



September 16, 2020

Robert F. Rennebaum, PE
Simmons & White, Inc.
2581 Metrocentre Blvd., 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



**Palm Beach County
Board of County
Commissioners**

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- Robert S. Weinroth, Vice Mayor
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County Administrator

Verdenia C. Baker

**RE: Burckle Place 3
Project #: 200902
Traffic Performance Standards Review**

Dear Mr. Rennebaum:

The Palm Beach County Traffic Division has reviewed the **Burckle Place 3** Traffic Impact Statement, dated August 26, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

- Municipality:** Lake Worth Beach
- Location:** NWC of 9th Ave S and Federal Hwy
- PCN:** 38-43-44-27-01-021-0160/-0140
- Access:** One ingress-only and one egress-only access driveway connections onto Federal Hwy
(As used in the study and is NOT an approval by the County through this letter)
- Existing Uses:** Vacant
- Proposed Uses:** Low-rise Multi-Family Residential = 8 DU
- New Daily Trips:** 59
- New Peak Hour Trips:** 4 (1/3) AM; 4 (3/1) PM
- Build-out:** December 31, 2024

Based on our review, the Traffic Division has determined the proposed development is located within the Coastal Residential Exception Area and therefore, exempt from the Traffic Performance Standards of Palm Beach County.

Please note an FDOT conceptual driveway pre-approval letter must be provided for the access connections onto N Federal Hwy for the proposed land use.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

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The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb

ec: Addressee

Erin Fitzhugh Sita, AICP, Interim Assistant Director-Planning, Zoning, & Preservation
Community Sustainability Department, City of Lake Worth Beach
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2020\200902 - BURCKLE PLACE 3.DOCXN

SIMMONS & WHITE
2581 Metrocentre Blvd West, Suite 3, West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452



TRAFFIC GENERATION STATEMENT

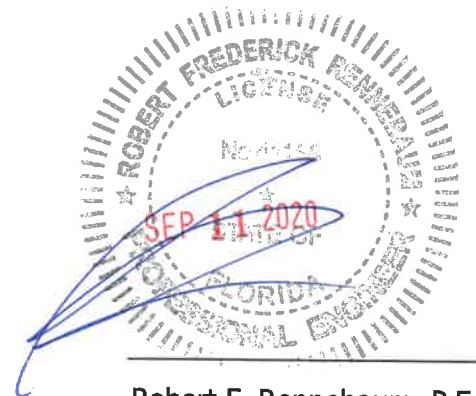
**BURCKLE PLACE 3
CITY OF LAKE WORTH BEACH, FLORIDA**

Prepared for:

The Lord's Place, Inc.
2808 North Australian Avenue
West Palm Beach, Florida 33407

Job No. 20-077

Date: August 26, 2020



Robert F. Rennebaum, P.E.
FL Reg. No. 41168

1.0 SITE DATA

The subject parcel is located on the west side of South Federal Highway, just south of 8th Avenue South in the City of Lake Worth Beach, Florida and contains approximately 0.53 acres. The Property Control Numbers (PCNs) for the subject parcel are 38-43-44-27-01-021-0140 and 38-43-44-27-01-021-0160. Proposed site development on the currently unimproved parcel consists of 8 multi-family apartment units with a project build-out of 2024. Site access is proposed via a northerly ingress driveway connection and a southerly egress driveway connection to South Federal Highway. For additional information concerning site location and layout, please refer to the approved Site Plan prepared by Cotleur & Hearing.

The proposed 8 multi-family apartment units would qualify for the Coastal Residential Exception as outlined in the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards (TPS).

2.0 TRAFFIC GENERATION

The traffic to be generated by the proposed plan of development has been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 10th Edition*. Table 1 shows the daily traffic generation associated with the proposed development in trips per day (TPD). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The net traffic to be generated by the proposed development may be summarized as follows:

Proposed Development

Daily Traffic Generation	=	59 tpd
AM Peak Hour Traffic Generation (In/Out)	=	4 pht (1 In/3 Out)
PM Peak Hour Traffic Generation (In/Out)	=	4 pht (3 In/1 Out)

3.0 CONCLUSION

The attached tables document the daily, AM, and PM peak hour traffic generation associated with the proposed 8 multi-family apartment units. The proposed development has been estimated to generate 59 new trips per day, 4 new AM peak hour trips, and 4 new PM peak hour trips at project build-out in 2024. The proposed 8 multi-family apartment units would qualify for the Coastal Residential Exception as outlined in the Palm Beach County Unified Land Development Code. Additionally, per the Palm Beach County Traffic Performance Standards, projects with a peak hour increase of 20 net trips or less are not required to submit a full traffic impact statement. This project is therefore approvable with regard to the Palm Beach County Traffic Performance Standards.

BURCKLE PLACE III

06/11/20

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by			Net Trips												
				In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total										
Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH)	220	8	7.32					59			0			59			0%			0		59			0%			0		59
Grand Totals:								59			0			59			0.0%			0		59			0%			0		59

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by			Net Trips														
				In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total												
Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH)	220	8	0.46	0.23	0.77	1	3	4	0	0	0	0	0	1	3	4	0%			0		1	3	4	0%			0		1	3	4
Grand Totals:						1	3	4	0	0	0	0	0	1	3	4	0.0%			0		1	3	4	0%			0		1	3	4

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by			Net Trips														
				In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total												
Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH)	220	8	0.56	0.63	0.37	3	1	4	0	0	0	0	0	3	1	4	0.0%			0		3	1	4	0%			0		3	1	4
Grand Totals:						3	1	4	0	0	0	0	0	3	1	4	0.0%			0		3	1	4	0%			0		3	1	4



Universal Development Application



This application is required for ALL applications submitted to the Planning, Zoning and Historic Preservation Division. If you have questions regarding this application, please make an appointment with planning staff.

1. Application Type (select all that apply)

- a. Site Plan: Minor Major Planned Development Sustainable Bonus
- b. Use: Administrative Conditional
- c. Proximity Waiver: Alcoholic Beverage Community Residence Gaming Establishment
 Adult Use
- d. Approvals: Variance Mural Cert. of Appropriateness Adjustment
- e. Amendments: Rezoning / Map Text
- f. Other: Subdivision/Plat Annexation Zoning Letter
 ABT Signoff ROW Abandonment

2. Project Information

- a. Project Name: Burckle Place 3
- b. Project Location / Address: 825 & 827 South Federal Highway
- c. Legal Description: Lots 14/15/16, Block 21, Palm Beach Farms Company Plat 4, Add 1, Plat Bk5/6
- d. Property Control Number (PCN): 38-43-44-27-01-021-0140 & -0160
- e. Zoning: Existing: MU-FH Proposed: _____
- f. Future Land Use: Existing: MU-E Proposed: _____
- g. Proposed Use: Residential; Units _____ Commercial; _____ S.F. Industrial; _____ S.F.
- h. Total Estimated Project Cost: _____
- i. Description of Work: Construction of a multi-family development

3. Contact Information

- a. Project Manager / Contact Person: Scott Witzel
Company: The Lord's Place
Address: 2808 North Australian Ave City: West Palm Beach St: FL Zip: 33407
Phone Number: 561-670-3338 E-Mail Address: switzel@thelordsplace.org
- b. Applicant Name (if different from Project Manager): _____
Company: _____
Address: _____ City: _____ St: _____ Zip: _____
Phone Number: _____ E-Mail Address: _____
- c. Owner Name: The Lord's Place, Inc.
Company: The Lord's Place, Inc.
Address: 2808 North Australian Ave City: West Palm Beach St: FL Zip: 33407
Phone Number: 561-670-3338 E-Mail Address: switzel@thelordsplace.org

4. Owner's Consent

THE LORD'S PLACE, INC. ("Owner") certifies that it is the owner of the property located at 825 + 827 S. FEDERAL HIGHWAY ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision-making board. Owner hereby authorizes, Cotleur & Hearing as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature: * [Signature] Date: 8/4/2020

Name/Title of Signatory: DIANA STANLEY, C.E.O.

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of AUGUST, 2020, by DIANA STANLEY who is personally known to me or who produced a _____ as identification. He/she did not take an oath.



* [Signature]
(Signature of Notary Public)
ELIZABETH B. VOGELE
(Name of Notary)

5. Affidavit of Completeness and Accuracy

Instructions: To be completed by the individual submitting the application (owner or authorized agent)

Project Name: BURCKIE PLACE 3 Submittal Date: _____

STATEMENT OF COMPLETENESS AND ACCURACY:

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify that all owners and petitioners have been provided a complete copy of all material, attachments and documents submitted to the City of Lake Worth relating to this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the Planning, Zoning and Historic Preservation Division of Lake Worth, Florida, and will not be returned. I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required by Palm Beach County to process this application. I further acknowledge that any plans that I have prepared or had prepared comply with the Fair Housing Standards. I further consent to the City of Lake Worth to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

DIANA STANLEY
(Name - type, stamp, or print clearly)

* [Signature]
(Signature)

THE LORD'S PLACE, INC.
(Name of Firm)

2808 N. AUSTRALIAN AVE.
(Address, City, State, Zip)
WEST PALM BEACH, FL 33407

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of AUGUST, 2020, by DIANA STANLEY who is personally known to me or who produced a _____ as identification. He/she did not take an oath.



* [Signature]
(Signature of Notary Public)
ELIZABETH B. VOGELE
(Name of Notary)

This instrument is prepared by and
is to be returned to:

Rabideau Klein
400 Royal Palm Way, Suite 404
Palm Beach, FL 33480
Telephone: 561-655-6221

File Number: Asrani 825 2

WARRANTY DEED

THIS WARRANTY DEED is made this 21st day of January, 2020, between KBA Holdings, LLC, a Florida Limited Liability Company, whose post office address is 5717 Native Dancer Road S, Palm Beach Gardens, FL 33418 ("Grantor"), and The Lord's Place, Inc., a Florida Not for Profit Corporation, whose post office address is PO Box 3265, West Palm Beach, FL 33402 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, certain real property located in Palm Beach County, Florida, described as follows:

Lots 14, 15 and 16 in Block 21, PALM BEACH FARMS COMPANY PLAT NO. 4 ADDITION NO. 1 TO THE TOWN OF LAKE WORTH, according to the Plat thereof, recorded in Plat Book 5, Page 6, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: 38-43-44-27-01-021-0140 and
Parcel Identification Number: 38-43-44-27-01-021-0160

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to all conditions, covenants, limitations, restrictions, reservations, and easements of record, if any, which are not reimposed hereby, taxes accruing subsequent to December 31, 2019, and zoning and/or restrictions and prohibitions imposed by any governmental or quasi-governmental authorities.

To Have and to Hold, the same in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

KBA Holdings, LLC, a Florida limited liability company

By: [Signature]
Kabir Asrani, Manager

[Signature]
Witness Name: Quina Parrish

[Signature]
Witness Name: Deborah J. Bates

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged, sworn to and subscribed before me by means of physical presence or online notarization, this 17th day of January, 2020 by Kabir Asrani, Manager of KBA Holdings, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced [Signature] as identification.

[Notary Seal]

[Signature]
Notary Public, State of Florida

Printed Name: Deborah J. Bates

My Commission Expires: May 22, 2022

