



January 19, 2017

**Department of Engineering
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Rebecca J. Mulcahy, P.E.
Pinder Troutman Consulting, Inc.
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411

**RE: Policy 3.5-d Review - Round 2017-D
Delray Collision aka Atlantic Avenue Industrial**

Dear Rebecca:

Palm Beach County Traffic Division has reviewed the transportation analysis for the proposed Future Land Use Amendment for the above referenced project, dated December 20, 2016, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	South side of Atlantic Avenue, approximately 1,100 feet west of Lyons Road
PCN #:	00-42-46-19-02-005-0010
Size:	2.65 acres
Existing FLU:	Agricultural (AGR)
Existing Zoning:	Agricultural (AGR)
Existing Use:	Vacant
Existing Max Potential:	Retail Nursery = 2.65 acres
Proposed FLU:	Industrial
Prop. Zoning:	Light Industrial (IL) or General Industrial (IG)
Proposed Use:	Auto Repair & Body Shop
Max Potential:	51,945 SF Light Industrial (0.45 FAR)
Prop. Dev. Potential:	47,000 SF Light Industrial
Net Daily Trips:	9
Net PH Trips:	39 (34/5) AM, 41 (5/36) PM

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

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

Sincerely,

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

QB:DS:ac

ec: Dominique Simeus, E.I. – Project Coordinator II, Traffic Division
Lisa Amara – Senior Planner, Planning Division
Steve Bohovsky – Technical Assistant III, Traffic Division

File: General – TPS - Unincorporated - Traffic Study Review
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**DELRAY COLLISION
COMPREHENSIVE PLAN AMENDMENT
TRANSPORTATION ANALYSIS**

Prepared for

WEST DELRAY COLLISION

**PINDER TROUTMAN CONSULTING, INC.
Certificate of Authorization Number: 7989
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411
(561) 296-9698**



**#PTC16-107
December 20, 2016**

**DELRAY COLLISION
COMPREHENSIVE PLAN AMENDMENT
TRANSPORTATION ANALYSIS**

INTRODUCTION

It is proposed to change the future land use designation from Agricultural (AGR) to Industrial (IND) on a parcel totaling 2.65 acres located in unincorporated Palm Beach County. The site is located on the south side of Atlantic Avenue west of Lyons Road, as shown on Exhibit 1.

The purpose of this analysis is to determine if the proposed future land use (FLU) designation is consistent with the Transportation Element of the County's Comprehensive Plan. This study includes an analysis of traffic conditions in five years (Test 2) and long range (Year 2040) conditions. The PCN for the parcel is 00-42-46-19-02-005-0010.

SITE DATA

The Palm Beach County Comprehensive Plan assigns a maximum intensity to the existing and proposed future land use (FLU) designations. The maximum intensity for the existing FLU designation is compared to the maximum intensity associated with the proposed FLU designation and the proposed development plan. The permitted use with the maximum intensity for the existing FLU is Retail Nursery. The proposed FLU is Industrial. The land use scenarios are as follows:

<u>Existing FLU Designation</u> AGR	<u>Proposed FLU Designation</u> IND		
<u>Maximum Intensity</u>	<u>Maximum Intensity</u>	<u>FAR</u>	<u>Proposed Development Plan</u>
2.65 Acre Retail Nursery	51,945 SF Light Industrial	0.45	47,000 SF Light Industrial*

* Or equivalent trips.

TRANSPORTATION ELEMENT

Trip Generation

Palm Beach County and the Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition, were the sources of trip generation data utilized in this study. The highest intensity land use was determined for the Industrial FLU based on the maximum Daily trip generation. Daily trips generated by the existing FLU and the proposed FLU at maximum intensity and the proposed development plan are shown on Exhibit 2A. The daily trip generation is used for the Year 2040 analysis. Based on the net daily trip generation of 40 for the maximum intensity and 9 for the proposed development plan, the project has no significant impact based on Table 3.5-1 of the Transportation Element.

Exhibit 2B provides the AM and PM peak hour trip generation data for the proposed FLU at the maximum intensity and the proposed development plan. The peak hour trip generation is used for the Test 2 analysis. The maximum trip generation for the site based on the proposed development plan is 41 peak hour trips. The Test 2 radius of development influence is one-half mile.

Trip Distribution and Assignment

In order to determine the impact of the proposed development's traffic on the surrounding roadway network, a directional distribution was developed based upon a review of existing traffic patterns and approved projects in the area. Exhibit 3A provides the project traffic distribution for the roads within the radius of development influence. Exhibit 3B shows the assignment of the AM and PM peak hour project traffic for the proposed development plan as well as the project impact percentage (% of directional peak hour service volume).

Five Year (Test 2) Analysis

The Five Year Analysis examines traffic conditions at the end of the fifth year of the FDOT Five Year Transportation Improvement Program. This analysis is required for any roadway link within the radius of development influence where the project impact is greater than 3% of LOS E and outside the radius where the project impact is greater than 5% of LOS E. As shown on Exhibit 3B, there are no roadway links significantly impacted by the proposed FLU at the proposed development plan. Therefore, the requirements of Test 2 are met.

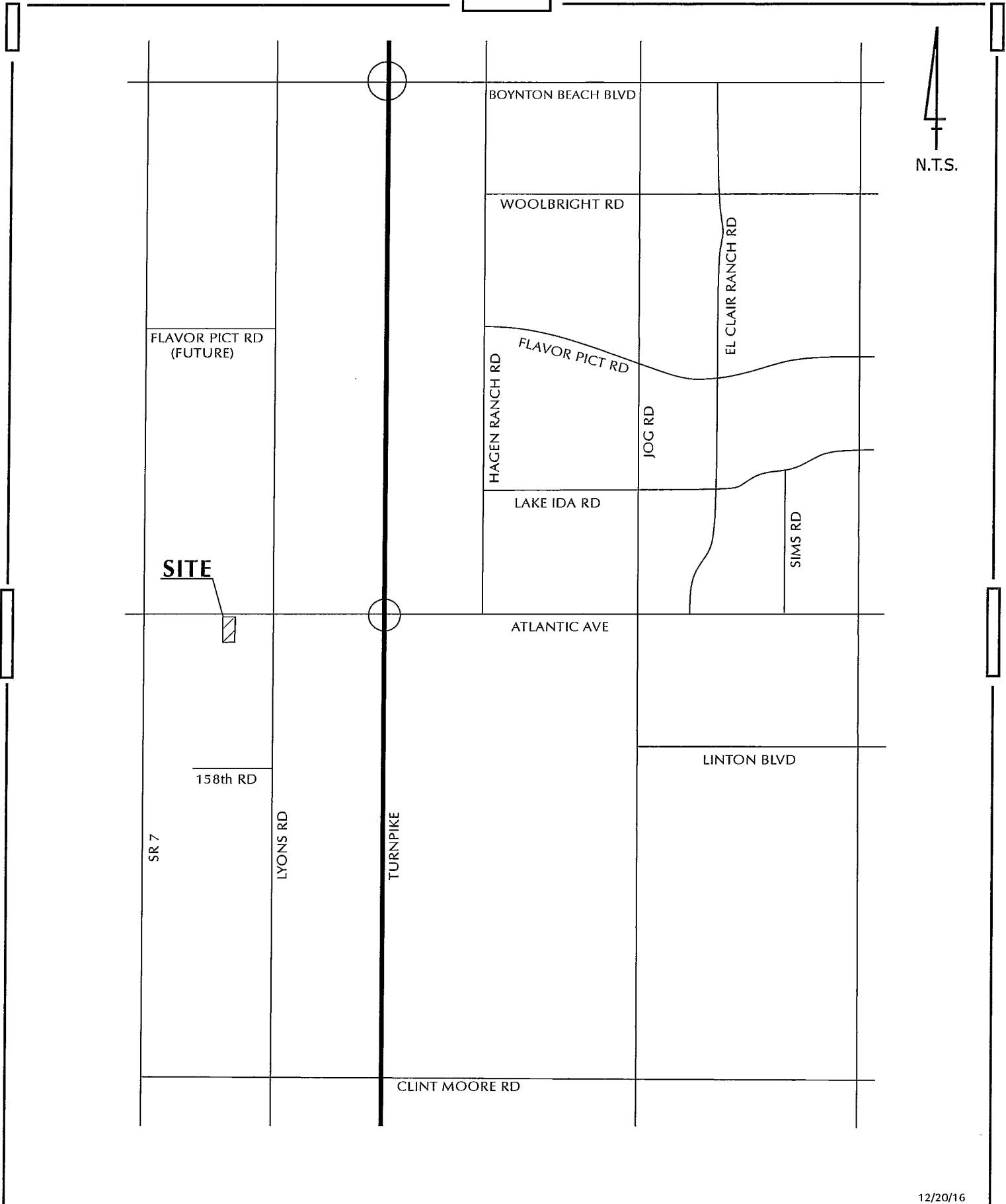
Long Range Analysis

For the Year 2040 analysis, roadways with significant project impact are required to be analyzed. Utilizing Table 3.5-1 of the Transportation Element shows that this change in land use will have no significant impact. Therefore, the requirements of the Long Range Analysis have been met.

CONCLUSIONS

This analysis shows that the proposed future land use designation at the proposed development plan meets the transportation standards and is consistent with the Transportation Element of the Palm Beach County Comprehensive Plan.

EXHIBITS



DELRAY COLLISION

EXHIBIT 1
PROJECT LOCATION

12/20/16
16-107
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**Exhibit 2A
Delray Collision
Daily Trip Generation**

Current FLU (AGR): Maximum Intensity

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Pass-by Trips (1)		New External Trips
Retail Nursery	817	2.65 Acres	108.10 /Acre	286	-	0%	286
TOTAL		2.65 Acres		286	-		286

Proposed FLU (IND): Maximum Intensity

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Pass-by Trips (1)		New External Trips
Light Industrial (2)	110	51,945 SF	6.97 /1,000 SF	362	36	10%	326
TOTAL		51,945 SF		362	36		326

Net New Trips	40
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Proposed FLU (IND): Proposed Development Plan

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Pass-by Trips (1)		New External Trips
Light Industrial	110	47,000 SF	6.97 /1,000 SF	328	33	10%	295
TOTAL		47,000 SF		328	33		295

Net New Trips	9
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(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 9th Edition.

(2) Based on a 0.45 FAR for 2.65 acres.

**Exhibit 2B
Delray Collision
Peak Hour Trip Generation**

**AM Peak Hour
Existing Use**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total			In	Out	Total
Wholesale Nursery	818	2.65 Acres	0.26 /Acre (50/50)	1	-	1	-	0%	1	-	1
TOTAL		2.65 Acres		1	-	1	-		1	-	1

Proposed FLU (IND): Maximum Intensity

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total			In	Out	Total
Light Industrial (2)	110	51,945 SF	0.92 /1000 SF (88/12)	42	6	48	5	10%	38	5	43
TOTAL		51,945 SF		42	6	48	5		38	5	43

Proposed FLU (IND): Proposed Development Plan

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total			In	Out	Total
Light Industrial	110	47,000 SF	0.92 /1000 SF (88/12)	38	5	43	4	10%	34	5	39
TOTAL		47,000 SF		38	5	43	4		34	5	39

**PM Peak Hour
Existing Use**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total			In	Out	Total
Wholesale Nursery	818	2.65 Acres	0.45 /Acre (50/50)	1	-	1	-	0%	1	-	1
TOTAL		2.65 Acres		1	-	1	-		1	-	1

Proposed FLU (IND): Maximum Intensity

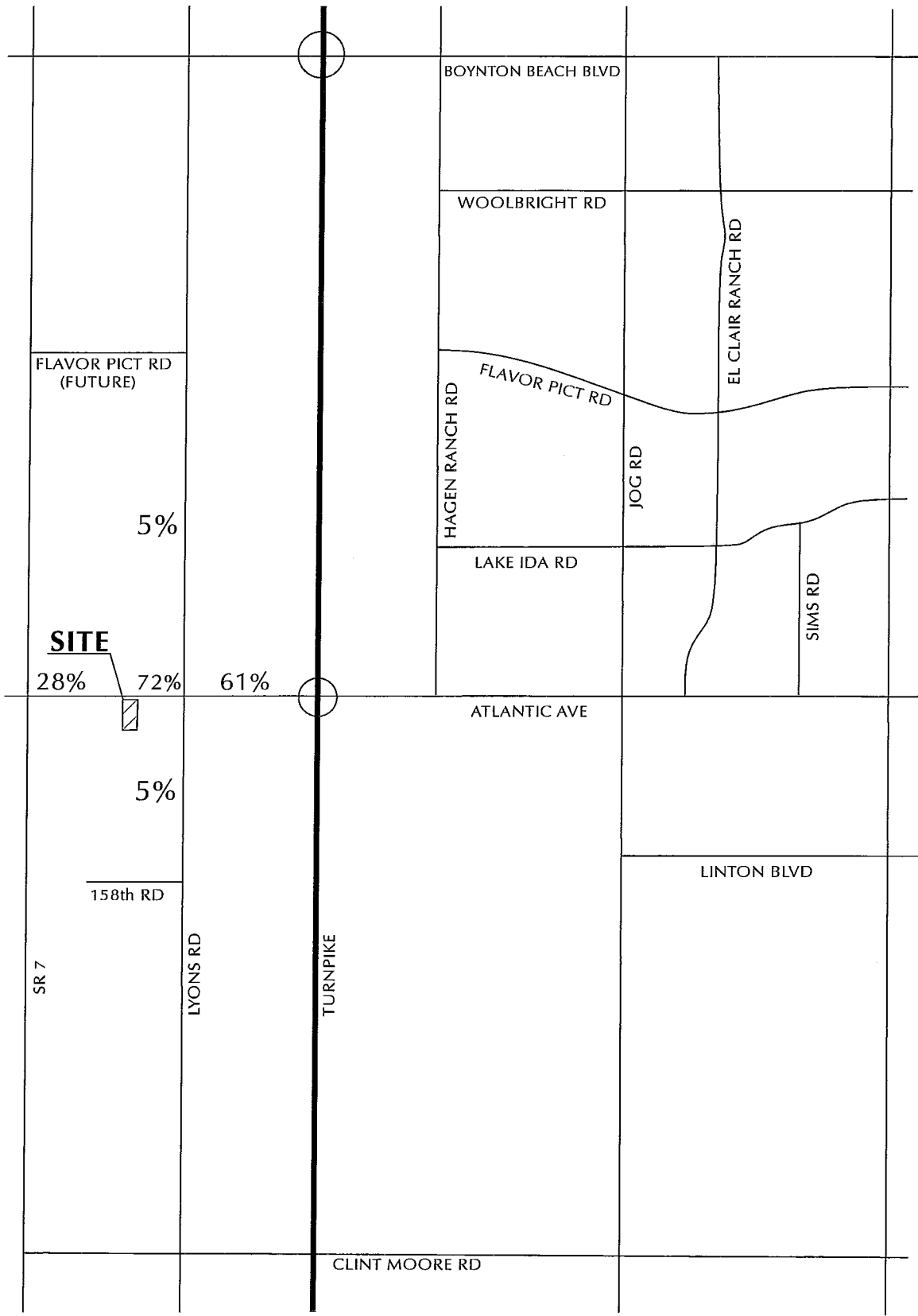
Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total			In	Out	Total
Light Industrial (2)	110	51,945 SF	0.97 /1,000 SF (12/88)	6	44	50	5	10%	5	40	45
TOTAL		51,945 SF		6	44	50	5		5	40	45

Proposed FLU (IND): Proposed Development Plan

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total			In	Out	Total
Light Industrial	110	47,000 SF	0.97 /1,000 SF (12/88)	6	40	46	5	10%	5	36	41
TOTAL		47,000 SF		6	40	46	5		5	36	41

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 9th Edition..

(2) Based on a 0.45 FAR for 2.65 acres.



DELRAY COLLISION

EXHIBIT 3A
PROJECT TRAFFIC DISTRIBUTION

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**Exhibit 3B
Delray Collision
Project Traffic Assignment - Test 2 Significance
Proposed Development Plan**

AM Peak Hour

Roadway	Link	Class	Lanes	Dir	LOS E Service Volume	Project Traffic		Total Project Impact	Sig-nificant Impact?
						% Dist	Pk Hour Trips		
West Atlantic Avenue	SR 7 to Site	I	2L	EB	880	28%	10	1.14%	No
				WB			1	0.11%	No
West Atlantic Avenue	Site to Lyons Rd	I	2L	EB	880	72%	4	0.45%	No
				WB			24	2.73%	No
Lyons Road	Lyons Rd to Turnpike	I	4LD	EB	1960	61%	3	0.15%	No
				WB			21	1.07%	No
Lyons Road	158 Rd S to West Atlantic Ave	I	4LD	NB	1960	5%	2	0.10%	No
				SB			-	0.00%	No
Lyons Road	West Atlantic Ave to Flavor Pict Rd	I	2L	NB	880	5%	-	0.00%	No
				SB			2	0.23%	No

PM Peak Hour

Roadway	Link	Class	Lanes	Dir	LOS E Service Volume	Project Traffic		Total Project Impact	Sig-nificant Impact?
						% Dist	Pk Hour Trips		
West Atlantic Avenue	SR 7 to Site	I	2L	EB	880	28%	1	0.11%	No
				WB			10	1.14%	No
West Atlantic Avenue	Site to Lyons Rd	I	2L	EB	880	72%	26	2.95%	No
				WB			4	0.45%	No
Lyons Road	Lyons Rd to Turnpike	I	4LD	EB	1960	61%	22	1.12%	No
				WB			3	0.15%	No
Lyons Road	158 Rd S to West Atlantic Ave	I	4LD	NB	1960	5%	-	0.00%	No
				SB			2	0.10%	No
Lyons Road	West Atlantic Ave to Flavor Pict Rd	I	2L	NB	880	5%	2	0.23%	No
				SB			-	0.00%	No