



BOYNTON BEACH PLACE MUPD

PALM BEACH COUNTY, FLORIDA

CN 1997-00004

ROUND 23-B

FUTURE LAND USE ATLAS AMENDMENT POLICY 3.5-d TRAFFIC STUDY

**PREPARED FOR:
JOB-MAN DEVELOPMENT LLC**

Prepared by:

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February 29, 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 Boynton Beach Place Property. The purpose of this analysis is to evaluate the traffic impact of the proposed Future Land Use change to determine compliance with the *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 ±8.86 acres located north of Boynton Beach Boulevard, just east of Jog Road in unincorporated Palm Beach County (PBC), Florida. There is a proposal to change the current Future Land Use from the current Commercial High (CH) with underlying Medium Residential, 5 units per acre (MR-5) on 3.96 acres and Commercial Low Office (CL-O) with underlying Medium Residential, 5 units per acre (MR-5) on 4.90 acres to Commercial Low (CL) with underlying Medium Residential, 5 units per acre (MR-5) on 8.86 acres.



Figure 1: Project Location

Property Control Number associated with this project is 00-42-45-22-00-000-5030. 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
Medical Office	720	$T=42.97X - 108.01$	79%	21%	3.10	30%	70%	3.93
Shop Plaza (40-150ksf) W/Sup Market	821	94.49	62%	38%	3.53	48%	52%	9.03
Shop Center (>150ksf)	820	37.01	62%	38%	0.84	48%	52%	3.40
Mini-Warehouse/SS	151	1.45	59%	41%	0.09	47%	53%	0.15
Automobile Sales (New)	840	27.84	73%	27%	1.86	40%	60%	2.42
Fast Food Restaurant + DT	934	467.48	51%	49%	44.61	52%	48%	33.03
Automobile Care Center	942	31.10	66%	34%	2.25	48%	52%	3.11
Carwash (Automated)	PBC	166.00	50%	50%	11.97	50%	50%	13.65

Table 2 summarizes Daily, AM and PM peak trip generation potential under the Current Future Land Use designation. The net Daily, AM and PM trips potentially generated due to the Current Future Land Use designation are 8,325, 455 (334 In/121 Out), and 789 (312 In/477 Out) trips respectively.

Table 2: Trip Generation – Current Future Land Use

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Medical Office	106,722 ¹ SF	4,478	261	70	331	126	293	419
Shop Plaza (40-150ksf) w/Sup Market	86,249 ² SF	8,150	188	116	304	374	405	779
Σ		12,628	449	186	635	500	698	1,198
Internal Capture								
Medical Office		448	12	7	19	13	29	42
Shop Plaza (40-150ksf) w/Sup Market		448	7	12	19	29	13	42
Σ		(896)	(19)	(19)	(38)	(42)	(42)	(84)
Pass By								
Medical Office	10%	403	25	6	31	11	27	38
Shop Plaza (40-150ksf) w/Sup Market	39%	3,004	71	40	111	135	152	287
Σ		(3,407)	(96)	(46)	(142)	(146)	(179)	(325)
Net Trips (Current FLU)		8,325	334	121	455	312	477	789

¹ 4.90 Acres X 0.5 FAR X 43,560 SF/Acre

² 3.96 Acres X 0.5 FAR X 43,560 SF/Acre

3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current Commercial High (CH) with underlying Medium Residential, 5 units per acre (MR-5) on 3.96 acres and Commercial Low Office (CL-O) with underlying Medium Residential, 5 units per acre (MR-5) on 4.90 acres to Commercial Low (CL) with underlying Medium Residential, 5 units per acre (MR-5) on 8.86 acres.

The proposed intensity for the site would allow a maximum of 192,971 SF Medical Office. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity.

Table 3: Trip Generation – Proposed Future Land Use (Maximum Intensity)

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Medical Office	192,971 ¹ SF	8,184	472	126	598	227	531	758
Pass by	10%	(818)	(47)	(13)	(60)	(54)	(21)	(76)
Net Trips (Proposed FLU)		7,366	425	113	538	173	510	682

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 7,366, 538 (425 In/113 Out), and 682 (173 In/510 Out) trips respectively.

¹ 8.86 Acres X 0.5 FAR X 43,560 SF/Acre

4. PROPOSED SITE PLAN

The proposed project will replace 8.86 acres of outdoor storage with 200,000 SF Mini-Warehouse/SS, 2,500 SF Automobile Sales (New), 1,200 SF Fast Food With DT, 7,500 SF Automobile Care Center and a 3,275 SF (One lane) Carwash.

Table 4 includes the trip generation for the project maximum as allowed by site constraints and the Unified Land Development Code (ULDC). Exhibit 4 includes the internal capture calculations for the proposed development. At the time this analysis was prepared, the applicant was not 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 latest conceptual site plan are 937, 73 (42 In/31 Out) and 82 (40 In/42 Out) trips, respectively. 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 – Proposed Site Plan

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Mini-Warehouse/SS	200,000 SF	290	11	7	18	14	16	30
Automobile Sales (New)	2,500 SF	70	4	1	5	2	4	6
Fast Food Rest. + DT	1,200 SF	561	28	26	54	21	19	40
Automobile Care Cntr	7,500 SF	233	11	6	17	11	12	23
Carwash (Automated)	1 Lane	166	6	6	12	7	7	14
	Σ	1,320	60	46	106	55	58	113
Internal Capture		6.21%	3.77%			7.08%		
Mini-Warehouse/SS		21	1	0	1	2	1	3
Automobile Sales (New)		7	0	0	0	0	0	0
Fast Food Restaurant + DT		21	0	1	1	1	1	2
Automobile Care Center		19	1	0	1	1	1	2
Carwash (Automated)		14	0	1	1	0	1	1
	Σ	(82)	(2)	(2)	(4)	(4)	(4)	(8)
Pass-By								
Mini-Warehouse/SS	10%	27	1	1	2	1	2	3
Automobile Sales (New)	15%	9	1	0	1	0	1	1
Fast Food Rest. + DT	49%	265	14	12	26	10	9	19
Automobile Care Cntr	0%	0	0	0	0	0	0	0
Carwash (Automated)	0%	0	0	0	0	0	0	0
	Σ	(301)	(16)	(13)	(29)	(11)	(12)	(23)
Net Proposed Traffic		937	42	31	73	40	42	82

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

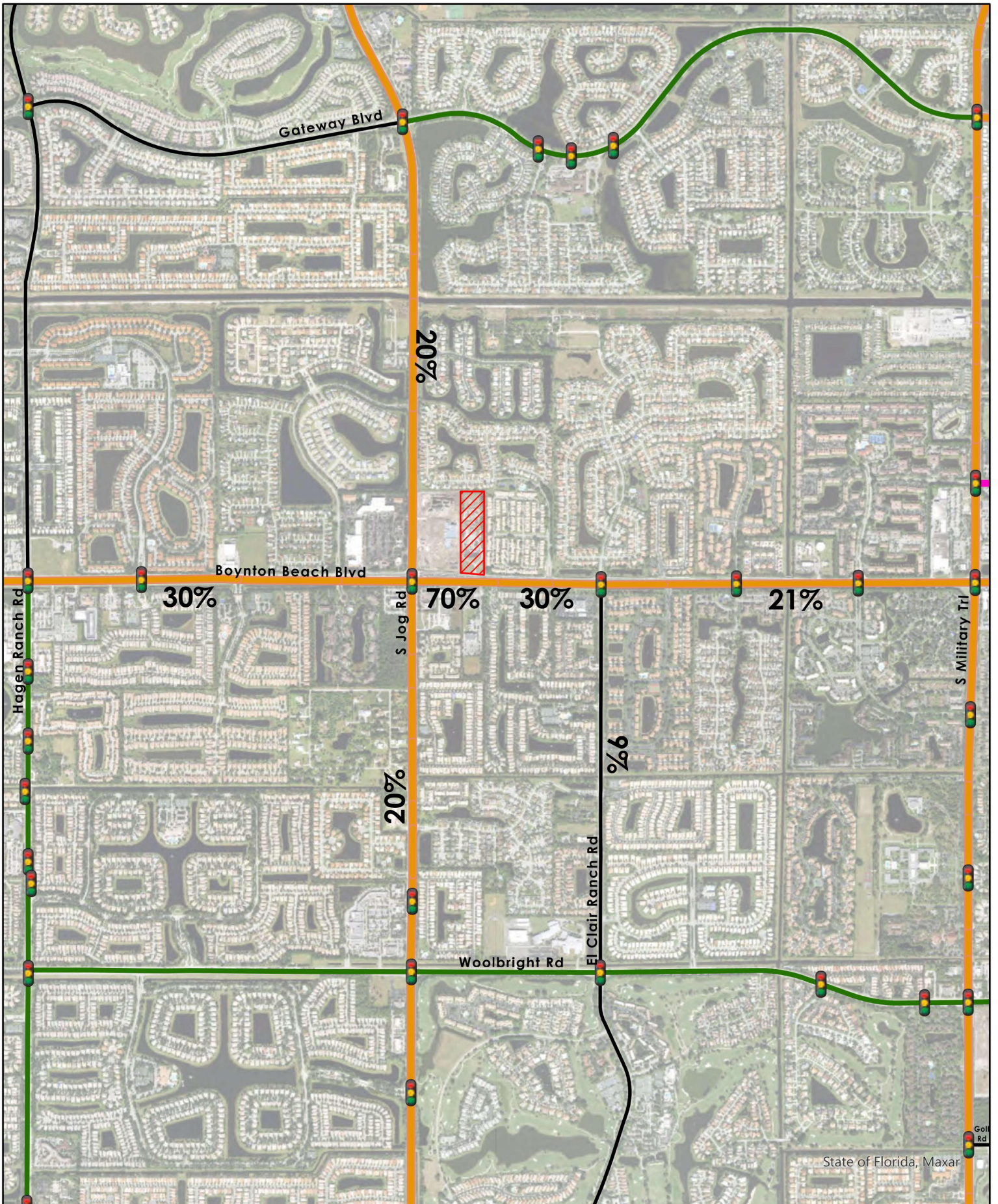
Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current FLU	8,325	334	121	455	312	477	789
Maximum Intensity	7,366	425	113	538	173	510	682
Net New Trips	(959)	91	(8)	83	(139)	33	(107)

Table 6: Net Traffic Impact – Proposed Intensity

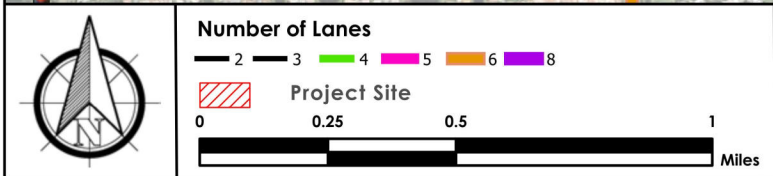
Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current FLU	8,325	334	121	455	312	477	789
Concurrent Site Plan	937	42	31	73	40	42	82
Net New Trips	(7,388)	(292)	(90)	(382)	(272)	(435)	(707)

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 1-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 1-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



**FIGURE 2:
 TRAFFIC ASSIGNMENT
 BOYNTON BEACH PL**



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 1-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.

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
Jog Rd	Woolbright Rd	Boynton Beach Blvd	6D	2	1.10	1.82	Class I	2,940	20.0%	8	0.27%
Jog Rd	Boynton Beach Blvd	Gateway Blvd	6D	1	1.20	0.83	Class I	2,940	20.0%	8	0.27%
El Clair Ranch Rd	Boynton Beach Blvd	Woolbright Rd	2	1	1.00	1.00	Class I	880	9.0%	4	0.45%
Boynton Beach Blvd	Hagen Ranch Rd	Jog Rd	6D	2	1.02	1.96	Class I	2,940	30.0%	13	0.44%
Boynton Beach Blvd	Jog Rd	Site	6D	1	0.52	1.92	Class I	2,940	70.0%	29	0.99%
Boynton Beach Blvd	Site	El Clair Ranch Rd							30.0%	13	0.44%
Boynton Beach Blvd	El Clair Ranch Rd	Military Tr	6D	3	1.00	3.00	Class II	2,830	21.0%	9	0.32%

AM		PM	
IN	OUT	IN	OUT
42	31	40	42

RDI: 1-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 4 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 6 includes the Active Amendments Map in the area showing that there are no active FLUA amendments in the project vicinity.

As shown in Table 8, the Proposed Future Land Use change will not generate a significant impact 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:

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

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

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

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'?
Boynton Beach Blvd	Jog Rd	Site	6D	50,300	49,800	0	70.0%	0	49,800	0.99	0.00%	NO	YES
	Site	El Clair Ranch Rd				0	30.0%	0	49,800	0.99	0.00%	NO	YES

Net Daily Traffic: 0

¹ 2045 volumes are included in Exhibit 4.

² A project has significant traffic: (1) when net trip increase will impact FHS and SIS facilities which are already exceeding the adopted LOS or cause the adopted LOS for FHS or SIS facilities to be exceeded; and/or (2) where net trip increase impacting roads not on the FHS 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.

7. CONCLUSION

There is a proposal for a Future Land Use change designation on ±8.86 acres located north of Boynton Beach Boulevard, just east of Jog Road in unincorporated Palm Beach County (PBC), Florida. The proposal is to change the current Future Land Use from the current Commercial High (CH) with underlying Medium Residential, 5 units per acre (MR-5) on 3.96 acres and Commercial Low Office (CL-O) with underlying Medium Residential, 5 units per acre (MR-5) on 4.90 acres to Commercial Low (CL) with underlying Medium Residential, 5 units per acre (MR-5) on 8.86 acres.

The current Future Land Use allows 106,722 SF Medical Office and 86,249 SF Retail. The proposed Future Land Use change would allow a maximum density and intensity of 192,971 SF Medical Office. At the time of this submittal, the applicant was not planning on applying for density bonuses under the TDR and/or WFH programs.

This Policy 3.5-d traffic analysis is associated with a concurrent site plan application for the Boynton Beach Place property to replace 8.86 acres of outdoor storage with 200,000 SF Mini-Warehouse/SS, 2,500 SF Automobile Sales (New), 1,200 SF Fast Food With DT, 7,500 SF Automobile Care Center and a 3,275 SF (One lane) Carwash.

Exhibit 7 includes a copy of Part A and B of the Development Potential Form – Future Land Use Atlas Amendment Application.

The proposed changes to the Boynton Beach Place 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*.

The Boynton Beach Place property received Policy 3.5-d approval on August 31, 2023 for Commercial High (CH)/Medium Residential, 5 units per acre (MR-5) on 8.89 Acres. Exhibit 8 includes a copy of the previous 3.5-d approval. This revised traffic analysis is being provided to change the FLUA request to Commercial Low (CL)/Medium Residential, 5 units per acre (MR-5) on 8.86 acres.



EXHIBIT 1: PROPERTY APPRAISER

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Property Detail

Location Address	6345 BOYNTON BEACH BLVD		
Municipality	UNINCORPORATED		
Parcel Control Number	00-42-45-22-00-000-5030		
Subdivision			
Official Records Book	33181	Page	1775
Sale Date	DEC-2021		
Legal Description	22-45-42 W 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 (LESS SLY 113.07 FT SR 804 R/W)		

Owner Information

Owners	Mailing address
LAKE PARK 1100 LLC	3100 SW 15TH ST DEERFIELD BEACH FL 33442 8188

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2021	\$8,500,000	33181 / 01775	WARRANTY DEED	LAKE PARK 1100 LLC
DEC-2013	\$0	26545 / 01534	WARRANTY DEED	KEREKES LAND TRUST PROPERTIES EAST LLC
JUN-2004	\$621,635	17185 / 00950	WARRANTY DEED	KEREKES LAND TRUST NO 9
JAN-1995	\$625,000	08592 / 01100	WARRANTY DEED	KENNELLY JOHN B
SEP-1990	\$750,000	06583 / 01640	WARRANTY DEED	
JAN-1978	\$175,000	02887 / 01661		
JAN-1975	\$100	02488 / 01169	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units	0
*Total Square Feet	0
Acres	8.8852
Use Code	4800 - WAREH/DIST TERM
Zoning	MUPD - MULTIPLE USE PLANNED DEV' (00-UNINCORPORATED)

Appraisals

	Tax Year	2023	2022	2021
Improvement Value		\$174,577	\$151,985	\$0
Land Value		\$7,315,037	\$6,966,702	\$3,483,351
Total Market Value		\$7,489,614	\$7,118,687	\$3,483,351

All values are as of January 1st each year

Assessed and Taxable Values

	Tax Year	2023	2022	2021
Assessed Value		\$7,489,614	\$7,118,687	\$3,405,477
Exemption Amount		\$0	\$0	\$0
Taxable Value		\$7,489,614	\$7,118,687	\$3,405,477

Taxes

	Tax Year	2023	2022	2021
Ad Valorem		\$122,976	\$119,865	\$59,685
Non Ad Valorem		\$3,681	\$3,530	\$3,380
Total tax		\$126,657	\$123,395	\$63,065

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

Property Detail

Parcel Control Number:	00-42-45-22-00-000-5030	Location Address:	6345 BOYNTON BEACH BLVD	
Owners:	LAKE PARK 1100 LLC			
Mailing Address:	3100 SW 15TH ST, DEERFIELD BEACH FL 33442 8188			
Last Sale:	DEC-2021	Book/Page#:	33181 / 1775	Price: \$8,500,000
Property Use Code:	4800 - WAREH/DIST TERM	Zoning:	MUPD - MULTIPLE USE PLANNED DEV' (00-UNINCORPORATED)	
Legal Description:	22-45-42 W 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 (LESS SLY 113.07 FT SR 804 R/W)	Total SF:	0	Acres 8.8852

2023 Values (Current)

Improvement Value	\$174,577
Land Value	\$7,315,037
Total Market Value	\$7,489,614
Assessed Value	\$7,489,614
Exemption Amount	\$0
Taxable Value	\$7,489,614

2023 Taxes

Ad Valorem	\$122,976
Non Ad Valorem	\$3,681
Total Tax	\$126,657

2023 Qualified Exemptions

No Details Found

Applicants

No Details Found

All values are as of January 1st each year.

Building Footprint (Building 0)



Subarea and Square Footage (Building 0)

Description	Area	Sq. Footage
No Data Found.		

Extra Features

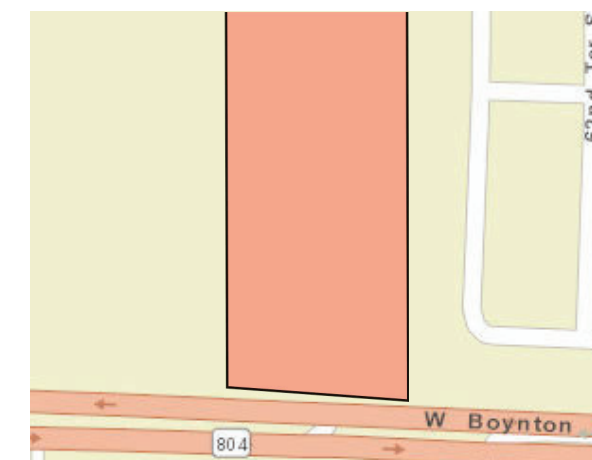
Description	Year Built	Unit
Fence- Chain Link 6ft #11 Gaug	1972	320

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 0)

Description

MAP



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11/21/2023

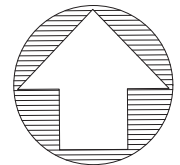
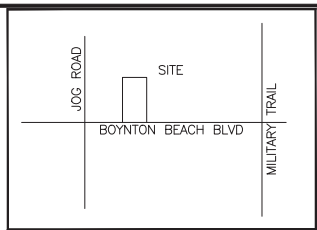
Owner: LAKE PARK 1100 LLC PCN: 00424522000005030 1 of 1

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EXHIBIT 2: SURVEY & FLUA

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SCALE 1"=50'

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 22; THENCE NORTH 00°41'13" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4), 1333.46 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SAID SECTION 22; THENCE NORTH 89°34'27" EAST, ALONG SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER 616.20' TO THE NORTHEAST CORNER OF "FOUNTAINS EAST MUPD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE CONTINUE, NORTH 89°34'27" EAST, ALONG SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER, 334.10 FEET TO A POINT ON THE WEST LINE OF "BRIARRIDGE PLAT ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 57, SAID PUBLIC RECORDS AND THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SAID SECTION 22; THENCE SOUTH 00°27'36" EAST, ALONG SAID EAST LINE OF SAID WEST ONE-HALF (W 1/2) AND SAID WEST LINE OF "BRIARRIDGE PLAT ONE", A DISTANCE OF 1169.95 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 804, "BOYNTON BEACH BOULEVARD", ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION No. 97931-2347 AND OFFICIAL RECORDS BOOK 4215, PAGE 575, OF SAID PUBLIC RECORDS; THENCE NORTH 86°24'21" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 333.43 FEET TO THE SOUTHWEST CORNER OF SAID "FOUNTAINS EAST MUPD" AND A POINT ON THE WEST LINE OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 22; THENCE NORTH 00°32'07" WEST, ALONG SAID EAST LINE OF SAID "FOUNTAINS EAST MUPD" AND SAID WEST LINE OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SAID SECTION 22, A DISTANCE OF 1146.58 FEET, TO SAID NORTHEAST CORNER OF SAID "FOUNTAINS EAST MUPD" AND THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN PALM BEACH COUNTY FLORIDA, AND CONTAINING 386,096 SQUARE FEET, (8.8635 ACRES) MORE OR LESS.

LOCATION MAP

N 89°31'42" E 51.88'(R) | N 89°34'27" E 51.90'(M)

N 89°31'42" E 615.46'(R) | N 89°34'27" E 616.20'(M) 616.22'(GRID)

S LINE OF THE NW 1/4 OF SE 1/4 OF SEC 22, T-45-S, R-42-E, SOUTH LINE "BRIARRIDGE PLAT TWO" (P.B. 54, PG. 55), NORTH LINE "FOUNTAINS EAST MUPD" (P.B. 130, PG. 93)

EAST RIGHT-OF-WAY JOG ROAD (O.R.B. 4224, PG. 780)

N 00°41'13" W 5325.58' TO NORTH QUARTER CORNER

N 00°41'06" W 1331.34'(R) | N 00°41'13" W 1333.46'(M) | N 00°41'13" W 1333.50'(GRID)

WEST LINE OF THE SE 1/4 SECTION 22-45-42

BEARING BASIS OF THE SE 1/4 SECTION 22-45-42

ABBREVIATIONS

- A/C = AIR CONDITIONER
- ALUM. = ALUMINUM
- B.C.R. = BROWARD COUNTY RECORDS
- BRKN. = BROKEN
- CB = CATCH BASIN
- C.B.A. = CONCRETE BLOCK & STUCCO
- CLF = CHAIN LINK FENCE
- CONC. = CONCRETE
- Δ = DELTA (CENTRAL ANGLE)
- D.E. = DRAINAGE EASEMENT
- DB = DEED BOOK
- ELEV. = ELEVATION
- F.A. = FINISHED FLOOR
- FND. = FOUND
- GAR. = GARAGE
- INV. = INVERT
- IP = IRON PIPE
- IR = IRON ROD
- IRC = IRON ROD & CAP
- L = ARC LENGTH
- L.M.E. = LAKE MAINTENANCE EASEMENT
- MON. = MONUMENT
- N/D = NAIL AND DISC
- ORB = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PG. = PAGE
- PROP. = PROPOSED
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SQ. = SQUARE
- STY. = STORY
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT

LEGEND

- ☐ WATER SERVICE
- ☐ ELECTRIC SERVICE
- ☐ TELEPHONE BOX
- ☐ CABLE TV BOX
- ☐ DRAINAGE MANHOLE
- ☐ SANITARY MANHOLE
- ☐ WATER VALVE
- ☐ SIGN
- ☐ FIRE HYDRANT
- ☐ CATCH BASIN
- ☐ LIGHT POLE
- ☐ WOOD UTILITY POLE
- ☐ CONCRETE UTILITY POLE
- ☐ CLEAN OUT
- ☐ CENTERLINE
- ☐ EXISTING ELEVATION

NOTES

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS SHOWN HEREON ARE STATE PLANE GRID (NAD 83) ADJUSTMENT, FLORIDA EAST ZONE. BEARINGS SHOWN HEREON ARE BASED ON THE WELL ESTABLISHED EAST LINE OF "FOUNTAINS EAST MUPD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. ROTATE GRID BEARINGS 00°02'45" COUNTERCLOCKWISE TO ACHIEVE DEEDED BEARINGS. DISTANCES ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- SCALE FACTOR FOR SUBJECT PROPERTY IS 1.000030326.
- PROPERTY ADDRESS: 6345 BOYNTON BEACH BLVD, 33437.
- ADJACENT PROPERTY OWNER INFORMATION WAS OBTAINED FROM PALM BEACH COUNTY PROPERTY APPRAISER'S WEBSITE.
- COORDINATES SHOWN HEREON ARE GRID, NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE.
- FLOOD INFORMATION IS AS FOLLOWS:
 - FLOOD MAP NUMBER: 12099C0770F
 - COMMUNITY NUMBER: 120192
 - PANEL NUMBER: 0770
 - DATE OF FIRM INDEX: 10/05/2017
 - ZONE: X
 - BASE FLOOD ELEVATION: N/A

P.O.C.
SOUTHWEST CORNER THE SOUTHEAST 1/4 SECTION 22-45-42 (NOT RECOVERED) PALM BEACH COUNTY PUBLISHED POSITION
N: 798507.075
E: 935008.013
PER DOC. No.: 53416 33498

SE 1/4 OF THE SW 1/4 SEC. 22-45-42

SW 1/4 OF THE SE 1/4 SEC. 22-45-42

P.O.B.
NORTH RIGHT-OF-WAY (O.R.B. 7671, PG. 484) (R.P.B. 8, PG. 112)

S 73°51'39" W 689.97'(GROUND) 690.00'(GRID)

P.O.C.
SOUTHWEST CORNER "FOUNTAINS EAST MUPD" (P.B. 130, PG. 93) FOUND 5/8" IRC JOHNSON PSM 5913

10' U.E. (P.B. 130, PG. 93)

TRACT RW2 (P.B. 130, PG. 93)

NE 1/4 OF THE NW 1/4 SEC. 27-45-42

NW 1/4 OF THE NE 1/4 SEC. 27-45-42

S 73°51'39" W 689.97'(GROUND) 690.00'(GRID)

SOUTH LINE OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST

N 89°23'43" E 2658.66'(GRID) 2658.58'(GROUND)

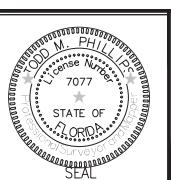
PHILLIPS SURVEYING & MAPPING
Certicate of Authorization LB8240

233 GOOLSBY BLVD
DEERFIELD BEACH, FL 33442

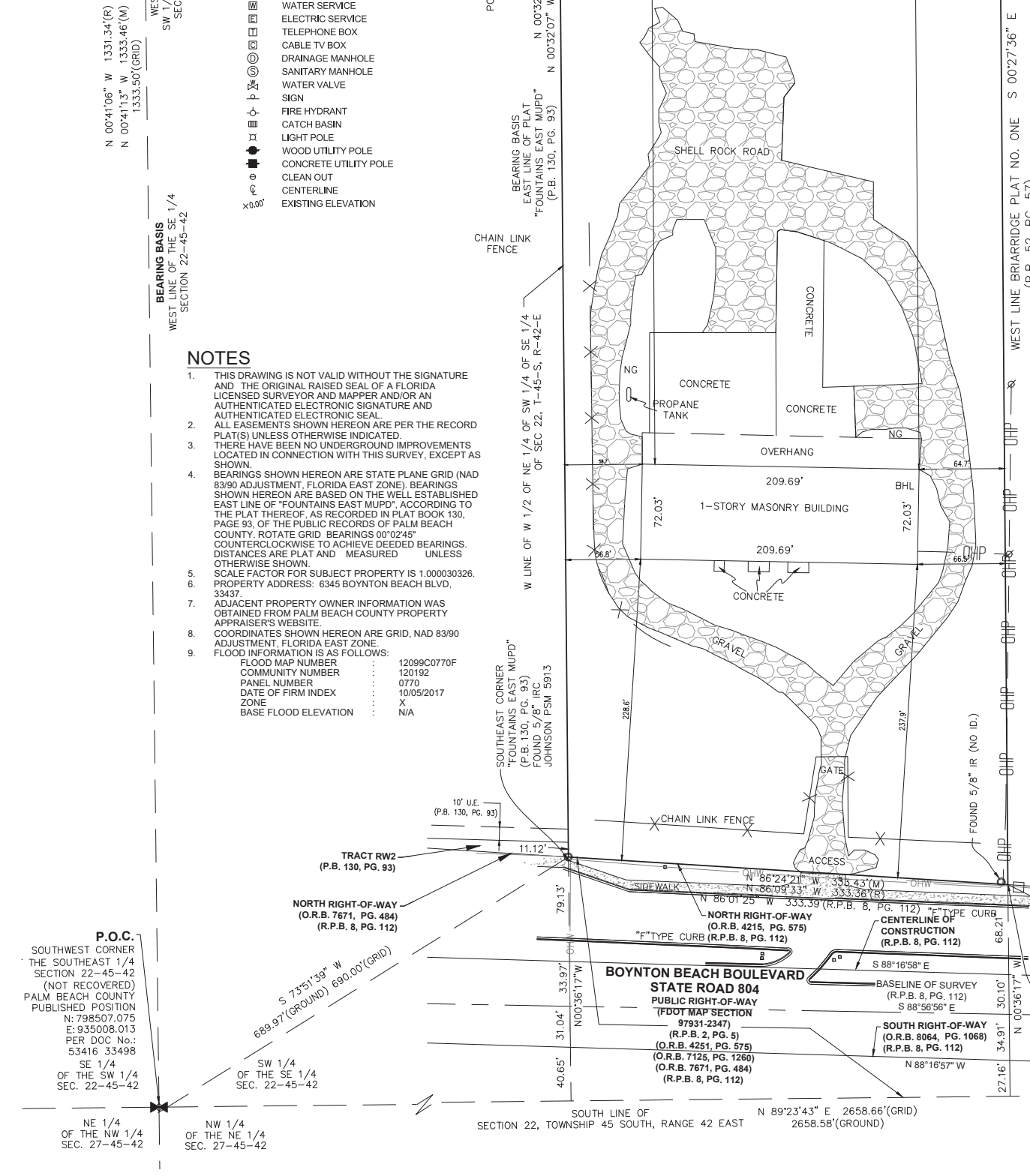
Tel: (561) 757-5111
www.psmsurvey.com

BOUNDARY SURVEY
6345 BOYNTON BEACH BLVD
BOYNTON BEACH FLORIDA, 33437
ALTA/NSPS SURVEY

NO.	DATE	BY	CK'D	REVISION
1	12/22/2023	SL	TMP	PER COMMENTS
2	01/17/2024	SL	TMP	PER TITLE POLICY



JOB NO. 23-104
SCALE 1" = 50'
DRAWN TMP
CHECKED TMP
SHEET 1 of 1



TITLE INFORMATION

Old Republic National Title Insurance Company Owner's Policy
No. 0F6-8990417 dated January 3, 2022, as updated and certified through January 11, 2024 at 11:00 p.m. by Title Search Report prepared by Attorneys' Title Fund Services, LLC under Fund File No. 1480990 A2.

FUND FILE NO: 1480990 A2
PREPARED BY: ATTORNEYS' TITLE FUND SERVICES, LLC
EFFECTIVE DATE: JANUARY 11, 2024 AT 11:00 PM

NO	TYP	BOOK/PAGE	DESCRIPTION	APPLIES?	PLOTTED?
2	ORB	34263/1054	COMMENCEMENT	YES	NO
3	DB	61/197/61/311	RESERVATIONS	YES	NO
4	ORB	10243/109	AGREEMENT	YES	NO
4	ORB	12980/178	AGREEMENT	YES	NO
4	ORB	14926/1714	AGREEMENT	YES	NO
4	ORB	22516/1146	AGREEMENT	YES	NO
5	ORB	31211/1112	DECLARATION	YES	NO

CLOSURE REPORT			
Northing	Easting	Bearing	Distance
798677.973	936003.591	N 86°24'21" W	333.430
798698.876	935670.817	N 00°32'07" W	1146.579
799845.405	935660.106	N 89°34'27" E	334.100
799847.888	935994.196	S 00°27'36" E	1169.952
798677.973	936003.591		

Polyline Area: 386096 sq ft, 8.8635 acres

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 11A, 13, 14, 16, AND 17 OF TABLE A THEREOF. I FURTHER CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES. THE FIELD WORK WAS COMPLETED ON JANUARY 12, 2023.

DATE OF PLAT OR MAP:

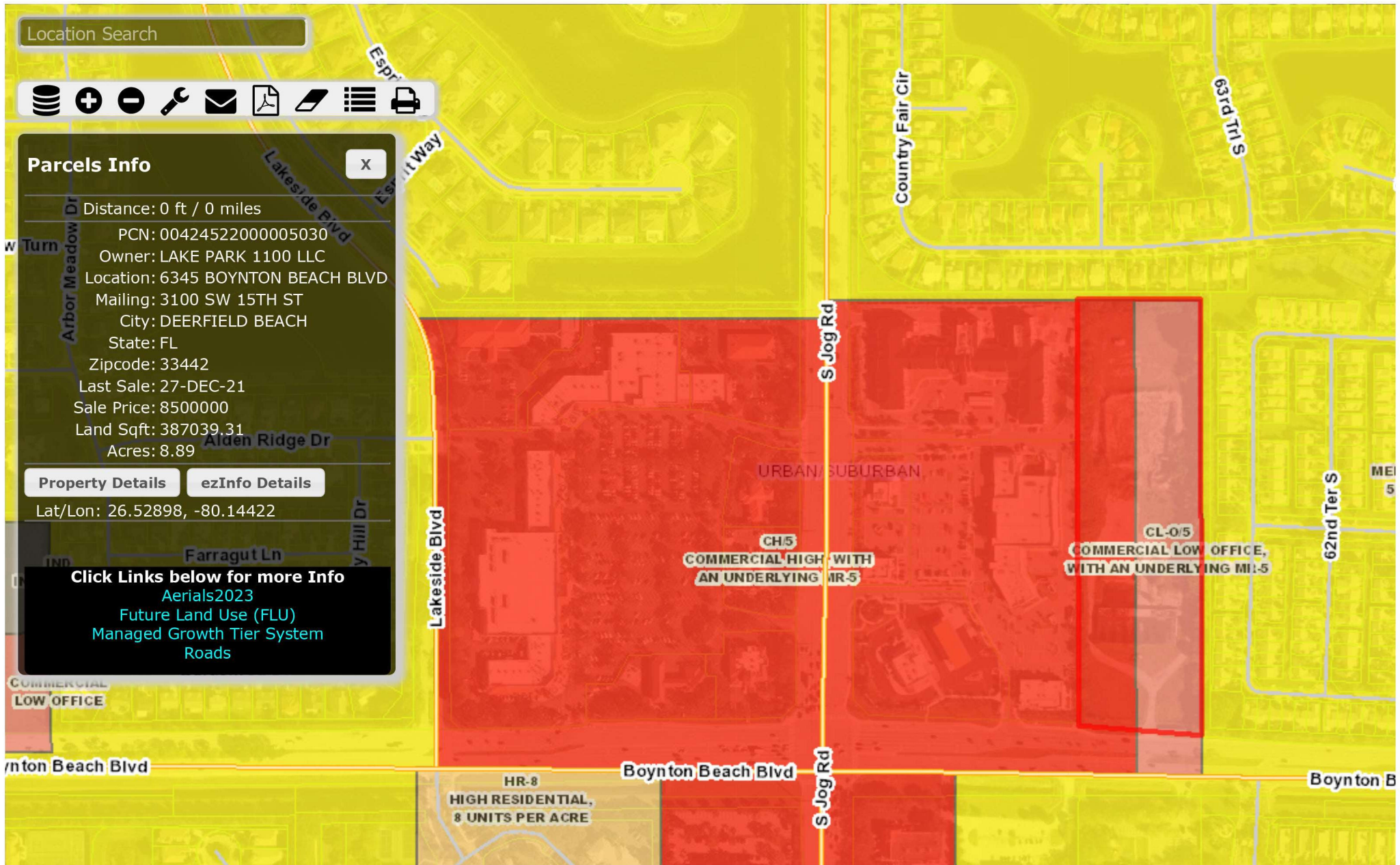
Digitally signed by
Todd m Phillips
Date: 2024.01.17
12:54:17 -05'00'

TODD M. PHILLIPS
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS7077

SOUTHWEST CORNER SECTION 22-45-42 (NOT RECOVERED) PALM BEACH COUNTY PUBLISHED POSITION
N: 798535.136
E: 937666.523
PER DOC. No.: 53417 18602

SOUTH LINE OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST

N 89°23'43" E 2658.66'(GRID) 2658.58'(GROUND)



Location Search



Parcels Info

Distance: 0 ft / 0 miles
 PCN: 00424522000005030
 Owner: LAKE PARK 1100 LLC
 Location: 6345 BOYNTON BEACH BLVD
 Mailing: 3100 SW 15TH ST
 City: DEERFIELD BEACH
 State: FL
 Zipcode: 33442
 Last Sale: 27-DEC-21
 Sale Price: 8500000
 Land Sqft: 387039.31
 Acres: 8.89

Property Details **ezInfo Details**
 Lat/Lon: 26.52898, -80.14422

Click Links below for more Info
[Aerials2023](#)
[Future Land Use \(FLU\)](#)
[Managed Growth Tier System](#)
[Roads](#)

26.53371, -80.15157



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.	$\ln(T) = 0.87 \ln(X) + 3.05$	10%	88/12	$\ln(T) = 0.86 \ln(X) + 1.16$	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

Land Use: 942 Automobile Care Center

Description

An automobile care center houses numerous businesses that provide automobile-related services, such as repair and servicing, stereo installation, and seat cover upholstery. Quick lubrication vehicle shop (Land Use 941) and automobile parts and service center (Land Use 943) are related uses.

Additional Data

The sites were surveyed in the 1980s and the 1990s in California and Florida.

Source Numbers

267, 273, 439, 715

Automobile Care Center (942)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 6

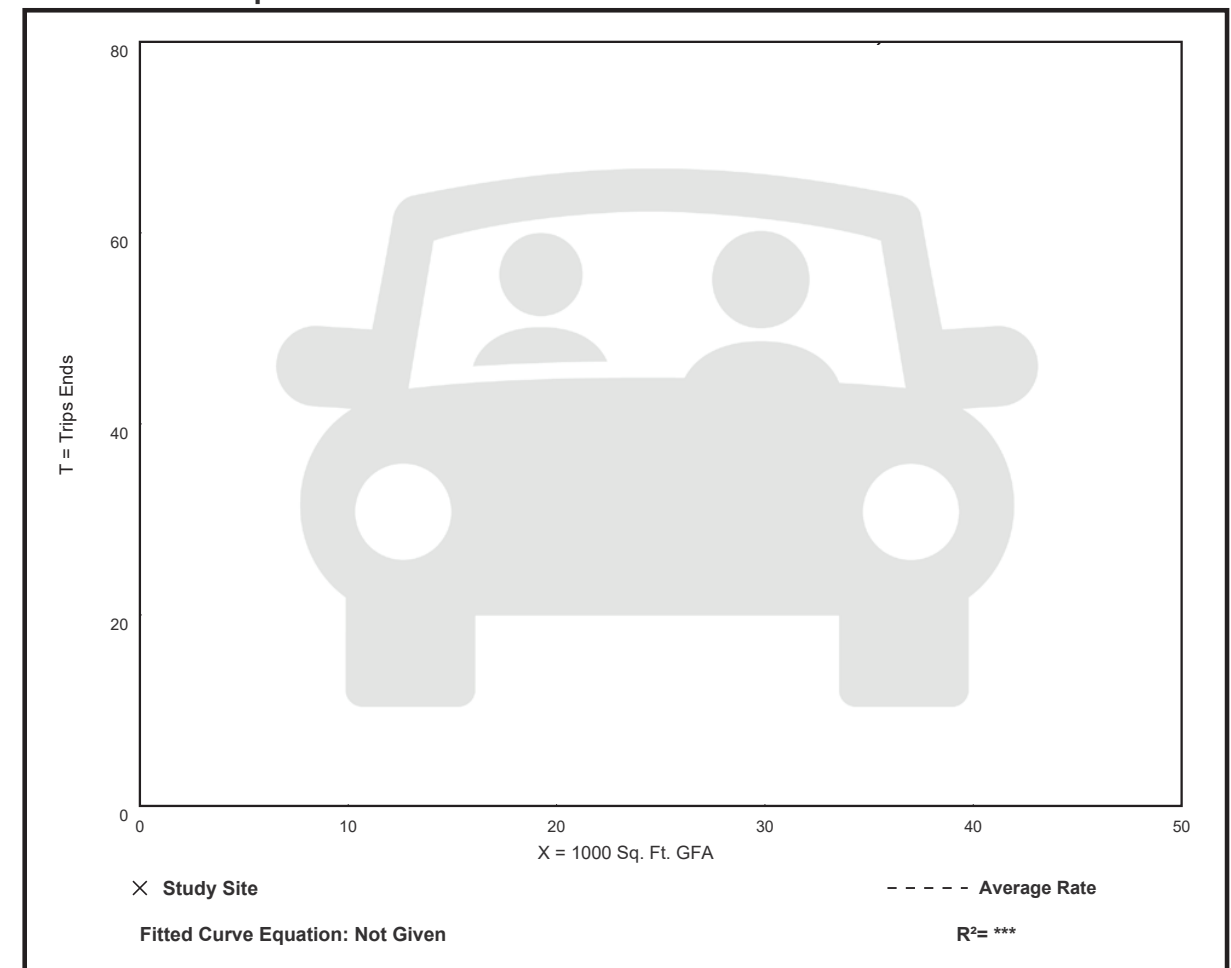
Avg. 1000 Sq. Ft. GFA: 17

Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.25	1.20 - 5.30	1.49

Data Plot and Equation



Automobile Care Center (942)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 6

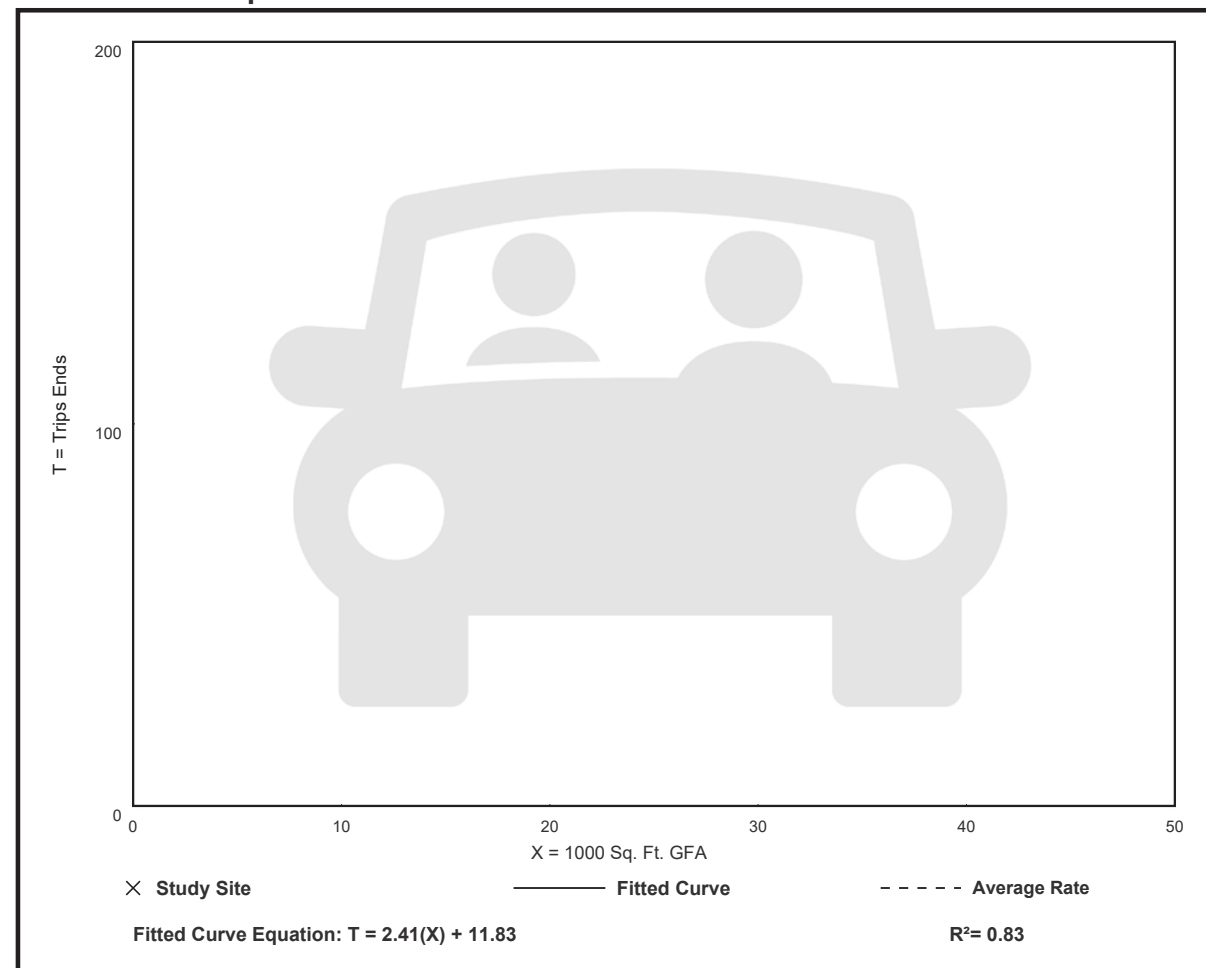
Avg. 1000 Sq. Ft. GFA: 17

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.11	1.87 - 5.65	1.09

Data Plot and Equation



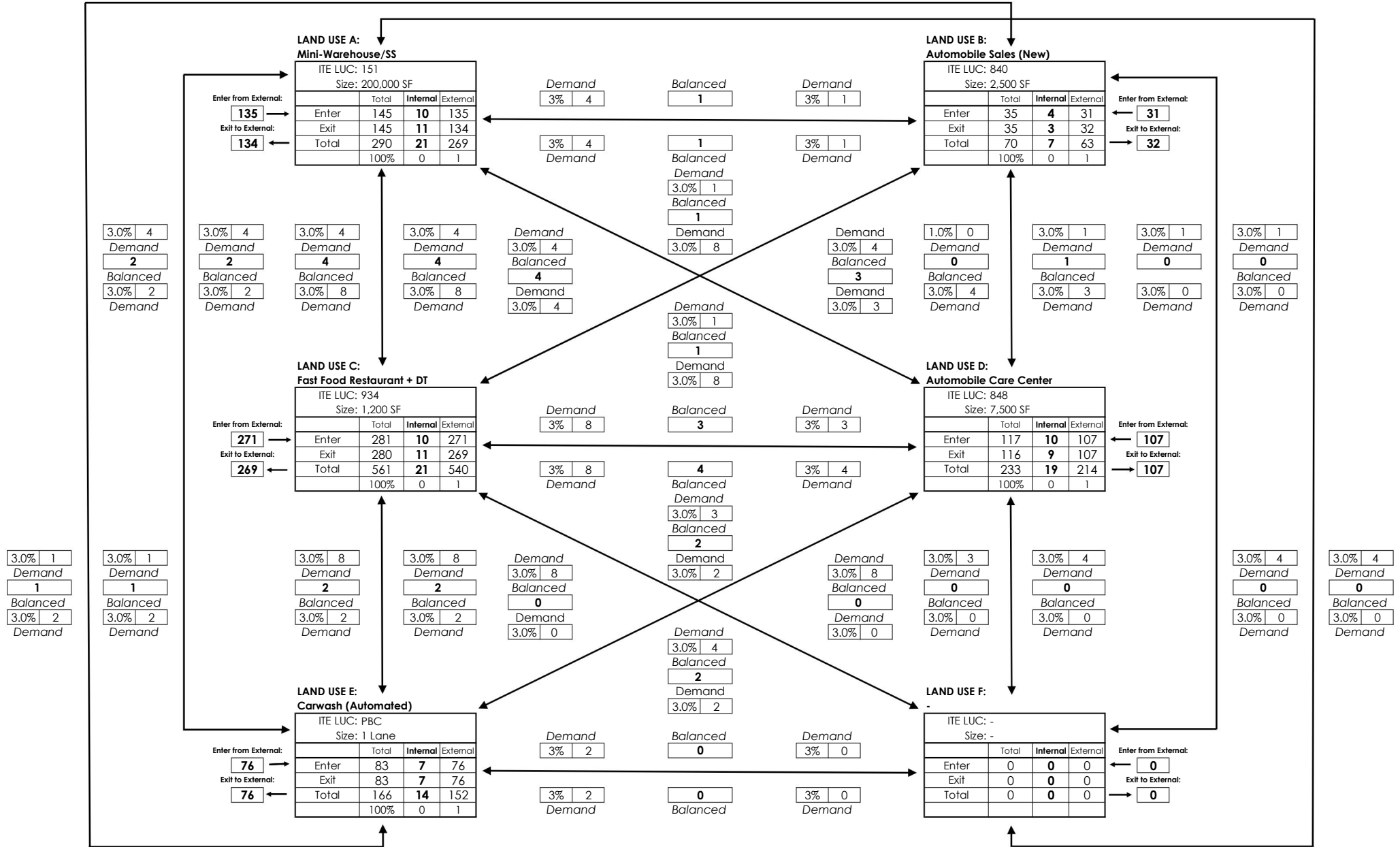
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EXHIBIT 4: INTERNAL CAPTURE

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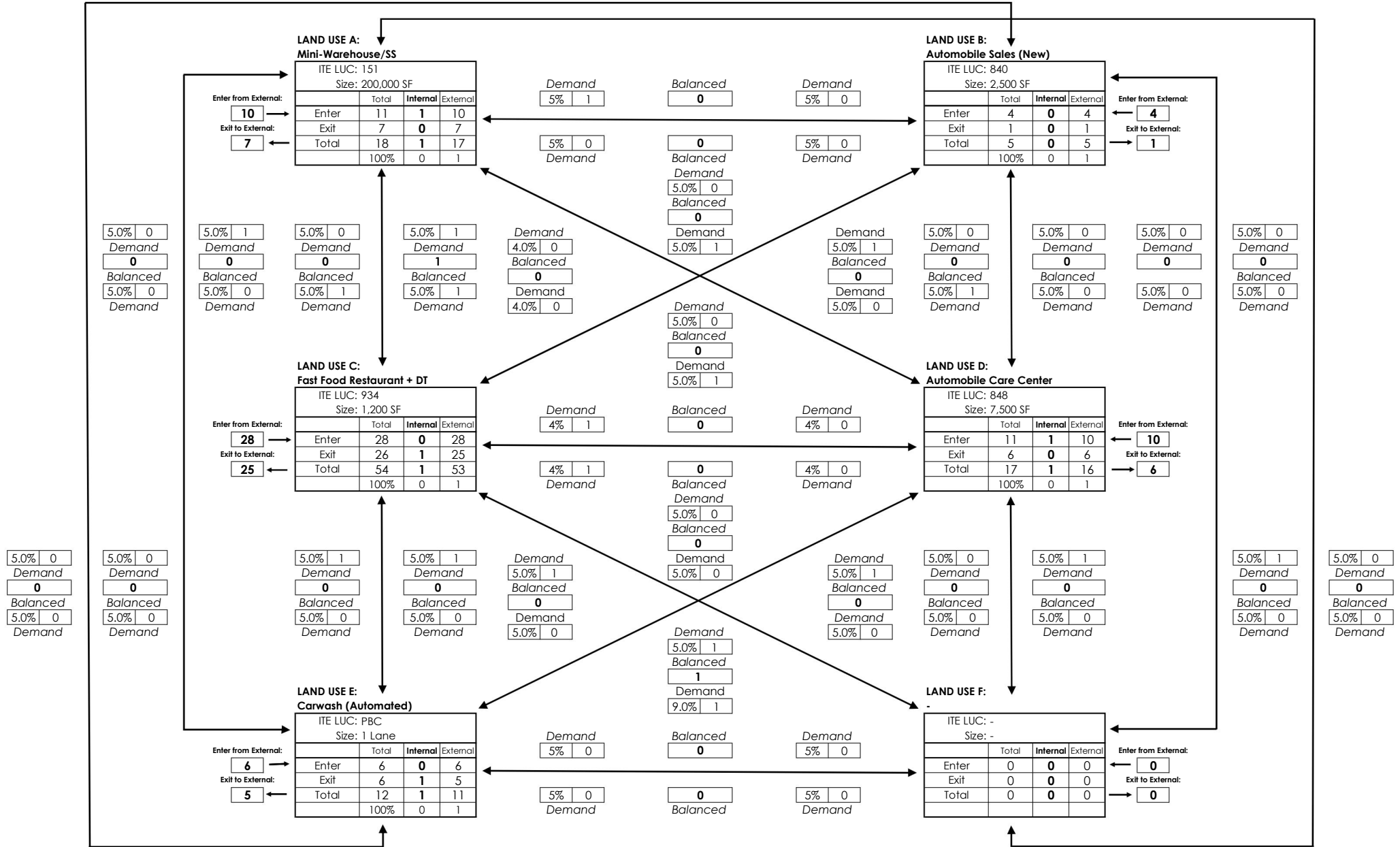
**MULTI-USE DEVELOPMENT TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**



Net External Trips for Multi- Use Development

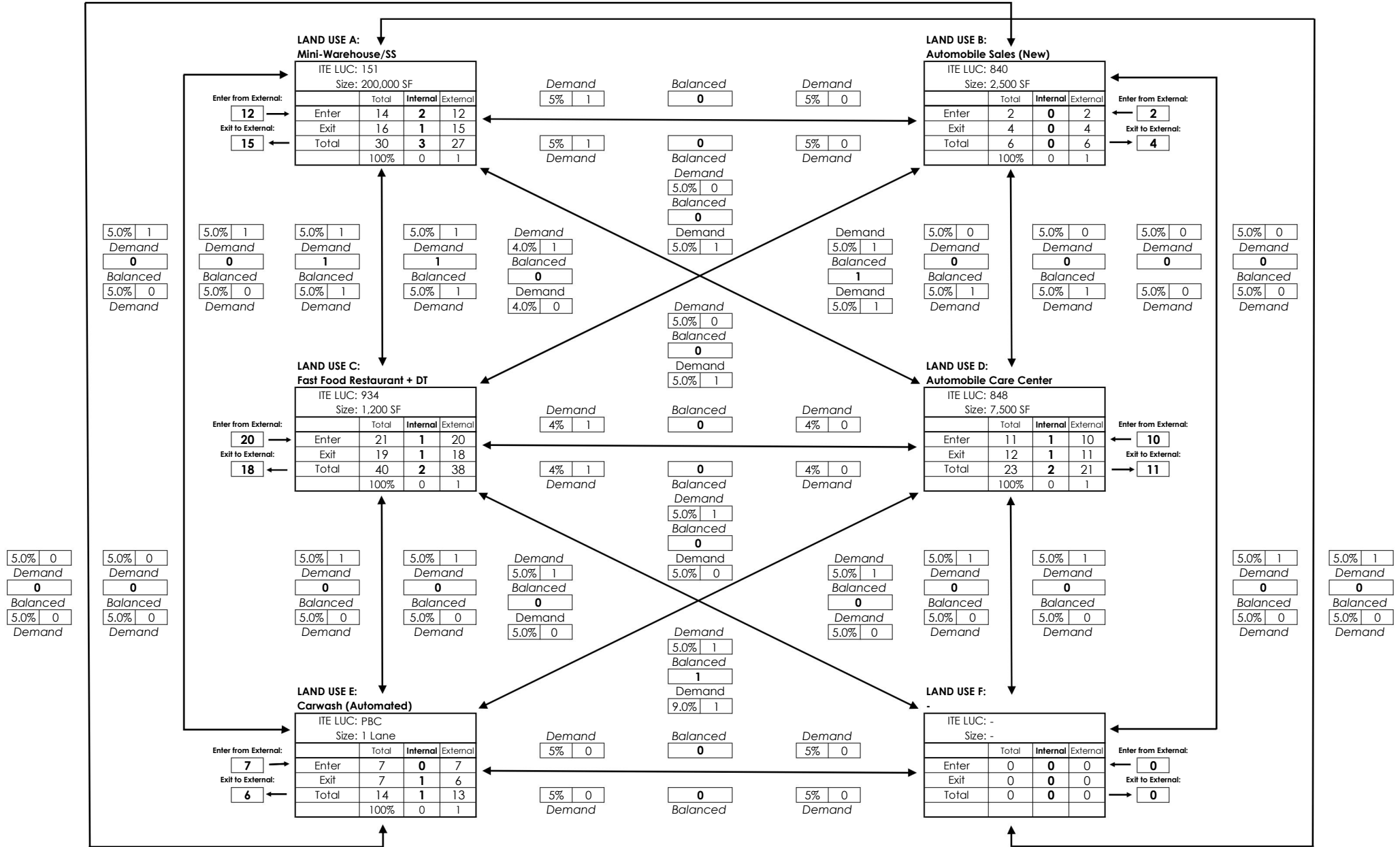
	LAND USE A	LAND USE B	LAND USE C	LAND USE D	LAND USE E	LAND USE F	TOTAL
Enter	135	31	271	107	76	0	620
Exit	134	32	269	107	76	0	618
Total	269	63	540	214	152	0	1,238
Single-Use TG. Est.	290	70	561	233	166	0	1,320
	7.24%	10.00%	3.74%	8.15%	8.43%	0.00%	6.21%

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



Net External Trips for Multi- Use Development							
	LAND USE A	LAND USE B	LAND USE C	LAND USE D	LAND USE E	LAND USE F	TOTAL
Enter	10	4	28	10	6	0	58
Exit	7	1	25	6	5	0	44
Total	17	5	53	16	11	0	102
Single-Use TG. Est.	18	5	54	17	12	0	106
	5.56%	0.00%	1.85%	5.88%	8.33%	0.00%	3.77%

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



Net External Trips for Multi- Use Development

	LAND USE A	LAND USE B	LAND USE C	LAND USE D	LAND USE E	LAND USE F	TOTAL
Enter	12	2	20	10	7	0	51
Exit	15	4	18	11	6	0	54
Total	27	6	38	21	13	0	105
Single-Use TG. Est.	30	6	40	23	14	0	113
	10.00%	0.00%	5.00%	8.70%	7.14%	0.00%	7.08%

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

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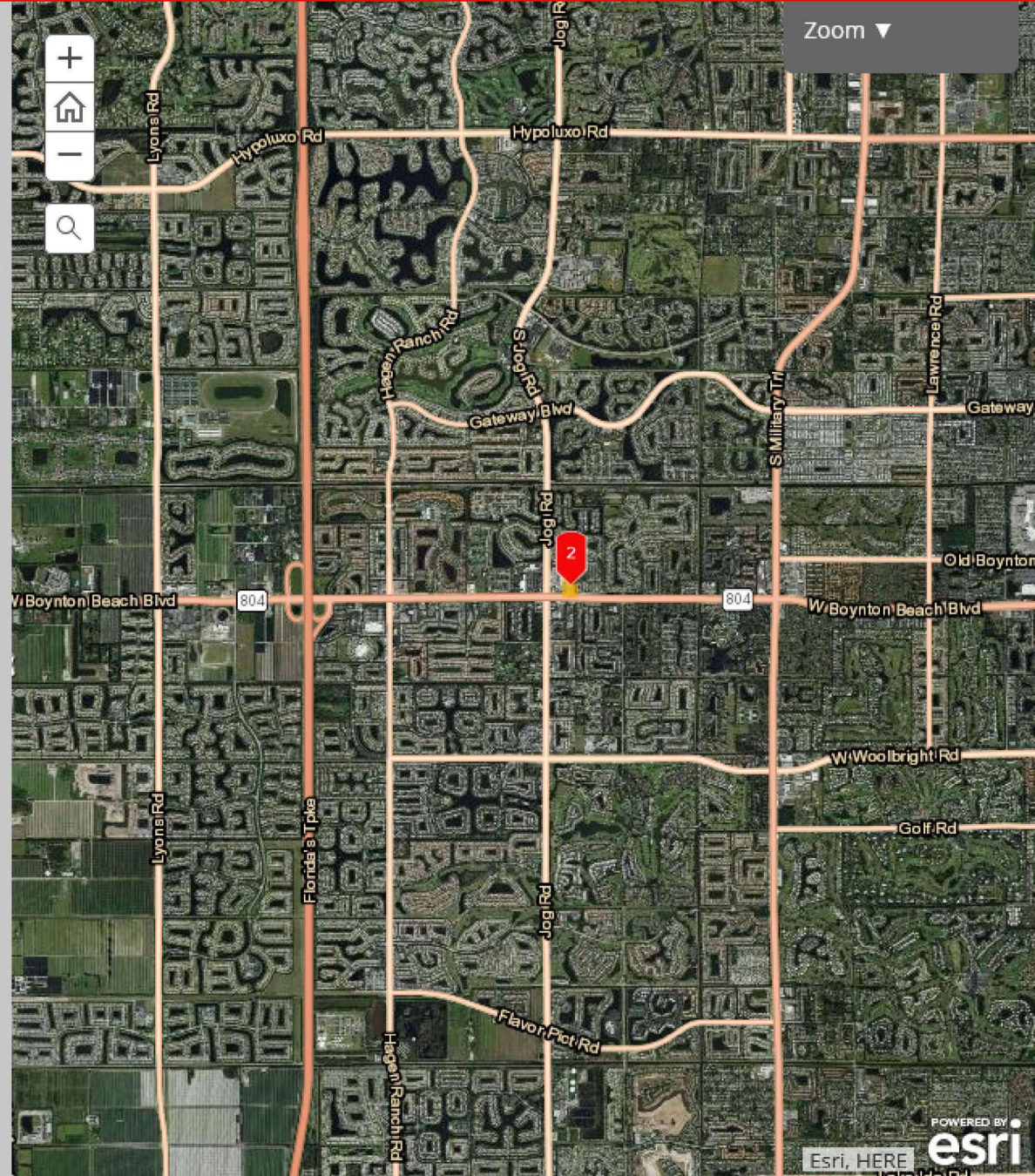
EXHIBIT 6: ACTIVE FLUA AMENDMENTS

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Active Amendments Map



2 Boynton Beach Place



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EXHIBIT 7: DEVELOPMENT POTENTIAL FORM

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2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	23-B	Intake Date	November 9, 2022
Application Name	Boynton Place MUPD	Control No.	1997-00004
Acres	8.86 (See Survey at Attachment P)	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-42-45-22-00-000-5030		
Location	Generally located on the north side of Boynton Beach Boulevard, east of Jog Road		
	Current	Proposed	
Tier	Urban/Suburban	Urban/ Suburban	
Use	General Industrial	Commercial	
Zoning	Single Family Residential (RS)	Multiple Use Planned Development (MUPD)	
Future Land Use Designation	3.96 acres (West side of property)- Commercial High (CH) 4.90 acres (East side of property) – Commercial Low Office (CLO)	8.86 acres Commercial Low (CL)	
Underlying Future Land Use Designation	Medium Residential, 5 units per acre (MR-5)	Medium Residential, 5 units per acre (MR-5)	
Conditions	<p><u>Condition of Approval #B.1 (per Ordinance No. 1997-011):</u> That Unity of Control for the subject parcel and the parcels identified by Property Control Numbers 00-42-45-22-00-000-5040 and 00-4~45-22-00-000-5020, which together with the subject parcel are the subject of Palm Beach County Zoning Petition #PDD97-04, in a form approved by the County Attorney and recorded in the public records; and two (2) recorded copies provided to the Palm Beach County Planning Division prior to final site plan certification.</p> <p><u>Condition of Approval #B.2 (per Ordinance No. 1997-011):</u> The site plan for the properties contained within the Unity of Control described in I.B.I. shall include a 35' landscape buffer on the north and east property lines which shall include a continuous 4' berm, hedges and trees, and solid 6' wall.</p>	<p>Condition of Approval #B.1: That Unity of Control for the subject parcel and the parcels identified by Property Control Numbers 00-42-45-22-00-000-5040 and 00-4~45-22-00-000-5020, which together with the subject parcel are the subject of Palm Beach County Zoning Petition #PDD97-04, in a form approved by the County Attorney and recorded in the public records; and two (2) recorded copies provided to the Palm Beach County Planning Division prior to final site plan certification.</p> <p><u>Condition of Approval #B.2:</u> The site plan for the properties contained within the Unity of Control described in I.B.I. shall include a 20' landscape buffer on the north and east property lines which shall include a continuous 3' berm, hedges and trees, and solid 8' wall.</p>	
Density Bonus	None	None	
Total Number of Units	None	None	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	0.5 FAR or 5 DU/acre	0.5 FAR (0.85 FAR for self-storage) or 5 DU/acre
Maximum Dwelling Units¹ (residential designations)	5 DU x 8.86 ac.= 44 units	5 DU x 8.86 ac.= 44 units
Maximum Beds (for CLF proposals)	Not applicable	Not applicable
Population Estimate	44 max DU x 2.39= 105 persons	44 max DU x 2.39= 105 persons
Maximum Square Feet^{2, 4} (non-residential designations)	0.5 FAR x 4.90 ac. = 106,722 SF Medical Office. 0.5 FAR x 3.96 ac. = 86,249 SF Retail.	0.5 FAR x 8.86 ac. = 192,971 SF Medical Office.
Proposed or Conditioned Potential^{3, 4}	----	200,000 SF Mini-Warehouse/SS, 2,500 SF Automobile Sales, 1,200 SF Fast Food With DT, 7,500 SF Automobile Care Center and a 3,275 SF (One lane) Carwash.
Max Trip Generator	Medical Office [ITE Code 720]: T=42.97X-108.01 Shop Plaza (40-150ksf) W/Sup Market [ITE Code 821]: 94.49 Per 1000 sf	Medical Office [ITE Code 720]: T=42.97X-108.01
Maximum Trip Generation	8,325 daily trips	7,366 daily trips
Net Daily Trips:	-959 (maximum - current) -7,388 (maximum - proposed)	
Net PH Trips:	<u>538 (425 In/113 Out) AM, 682 (173 In/510 Out) PM</u> (maximum) <u>73 (42 In/31 Out) AM, 82 (40 In/42 Out) PM</u> (proposed)	

1. Maximum units per acre see Future Land Use Element;
2. Maximum FAR see FLUE. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;
4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 2. Applicant Data

A. Agent Information

Identify the information for the agent processing the application. The agent will be the primary contact for Planning Division staff throughout the amendment process.

Name	Josh Nichols, LEED AP
Company Name	Schmidt Nichols
Address	1551 N Flagler Drive, Suite 102
City, State, Zip	West Palm Beach FL 33401
Phone / Fax Number	561-684-6141
Email Address	jnichols@snlandplan.com

B. Applicant Information

Identify the information for each Property Owner and Contract Purchaser. Duplicate table as needed.

	Applicant A
Name	Carl Jobson, MGR
Company Name	Job-Man Development, LLC
Address	10000 Madarin Street
City, State, Zip	Parkland, FL33076
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Interest	Property Owner, 50%

	Applicant B
Name	Daniel Mancini, MGR
Company Name	Job-Man Development, LLC
Address	3100 S.W. 15 th Street
City, State, Zip	Deerfield Beach, FL 33442
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Interest	Property Owner, 50%

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EXHIBIT 8: POLICY 3.5-D APPROVAL

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August 31, 2023

Anna Lai, P.E., PTOE
 Simmons & White
 2581 Metrocentre Boulevard West, Suite 3
 West Palm Beach, FL 33407

**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: Boynton Beach Place
 FLUA Amendment Policy 3.5-d Review
 Round 2022-23-B**

Dear Anna:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above-referenced project, revised June 12, 2023, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

**Palm Beach County
 Board of County
 Commissioners**

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

County Administrator

Verdenia C. Baker

Location:	North side of Boynton Beach Boulevard, east of Jog Road	
PCN:	00-42-45-22-00-000-5030	
Acres:	8.89 Acres	
	Current FLU	Proposed FLU
FLU:	(Commercial High (CH) on 3.99 acres And Commercial Low Office (CL-O) on 4.9 acres)/Medium Residential, 5 units per acre (MR-5)	Commercial High (CH)/Medium Residential, 5 units per acre (MR-5)
Zoning:	Single Family Residential (RS)	Mixed Use Plan Development (MUPD)
Density/ Intensity:	0.5 FAR for 4.9 acres	0.85 FAR for 4.9 acres
Maximum Potential:	Medical Office (Stand-Alone) = 106,722 SF	Shopping Center (>150 ksf) = 181,427 SF
Proposed Potential:	None	Mini-Warehouse/SS = 250,001 SF Automobile Sales (New) = 2,500 SF Fast Food Rest. + DT = 800 SF Automobile Care Center = 7,500 SF Carwash (Automated) = 1 Lane
Net Daily	1,073 (maximum – current)	

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 Affirmative Action Employer"



Anna Lai, P.E., PTOE

August 31, 2023

Page 2

Trips:	-3,057 (maximum – proposed)
Net PH	116 (71/45) AM, 469 (225/244) PM (maximum)
Trips:	72 (42/30) AM, 89 (43/46) 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>	

Based on the review, the Traffic Division has concluded that the proposed amendment will have a negligible impact on traffic. The Long Range analysis suggests reduced impact, while Test 2 analysis shows insignificance on the roadway network. These findings **meet** Policy 3.5-d of the Palm Beach County Comprehensive Plan's Future Land Use Element at the **proposed potential** density shown above. As such, a condition of approval is required to restrict this amendment to the proposed development potential or use(s) generating equivalent trips.

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

Sincerely,

A handwritten signature in blue ink, appearing to be "DS", is written over a light blue horizontal line.

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb
ec:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Lisa Amara – Director, Zoning 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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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**.