



November 4, 2024

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

**RE: Wellington Vista
 FLUA Amendment Policy 3.5-d Review
 Round 2024-25-B**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Study for the proposed Future Land Use Amendment for the above-referenced project, revised October 30, 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:	Southeast corner of Lake Worth Road and Hooks Road	
PCN:	00-42-43-27-05-028-0021	
Acres:	3 acres	
	Current FLU	Proposed FLU
FLU:	Commercial High/Low Residential, 2 units per acre (CH/2)	High Residential, 8 units per acre (HR-8)
Zoning:	General Commercial (CG)	Planned Unit Development (PUD)
Density/ Intensity:	0.85 FAR	8 units per acre
Maximum Potential:	Ordinance 2018-027	Multifamily Low Rise = 24 DUs
Proposed Potential:	None	Multifamily Mid-Rise = 100 DUs <i>(Using TDR and/or WHP Density Bonus)</i>
Net Daily Trips:	-985 (maximum – current) -693 (proposed – current)	
Net PH Trips:	10 (2/8) AM, 12 (8/4) PM (maximum) 37 (9/28) AM, 39 (24/15) PM (proposed)	
* <i>Maximum</i> indicates typical FAR and maximum trip generator. <i>Proposed</i> indicates the specific uses and intensities/densities anticipated in the zoning application.		

Department of Engineering and Public Works

P.O. Box 21229
 West Palm Beach, FL 33416-1229
 (561) 684-4000
 FAX: (561) 684-4050
 www.pbcgov.com



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Dr. Juan F. Ortega, P.E.

November 4, 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 **proposed potential** density shown above. As such, this amendment necessitates a condition of approval, based on the Transfer of Development Rights (TDR) and/or Workforce Housing Program (WHP), to limit the project to the equivalent trips for the proposed potential.

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

Sincerely,

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

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\Wellington Vista aka Allied Polo Estates.docx



WELLINGTON VISTA

PALM BEACH COUNTY, FLORIDA

CN 2018-00189

ROUND 25-B

FUTURE LAND USE ATLAS AMENDMENT POLICY 3.5-d TRAFFIC STUDY

**PREPARED FOR:
LAKE WORTH ROAD COMMERCIAL LLC**

Prepared by:

JFO GROUP INC

COA Number 32276

6671 W Indiantown Road

Suite 50-324

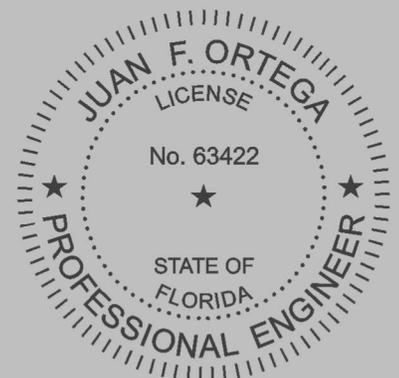
Jupiter, FL 33458

Revised October 30, 2024

Revised October 25, 2024

Revised October 22, 2024

October 4, 2024



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1. PROJECT DESCRIPTION

JFO Group Inc has been retained to prepare a traffic study for the proposed Future Land Use designation at the Wellington Vista Property. The purpose of this analysis is to evaluate the traffic impact of the proposed Future Land Use change to determine compliance with *PBC – Future Land Use Atlas (FLUA) Amendment requirements*. This analysis includes Test 2 – Five Year Analysis (2029) and Long-Range Analysis (2045).

There is a proposal for a Future Land Use change on ±3.0 acres located at the southeast corner of Lake Worth Road and Hooks Road in unincorporated Palm Beach County (PBC), Florida. There is a proposal to change the current Future Land Use from the current Commercial High, with an underlying 2 du/ac (CH/2) to High Residential, 8 units per acre (HR-8).



Figure 1: Project Location

Property Control Number associated with this project is 00-42-43-27-05-028-0021. Exhibit 1 includes a copy of the property data from the PBC Property Appraiser's office for the site while Exhibit 2 includes a copy of the latest survey and FLU designation. Figure 1 shows an aerial location of the site in relation to the transportation network.

2. CURRENT FUTURE LAND USE DESIGNATION

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

Table 1: Trip Generation Rates and Equations

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Shop Plaza (40-150ksf) W/Sup Market	821	94.49	62%	38%	3.53	48%	52%	9.03
Multifamily Low-Rise Housing up to 3 story	220	6.74	24%	76%	0.40	63%	37%	0.51
Multifamily Mid-Rise Housing 4-10 story	221	4.54	23%	77%	0.37	61%	39%	0.39
Daycare	565	4.09	53%	47%	0.78	47%	53%	0.79
Fast Food Restaurant + DT	934	467.48	51%	49%	44.61	52%	48%	33.03
Small Office	712	14.39	82%	18%	1.67	34%	66%	2.16

The maximum intensity for the site would allow a maximum of 111,078¹ SF of General Commercial uses. However, according to Ordinance No. 2018-027: *Development of the 3 acres under the Commercial High designation is limited to a total maximum net daily trips of 1,147 and a maximum peak hour trips of 141*. Table 2 summarizes Daily, AM and PM peak trip generation potential under the Current Future Land Use designation. As part of a conservative analysis, ITE LU 821 In/Out splits were used to calculate directional trips.

¹ 3.0 Acres X 0.85 FAR X 43,560 SF/Acre

Table 2: Trip Generation – Current Future Land Use [CH/2]

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Ordinance 2018-027		1,147	87	54	141	68	73	141

3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current Commercial High, with an underlying 2 du/ac (CH/2) to High Residential, 8 units per acre (HR-8). The proposed intensity for the site would allow a maximum of 24¹ multifamily units. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity.

Table 3: Trip Generation – Proposed Future Land Use [HR-8]

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Low Rise	24 ² DU	162	2	8	10	8	4	12
Net Trips (Proposed FLU)		162	2	8	10	8	4	12

According to Table 3, the net Daily, AM and PM trips potentially generated due to the Proposed Future Land Use designation under the most intense ITE Land Use are 162, 10 (2 In/8 Out), and 12 (8 In/4 Out) trips respectively.

¹ 3.0 Acres X 8 Units/Acre

4. PROPOSED SITE PLAN

The proposed project will replace the vested 200 Children Daycare, 2,900 SF Fast Food Restaurant with Drive-Thru and 2,500 SF Office with a 100 multifamily development. Exhibit 4 includes a copy of the latest approved site plan while Exhibit 5 includes a copy of the latest Time Extension for the subject site.

Table 4 includes the trip generation for the project maximum as it will be shown in the proposed site plan compared to the vested development. In order to accomplish the proposed intensity that will be shown in the proposed site plan, the applicant is planning on applying for density bonuses under the TDR and/or WFH programs.

According to Table 4, the net Daily, AM and PM peak hour trips potentially generated due to the proposed site plan are 454, 37 (9 In/28 Out) and 39 (24 In/15 Out) trips, respectively. The proposed development will generate less traffic than the vested traffic for the site while meeting LGA 2018-015 (Ordinance 2018-027) Condition 1: *Development of the 3 acres under the Commercial High designation is limited to a total maximum net daily trips of 1,147 and a maximum peak hour trips of 141.*

The intensities included in the concurrent site plan application were used in order to evaluate Test 2 of the Policy 3.5-d compliance requirements.

Table 4: Trip Generation – Site Plan

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
VESTED DEVELOPMENT								
Daycare	200 Students	818	83	73	156	74	84	158
Fast Food Restaurant + DT	2,900 SF	1,356	66	63	129	50	46	96
Small Office	2,500 SF	36	3	1	4	2	3	5
	Σ	2,210	152	137	289	126	133	259
Internal Capture		6.88%	8.30%			6.95%		
Daycare		74	6	6	12	4	5	9
Fast Food Restaurant + DT		76	6	6	12	5	4	9
Small Office		2	0	0	0	0	0	0
	Σ	(152)	(12)	(12)	(24)	(9)	(9)	(18)
Pass-By								
Daycare	50.00%	372	39	33	72	35	40	75
Fast Food Restaurant + DT	49.00%	627	29	28	57	22	21	43
Small Office	10.00%	3	0	0	0	0	1	1
	Σ	(1,002)	(68)	(61)	(129)	(57)	(62)	(119)
Net Vested Traffic		1,056	72	64	136	60	62	122
PROPOSED DEVELOPMENT								
Multifamily Mid-Rise	100 DUs	454	9	28	37	24	15	39
Net Proposed Traffic		454	9	28	37	24	15	39
Net Traffic		(602)	(63)	(36)	(99)	(36)	(47)	(83)

5. 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 existing FLU and proposed site plan. As can be seen in Table 5, daily traffic generated by the Maximum Intensity under the proposed FLU is less than the traffic generated by the current FLU.

Table 5: Net Traffic Impact – Maximum Intensity

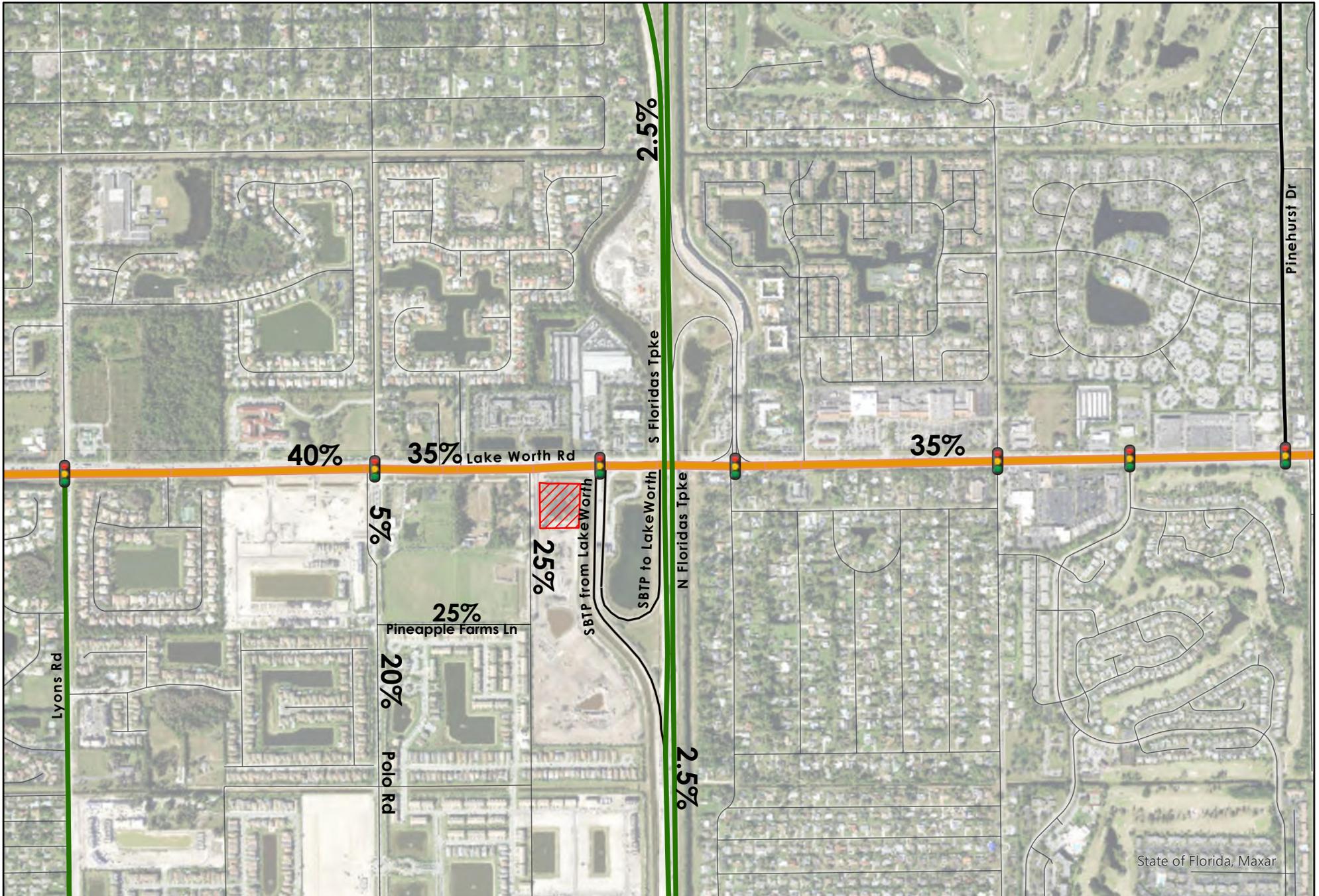
Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current FLU	1,147	87	54	141	68	73	141
Maximum Intensity	162	2	8	10	8	4	12
Net Trips	(985)	(85)	(46)	(131)	(60)	(69)	(129)

Table 6: Net Traffic Impact – Proposed Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current FLU	1,147	87	54	141	68	73	141
Concurrent Site Plan	454	9	28	37	24	15	39
Net Trips	(693)	(78)	(26)	(104)	(44)	(58)	(102)

Pursuant to the **Test 2 – Five Year Analysis (2029)** requirements and according to the ULDC, Article 12 – Chapter B, Section 2.B, based on the peak hour trips from Table 4, a ½-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis for the Maximum Intensity allowed under the ULDC. Trip distribution and assignment incorporates the characteristics of the proposed site plan and the surrounding network configuration. Figure 2 includes project trip distribution on all roadway links included within a ½-mile RDI for the proposed land use.

Furthermore, given the net trip generation characteristics from Table 5 for **Long Range Analysis (2045)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, the first accessible link was considered for traffic impact analysis for the Maximum Intensity allowed under the proposed FLU.



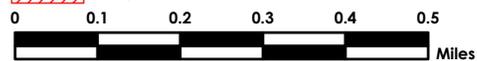
State of Florida, Maxar



Number of Lanes

- 2
- 3
- 4
- 5
- 6
- 8

Project Site



**Figure 2:
Traffic Assignment
WELLINGTON VISTA**



6. TRAFFIC ANALYSIS

This section evaluates two traffic scenarios for the proposed land use change under the Maximum Intensity: **Test 2 – Five Year Analysis (2029)** and **Long Range Analysis (2045)**.

6.1 Test 2 – Five Year Analysis (2029)

Test 2 directs to compare the peak hour directional traffic volumes on each significant Link to the thresholds in *Table 12.B.2.C-4, 2A: LOS E Link Service Volumes*. If total traffic is equal to or lower than the thresholds, the project shall pass. Table 7 determines these significance levels for the Maximum Intensity allowed under the proposed site plan and according to the ULDC.

According to *Table 12.b.2.D-7 3A* from the *PBC Traffic Performance Standards - Article 12* of the *PBC Unified Land Development Code* and given the trip generation characteristics from Table 4, a ½-mile Radius of Development Influence needs to be considered for Test 2 traffic impact analysis of the Maximum Intensity. Links included within the RDI with more than three percent (3%) of the adopted LOS thresholds and links outside the RDI where net trips are greater than five percent (5%), as defined in *Table 12.B.C-4 2A: LOS E Link Service Volumes, Peak Hour Traffic*, shall meet the adopted LOS. Exhibit 7 includes the approved traffic assignment for Lake Worth Royale.

Link analyses shall be carried out at the end of the fifth year of the *Florida Department of Transportation (FDOT) Five-Year Transportation Improvement Program* in effect at the time of traffic analysis submittal. The road network assumed in this analysis shall be the existing road network, and State and County Five-Year Road Program improvements with construction scheduled to commence before the end of the Five-Year analysis period. At the time of this submittal, *PBC - Five-Year Transportation Improvement Program* adopted for Fiscal Year 2024 does not show any improvements within the RDI. As shown in Table 7, all links within the RDI have an impact of less than three percent (3%). Test 2 has been met.

Table 7: Test 2 – Five Year Analysis Significance – Proposed Intensity (Site Plan)

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
Polo Club Rd	Lake Worth Rd	Pineapple Farms Ln	2	1	1.3	0.78	Class I	880	5.0%	1	0.11%
Polo Club Rd	Pineapple Farms Ln	47 th PI S							20.0%	6	0.68%
Polo Club Rd	47 th PI S	Lyons Road							20.0%	6	0.68%
Florida Turnpike	Boynton Beach Blvd	Lake Worth Rd	4X	0	6.0	0.00	Uninterrupted	4,020	2.5%	1	0.02%
Florida Turnpike	Lake Worth Rd	Southern Blvd	4X	0	4.6	0.00	Uninterrupted	4,020	2.5%	1	0.02%
Lake Worth Rd	Lyons Rd	Polo Club Rd	6D	2	0.9	2.22	Class II	2,830	40.0%	11	0.39%
Lake Worth Rd	Polo Club Rd	Hooks Road	6D	2	0.9	2.22	Class II	2,830	35.0%	10	0.35%
Lake Worth Rd	Hooks Road	Florida Turnpike							40.0%	11	0.39%
Lake Worth Rd	Florida Turnpike	Pinehurst Dr	6D	3	1.0	3.00	Class II	2,830	35.0%	10	0.35%

AM		PM	
IN	OUT	IN	OUT
9	28	24	15

RDI: 1/2-Mile

6.2 Long Range Analysis (2045)

At the time of this submittal, the latest long-range transportation model available from the Palm Beach Transportation Planning Agency was based on the Southeast Regional Planning Model (SERPM) version 8.503, revised on September 18, 2020. Exhibit 8 includes excerpts from the 2045 LRTP for the first accessible link. Adjusted¹ traffic volumes from the Palm Beach TPA were used in this analysis.

Exhibit 9 includes the Active Amendments Map in the area showing that there are no active FLUA amendments in the project vicinity. The closest active FLUA amendment is 4+ miles away from the subject site which makes it outside the RDI.

As shown in Table 8, the Proposed Future Land Use change will not generate additional traffic in 2045.

¹ According to the Palm Beach TPA, the 2045 adjusted traffic volumes were calculated based on the difference between the 2015 base year model outputs and the 2015 observed traffic counts and rounded to the nearest hundred vehicles using one of the following equations:

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

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

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

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

Road	From	To	Lanes	Capacity	2045 Daily Volume ¹	Active FLUAs	Traffic Assignment	Project Traffic	Total Traffic	V/C	% Impact	Significant Impact? ²	Meets LOS 'D'?
Lake Worth Rd	Lyons Rd	Polo Club Rd ³	6D	50,300	47,700	0	60%	0	47,700	0.95	0.00%	NO	YES
	Polo Club Rd ³	Hooks Rd ³				0	60%	0	47,700	0.95	0.00%	NO	YES
	Hooks Rd ³	Florida Turnpike				0	40%	0	47,700	0.95	0.00%	NO	YES

Net Daily Traffic: 0

¹ 2045 volumes are included in Exhibit 8.

² A project has significant traffic: (1) when net trip increase will impact FIHS and SIS facilities which are already exceeding the adopted LOS or cause the adopted LOS for FIHS or SIS facilities to be exceeded; and/or (2) where net trip increase impacting roads not on the FIHS or SIS is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in this table. The laneage shall be as shown on the MPO's latest adopted LRTP.

³ LRTP does not include Polo Club Rd or Hooks Rd. As part of a conservative analysis, 100% of project traffic was assigned directly to Lake Worth Rd.

7. CONCLUSION

There is a proposal for a Future Land Use change designation on ±3 acres located at the southeast corner of Lake Worth Road and Hooks Road in unincorporated Palm Beach County (PBC), Florida. The proposal is to change the current Future Land Use from the current Commercial High, with an underlying 2 du/ac (CH/2) to High Residential, 8 units per acre (HR-8).

The current Future Land Use allows 111,078¹ SF Retail. However, according to Ordinance No. 2018-027: *Development of the 3 acres under the Commercial High designation is limited to a total maximum net daily trips of 1,147 and a maximum peak hour trips of 141.* The proposed Future Land Use change would allow a maximum density and intensity of 24 multifamily units. The applicant is planning on applying for density bonuses under the TDR and/or WFH programs in order to develop the site as a 100 multifamily unit apartment complex.

According to *FLUE Policy 3.5-d of the Comprehensive Plan*, Future Land Use amendments generating less than 50 daily trips are determined to be of No Significant Impact. The proposed change to the current Future Land Use from the current Commercial High, with an underlying 2 du/ac (CH/2) to High Residential, 8 units per acre (HR-8) will not be expected to generate additional traffic. Therefore, the proposed changes will have a No Significant Impact.

This Policy 3.5-d traffic analysis is associated with a concurrent site plan amendment application for the Wellington Vista property to replace the vested 12,998 SF Daycare, 2,900 SF Fast Food Restaurant with Drive-Thru and 2,500 SF Office with a 100 multifamily development.

¹ 3.0 Acres X 0.85 FAR X 43,560 SF/Acre

Exhibit 10 includes a copy of Part A and B of the Development Potential Form – Future Land Use Atlas Amendment Application.

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



EXHIBIT 1: PROPERTY APPRAISER

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Property Detail

Location Address : 4050 HOOKS RD
Municipality : UNINCORPORATED
Parcel Control Number : 00-42-43-27-05-028-0021
Subdivision : PALM BEACH FARMS CO PL NO 3
Official Records Book/Page : 31397 / 15
Sale Date : APR-2020
Legal Description : PALM BEACH FARMS CO PL NO 3 TR 2 LYG W OF & ADJ TO LWDD E-2-W CNL R/W (LESS PB130P147 & LWDD L-2 CNL R/W) BLK 28

Owner Information**Owner(s)**

LAKE WORTH ROAD COMMERCIAL LLC

Mailing Address

2199 PONCE DE LEON BLVD STE 401
 CORAL GABLES FL 33134 5234

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2020	\$10	31397 / 00015	WARRANTY DEED	LAKE WORTH ROAD COMMERCIAL LLC
SEP-2018	\$8,000,000	30135 / 01003	QUIT CLAIM	LAKE WORTH ROAD VILLAS LLC
JUN-2007	\$0	22204 / 01413	WARRANTY DEED	FLORIDA STATE OF DOT
JUN-2007	\$3,150,000	21816 / 00413	WARRANTY DEED	FLORIDA STATE OF DOT
JAN-2006	\$930,000	19824 / 00912	WARRANTY DEED	TUTTLE LAND HOLDING CORP
JUN-1973	\$0	2209 / 00167	WARRANTY DEED	MASTROIANNI RONALD &
JAN-1973	\$70,000	02209 / 00167		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : 2.9997
Property Use Code : 1000—VACANT COMMERCIAL
Zoning : CG—GENERAL COMMERCIAL (00-UNINCORPORATED)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$1,960,005	\$1,390,297	\$1,324,368	\$1,135,461	\$1,666,845
Total Market Value	\$1,960,005	\$1,390,297	\$1,324,368	\$1,135,461	\$1,666,845

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$1,511,299	\$1,373,908	\$1,249,007	\$1,135,461	\$1,666,845
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,511,299	\$1,373,908	\$1,249,007	\$1,135,461	\$1,666,845

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$27,432	\$22,665	\$21,522	\$19,722	\$29,235
NON AD VALOREM	\$146	\$149	\$149	\$149	\$297
TOTAL TAX	\$27,577	\$22,813	\$21,671	\$19,870	\$29,532

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EXHIBIT 2: SURVEY & FLUA

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LEGAL DESCRIPTION

SURPLUS PARCEL "A"

A PORTION OF PARCELS 101 AND 102, AS PER FLORIDA TURNPIKE RIGHT OF WAY MAPS, F.P.L.D. NO. 406144-1, BEING A PORTION OF TRACTS 2 AND 15, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 5/8" IRON ROD & CAP (W.G.I. LB 7055) MARKING THE SOUTHWEST CORNER OF SAID TRACT 15; THENCE NORTH 00°56'47" WEST, ALONG THE WEST LINE OF SAID TRACT 15 AND TRACT 2, A DISTANCE OF 1,235.07 FEET TO THE EXISTING SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, AS SHOWN ON SAID FLORIDA TURNPIKE RIGHT OF WAY MAPS, F.P.I.D. NO. 406144-1; THENCE SOUTH 85°23'17" EAST, ALONG SAID EXISTING SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 155.91 FEET; THENCE NORTH 89°02'31" EAST, ALONG SAID EXISTING SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 93.25 FEET; THENCE SOUTH 89°27'29" EAST, ALONG SAID EXISTING SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 182.82 FEET TO THE EXISTING WESTERLY LINE OF THE LAKE WORTH DRAINAGE DISTRICT RIGHT OF WAY, AS SHOWN ON SAID RIGHT OF WAY MAPS; THENCE SOUTH 01°48'42" WEST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 900.25 FEET; THENCE SOUTH 02°28'02" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.90 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 552.19 FEET AND A CHORD BEARING OF SOUTH 18°08'52" EAST; THENCE RUN SOUTHEASTERLY ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 31°21'40" FOR A DISTANCE OF 298.49 FEET (302.24' CALCULATED) TO THE SOUTH LINE OF SAID TRACT 15 AND THE END OF SAID CURVE; THENCE SOUTH 89°03'13" WEST, ALONG SAID SOUTH LINE OF TRACT 15, A DISTANCE OF 476.95 FEET TO THE POINT OF BEGINNING.

SURPLUS PARCEL "B"

A PORTION OF PARCELS 103 AND 104, AS PER FLORIDA TURNPIKE RIGHT OF WAY MAPS, F.P.I.D. NO. 406144-1, BEING A PORTION OF TRACTS 17, 18, 31 AND 32, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 18; THENCE NORTH 89°03'13" EAST, ALONG THE NORTH LINE OF SAID TRACT 18, A DISTANCE OF 497.78 FEET TO THE EXISTING WESTERLY LINE OF THE LAKE WORTH DRAINAGE DISTRICT RIGHT OF WAY, AS SHOWN ON SAID RIGHT OF WAY MAPS, AND BEING A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 552.19 FEET AND A CHORD BEARING OF SOUTH 42°13'59" EAST; THENCE DEPARTING SAID NORTH LINE, RUN SOUTHEASTERLY ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 09°13'43" FOR A DISTANCE OF 88.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 46°50'50" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 146.86 FEET; THENCE SOUTH 44°08'44" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 112.36 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 821.75 FEET AND A CHORD BEARING OF SOUTH 31°57'11" EAST; THENCE RUN SOUTHEASTERLY ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 24°23'07" FOR A DISTANCE OF 349.74 FEET TO THE END OF SAID CURVE; THENCE SOUTH 10°48'46" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 127.81 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 811.75 FEET AND A CHORD BEARING OF SOUTH 05°54'41" EAST; THENCE RUN SOUTHEASTERLY ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 09°48'09" FOR A DISTANCE OF 138.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 01°00'36" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,602.25 FEET AND A CHORD BEARING OF SOUTH 01°04'41" EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 00°08'10" FOR A DISTANCE OF 27.54 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID TRACT 32 AND THE END OF SAID CURVE; THENCE DEPARTING SAID EXISTING WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°03'13" WEST, ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF TRACT 32 AND TRACT 31, A DISTANCE OF 951.72 FEET TO THE WEST LINE OF SAID TRACT 31; THENCE NORTH 00°56'47" WEST, ALONG SAID WEST LINE OF TRACT 31 AND THE WEST LINE OF SAID TRACT 18, A DISTANCE OF 990.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF PARCELS 103 AND 104, AS PER FLORIDA TURNPIKE RIGHT OF WAY MAPS, F.P.I.D. NO. 406144-1, BEING A PORTION OF TRACTS 17, 18, 31 AND 32, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 18; THENCE NORTH 89°03'13" EAST, ALONG THE NORTH LINE OF SAID TRACT 18, A DISTANCE OF 497.78 FEET TO THE EXISTING WESTERLY LINE OF THE LAKE WORTH DRAINAGE DISTRICT RIGHT OF WAY, AS SHOWN ON SAID RIGHT OF WAY MAPS, AND BEING A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 552.19 FEET AND A CHORD BEARING OF SOUTH 42°13'59" EAST; THENCE DEPARTING SAID NORTH LINE, RUN SOUTHEASTERLY ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 09°13' 43" FOR A DISTANCE OF 88.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 46°50'50" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 146.86 FEET; THENCE SOUTH 44°08'44" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 74.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 44°08'44" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 38.03 FEET THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 821.75 FEET AND A CHORD BEARING OF SOUTH 31°57'11" EAST; THENCE RUN SOUTHEASTERLY ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 24°23'07" FOR A DISTANCE OF 349.74 FEET TO THE END OF SAID CURVE; THENCE SOUTH 10°48'46" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 127.81 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 811.75 FEET AND A CHORD BEARING OF SOUTH 05°54'41" EAST; THENCE RUN SOUTHEASTERLY ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 09°48'09" FOR A DISTANCE OF 138.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 01°00'36" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,602.25 FEET AND A CHORD BEARING OF SOUTH 01°04'41" EAST; THENCE RUN SOUTHEASTERLY ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 00°08'10" FOR A DISTANCE OF 27.54 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID TRACT 32 AND THE END OF SAID CURVE; THENCE DEPARTING SAID EXISTING WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°03'13" WEST, ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF TRACT 32, A DISTANCE OF 26.29 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,628.54 FEET AND A CHORD BEARING OF NORTH 01°04'40" WEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 00°08'08" FOR A DISTANCE OF 27.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°00'36" WEST, A DISTANCE OF 177.75 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 811.46 FEET AND A CHORD BEARING OF NORTH 22°34'40" WEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 43°08'08" FOR A DISTANCE OF 610.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 45°51' 16" EAST, A DISTANCE OF 10.29 FEET TO THE POINT OF BEGINNING.

SURPLUS PARCEL "A" = 11.543 ACRES MORE OR LESS (PER CALCULATED AND MEASURED BOUNDARY)

SURPLUS PARCEL "B" = 18.476 ACRES MORE OR LESS(PER CALCULATED AND MEASURED BOUNDARY)

30' PALM BEACH FARMS R/W = 0.336 ACRES MORE OR LESS (PER CALCULATED AND MEASURED BOUNDARY)

CONTAINING 30.355 TOTAL ACRES MORE OR LESS. (*NOTE: AREA IS BASED UPON THE TOTAL CALULATED AND MEASURED BOUNDARY AND INCLUDES THE PALM BEACH FARMS COMPANY PLAT NO.3 RIGHT-OF-WAY TO BE ABANDONED)

TITLE REVIEW NOTATIONS:

UPON REVIEW OF THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 504045, HAVING AN EFFECTIVE DATE OF SEPTEMBER 28, 2017 AT 11:00 PM IT'S THE OPINION OF THIS OFFICE TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ALL APPLICABLE EXCEPTIONS OUTLINED IN SCHEDULE B-II ARE SHOWN OR NOTED HEREON.

TITLE EXCEPTIONS 1-3 REPRESENT STANDARD EXCEPTIONS THAT ARE APPLICABLE HOWEVER THEY DO NOT EXCEED ANY DEED INFORMATION OR DELINEABLE ELEMENTS.

- 4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. (ALL TRACTS) (APPLICABLE, BUT IS NOT A SURVEY MATTER)
5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. (ALL TRACTS) (APPLICABLE, NOT A SURVEY MATTER)
6. 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. (ALL TRACTS) (PLOTTED WHERE APPLICABLE)
7. RESERVATIONS FOR SMALL LATERAL DITCHES IN FAVOR OF OTHER TRACTS FROM THE PALM BEACH FARMS COMPANY RECORDED IN DEED BOOK 34, PAGE 95 (TRACT 2); DEED BOOK 95, PAGE 392 (TRACT 15); DEED BOOK 53, PAGE 264 (TRACT 17); DEED BOOK 34, PAGE 174 (TRACT 18); DEED BOOK 53, PAGE 327 (TRACT 31) AND DEED BOOK 72, PAGE 437 (TRACT 32), PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (APPLICABLE TO EACH TRACT DOES NOT CONTAIN PLOTTABLE ELEMENTS EXCEPT FOR ANY DITCHES PLOTTED ON THE SURVEY)
8. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 339, PAGE 452, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (TRACT 18) (APPLICABLE, NOT PLOTTABLE)
9. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 354, PAGE 192, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (TRACT 31) (APPLICABLE, NOT PLOTTABLE)
10. RESERVATIONS FOR RIGHT OF WAYS CONTAINED IN DEED FROM LAKE WORTH DRAINAGE DISTRICT RECORDED IN DEED BOOK 715, PAGE 255, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS AFFECTED BY RELEASE RECORDED IN DEED BOOK 1063, PAGE 576, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (TRACT 2) (APPLICABLE, NOT PLOTTABLE)
11. RESERVATION HELD BY EVERGLADES DRAINAGE DISTRICT NOW KNOWN AS SOUTH FLORIDA WATER MANAGEMENT BY DEED RECORDED IN DEED BOOK 773, PAGE 249, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS AFFECTED BY RELEASE OF RESERVATIONS NO. 17448 RECORDED IN O.R. BOOK 12860, PAGE 545 AND NON-USE COMMITMENT NO. 1203 RECORDED IN O.R. BOOK 12860, PAGE 548, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (TRACTS 15, 16, 17, 18, 31 AND 32) APPLICABLE, NOT PLOTTABLE (RESERVATION REMAINS FOR TRACTS 15, 16)
12. RESERVATION OF EASEMENTS FOR INGRESS AND EGRESS AND UTILITIES CONTAINED IN WARRANTY DEED RECORDED IN DEED BOOK 1032, PAGE 140, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (TRACTS 2 AND 15) (APPLICABLE, AND PLOTTED)
13. RESERVATION OF EASEMENT FOR INGRESS AND EGRESS CONTAINED IN WARRANTY DEED RECORDED IN O.R. BOOK 1089, PAGE 334, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (TRACTS 18 AND 31) (APPLICABLE AND PLOTTED)
14. RESERVATION OF EASEMENT FOR INGRESS AND EGRESS CONTAINED IN WARRANTY DEED RECORDED IN O.R. BOOK 1093, PAGE 322, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (TRACTS 18 AND 31) (APPLICABLE AND PLOTTED).
15. RESERVATION OF AN EASEMENT FOR INGRESS AND EGRESS CONTAINED IN WARRANTY DEED RECORDED IN O.R. BOOK 1099, PAGE 103, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (TRACT 18) (APPLICABLE AND PLOTTED).
16. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 3443, PAGE 973, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED IN O.R. BOOK 23104, PAGE 326, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (TRACTS 31 AND 32) (APPLICABLE AND PLOTTED) (O.R.B. 23104, PG. 326 RELEASES EASEMENT EAST OF THE SUBJECT PROPERTY)
17. DRAINAGE EASEMENT IN FAVOR OF PALM BEACH COUNTY FOR A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSES DRAINAGE RECORDED IN O.R. BOOK 6277, PAGE 364, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (TRACT 2) (NOT APPLICABLE, EASEMENT PLOTS NORTH OF OUR SUBJECT PROPERTY).
18. STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT (SDA) RECORDED IN O.R. BOOK 14738, PAGE 626, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS AFFECTED BY UNILATERAL TERMINATION AND PARTIAL RELEASE OF STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT RECORDED IN O.R. BOOK 22434, PAGE 1914, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (TRACT 2) (O.R.B. 14738, PG. 626 IS APPLICABLE TO THE PROPERTY WHEREAS O.R.B. 23434, PG. 1914 TERMINATES & PARTIALLY RELEASES AGREEMENT DUE TO NON-RENEWAL (APPLICABLE, NOT PLOTTABLE)
19. ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AND PROPERTY RIGHTS BY AND BETWEEN RONALD MASTROIANNI AND DAVID MOSCARELLI (ASSIGNORS) AND TUTTLE LAND HOLDING CORP. (ASSIGNEE) RECORDED IN O.R. BOOK 19824, PAGE 918, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (TRACT 2) (APPLICABLE, NOT PLOTTABLE)
20. DEED RECORDED IN O.R. BOOK _____, PAGE _____, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S. (TO BE RECORDED)
21. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. (APPLICABLE, DOES NOT CONTAIN PLOTTABLE ELEMENTS).
22. LACK OF INGRESS AND EGRESS FOR THE REASON THAT THE ABOVE-DESCRIBED PROPERTY DOES NOT ABUT, AND THERE IS NO PRIVATE EASEMENT TO, A DEDICATED ROAD, STREET OR HIGHWAY. (NOTE: THIS EXCEPTION MAY BE DELETED UPON COMPLIANCE WITH SCHEDULE B-I, ITEM 4B.) (20' INGRESS/EGRESS FOR HOOKS RD. IS PROVIDED TO LAKE WORTH ROAD BY O.R.B. 4583, PG. 1115, O.R.B. 191, PG. 440, O.R.B. 451, PG. 33, O.R.B. 2001, PG. 495 AND 3453, PG. 623, O.R.B. 1032, PG. 140) AND PHYSICAL ACCESS CURRENTLY EXISTS ACROSS EXISTING BRIDGE AND CULVERT CROSSING TO LAKE WORTH ROAD)
23. FOR INFORMATIONAL PURPOSES ONLY: THE GENERAL SOVEREIGNTY LAND EXCEPTION MAY BE DELETED FROM THE RESULTING OWNER'S POLICY, DESPITE ANY EXCEPTION TO THE CONTRARY. HOWEVER, ANY OTHER WATER-RELATED EXCEPTIONS STATED HEREIN MUST BE INCLUDED IN THE POLICY.



ABBREVIATIONS

Table listing abbreviations such as P.O.C., P.O.B., P.R.M., etc., and their corresponding full names like POINT OF COMMENCEMENT, POINT OF BEGINNING, PERMANENT REFERENCE MONUMENT, etc.

SURVEYORS NOTES

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
2.) ELEVATION SHOWN HEREON ARE REFERENCE TO NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 88) AND ARE GIVEN IN U.S. SURVEY FEET.
3.) BEACHMARK OF ORIGIN: FOUND PALM BEACH CO. VERTICAL CONTROL STATION "SUMMER" (PALM BEACH COUNTY BRASS DISK SET IN CONCRETE ELEV.=19.007 N.A.V.D. 88)
4.) LEGAL DESCRIPTION AND TITLE COMMITMENT WERE FURNISHED BY THE CLIENT.
5.) PROPERTY IS LOCATED IN FLOOD ZONE "B" PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120192 0170 A, DATED FEBRUARY 1, 1979.
6.) PROPERTY ADDRESS : 8238 LAKE WORTH ROAD, LAKE WORTH, FLORIDA 33467 (TRACT 2 - NORTH PARCEL ONLY)
7.) BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF FIELDS AT GULFSTREAM POLO PUD (PLAT BOOK 123, PAGES 80-95, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS), HAVING A GRID BEARING OF NORTH 00°56'30" WEST (NAD 83/1990 ADJUSTMENT) AND ALL OTHER BEARINGS ARE RELATIVE THERETO UNLESS OTHERWISE NOTED.
8.) IT WAS DETERMINED FROM THE FIELD SURVEY, THE ADJOINING PLAT OF FIELDS AT GULFSTREAM POLO PUD PLAT ONE (PLAT BOOK 123, PAGE 80) AND THE PALM BEACH FARMS COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGE 45) TRACTS WHICH WERE DEFINED AND RE-SURVEYED IN ROAD PLAT BOOK 11, PAGE 54, AND AS DESCRIBED IN OFFICIAL RECORD BOOK 24358, PAGE 1059 (L.W.D.D. CANAL R/W) AND AS FURTHER DESCRIBED IN THE TITLE LEGAL PROVIDED HEREON, THAT AN EXCESS EXISTS BETWEEN THE EAST LINE OF FIELDS AT GULFSTREAM POLO PUD PLAT ONE AND THE WEST LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL RIGHT-OF-WAY. THOSE DIFFERENCES WHERE THEY EXIST ALONG THE PARCEL BOUNDARIES ARE NOTED ON THE COURSES SHOWN ON SHEETS 2 AND 3 OF THIS SURVEY.
9.) SURVEY BOUNDARY ACCURACY MEETS OR EXCEEDS 1 FOOT IN 7,500 FEET AS DEFINED IN CHAPTER 5J-17.051 F.A.C. SUBURBAN LINEAR OR ITS STATISTICAL EQUIVALENT.
10.) STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION LINEAR UNIT = US SURVEY FEET. ALL DISTANCES ARE GROUND (UNLESS OTHERWISE SHOWN), SCALE FACTOR = 1.0000236. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

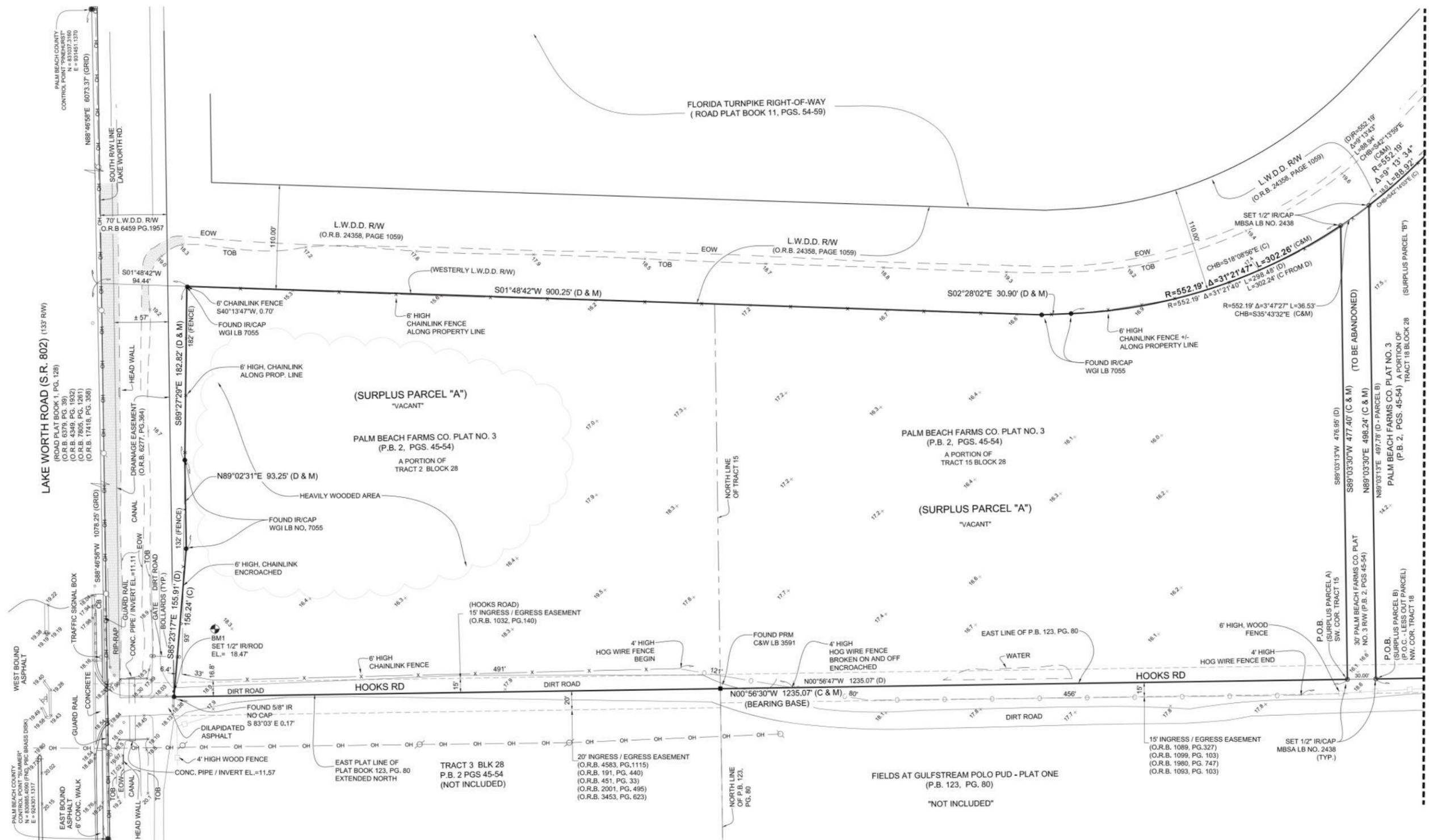
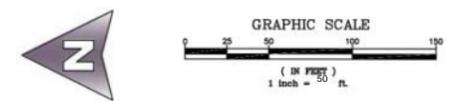
THE BOUNDARY / TOPOGRAPHIC SURVEY PROVIDED HEREON MEETS THE REQUIREMENTS AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AND THE STANDARDS OF PRACTICE PURSUANT TO CHAPTER 472 FLORIDA STATUTES.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DATE OF SIGNATURE: _____ CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
DATE OF LAST FIELD WORK: 10/27/17 FLORIDA CERTIFICATE NO. 5019

Professional seal and information for MICHAEL B. SCHORAH & ASSOCIATES, INC., including address, phone, fax, and survey details like FIELD BOOK 599, PAGE 38, SCALE N/A, SHEET NO. 1, and LB # 2438, FILE NO. 1708.

(LAKE WORTH ROYALE)



LEGEND

- SYMBOLS**
- = CENTERLINE
 - = PROPERTY LINE
 - = SANITARY SEWER MANHOLE
 - = STORM MANHOLE
 - = BOLLARD
 - = FOUND 4"x4" C.M. AS SHOWN
 - = SET 1/2" I.R. & C. STAMPED "MBSA LB 2438"
 - = FOUND I.R. & C. AS SHOWN
 - = SET NAIL AND DISK STAMPED "MBSA LB 2438"
 - = SOUTHERN BELL MANHOLE
 - = CATCH BASIN
 - = FIRE HYDRANT
 - = GATE VALVE
 - = GUY ANCHOR
 - = CONCRETE POWER POLE
 - = WOOD POWER POLE
 - = LIGHT POLE
 - = GROUND LIGHT
 - = FENCE AS SHOWN
 - = GUARD RAIL
 - = OVERHEAD POWER LINE
 - = WIRE HOG FENCE
 - = HANDICAP PARKING
 - = ELECTRIC SERVICE BOX
 - = SIGN AS SHOWN
 - = ELECTRICAL VAULT
 - = BENCHMARK
 - = SECTION CORNER
 - = 1/4 SECTION CORNER
 - = PALM BEACH COUNTY MONUMENT

MATCHLINE SEE SHEET 3 OF 3



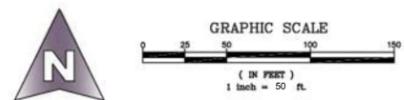
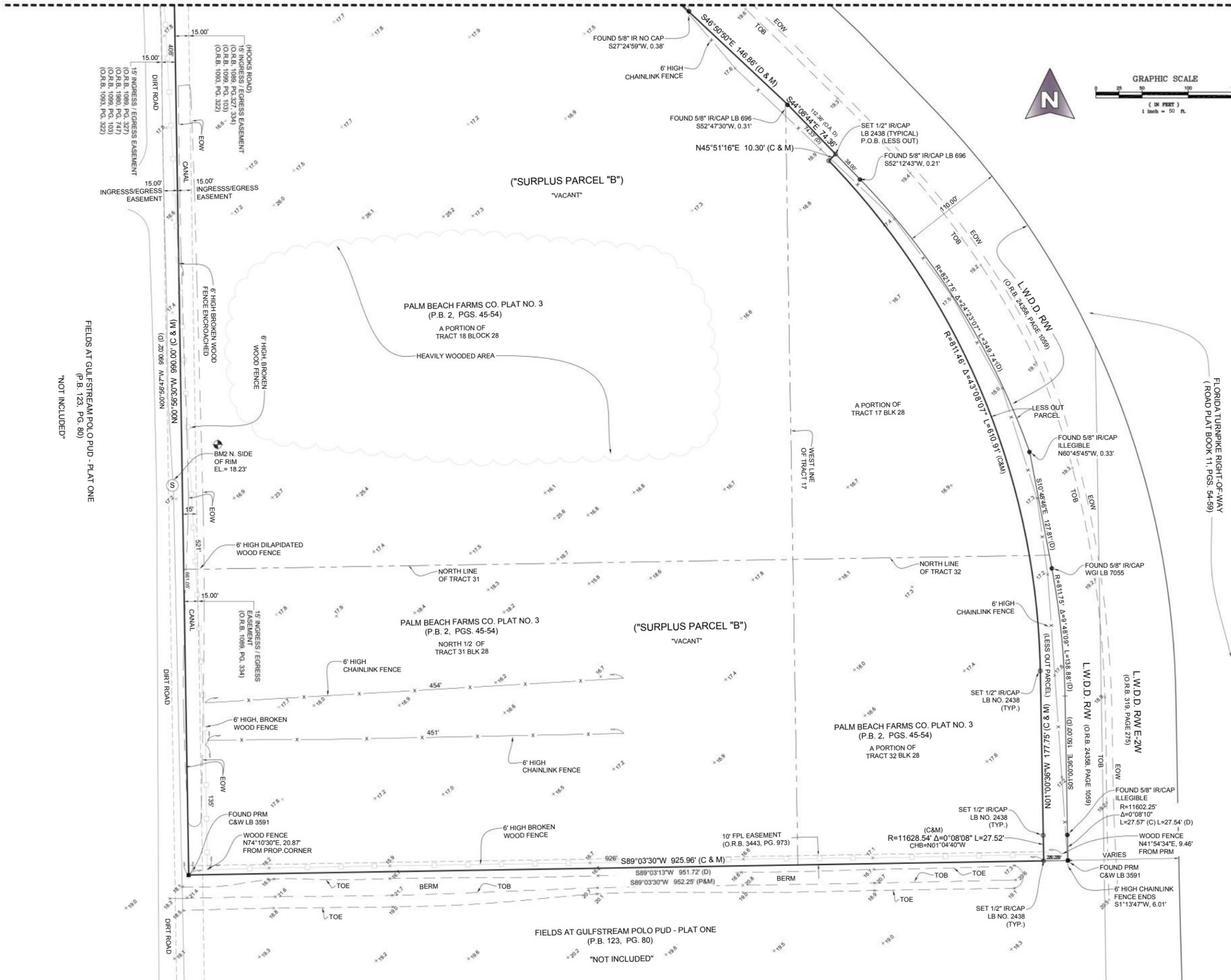
MICHAEL B. SCHORAH & ASSOCIATES, INC.
 1850 Forest Hill Boulevard, Suite 206
 West Palm Beach, Florida 33406
 Phone (561) 968-0080 Fax (561) 642-9726

FIELD P.M.	FIELD BOOK	SCALE	SHEET NO.
CHECKED	595	1" = 50'	2
C.S.P.	PAGE 38	DATE	
DRAWN	CADD FILE	1708 BODY SURVEY	
E.B.	ALTON TWIN CTR.	SEPTEMBER, 2017	OF 3

BOUNDARY / TOPOGRAPHIC SURVEY
 LAKE WORTH ROYALE (TH-82)
 LB # 2438
 FILE NO. 1708

(LAKE WORTH ROYALE)

MATCHLINE SEE SHEET 2 OF 3



- LEGEND**
- SYMBOLS**
- = CENTERLINE
 - = PROPERTY LINE
 - = SANITARY SEWER MANHOLE
 - = STORM MANHOLE
 - = BOLLARD
 - = FOUND 4"x4" C.M. AS SHOWN
 - = SET 1/2" I.R. & C. STAMPED "MBSA LB 2438"
 - = FOUND I.R. & C. AS SHOWN
 - = SET NAIL AND DISK STAMPED "MBSA LB 2438"
 - = SOUTHERN BELL MANHOLE
 - = CATCH BASIN
 - = FIRE HYDRANT
 - = GATE VALVE
 - = GUY ANCHOR
 - = CONCRETE POWER POLE
 - = WOOD POWER POLE
 - = LIGHT POLE
 - = GROUND LIGHT
 - = FENCE AS SHOWN
 - = GUARD RAIL
 - = OVERHEAD POWER LINE
 - = WIRE HOG FENCE
 - = HANDICAP PARKING
 - = ELECTRIC SERVICE BOX
 - = SIGN AS SHOWN
 - = ELECTRICAL VAULT
 - = BENCHMARK
 - = SECTION CORNER
 - = 1/4 SECTION CORNER
 - = PALM BEACH COUNTY MONUMENT

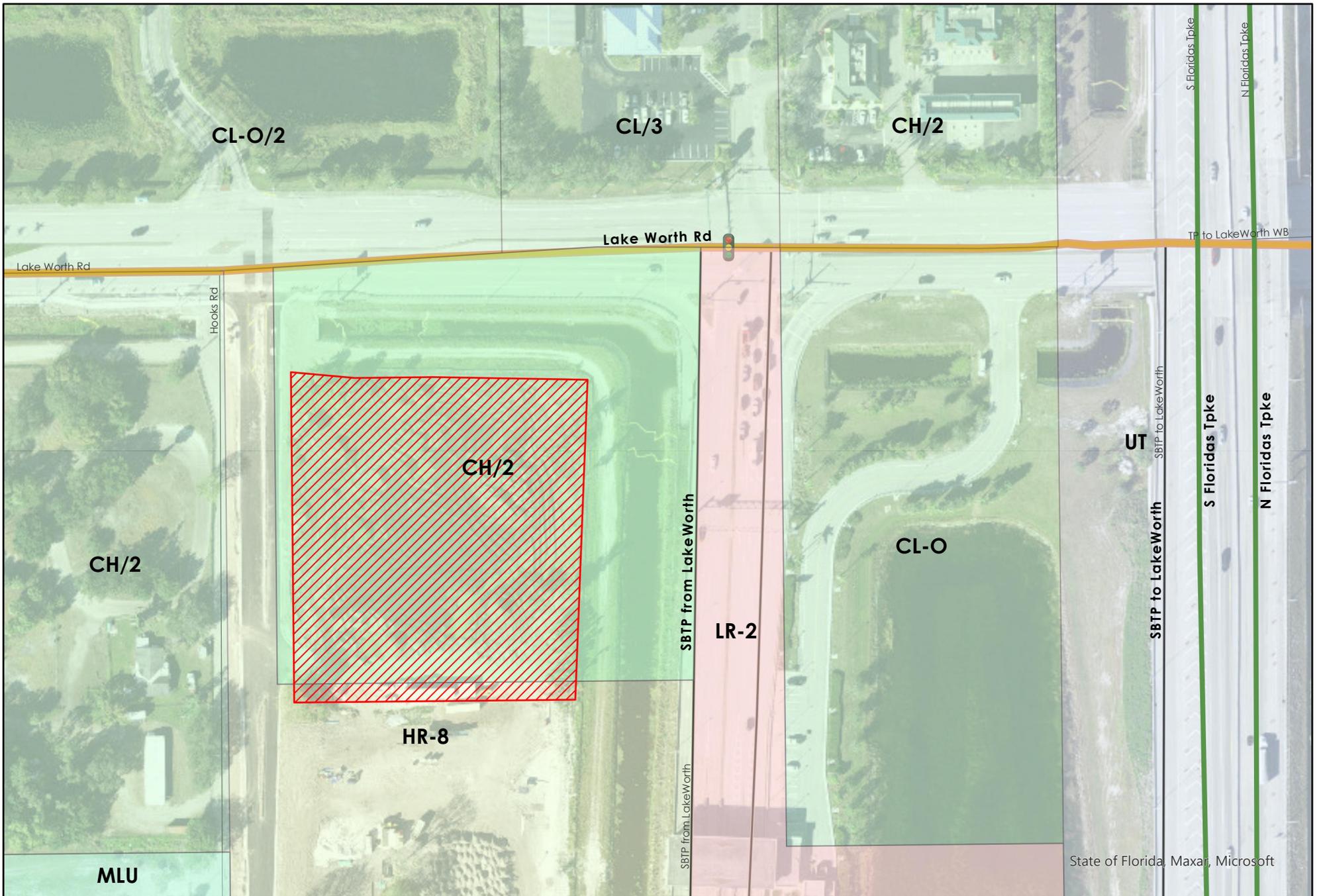


MICHAEL B. SCHORAH & ASSOCIATES, INC.
 1850 Forest Hill Boulevard, Suite 206
 West Palm Beach, Florida 33406
 Phone (561) 968-0080 Fax. (561) 642-9726

FIELD P.M.	595	SCALE	1" = 50'	SHEET NO.	3
CHECKED	PAGE 38	DATE			
C.S.P.	CADD FILE				
DRAWN	1708 BODY SURVEY	ALTON TWIN CTR	SEPTEMBER, 2017	OF	3
E.B.					

BOUNDARY / TOPOGRAPHIC SURVEY
 LAKE WORTH ROYALE (TH-82)

LB # 2438
 FILE NO. 1708



State of Florida, Maxar, Microsoft



Number of Lanes



Project Site

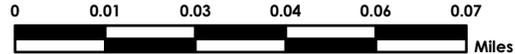


Exhibit 2: FLUA DESIGNATION WELLINGTON VISTA





EXHIBIT 3: PBC TRIP GENERATION RATES

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Palm Beach County Trip Generation Rates

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

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Ldg	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17 ^a	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue ^p	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
Office	General Office (10k-250k SF GFA) ^h	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA) ^h	710	1000 S.F.	$\text{Ln}(T) = 0.87 \text{Ln}(X) + 3.05$	10%	88/12	$\text{Ln}(T) = 0.86 \text{Ln}(X) + 1.16$	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	Medical Office (Stand-Alone)	720	1000 S.F.	$T=42.97(X)-108.01$	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Palm Beach County Trip Generation Rates

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

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

Footnotes

- a) Based on Daily to AM peak ratio for LUC 532 (Private School (K-12))
- b) Weekend peak hour rate = 10.36 per 1,000 s.f. with a 48/52 directional split
- c) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.
- d) Based on Daily to PM ratio for ITE Code 937 (Coffee Donut Shop + DT)
- e) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.
- f) Use PM rates
- g) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate from older ITE TGM. New PBC rate study underway.
- h) Based on PBC analysis of ITE TGM data plots

Modification History
3/2/2020: Added Landscape Services, modification history, edited formatting
7/25/2022: Updated with ITE TG Manual 11th ed information



EXHIBIT 4: APPROVED SITE PLAN

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EXHIBIT 5: TIME EXTENSION

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**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



**Palm Beach County
Board of County
Commissioners**

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

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

July 11, 2023

Lake Worth Road Commercial, LLC
2199 Ponce de Leon Boulevard, Suite 401
Coral Gables, FL 33134

RE: State of Emergency Time Extension for Control Number 2018-189

Dear Property Owner,

Your request for a time extension allowed by Florida Statute 252.363 is acknowledged as follows. This time extension is based on a State of Emergency due to Tropical Storm Ian (294 tolling days + 24 months = 1,024 days) and Subtropical Storm Nicole (45 tolling days + 24 months = 775 days).

Commencement of Development

<u>Previous Due Date</u>	<u>Extended Due Date</u>
08/19/2023	07/22/2028

Conditions of Approval

<u>Condition</u>	<u>Previous Due Date</u>	<u>Extended Due Date</u>
ENG-001.a	04/09/2025	03/13/2030

As of the above time extension due dates, Article 2.E of the Palm Beach County Land Development Code will again apply to the development order. At that time, you may apply for another time extension (if allowed by Florida Statute and the Code). Otherwise, staff will prepare a Status Report for review by the BCC.

- The declaration of a natural state of emergency issued by the Governor tolls the period remaining to exercise the rights of a development order for the duration of the emergency declaration.
- In addition to the tolling, the emergency declaration extends the period remaining to exercise the rights of a development order for 24 months.
- In cases where there are consecutive emergency declarations, tolling overlap is only counted once and the extension may not exceed 48 months.

If you should have any questions, please contact me at (561) 233-5364 or mmichael@pbcgov.org.

Thank you,

Melissa Michael
Senior Planner, Monitoring Section
cc: Brian Terry, Insuite Studio, Inc.

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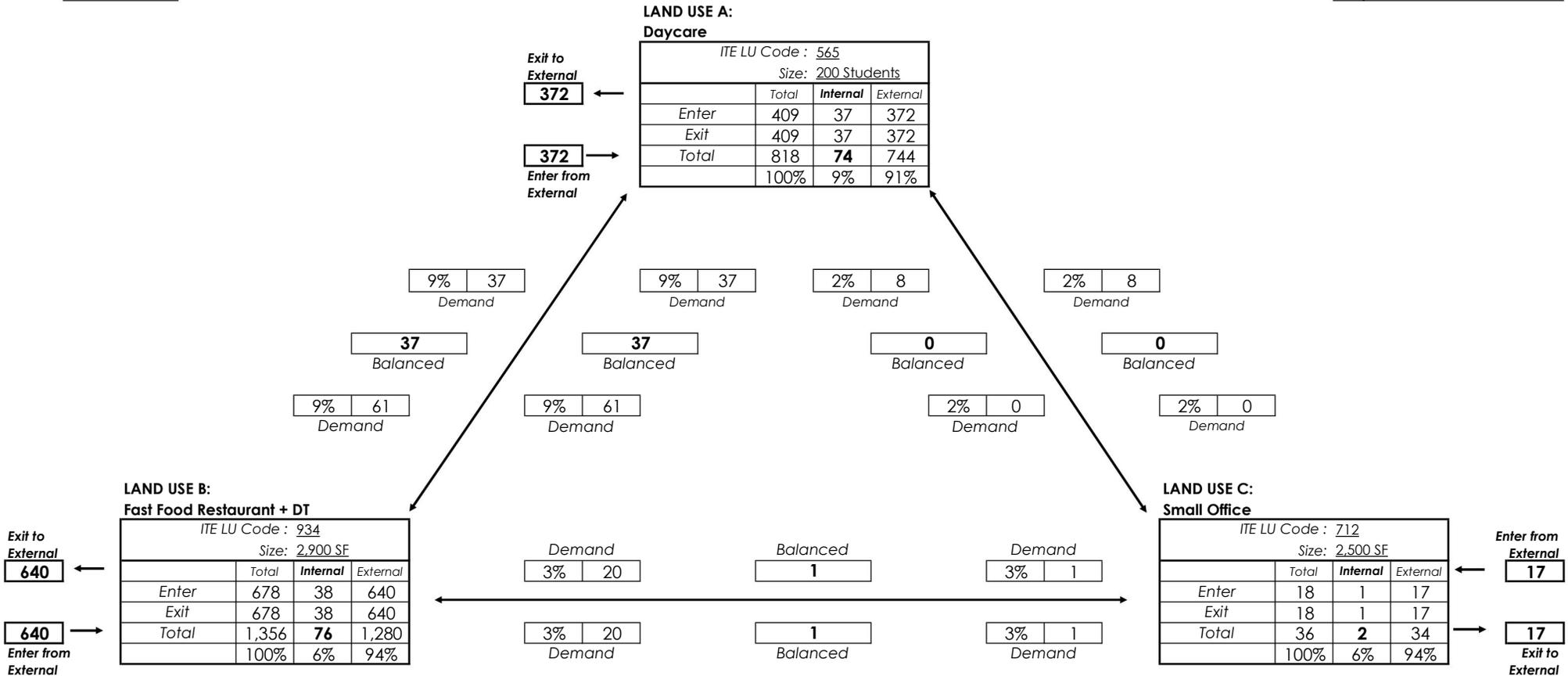
EXHIBIT 6: INTERNAL CAPTURE

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Analyst JFO
 Date 09/13/24

Name of Dvlpt Allie Polo Estates
 Time Period Daily

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



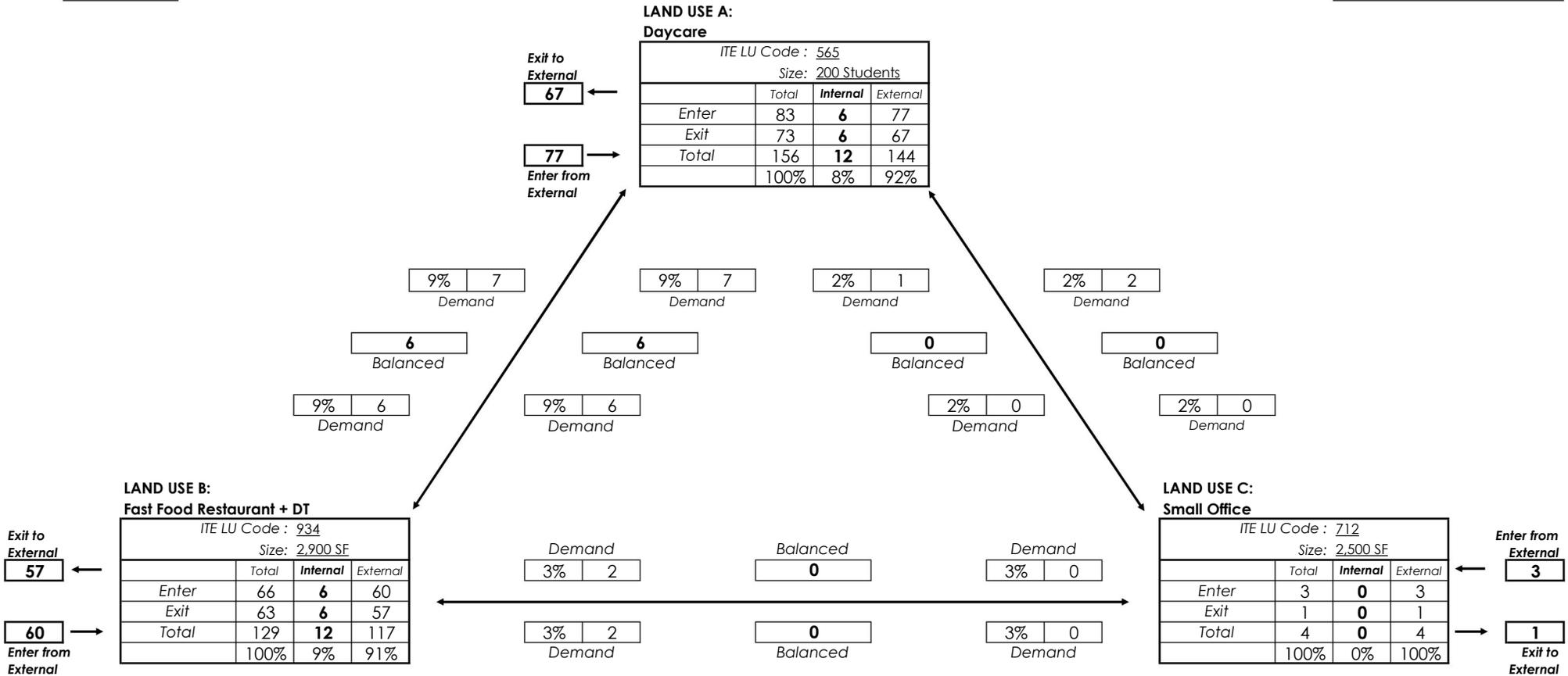
Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	372	640	17	1029
Exit	372	640	17	1029
Total	744	1,280	34	2,058
Single-Use TG. Est.	818	1,356	36	2,210
INTERNAL CAPTURE	9.05%	5.60%	5.56%	6.88%
Internal Capture			6.88%	

Source: Trip Generation Handbook, 2nd Edition Chapter 7

Analyst JFO
 Date 09/13/24

Name of Dvlpt Allie Polo Estates
 Time Period AM

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

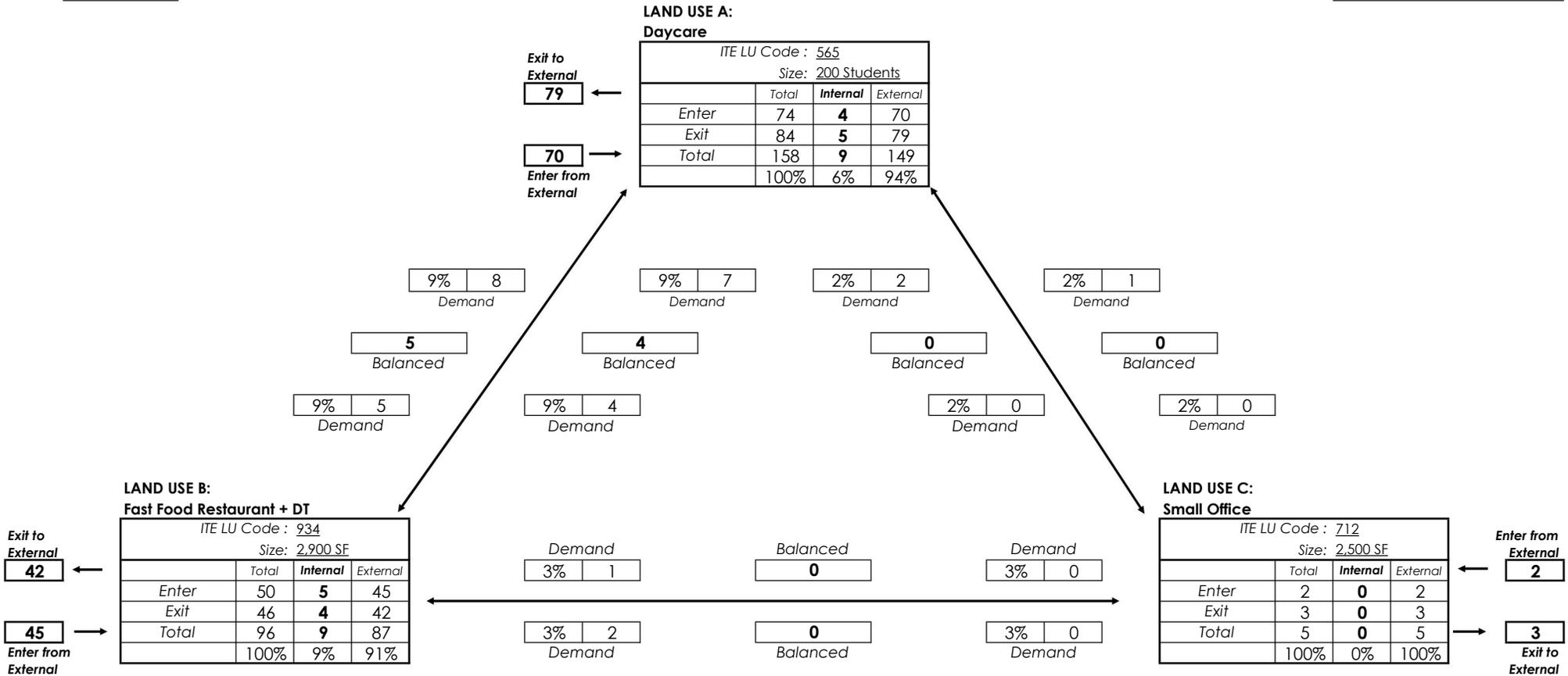


Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	77	60	3	140
Exit	67	57	1	125
Total	144	117	4	265
Single-Use TG. Est.	156	129	4	289
INTERNAL CAPTURE	7.69%	9.30%	0.00%	8.30%
Internal Capture			8.30%	

Analyst JFO
 Date 09/13/24

Name of Dvlpt Allie Polo Estates
 Time Period PM

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



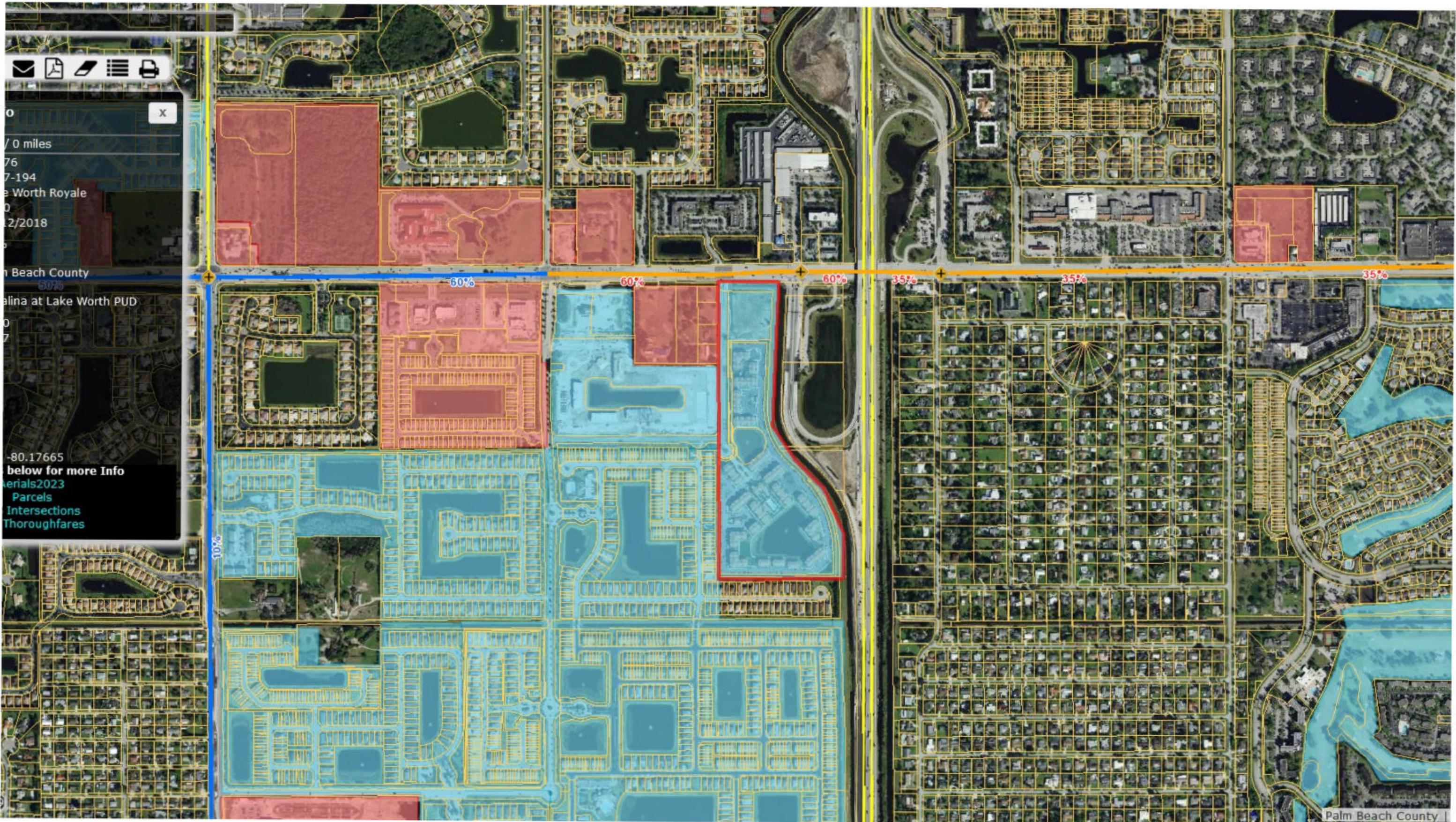
Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	70	45	2	117
Exit	79	42	3	124
Total	149	87	5	241
Single-Use TG. Est.	158	96	5	259
INTERNAL CAPTURE	5.70%	9.38%	0.00%	6.95%
	Internal Capture		6.95%	

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EXHIBIT 7: APPROVED TRAFFIC ASSIGNMENT

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Parcels
Intersections
Thoroughfares

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EXHIBIT 8: 2045 VOLUMES

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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
	935071	LAKE AVE	Dixie Hwy	S. M St	2	2			-	-	7,932	8,479	8,500
5649	937072	LAKE IDA RD	Hagen Ranch Rd	Jog Rd	2	2	12,238	7,591	7,536	8,812	3,015	3,482	8,000
5653	937074	LAKE IDA RD	Jog Rd	El Clair Ranch Rd	2	2	12,383	10,168	10,969	11,274	3,474	4,792	12,300
5651	937073	LAKE IDA RD	El Clair Ranch Rd	Military Tr	2	2	13,228	11,590	11,682	12,608	5,795	6,444	12,300
5623	937017	LAKE IDA RD	Military Tr	Barwick Rd	4	4	20,410	15,701	19,827	20,420	10,394	13,568	23,000
5605	937016	LAKE IDA RD	Barwick Rd	Congress Ave	4	4	29,688	27,179	28,271	30,891	13,799	17,154	31,600
5307	937061	LAKE IDA RD	Congress Ave	Swinton Ave	4	4	19,839	21,306	21,542	24,685	13,516	22,317	30,300
	937424	LAKE OSBORNE DR	12th Av S	Lake Worth Rd	2	2			-	-	91	492	500
3445	937163	LAKE WORTH RD	South Shore Blvd	120th Av	2	2	15,873	23,445	12,221	13,300	9,509	13,097	15,800
4409	937120	LAKE WORTH RD	120th Av	Isles Bl	4	4	20,557	15,106	14,871	17,500	10,481	16,195	20,600
4407	937119	LAKE WORTH RD	Isles Bl	SR-7	4	4	31,272	24,753	26,672	28,030	23,647	30,859	34,800
4401	930053	LAKE WORTH RD	SR-7	Lyons Rd	6	6T	36,432	33,787	38,065	39,252	29,845	37,416	45,600
4101	930054	LAKE WORTH RD	Lyons Rd	Florida Turnpike	6	6T			-	-	37,500	47,734	47,700
4201	930055	LAKE WORTH RD	Florida Turnpike	Pinehurst Dr	6	6T	42,905	34,043	39,166	42,106	37,301	45,035	47,300
4645	937233	LAKE WORTH RD	Pinehurst Dr	Jog Rd	6	6T	53,067	44,593	46,028	51,629	45,864	52,388	52,600
4609	937232	LAKE WORTH RD	Jog Rd	Sherwood Forest Blvd	6	6T	45,006	44,260	45,661	48,041	24,773	33,520	54,400
4673	937232	LAKE WORTH RD	Sherwood Forest Blvd	Haverhill Rd	6	6T	51,532	41,648	41,210	44,850	24,773	33,520	50,000
4627	930404	LAKE WORTH RD	Haverhill Rd	Military Tr	6	6T	50,676	43,493	44,371	44,984	22,275	29,002	51,100
4611	930024	LAKE WORTH RD	Military Tr	Kirk Rd	6	6T	47,121	43,790	42,951	44,802	26,081	34,974	51,800
4647	937234	LAKE WORTH RD	Kirk Rd	Congress Ave	6	6T	43,331	37,971	38,415	40,684	21,652	26,913	43,700
4651	930025	LAKE WORTH RD	Congress Ave	Boutwell Rd	4	4T	29,118	28,562	23,415	26,619	12,045	17,150	28,500
4305	930751	LAKE WORTH RD	Boutwell Rd	Lake/Lucerne Split	4	4T	24,924	-	25,497	25,500	14,494	19,765	30,800
4817	935069	LAKE WORTH RD	Dixie Hwy (SR-805)	'A' St	3	3	9,126	-	8,385	8,900	3,936	5,959	10,400
4813	935068	LAKE WORTH RD	Dixie Hwy (SR-805)	'A' St	2	2	10,601	-	8,078	8,200	4,936	6,196	9,300
4815	935076	LAKE WORTH RD	Federal Hwy (US-1)	Dixie Hwy (SR-805)	2	2	10,042	8,559	8,410	-	3,428	3,878	8,900
4811	935070	LAKE WORTH RD	Federal Hwy	Dixie Hwy (SR-805)	2	2	10,669	8,322	9,526	9,600	7,859	8,516	10,300
4801	930118	LAKE WORTH RD	A1A	Lucerne Ave	4	4	15,674	12,934	16,111	12,100	8,069	8,737	16,800
4403	937291	LANTANA RD	SR-7	Lyons Rd	4	4	19,621	14,775	15,574	17,057	18,458	16,412	13,800
4207	937290	LANTANA RD	Lyons Rd	Hagen Ranch Rd	4	4	38,436	24,298	25,977	28,535	27,248	44,140	42,100
4669	937293	LANTANA RD	Hagen Ranch Rd	Jog Rd	6	6	38,587	32,050	32,219	36,116	35,241	50,031	45,700
4619	937292	LANTANA RD	Jog Rd	Haverhill Rd	6	6	40,005	35,130	35,845	42,984	29,837	41,862	50,300
4605	930693	LANTANA RD	Military Tr	Lawrence Rd	6	6	42,958	33,827	41,854	49,357	35,147	46,266	55,100
4665	937289	LANTANA RD	Lawrence Rd	Congress Ave	6	6	47,796	47,863	47,054	50,923	56,534	66,732	57,300
4623	937288	LANTANA RD	Congress Ave	High Ridge Rd	6	6	42,455	43,695	41,390	46,300	32,001	40,113	49,500
4209	930076	LANTANA RD	High Ridge Rd	I-95	5	6	42,461	45,356	43,805	45,500	35,422	43,085	53,300
4311	930077	LANTANA RD	I-95	Redding Dr	5	6	41,769	38,457	37,424	36,000	28,787	39,254	47,900
4807	935214	LANTANA RD	Redding Dr	Federal Hwy	5	5	21,493	-	19,392	18,253	12,402	12,848	19,800
	937618	LARRIMORE RD	SR-15	SR-729	2	2			-	-	586	827	800
5638	937303	LAWRENCE RD	Woolbright Rd	Boynton Beach Blvd	3	3	7,854	7,167	7,651	8,714	7,479	10,007	10,200
5204	937302	LAWRENCE RD	Boynton Beach Blvd	Gateway Blvd	5	5	16,110	13,804	14,777	17,539	9,617	13,795	19,000

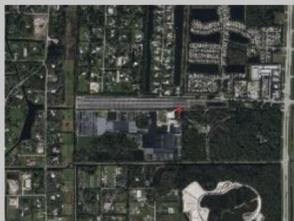
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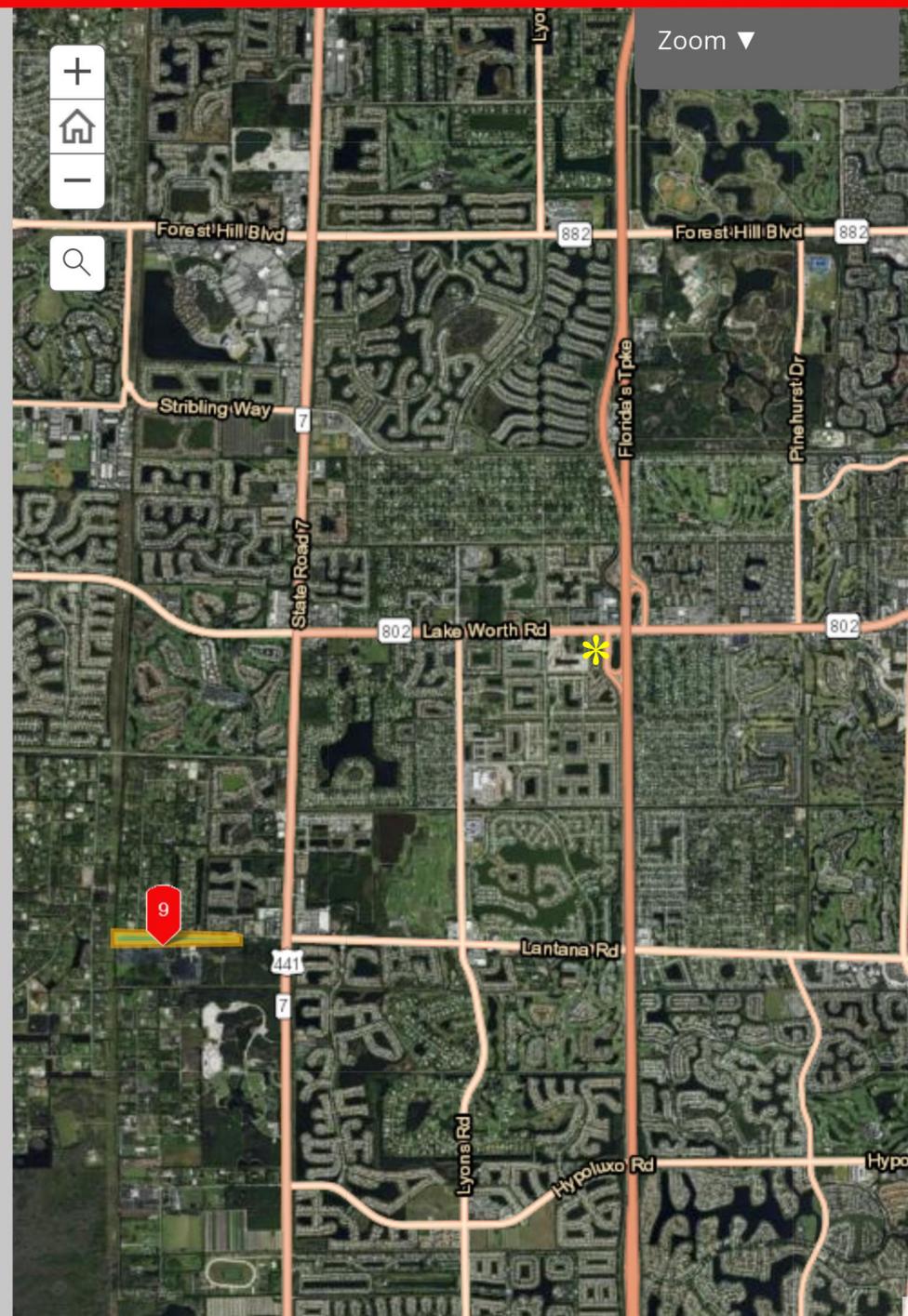
EXHIBIT 9: ACTIVE FLUA AMENDMENTS

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Active Amendments Map



9 The Reserve at Eagles Landing



ACCESSIBILITY & TRANSLATIONS

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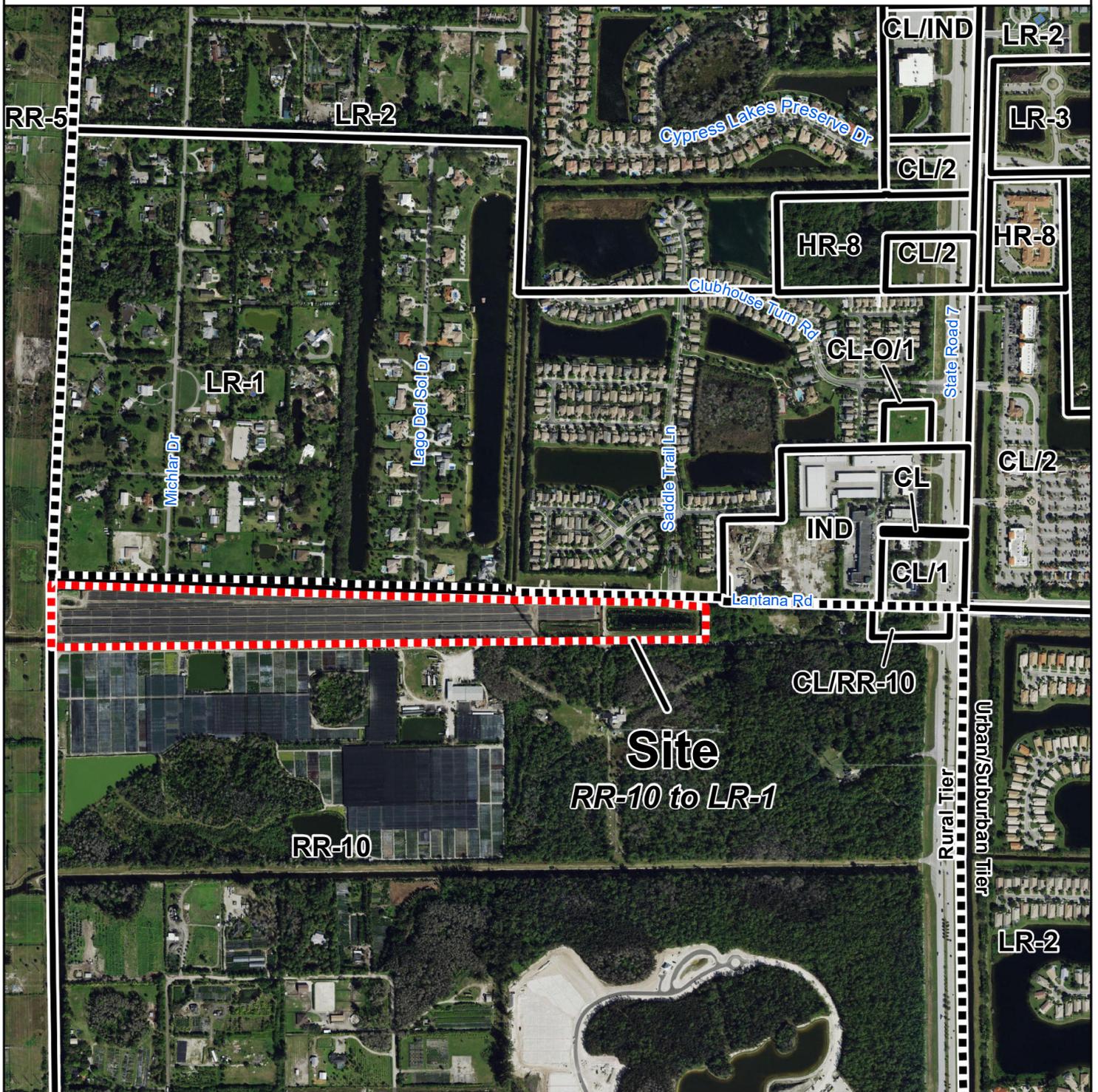
Future Land Use Atlas Amendment Petition Summary

Amendment Name	The Reserve at Eagles Landing	Round Number	25-A
Amendment No.	LGA 2024-012	Intake Date	5/8/2024
Acres	26.24	Control No.	1977-00024
Location	South side of Lantana Road and approx. 0.33 miles west of State Road 7	Zoning App No.	
Status	In Process		
Type	Large Scale Privately Initiated		
Project Manager	Travis Goodson		

Agent	Josh Nichols, Schmidt Nichols
Applicant	Lantana Farm Associates, Inc. (Thomas Mecca & Gary Smigiel)
Owner	Lantana Farm Associates, Inc. (Thomas Mecca & Gary Smigiel)
Existing Use	Agriculture
Current FLU	Rural Residential, 1 dwelling unit per 10 acres (RR-10)
Current Zoning	Agricultural Residential (AR)
Current Potential	Residential, up to 3 units
Proposed FLU	Low Residential, 1 dwelling unit per acre (LR-1)
Proposed Zoning	Residential Single-Family (RS)
Proposed Potential	Residential, up to 26 units
Utility Service Area	Palm Beach County Water Utilities Department (WUD)
Annexation Area	None
Plans/Overlays	None
Tier	Rural (proposing change to Urban/Suburban)
Commissioner	Sara Baxter, District 6
Parcel Control Number(s)	Comments:
00-41-44-37-00-037-0021	Includes Tier Change

Future Land Use Atlas Amendment

The Reserve at Eagles Landing (LGA 2024-012)



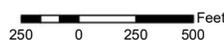
Site Data

Size: 26.24 acres
 Existing Use: Agricultural
 Proposed Use: Residential
 Current FLU: RR-10
 Proposed FLU: LR-1

Future Land Use Designations

RR-10	Rural Residential, 1 unit/10 acres	CL/RR-10	Commercial Low, underlying RR-10
RR-5	Rural Residential, 1 unit/5 acres	CL/1	Commercial Low, underlying LR-1
LR-1	Low Residential, 1 unit/acre	CL/2	Commercial Low, underlying LR-2
LR-2	Low Residential, 2 units/acre	CL/IND	Commercial Low, underlying IND
LR-3	Low Residential, 3 units/acre	CL-O/1	Commercial Low - Office, underlying LR-1
HR-8	High Residential, 8 units/acre	IND	Industrial
CL	Commercial Low		

Date: 6/10/2024
 Contact: PBC Planning
 Filename: Planning/AMEND/25-A
 Note: Map is not official, for presentation purposes only.



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



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EXHIBIT 10: DEVELOPMENT POTENTIAL FORM

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2024 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	25-B	Intake Date	November 13, 2024
Application Name	Allied Polo Estates	Revised Date	
Acres	3.00	Control Number	2018-00189
		Text Amend?	No
PCNs	00-42-43-27-05-028-0021		
Location	Southeast corner of Lake Worth Rd. and Hooks Rd.		
	Current	Proposed	
Tier	Urban / Suburban	Urban / Suburban	
Use	General Daycare and Type 1 Restaurant w/Drive-Through	Multi-family Residential	
Zoning	General Commercial (CG)	Planned Unit Development (PUD)	
Future Land Use Designation	Commercial High w/underlying Low Residential, 2 units per acre (CH/2)	High Residential, 8 units per acre (HR-8)	
Conditions	Ord. No. 2018-027	TBD	

B. Development Potential

	Current FLU	Proposed FLU
Maximum Square Feet (for non-residential)	$0.85\text{FAR} \times 3.0 \text{ ac.} = 111,078 \text{ sf}$	$0.45 \text{ FAR} \times 3.0 \text{ ac.} = 58,806 \text{ sf}$
Maximum Units (for residential)	$2.0 \text{ du/acre} \times 3.0 \text{ ac.} = 6 \text{ du}$	$8.0 \text{ du/acre} \times 3.0 \text{ ac.} = 24 \text{ du}$ Plus TDR Density $2 \text{ du/acre} \times 3.00 \text{ ac.} = 6 \text{ units}$ Plus WHP Density (Full Incentive 68%) $8 \text{ du/ac} \times 3.0 \text{ ac.} = \text{xx units}$ Total DU with bonus = 100 units* *Utilized entire Catalina at Lake Worth PUD to determine density.

Maximum Beds (for CLF proposals)	None.	None.
Population Estimate	<u>6.0</u> max du x 2.39 = <u>Up to 15 Residents</u>	<u>100</u> max du x 2.39 = <u>Up to 239 Residents</u>

Part 2. Applicant Data

A. Agent Information

Name	Brian Terry
Company Name	Insite Studio
Address	3601 PGA Blvd., Suite 220
City, State, Zip	Palm Beach Gardens, FL 33410
Phone / Fax Number	561.249.0940
Email Address	Brianterry@insitestudio.com

B. Applicant Information

Name	
Company Name	Lake Worth Road Commercial, LLC
Address	2199 Ponce de Leon Blvd., Suite 401
City, State, Zip	Coral Gables, FL 33134
Phone / Fax Number	
Email Address	
Interest	Property Owner

Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Ordinance 2018-027 Lake Worth Royale (LGA 2018-015)	ITE 220: Multifamily Low-Rise 6.74 Trips/DU
Maximum Trip Generation	Development of the 3 acres under the Commercial High designation is limited to a total maximum net daily trips of 1,147 and a maximum peak hour trips of 141.	162
Net Daily Trips:	$\frac{-985}{-985}$ (maximum minus current) (proposed minus current)	
Net PH Trips:	$\frac{-131 \text{ (-85 In/-46 Out)} \text{ AM, } -129 \text{ (-60 In/-69 Out)} \text{ PM (maximum)}}{-131 \text{ (-85 In/-46 Out)} \text{ AM, } -129 \text{ (-60 In/-69 Out)} \text{ PM (proposed)}}$	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	JFO GROUP INC	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	<i>Identify the number(s) of the nearest Palm Tran Route(s) that service the property, if any.</i>	
Nearest Palm Tran Stop	<i>Identify the location of the nearest bus stop, in tenths of a mile from the site.</i>	
Nearest Tri Rail Connection	<i>Identify the nearest connection to the Tri-County Commuter Rail Feeder Bus Route.</i>	
C. Potable Water & Wastewater Information		
Potable Water & Wastewater Providers	<i>Identify the water and wastewater providers</i>	
Nearest Water & Wastewater Facility, type/size	<i>Summarize the water and wastewater provider letter here by providing the location of the nearest point of connection including the size of the lines and if it is water or wastewater.</i>	



EXHIBIT 11: FLUA REVIEW COMMENTS

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Juan Ortega

From: Dom Simeus <DSimeus@pbc.gov>
Sent: Tuesday, October 22, 2024 11:43 AM
To: Juan Ortega
Subject: LUPA Intakes

Good morning Dr. Ortega,

Please address the issues below at your earliest convenience to expedite the review process:

9924 Happy Hollow

The site was supposed to connect to Happy Hollow as per the approved site plan in Exhibit 4. Please provide a rationale for the proposed traffic assignment.

Wellington Vista

Revise the traffic assignment (Figure 2) to divert some trips onto Polo Road.

The Paving Lady

The following links in Table 7 should be class II:

- a. Southern Boulevard from Benoist Farm Road to Pike Road.
- b. Jog Road from Belvedere Road to Okeechobee Boulevard.

Thank you

Dom

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Juan Ortega

From: Dom Simeus <DSimeus@pbc.gov>
Sent: Friday, October 25, 2024 10:24 AM
To: Juan Ortega
Subject: RE: LUPA Intakes

Thank you, Dr. Ortega. My concern isn't about the 50% distribution going to the West or the potential impact on the study outcomes, particularly the Long Range. While the location of the access on Hooks is somewhat favorable to Lake Worth, it's important to consider the worst-case scenario, which would most assuredly eliminate the possibility of U-turns at that intersection. Since the goal is to address future concerns no matter how futile, I would prefer to increase the assignment to at least 25% on Polo.

Regarding the MOP, I suggest presenting two sets of scenarios for the Traffic Assignment. The first assignment could be used for the Long Range Plan (initial assignment with the exclusion of Polo), while the second could apply to Test 2 or the concurrency application.

Hope my response is to your liking.

From: Juan Ortega <jortega@jfo.us>
Sent: Friday, October 25, 2024 9:56 AM
To: Dom Simeus <DSimeus@pbc.gov>
Subject: RE: LUPA Intakes

Good morning Dom, the Wellington Vista project is proposed to be an apartment complex where there are not that many destinations along Polo Road. But I do agree with you that given that new connection (Pineapple Farms Ln), some traffic may go on that road, and probably go back to Lake Worth Road. However, given the project driveways (and internal circulation) it's more likely that project traffic will go on Lake Worth Road.

Given all the destinations along SR-7, I think that 50% distribution to the west is possible. You have the Wellington Mall, the Wellington hospital, medical offices, Lotis I and II, schools, etc. Also, there are countless Polo/Dressage/Jumping destinations along Lake Worth Road west of SR-7. I'm starting to think that the distribution to the west might need to be more 😊.

Interesting enough, you are reviewing a FLUA application that before you started at the County didn't have a Concurrency Test (Test 2) that doesn't quite make sense, but those are the rules and we need to follow them. Now, when it comes to the exercise at hand, even though Polo Road was added to the throughfare map years ago, the MPO did not add it to the LRTP. So, every trip that we assign to Polo Road will be removed from the big picture analysis which to your point won't make a difference for this project but it may for other projects in the future.

If you need me to change the distribution to Polo Road, please let me know what you think it should be and I will make the change even though it won't make a difference for the project's bottom line. As of now, we can assign 90% of the project traffic to Polo Road and still be insignificant for Test 2.

Dr. Juan F. Ortega, PE
JFO GROUP INC
T: (561) 462-5364 • C: (561) 512-7556
JOrtega@jfo.us

From: Dom Simeus <DSimeus@pbc.gov>
Sent: Friday, October 25, 2024 9:13 AM

To: Juan Ortega <jortega@jfo.us>

Subject: RE: LUPA Intakes

Dr. Ortega,

While the impacts are minimal, I doubt that 50% of travelers will be moving from eastbound to westbound at the intersection while the connection is available. I strongly believe that more than 10% should be dispersed on Polo Rd. Please share your thoughts.

From: Juan Ortega <jortega@jfo.us>

Sent: Tuesday, October 22, 2024 2:26 PM

To: Dom Simeus <DSimeus@pbc.gov>

Subject: RE: LUPA Intakes

Dom, please see attached revised FLUA Traffic Analysis for Wellington Vista addressing your comments from 10/22/2024.

Dr. Juan F. Ortega, PE

JFO GROUP INC

T: (561) 462-5364 • C: (561) 512-7556

JOrtega@jfo.us

From: Juan Ortega

Sent: Tuesday, October 22, 2024 12:46 PM

To: 'Dom Simeus' <DSimeus@pbc.gov>

Subject: RE: LUPA Intakes

Good afternoon Dom, thank you. I'm on it. About 9924 *Happy Hollow*, according to Policy 1.5-v of the Comprehensive Plan (See below), the proposed CMR FLU will require a connection to SR 7. Same as the site across the street where a driveway on Happy Hollow will not be allowed. Attached is the approved site plan for the site across the street which has a CMR FLU. Exhibit 4 of the 3.5d analysis is the latest approved (not the proposed), we are currently working on a site plan for a concurrent Zoning application in December.

I will revise Wellington Vista and The Paving Lady and will email them to you.

Industrial

Policy 1.5-v: Industrial. The County shall foster employment opportunities in the Agricultural Reserve Tier by allowing light industrial uses at appropriate locations to provide a balance of land uses for current and new residents of the Tier. All new future land use amendments requesting industrial type uses in the Agricultural Reserve Tier shall meet the following requirements:

1. Limited to the Commerce (CMR) future land use designation;
2. Located with frontage and access on State Road 7 (north of Rio Grande Avenue), Atlantic Avenue, Boynton Beach Boulevard or have access to these roadways through an existing commercial or industrial site. Sites located west of State Road 7 must share a common border with a property with commercial or industrial future land use;

Dr. Juan F. Ortega, PE

JFO GROUP INC

T: (561) 462-5364 • C: (561) 512-7556

JOrtega@jfo.us

From: Dom Simeus <DSimeus@pbc.gov>
Sent: Tuesday, October 22, 2024 11:43 AM
To: Juan Ortega <jortega@jfo.us>
Subject: LUPA Intakes

Good morning Dr. Ortega,

Please address the issues below at your earliest convenience to expedite the review process:

9924 Happy Hollow

The site was supposed to connect to Happy Hollow as per the approved site plan in Exhibit 4. Please provide a rationale for the proposed traffic assignment.

Wellington Vista

Revise the traffic assignment (Figure 2) to divert some trips onto Polo Road.

The Paving Lady

The following links in Table 7 should be class II:

- a. Southern Boulevard from Benoist Farm Road to Pike Road.
- b. Jog Road from Belvedere Road to Okeechobee Boulevard.

Thank you

Dom

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Juan Ortega

From: Dom Simeus <DSimeus@pbc.gov>
Sent: Wednesday, October 30, 2024 11:47 AM
To: Juan Ortega
Subject: RE: Wellington Vista

As per Planning, the condition applies to the current max FLU or the condition be amended...

From: Juan Ortega <jortega@jfo.us>
Sent: Wednesday, October 30, 2024 11:02 AM
To: Dom Simeus <DSimeus@pbc.gov>
Subject: RE: Wellington Vista

I addressed that condition in Page 8 of the PDF for the 3.5-D Traffic Analysis, see below for your convenience.

J F O G R O U P I N C
Traffic Engineering • Transportation Planning
www.jfogroupinc.com

4. PROPOSED SITE PLAN

The proposed project will replace the vested 200 Children Daycare, 2,900 SF Fast Food Restaurant with Drive-Thru and 2,500 SF Office with a 100 multifamily development. Exhibit 4 includes a copy of the latest approved site plan while Exhibit 5 includes a copy of the latest Time Extension for the subject site.

Table 4 includes the trip generation for the project maximum as it will be shown in the proposed site plan compared to the vested development. In order to accomplish the proposed intensity that will be shown in the proposed site plan, the applicant is planning on applying for density bonuses under the TDR and/or WFH programs.

According to Table 4, the net Daily, AM and PM peak hour trips potentially generated due to the proposed site plan are 454, 37 (9 In/28 Out) and 39 (24 In/15 Out) trips, respectively. The proposed development will generate less traffic than the vested traffic for the site while meeting LGA 2018-015 Condition 1: *Development of the 3 acres under the Commercial High designation is limited to a total maximum net daily trips of 1,147 and a maximum peak hour trips of 141.*

Dr. Juan F. Ortega, PE
JFO GROUP INC
T: (561) 462-5364 • C: (561) 512-7556

From: Dom Simeus <DSimeus@pbc.gov>
Sent: Wednesday, October 30, 2024 10:58 AM
To: Juan Ortega <jortega@jfo.us>
Subject: RE: Wellington Vista

Yes for the 3 acres...

From: Juan Ortega <jortega@jfo.us>
Sent: Wednesday, October 30, 2024 10:54 AM
To: Dom Simeus <DSimeus@pbc.gov>
Subject: RE: Wellington Vista

Good morning Dom, attached is Resolution 2018-027. Are you referring to the condition below from Page 4 of the attached PDF?

EXHIBIT 1

A. Future Land Use Atlas page 76 is amended as follows:

Amendment No:	Lake Worth Royale (LGA 2018-015)
Amendment:	From Low Residential, 2 units per acre (LR-2) to Commercial High with underlying LR-2 (CH/2) on 3 acres and High Residential, 8 units per acre (HR-8) on 27.02 acres
Location:	South side of Lake Worth Road, west of Florida's Turnpike at Hooks Road
Size:	30.02 acres approximately
Property No:	00-42-43-27-05-028-0021, 00-42-43-27-05-028-0151, 00-42-43-27-05-028-0171, 00-42-43-27-05-028-0172, 00-42-43-27-05-028-0181, 00-42-43-27-05-028-0312
Conditions: Development of the site is subject to the following: 1. Development of the 27.02 acres of HR-8 is limited to a maximum of 375 dwelling units or other uses allowed in a residential future land use designation. Development of the 3 acres under the Commercial High designation is limited to a total maximum net daily trips of 1,147 and a maximum peak hour trips of 141.	

Dr. Juan F. Ortega, PE
JFO GROUP INC
T: (561) 462-5364 • C: (561) 512-7556
JOrtega@jfo.us

From: Dom Simeus <DSimeus@pbc.gov>
Sent: Wednesday, October 30, 2024 10:44 AM
To: Juan Ortega <jortega@jfo.us>
Subject: Wellington Vista

Good morning Dr. Ortega,

It has been brought to our attention that the study needs to comply with the condition under the 2018-027 for the maximum current FLU. Please revise the study and reach out for any concerns.

Thanks

Dom

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

ORDINANCE NO. 2018 - 027

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ATLAS (FLUA) FOR THE SITE SPECIFIC AMENDMENT **LAKE WORTH ROYALE (LGA 2018-015)**, MODIFYING PAGE 76 OF THE FLUA FOR APPROXIMATELY 30.02 ACRES OF LAND, GENERALLY LOCATED ON THE SOUTH SIDE OF LAKE WORTH ROAD, WEST OF FLORIDA'S TURNPIKE AT HOOKS ROAD, BY CHANGING THE FUTURE LAND USE DESIGNATION FROM LOW RESIDENTIAL, 2 UNITS PER ACRE (LR-2) TO COMMERCIAL HIGH WITH AN UNDERLYING LOW RESIDENTIAL, 2 UNITS PER ACRE (CH/2) ON 3 ACRES AND HIGH RESIDENTIAL, 8 UNITS PER ACRE (HR-8) ON 27.02 ACRES WITH CONDITIONS; AND AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17; and

WHEREAS, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

WHEREAS, Section 163.3184(2)(a), Florida Statutes, provides that comprehensive plan amendments shall follow the expedited state review process except as set forth in Section 163.3184(2)(b) and (c), Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners have initiated amendments to several elements of the Comprehensive Plan in order to promote the health, safety and welfare of the public of Palm Beach County; and

WHEREAS, the proposed amendments meet the requirements of Section 163.3184(3)(a), Florida Statutes, to be processed through the expedited state review process, and are being processed through the expedited state review process; and

WHEREAS, the Palm Beach County Local Planning Agency conducted its public hearing on July 13, 2018 to review the proposed amendments to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendments to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on July 23, 2018 to review the recommendations of the Local Planning Agency, whereupon the Board of County Commissioners authorized transmittal of proposed amendments to the state land planning agency and review agencies pursuant to Chapter 163, Part II, Florida Statutes; and

1 **WHEREAS**, Palm Beach County received a letter from the state land planning agency
2 dated August 31, 2018 stating that the agency had identified no comments related to important
3 state resources and facilities within the Agency's authorized scope of review that will be
4 adversely impacted by the amendment contained in this ordinance if adopted; and

5 **WHEREAS**, on October 31, 2018 the Palm Beach County Board of County
6 Commissioners held a public hearing to consider adoption of the amendments; and

7 **WHEREAS**, the Palm Beach County Board of County Commissioners has determined
8 that the amendments comply with the requirements of the Community Planning Act.

9 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
10 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

11 **Part I. Amendments to the 1989 Comprehensive Plan**

12 Amendments to the 1989 Comprehensive Plan are hereby adopted and attached to
13 this Ordinance as Exhibit 1:

14 **1. Future Land Use Atlas page 76** is amended as follows:

15 **Application: Lake Worth Royale (LGA 2018-015)**

16 **Amendment:** From Low Residential, 2 units per acre (LR-2) to Commercial High with an
17 underlying Low Residential, 2 units per acre (CH/2) on 3 acres and High
18 Residential, 8 units per acre (HR-8) on 27.02 acres,

19 **Location:** South side of Lake Worth Road, west of Florida's Turnpike at Hooks Road,

20 **Size:** 30.02 acres approximately,

21 **Conditions:** See Exhibit 1;

22 **Part II. Repeal of Laws in Conflict**

23 All local laws and ordinances applying to the unincorporated area of Palm Beach
24 County in conflict with any provision of this ordinance are hereby repealed to the extent of
25 such conflict.

26 **Part III. Severability**

27 If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for
28 any reason held by the Court to be unconstitutional, inoperative or void, such holding shall not
29 affect the remainder of this Ordinance.

30 **Part IV. Inclusion in the 1989 Comprehensive Plan**

31 The provision of this Ordinance shall become and be made a part of the 1989 Palm
32 Beach County Comprehensive Plan. The Sections of the Ordinance may be renumbered or
33 re-lettered to accomplish such, and the word "ordinance" may be changed to "section,"
34 "article," or any other appropriate word.

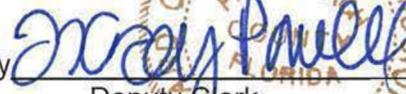
1 **Part V. Effective Date**

2 The effective date of this plan amendment, if the amendment is not timely challenged,
3 shall be 31 days after the state land planning agency notifies the County that the plan
4 amendment package is complete. If timely challenged, this amendment shall become
5 effective on the date the state land planning agency or the Administration Commission enters
6 a final order determining this adopted amendment to be in compliance. No development
7 orders, development permits, or land uses dependent on this amendment may be issued or
8 commence before it has become effective. If a final order of noncompliance is issued by the
9 Administration Commission, this amendment may nevertheless be made effective by adoption
10 of a resolution affirming its effective status, a copy of which resolution shall be sent to the
11 state land planning agency.

12 **APPROVED AND ADOPTED** by the Board of County Commissioners of Palm Beach
13 County, on the 31st day of October, 2018.

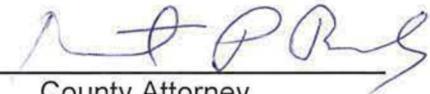
14 ATTEST:
15 SHARON R. BOCK, CLERK
16 & COMPTROLLER

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY COMMISSIONERS

17 By 
18 Deputy Clerk

By 
Melissa McKinlay, Mayor

19 APPROVED AS TO FORM AND LEGAL SUFFICIENCY

20 By 
21 County Attorney

22 Filed with the Department of State on the 7th day of November, 2018.

23 T:\Planning\AMEND\18-D\Admin\Ordinances\Ord-2-LakeWorthRoyale.docx

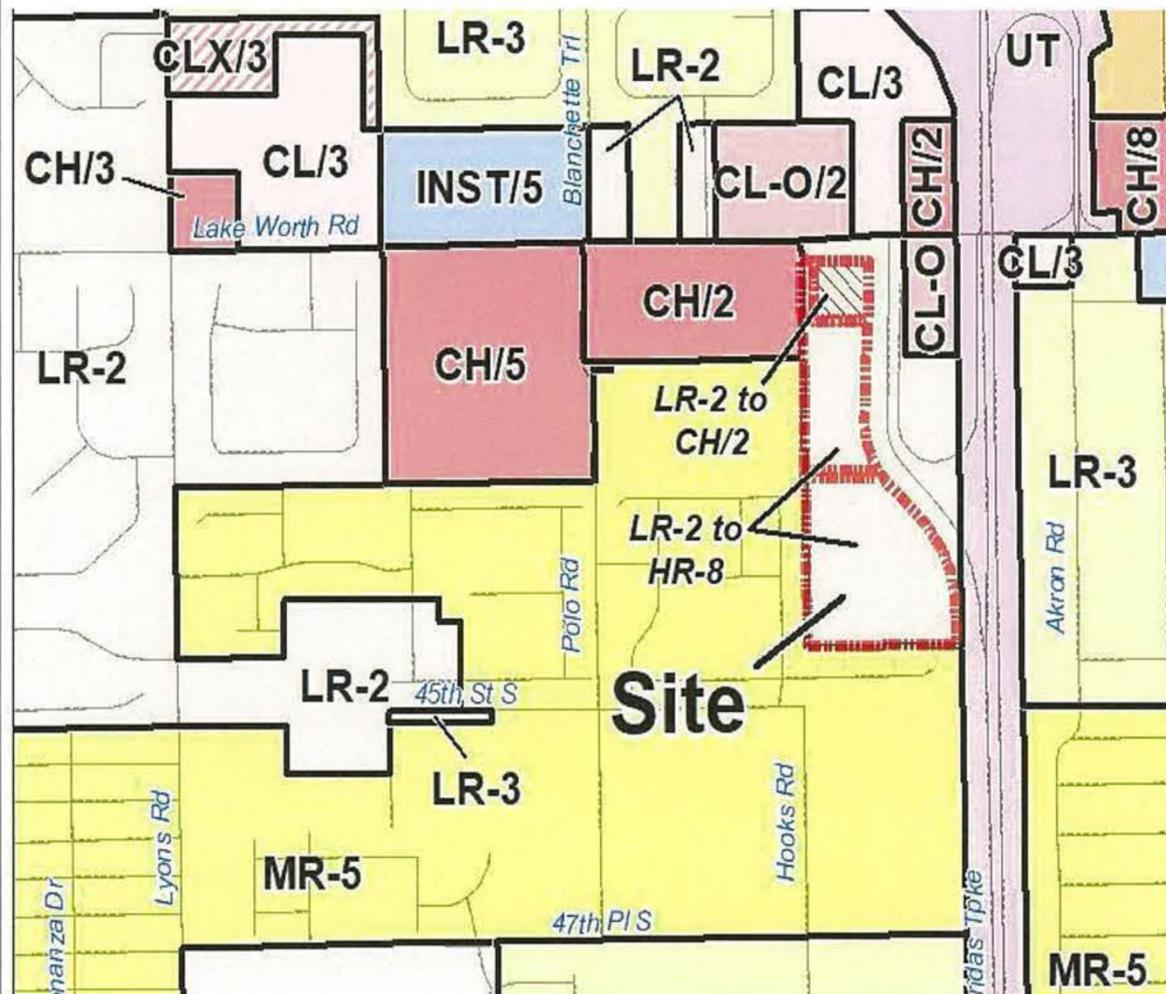
EXHIBIT 1

A. Future Land Use Atlas page 76 is amended as follows:

Amendment No:	Lake Worth Royale (LGA 2018-015)
Amendment:	From Low Residential, 2 units per acre (LR-2) to Commercial High with underlying LR-2 (CH/2) on 3 acres and High Residential, 8 units per acre (HR-8) on 27.02 acres
Location:	South side of Lake Worth Road, west of Florida's Turnpike at Hooks Road
Size:	30.02 acres approximately
Property No:	00-42-43-27-05-028-0021, 00-42-43-27-05-028-0151, 00-42-43-27-05-028-0171, 00-42-43-27-05-028-0172, 00-42-43-27-05-028-0181, 00-42-43-27-05-028-0312

Conditions: Development of the site is subject to the following:

1. Development of the 27.02 acres of HR-8 is limited to a maximum of 375 dwelling units or other uses allowed in a residential future land use designation. Development of the 3 acres under the Commercial High designation is limited to a total maximum net daily trips of 1,147 and a maximum peak hour trips of 141.
2. The residential development shall include the purchase and construction of fifty-one (51) TDR units. The TDR units shall be purchased prior to issuance of first building permit.
3. The residential Zoning development order shall require at least 19% of the total residential density as workforce housing units subject to the following requirements:
 - a. The property owner shall provide these workforce housing units on site, and between 60-140% of the Area Median Income ranges for the County, in four ranges (60-80%, >80 - 100%, >100 -120%, and >120 – 140%); and
 - b. These workforce housing units shall be provided in units that have 2 bedrooms or greater.
4. Vehicular and pedestrian connections shall provide cross access to the commercial parcel to the west and a connection to the residential project to the west to provide for connectivity to Polo Road.



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JFO GROUP INC

Traffic Engineering & Transportation Planning

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



November 4, 2024

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

**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: Wellington Vista
FLUA Amendment Policy 3.5-d Review
Round 2024-25-B**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Study for the proposed Future Land Use Amendment for the above-referenced project, revised October 30, 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:	Southeast corner of Lake Worth Road and Hooks Road	
PCN:	00-42-43-27-05-028-0021	
Acres:	3 acres	
	Current FLU	Proposed FLU
FLU:	Commercial High/Low Residential, 2 units per acre (CH/2)	High Residential, 8 units per acre (HR-8)
Zoning:	General Commercial (CG)	Planned Unit Development (PUD)
Density/ Intensity:	0.85 FAR	8 units per acre
Maximum Potential:	Ordinance 2018-027	Multifamily Low Rise = 24 DUs
Proposed Potential:	None	Multifamily Mid-Rise = 100 DUs <i>(Using TDR and/or WHP Density Bonus)</i>
Net Daily Trips:	-985 (maximum – current) -693 (proposed – current)	
Net PH Trips:	10 (2/8) AM, 12 (8/4) PM (maximum) 37 (9/28) AM, 39 (24/15) PM (proposed)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

**Palm Beach County
Board of County
Commissioners**

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

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

Dr. Juan F. Ortega, P.E.

November 4, 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 **proposed potential** density shown above. As such, this amendment necessitates a condition of approval, based on the Transfer of Development Rights (TDR) and/or Workforce Housing Program (WHP), to limit the project to the equivalent trips for the proposed potential.

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

Sincerely,

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

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
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