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APR 17 2009

April 15, 2009

Juan F Ortega, P.E., Ph.D.  
Land Design South  
2101 Centrepark West Drive, #100  
West Palm Beach, FL 33401

**RE: 2009-D2 BOYNTON BEACH BLVD OFFICE AND STORAGE  
POLICY 3.5-D REVIEW**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the traffic study for the proposed Future Land Use Amendment for the above referenced project prepared by Land Design South, Inc., and dated April 3, 2009, 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>	N of Boynton Beach Blvd, 1/2 mile W of Jog Rd
<b>PCN:</b>	00-42-43-27-05-048-0560, 00-42-43-27-05-048-0570
<b>Size:</b>	8.87 Acres
<b>Existing FLU:</b>	MR-5
<b>Existing Zoning:</b>	AR and RE
<b>Existing Use:</b>	Warehouse/Produce Packing Fac (W parcel) Vacant (E parcel)
<b>Exist Potential:</b>	Single Family Residential = 44 DU
<b>Proposed FLU:</b>	IND/5 (5.19 Ac) – N portion INST/5 (3.68 Ac) – S portion
<b>Proposed Use:</b>	Warehouse/Storage – N portion Medical/Dental Office – S portion
<b>Proposed Zon:</b>	MUPD
<b>Max Potential:</b>	Government Office=173,870 sf (0.45 FAR)
<b>Proposed :</b>	Government Office=53,900 sf
<b>Net Daily Trips:</b>	2,903 (Proposed)
<b>Net PH Trips:</b>	98(87/11) AM and 48(13/35) PM (Proposed)

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.

If you have any questions, please contact the Traffic Division at (561) 684-4030.

Sincerely,

Quazi Bari, P.E.  
Professional Engineer – Traffic Division

QB:sf

File: General – TPS Gen.  
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