

March 2, 2020

Sent via e-mail: kking@RobbinsRE.com

Kristi King
Boynton Place Apartments LLC
4890 West Kennedy Blvd, Suite 270
Tampa, FL 33609

Re: Sun Valley PUD (AKA Boynton Place Apartments) - Parking Analysis
PCN 00-42-45-26-25-001-0010/-002-0020

Dear Kristi,

JFO Group Inc. has been retained to prepare a parking demand statement associated with a Type 2 Variance to allow for a reduction in the required number of parking spaces per ULDC Table 6.A.1.B – Minimum Off-Street Parking and Loading Requirements for the Sun Valley PUD.

The 12.036-acre subject property is situated on the south side of Boynton Beach Boulevard, west of South Military Trail, and east of El Clair Ranch Road in unincorporated Palm Beach County, Florida. Figure 1 shows the project location in relation to the transportation network. Property Control Numbers associated with this project are 00-42-45-26-25-001-0010/-002-0020. Exhibit 1 includes information from the PBC Property Appraiser's office for the parcels included in the project.

As shown on the approved 1989 site plan, see Exhibit 2, the subject site includes 192 multifamily residential units. The ULDC requires 384¹ parking spaces. According to the 2019 survey for the subject site, see Exhibit 3, there are 333 existing parking spaces on the property. This results in the subject site being 51 parking spaces below the parking requirement per ULDC Table 6.A.1.B². Exhibit 4 includes a copy of the proposed site plan.

Exhibit 5 shows Parking Demand calculations for multifamily housing (ITE LU 221) from the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition. Parking demand was calculated based on total number of Bedrooms, Dwelling Units, and, Occupied Dwelling Units. Table 1 summarizes parking demand calculations for the Sun Valley PUD property.

Exhibit 6 includes arials from 2004 to 2019 showing the parking demand at Sun Valley PUD during peak season.



Figure 1 : Project Location

¹ $(192 \text{ Apartments} \times 1.75 \text{ spaces per unit}) + \left(\frac{192 \text{ Apartments}}{4 \text{ Guest Parking spaces}} \right)$

² 1 space per efficiency unit; 1.75 spaces per unit (1 bedroom or more); plus 1 guest parking space per 4 units with common parking areas.

Table 1: Parking Demand Summary

Independent Variable	Intensity	Fitted Curve Equation	Average	85 th Percentile	Calculated Parking Demand ²	Required Parking	Proposed Parking
Bedrooms	384 ¹	$P=0.82(X)-20.37$	0.75	0.87	288-334	384	333
Dwelling Units	192	$P=1.34(X)-8.73$	1.31	1.47	249-283		
Occupied Dwelling Units	192	$P=1.34(X)-5.76$	1.32	1.51	252-290		

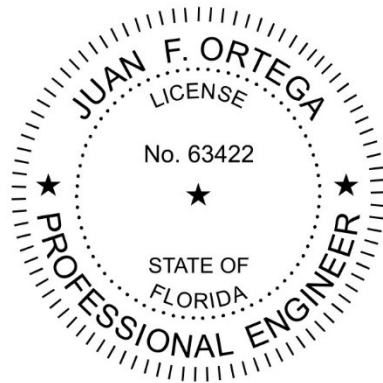
¹ $39 \times (1) + 9 \times (2) + 48 \times (2) + 57 \times (2) + 39 \times (3)$

² Bottom range is the highest of the equation vs the average while the top range is the 85th Percentile demand.

Consequently, given the Multifamily Housing (ITE LU 221) parking demand rates included in the Parking Generation Manual, 5th Edition ITE, we are respectfully requesting that 333 parking spaces at the Sun Valley PUD project remain instead of the 384 parking spaces required by the ULDC. This proposed technical deviation is the minimum deviation necessary to make the best use of the property.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures: Exhibit 1: Property Appraiser
Exhibit 2: Approved Plan
Exhibit 3: 2019 Survey
Exhibit 4: Proposed Plan
Exhibit 5: Parking Generation
Exhibit 6: 2004-2019 Aerials

Property Detail

Location Address 10492 BOYNTON PLACE CIR
Municipality UNINCORPORATED
Parcel Control Number 00-42-45-26-25-001-0010
Subdivision GREATER BOYNTON PLACE
Official Records Book 30695 Page 356
Sale Date JUN-2019
Legal Description GREATER BOYNTON PLACE PAR 1

Owner Information

Owners	Mailing address
BOYNTON PLACE APARTMENTS LLC	120 WELLS AVE NEWTON CENTRE MA 02459 3302

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2019	\$34,000,000	30695 / 00356	WARRANTY DEED	BOYNTON PLACE APARTMENTS LLC
JAN-2016	\$26,688,000	28096 / 01846	WARRANTY DEED	HERON POINTE RESIDENTIAL PARTNERS LLC
AUG-1997	\$9,170,000	09928 / 00951	WARRANTY DEED	ERP OPERATING LTD PRTNRSHIP

Exemption Information

No Exemption information available

Property Information

Number of Units 72
*Total Square Feet 74279
Acres 5.6096
Use Code 0300 - MULTIFAMILY
Zoning RS - Single Family Residential (00-UNINCORPORATED)

Appraisals

Tax Year	2019	2018	2017
Improvement Value	\$5,889,118	\$6,042,708	\$4,758,330
Land Value	\$2,304,000	\$3,168,000	\$4,158,000
Total Market Value	\$8,193,118	\$9,210,708	\$8,916,330

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2019	2018	2017
Assessed Value	\$8,193,118	\$9,210,708	\$8,916,330
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$8,193,118	\$9,210,708	\$8,916,330

Taxes

Tax Year	2019	2018	2017
Ad Valorem	\$145,464	\$158,518	\$156,038
Non Ad Valorem	\$13,428	\$14,724	\$13,857
Total tax	\$158,892	\$173,242	\$169,895

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

Property Detail

Location Address 10010 BOYNTON PLACE CIR
Municipality UNINCORPORATED
Parcel Control Number 00-42-45-26-25-002-0020
Subdivision GREATER BOYNTON PLACE
Official Records Book 30695 Page 356
Sale Date JUN-2019
Legal Description GREATER BOYNTON PLACE PAR 2

Owner Information

Owners	Mailing address
BOYNTON PLACE APARTMENTS LLC	120 WELLS AVE NEWTON CENTRE MA 02459 3302

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2019	\$34,000,000	30695 / 00356	WARRANTY DEED	BOYNTON PLACE APARTMENTS LLC
JAN-2016	\$26,688,000	28096 / 01846	WARRANTY DEED	HERON POINTE RESIDENTIAL PARTNERS LLC
AUG-1997	\$9,170,000	09928 / 00951	WARRANTY DEED	ERP OPERATING LTD PRTNRSHP

Exemption Information

No Exemption information available

Property Information

Number of Units 120
*Total Square Feet 120480
Acres 6.4194
Use Code 0300 - MULTIFAMILY
Zoning RS - Single Family Residential (00-UNINCORPORATED)

Appraisals

Tax Year	2019	2018	2017
Improvement Value	\$9,294,316	\$9,634,491	\$6,599,753
Land Value	\$3,840,000	\$5,280,000	\$6,930,000
Total Market Value	\$13,134,316	\$14,914,491	\$13,529,753

*All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2019	2018	2017
Assessed Value	\$13,134,316	\$14,882,728	\$13,529,753
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$13,134,316	\$14,882,728	\$13,529,753

Taxes

Tax Year	2019	2018	2017
Ad Valorem	\$233,192	\$256,343	\$236,775
Non Ad Valorem	\$21,827	\$23,987	\$22,536
Total tax	\$255,019	\$280,330	\$259,311

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



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DESIGN

162
85-00162
#: 64
ED:
AGER:

DATE APPROVED:
07-07-1989
PROJECT MANAGER:
B. MILLER

L.W.D.D., CANAL E-3

LIMITS OF

L.W.D.D. CANAL L-25

PLAT
No. 3

**LAND
DESIGN
SOUTH**

LAND DESIGN SOUTH
GREATER BOYNTON PLACE
SUN VALLEY, P.U.D.

rev. 3/10/88 7/6/89 FPI

128 1

CONFIDENTIAL 1-100

1-7-11 PUD

Exhib

MULTI

FRONT 20'
S.I. 15'
S.C. 25'
REAR 25'

DESIGN CLUSTER

SEPARATION

FRONT 25'
SIDE 15'
REAR 16' AS NOTED

SETBACK

FRONT 25'
SIDE CORNER 15'

LOCATION MAP

LAKE:

Lake #1	1.74 Ac.
Lake #2	1.40 Ac.
Lake #3	3.74 Ac.

LANDSCAPE NOTES:

Minimum number of trees to be provided (1 tree/1,000 SF of lot area) 2,210 trees.

Project shall conform to Vegetation Protection Ordinance

Project shall meet or exceed the Palm Beach County Landscape Code Requirements.

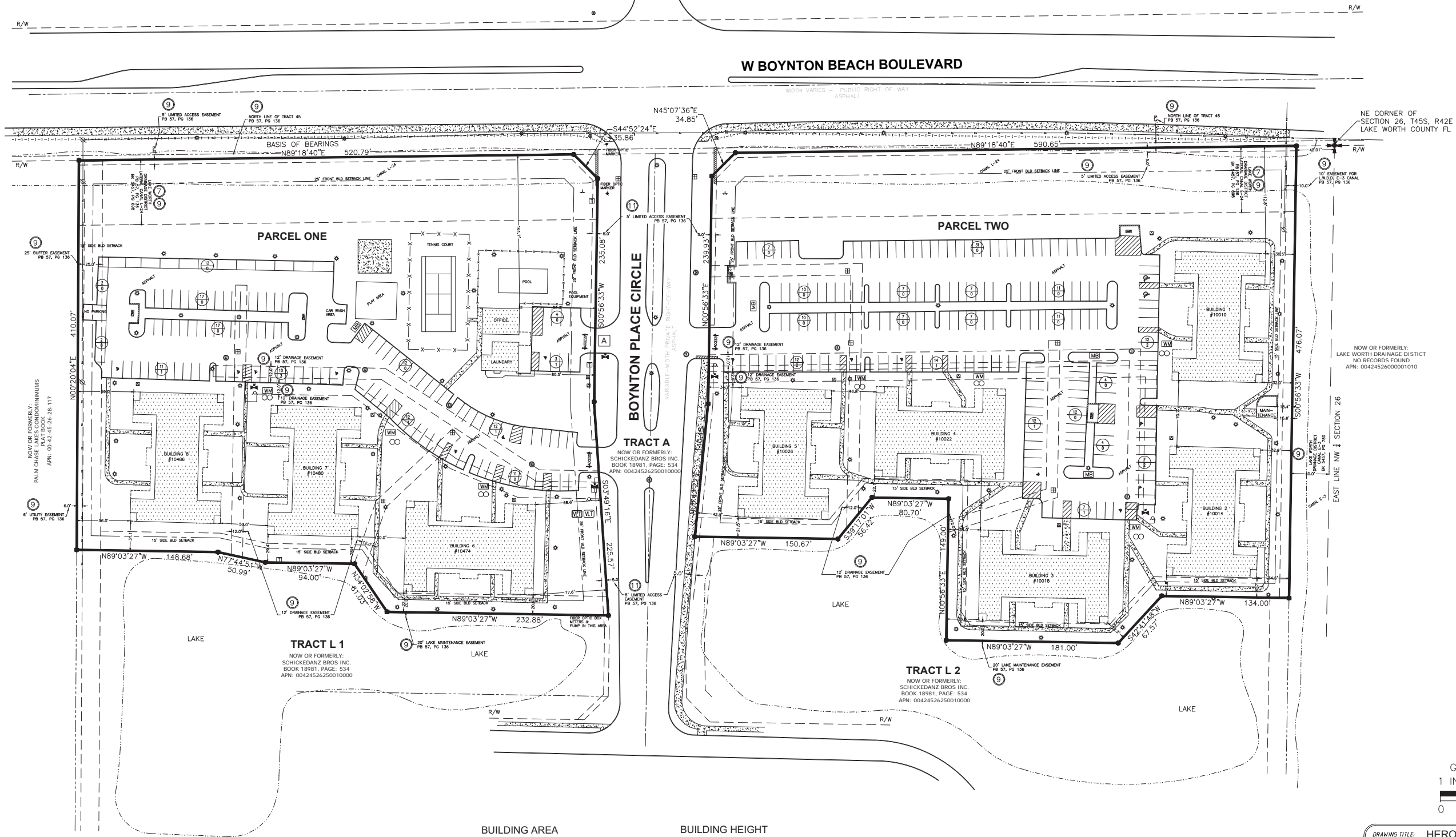
PROJECT DATA:

Lot Area	76.6 Ac.
Total Dwelling Units	870 D.U.
Garden Apartments#403,7,8,9,10,11,12	128 D.U.
SF Design Cluster#407,7,8,9,10,11,12	1,010 D.U.
2-unit TR #08,7,8,9,10,11,12	324 D.U.
Density	11.36 D.U./AC
Seasite	500/500
Pettition #	88-163
Open Space	
Lakes	
Recreational Areas	7.14 Ac.
	2.89 Ac.

Rev. Lita Plam EX 64
for Yella PUD

Exhibit 2

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BUILDING AREA
Building 1: 8,250 square feet
Building 2: 8,250 square feet
Building 3: 8,250 square feet
Building 4: 8,250 square feet
Building 5: 8,250 square feet
Building 6: 8,250 square feet
Building 7: 8,250 square feet
Building 8: 8,250 square feet
Maintenance Building: 264 square feet
Office: 1,073 square feet
Laundry: 1,036 square feet

BUILDING HEIGHT
Building 1: Height 35' or 3 Story
Building 2: Height 35' or 3 Story
Building 3: Height 35' or 3 Story
Building 4: Height 35' or 3 Story
Building 5: Height 35' or 3 Story
Building 6: Height 35' or 3 Story
Building 7: Height 35' or 3 Story
Building 8: Height 35' or 3 Story
Maintenance Building: Height 15' or 1 Story
Office/Laundry: Height 20' or 1 Story

DRAWING TITLE: HERON POINTE APARTMENTS	
SITE ADDRESS: 10492 BOYNTON PLACE CIRCLE BOYNTON BEACH, FL	
DRAWN BY: PAC	APPROVED BY: M.E. PETULLA P.L.S.
SCALE: 1" = 50'	SHEET: 2 OF 2

MICHAEL PETULLA PROFESSIONAL LAND SURVEY
1 NORTH 1ST STREET, SUITE 8, COCOA BEACH, FLORIDA 32931
407-448-8613 petullasurv@gmail.com

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TYPE 1 WAIVER CHART

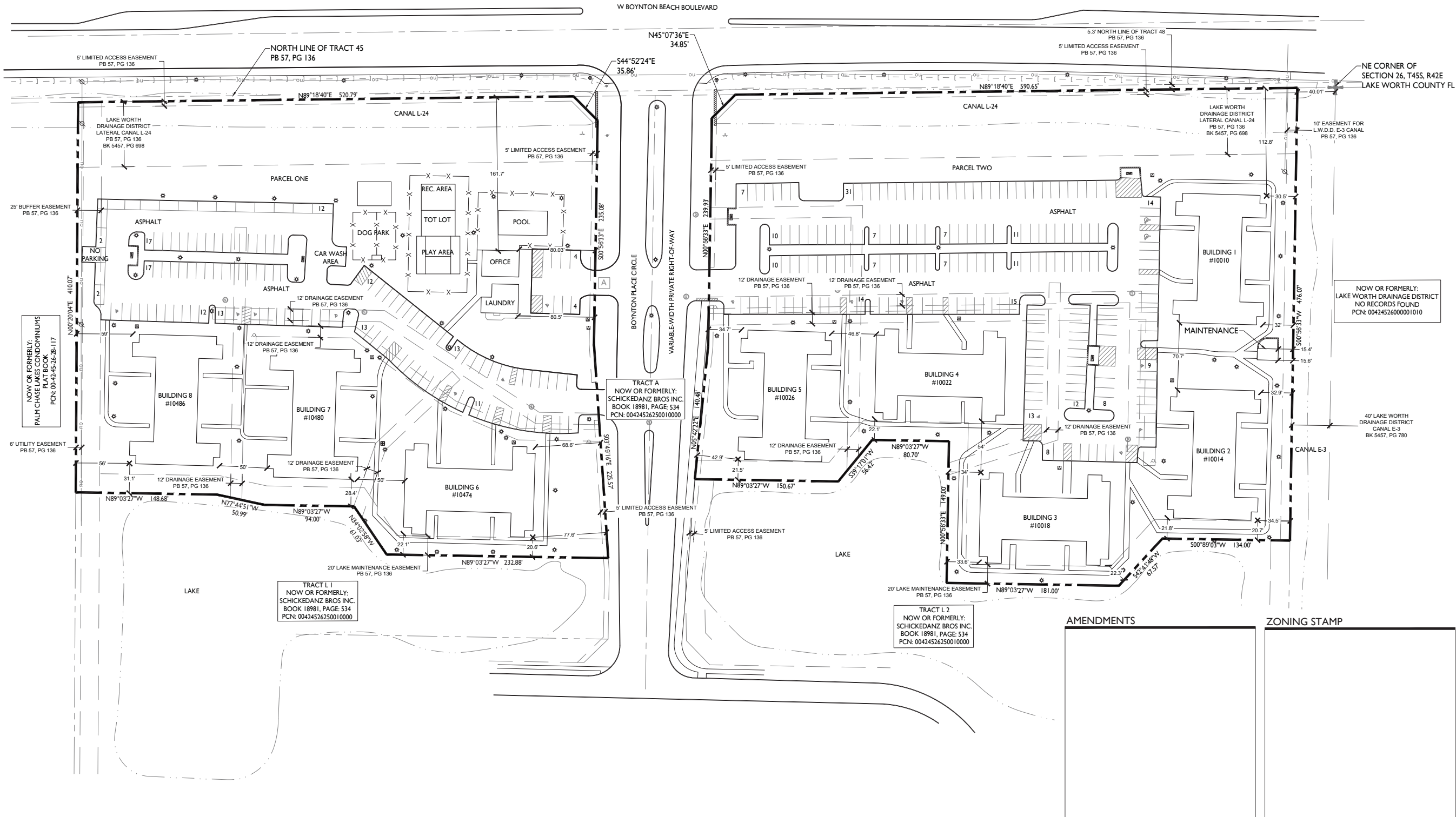
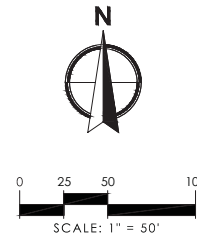
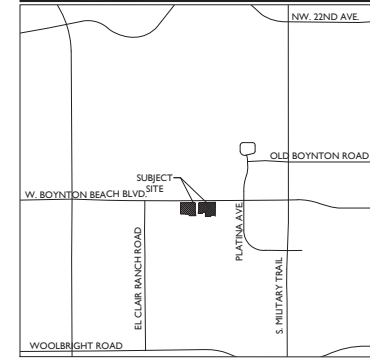
CODE SECTION	REQUIRED	PROVIDED	VARIANCE
6.B.1.H.7 - REDUCTION LOADING SPACE WIDTH OR LENGTH	15' x 55'	15' x 32'	23' DEPTH

SITE DATA	
NAME OF APPLICATION	HERON POINTE
CONTROL NUMBER	1985-00162
TIER	Urban/Suburban
FUTURE LAND USE	MR-5
ZONING DISTRICT	RS
OVERLAYS	N/A
SECTION/TOWNSHIP/RANGE	22/43/42
PROPERTY CONTROL NUMBER (PCN)	00-42-45-25-001-0010; -002-0020
LOT AREA	75.6 AC
TOTAL DWELLING UNITS	576 D.U.
GARDEN APARTMENTS	192 D.U.
S/F DESIGN CLUSTER	260 D.U.
2-UNIT TOWNHOMES	124 D.U.
DENSITY	7.6 DU/AC
OPEN SPACE	
LAKES	7.26 AC
RECREATIONAL AREAS	2.89 AC

MULTIFAMILY	
USE	MULTIFAMILY RESIDENTIAL
GROSS/NET SITE AREA	4.48 AC (74,488 S.F.)
BUILDING AREA	
TOTAL SQUARE FOOTAGE	68,378 S.F.
TOTAL HEIGHT	3 STORY (35')
TOTAL DWELLING UNITS	384 SP.
TOTAL PARKING SPACES	336 SP.
REQUIRED PARKING (1.75 SP. PER UNIT)	48 SP.
EXISTING PARKING	333 SP.
HANDICAP PARKING REQUIRED	8
HANDICAP PARKING PROVIDED	16
SETBACKS	
FRONT	25'
SIDE INTERIOR	15'
SIDE CORNER	25'
REAR	25'

DESIGN CLUSTER	
SEPARATION	
FRONT	25'
SIDE	15'
REAR	15' AS NOTED
SETBACK	
FRONT	25'
SIDE CORNER	15'
MULTIFAMILY	
LAKES	
LAKE #1	1.74 AC
LAKE #2	1.66 AC
LAKE #3	3.74 AC
LANDSCAPE NOTES:	
MINIMUM NUMBER OF TREES TO BE PROVIDED (1 TREE/1,500 SF OF LOT AREA) 2,210 TREES	
PROJECT SHALL CONFORMS TO VEGETATION PROTECTION ORDINANCE.	
PROJECT SHALL MEET OR EXCEED THE PALM BEACH COUNTY LANDSCAPE CODE REQUIREMENTS.	

LOCATION MAP



REVISIONS	
NO.	DESCRIPTION
4322	03-02-20 SUBMITTAL
4322 01	RC
4322 02	YM
4322 03	DATE

CAD 432201-FL-SITE-COMMIT	DATE	09/17/19
JOB NO.	4322 01	
DRAWN BY	RC	
CHECK BY	YM	
DATE	09/17/19	

ENGINEER OF RECORD

HERON POINTE
PRELIMINARY SITE PLAN

SHEET:
PSP-2

Exhibit 4

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Land Use: 221 Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with between three and 10 levels (floors) of residence. Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (one general urban/suburban study site), a Saturday (two general urban/suburban study sites), and a Sunday (one dense multi-use urban study site).

Hour Beginning	Percent of Peak Parking Demand		
	Weekday	Saturday	Sunday
12:00–4:00 a.m.	100	100	100
5:00 a.m.	94	99	—
6:00 a.m.	83	97	—
7:00 a.m.	71	95	—
8:00 a.m.	61	88	—
9:00 a.m.	55	83	—
10:00 a.m.	54	75	—
11:00 a.m.	53	71	—
12:00 p.m.	50	68	—
1:00 p.m.	49	66	33
2:00 p.m.	49	70	40
3:00 p.m.	50	69	27
4:00 p.m.	58	72	13
5:00 p.m.	64	74	33
6:00 p.m.	67	74	60
7:00 p.m.	70	73	67
8:00 p.m.	76	75	47
9:00 p.m.	83	78	53
10:00 p.m.	90	82	73
11:00 p.m.	93	88	93

Additional Data

In prior editions of *Parking Generation*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of parking demand data found no clear differences in parking demand between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

Setting	Proximity to Rail Transit	Parking Supply Ratio	
		Per Dwelling Unit	Per Bedroom
Center City Core	Within ½ mile of rail transit	1.1 (15 sites)	1.0 (12 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (39 sites)	0.9 (34 sites)
	Not within ½ mile of rail transit	1.2 (65 sites)	0.8 (56 sites)
General Urban/Suburban	Within ½ mile of rail transit	1.5 (25 sites)	0.8 (12 sites)
	Not within ½ mile of rail transit	1.7 (62 sites)	1.0 (39 sites)

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, District of Columbia, Maryland, Massachusetts, New Jersey, New York, Oregon, Virginia, Washington, and Wisconsin.

It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.

Source Numbers

21, 209, 247, 255, 277, 401, 402, 419, 505, 512, 522, 533, 535, 536, 537, 538, 545, 546, 547, 575, 576, 577, 579, 580, 581, 583, 584, 585, 587

Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: **Bedrooms**

On a: **Weekday (Monday - Friday)**

Setting/Location: **General Urban/Suburban (no nearby rail transit)**

Peak Period of Parking Demand: **10:00 p.m. - 5:00 a.m.**

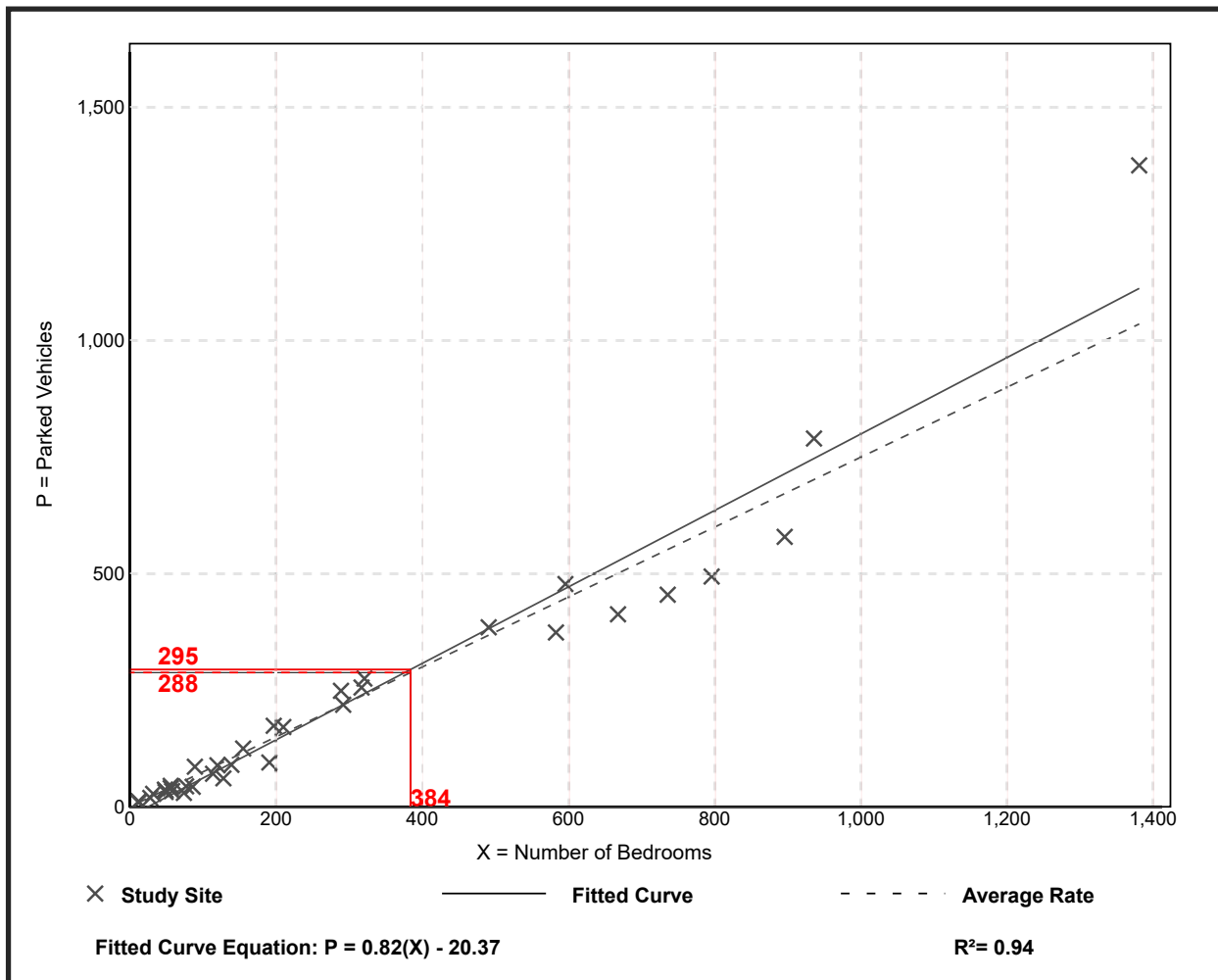
Number of Studies: 35

Avg. Num. of Bedrooms: 294

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.75	0.41 - 1.00	0.65 / 0.87	0.70 - 0.80	0.15 (20%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: **Dwelling Units**

On a: **Weekday (Monday - Friday)**

Setting/Location: **General Urban/Suburban (no nearby rail transit)**

Peak Period of Parking Demand: **10:00 p.m. - 5:00 a.m.**

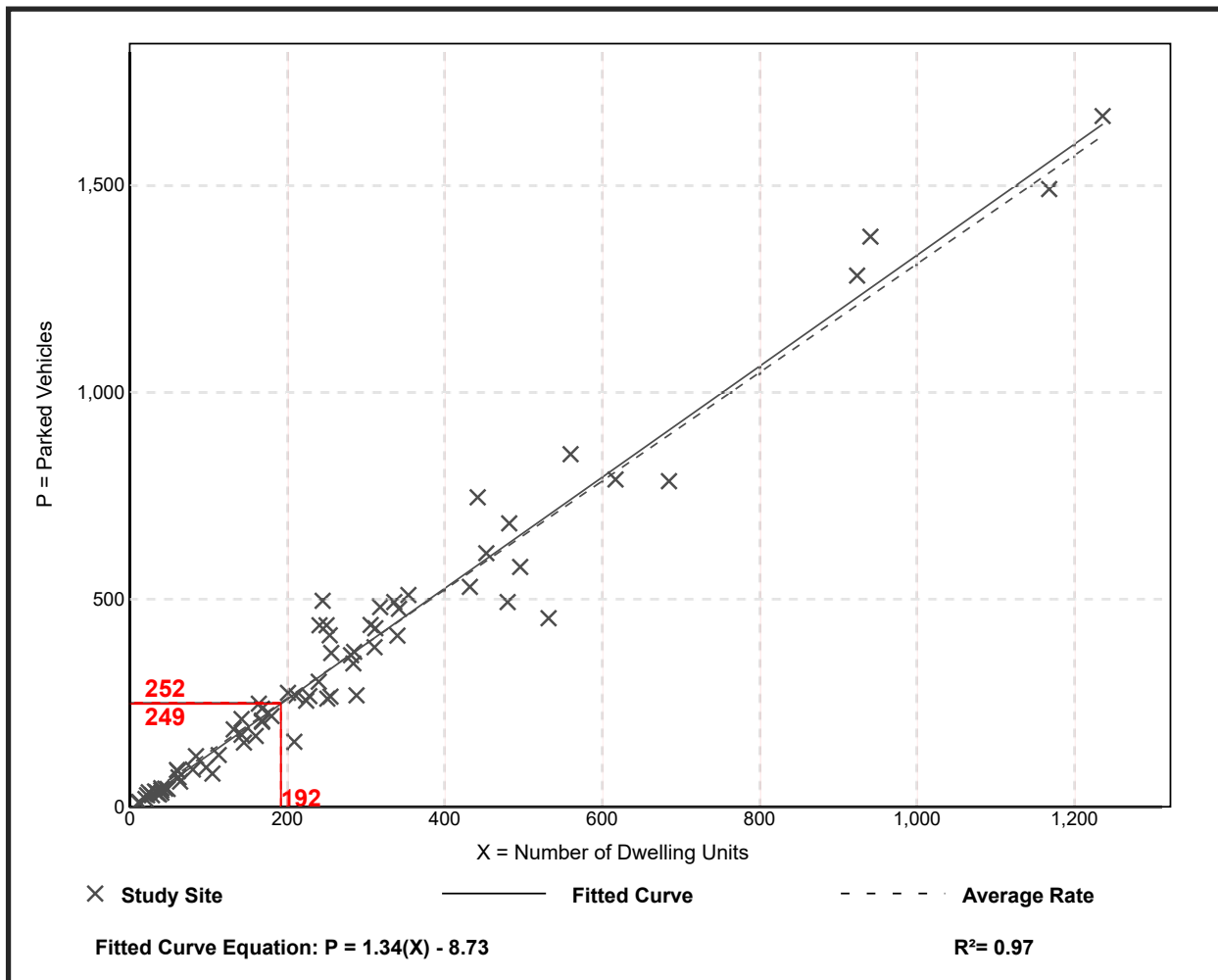
Number of Studies: 73

Avg. Num. of Dwelling Units: 261

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.31	0.75 - 2.03	1.13 / 1.47	1.26 - 1.36	0.22 (17%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: **Occupied Dwelling Units**

On a: **Weekday (Monday - Friday)**

Setting/Location: **General Urban/Suburban (no nearby rail transit)**

Peak Period of Parking Demand: **10:00 p.m. - 5:00 a.m.**

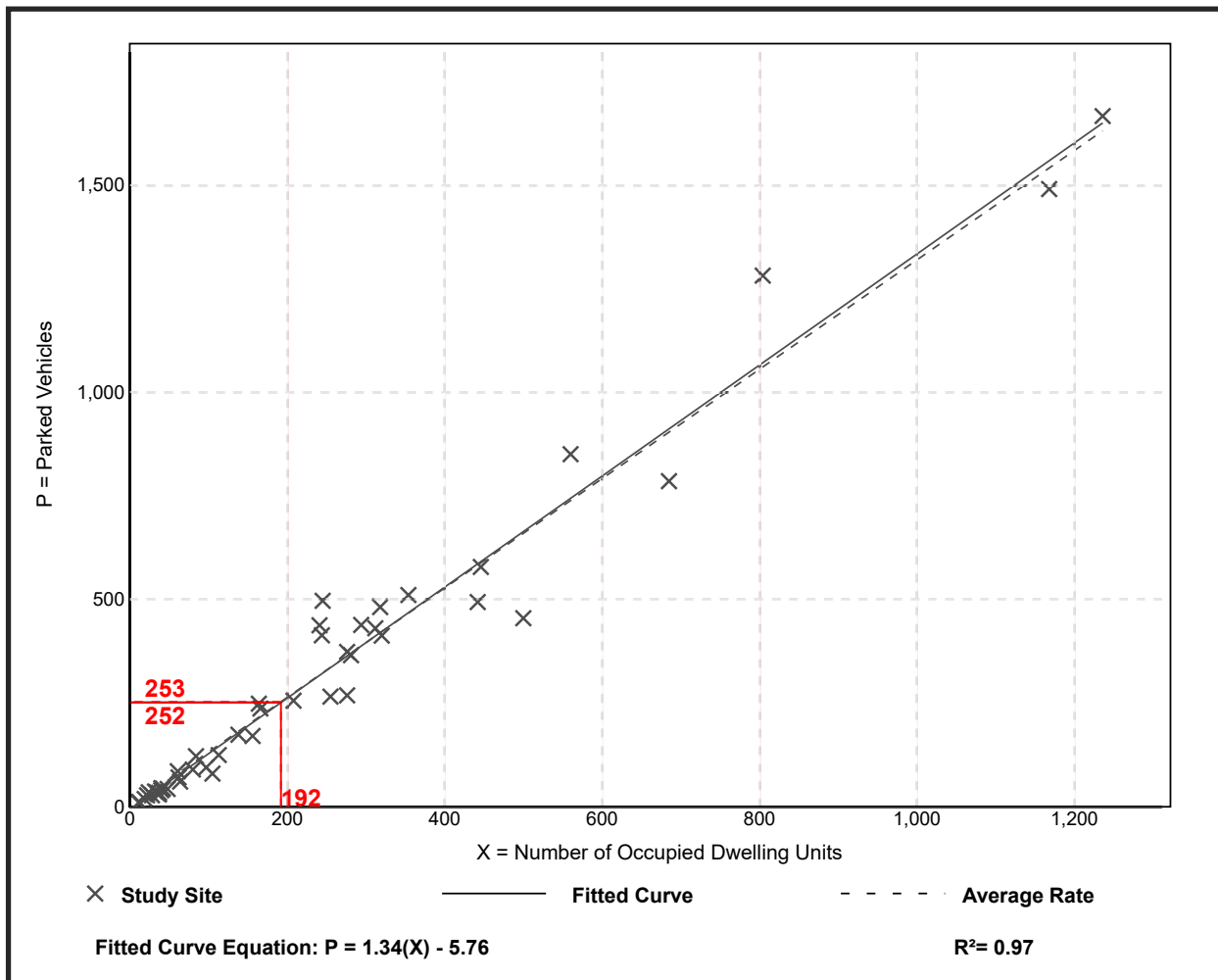
Number of Studies: 48

Avg. Num. of Occupied Dwelling Units: 234

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.32	0.75 - 2.03	1.04 / 1.51	1.25 - 1.39	0.24 (18%)

Data Plot and Equation



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February 2004

January 2005

February 2006

January 2009

December 2010

March 2011

January 2014

February 2016

March 2017

December 2017

January 2019

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