



January 23, 2017
Revised March 15, 2017

Joni Brinkman, AICP
Principal
Urban Design Kilday Studios
610 Clematis Street, Suite CU02
West Palm Beach, Florida 33401

**RE: Surf Ranch @ Palm Beach Park of Commerce
Palm Beach County, Florida
Kimley-Horn #140346000**

Dear Ms. Brinkman:

Pursuant to your request, Kimley-Horn has performed a traffic statement for the proposed development to be located within Palm Beach Park of Commerce. The site location is provided in *Figure 1* and a site plan is included for reference. The Phase 1 portion of the site is proposed to be a surf park with a wave pool that produces artificial waves for professional surfers and surf camp attendees. Phase 2 of the site is proposed to be developed with 100,000 square feet of light industrial use. The property is zoned for light industrial use.

BACKGROUND

Palm Beach Park of Commerce is located at the northeast corner of State Route 710 (Beeline Highway) and Pratt Whitney Road in Palm Beach County, Florida. A Development of Regional Impact (DRI) application was filed for the project in the early 1980's. Various approvals and vesting were issued. In 1992, a vesting determination and agreement was made by Palm Beach County and the property owner concluding that 6.25 million square feet was approved in addition to the approximately 200,000 square feet of industrial land use that existed in 1992, at the time of the vesting determination. In 2006, concurrency vesting for the Park was further approved for 6,893 new external peak hour trips.

TRIP GENERATION

Trip generation for Phase 1 was based on projected employees for a typical day (non-event). The trip generation rates used to calculate daily, AM peak hour, and PM peak hour trips were developed based on the assumption that the majority of patrons will enter and exit the development during the PM peak hour. Trip generation for Phase 2 was based on trip generation rates and equations provided by Palm Beach County. As summarized in *Table 1*, the entire proposed site (Phase 1 and Phase 2) is expected to generate 747 net new daily trips, 106 net new external AM peak hour trips (96 in, 10 out), and 135 net new external PM peak hour trips (30 in, 105 out).

TABLE 1 TRIP GENERATION PALM BEACH PARK OF COMMERCE SURF RANCH								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<u>Proposed Development</u>								
Surf Ranch	10 employees	20	10	10	0	10	0	10
Surf Ranch	50 guests	100	13	13	0	38	19	19
Light Industrial	100,000 SF	697	92	81	11	97	12	85
	<i>Subtotal</i>	<i>817</i>	<i>115</i>	<i>104</i>	<i>11</i>	<i>145</i>	<i>31</i>	<i>114</i>
<u>Pass-By</u>								
Light Industrial	10%	70	9	8	1	10	1	9
	<i>Driveway Volumes</i>	<i>817</i>	<i>115</i>	<i>104</i>	<i>11</i>	<i>145</i>	<i>31</i>	<i>114</i>
<i>Net New External Trips</i>		<i>747</i>	<i>106</i>	<i>96</i>	<i>10</i>	<i>135</i>	<i>30</i>	<i>105</i>
Trip generation was calculated using the following data: Daily Trip Generation Surf Ranch (per employee) = 2 trips/employee Surf Ranch (per guest) = 2 trips/guest Light Industrial = 6.97 trips/1,000 SF AM Peak Hour Trip Generation Surf Ranch (per employee) = T = 1 trip/employee (100% in, 0% out) Surf Ranch (per guest) = T = 0.25 trips/guest (100% in, 0% out) Light Industrial = T = 0.92 trips/1,000 SF (88% in, 12% out) PM Peak Hour Trip Generation Surf Ranch (per employee) = T = 1 trip/employee (0% in, 100% out) Surf Ranch (per guest) = T = 0.75 trips/guest (50% in, 50% out) Light Industrial = T = 0.97 trips/1,000 SF (12% in, 88% out)								

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2016 MONITORING STUDY

A Traffic Monitoring Study was prepared and submitted to Palm Beach County in 2016 which evaluated the current traffic conditions on roadways adjacent to the Florida Research Park. The study concluded that significant unused capacity exists on Beeline Highway and Pratt Whitney Road. Furthermore, traffic signalization at any of the Park’s existing entrances to Beeline Highway and Pratt Whitney Road is not currently warranted.

SITE CIRCULATION AND TURN LANE REQUIREMENTS

Figure 2 illustrates the future total driveway volumes generated by the project during the AM and PM peak hours.

According to the Palm Beach County “Guide to Parking Lot and Street Access Design Criteria and Standards,” it is necessary to classify project entrances that provide access to the local roadway network as minor, intermediate, or major according to the following criteria:

- Minor – Provides services for a maximum average daily traffic of 500 vehicles.
- Intermediate – Provides services for a maximum average daily traffic from 501 to 2,000 vehicles.
- Major – Provides service for a maximum average daily traffic greater than 2,000 vehicles.

Based on these criteria, the driveway is classified as intermediate.

The project driveway volumes were compared to the thresholds identified by the Palm Beach County Land Development Division to determine the turn lane requirements of the site’s driveway. Section 300 of the Design Standards Manual identifies the threshold for installation of a right-turn lane as 75 or more inbound peak hour right-turning vehicles where street average daily traffic volumes exceed 10,000 vehicles per day and the threshold for a left-turn as 30 or more inbound peak hour left-turning vehicles.

Based on the data collected from the Palm Beach County Traffic Division, Pratt Whitney Road does not exceed 10,000 vehicles per day; therefore, the right-turn lane threshold does not apply to the project driveway. A left-turn lane is not required at the site’s driveway based on the anticipated driveway volumes.

Furthermore, turn lanes at the project driveway are required to be added when the net external two-way trips for the entire Park reach 2,570 trips. As of the 2016 Monitoring Study, the Park does not yet generate the requisite number of trips to warrant turn lanes at this location.

CONCLUSION

Based on the increase in trip generation (106 net new AM peak hour trips and 135 net new PM peak hour trips) associated with the proposed development, adequate capacity exists (as identified in the 2016 traffic monitoring study for the Florida Research Park). Significant land use vesting is available to include the proposed surf ranch and light industrial use.

Please contact me at (561) 840-0874 or adam.kerr@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.
Transportation Engineer

15 MAR 2017
Florida Registration
Number 64773
Certificate of Authorization
Number 696

Attachments

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Property Development Regulations

ZONING DISTRICT	MINIMUM LOT DIMENSIONS	FAR BLDG SETBACK/SEPARATION	MINIMUM SETBACKS	SEPARATION
Required	300' x 300'	300'	46'	15'
Provided	600' x 478'	600'	46'	15'

Notes:
 1. Base information for this project was obtained from a survey prepared by Sorovak & Assoc, INC. dated 12/03/2016. ND FLU MPOD-PCRP utilized.

Type 1 Waivers:

Type 1 Reference and Title	Criteria	Request
Article 5.5.1.9(a.2)	Screening may not be required if equipment cannot be screened from adjacent property with adjacent ROW. If the equipment is located on a lot with a street frontage, the screening shall be reduced in height by 25% for the entire lot.	Allow all mechanical equipment to be screened from adjacent property with adjacent ROW. If the equipment is located on a lot with a street frontage, the screening shall be reduced in height by 25% for the entire lot.
Article 7.02.A.1	Allow 75 percent of all proposed trees to be retained on the site. If the minimum height of trees to be retained is less than 10 feet, the trees shall be retained in species compatible with the site. Allow for the retention of trees on the site. If the minimum height of trees to be retained is less than 10 feet, the trees shall be retained in species compatible with the site.	Allow 75 percent of all proposed trees to be retained on the site. If the minimum height of trees to be retained is less than 10 feet, the trees shall be retained in species compatible with the site.
Article 7.02.B.1	Allow to waive the requirements of the ordinance for a solid barrier screen between adjacent lots. The barrier screen shall be opaque visual screen. If an alternative barrier screen is proposed, the applicant shall provide a screening study showing the barrier screen being proposed.	Allow for the retention of trees on the site. If the minimum height of trees to be retained is less than 10 feet, the trees shall be retained in species compatible with the site.

Consultant Team

Urban Planning & Design
 610 Clients St. Street
 West Palm Beach, FL 33410
 561-860-1100

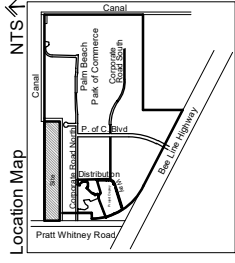
Architect
 Golden Site and Assoc.
 3801 PGA Blvd #220
 West Palm Beach, FL 33401
 561-888-4684

Traffic Civil Engineer
 Kimley-Horn
 1615 S. Congress Ave. STE 201
 West Palm Beach, FL 33405
 561-330-2545

Developer
 AW Asset Management LLC
 3801 PGA Blvd #220
 West Palm Beach, FL 33401
 561-888-4684

Site Data

Control # 811300
 Title Urban/Suburban
 City/County West Palm Beach, FL
 Address 3, 037 101 S. SF
 Total Floor Area 23,600 SF
 Proposed PIPD Use Zone PPD-CC
 Project Name Palm Beach Park of Commerce
 Future Land Use ND
 Section Township PPD
 Building Height 35' Max
 Parking Required 151 Sp
 Proposed Circumlocution Approval 00-41-17-00-000-3020
 Outdoor Entertainment 22,100 SF
 Handicapped Sp Required (Based on provided parking) 6 Sp
 Disturbance Area 2.28 AC



Urban Planning & Design
 610 Clients St. Street
 West Palm Beach, FL 33401
 561-860-1100 FAX: 561-366-1111
 ALCC000003

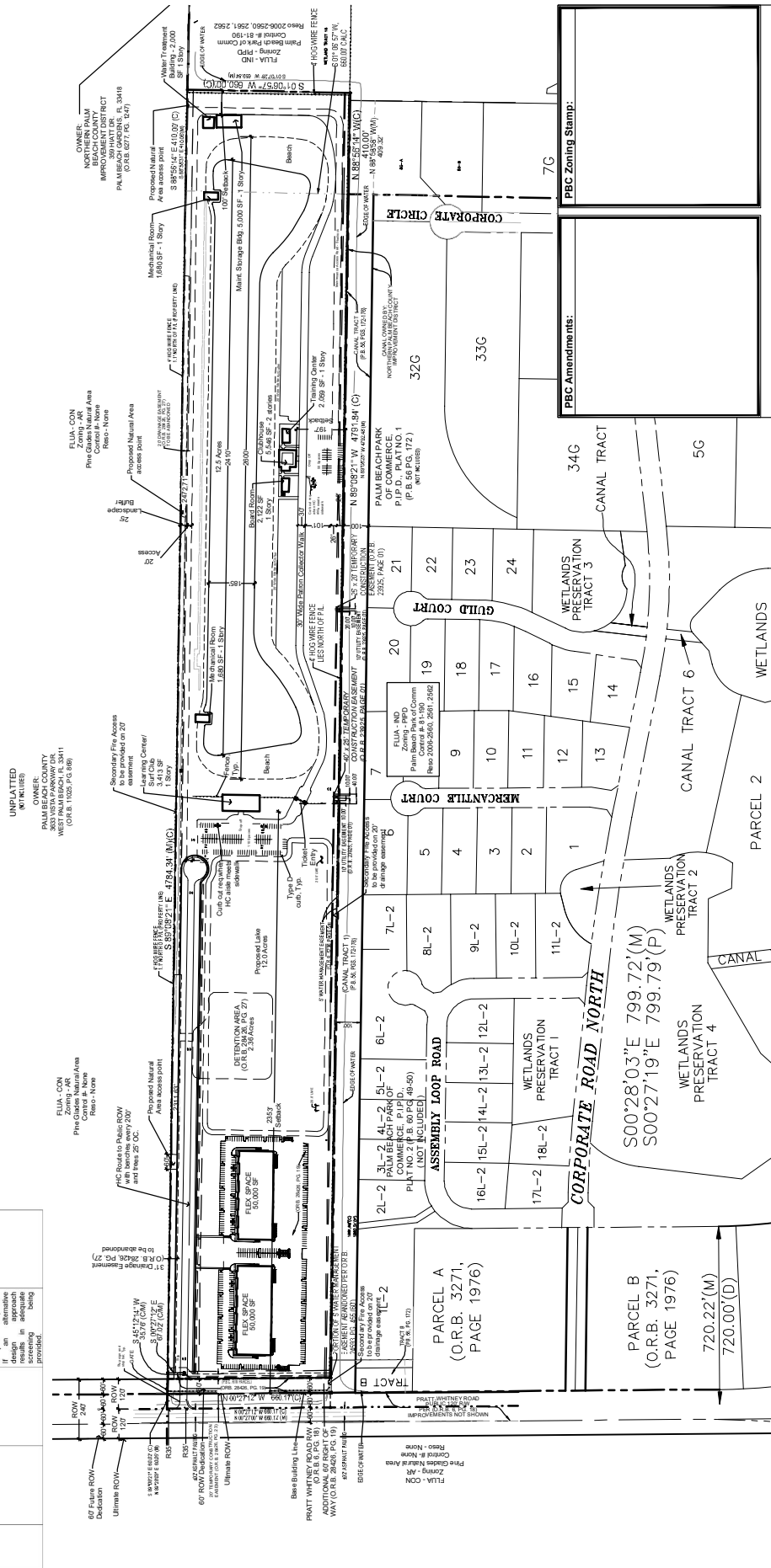
Palm Beach Park of Commerce

Palm Beach County, FL
 Preliminary Site Plan



DATE: 11-15-16
 Project No.: 80-003-149
 Designed By: SCM
 Checked By: KWAB
 Revision Dates:
 03.16.17: Revised PIPD
 03.16.17: Revised PIPD

PSP-1
 of 3



PBC Zoning Stamp:

PBC Amendment:



LEGEND

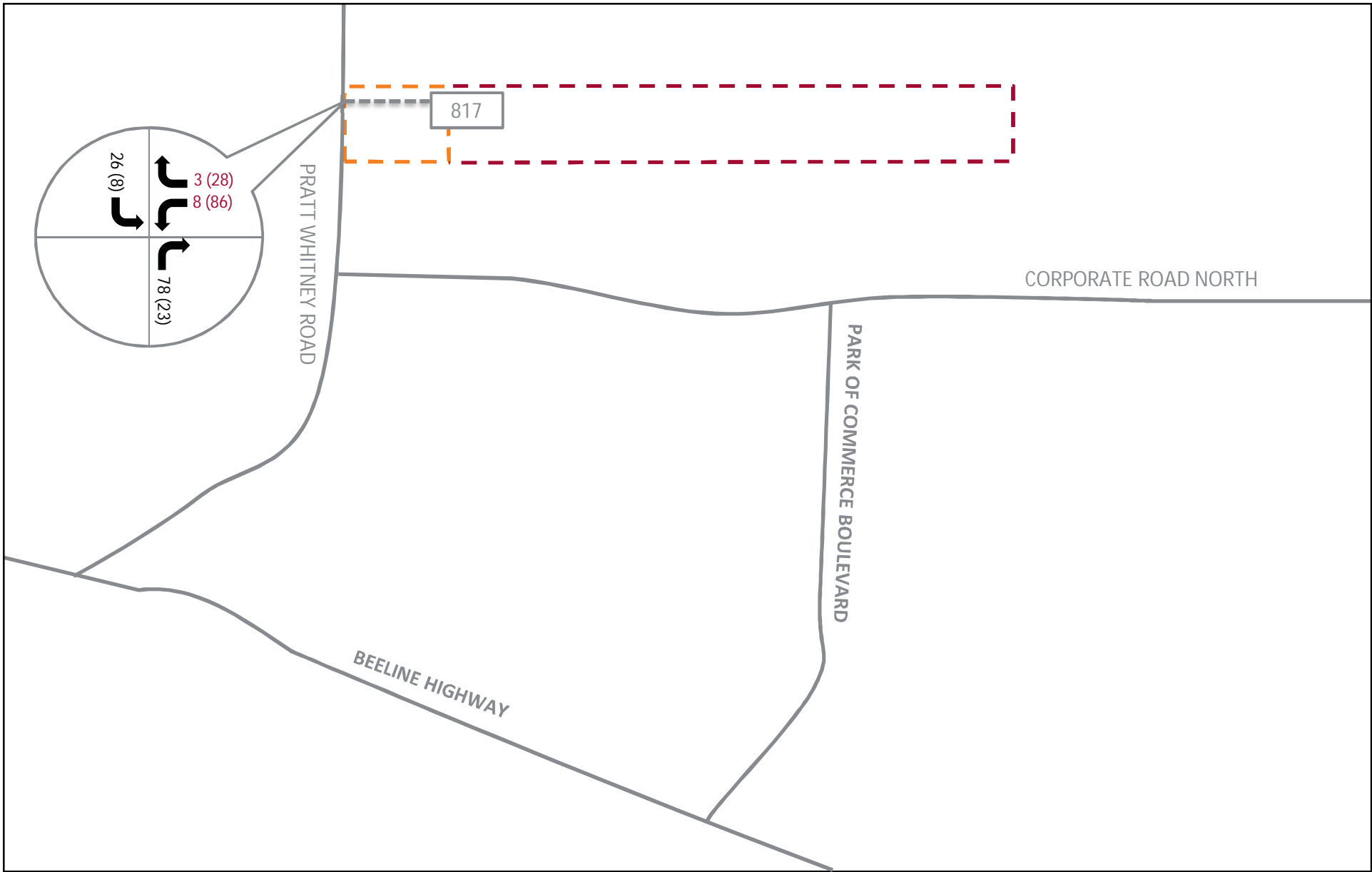


PHASE 1: SURF RANCH






PHASE 2: LIGHT INDUSTRIAL USE

FIGURE 1
SITE LOCATION
SURF RANCH



LEGEND

-  PHASE 1: SURF RANCH
-  PHASE 2: LIGHT INDUSTRIAL USE
-  DAILY TRIPS

- XX INBOUND AM PEAK HOUR TRIPS
- (XX) INBOUND PM PEAK HOUR TRIPS
- XX OUTBOUND AM PEAK HOUR TRIPS
- (XX) OUTBOUND PM PEAK HOUR TRIPS

FIGURE 2
DRIVEWAY VOLUMES
SURF RANCH



STA	ROAD	FROM	TO	LANES	LOS	DAILY TRAFFIC VOLUMES					2016 DAILY		2016 AM PEAK HOUR		2016 PM PEAK HOUR			
						2011	2012	2013	2014	2015	DATE	VOL	GR	2-WAY	NB/EB	SB/WB	2-WAY	NB/EB
2203	PGA BLVD	Military Tr	I-95	6D	2680	44991	45303	49901	47349	2/22/2016	53179	5.49%	4004	2377	1627	4618	2297	2325
2303	PGA BLVD	I-95	SR 811	8D	3590	62770	66806	69379	71477	2/22/2016	71884	2.47%	5133	3689	1444	5652	2781	2861
2829	PGA BLVD	SR 811	Gardens Mall	6D	2680	63185	52067	51188	54625	2/17/2016	57732	4.09%	3928	2768	1176	4243	2111	2286
2805	PGA BLVD	Gardens Mall	Prosperity Farms Rd	6D	2680	37764	37346	45028	41615	2/17/2016	44377	5.92%	2667	1850	817	3223	1681	1603
2803	PGA BLVD	Prosperity Farms Rd	Ellison Wilson Rd	6D	2680	38984	32484	39794	41927	2/16/2016	42526	9.39%	2991	1936	1055	3750	1567	2138
2837	PGA BLVD	Ellison Wilson Rd	Federal Hwy	6D	2680	25192	26830	25880	26974	2/16/2016	29161	4.06%	1791	1178	613	2212	1089	1198
3448	PIKE RD	Southern Blvd	Fla Turnpike Entrance	4	1680	13873	14297	14424	15116	4/4/2016	16477	4.54%	1396	698	698	1610	722	888
3450	PIKE RD	Fla Turnpike Entrance	Belvedere Rd	2	810	4620	4633	4942	5638	2/3/2016	5759	5.23%	586	182	404	452	236	220
4214	PINE TREE LN	Forest Hill Blvd	Keller Rd	2	880	2106	2156	2234	2253	3/7/2016	2495	3.75%	204	145	59	221	95	132
4662	PINEHURST DR	10th Ave N	Lake Worth Rd	2	880	9047	8006	9111	9014	2/24/2016	9299	0.68%	677	264	416	760	346	426
4202	PINEHURST DR	Forest Hill Blvd	10TH Ave N	2	880	9068	9264	8894	9579	2/24/2016	9752	3.12%	1027	469	558	1010	484	541
5657	PIPERS GLEN BLVD	El Clair Ranch Rd	Military Tr	2	880	5398	5479	5073	5284	3/9/2016	5700	3.96%	404	265	150	466	228	241
6428	PONDEROSA DR	Palmetto Park Rd	Oriole Country Rd	2	880	4397	4209	4349	4082	1/6/2016	4184	-1.28%	352	205	158	397	155	248
6423	PONDEROSA DR	Glades Rd	Palmetto Park Rd	2	1140	4182	3809	5229	3945	1/5/2016	4446	-5.26%	430	223	211	457	170	296
6622	POWERLINE RD	Palmetto Park Rd	Sunstream Blvd	4D	1770	24636	27168	27109	28274	1/11/2016	27713	0.74%	2047	1073	981	2406	1155	1251
1402	PRAATT-WHITNEY RD	Bee Line Hwy	Indiantown Rd	2	1140	4905	4382	4404	4726	1/5/2016	5327	6.55%	621	77	549	571	476	95
1104	PRAATT-WHITNEY RD	Indiantown Rd	Martin County Line	2	1140	3062	3092	3030	3368	1/5/2016	3924	9.00%	465	100	384	387	331	57
3302	PRES BARAK OBAMA H	45th St	MLK Jr Blvd	4	1860			11524	11721	1/25/2016	11896	1.06%	1194	807	397	1066	552	530
2810	PRES BARAK OBAMA H	MLK Blvd	Blue Heron Blvd	5	1960	11204	10285	12630	13188	1/25/2016	11827	-2.17%	1058	448	614	1076	615	461
2808	PRES BARAK OBAMA H	Blue Heron Blvd	Silverbeach Rd	4D	1960	15363	12426	14353	16387	3/14/2016	14868	1.18%	1096	457	639	1282	686	608
2806	PROSPERITY FARMS RD	Northlake Blvd	Lighthouse Dr	3	1147	17198	17879	17435	17412	2/29/2016	17653	0.42%	1271	593	678	1491	764	751