County, Florida. The proposal is to change the current Future Land Use from the current Multiple Land Use, with Commercial High and Low Residential, 2 units per acre (MLU, with CH, LR-2) to Multiple Land Use, with Commercial High and High Residential, 8 units per acre (MLU, with CH, HR-8).

The requested land use change will allow a maximum density and intensity of 45,000 square feet of General Commercial uses, and, 320 Apartments which would be expected to generate less daily trips than the currently vested for the site.

The proposed project will be submitted concurrently for rezoning and site plan approvals where the project is proposing 408 dwelling units (194 multi-family + 214 townhomes), 26,876 square feet of General Commercial uses, and, a 3,317 square feet Type I Restaurant with drive thru. The applicant will be using Workforce and/or TDR bonus programs to reach the desired intensity.

Exhibit 7 includes a copy of the Palm Beach County Development Potential Form – 2019 Future Land Use Atlas Amendment Application while Exhibit 9 includes a copy of the previous Policy 3.5-d approval for the site.

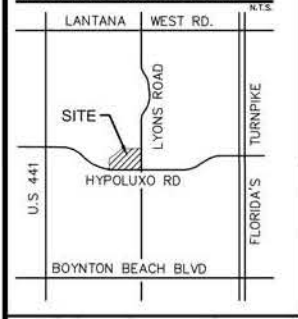
The proposed changes to the Windsor Place property have been evaluated following the *Policy 3.5-d of the PBC Comprehensive Plan*. This analysis shows the proposed Future Land Use Amendment will be in compliance with *Policy 3.5-d of the Land Use Element of the PBC Comprehensive Plan*.

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Exhibit 1: Approved Site Plan, Property Appraiser & Survey

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SITE AND LOCATION MAP



SITE DATA

NAME OF DEVELOPMENT	WINDSOR PLACE
CONTROL/PETITION NUMBER	2003-079
APPLICATION No.	DRO-2015-1472
PROJECT NUMBER	00910-000
BCC APPROVAL DATE	06/25/2015
RESOLUTION NUMBER	R-2015-820/821
TIER	URBAN/SUBURBAN
USE:	TOWNHOME RESIDENTIAL OFFICE/RETAIL
LAND USE DESIGNATION	MLU (CH, LR-2)
OVERLAY	N/A
ZONING DISTRICT	MXP
SECTION, TOWNSHIP, RANGE	27, 45, 42
PCN NUMBER	00-42-43-27-05-043-0240
GROSS SITE AREA	40.00 AC.
NET SITE AREA	39.79 AC.

OWNER:
 WINDSOR PLACE ACQUISITION, LLC
 7593 BOYNTON BEACH BLVD.
 BOYNTON BEACH, FL 33437.
 SUITE 220

ISSUE DATE:
 DECEMBER 17, 2014

REVISIONS DATE:

FEBRUARY 23, 2015
 MARCH 23, 2015
 APRIL 9, 2015
 JULY 15, 2015
 AUGUST 24, 2015
 SEPTEMBER 10, 2015
 FEBRUARY 22, 2016

CONCURRENCY APPROVAL RESIDENTIAL TOWNHOUSE : FEE SIMPLE	184 UNITS
GENERAL RETAIL OFFICE	103,032 SF
FINANCIAL INSTITUTION	7,470 SF
	4,576 SF

*CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN

TRAFFIC ANALYSIS ZONE	741
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TOTAL MXPD ACREAGE	40.00 AC.
TOTAL DWELLING UNITS (TH)	184 UNITS
DWELLING UNITS BY LAND USE	
APPROVED TDR UNITS	80
APPROVED WPH BONUS UNITS	24
WPH REQUIRED / PROVIDED	18 / 18
ONSITE PROVIDED:	10
OFFSITE PROVIDED:	8

* WINDSOR PLACE MXP (A#2015-1472) IS TRANSFERRING 8 WPH OBLIGATIONS TO TOSCANA ISLES PUD (A#2015-1072) PER ULCD 5.G.1.G.1, OPTION 1

RESIDENTIAL DENSITY	4.6 DU/AC
RESIDENTIAL BUILDING HEIGHT	<25' 2 STORY
TOTAL SQUARE FOOTAGE (RETAIL)	103,032 S.F.
RETAIL # 1	41,609 S.F.
RETAIL # 2	3,200 S.F.
RETAIL # 3	5,280 S.F.
RETAIL # 4	9,005 S.F.
RETAIL # 5	7,470 S.F.
RETAIL # 6	15,456 S.F.
RETAIL # 7	14,731 S.F.
RETAIL # 8	6,281 S.F.

FINANCIAL INSTITUTION OFFICE #1 (2nd FLOOR)	4,576 S.F.
OFFICE #2	7,470 S.F.
TOTAL NON-RESIDENTIAL	115,078 S.F.
LAKE/WATER FEATURE TRACT AREA	5.00 AC. (12.5%)
TOTAL OPEN SPACE AREA	7.65 AC. (19.1%)
REC AREA REQUIRED	1.07 AC.
REC AREA PROVIDED (SEE RES. NOTE 5)	0.80 AC. (2.0%)
OPEN SPACE AND BUFFER AREA PROVIDED	6.85 AC. (17.1%)

PARKING CALCULATIONS	
RETAIL & OFFICE PARKING	690 SPACES
MAX. REQUIRED (1 SPACE PER 166.66 SF)	460 SPACES
MIN. REQUIRED (1 SPACE PER 250 SF)	460 SPACES
PARKING PROVIDED	630 SPACES
RETAIL & OFFICE	630 SPACES
LOADING ZONES (STANDARD "C")	
REQUIRED = 110,000 S.F. + 1/ADTL 100,000 S.F.	2 SPACES
PROPOSED	7 SPACES
15'x55'	2 SPACES
12'x18.5'	4 SPACES
15'x40'	1 SPACE

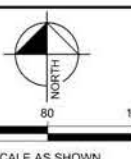
ACCESSIBLE PARKING (2.2% OF TOTAL)	
REQUIRED	15 SPACES
PROPOSED	24 SPACES
RECREATIONAL PARKING	
REQUIRED (<1 AC.)	0 SPACES
PROPOSED	10 SPACES
HANDICAP PARKING (REQD. & PROV'D)	1 SPACE

LEGEND

PL = PROPERTY LINE	ADTS = AVERAGE DAILY TRIPS
CL = CENTER LINE	D = DUMPSTER LOCATION
F = FREESTANDING BUILDING	T.H. = TOWNHOME
E = EXEMPT BUILDING	▲ = PUBLIC ENTRANCE LOCATION
P = PRINCIPLE BUILDING	L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
R.O.W. = RIGHT-OF-WAY	L.M.E. = LAKE MAINTENANCE EASEMENT
D.E. = DRAINAGE EASEMENT	F.D.A. = FIRE DEPARTMENT ACCESS
F.D.A. = FIRE DEPARTMENT ACCESS	(B) = REFER TO BUFFER TYPE IN REGULATING PLAN

FOR THE PROJECT: WINDSOR PLACE MXP
 PALM BEACH COUNTY, FLORIDA

CMS Engineering, LLC
 7593 Boynton Beach Blvd., Suite 240 Boynton Beach, Florida 33437
 Phone: (561) 344-3660 Fax: (561) 344-3559



SITE BREAKDOWN CHART

PER FUTURE LAND USE AMENDMENT WINDSOR PLACE MLU (LGA 2014-010), ADOPTED PER ORDINANCE 2014-033

LAND USE	ACREAGE	INTENSITY/DENSITY		PROPOSED
		MINIMUM	MAXIMUM	
CH	11.0 AC. - 16.0 AC.	80,000 SF (RETAIL) 10,000 SF (OFFICE)	112,800 SF (RETAIL) 20,000 SF (OFFICE)	13.18 AC. 103,032 SF (RETAIL) 12,046 SF (OFFICE)
LR-2	10.8 AC. - 16.0 AC.	60 UNITS	80 UNITS	14.01 AC. 184 UNITS
OPEN SPACE	4.0 AC. - NO MAX	N/A	N/A	Open Space AND Buffer Area: 6.80 AC. Rec Area: 0.80 AC. 7.60 AC
LAKE TRACTS	4.18 AC. - 6.18 AC.	N/A	N/A	5.00 AC.
R/W DEDICATION				0.21 AC.
TOTAL ACRES				40.00 AC.

NOTE: 184 UNITS INCLUDES TDR AND WPH BONUS UNITS PER FLUE POLICY 4.4.2-b.(a)
 * FOR THE PURPOSE OF THIS TABLE, FINANCIAL INSTITUTION IS ALLOWED UNDER OFFICE

PROPERTY DEVELOPMENT REGULATIONS - RESIDENTIAL

FLU	MINIMUM LOT DIMENSIONS			FAR	BLDG. COVER	SETBACKS/SEPARATION NOT LESS THAN 25'			
	ACRES	WIDTH	DEPTH			FRONT	SIDE	STREET	REAR
TH REQUIRED	800 SF	16'	50'	N/A	100%	25'	0/15'	25'	25/18.75"
TH PROVIDED	1000 SF	22'	55'	N/A	100%	25'	0/15'	25'	25/18.75"
REC REQUIRED	80 AC.		75'	N/A	30%	25'	15'	25'	15'
REC PROVIDED	81 AC.	325'	N/A	30%	855.1'	358.71'	50'	143.65'	

*ULCD ARTICLE 3.0.1.D.4. REAR AND SIDE SETBACKS ALONG THE LENGTH OF A PROPERTY LINE ADJACENT TO DEDICATED OPEN SPACE A MINIMUM OF 50 FEET IN WIDTH MAY BE REDUCE BY 25%.

PROPERTY DEVELOPMENT REGULATIONS - COMMERCIAL

FLU	MINIMUM LOT DIMENSIONS			FAR	BLDG. COVER	SETBACKS/SEPARATION			
	ACRES	WIDTH	DEPTH			FRONT	SIDE	STREET	REAR
CH REQUIRED	5.0 AC.	300'	300'	85	40%	25'	C-15'	25'	C-20'
CH PROVIDED	13.20 AC.	985'	711'	0.20	20.0%	77'	C-38'	119'	54'

*ULCD ARTICLE 3.0.1.D.4. REAR AND SIDE SETBACKS ALONG THE LENGTH OF A PROPERTY LINE ADJACENT TO DEDICATED OPEN SPACE A MINIMUM OF 50 FEET IN WIDTH MAY BE REDUCE BY 25%.

NOTES - RESIDENTIAL

- INTERIOR SETBACK FOR EACH POD (PURSUANT TO THE FUTURE LAND USE DESIGNATION OF CH AND LR-2) SHALL BE MEASURED FROM THE CENTERLINE OF THE ACCESS TRACT WITH A MINIMUM OF TWENTY-FIVE (25) FEET. (DRO. ZONING-Zoning)
- SIDEWALKS WITHIN THE NORTH, NORTHWEST AND WEST BUFFERS SHALL BE CONSTRUCTED WITH TEXTURED CONCRETE, RECYCLED CONCRETE, OR RECYCLED ASPHALTS PER RESOLUTION R-2010-0682 PLANNING #13.
- ALL DECORATIVE PAVING WITHIN PARKING TRACTS SHALL INCLUDE BRICK PAVERS, PRECAST CONCRETE PAVERS, STAMPED CONCRETE, OR STAMPED ASPHALT.
- RESIDENTIAL SETBACKS MEASURED FROM INSIDE OF PERIMETER LANDSCAPE BUFFER PER ARTICLE 3.E.2.D.1. SETBACKS.
- THE PARKS AND RECREATION DEPARTMENT HAS GRANTED THE PETITIONER UP TO A 25% REDUCTION IN LAND AREA BECAUSE THE VALUE OF THE RECREATION FACILITIES TO BE CONSTRUCTED EXCEEDS THE FACILITIES REQUIREMENT BY A MINIMUM OF 25%.

NOTES - COMMERCIAL

- INTERIOR SETBACK FOR EACH POD (PURSUANT TO THE FUTURE LAND USE DESIGNATION OF CH AND LR-2) SHALL BE MEASURED FROM THE CENTERLINE OF THE ACCESS TRACT WITH A MINIMUM OF TWENTY-FIVE (25) FEET. (DRO. ZONING-Zoning)
- ALL DECORATIVE PAVING WITHIN PARKING TRACTS SHALL INCLUDE BRICK PAVERS, PRECAST CONCRETE PAVERS, STAMPED CONCRETE, OR STAMPED ASPHALT.
- SEE REGULATING PLAN FOR PARKING STALL DIMENSIONAL REQUIREMENTS.

AMENDMENT BOX

Empty rectangular box for amendments.

ZONING STAMPS

Project No.: 00910-000
 Control No.: 2003-00079
 Application #: DRO-2015-01472
 Resolution#s: R-2015-0820;
 R-2015-0821

Exhibit #: 0023
 Superseded Exhibit #: 0019
 Date Approved: 03/09/2016
 Project Manager: M. Matos

FINAL SITE PLAN

DATE DRAWN: 12/17/2014
 DESIGN BY: PA
 DRAWN BY: JV
 CHECKED BY: PA
 JOB NUMBER: 13-1

SHEET NO.
FSP-1 OF 1

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Location Address

Municipality UNINCORPORATED
Parcel Control Number 00-42-43-27-05-043-0240
Subdivision PALM BEACH FARMS CO PL NO 3
Official Records Book 23149 Page 918
Sale Date DEC-2008

Legal Description PALM BEACH FARMS CO PL 3 TH PT OF TRS 24 THRU 34, 30 FT STRIP LYG WITHIN & HYPOLUXO RDIN OR9745P1450 LYG N OF & ADJ

Owners

WINDSOR PLACE ACQUISITION LLC

Mailing address

7593 BOYNTON BEACH BLVD STE 220
BOYNTON BEACH FL 33437 6162

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2008	\$0	23149 / 00918	WARRANTY DEED	WINDSOR PLACE ACQUISITION LLC
DEC-2008	\$3,857,638	23012 / 01280	WARRANTY DEED	WINDSOR PLACE ACQUISITION LLC
DEC-2003	\$3,500,000	16303 / 00483	WARRANTY DEED	WINDSOR PLACE LLC
APR-1996	\$7,995,900	09286 / 00556	WARRANTY DEED	
APR-1996	\$600,000	09286 / 00524	WARRANTY DEED	

No Exemption Information Available.

Number of Units 0 *Total Square Feet 0 Acres 39.70
Use Code 1000 - VACANT COMMERCIAL Zoning MXPDP - Mixed Use Planned Dev' (00-UNINCORPORATED)

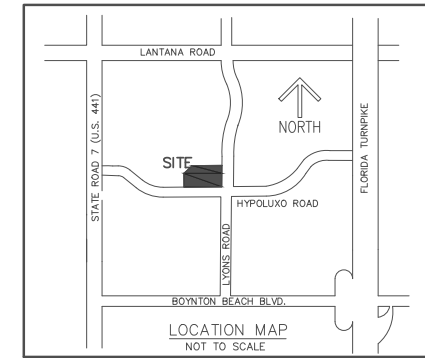
Tax Year	2017	2016	2015
Improvement Value	\$0	\$0	\$0
Land Value	\$7,659,619	\$7,294,875	\$6,947,500
Total Market Value	\$7,659,619	\$7,294,875	\$6,947,500

All values are as of January 1st each year

Tax Year	2017	2016	2015
Assessed Value	\$4,216,315	\$3,833,014	\$3,484,558
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$4,216,315	\$3,833,014	\$3,484,558

Tax Year	2017	2016	2015
Ad Valorem	\$97,095	\$93,396	\$90,804
Non Ad Valorem	\$1,920	\$1,860	\$1,800
Total tax	\$99,015	\$95,256	\$92,604

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OVERALL SURVEY DESCRIPTION: LOCAL BEARING DATUM

A PARCEL OF LAND LYING IN BLOCK 43, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LEXINGTON 1 OF SHERBROOKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 195 THROUGH 198, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 89° 26' 07" EAST, ALONG THE SOUTH LINE OF SAID PLAT OF LEXINGTON 1 OF SHERBROOKE, A DISTANCE OF 2610.00 FEET; THENCE, SOUTH 00° 33' 53" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 725.61 FEET, FOR A POINT OF BEGINNING; THENCE, CONTINUE SOUTH 00° 33' 53" EAST, A DISTANCE OF 530.50 FEET; THENCE, SOUTH 03° 12' 41" WEST, A DISTANCE OF 250.54 FEET; THENCE, SOUTH 00° 33' 53" EAST, A DISTANCE OF 300.00 FEET; THENCE, SOUTH 44° 26' 07" WEST, A DISTANCE OF 56.57 FEET; THENCE, SOUTH 89° 26' 07" WEST, A DISTANCE OF 289.00 FEET; THENCE, SOUTH 88° 10' 30" WEST, A DISTANCE OF 250.06 FEET; THENCE, SOUTH 89° 26' 07" WEST, A DISTANCE OF 1144.50 FEET; THENCE, NORTH 00° 33' 53" WEST, A DISTANCE OF 570.00 FEET; THENCE, NORTH 52° 30' 57" EAST, A DISTANCE OF 925.60 FEET; THENCE, NORTH 89° 26' 07" EAST, A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,742,477 SQUARE FEET/40,0018 ACRES, MORE OR LESS.
SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS

OVERALL SURVEY DESCRIPTION: GRID AND SURVEY DESCRIPTION

A PARCEL OF LAND LYING IN BLOCK 43, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT PRM 12, TOWNE PARK TRACT F, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGES 95 THROUGH 101 OF SAID PUBLIC RECORDS; THENCE ON A GRID BEARING SOUTH 00° 58' 10" EAST, A DISTANCE OF 530.50 FEET; THENCE SOUTH 02° 48' 24" WEST, A DISTANCE OF 250.54 FEET; THENCE SOUTH 00° 58' 10" EAST, A DISTANCE OF 300.00 FEET, THE PREVIOUS THREE COURSES AND DISTANCES ARE ALONG THE WEST RIGHT-OF-WAY OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 9745, PAGE 1416 OF SAID PUBLIC RECORDS; THENCE SOUTH 44° 01' 50" WEST, A DISTANCE OF 56.57 FEET; THENCE SOUTH 89° 01' 50" WEST, A DISTANCE OF 289.00 FEET; THENCE SOUTH 87° 46' 13" WEST, A DISTANCE OF 250.06 FEET; THENCE SOUTH 89° 01' 50" WEST, A DISTANCE OF 1144.50 FEET, THE PREVIOUS FOUR COURSES AND DISTANCES ARE ALONG THE NORTH RIGHT-OF-WAY OF HYPOLUXO ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 10031, PAGE 692 OF SAID PUBLIC RECORDS TO PRM 15 OF SAID TOWNE PARK TRACT F; THENCE NORTH 00° 58' 10" WEST ALONG A BOUNDARY LINE OF SAID TOWNE PARK TRACT F, A DISTANCE OF 570.00 FEET TO PRM 14 OF SAID TOWNE PARK TRACT F; THENCE NORTH 52° 06' 40" EAST ALONG A BOUNDARY LINE OF SAID TOWNE PARK TRACT F, A DISTANCE OF 925.60 FEET TO PRM 13 OF SAID TOWNE PARK TRACT F; THENCE NORTH 89° 01' 50" EAST ALONG A BOUNDARY LINE OF SAID TOWNE PARK TRACT F, A DISTANCE OF 1000.00 FEET TO PRM 12 OF TOWNE PARK TRACT F TO THE POINT OF BEGINNING.

CONTAINING 1,742,477 SQUARE FEET/40,0018 ACRES, MORE OR LESS.
SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

RESIDENTIAL PARCEL DESCRIPTION:

A PARCEL OF LAND LYING IN BLOCK 43, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY SOUTHEAST CORNER OF TOWNE PARK TRACT F, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGES 95 THROUGH 101 OF SAID PUBLIC RECORDS; THENCE S.00°58'10"E. ALONG THE WEST RIGHT-OF-WAY OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 9745, PAGE 1416 OF SAID PUBLIC RECORDS, A DISTANCE OF 530.50 FEET; THENCE S.02°48'24"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 250.54 FEET; THENCE S.00°58'10"E. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 58.19 FEET; THENCE S.89°28'26"W., A DISTANCE OF 645.05 FEET; THENCE S.00°33'53"E., A DISTANCE OF 292.31 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 10031, PAGE 692 OF SAID PUBLIC RECORDS; THENCE S.89°01'50"W. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1076.40 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TOWNE PARK PLAT F, THENCE ALONG THE EASTERLY LINE OF SAID TOWNE PARK TRACT F THE FOLLOWING THREE (3) COURSES AND DISTANCES; N.00°58'10"W., A DISTANCE OF 570.00 FEET; THENCE N.52°06'40"E., A DISTANCE OF 925.60 FEET; THENCE N.89°01'50"E., A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
CONTAINING 1,558,538 SQUARE FEET/35.7791 ACRES MORE OR LESS.

COMMERCIAL PARCEL DESCRIPTION:

A PARCEL OF LAND LYING IN BLOCK 43, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY SOUTHEAST CORNER OF TOWNE PARK TRACT F, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGES 95 THROUGH 101 OF SAID PUBLIC RECORDS; THENCE S.00°58'10"E. ALONG THE WEST RIGHT-OF-WAY OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 9745, PAGE 1416 OF SAID PUBLIC RECORDS, A DISTANCE OF 530.50 FEET; THENCE S.02°48'24"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 250.54 FEET; THENCE S.00°58'10"E. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 58.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°58'10"E. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 241.81 FEET; THENCE S.44°01'50"W., A DISTANCE OF 56.57 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 10031, PAGE 692 OF SAID PUBLIC RECORDS; THENCE S.89°01'50"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HYPOLUXO ROAD, A DISTANCE OF 289.00 FEET; THENCE S.87°46'13"W. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 250.06 FEET; THENCE S.89°01'50"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HYPOLUXO ROAD, A DISTANCE OF 68.10 FEET; THENCE N.00°33'53"W., A DISTANCE OF 292.31 FEET; THENCE N.89°28'26"E., A DISTANCE OF 645.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
CONTAINING 183,940 SQUARE FEET/4.2227 ACRES MORE OR LESS.

SCHEDULE B-II TITLE EXCEPTIONS

- ALL MATTERS CONTAINED ON THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS AS SHOWN)
- RESERVATION HELD BY EVERGLADES DRAINAGE DISTRICT NOW KNOWN AS SOUTH FLORIDA WATER MANAGEMENT BY DEED RECORDED IN DEED BOOK 919, PAGE 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO TRACTS 24, 25, 26, 27 & 28). (AFFECTS – NOT PLOTTED)
- RESERVATION HELD BY EVERGLADES DRAINAGE DISTRICT NOW KNOWN AS SOUTH FLORIDA WATER MANAGEMENT BY DEED RECORDED IN DEED BOOK 928, PAGE 360, AS PARTIALLY RELEASED IN O.R. BOOK 2211, PAGE 632, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO TRACTS 31 & 32). (AFFECTS – NOT PLOTTED)
- DECLARATION OF RESTRICTIVE COVENANTS REGARDING EXCAVATION OF LAKES RECORDED IN O.R. BOOK 3838, PAGE 1718, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS – NOT PLOTTED)
- STANDARD DEVELOPER'S AGREEMENT REGARDING WATER AND WASTEWATER FACILITIES RECORDED IN O.R. BOOK 9046, PAGE 1362, AS ASSIGNED IN O.R. BOOK 11544, PAGE 670, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT (SDA) REGARDING POTABLE WATER AND WASTEWATER FACILITIES RECORDED IN O.R. BOOK 13269, PAGE 794; RENEWAL AGREEMENT RECORDED IN O.R. BOOK 21296, PAGE 1901, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS – NOT PLOTTABLE)
- EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 12825, PAGE 1062, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS AS SHOWN)
- STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT (SDA) REGARDING POTABLE WATER AND WASTEWATER FACILITIES RECORDED IN O.R. BOOK 15515, PAGE 949; UNILATERAL TERMINATION AND PARTIAL RELEASE OF STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT RECORDED IN O.R. BOOK 22817, PAGE 717, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS – NOT PLOTTABLE)
- DECLARATION OF UNITY OF CONTROL AND ARCHITECTURAL RESTRICTIVE COVENANTS RECORDED JUNE 20, 2006, IN O.R. BOOK 20497, PAGE 1843, AS MODIFIED TO RELEASE THE RESIDENTIAL PARCEL IN O.R. BOOK 27979, PAGE 827, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS – NOT PLOTTABLE)
- CONTRACT FOR THE SALE AND PURCHASE OF DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 20111, PAGE 1442, TRANSFER OF DEVELOPMENT RIGHTS ESCROW AGREEMENT RECORDED IN O.R. BOOK 20111, PAGE 1446 AND O.R. BOOK 23900, PAGE 735, DEED CONVEYING DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 23900, PAGE 739, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS – NOT PLOTTABLE)
- MASTER DECLARATION OF RESTRICTIVE COVENANTS FOR WORKFORCE HOUSING IN ACCORDANCE WITH THE PALM BEACH COUNTY WORKFORCE HOUSING PROGRAM RECORDED IN O.R. BOOK 23860, PAGE 338, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS – NOT PLOTTABLE)
- SOUTH FLORIDA WATER MANAGEMENT DISTRICT NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT IN O.R. BOOK 23200, PAGE 1176, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS – NOT PLOTTABLE)
- CONTRACT FOR THE SALE AND PURCHASE OF DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 27707, PAGE 1346, DEED CONVEYING DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 27707, PAGE 1350, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS – NOT PLOTTABLE)

SURVEYOR NOTES:

- REPRODUCTION OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
- THE LAND DESCRIPTION HEREON WAS PROVIDED BY THE CLIENT.
- FLOOD ZONE: "X"; COMMUNITY PANEL NO. 120192 0765F; DATE: OCTOBER 5, 2017.
- LANDS SHOWN HEREON WERE ABSTRACTED BY ATTORNEYS' TITLE FUND SERVICES, FUND FILE NUMBER NO. 524583, DATED DECEMBER 7, 2017, ALL PLOTTABLE B2 EXCEPTIONS ARE PLOTTED HEREON.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT L3, TOWNE PARK TRACT F, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGES 95 THROUGH 101 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA HAVING A GRID BEARING N89°01'50"E BETWEEN PRM'S 12 AND 13.
- STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO TOWNE PARK TRACT F, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGES 95 THROUGH 101 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, IN U.S. SURVEY FEET.
- PURSUANT TO CHAPTER 5J-17(5)(b), FLORIDA ADMINISTRATIVE CODE, THE FOLLOWING NOTE HAS BEEN PLACED ON THE MAP OF THIS SURVEY: "FIXED IMPROVEMENTS WERE NOT LOCATED AT THE REQUEST OF THE CLIENT". IN THE COURSE OF PREPARING THE SURVEY WE DID NOT UNCOVER NOT ANY PHYSICAL USE BY OTHERS THAT IS NOT ALREADY COVERED BY EASEMENTS OR AGREEMENTS.
- SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- ROTATION FROM PLAT TO GRID BEARINGS = -02417"

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 1, 2018. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

REVISIONS	DATE	BY
REVISED COMMERCIAL AND RESIDENTIAL PARCELS	9/4/18	
FILE NAME	4042-SURVEY-TWO PARCELS - 2	

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991

PALM BEACH FARMS CO.
PLAT NO. 3
WINDSOR PLACE MUPD
BOUNDARY SURVEY

DATE	03/01/18
DRAWN BY	CE/JC
F.B. / PG.	ELEC.
SCALE	AS SHOWN

David Lindley
DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB #	4042
SHT. NO.	1
OF 2 SHEETS	

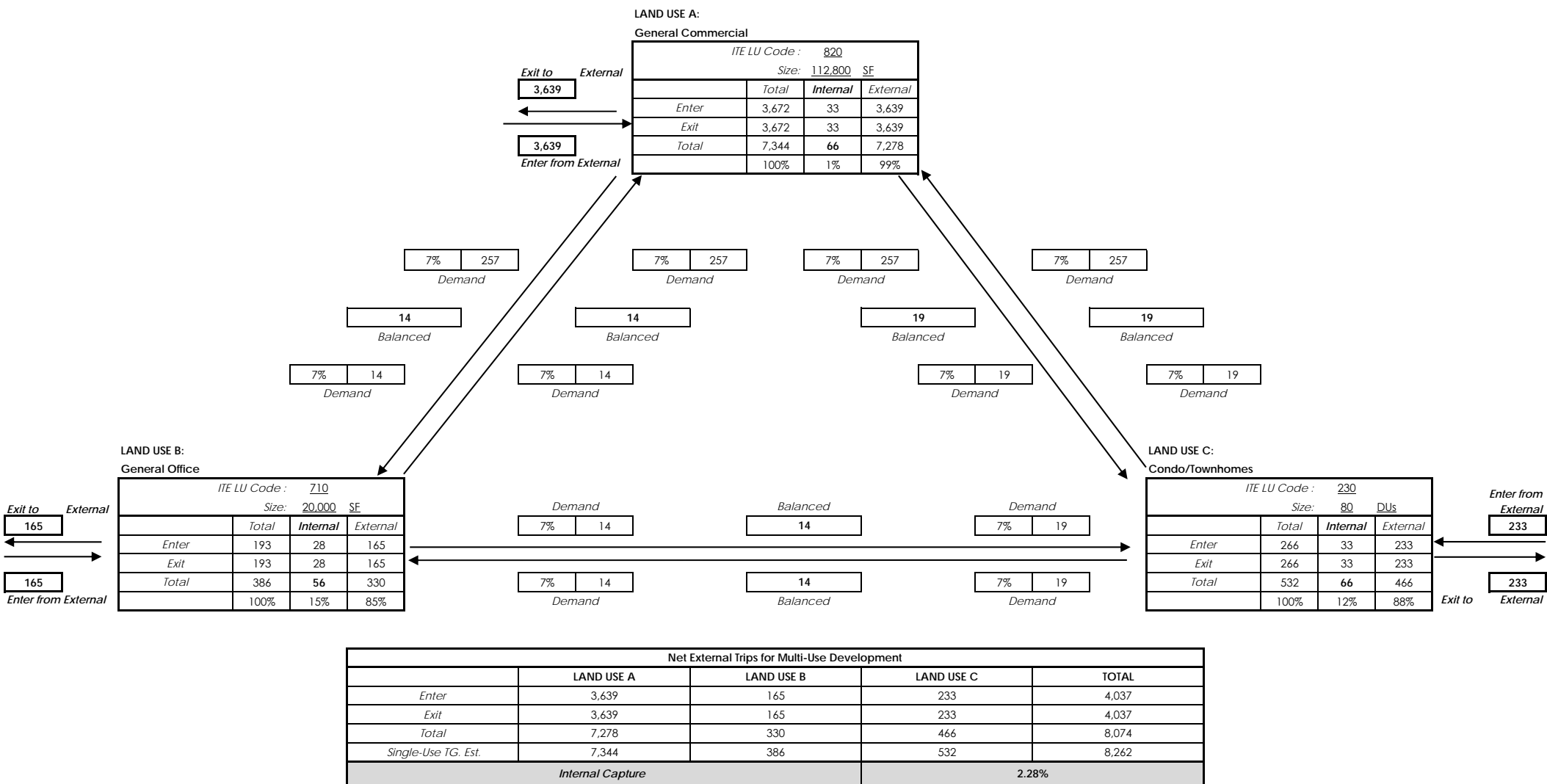
Exhibit 2: Internal Capture

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Analyst JFO
 Date 12/24/17

MULTI-USE DEVELOPMENT TRIP GENERATION
 AND INTERNAL CAPTURE SUMMARY

Name of Dvlpt Windsor Place
 Time Period Daily

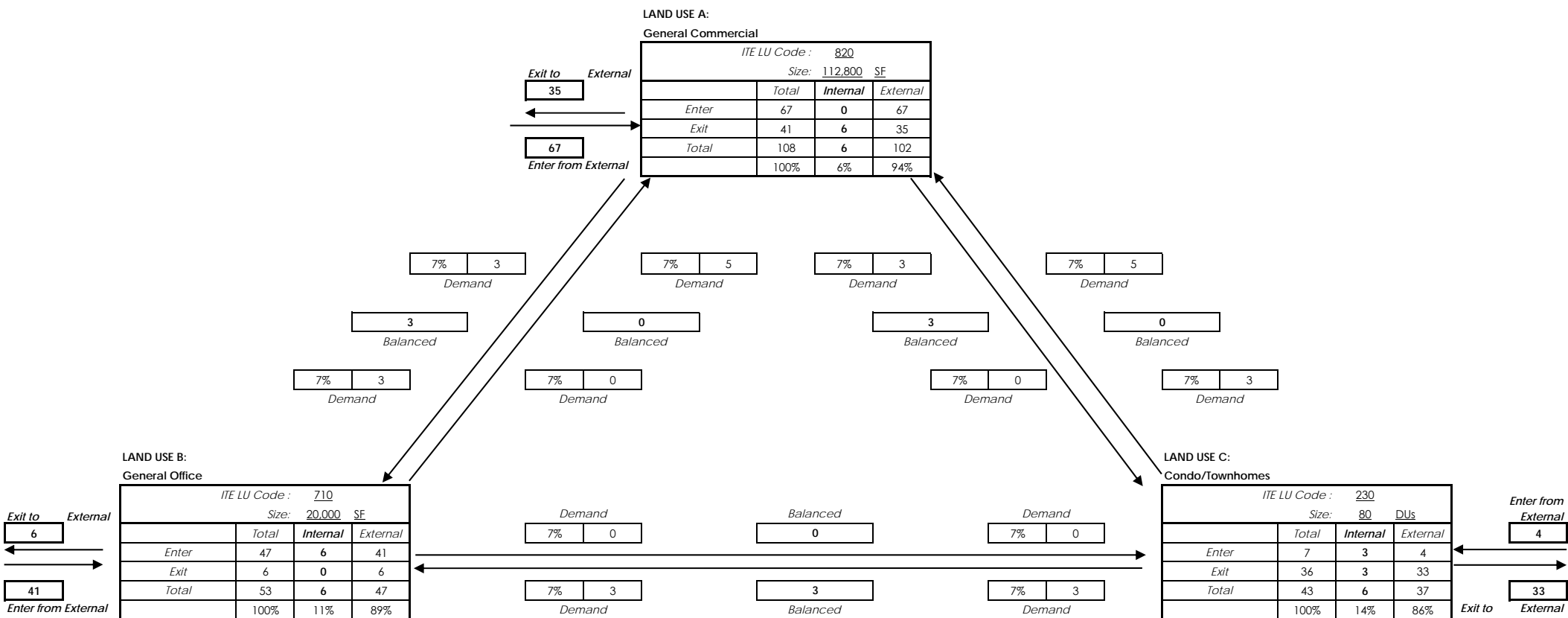


¹ Per PBC ULDC internalization between Service Station and Convenience Store uses is established at 32 percent of the gross trip generation of the Convenience Store use.
 Source: Trip Generation Handbook, 2nd Edition Chapter 7

Analyst JFO
 Date 12/24/17

MULTI-USE DEVELOPMENT TRIP GENERATION
 AND INTERNAL CAPTURE SUMMARY

Name of Dvlpt Windsor Place
 Time Period AM



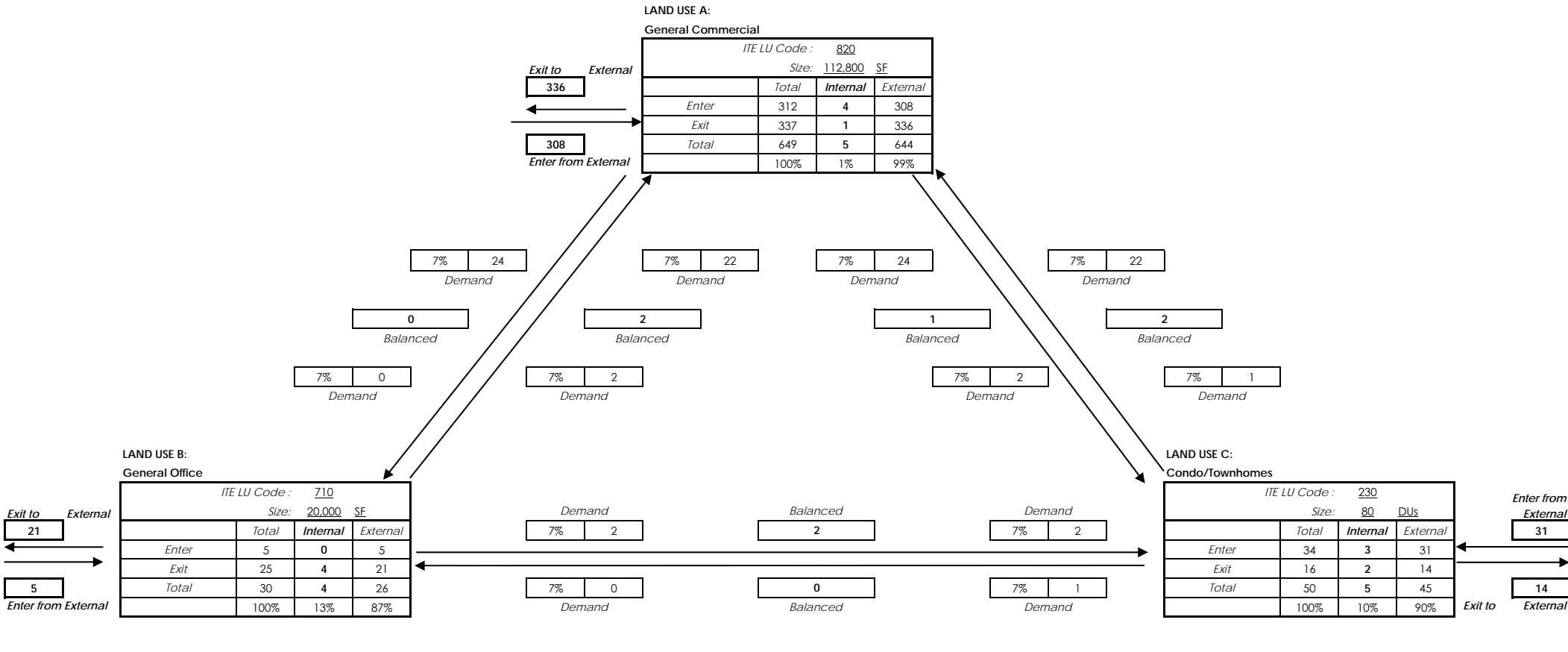
Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	67	41	4	112
Exit	35	6	33	74
Total	102	47	37	186
Single-Use TG. Est.	108	53	43	204
Internal Capture			8.82%	

¹ Per PBC ULDC internalization between Service Station and Convenience Store uses is established at 32 percent of the gross trip generation of the Convenience Store use.
 Source: Trip Generation Handbook, 2nd Edition Chapter 7

Analyst JFO
 Date 12/24/17

MULTI-USE DEVELOPMENT TRIP GENERATION
 AND INTERNAL CAPTURE SUMMARY

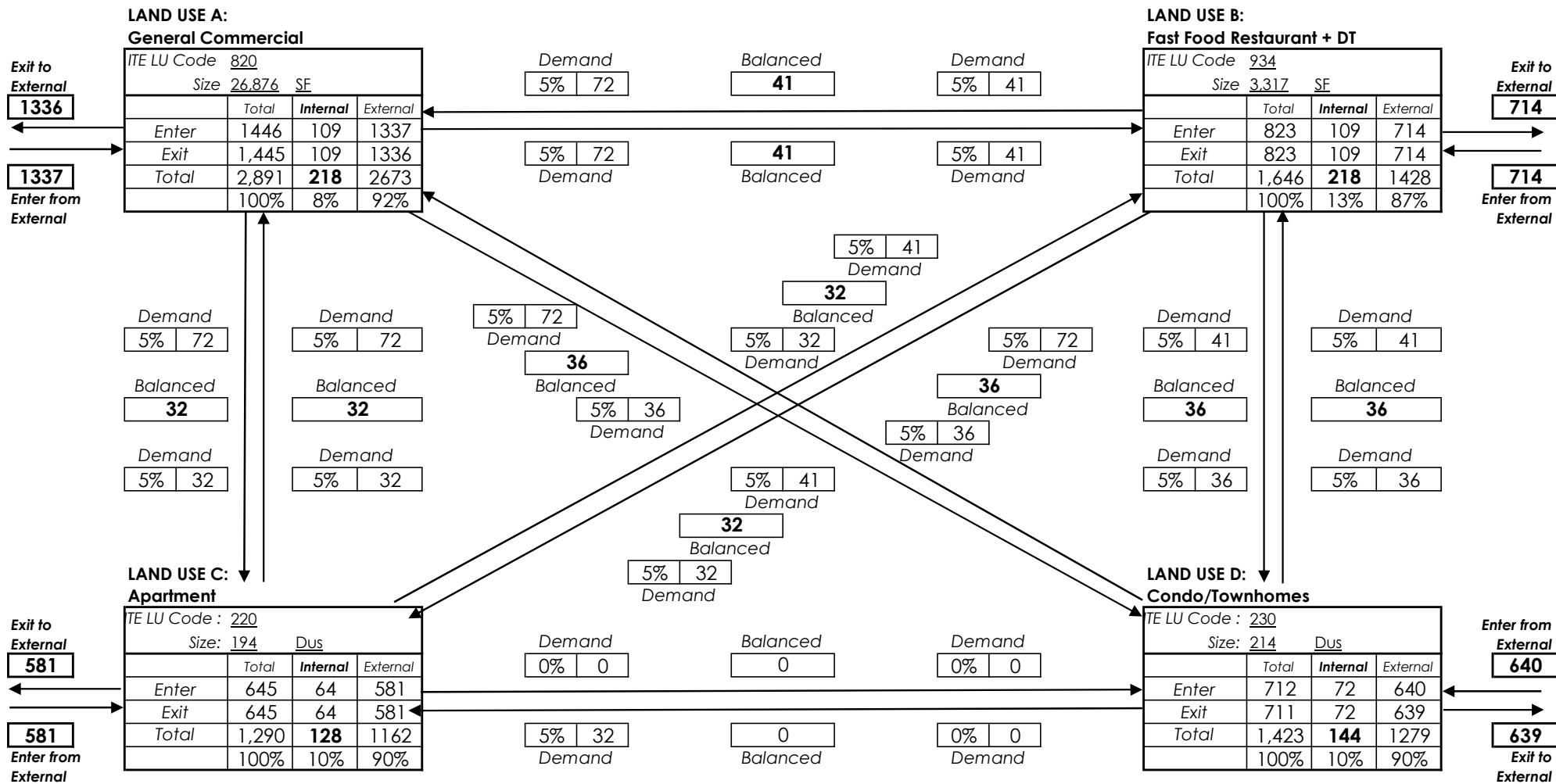
Name of Dvlpt Windsor Place
 Time Period PM



Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	308	5	31	344
Exit	336	21	14	371
Total	644	26	45	715
Single-Use TG. Est.	649	30	50	729
Internal Capture			1.92%	

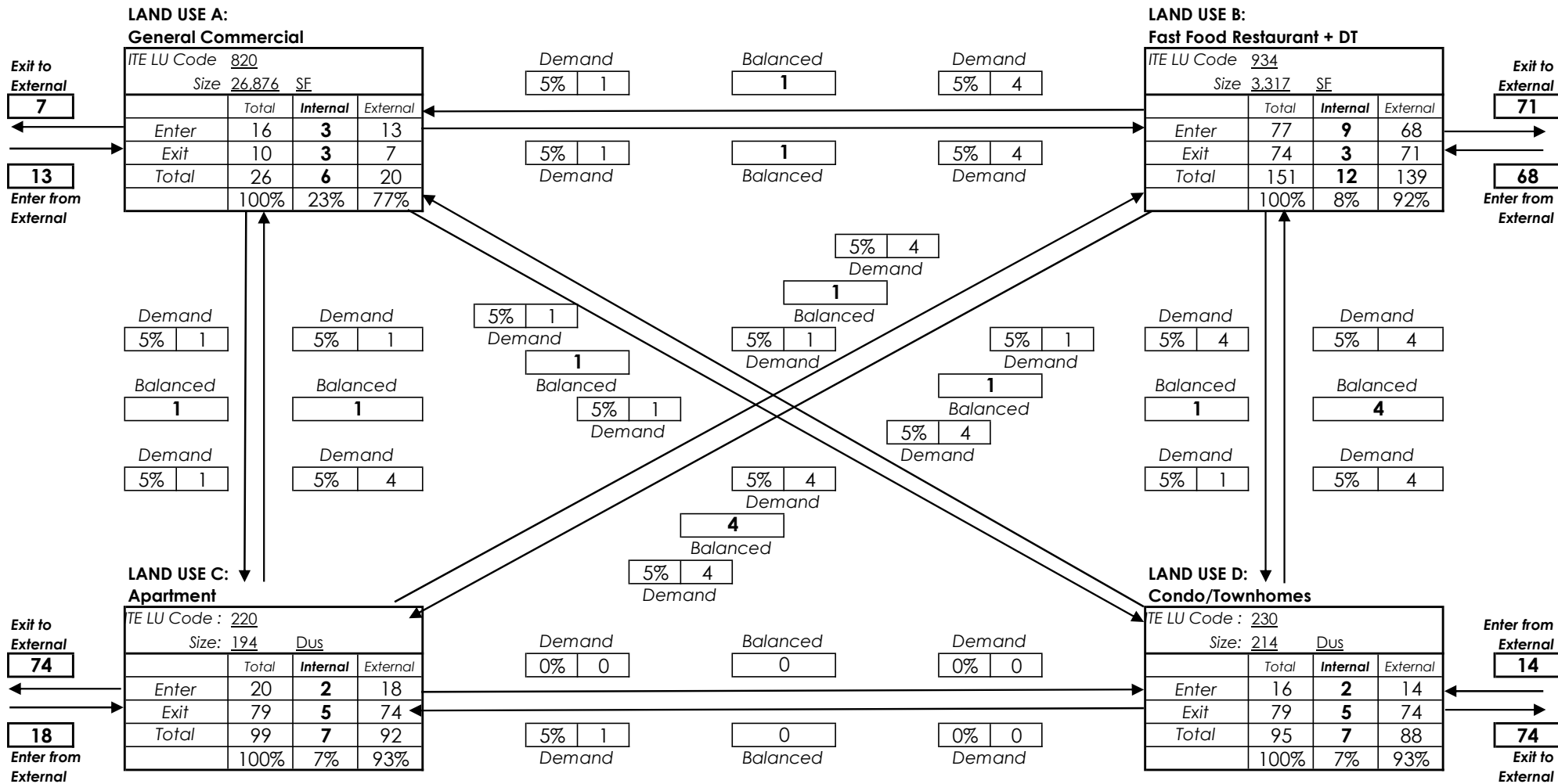
¹ Per PBC ULDC internalization between Service Station and Convenience Store uses is established at 32 percent of the gross trip generation of the Convenience Store use.
 Source: Trip Generation Handbook, 2nd Edition Chapter 7

**MULTI-USE DEVELOPMENT TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**



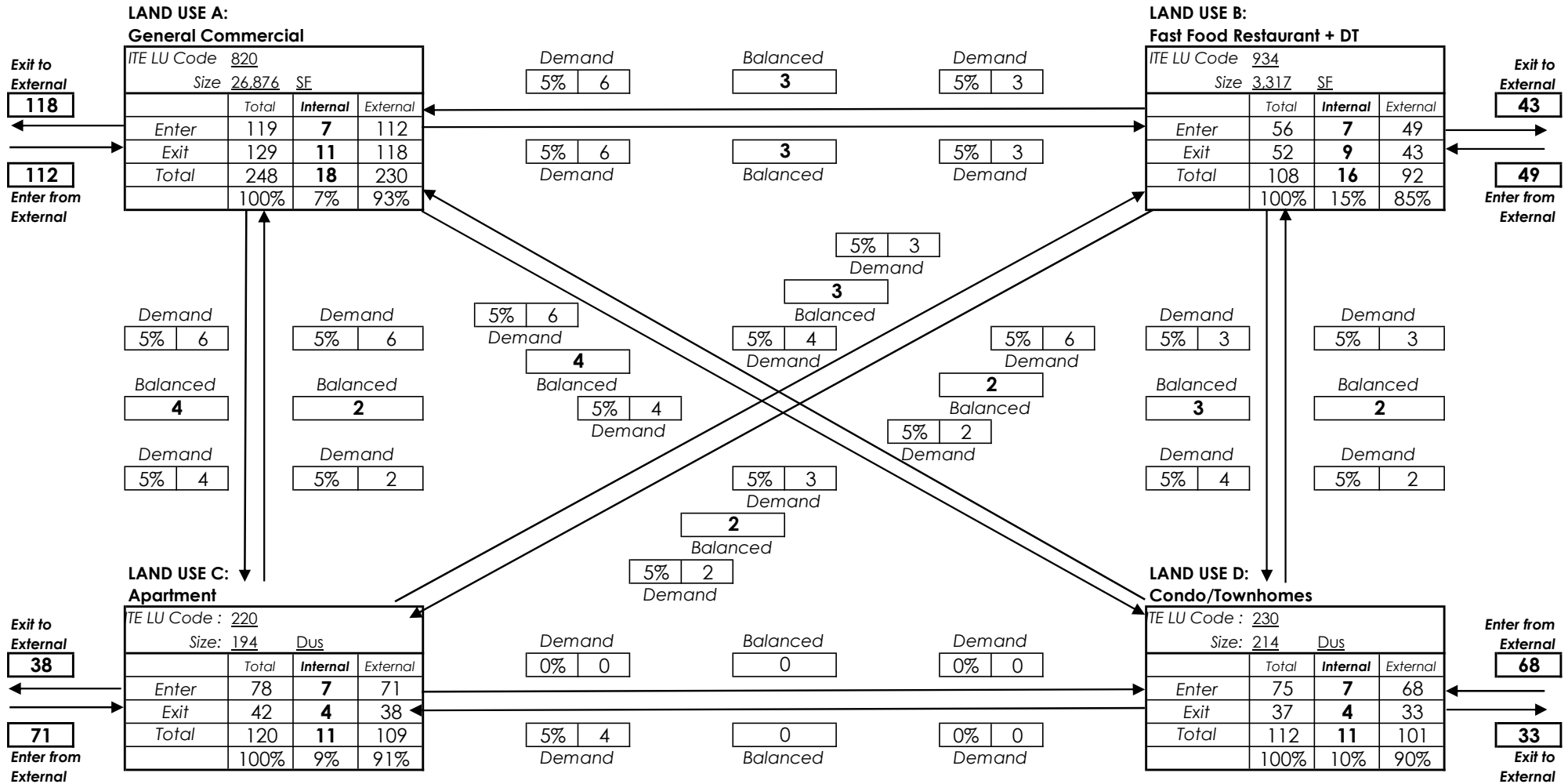
Net External Trips for Multi- Use Development					
	LAND USE A	LAND USE B	LAND USE C	LAND USE D	TOTAL
Enter	1,337	714	581	639	3,271
Exit	1,336	714	581	640	3,271
Total	2,673	1,428	1,162	1,279	6,542
Single-Use TG. Es	2,891	1,646	1,290	1,423	7,250
Internal Capture				9.77%	

**MULTI-USE DEVELOPMENT TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**



Net External Trips for Multi- Use Development					
	LAND USE A	LAND USE B	LAND USE C	LAND USE D	TOTAL
Enter	13	68	18	14	113
Exit	7	71	74	74	226
Total	20	139	92	88	339
Single-Use TG. Es	26	151	99	95	371
Internal Capture			8.63%		

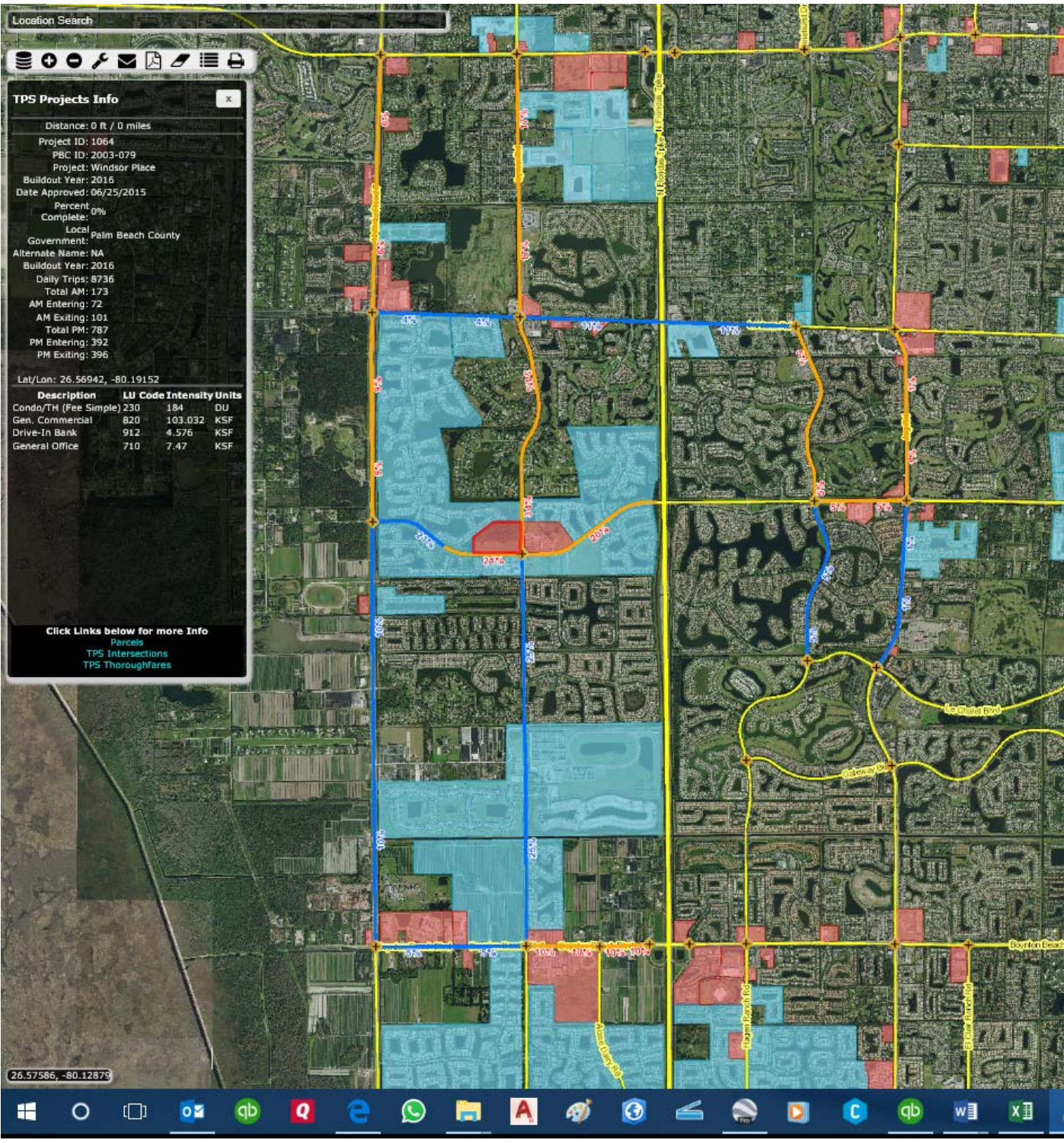
**MULTI-USE DEVELOPMENT TRIP GENERATION
 AND INTERNAL CAPTURE SUMMARY**



	LAND USE A	LAND USE B	LAND USE C	LAND USE D	TOTAL
Enter	112	49	71	68	300
Exit	118	43	38	33	232
Total	230	92	109	101	532
Single-Use TG. Es	248	108	120	112	588
Internal Capture					9.52%

Exhibit 3: Approved Trip Distribution

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Exhibit 4: Five Year Work Program

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Exhibit 5: Vested Traffic

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A **B** **C** **D** **E** **F** **G** **H** **I**
 Input Data STATION: 4404 Report Created
 ROAD NAME: Lyons Rd FROM: MIDPOINT 12/24/2017
 CURRENT YEAR: 2017 TO: Lantana Rd
 ANALYSIS YEAR: 2022 COUNT DATE: 1/30/2017
 GROWTH RATE: 4.56% PSF: 1

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1007	484	561	1218	740	478
Peak Volume	1007	484	561	1218	740	478
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1007	484	561	1218	740	478

Committed Developments	Type	% Complete
Equus	Res	100%
Somerset Academy	NR	62%
Lake Worth SR7 Commercial	NR	88%
Mission Lakes MUPD	NR	79%
Town Commons	NR	-
Villages of Windsor	Res	80%
Village Corner Commercial	NR	80%
Windsor Place	NR	0%
Canyons Town Center	NR	70%
Merchant's Walk	NR	0%
US 441 Trust	NR	85%
Lyons West AGR-PUD	Res	100%
Sherbrooke Center	NR	0%
Lantana Road Property	Res	100%
Lantana Farms PUD	Res	0%
Woodwind PUD	Res	100%
Andalucia PUD	Res	0%
Lantana Civic Pavillion	NR	50%
Gulfstream PUD	Res	0%
Hamlet Estates at Lake Worth	Res	0%
Fields at Gulfstream Polo PUD	Res	0%
Legend Lakes Center	NR	0%
Wellington Equestrian School	NR	0%
Cobblestone Plaza MUPD	NR	0%
Total Committed Developments		
Total Committed Residential		
Total Committed Non-Residential		
Double Count Reduction		
Total Discounted Committed Developments		
Historical Growth		
Comm Dev+1% Growth		
Growth Volume Used		
Total Volume		

Lanes	4LD					
	LOS D Capacity	Link Meets Test 1?	LOS E Capacity	Link Meets Test 2?		
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data STATION: 4404 Report Created
 ROAD NAME: Lyons Rd FROM: Hypoluxo Rd 12/24/2017
 CURRENT YEAR: 2017 TO: MIDPOINT
 ANALYSIS YEAR: 2022 COUNT DATE: 1/30/2017
 GROWTH RATE: 4.56% PSF: 1

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1007	484	561	1218	740	478
Peak Volume	1007	484	561	1218	740	478
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1007	484	561	1218	740	478

Committed Developments	Type	% Complete
Equus	Res	100%
Somerset Academy	NR	62%
Lake Worth SR7 Commercial	NR	88%
Mission Lakes MUPD	NR	79%
Town Commons	NR	-
Villages of Windsor	Res	80%
Village Corner Commercial	NR	80%
Windsor Place	NR	0%
Canyons Town Center	NR	70%
Merchant's Walk	NR	0%
US 441 Trust	NR	85%
Lyons West AGR-PUD	Res	100%
Sherbrooke Center	NR	0%
Lantana Road Property	Res	100%
Lantana Farms PUD	Res	0%
Woodwind PUD	Res	100%
Bethesda West Hospital	NR	80.40%
Andalucia PUD	Res	0%
Lantana Civic Pavillion	NR	50%
Gulfstream PUD	Res	0%
Hamlet Estates at Lake Worth	Res	0%
Fields at Gulfstream Polo PUD	Res	0%
Legend Lakes Center	NR	0%
Wellington Equestrian School	NR	0%
Cobblestone Plaza MUPD	NR	0%
Total Committed Developments		
Total Committed Residential		
Total Committed Non-Residential		
Double Count Reduction		
Total Discounted Committed Developments		
Historical Growth		
Comm Dev+1% Growth		
Growth Volume Used		
Total Volume		

Lanes	4LD					
	LOS D Capacity	Link Meets Test 1?	LOS E Capacity	Link Meets Test 2?		
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Projects in red bold letters were modified as requested by PBC Traffic Division on electronic communication dated January 17 and included as Exhibit 8.

Exhibit 6: 2040 Volumes

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

Station	Roadway	From	To	Owner	Cost Feasible Lanes	Observed 2005 Counts	Observed 2010 Counts	Observed 2015 Counts	2040 SERPM 6.5 Adjusted Volume	2040 SERPM7+ Adjusted Volume
3653	GUN CLUB RD	Military Tr	Kirk Rd	PBC	5	17,196	10,704	11,130	21,300	16,700
3655	GUN CLUB RD	Kirk Rd	Congress Ave	PBC	5	16,544	11,374	11,215	22,800	17,700
5604	HAGEN RANCH RD	W Atlantic Ave	Lake Ida Rd	PBC	4D	16,979	18,059	16,220	25,900	20,100
5646	HAGEN RANCH RD	Lake Ida Rd	Pipers Glen Blvd	PBC	4D	15,607	13,249	12,896	24,900	14,900
5600	HAGEN RANCH RD	Pipers Glen Blvd	Boynton Beach Blvd	PBC	4D	17,772	18,471	17,559	32,800	20,900
5214	HAGEN RANCH RD	Boynton Beach Blvd	Gateway Blvd	PBC	2	11,636	9,078	9,600	14,300	9,900
4666	HAGEN RANCH RD	Gateway Blvd	Hypoluxo Rd	PBC	2	10,877	10,728	10,990	12,400	12,000
4668	HAGEN RANCH RD	Hypoluxo Rd	Lantana Rd	PBC	2	13,573	10,361	9,576	14,900	12,300
4674	HAVERHILL RD	Hypoluxo Rd	Lantana Rd	PBC	2	10,625	10,669	11,353	14,100	12,500
4672	HAVERHILL RD	Lantana Rd	Melaleuca Ln	PBC	4	13,960	13,530	13,527	25,800	22,400
4646	HAVERHILL RD	Melaleuca Ln	Lake Worth Rd	PBC	4	15,646	12,027	12,276	26,500	19,500
4638	HAVERHILL RD	Lake Worth Rd	10th Ave N	PBC	5	18,150	18,363	18,786	24,100	22,900
4656	HAVERHILL RD	10th Ave N	Cresthaven Blvd	PBC	5	22,083	19,560	22,017	35,600	23,700
4642	HAVERHILL RD	Cresthaven Blvd	Purdy Ln	PBC	5	21,452	20,299	22,184	34,500	26,100
4224	HAVERHILL RD	Purdy Ln	Forest Hill Blvd	PBC	5	23,092	24,623	22,762	34,700	29,000
3640	HAVERHILL RD	Forest Hill Blvd	Summit Blvd	PBC	5	28,896	24,605	26,230	33,300	27,900
3634	HAVERHILL RD	Summit Blvd	Southern Blvd	PBC	5	22,876	21,199	23,214	24,500	26,600
3608	HAVERHILL RD	Southern Blvd	Belvedere Rd	PBC	5	22,051	20,031	22,190	31,600	31,200
3604	HAVERHILL RD	Belvedere Rd	Okeechobee Blvd	PBC	5	24,162	20,120	21,666	29,000	28,500
3600	HAVERHILL RD	Okeechobee Blvd	Community Dr	PBC	5	33,155	26,156	25,998	33,700	30,300
3672	HAVERHILL RD	Community Dr	Roebuck Rd	PBC	5	30,533	22,464	22,121	31,100	26,700
3622	HAVERHILL RD	Roebuck Rd	45th St	PBC	5	35,118	26,397	27,771	35,100	39,500
3202	HAVERHILL RD	45th St	Beeline Hwy	PBC	5	20,202	14,297	14,643	26,700	20,600
6861	HIDDEN VALLEY BLVD	Boca Raton Blvd	Old Dixie Hwy	BR	4D	8,517	6,526	7,588	12,500	10,100
4648	HIGH RIDGE RD	Gateway Blvd	Hypoluxo Rd	PBC	2	7,646	5,322	6,527	11,000	7,800
2307	HOLLY DR	Military Tr	SR 811	PBC	2	7,971	N/A	6,539	8,900	4,000
2105	HOOD RD	Jog Road	Central Blvd	PBC	4	4,541	8,114	10,325	7,200	10,500
2611	HOOD RD	Central Blvd	Military Tr	PBC	4D	9,158	10,307	14,060	24,700	23,000
2213	HOOD RD	Military Tr	SR 811	PBC	4D	9,346	12,005	16,490	25,000	18,400
2613	HOOD RD	SR-811	Prosperity Farms Rd	PBC	2	4,481	N/A	6,477	6,300	6,500
7041	HOOKER HWY	SR 715	SR 80	FDOT	4	N/A	5,772	4,461	7,300	18,800
4411	HYPOLUXO RD	SR-7	Lyons Rd	PBC	4D	4,021	6,281	9,710	9,700	10,500
4683	HYPOLUXO RD	Lyons Rd	Fl Turnpike	PBC	4D	N/A	10,207	16,237	21,600	18,700
4685	HYPOLUXO RD	Fl Turnpike	Hagen Ranch Rd	PBC	4D	N/A	16,460	22,673	31,200	26,000
4671	HYPOLUXO RD	Hagen Ranch Rd	Jog Rd	PBC	4D	17,166	20,001	24,215	33,000	28,800
4629	HYPOLUXO RD	Jog Rd	Haverhill Rd	PBC	6D	25,902	N/A	30,344	39,200	28,300
4681	HYPOLUXO RD	Haverhill Rd	Military Tr	PBC	6D	33,644	32,830	37,516	47,600	40,600
4607	HYPOLUXO RD	Military Tr	Lawrence Rd	PBC	6D	39,120	38,269	42,197	49,800	48,500
4621	HYPOLUXO RD	Lawrence Rd	Congress Ave	PBC	6D	41,223	37,042	41,057	49,900	45,200
4211	HYPOLUXO RD	Congress Ave	I-95	PBC	6D	40,625	38,668	44,434	50,500	46,600
4313	HYPOLUXO RD	I-95	Seacrest Blvd	PBC	5	36,245	32,118	34,579	37,500	35,800
4809	HYPOLUXO RD	Seacrest Blvd	Dixie Hwy	PBC	5	18,774	16,135	17,130	19,200	17,300
6212	I-95	Broward County Line	Palmetto Park Rd	FDOT	8X	194,088	194,500	0	242,900	215,000
6214	I-95	Palmetto Park Rd	Glades Rd	FDOT	10X	190,507	190,000	0	244,600	226,200
6206	I-95	Glades Rd	Yamato Rd	FDOT	8X	183,242	189,500	0	233,600	212,500
6208	I-95	Yamato Rd	Congress Ave Interchange	FDOT	8X	191,326	172,000	214,177	261,700	194,700
6218	I-95	Congress Ave Interchange	Linton Blvd	FDOT	10X	187,291	N/A	198,246	248,800	257,500
5212	I-95	Linton Blvd	Atlantic Ave	FDOT	10X	166,234	191,500	0	234,600	213,400

Exhibit 7: PBC Development Potential Form

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2019 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	19-B2	Intake Date	August 23, 2019																																		
Application Name	Windsor Place	Concurrent?	Yes																																		
Acres	40 acres	Text Amend?	No																																		
PCNs	00-42-43-27-05-043-0240																																				
Location	NW Corner of Hypoluxo Road and Lyons Road																																				
	Current	Proposed																																			
Tier	Urban/Suburban	Urban/Suburban																																			
Use	Vacant	Fee Simple Townhomes, Multi-Family Residential, and Commercial																																			
Zoning	MXPD	No Change																																			
Future Land Use Designation	MLU (CH & LR-2)	MLU (CH & HR-8)																																			
Underlying Future Land Use Designation	None	8 du/ac																																			
Conditions	<p>A. Revise the land use matrix as shown:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th rowspan="2">Land Use</th> <th rowspan="2">Acreage</th> <th colspan="2">Intensity/Density</th> </tr> <tr> <th>Minimum</th> <th>Maximum</th> </tr> </thead> <tbody> <tr> <td>CH</td> <td>8.0 ac – 11.00 ac 11.0 ac – 16.0 ac</td> <td>80,000 SF (retail) 10,000 SF (Office)</td> <td>96,870 SF 112,800 SF (retail) 20,000 Sf (office)</td> </tr> <tr> <td>CH-0</td> <td>3.0 ac – 6.0 ac</td> <td>50,000 SF</td> <td>76,450 SF</td> </tr> <tr> <td>LR-2</td> <td>10.8 ac – 16.0 ac</td> <td>60 units</td> <td>80 units</td> </tr> <tr> <td>Open Space</td> <td>4.0 ac – No Max.</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Lake Tracts</td> <td>4.18 ac – 6.18 ac</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Total Acres</td> <td>40 acres</td> <td></td> <td></td> </tr> </tbody> </table> <p>B. Development of the site shall comply with the Conceptual Master Plan.</p> <p>C. Access to residential portions of the project shall not be controlled by gates, guardhouses or be otherwise separated from any non-residential portions.</p> <p>D. Prior to final DRO certification, a “unity of control” covenant for the non-residential portion of the site shall be entered into and signed by the applicant(s)/developer(s).</p> <p>E. At a minimum, 10% of the property must be committed to useable open space. Open space must functionally integrate the project’s land uses and may be applied to the recreation and/or parks requirements during the development review process, excluding right of way dedication. Water retention, lakes, drainage, and canals shall not be considered useable open space.</p> <p>F. Additional density may be allowed pursuant to Future Land Use Element Policy 4.4.2-b.1(a)(TDR, WHP, AHP).</p>			Land Use	Acreage	Intensity/Density		Minimum	Maximum	CH	8.0 ac – 11.00 ac 11.0 ac – 16.0 ac	80,000 SF (retail) 10,000 SF (Office)	96,870 SF 112,800 SF (retail) 20,000 Sf (office)	CH-0	3.0 ac – 6.0 ac	50,000 SF	76,450 SF	LR-2	10.8 ac – 16.0 ac	60 units	80 units	Open Space	4.0 ac – No Max.	N/A	N/A	Lake Tracts	4.18 ac – 6.18 ac	N/A	N/A	Total Acres	40 acres						
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B. Development Potential

	Current FLU	Proposed FLU																																																								
Density/Intensity:	MLU (CH & LR-2)	MLU (CH & HR-8)																																																								
Maximum Dwelling Units (residential designations)	2 du/acre x 35.78 ac. = 72 units ⁵	8 du/acre x 40 ac. 320 DU																																																								
Maximum Beds (for CLF proposals)	_____ max du x 2.39 = ____	_____ max du x 2.39 = ____																																																								
Population Estimate	80 max du x 2.39 = 192	320 max du x 2.39 = 765																																																								
Maximum Square Feet (non-residential designations)	112,800 SF (Retail) & 20,000 SF (Office) ⁵	45,000 SF (Commercial)																																																								
Proposed or Conditioned Potential	<table border="1"> <thead> <tr> <th rowspan="2">Land Use</th> <th rowspan="2">Acreage</th> <th colspan="2">Intensity/Density</th> </tr> <tr> <th>Minimum</th> <th>Maximum</th> </tr> </thead> <tbody> <tr> <td>CH</td> <td>8.0 ac – 11.00 ac 11.0 ac – 16.0 ac</td> <td>80,000 SF (retail) 10,000 SF (Office)</td> <td>96,870 SF 112,800 SF (retail) 20,000 SF (office)</td> </tr> <tr> <td>CH-0</td> <td>3.0 ac – 6.0 ac</td> <td>50,000 SF</td> <td>76,450 SF</td> </tr> <tr> <td>LR-2</td> <td>10.8 ac – 16.0 ac</td> <td>60 units</td> <td>80 units</td> </tr> <tr> <td>Open Space</td> <td>4.0 ac – No Max.</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Lake Tracts</td> <td>4.18 ac – 6.18 ac</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Total Acres</td> <td>40 acres</td> <td></td> <td></td> </tr> </tbody> </table>	Land Use	Acreage	Intensity/Density		Minimum	Maximum	CH	8.0 ac – 11.00 ac 11.0 ac – 16.0 ac	80,000 SF (retail) 10,000 SF (Office)	96,870 SF 112,800 SF (retail) 20,000 SF (office)	CH-0	3.0 ac – 6.0 ac	50,000 SF	76,450 SF	LR-2	10.8 ac – 16.0 ac	60 units	80 units	Open Space	4.0 ac – No Max.	N/A	N/A	Lake Tracts	4.18 ac – 6.18 ac	N/A	N/A	Total Acres	40 acres			<table border="1"> <thead> <tr> <th rowspan="2">Land Use</th> <th rowspan="2">Acreage</th> <th colspan="2">Intensity/Density</th> </tr> <tr> <th>Minimum</th> <th>Maximum</th> </tr> </thead> <tbody> <tr> <td>CH</td> <td>3.0 ac. – 6.0 ac.</td> <td>30,000 SF (Commercial)</td> <td>45,000 SF (Commercial)</td> </tr> <tr> <td>HR-8</td> <td>34.0 ac. – 37.0 ac.</td> <td>240 DU (6 du/ac)</td> <td>320 DU* (8 du/ac)</td> </tr> <tr> <td>Open Space</td> <td>4.0 ac – No Max.</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Lake Tracts</td> <td>4.0 ac. – 6.0 ac.</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Total Acres</td> <td>40 acres</td> <td></td> <td></td> </tr> </tbody> </table> <p>* The proposed project will be submitted concurrently for a site plan reconfiguration where the project is proposing 408 dwelling units (194 multi-family + 214 townhomes). The applicant will be using Workforce and/or TDR bonus programs to reach the desired intensity. 80 TDR Units have been approved by Resolutions 2005-1799 and 2010-0683.</p>	Land Use	Acreage	Intensity/Density		Minimum	Maximum	CH	3.0 ac. – 6.0 ac.	30,000 SF (Commercial)	45,000 SF (Commercial)	HR-8	34.0 ac. – 37.0 ac.	240 DU (6 du/ac)	320 DU* (8 du/ac)	Open Space	4.0 ac – No Max.	N/A	N/A	Lake Tracts	4.0 ac. – 6.0 ac.	N/A	N/A	Total Acres	40 acres		
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Max Trip Generator	General Commercial (ITE 820) Rate: $\ln(T) = 0.65 \ln(X) + 5.83$ General Office (ITE 710) Rate: $\ln(T) = 0.76 \ln(X) + 3.68$ Condo/Townhomes (ITE 230) Rate: $T = 6.65 * X$	General Commercial (ITE 820) Rate: $\ln(T) = 0.65 \ln(X) + 5.83$ Apartment (ITE 220) Rate: $T = 6.65 * X$ Condo/Townhomes (ITE 230) Rate: $T = 6.65 * X$ Type 1 Restaurant +DT (ITE 934) Rate: $T = 496.12 * X$																																																								
Maximum Trip Generation	5,186	4,437																																																								
Net Daily Trips:	-749 (maximum – current)																																																									
Net PH Trips:	260 (73/187) AM, 366 (217/149) PM (maximum)																																																									

Exhibit 8: Town Commons Excerpt

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Table 6: **Test 2** – Five Year Analysis Significance

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
Lyons Rd	Boynton Beach Blvd	Hypoluxo Rd	4D	3	2.7	1.11	Class I	1,960	25%	10	0.51%
Lyons Rd	Hypoluxo Rd	Site Access	4D	1	1.7	0.59	Class I	1,960	21%	9	0.46%
Lyons Rd	Site Access	Lantana Rd							34%	14	0.71%
Hypoluxo Rd	SR-7	Lyons Rd	4D	1	1.1	0.91	Class I	1,960	21%	9	0.46%
Hypoluxo Rd	Lyons Rd	Site Access	4D	1	2.1	0.48	Class I	1,960	20%	8	0.41%
Hypoluxo Rd	Site Access	Fl Turnpike							20%	8	0.41%
Hypoluxo Rd	Fl Turnpike	Hagen Ranch Rd							20%	8	0.41%

AM		PM	
IN	OUT	IN	OUT
(16)	19	41	24

RDI: 1-Mile

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

Road	From	To	Lanes	Capacity	2040 Daily Volume	Traffic Assignment	Project Traffic	Windsor Place ¹	Total Traffic	V/C	% Project Impact	Significant Impact? ²	Meets LOS 'D'?
Lyons Rd	Hypoluxo Rd	Site Access	4D	33,200	16,300	21.0%	34	459	16,793	0.51	0.10%	NO	YES
Lyons Rd	Site Access	Lantana Rd	4D	33,200	16,300	34.0%	55	459	16,814	0.51	0.17%	NO	YES
Hypoluxo Rd	Lyons Rd	Site Access	4D	33,200	18,700	20.0%	33	270	19,003	0.57	0.10%	NO	YES
Hypoluxo Rd	Site Access	Fl Turnpike	4D	33,200	18,700	20.0%	33	270	19,003	0.57	0.10%	NO	YES

Net Daily Traffic	163
-------------------	-----

¹ Policy 3.5-d.1.d Projected traffic from concurrent Land Use Atlas amendments that are approved in the same Comprehensive Plan Amendment Round that significantly impact the same roadway segments as the proposed land use change.

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.

Exhibit 9: Policy 3.5d Review

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January 23, 2018

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

**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

**RE: Windsor Place
 FLUA Amendment Policy 3.5-d Review
 Round 2018-D**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Comprehensive Plan Amendment Traffic Impact Analysis for the proposed Future Land Use Amendment for the above referenced project, revised January 19, 2018, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

**Palm Beach County
 Board of County
 Commissioners**

- Melissa McKinlay, Mayor
- Mack Bernard, Vice Mayor
- Hal R. Valeche
- Paulette Burdick
- Dave Kerner
- Steven L. Abrams
- Mary Lou Berger

County Administrator

Verdenia C. Baker

Location:	NW corner of Hypoluxo Road and Lyons Road	
PCN:	00-42-43-27-05-043-0240 (<i>others on file</i>)	
Acres:	40 acres	
	Current FLU	Proposed FLU
FLU:	Multiple Land Use (MLU) with Commercial High (CH) & Low Residential, 2 units per acres (LR-2)	High Residential, 8 units per acre (HR-8) in 34 acres & Commercial High with underlying High Residential, 8 units per acre (CH/8) in 6 acres
Zoning:	Mixed Planned Development (MXPD)	Planned Used Development (PUD) & Multiple Used Planned Development (MUPD)
Density/ Intensity:	2 du/ac 112,800 SF (Retail) 20,000 SF (Office)	8 du/ac in 34 ac 0.5 FAR in 6 ac
Maximum Potential:	General Commercial Total: 112,800 SF General Office Total: 20,000 SF Condo/Townhomes Total: 80 DUs	General Commercial Total: 130,680 SF Apartment Total: 272 DUs
Proposed Potential:	N/A	N/A
Net Daily Trips:	1,351 (maximum - current)	
Net PH Trips:	197 (67/130) AM, 587 (309/278) PM (maximum)	
* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities in the zoning application.		

"An Equal Opportunity
 Affirmative Action Employer"



Dr. Juan F. Ortega, P.E.
January 23, 2018
Page 2

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

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

Sincerely,

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

QB:DS/bc

cc: Dominique Simeus, E.I. – Project Coordinator II, Traffic Division
Steve Bohovsky – Technical Assistant III, Traffic Division
Lisa Amara – Senior Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\18-D\Windsor Place.docx

From: Dominique Simeus [mailto:DSimeus@pbcgov.org]

Sent: Wednesday, January 17, 2018 10:03 AM

To: Juan F. Ortega <juan.ortega@jfrogroupinc.com>; Lisa Amara A. <LAMara@pbcgov.org>

Cc: Quazi Bari <QBari@pbcgov.org>

Subject: RE: Town Commons MUPD #2

Dr. Ortega,

Please include project trips for Windsor Place in the TPS Database when performing the link analyses (Test II and Long Range) for Town Commons and vice versa.

Thank you

Dom

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