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October 9, 2008

Department of Engineering  
and Public Works  
P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
www.pbcgov.com

Luisa Fernanda Arbelaez, P.E.  
Land Design South, Inc.  
2101 Centrepark West Dr, Suite 100  
West Palm Beach, FL 33409

Re: **Lyons Road Residential  
Policy 3.5-d Review**

Dear Ms. Arbelaez:

The Palm Beach County Traffic Division has reviewed the traffic study for the proposed Future Land Use Amendment entitled **Lyons Road Residential** prepared by Land Design South, Inc., and dated September 15, 2008, pursuant to the Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

<b>Location:</b>	E side of Lyons Rd. between Lantana and Lake Worth
<b>PCN:</b>	00424327050280240, -0230, -0223, -0211, -0212, -0271, -0252
<b>Size:</b>	58.48 Acres
<b>Existing FLU:</b>	LR-2 (Equestrian Residential, RT Zoning)
<b>Potential:</b>	116 single-family homes
<b>Proposed FLU:</b>	HR-8 (PUD Zoning)
<b>Potential:</b>	467 MF (apartment) dwelling units
<b>Net Daily Trips:</b>	2,109 tpd
<b>Net PH Trips:</b>	142 AM (24/118) and 167 PM (106/61)

Based on the review, Traffic Division has determined that the proposed amendment complies with Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan.

Please contact the Traffic Division at (561) 684-4030 with any questions.

Sincerely,

Nick Uhren, P.E.  
Sr. Professional Engineer – Traffic Division

NU:sf  
cc: Erin Fitzhugh, PBC Planning Division  
Briane R. Tuttle – TLH-BOS Corp.  
E. Wayne Legum – Lyons Road LW, LLC  
Jules M Jr. & Elisabeth R. Romfh

File: General - TPS  
N:\TRAFFIC\Development Review\CompPlan Changes\09-1\2009-01a R1 Lyons Rd Approval.docx

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