



November 15, 2017

Dr. Juan Ortega, P.E.
JFO Group Inc.
11924 Forest Hill Boulevard, Suite 10A-123
Wellington, FL 33414

**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: Tuscan Gardens of Delray Beach
FLUA Amendment Policy 3.5-d Review
Round 2018-C**

Dear Dr. Ortega:

Palm Beach County Traffic Division has reviewed the Comprehensive Plan Amendment Traffic Impact Analysis for the proposed Future Land Use Amendment for the above referenced project, dated October 6, 2017, 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**

- Paulette Burdick, Mayor
- Melissa McKinlay, Vice Mayor
- Hal R. Valeche
- Dave Kerner
- Steven L. Abrams
- Mary Lou Berger
- Mack Bernard

County Administrator

Verdenia C. Baker

Location:	North of Atlantic Avenue, west of Sims Road	
PCN:	00-42-46-14-00-000-3100 (<i>others on file</i>)	
Acres:	7.57 acres	
	Current FLU	Proposed FLU
FLU:	High Residential, 8 dwelling units per acre (HR-8)	Congregate Living Residential (CLR)
Zoning:	Planned Unit Development (PUD)	Planned Unit Development (PUD)
Density/Intensity:	8 du/acre	12 du/acre
Maximum Potential:	Apartments Total: 61 DUs	Assisted Living Facility (ALF) Total: 217 Beds
Proposed Potential:	N/A	N/A
Net Daily Trips:	171 (maximum - current)	
Net PH Trips:	30 (20/10) AM, 48 (21/27) PM (maximum)	
* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities in the zoning application.		

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment meets Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the maximum potential density shown above.

"An Equal Opportunity
Affirmative Action Employer"



Dr. Juan Ortega
November 15, 2017
Page 2

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

Sincerely,


for: Quazi Bari, P.E.
Senior Professional Engineer - Traffic Division

QB:DS/bc

cc: Dominique Simeus, E.I. – Project Coordinator II, Traffic Division
Steve Bohovsky – Technical Assistant III, Traffic Division
Lisa Amara – Senior Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\18-C\Tuscan Gardens of Delray Beach.docx

TUSCAN GARDENS OF DELRAY BEACH

PALM BEACH COUNTY, FLORIDA

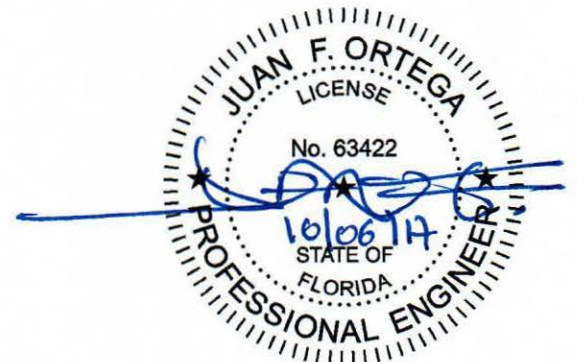
FUTURE LAND USE ATLAS AMENDMENT TRAFFIC IMPACT ANALYSIS

PREPARED FOR:
DELRAY BEACH PROPERTIES, LLC

Prepared by:

JFO GROUP INC
COA Number 32276
11924 Forest Hill Boulevard
Suite 10A-123
Wellington, Florida, 33414

October 6, 2017



This Page Intentionally Left Blank

TABLE OF CONTENTS

SECTION	PAGE
1. PROJECT DESCRIPTION.....	1
2. CURRENT FUTURE LAND USE DESIGNATION	2
3. PROPOSED FUTURE LAND USE DESIGNATION	3
4. TRAFFIC IMPACT	4
5. TRAFFIC ANALYSIS	6
5.1.Test 2 – Five Year Analysis (2022)	6
5.2.Long Range Analysis (2040)	8
6. CONCLUSION	10
Exhibit 1: Survey & Property Appraiser	
Exhibit 2: Approved Site Plan	
Exhibit 3: CLF Vs ALF	
Exhibit 4: Approved Traffic Assignment	
Exhibit 5: 2040 Volumes	
Exhibit 6: PBC Development Potential Form	

TABLE

PAGE

Table 1: Trip Generation Rates and Equations2

Table 2: Trip Generation – Current Future Land Use2

Table 3: Trip Generation – Proposed Future Land Use.....3

Table 4: Net Traffic Impact.....4

Table 5: Test 2 – Five Year Analysis Significance7

Table 6: Level of Service – 2040 Conditions.....9

FIGURE

PAGE

Figure 1: Project Location 1

Figure 2: Trip Distribution5

1. PROJECT DESCRIPTION

JFO Group Inc has been retained to evaluate the traffic impact for the proposed Future Land Use designation at the *Tuscan Gardens of Delray Beach* property. There is a proposal for a land use change of ± 7.57 acres located $\frac{1}{2}$ -mile north of Atlantic Avenue, on the west side of Sims Road in Unincorporated Palm Beach County, Florida. Exhibit 1 includes a copy of the survey for the site. The current Future Land Use (FLU) designation for the property is High Residential, 8 unit per acre (HR-8).

A land use change amendment from the current High Residential, 8 unit per acre (HR-8) to Congregate Living Residential (CLR) is being requested.

Property Control Numbers associated with this project are 00-42-46-14-00-000-3100/-3080/-3082/-3081. Exhibit 1 includes a copy of the property data from the Palm Beach County (PBC) Property Appraiser's office for the site. Figure 1 shows an aerial location of the site in relation to the transportation network.



The purpose of this analysis is to evaluate the traffic impact of the proposed land use change to determine compliance with Policy 3.5-d from the *PBC Comprehensive Plan*. This analysis includes Test 2 – Five Year Analysis (2022) and Long Range Analysis (2040). Furthermore, since the subject site will have a concurrent application for a site plan amendment, this traffic study also evaluates the impact of the proposed development as it will be included in the site plan amendment application. The Tuscan Gardens project is currently approved as a 144-bed Type 3 Congregate Living Facility. Exhibit 2 includes a copy of the approved site plan for the project.

2. CURRENT FUTURE LAND USE DESIGNATION

Project trip generation rates available from the *PBC Trip Generation Rates*, dated August 13, 2014, were used to determine the project trip generation under the Current Future Land Use designation and the Proposed Future Land Use designation. Table 1 shows the rates and equations used in order to determine the trip generation for Daily, AM, and PM peak hour conditions.

Table 1: Trip Generation Rates and Equations

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Apartment	220	6.65	20%	80%	$T = 0.49(X) + 3.73$	65%	35%	0.62
Assisted Living Facility ¹	254	2.66	65%	35%	0.14	44%	56%	0.22

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 406, 34, and 38 trips respectively.

Table 2: Trip Generation – Current Future Land Use

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Apartments	61 DU	406	7	27	34	25	13	38
Net Current FLU Trips		406	7	27	34	25	13	38

¹ The proposed project will be a Type 3 Congregate Living Facility which for traffic purposes is assumed to operate as an Assisted Living Facility

3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to change the current Future Land Use from the current HR-8 to CLR. The maximum intensity for the site would allow a maximum of 217 beds in an Assisted Living Facility (Type 3 Congregate Living Facility).

According to the *ULDC, Article 4 – Chapter B, Section C.1*, a Congregate Living Facility (CLF) is defined as: *A facility which provides long-term care, housing, food service, and one or more assistive care services for persons not related to the owner or administrator by blood or marriage* where the ULDC does not explicitly define Assisted Living Facilities. On the other hand, Palm Beach County Trip Generation Rates dated August 13, 2014 include both Congregate Care Facilities (ITE 253) and Assisted Living Facilities (ITE 254) where trip generation rates for Congregate Care are a function of Dwelling Units while Assisted Living are a function of Beds. Consequently, since for Type 3 CLFs one (1) Dwelling Unit is equivalent to 2.39 beds and in order to determine the most intense trip generation, Assisted Living Facilities (ITE 254) Trip Generation rates were used in this analysis. Exhibit 3 includes ULDC, PBC and ITE excerpts with relevant definitions for Congregate Living Facility, Congregate Care Facilities and Assisted Living Facilities. Table 3 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity/Proposed Site Plan.

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

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Assisted Living Facility	217 Beds	577	20	10	30	21	27	48
<i>Net Proposed FLU Trips</i>		<i>577</i>	<i>20</i>	<i>10</i>	<i>30</i>	<i>21</i>	<i>27</i>	<i>48</i>

According to Table 3, the net Daily, AM and PM trips potentially generated due to the Proposed Future Land Use designation under the Maximum Intensity are 577, 30, and 48 trips respectively.

4. TRAFFIC IMPACT

Table 4 shows a comparison of the trip generation between the Proposed Development/Maximum Intensity under the existing and proposed FLU. As can be seen in Table 4, both Daily and Peak-Hour traffic generated by the Proposed Development/Maximum Intensity is higher than the traffic generated by the current FLU.

Table 4: Net Traffic Impact – Proposed Development/Maximum Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	406	7	27	34	25	13	38
Maximum Intensity	577	20	10	30	21	27	48
<i>Net New Trips</i>	<i>171</i>	<i>13</i>	<i>(17)</i>	<i>(4)</i>	<i>(4)</i>	<i>14</i>	<i>10</i>

Given the net trip generation characteristics from Table 4 for Long Range Analysis (2040), and according to *FLUE Policy 3.5-d* of the Comprehensive Plan, the directly accessed link on the first accessed major thoroughfare should be considered under the Radius of Development Influence (RDI) for traffic impact analysis for the Maximum Intensity.

Furthermore, pursuant to the **Test 2 – Five Year Analysis (2022)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B*, based on the peak hour trips from Table 4, a half (½) mile RDI needs to be considered for traffic impact analysis for the Maximum Intensity.

Trip distribution and assignment was based on the approved distribution for the project under Resolutions 2015-0351 and 2015-0352. Exhibit 4 includes an excerpt with the approved distribution. Figure 2 includes project trip distribution on all roadway links included within a ½-mile RDI for the proposed land use.

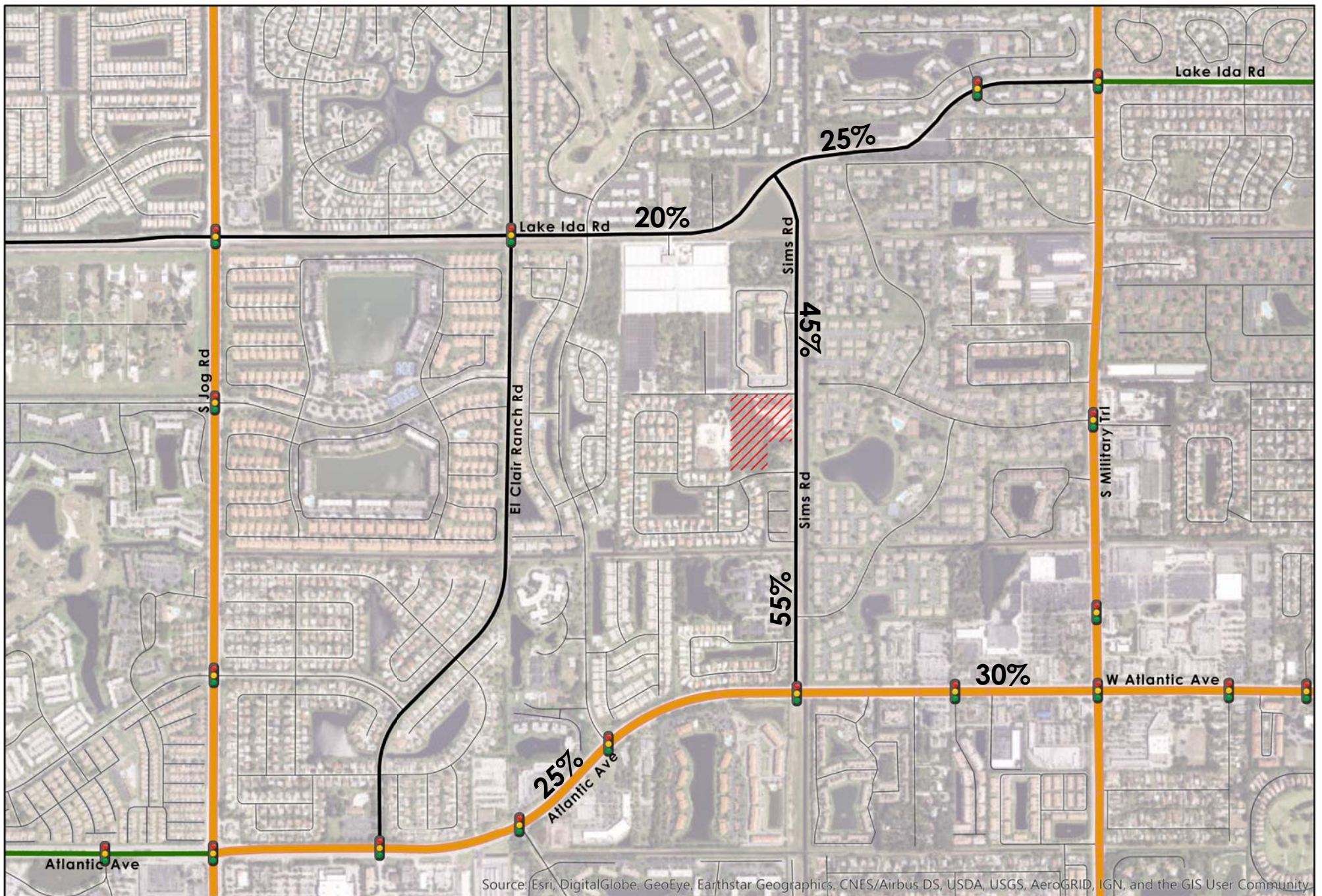


Figure 2:
Trip Distribution
Tuscan Gardens of Delray Beach



Number of Lanes

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

Project Site

0.1 0.05 0 0.1 0.2 0.3 0.4

 Miles

5. TRAFFIC ANALYSIS

This section evaluates two traffic scenarios for the proposed land use change under the Proposed Development/Maximum Intensity: **Test 2 – Five Year Analysis (2022)** and **Long Range Analysis (2040)**.

5.1. Test 2 – Five Year Analysis (2022)

Links and Major Intersections where Project's traffic is significant on a Link within the RDI shall be included in Test 2 analysis of the *PBC – TPS*. Under this Test, the road network assumed in this analysis shall be the existing road network and the 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 on July 11, 2017 does not include any projects within the RDI.

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 3*, a half (½)-mile Radius of Development Influence needs to be considered for *Test 2* traffic impact analysis of the Proposed Development/Maximum Intensity.

Projects with more than three percent (3%) of the adopted LOS thresholds within the RDI as set forth in *Table 12.B.C-4 2A: LOS E Link Service Volumes*, shall be included in Test 2. In addition, links outside the RDI on which net trips are greater than five percent (5%) of the LOS 'E' of the Link affected shall be included in Test 2. *Table 5* determines these significance levels for the Proposed Development/Maximum Intensity. As shown in *Table 5*, all links within the RDI will be impacted by less than three percent (3%) of the adopted LOS thresholds. *Test 2* has been met.

Table 5: Test 2 – Five Year Analysis Significance

Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signals per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic	Traffic Impact
Sims Road	Lake Ida Rd	Site Access	2	0	0.89	0.00	Class I	880	45%	12	1.36%
Sims Road	Site Access	Atlantic Ave	2						55%	15	1.70%
Lake Ida Rd	El Clair Ranch Rd	Sims Road	2	2	1.09	1.83	Class I	880	20%	5	0.57%
Lake Ida Rd	Sims Road	Military Tr	2						25%	7	0.80%
Atlantic Ave	El Clair Ranch Rd	Sims Road	6D	5	1.33	3.76	Class II	2,830	25%	7	0.25%
Atlantic Ave	Sims Road	Military Tr	6D						30%	8	0.28%

	AM		PM	
	IN	OUT	IN	OUT
Assisted Living Facility	20	10	21	27

RDI: ½ Mile

5.2. Long Range Analysis (2040)

At the time of this submittal, the latest long range transportation model available from the Palm Beach Metropolitan Planning Organization was dated August 17, 2016. Exhibit 5 includes excerpts of the 2040 Volumes.

According to the PBC Comprehensive Plan, a project has significant traffic where net trip increase impacting roads 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 Table 3.5-1. The laneage shall be as shown on the MPO's latest adopted LRTP.

Table 6 shows all links included within the RDI. As shown in Table 6, all links will be insignificantly impacted by the proposed project.

Table 6: Level of Service – 2040 Conditions – Maximum Intensity

Road	From	To	Lanes	Capacity	2040 Daily Volume	Traffic Assignment	Project Traffic	Total Traffic	V/C	% Impact	Significant Impact? ¹	Meets LOS 'D'?
Sims Road	Lake Ida Rd	Site Access	2	15,200	4,390 ²	45.0%	77	4,467	0.29	0.51%	NO	-
Sims Road	Site Access	Atlantic Ave				55.0%	94	4,484	0.30	0.62%	NO	-
Lake Ida Rd	El Clair Ranch Rd	Sims Road	2	15,200	15,600	20.0%	34	15,634	1.03	0.22%	NO	-
Lake Ida Rd	Sims Road	Military Tr				25.0%	43	15,643	1.03	0.28%	NO	-
Atlantic Ave	El Clair Ranch Rd	Sims Road	6D	50,300	53,600	25.0%	43	53,643	1.07	0.09%	NO	-
Atlantic Ave	Sims Road	Military Tr				30.0%	51	53,651	1.07	0.10%	NO	-

Net Daily Traffic	171
-------------------	-----

¹ A project has significant traffic where net trip increase impacting roads 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.

² Sims Road is defined in Palm Beach County as a thoroughfare road. However, it was not specifically considered in the 2040 LRTP. Consequently, in order to provide a conservative analysis, a ratio of existing (November 2016) peak hour and 2040 Volume on Atlantic Avenue was used to calculate daily traffic based on existing counts on Sims Road:

$$4,390 \text{ (Calculated 2040 Sims Road Daily Traffic)} = \frac{317 \text{ (Sims Road Peak Hour - Existing)}}{\frac{3,870 \text{ (Atlantic Avenue Peak Hour - Existing)}}{53,600 \text{ (Atlantic Avenue 2040 Volume)}}} \cdot \text{See Exhibit 5.}$$

6. CONCLUSION

There is a proposal for a land use change of ±7.57 acres located ½-mile north of Atlantic Avenue, on the west side of Sims Road in Unincorporated Palm Beach County, Florida. The proposal is to change the current Future Land Use from the current High Residential, 8 unit per acre (HR-8) to Congregate Living Residential (CLR).

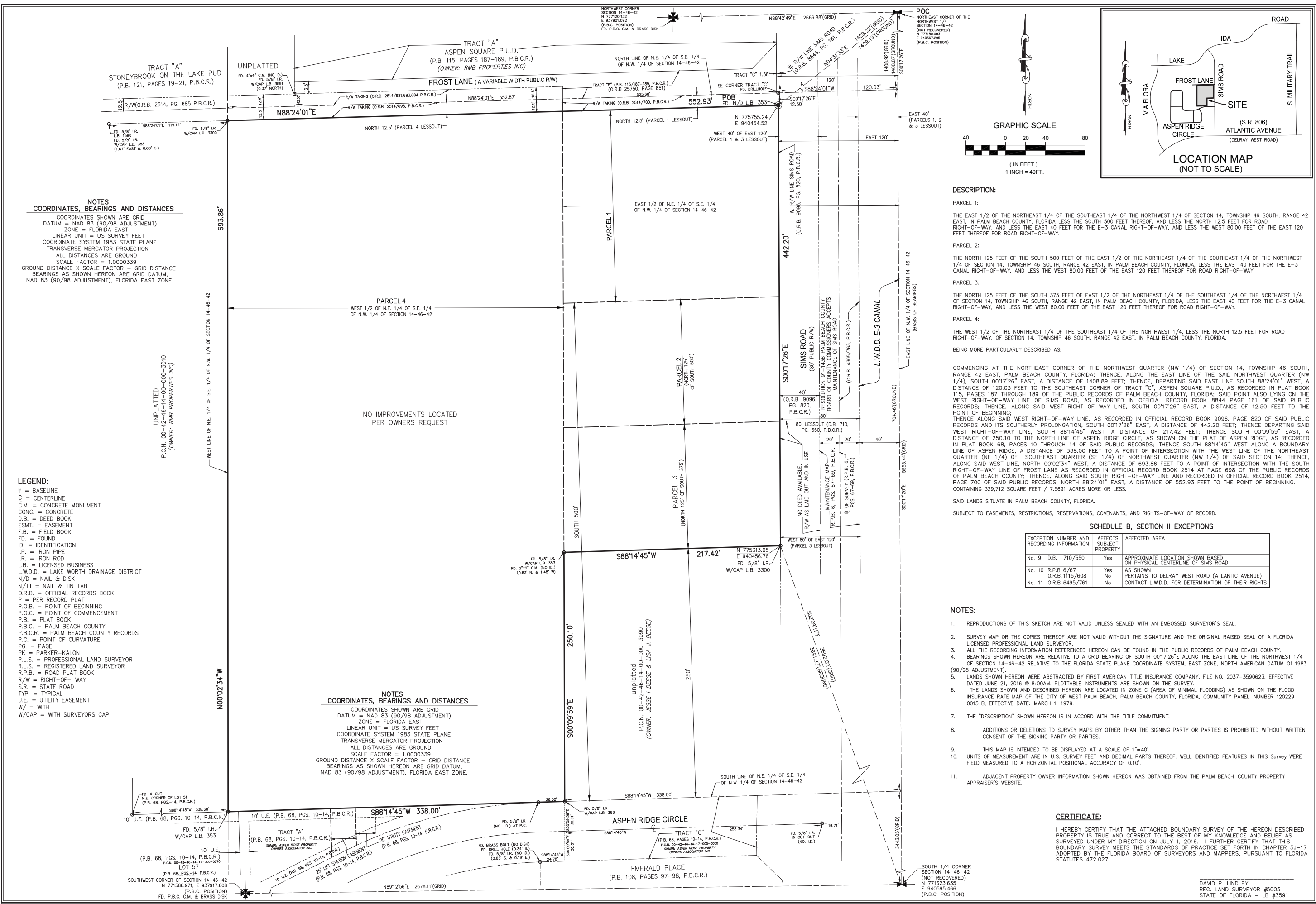
The proposed requested land use change will allow a maximum density and intensity of 217 beds in an Assisted Living Facility (Type 3 Congregate Living Facility). The proposed project will be submitted concurrently for a site plan amendment where the *Tuscan Gardens of Delray Beach* project will be proposing a 217-bed Assisted Living Facility.

The proposed development would be expected to generate a maximum of 171 additional external net Daily trips. Exhibit 6 includes a copy of the Palm Beach County Development Potential Form – 2016 Future Land Use Atlas Amendment Application.

The proposed changes to the *Tuscan Gardens of Delray Beach* property have been evaluated following the *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: Survey & Property Appraiser

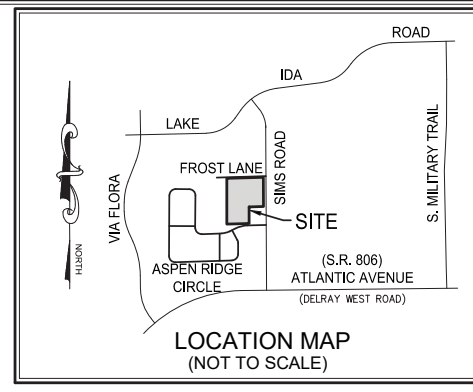
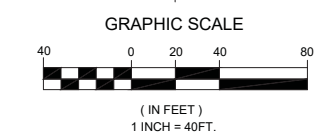
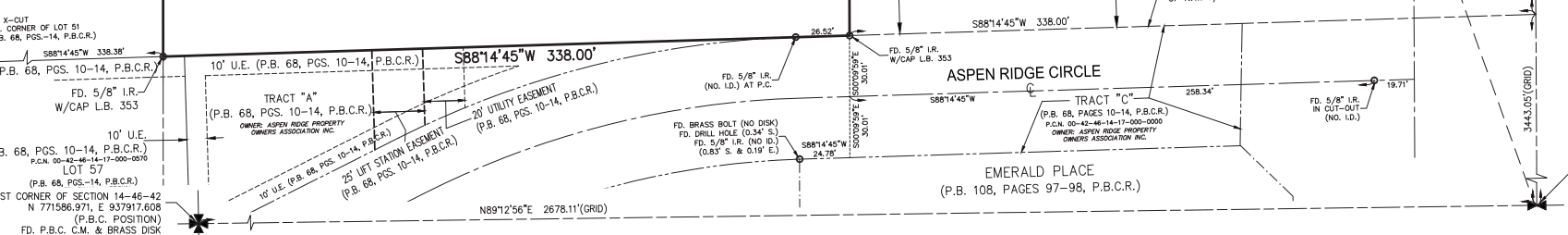
This Page Intentionally Left Blank



NOTES
COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (90/98 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000339
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE.

LEGEND:
 □ = BASELINE
 C = CENTERLINE
 C.M. = CONCRETE MONUMENT
 CONC. = CONCRETE
 D.B. = DEED BOOK
 ESMT. = EASEMENT
 F.B. = FIELD BOOK
 FD. = FOUND
 ID. = IDENTIFICATION
 I.P. = IRON PIPE
 I.R. = IRON ROD
 L.B. = LICENSED BUSINESS
 L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
 N/D = NAIL & DISK
 N/TT = NAIL & TIN TAB
 O.R.B. = OFFICIAL RECORDS BOOK
 P = PER RECORD PLAT
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.B. = PLAT BOOK
 P.B.C. = PALM BEACH COUNTY
 P.B.C.R. = PALM BEACH COUNTY RECORDS
 P.C. = POINT OF CURVATURE
 PG. = PAGE
 PK. = PARKER-KALON
 P.L.S. = PROFESSIONAL LAND SURVEYOR
 R.L.S. = REGISTERED LAND SURVEYOR
 R.P.B. = ROAD PLAT BOOK
 R/W = RIGHT-OF-WAY
 S.R. = STATE ROAD
 TYP. = TYPICAL
 U.E. = UTILITY EASEMENT
 W/ = WITH
 W/CAP = WITH SURVEYORS CAP

NOTES
COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (90/98 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000339
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE.



DESCRIPTION:

PARCEL 1:
 THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, IN PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 500 FEET THEREOF, AND LESS THE NORTH 12.5 FEET FOR ROAD RIGHT-OF-WAY, AND LESS THE EAST 40 FEET FOR THE E-3 CANAL RIGHT-OF-WAY, AND LESS THE WEST 80.00 FEET OF THE EAST 120 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

PARCEL 2:
 THE NORTH 125 FEET OF THE SOUTH 500 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, IN PALM BEACH COUNTY, FLORIDA, LESS THE EAST 40 FEET FOR THE E-3 CANAL RIGHT-OF-WAY, AND LESS THE WEST 80.00 FEET OF THE EAST 120 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

PARCEL 3:
 THE NORTH 125 FEET OF THE SOUTH 375 FEET OF EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, IN PALM BEACH COUNTY, FLORIDA, LESS THE EAST 40 FEET FOR THE E-3 CANAL RIGHT-OF-WAY, AND LESS THE WEST 80.00 FEET OF THE EAST 120 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

PARCEL 4:
 THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE NORTH 12.5 FEET FOR ROAD RIGHT-OF-WAY, OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, IN PALM BEACH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE EAST LINE OF THE SAID NORTHWEST QUARTER (NW 1/4), SOUTH 00°17'26" EAST, A DISTANCE OF 1408.89 FEET; THENCE, DEPARTING SAID EAST LINE SOUTH 88°24'01" WEST, A DISTANCE OF 120.03 FEET TO THE SOUTHWEST CORNER OF TRACT "C", ASPEN SQUARE P.U.D., AS RECORDED IN PLAT BOOK 115, PAGES 187 THROUGH 189 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF SIMS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 8844 PAGE 161 OF SAID PUBLIC RECORDS; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°17'26" EAST, A DISTANCE OF 12.50 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORD BOOK 9096, PAGE 820 OF SAID PUBLIC RECORDS AND ITS SOUTHERLY PROLONGATION, SOUTH 00°17'26" EAST, A DISTANCE OF 442.20 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, SOUTH 88°14'45" WEST, A DISTANCE OF 217.42 FEET; THENCE SOUTH 00°09'59" EAST, A DISTANCE OF 250.10 TO THE NORTH LINE OF ASPEN RIDGE CIRCLE, AS SHOWN ON THE PLAT OF ASPEN RIDGE, AS RECORDED IN PLAT BOOK 68, PAGES 10-14 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°14'45" WEST ALONG A BOUNDARY LINE OF ASPEN RIDGE, A DISTANCE OF 338.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SOUTHWEST QUARTER (SW 1/4) OF NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 14; THENCE, ALONG SAID WEST LINE, NORTH 00°02'34" WEST, A DISTANCE OF 693.86 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF FROST LANE AS RECORDED IN OFFICIAL RECORD BOOK 2514 AT PAGE 698 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND RECORDED IN OFFICIAL RECORD BOOK 2514, PAGE 700 OF SAID PUBLIC RECORDS, NORTH 88°24'01" EAST, A DISTANCE OF 552.93 FEET TO THE POINT OF BEGINNING, CONTAINING 329,712 SQUARE FEET / 7.5691 ACRES MORE OR LESS.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

SCHEDULE B, SECTION II EXCEPTIONS

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 9 D.B. 710/550	Yes	APPROXIMATE LOCATION SHOWN BASED ON PHYSICAL CENTERLINE OF SIMS ROAD
No. 10 R.P.B. 6/67 O.R.B. 1115/608	Yes No	AS SHOWN PERTAINS TO DELRAY WEST ROAD (ATLANTIC AVENUE)
No. 11 O.R.B. 6495/761	No	CONTACT L.W.D.D. FOR DETERMINATION OF THEIR RIGHTS

- NOTES:**
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
 - SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
 - ALL THE RECORDING INFORMATION REFERENCED HEREON CAN BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 00°17'26" EAST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 14-46-42 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).
 - LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2037-3590623, EFFECTIVE DATED JUNE 21, 2016 @ 8:00AM. PLOTTABLE INSTRUMENTS ARE SHOWN ON THE SURVEY.
 - THE LANDS SHOWN AND DESCRIBED HEREON ARE LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120229 0015 B. EFFECTIVE DATE: MARCH 1, 1979.
 - THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE TITLE COMMITMENT.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40'.
 - UNITS OF MEASUREMENT ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. WELL IDENTIFIED FEATURES IN THIS SURVEY WERE FIELD MEASURED TO A HORIZONTAL POSITIONAL ACCURACY OF 0.10'.
 - ADJACENT PROPERTY OWNER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE PALM BEACH COUNTY PROPERTY APPRAISER'S WEBSITE.

CERTIFICATE:
 I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 1, 2016. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA - LB #3591

BY	
DATE	11-18-16
REVISED	
FILE NAME	755-SUR5.dwg

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

TUSCAN GARDENS OF DELRAY BEACH BOUNDARY SURVEY

DATE 07/14/16
 DRAWN BY DLS
 F.B./PG. ELECT
 SCALE AS SHOWN

JOB # 7554
 SHT. NO. 1
 OF 1 SHEETS

This Page Intentionally Left Blank



DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser

Homestead Exemption **E-file** ▶



Location Address 5570 FROST LN
Municipality UNINCORPORATED
Parcel Control Number 00-42-46-14-00-000-3100
Subdivision
Official Records Book 28411 Page 99
Sale Date JUN-2016
Legal Description 14-46-42, W 1/2 OF NE 1/4 OF SE 1/4 OF NW 1/4 (LESS N 12.5 FT RD R/W)

Owners
POP DELRAY COMMONS LLC

Mailing address
400 COLONIAL CENTER PKWY STE 120
LAKE MARY FL 32746 7682

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2016	\$1,200,000	28411 / 00099	WARRANTY DEED	POP DELRAY COMMONS LLC
AUG-2015	\$10	27783 / 01570	WARRANTY DEED	
DEC-2013	\$10	26533 / 01177	WARRANTY DEED	GREEN GIANT LANDSCAPE INC
FEB-1988	\$250,000	05586 / 00190	WARRANTY DEED	
NOV-1986	\$100	05551 / 00736	QUIT CLAIM	

1 2

No Exemption Information Available.

Number of Units 1 *Total Square Feet 1584 Acres 5.36
Use Code 1000 - VACANT COMMERCIAL Zoning AR - Agricultural Residential (00-UNINCORPORATED)

Tax Year	2017 P	2016	2015
Improvement Value	\$105,875	\$95,416	\$84,337
Land Value	\$1,474,000	\$564,650	\$524,941
Total Market Value	\$1,579,875	\$660,066	\$609,278

P = Preliminary All values are as of January 1st each year

Tax Year	2017 P	2016	2015
Assessed Value	\$1,579,875	\$59,195	\$55,309
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$1,579,875	\$59,195	\$55,309

Tax Year	2017 P	2016	2015
Ad Valorem	\$27,759	\$1,437	\$1,370
Non Ad Valorem	\$565	\$543	\$539
Total tax	\$28,324	\$1,980	\$1,909



DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser

Homestead Exemption **E-file** ▶



Location Address SIMS RD
Municipality UNINCORPORATED
Parcel Control Number 00-42-46-14-00-000-3080
Subdivision
Official Records Book 28411 Page 101
Sale Date JUN-2016
Legal Description 14-46-42, N 179.47 FT OF E 1/2 OF SE 1/4 OF NW 1/4 (LESS E 40 FT E-3 CNL R/W & W 80 FT OF E 120 FT SIMS RD R/W)

Owners
POP DELRAY COMMONS LLC

Mailing address
400 COLONIAL CENTER PKWY STE 120
LAKE MARY FL 32746 7682

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2016	\$1,200,000	28411 / 00101	WARRANTY DEED	POP DELRAY COMMONS LLC
NOV-2002	\$10	14469 / 01612	QUIT CLAIM	TELENZAK STACEY&
DEC-1988	\$45,000	05919 / 01060	WARRANTY DEED	
SEP-1988	\$1,000	05919 / 01059	QUIT CLAIM	
JUN-1987	\$100	05299 / 00287	QUIT CLAIM	

No Exemption Information Available.

Number of Units 0 *Total Square Feet 0 Acres 0.95
Use Code 1000 - VACANT COMMERCIAL Zoning AR - Agricultural Residential (00-UNINCORPORATED)

Tax Year	2017 P	2016	2015
Improvement Value	\$0	\$0	\$0
Land Value	\$261,250	\$92,000	\$85,530
Total Market Value	\$261,250	\$92,000	\$85,530

P = Preliminary All values are as of January 1st each year

Tax Year	2017 P	2016	2015
Assessed Value	\$261,250	\$2,800	\$2,800
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$261,250	\$2,800	\$2,800

Tax Year	2017 P	2016	2015
Ad Valorem	\$4,590	\$50	\$52
Non Ad Valorem	\$48	\$47	\$45
Total tax	\$4,638	\$97	\$97



DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser

Homestead Exemption **E-file** ▶



Location Address 14535 SIMS RD
Municipality UNINCORPORATED
Parcel Control Number 00-42-46-14-00-000-3082
Subdivision
Official Records Book 28411 Page 103
Sale Date JUN-2016
Legal Description 14-46-42, N 125 FT OF S 500 FTOF E 1/2 OF NE 1/4 OF SE 1/4 OF NW 1/4 (LESS E 40 FT E-3 CNL R/W & W 80 FT OF E 120 FT S)

Owners
POP DELRAY COMMONS LLC

Mailing address
400 COLONIAL CENTER PKWY STE 120
LAKE MARY FL 32746 7682

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2016	\$1,200,000	28411 / 00099	WARRANTY DEED	POP DELRAY COMMONS LLC
JUN-2016	\$10	28411 / 00103	QUIT CLAIM	POP DELRAY COMMONS LLC
JAN-1995	\$85,000	08575 / 01881	WARRANTY DEED	
JUL-1984	\$75,000	04315 / 01107	WARRANTY DEED	
MAR-1981	\$58,900	03493 / 01242	REP DEED	

No Exemption Information Available.

Number of Units 0 *Total Square Feet 7200 Acres 0.62
Use Code 1000 - VACANT COMMERCIAL Zoning AR - Agricultural Residential (00-UNINCORPORATED)

Tax Year	2017 P	2016	2015
Improvement Value	\$160,923	\$136,937	\$123,907
Land Value	\$170,500	\$126,826	\$120,787
Total Market Value	\$331,423	\$263,763	\$244,694

P = Preliminary All values are as of January 1st each year

Tax Year	2017 P	2016	2015
Assessed Value	\$331,423	\$138,713	\$126,322
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$331,423	\$138,713	\$126,322

Tax Year	2017 P	2016	2015
Ad Valorem	\$5,823	\$2,499	\$2,349
Non Ad Valorem	\$88	\$87	\$85
Total tax	\$5,911	\$2,586	\$2,434



DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser

Homestead Exemption **E-file** ▶



Location Address 14321 SIMS RD
Municipality UNINCORPORATED
Parcel Control Number 00-42-46-14-00-000-3081
Subdivision
Official Records Book 28411 Page 101
Sale Date JUN-2016
Legal Description 14-46-42, N 125 FT OF S 375 FTOF E 1/2 OF NE 1/4 OF SE 1/4 OF NW 1/4 (LESS E 40 FT E-3 CNL R/W & W 80 FT OF E 120 FT S)

Owners
POP DELRAY COMMONS LLC

Mailing address
400 COLONIAL CENTER PKWY STE 120
LAKE MARY FL 32746 7682

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2016	\$1,200,000	28411 / 00101	WARRANTY DEED	POP DELRAY COMMONS LLC
JUN-2003	\$27,142	15493 / 00024	QUIT CLAIM	KNAPP DONALD R &
DEC-2002	\$10	14575 / 01352	REP DEED	KNAPP DONALD R &

No Exemption Information Available.

Number of Units 1 *Total Square Feet 0 Acres 0.62
Use Code 1000 - VACANT COMMERCIAL Zoning AR - Agricultural Residential (00-UNINCORPORATED)

Tax Year	2017 P	2016	2015
Improvement Value	\$65,504	\$69,640	\$70,728
Land Value	\$170,500	\$83,950	\$78,047
Total Market Value	\$236,004	\$153,590	\$148,775

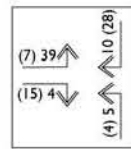
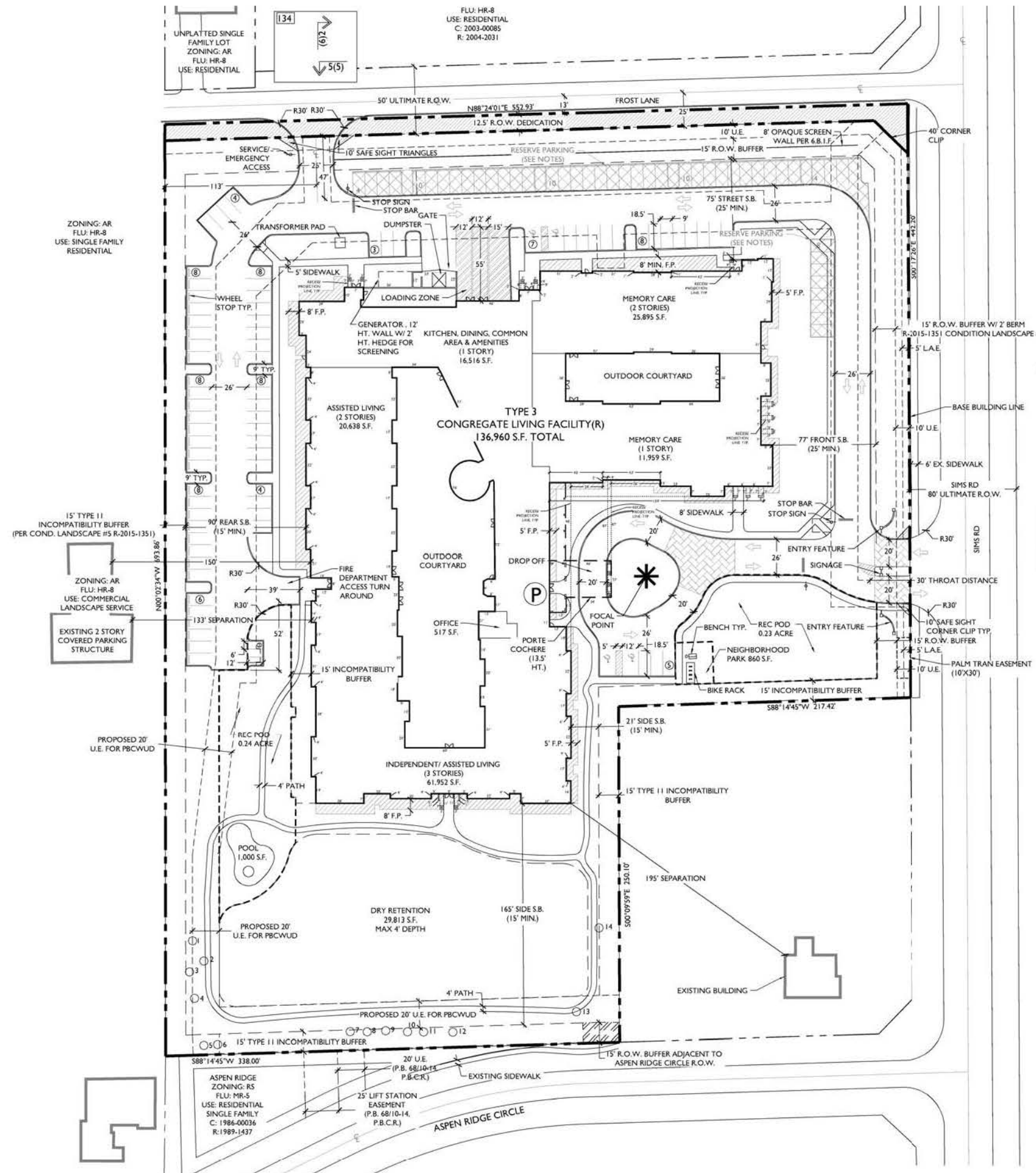
P = Preliminary All values are as of January 1st each year

Tax Year	2017 P	2016	2015
Assessed Value	\$236,004	\$86,390	\$83,268
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$236,004	\$86,390	\$83,268

Tax Year	2017 P	2016	2015
Ad Valorem	\$4,147	\$1,553	\$1,572
Non Ad Valorem	\$371	\$365	\$361
Total tax	\$4,518	\$1,918	\$1,933

Exhibit 2: Approved Site Plan

This Page Intentionally Left Blank



SITE DATA

NAME OF APPLICATION: TUSCAN GARDENS IN DELRAY BEACH
 CONTROL NUMBER: 2005-504
 APPLICATION NUMBER: DOA-2016-01834
 LAST BCC APPROVAL DATE AND RESOLUTION #: SEPTEMBER 24, 2015 R-2015-1351
 TIER: U/S
 LAND USE DESIGNATION: HR-8
 ZONING DISTRICT: PUD
 OVERLAYS: N/A
 PROPERTY CONTROL NUMBERS: 00-42-46-14-00-000-3100, 00-42-46-14-00-000-3080, 00-42-46-14-00-000-3082, 00-42-46-14-00-000-3081
 EXISTING USES: NURSERY AND SINGLE FAMILY RESIDENCE
 PROPOSED USES: TYPE 3 CONGREGATE LIVING FACILITY
 PROPOSED GROSS SITE AREA: 7.57 AC.
 PROPOSED FROST LANE DEDICATION AREA: 0.45 AC.
 PROPOSED NET SITE AREA: 7.12 AC.
 REQUIRED/PROPOSED BLDG. HT. (FEET) & STORIES: MAX. 35' / 3 STORIES
 REQUIRED/PROPOSED RECREATION: 0.36 AC / 0.47 AC

TRAFFIC ANALYSIS ZONE (TAZ): 465
 PERMITTED DENSITY (GFA): 19.12 RESIDENTS/AC. (144 BEDS)
 PROPOSED DENSITY (GFA): 19.12 RESIDENTS/AC. (144 BEDS)
 INDEPENDENT LIVING: 18 BEDS
 ASSISTED LIVING: 70 BEDS
 MEMORY CARE: 56 BEDS
 CONGREGATE LIVING FACILITY TOTAL S.F.: 136,960 S.F.
 ACCESSORY OFFICE: 517 S.F.

CONCURRENCY	
CONGREGATE LIVING FACILITY	144 BEDS
INDEPENDENT LIVING	(16 UNITS) 18 BEDS
ASSISTED LIVING	70 BEDS
MEMORY CARE	56 BEDS
* CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN	
FAR (45 MAX.)	.44
BUILDING COVERAGE	23%
REQUIRED/PROPOSED OPEN SPACE	MIN 40% / 161,577 S.F. (49%)

PARKING REQUIRED: 80 SP.
 1 SPACE PER 2 BEDS (144 BEDS) 72 SP.
 1 SPACE PER 200 SQ. FT. OF OFFICE SPACE (517 S.F.) 3 SP.
 1 SPACE PER 200 SQ. FT. OF POOL (1000 S.F.) 5 SP.
 PARKING PROVIDED: 80 SP.
 STANDARD PARKING (INCLUDES 4 HANDICAP SPACES) 77 SP.
 GOLF CART PARKING 3 SP.
 HANDICAP REQUIRED 3 SP.
 HANDICAP PROVIDED 4 SP.
 LOADING REQUIRED (1/50 BEDS, 144 BEDS) 3 SP.
 LOADING PROVIDED 3 SP.

KEY

- FOUNDATION PLANTINGS
- 5' FRONT MIN.
- 8' SIDE MIN.
- RECREATION AREA/ NEIGHBORHOOD PARK

PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT OR POD	MIN. LOT SIZE	MIN. LOT DIMENSIONS			MAX. BLDG. COVER	MAX. FAR	MAX. BLDG. HEIGHT	SETBACKS			
		WIDTH & FRONTAGE	DEPTH					FRONT	SIDE	STREET	REAR
REQUIRED PUD (RM)	3.0 AC.	65'	75'		40%	.45	35'	25'	15'	25'	15'
PROPOSED PUD (RM)	7.57 AC.	442'	552'		23%	.44	35'	77'	21'	75'	90'

* PER TABLE 3.E.2.C. A MINIMUM OF 3.0 ACRES IS REQUIRED FOR A PUD IN HR-8. PER TABLE 4.B.1.A. THE MINIMUM ACREAGE MAY BE REDUCED BY 50% FOR A SOLE USE.

PLANNED DEVELOPMENT TABULAR DATA

POD NAME OR #	PDD LAND USE	ACRES	LAST BCC APPROVAL #	PROPOSED USE	PROPOSED FAR	PROPOSED BLDG. COVER	PROPOSED BLDG. HEIGHT	PROPOSED SETBACKS	REQUEST - BCC	CHANGES REQUESTED	LAST BCC APPROVAL DATE
RES	RES	7.10	R-2015-1352	MF	N/A	N/A	N/A	AH	MF	0	0
REC	REC	0.47	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0
TOTAL		7.57	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0

- NOTES
 1. PER ART. 4.B.1.34.H (RESERVE PARKING FOR TYPE 3 CLF)
 (1) ADDITIONAL RESERVE PARKING INDICATES THE SITE CAN ACCOMMODATE UP TO 117 SPACES SHOULD THE TYPE 3 CLF BE CONVERTED TO A MULTI-FAMILY USE AT THE MAXIMUM DENSITY PERMITTED UNDER THE HR-8 FLU DESIGNATION. RESERVE PARKING ESTIMATES ARE CALCULATED PER TABLE 6.A.1.B FOR MULTI-FAMILY USES (ONE BEDROOM OR MORE, PLUS GUEST PARKING).
 (2) ANY CONVERSION OF THE TYPE 3 CLF TO A NEW USE SHALL BE SUBJECT TO CURRENT REQUIREMENTS OF THE ULDC FOR THAT USE.
 2. AIR HANDLING UNITS TO BE ROOF MOUNTED BELOW TOP RIDGE LINE AND SCREENED FROM VIEW

AMENDMENTS

NO.	DATE	DESCRIPTION

ZONING STAMP

Project No.: 00976-000
 Control No.: 2005-00506
 Application #: DRO-2016-02210
 Resolution #: R-2015-1351 and R-2015-1352
 Exhibit #: 0006
 Superseded Exhibit #: 0002
 Date Approved: 04/12/2017
 Project Manager: Josue Leger

LOCATION MAP



WGI
 LAND DESIGN SERVICES DIVISION
 LANDSCAPE ARCHITECTURE // PLANNING // ENVIRONMENTAL
 TRANSPORTATION // ENGINEERING // SURVEYING & SITE // CREATIVE SERVICES
 2035 Vista Parkway, West Palm Beach, FL 33411
 Phone 561.687.2220 www.WGIDesign.com
 Cert No. 6091 - LE No. 7058

**TUSCAN GARDENS OF DELRAY BEACH
 FINAL SITE PLAN
 TUSCAN GARDENS OF DELRAY BEACH PROPERTIES, LLC.
 PALM BEACH COUNTY, FLORIDA**

DATE	APPROVAL	NOTES

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN PERMISSION."

Scale bar: 0, 20, 40, 80, 120 feet
 SCALE: 1" = 40'-0"
 DRAWN BY: CMR
 DRAWING #: SP_Tuscan Gardens.dwg
 FILE #: 2403.00

This Page Intentionally Left Blank

Exhibit 3: CLF Vs ALF

This Page Intentionally Left Blank

B. General Residential Standards

1. Accessory Affordable Housing

Multifamily, Single Family, Townhouse or Zero Lot Line Home may be allowed in the IPF Zoning District as Affordable Housing in the same development of Institutional, Public and Civic uses such as Place of Worship. The dwelling units shall not be for sale and shall be subject to DRO approval. As part of the submittal requirement, the applicant shall demonstrate that residential development will be under the direct supervision of a sponsoring non-profit organization or community-based group.

C. Definitions and Supplementary Use Standards for Specific Uses

1. Congregate Living Facility (CLF)

a. Definition

A facility which provides long-term care, housing, food service, and one or more assistive care services for persons not related to the owner or administrator by blood or marriage.

b. Licensing

Type 1 and 2 CLFs shall be licensed by one of the licensing entities referenced in State Statute 419.001.

c. Approval Process - RS Zoning District

A Type 3 CLF may be allowed in the RS Zoning District with an HR-8 FLU designation subject to a Class A Conditional Use approval.

d. Maximum Occupancy

1) Type 1 CLF

Six persons, excluding staff.

2) Type 2 CLF

14 persons, excluding staff.

3) Type 3 CLF

The maximum occupancy shall be determined by FLUE Table III.C.1 of the Plan and multiplying the maximum allowable density by 2.39. A dwelling unit is equivalent to 2.39 beds.

4) PDD Occupancy Bonus

The gross area of a pod supporting a CLF in a planned development shall be deducted from the gross area of the planned development for the purpose of calculating the maximum density allowed in the PDD.

e. Separation

The separation requirements in this Section shall be measured from the nearest point of the existing CLF structure to the nearest point of the proposed CLF structure.

1) Type 1 CLF

A Type 1 CLF, shall not be located within a radius of 1,000 feet of another Type 1 CLF regulated by F.S. §419.001 and within a radius of 1,200 feet of a Type 2 CLF.

2) Type 2 CLF - RM Zoning District

A Type 2 CLF located in the RM Zoning District shall not be located within a radius of 1,200 feet of another CLF.

f. Location

A Type 3 CLF shall have frontage and access from a Collector or an Arterial Street, except for the following:

1) A Type 3 CLF having 25 residents or less may have frontage and access from a local street.

2) A Type 3 CLF having 250 or fewer residents may be located in a multi-family, commercial, or civic pod with access to a local street or a parking tract in a PDD.

g. Lot Size

1) The minimum lot dimension for a Type 2 or Type 3 CLF shall be 8,000 square feet or the zoning district minimum lot requirement, whichever is greater.

2) The required minimum acreage for a PDD may be reduced by 50 percent if it consists exclusively of a CLF.

h. Type 2 or Type 3 CLFs - Fire Rescue Station

A Type 2 or Type 3 CLFs shall be located within five miles of a full service fire-rescue station.



Palm Beach County Trip Generation Rates

Cat.	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	Light Industrial	110	1000 S.F.	6.97	10%	88/12	0.92	12/88	0.97
	Warehouse	150	1000 S.F.	3.56	10%	79/21	0.30	25/75	0.32
	Flex Space - IND FLU	PBC	1000 S.F.	7.86	10%	64/36	1.53	40/60	1.21
	Flex Space - COM FLU	PBC	1000 S.F.	29.67	45%	72/28	2.12	40/60	2.67
	Mini-Warehouse/SS	151	1000 S.F.	2.50	10%	55/45	0.14	50/50	0.26
Residential	Single Family Detached	210	Dwelling Unit	10	0%	25/75	0.75	63/37	$\text{Ln}(T) = 0.90 \text{Ln}(X) + 0.51$
	Apartment	220	Dwelling Unit	6.65	0%	20/80	$T = 0.49(X) + 3.73$	65/35	0.62
	Condo/TH (Fee Simple)	230	Dwelling Unit	6.65	0%	17/83	$\text{Ln}(T) = 0.80 \text{Ln}(X) + 0.26$	67/33	$\text{Ln}(T) = 0.82 \text{Ln}(X) + 0.32$
	55+ SF Detached	251	Dwelling Unit	3.68	0%	35/65	0.22	61/39	0.27
	55+ SF Attached	252	Dwelling Unit	3.44	0%	34/66	0.2	54/46	0.25
	Congregate Care Facility	253	Dwelling Unit	2.02	0%	59/41	0.06	55/45	0.17
	Assisted Living Facility	254	Beds	2.66	0%	65/35	0.14	44/56	0.22
Ldg	Hotel	310	Rooms	8.17	10%	59/41	0.53	51/49	0.6
Rec	Movie Theater	444	Seats	1.8	5%	N/A	0	60/40	0.144
	Health Club	492	1000 S.F.	32.93	5%	50/50	1.41	57/43	3.53
Institutional	Elementary School	520	Students	1.29	0%	55/45	0.45	49/51	0.15
	Middle/Junior School	522	Students	1.62	0%	55/45	0.54	49/51	0.16
	High School	530	Students	1.71	0%	68/32	0.42	47/53	0.13
	Private School (K-8)	534	Students	Use Private K-12 rate	0%	55/45	0.90	47/53	0.19
	Private School (K-12)	536	Students	2.48	0%	61/39	0.81	43/57	0.17
	Church/Synagogue ^a	560	1000 S.F.	9.11	5%	62/38	0.56	48/52	0.55
	Day Care	565	1000 S.F.	74.06	50%	53/47	12.18	47/53	12.34
	Library	590	1000 S.F.	56.24	10%	71/29	1.04	48/52	7.30
Med	Hospital	610	1000 S.F.	13.22	10%	63/37	0.95	38/62	0.93
	Nursing Home	620	beds	2.74	10%	69/31	0.17	33/67	0.22
Office	General Office	710	1000 S.F.	$\text{Ln}(T) = 0.76 \text{Ln}(X) + 3.68$	10%	88/12	$\text{Ln}(T) = 0.80 \text{Ln}(X) + 1.57$	17/83	1.49
	Medical Office	720	1000 S.F.	36.13	10%	79/21	2.39	28/72	$\text{Ln}(T) = 0.90 \text{Ln}(X) + 1.53$
	Medical Office (Reduced) ^b	PBC	1000 S.F.	18.07	10%	79/21	1.2	27/73	$T = 1/2 \text{ Med. Office PM}$
	Government Office	730	1000 S.F.	68.93	10%	84/16	1.16	31/69	1.21

Land Use: 253

Congregate Care Facility

Description

A congregate care facility is an independent living development that provides centralized amenities such as dining, housekeeping, transportation, and organized social/recreational activities. Limited medical services (such as nursing and dental) may or may not be provided. The resident may contract additional medical services or personal assistance. Senior adult housing—detached (Land Use 251), senior adult housing—attached (Land Use 252), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related uses.

Additional Data

Vehicle ownership levels were very low at congregate care facilities; the facilities' employees or services provided to the residents generated the majority of the trips to the sites.

The peak hour of the generator typically did not coincide with the peak hour of the adjacent street traffic.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Ontario (CAN), and Oregon.

Source Numbers

155, 584, 910, 970

Land Use: 254

Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its services typically include dining, housekeeping, social and physical activities, medication administration, and transportation. Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Additional Data

The rooms in these facilities may be private or shared accommodations, consisting of either a single room or a small apartment-style unit with a kitchenette and living space.

Time-of-day distribution data for this land use are presented in Appendix A. For the four general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:30 a.m. and 12:30 p.m. and 12:30 and 1:30 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in New Jersey, New York, Oregon, Pennsylvania, Tennessee, and Texas.

Source Numbers

244, 573, 581, 611, 725, 876, 877, 912

Exhibit 4: Approved Traffic Assignment

This Page Intentionally Left Blank



LEGEND

- 2L
- 3L
- 4L
- 6L

TUSCAN GARDENS

**FIGURE 3:
TRAFFIC ASSIGNMENT**



This Page Intentionally Left Blank

Exhibit 5: 2040 Volumes

This Page Intentionally Left Blank



Palm Beach MPO 2040 Cost Feasible Volumes

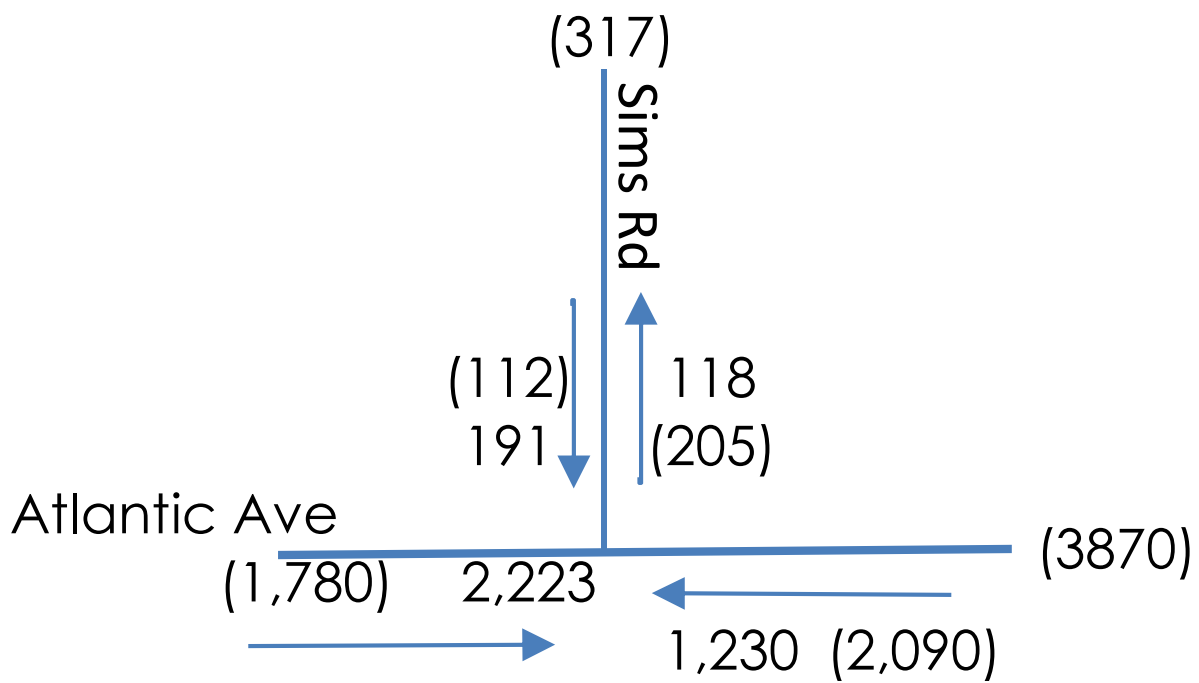
In the proceeding table, the Palm Beach MPO produces and publishes "adjusted" traffic volumes derived from Southeast Florida Regional Planning Model (SERPM) output network files. The MPO's adopted 2040 Long Range Transportation Plan (LRTP) was developed using SERPM 6.5, a traditional 4-step model. SERPM 7 is an activity-based model and the region's currently supported modeling platform, but was released after the conclusion of the LRTP process.

During model development, transportation models are calibrated to a base year using existing counts. SERPM 6.5 uses a 2005 base year and counts, while SERPM 7 is calibrated to 2010. Adjustments to forecasted 2040 output volumes occur when the base year network outputs differ from observed counts at a particular link. Adjustments are increased or decreased depending on the difference and rounded to the nearest hundred.

SERPM 7.062+ seeks to incorporate adopted land use designations as of the release date (June 30, 2016) and includes projects like Minto West, Avenir, and Watertower Commons along with any transportation network commitments they have made (for example a new 4 lane connector road from Northlake Blvd to Beeline Highway). For additional information, please visit www.fsutmsonline.net

Station	Roadway	From	To	Owner	Cost Feasible Lanes	Observed 2005 Counts	Observed 2010 Counts	Observed 2015 Counts	2040 SERPM 6.5 Adjusted Volume	2040 SERPM7+ Adjusted Volume
6800	A1A	Camino Real	Palmetto Park Rd	FDOT	2	13,398	10,248	11,093	15,800	12,500
6816	A1A	Palmetto Park Rd	Spanish River Park Ent	FDOT	2	12,585	10,966	12,079	18,300	13,000
6812	A1A	Spanish River Park Ent	Spanish River Blvd	FDOT	2	12,575	11,054	12,017	18,600	14,200
6316	A1A	Spanish River Blvd	Highland Beach	FDOT	2	16,710	13,625	13,358	20,600	15,400
6308	A1A	Highland Beach	Delray Beach	FDOT	2	12,728	10,009	11,042	16,800	11,400
5836	A1A	Delray Beach	Linton Blvd	FDOT	2	15,811	12,573	13,695	19,700	15,100
5834	A1A	Linton Blvd	Atlantic Ave	FDOT	2	12,557	8,984	12,312	14,900	9,800
5832	A1A	Atlantic Ave	Seaspray Ave	FDOT	2	11,098	8,117	10,710	13,800	9,400
5814	A1A	Seaspray Ave	George Bush Blvd	FDOT	2	10,089	7,506	9,734	12,700	8,300
5826	A1A	George Bush Blvd	Woolbright Rd	FDOT	2	10,718	8,717	9,639	13,700	10,000
5820	A1A	Woolbright Rd	Ocean Ave (Boynton)	FDOT	2	11,224	7,355	9,393	11,700	8,400
5306	A1A	Ocean Ave (Boynton)	Boynton Inlet	FDOT	2	8,203	7,457	8,686	8,100	8,700
4814	A1A	Boynton Inlet	E Ocean Ave	FDOT	2	7,392	5,856	7,323	7,700	6,900
4812	A1A	E Ocean Ave	Palm Beach limits	FDOT	2	13,212	9,200	10,897	11,900	10,100
4810	A1A	Palm Beach limits	Lake Worth Rd	FDOT	2	13,150	7,300	12,018	11,500	9,100
4808	A1A	Lake Worth Rd	Phipps Ocean Park Ent	FDOT	2	12,459	8,800	12,405	14,200	10,400
4302	A1A	Phipps Ocean Park Ent	Sloans Curve	FDOT	2	13,343	9,051	10,104	13,600	10,900
3888	A1A	Sloans Curve	SR 80	FDOT	2	13,106	9,512	0	13,500	11,300
3886	A1A	SR 80	Ocean Blvd	FDOT	2	17,445	12,657	14,911	17,700	10,500
3918	A1A	Ocean Blvd	Worth Ave	FDOT	4	12,421	15,200	12,123	11,700	14,400
3884	A1A	Worth Ave	Royal Palm Way	FDOT	2	17,445	N/A	0	18,000	4,300
3916	A1A	Royal Palm Way	US 1	FDOT	4	15,180	10,505	13,750	15,500	10,600
2801	A1A	US 1	S Harbor Dr	FDOT	4D	22,338	14,700	22,954	25,500	18,900
2846	A1A	S Harbor Dr	Bimini Ln	FDOT	2	10,000	10,085	15,204	11,700	11,800
2842	A1A	Bimini Ln	Island Dr	FDOT	2	12,363	N/A	0	13,900	10,100
2816	A1A	Island Dr	Lost Tree Village	FDOT	2	10,920	10,278	9,117	12,500	11,300
2809	A1A	Lost Tree Village	US 1	FDOT	2	16,711	16,729	18,492	18,600	19,200
1314	A1A	Donald Ross Rd	Marcinski Rd	PBC	2	5,742	5,466	4,210	5,700	5,800
1818	A1A	Marcinski Rd	Ocean Way	PBC	2	6,000	N/A	4,867	6,000	1,500
1812	A1A	Ocean Way	Indiantown Rd	PBC	2	9,047	7,801	6,475	10,300	8,300
1804	A1A	Indiantown Rd	US 1	PBC	2	10,915	10,087	9,079	9,900	11,700
1809	A1A	US 1	Jupiter Inlet Colony	PBC	2	6,993	6,920	7,322	11,900	7,900
1306	A1A	Jupiter Inlet Colony	Martin County Line	PBC	2	2,203	2,341	2,501	6,200	2,600
7017	AIRPORT RD	SR 715	Main St	NON	2	N/A	N/A	0	5,700	4,000
6880	AIRPORT RD	Glades Rd	Spanish River Blvd	BR	2	7,225	8,060	10,661	7,200	8,900
6908	AIRPORT RD	Spanish River Blvd	Section Line	NON	4	N/A	N/A	0	8,000	9,200
5403	ATLANTIC AVE	SR 7	Lyons Rd	FDOT	4	14,702	13,478	16,435	23,500	22,400
5101	ATLANTIC AVE	Lyons Rd	Turnpike	FDOT	6D	21,156	18,619	29,886	51,300	39,200
5209	ATLANTIC AVE	Turnpike	Hagen Ranch Rd	FDOT	6D	34,081	32,206	0	58,600	48,900
5643	ATLANTIC AVE	Hagen Ranch Rd	Jog Rd	FDOT	6D	36,415	32,777	36,572	60,400	53,900
5631	ATLANTIC AVE	Jog Rd	El Clair Ranch Rd	FDOT	6D	40,036	33,426	40,737	53,900	46,600
5637	ATLANTIC AVE	El Clair Ranch Rd	Military Tr	FDOT	6D	42,199	40,649	44,644	53,800	53,600
5609	ATLANTIC AVE	Military Tr	Barwick Rd	FDOT	6D	40,873	43,812	41,810	52,100	51,600
5659	ATLANTIC AVE	Barwick Rd	Congress Ave	FDOT	6D	38,363	40,012	44,038	50,200	50,600
5211	ATLANTIC AVE	Congress Ave	I-95	FDOT	6D	37,485	44,769	49,366	47,700	52,800
5309	ATLANTIC AVE	I-95	8th Ave SW	FDOT	4D	34,140	34,662	46,557	36,200	43,800
5815	ATLANTIC AVE	8th Ave SW	Swinton Ave	FDOT	4D	28,429	23,780	27,464	30,200	26,600
5817	ATLANTIC AVE	Swinton Ave	US-1	FDOT	2	12,252	13,213	12,015	13,000	14,700

Station	Roadway	From	To	Owner	Cost Feasible Lanes	Observed 2005 Counts	Observed 2010 Counts	Observed 2015 Counts	2040 SERPM 6.5 Adjusted Volume	2040 SERPM7+ Adjusted Volume
5648	JOG RD	Lake Ida Rd	Flavor Pict Rd	PBC	6D	28,463	23,771	24,867	38,000	25,100
5656	JOG RD	Flavor Pict Rd	Pipers Glen Blvd	PBC	6D	31,057	23,642	24,221	35,900	27,200
5640	JOG RD	Pipers Glen Blvd	Woolbright Rd	PBC	6D	30,603	23,794	25,487	34,400	26,400
5644	JOG RD	Woolbright Rd	Boynton Beach Blvd	PBC	6D	34,641	28,059	28,403	36,300	30,800
5200	JOG RD	Boynton Beach Blvd	Gateway Blvd	PBC	6D	37,603	32,795	33,181	41,000	39,900
4660	JOG RD	Gateway Blvd	Le Chalet Blvd	PBC	6D	38,805	34,962	37,759	44,300	40,900
4640	JOG RD	Le Chalet Blvd	Hypoluxo Rd	PBC	6D	40,540	36,577	41,103	44,700	43,200
4670	JOG RD	Hypoluxo Rd	Winston Trails Bl	PBC	6D	38,636	33,040	35,642	45,400	40,800
4628	JOG RD	Winston Trails Bl	Lantana Rd	PBC	6D	39,902	35,196	36,500	46,500	42,600
4612	JOG RD	Lantana Rd	Melaleuca Ln	PBC	6D	42,362	36,287	37,599	46,700	44,400
4634	JOG RD	Melaleuca Ln	Lake Worth Rd	PBC	6D	50,395	41,001	43,082	55,000	45,800
4616	JOG RD	Lake Worth Rd	10th Ave N	PBC	6D	41,595	35,671	38,550	43,300	41,500
4204	JOG RD	10th Ave N	Forest Hill Blvd	PBC	6D	48,296	41,352	44,233	52,100	50,500
3650	JOG RD	Forest Hill Blvd	Summit Blvd	PBC	6D	49,007	40,108	39,544	60,000	50,600
3624	JOG RD	Summit Blvd	Southern Blvd	PBC	6D	38,464	36,794	36,684	53,000	49,600
3654	JOG RD	Southern Blvd	Belvedere Rd	PBC	6D	32,010	31,251	0	48,200	47,400
3220	JOG RD	Belvedere Rd	Turnpike Int	PBC	6D	26,334	24,994	25,922	43,600	37,300
3104	JOG RD	Turnpike Int	Okeechobee Blvd	PBC	6D	N/A	27,438	29,044	41,100	42,300
3458	JOG RD	Okeechobee Bl	Roebuck Rd	PBC	4D	25,482	24,731	26,728	27,000	29,800
	JOG RD	Roebuck Rd	45th St	PBC	4	N/A	N/A	0	24,000	9,500
2414	JOG RD	45th St	Beeline Hwy	PBC	2	N/A	5,060	6,707	8,100	9,200
2416	JOG RD	Beeline Hwy	Turnpike Int	PBC	4D	N/A	11,310	14,963	18,400	20,300
	JOG RD	Turnpike Int	PGA Blvd	PBC	4D	N/A	N/A	0	17,700	18,100
2107	JOG RD	PGA Blvd	Hood Rd	PBC	2	N/A	9,290	10,721	3,500	11,100
2106	JOG RD	Hood Rd	Donald Ross Rd	PBC	2	N/A	1,774	3,961	5,400	2,800
6420	JUDGE WINIKOFF RD	Sandpoint Ter	SR 7	PBC	4D	10,553	9,846	10,464	8,200	12,100
1404	JUPITER FARMS RD	Indiantown Rd	South of Indiantown Rd	PBC	2	10,932	10,079	10,366	12,200	12,700
6417	KIMBERLY BLVD	SR-7	Lyons Rd	PBC	4D	7,469	6,423	6,170	8,600	8,200
4652	KIRK RD	Melaleuca Ln	Lake Worth Rd	PBC	2	8,586	7,111	6,791	10,900	10,000
4630	KIRK RD	Lake Worth Rd	10th Ave N	PBC	2	10,197	8,099	9,240	13,600	13,900
4664	KIRK RD	10th Ave N	Purdy Ln	PBC	2	13,660	11,348	12,213	16,100	16,200
4208	KIRK RD	Purdy Ln	Forest Hill Blvd	PBC	5	18,583	16,626	16,029	21,700	24,800
3656	KIRK RD	Forest Hill Blvd	Summit Blvd	PBC	2	10,851	9,724	9,611	13,400	13,400
3662	KIRK RD	Summit Blvd	Gun Club Rd	PBC	2	8,260	9,663	10,675	11,300	13,000
3614	KIRK RD	Gun Club Rd	Southern Blvd	PBC	4D	6,871	8,443	10,020	25,600	13,500
2617	KYOTO GARDENS DR	Military Tr	Alt A1A/SR 811	PBC	4D	N/A	N/A	8,924	4,600	9,600
2843	KYOTO GARDENS DR	Alt A1A/SR 811	Lake Victoria Gardens Ave	PBC	4D	N/A	N/A	6,661	6,600	14,400
3904	LAKE AVE	Bunker Rd	Forest Hill Blvd	WPB	2	1,560	N/A	0	2,200	300
3898	LAKE AVE	Southern Blvd	Bunker Rd	WPB	2	3,830	N/A	0	5,500	3,700
3874	LAKE AVE	Belvedere Rd	Southern Blvd	WPB	2	5,304	N/A	0	6,400	6,600
3858	LAKE AVE	Park Pl	Belvedere Rd	WPB	2	1,134	N/A	0	1,600	4,100
5649	LAKE IDA RD	Hagen Ranch Rd	Jog Rd	PBC	2	12,238	7,591	7,536	17,200	10,000
5653	LAKE IDA RD	Jog Rd	El Clair Ranch Rd	PBC	2	12,383	10,168	10,969	14,800	13,400
5651	LAKE IDA RD	El Clair Ranch Rd	Military Tr	PBC	2	13,228	11,590	11,682	17,100	15,600
5623	LAKE IDA RD	Military Tr	Barwick Rd	PBC	4D	20,410	18,255	19,827	25,700	23,500
5605	LAKE IDA RD	Barwick Rd	Congress Ave	PBC	4D	29,688	27,179	28,271	37,200	31,700
5307	LAKE IDA RD	Congress Ave	Swinton Ave	PBC	4D	19,839	21,306	21,542	28,100	27,500
3445	LAKE WORTH RD	South Shore Blvd	120th Av	PBC	2	15,873	12,544	12,221	17,200	15,700



Link Volume Development
 PSF = 1.04

Source: 11/17/2016 Turning Movement Counts

Manual Traffic Count - All Traffic
 Atlantic Blvd and Sims Rd
 Delray Beach, FL

File Name : AMPMPK
 Site Code : LDS1617
 Start Date : 11/17/2016
 Page No : 1

Groups Printed- All Traffic

Start Time	SIMS RD SB			ATLANTIC BLVD WB				ATLANTIC BLVD EB				Int. Total
	Right	Left	App. Total	Right	Thru	UTurn	App. Total	Thru	Left	UTurn	App. Total	
07:00 AM	18	12	30	8	229	0	237	277	10	7	294	561
07:15 AM	14	20	34	15	228	0	243	345	18	8	371	648
07:30 AM	31	15	46	10	250	0	260	401	10	2	413	719
07:45 AM	27	30	57	7	228	0	235	504	11	2	517	809
Total	90	77	167	40	935	0	975	1527	49	19	1595	2737
08:00 AM	35	17	52	16	269	0	285	548	10	4	562	899
08:15 AM	28	19	47	9	288	0	297	519	9	5	533	877
08:30 AM	21	26	47	15	262	0	277	506	13	5	524	848
08:45 AM	26	12	38	12	311	1	324	503	9	7	519	881
Total	110	74	184	52	1130	1	1183	2076	41	21	2138	3505
*** BREAK ***												
04:00 PM	16	9	25	15	356	4	375	381	19	1	401	801
04:15 PM	17	10	27	16	485	6	507	427	22	4	453	987
04:30 PM	19	10	29	23	470	1	494	399	29	2	430	953
04:45 PM	13	7	20	22	459	1	482	352	22	2	376	878
Total	65	36	101	76	1770	12	1858	1559	92	9	1660	3619
05:00 PM	16	15	31	26	500	1	527	423	26	4	453	1011
05:15 PM	16	14	30	21	457	0	478	428	23	2	453	961
05:30 PM	10	8	18	18	412	2	432	354	22	1	377	827
05:45 PM	17	11	28	32	355	1	388	352	22	2	376	792
Total	59	48	107	97	1724	4	1825	1557	93	9	1659	3591
Grand Total	324	235	559	265	5559	17	5841	6719	275	58	7052	13452
Apprch %	58	42		4.5	95.2	0.3		95.3	3.9	0.8		
Total %	2.4	1.7	4.2	2	41.3	0.1	43.4	49.9	2	0.4	52.4	

KMF Traffic Group, LLC

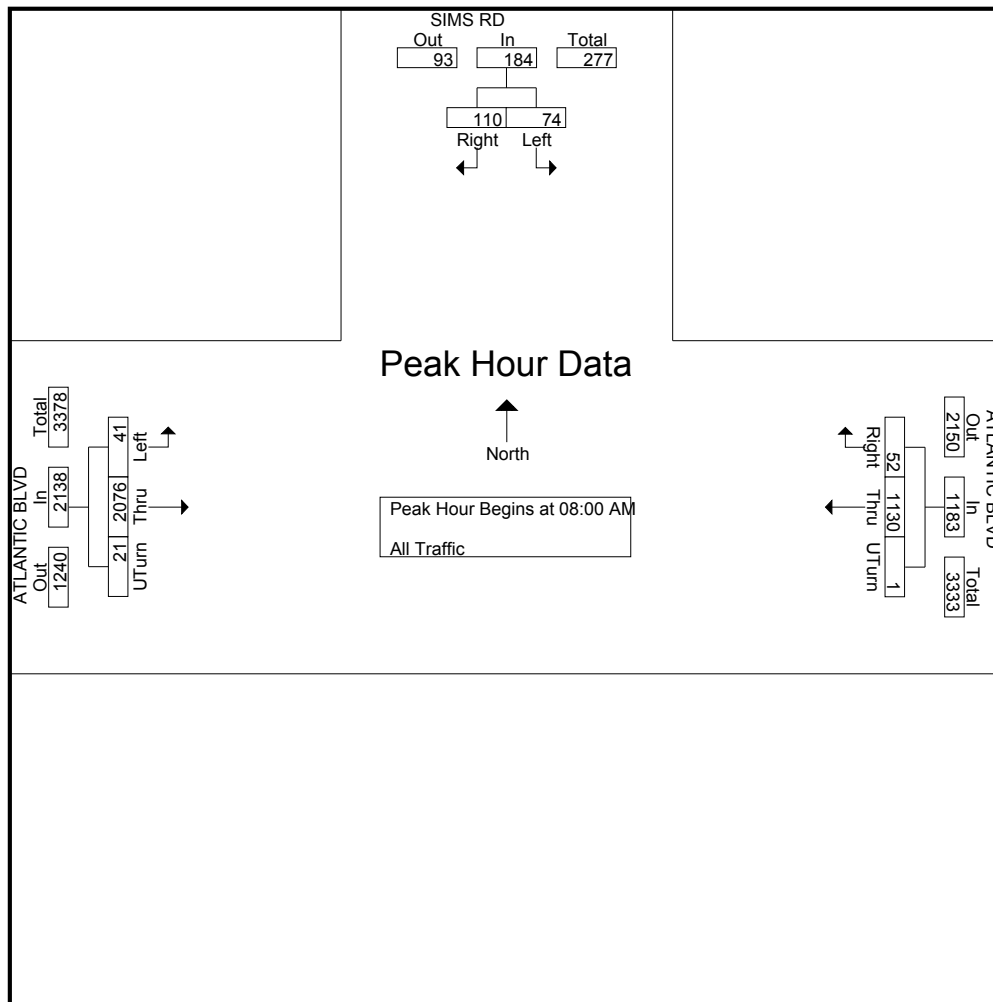
(772) 221-7971

www.kmftraffic.com

Manual Traffic Count - All Traffic
 Atlantic Blvd and Sims Rd
 Delray Beach, FL

File Name : AMPMPK
 Site Code : LDS1617
 Start Date : 11/17/2016
 Page No : 2

Start Time	SIMS RD SB			ATLANTIC BLVD WB				ATLANTIC BLVD EB				Int. Total
	Right	Left	App. Total	Right	Thru	UTurn	App. Total	Thru	Left	UTurn	App. Total	
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1												
Peak Hour for Entire Intersection Begins at 08:00 AM												
08:00 AM	35	17	52	16	269	0	285	548	10	4	562	899
08:15 AM	28	19	47	9	288	0	297	519	9	5	533	877
08:30 AM	21	26	47	15	262	0	277	506	13	5	524	848
08:45 AM	26	12	38	12	311	1	324	503	9	7	519	881
Total Volume	110	74	184	52	1130	1	1183	2076	41	21	2138	3505
% App. Total	59.8	40.2		4.4	95.5	0.1		97.1	1.9	1		
PHF	.786	.712	.885	.813	.908	.250	.913	.947	.788	.750	.951	.975



KMF Traffic Group, LLC

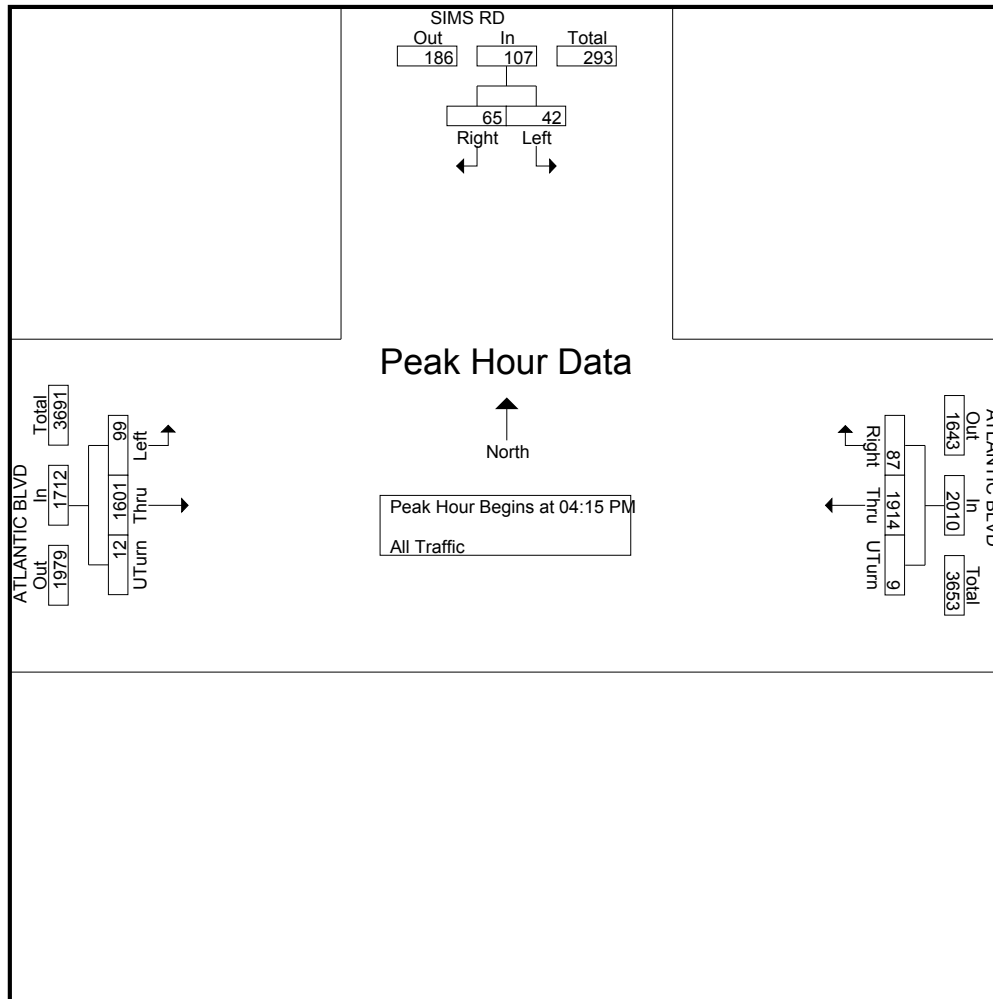
(772) 221-7971

www.kmftraffic.com

Manual Traffic Count - All Traffic
 Atlantic Blvd and Sims Rd
 Delray Beach, FL

File Name : AMPMPK
 Site Code : LDS1617
 Start Date : 11/17/2016
 Page No : 3

Start Time	SIMS RD SB			ATLANTIC BLVD WB				ATLANTIC BLVD EB				Int. Total
	Right	Left	App. Total	Right	Thru	UTurn	App. Total	Thru	Left	UTurn	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1												
Peak Hour for Entire Intersection Begins at 04:15 PM												
04:15 PM	17	10	27	16	485	6	507	427	22	4	453	987
04:30 PM	19	10	29	23	470	1	494	399	29	2	430	953
04:45 PM	13	7	20	22	459	1	482	352	22	2	376	878
05:00 PM	16	15	31	26	500	1	527	423	26	4	453	1011
Total Volume	65	42	107	87	1914	9	2010	1601	99	12	1712	3829
% App. Total	60.7	39.3		4.3	95.2	0.4		93.5	5.8	0.7		
PHF	.855	.700	.863	.837	.957	.375	.954	.937	.853	.750	.945	.947



2015 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9301 CEN.-W OF US1 TO SR7

WEEK	DATES	SF	MOCF: 0.96 PSCF
1	01/01/2015 - 01/03/2015	0.99	1.03
2	01/04/2015 - 01/10/2015	0.99	1.03
3	01/11/2015 - 01/17/2015	0.99	1.03
* 4	01/18/2015 - 01/24/2015	0.98	1.02
* 5	01/25/2015 - 01/31/2015	0.97	1.01
* 6	02/01/2015 - 02/07/2015	0.96	1.00
* 7	02/08/2015 - 02/14/2015	0.95	0.99
* 8	02/15/2015 - 02/21/2015	0.95	0.99
* 9	02/22/2015 - 02/28/2015	0.95	0.99
*10	03/01/2015 - 03/07/2015	0.95	0.99
*11	03/08/2015 - 03/14/2015	0.95	0.99
*12	03/15/2015 - 03/21/2015	0.96	1.00
*13	03/22/2015 - 03/28/2015	0.97	1.01
*14	03/29/2015 - 04/04/2015	0.97	1.01
*15	04/05/2015 - 04/11/2015	0.98	1.02
*16	04/12/2015 - 04/18/2015	0.99	1.03
17	04/19/2015 - 04/25/2015	0.99	1.03
18	04/26/2015 - 05/02/2015	1.00	1.04
19	05/03/2015 - 05/09/2015	1.00	1.04
20	05/10/2015 - 05/16/2015	1.01	1.05
21	05/17/2015 - 05/23/2015	1.01	1.05
22	05/24/2015 - 05/30/2015	1.02	1.06
23	05/31/2015 - 06/06/2015	1.03	1.07
24	06/07/2015 - 06/13/2015	1.04	1.08
25	06/14/2015 - 06/20/2015	1.05	1.09
26	06/21/2015 - 06/27/2015	1.06	1.10
27	06/28/2015 - 07/04/2015	1.06	1.10
28	07/05/2015 - 07/11/2015	1.07	1.11
29	07/12/2015 - 07/18/2015	1.07	1.11
30	07/19/2015 - 07/25/2015	1.06	1.10
31	07/26/2015 - 08/01/2015	1.06	1.10
32	08/02/2015 - 08/08/2015	1.05	1.09
33	08/09/2015 - 08/15/2015	1.04	1.08
34	08/16/2015 - 08/22/2015	1.04	1.08
35	08/23/2015 - 08/29/2015	1.04	1.08
36	08/30/2015 - 09/05/2015	1.04	1.08
37	09/06/2015 - 09/12/2015	1.04	1.08
38	09/13/2015 - 09/19/2015	1.03	1.07
39	09/20/2015 - 09/26/2015	1.02	1.06
40	09/27/2015 - 10/03/2015	1.01	1.05
41	10/04/2015 - 10/10/2015	1.00	1.04
42	10/11/2015 - 10/17/2015	0.99	1.03
43	10/18/2015 - 10/24/2015	0.99	1.03
44	10/25/2015 - 10/31/2015	0.99	1.03
45	11/01/2015 - 11/07/2015	0.99	1.03
46	11/08/2015 - 11/14/2015	1.00	1.04
47	11/15/2015 - 11/21/2015	1.00	1.04
48	11/22/2015 - 11/28/2015	0.99	1.03
49	11/29/2015 - 12/05/2015	0.99	1.03
50	12/06/2015 - 12/12/2015	0.99	1.03
51	12/13/2015 - 12/19/2015	0.99	1.03
52	12/20/2015 - 12/26/2015	0.99	1.03
53	12/27/2015 - 12/31/2015	0.99	1.03

* PEAK SEASON

03-MAR-2016 11:19:17

830UPD

4_9301_PKSEASON.TXT

Exhibit 6: PBC Development Potential Form

This Page Intentionally Left Blank



DEVELOPMENT POTENTIAL FORM - 2016 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Palm Beach County Planning Division
2300 North Jog Road, WPB, FL 33411, (561) 233-5300

I. Amendment Data

Round	18-C	Date	October 6, 2017
Application Name	Tuscan Gardens of Delray Beach	PCN	00-42-46-14-00-000-3100; -3080; -3082; -3081
Applicant	Delray Beach Properties, LLC	Overlay	N/A
Agent	Christen Hutton / WGI	Concurrent?	Yes
Location	14321;14535 Sims Rd & 5570 Frost Ln	Acres	7.57 Acres
	Current	Proposed	
Tier	Urban/Suburban	Urban / Suburban (No Change)	
Use	CLF, Type 3	CLF, Type 3 (No Change)	
Zoning	PUD	PUD (No Change)	
FLU	HR-8	CLR	
Underlying FLU	N/A	N/A	
Conditions	N/A	N/A	
Max Trip Generator	Apartments Detached. ITE 220. 6.65 Trips/Unit	Assisted Living Facility. ITE 254. 2.66 Trips/Bed	
Maximum DU ¹	<u> 8 </u> du/acre x <u> 7.57 </u> ac. = <u> 61 </u>	<u> 12 </u> du/acre x <u> 7.57 </u> ac. = <u> 91 </u>	
Maximum Beds	<u> </u> max du x 2.39 = <u> </u>	<u> 91 </u> max du x 2.39 = <u> 217 </u>	
Maximum SF ^{2,4}	<u> </u> FAR x <u> </u> ac. = <u> </u>	<u> </u> FAR x <u> </u> ac. = <u> </u>	
Max Trip Generation	Apartments Detached. ITE 220. 6.65 Trips/Unit	Assisted Living Facility. ITE 254. 2.66 Trips/Bed	
Conditioned DU ^{3,4}		<u> </u> du/acre x <u> </u> ac. = <u> </u>	
Conditioned Beds ^{3,4}		<u> </u> max du x 2.39 = <u> </u>	
Conditioned SF ^{3,4}		<u> </u> FAR x <u> </u> ac. = <u> </u>	
Conditioned Trip G. ^{3,4}			

Notes

1. Maximum units per acre see Future Land Use Element Table III.C.1;
2. Maximum FAR see FLUE Table III.C.2 for FAR. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed.
3. For applications with a voluntary condition for a maximum development potential;

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.

II. Traffic Information

In order to be accepted on the day of intake, the application must include a written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the FLUE of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets FLUE 3.5-d at the maximum density/intensity for the proposed future land use designation or the square footage/use proposed to be assigned as a voluntary condition of approval. For more information, contact the Traffic Division at 684-4030 or visit <http://www.pbcgov.com/pzb/planning/FLU.htm>

	Current FLU	Maximum	Conditioned or Concurrent
Max Trip Generation	406	577	
Trip Increase Max.	171		
Trip Inc. Conditioned or Concurrent			
Significantly impacted roadway segments that fail Long Range			
Significantly impacted roadway segments for Test 2			
Traffic Consultant	Dr. Juan F. Ortega, P.E. - JFO Group Inc		

III. Agent Information

Name	Juan F. Ortega
Company Name	JFO Group Inc
Address	11924 Forest Hill Boulevard, Suite 10A-123
City, State, Zip	Wellington, Florida, 33414
Phone / Fax Number	(561) 512-7556 / (561) 423-2345
Email Address	Juan.Ortega@jfogroupinc.com

Juan F. Ortega

From: Lisa Amara A. <LAmara@pbcgov.org>
Sent: Monday, October 2, 2017 5:04 PM
To: Juan F. Ortega
Subject: RE: Tuscan Gardens FLUA form

Perfect!

Lisa Amara, Principal Planner

Palm Beach County Planning Division

2300 N Jog Rd ♦ West Palm Beach, FL 33411

Direct 561-233-5334 ♦ Main 561-233-5300

<http://discover.pbcgov.org/pzb/planning>

From: Juan F. Ortega [mailto:juan.ortega@jfogroupinc.com]
Sent: Monday, October 02, 2017 5:04 PM
To: Lisa Amara A. <LAmara@pbcgov.org>
Subject: Tuscan Gardens FLUA form

Good Afternoon Lisa, I will be working on the Policy 3.5-d Traffic for Tuscan Gardens. Could you please review the attached Development Potential Form and let me know if it is correct?

Thanks,

-juan

Dr. Juan F. Ortega, PE

Juan.Ortega@jfogroupinc.com

11924 Forest Hill Boulevard

Suite 10A-123, Wellington, FL 33414

T: (561) 512-7556 • F: (561) 423-2345



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.

This Page Intentionally Left Blank