



April 7, 2021

Adam B. Kerr, P.E.
Kimley-Horn & Associates, Inc
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

**RE: Americo Center
FLUA Amendment Policy 3.5-d Review
Round 2020-21-B2**

Dear-Mr. Kerr:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Evaluation for the proposed Future Land Use Amendment for the above referenced project, revised March 17, 2021, 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 Northlake Boulevard, approximately 200 feet west of N. Elizabeth Avenue	
PCN:	00-42-42-24-01-000-0701	
Acres:	1.08 acres	
	Current FLU	Proposed FLU
FLU:	Low Residential, 1 dwelling unit per acre (LR-1)	Commercial Low Office (CL-O)/ Low Residential, 1 dwelling unit per acre (LR-1)
Zoning:	Residential Estate (RE)	Commercial Low Office (CL-O)
Density/ Intensity:	1 du/acre	0.50 FAR
Maximum Potential:	Single Family Detached = 1 DU	General Commercial = 23,409 SF OR Medical Office = 23,409 SF
Proposed Potential:	None	None
Net Daily Trips:	1,023 (maximum – current) as General Commercial OR 723 (maximum – current) as Medical Office	
Net PH Trips:	9 (6/3) AM, 85 (40/45) PM (maximum) as General Commercial OR 57 (46/11) AM, 72 (20/52) PM (maximum) as Medical Office	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

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 for either the General Commercial or Medical Office land use at the maximum potential, as shown above.

**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

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Adam B. Kerr, P.E.
April 7, 2021
Page 2

Please note the proposed change will have no significant impact for both long range and Test 2 analyses.

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

Sincerely,

A handwritten signature in blue ink, appearing to be "DS", is written over the word "Sincerely,".

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS/rb

cc: Addressee
Quazi Bari, P.E., PTOE – Manager – Growth Management, 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\21-B2\Americo Center.docx



December 14, 2020

Mr. Donaldson Hearing
Cotleur & Hearing, Inc.
1934 Commerce Lane, Suite 1
Jupiter, Florida 33458

**Re: 4908 Northlake – Future Land Use Plan Amendment Traffic Evaluation
Palm Beach County, Florida
Kimley-Horn #140799100**

Dear Mr. Hearing:

Kimley-Horn and Associates, Inc. has prepared a traffic evaluation for the 1.0748-acre site located west of Military Trail on the south side of Northlake Boulevard in unincorporated Palm Beach County, Florida in connection with a land use plan amendment to change the site's existing Low Residential (LR-1) designation to a Commercial Low Office (CL-O) designation. As discussed below, the transportation facilities will not be significantly impacted in the short-range or long-range planning horizon by designating this site as CL-O on the county's future land use maps.

DEVELOPMENT INTENSITIES

The site's existing LR-1 future land use permits a maximum development potential of 1 dwelling unit per acre, which would allow a residential intensity of 1 dwelling unit for this site. The proposed plan is to seek a land use plan amendment to change the existing LR-1 designation to an CL-O designation, which permits an FAR of 0.5, allowing a maximum commercial or medical office intensity of 23,409 square feet. The Property Control Number (PCN) for the overall site is:

- 00-42-42-24-01-000-0701

The attached **Figure 1** shows the location of the site.

Table 1 summarizes the maximum development intensities assumed for the existing and proposed future land use designations on the parcel, based upon the current LR-1 designation and the proposed CL-O designation.

Table 1: Maximum Development Intensities

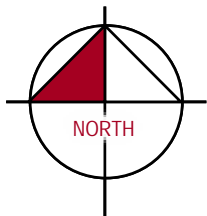
Scenario	Land Use Designation	Maximum Intensity	Acreage	Development Potential
Existing	Low Residential (LR-1)	1 DU/acre	1.0748	1 DU
Proposed	Commercial Low Office (CL-O)	.5 FAR	1.0748	23,409 SF

This analysis was conducted following the short-range (2025) and long-range (2045) horizon analysis procedures typically used to evaluate comprehensive plan amendments. This report summarizes the findings of the short-range and long-range evaluation undertaken. For the purposes of a methodology to conduct this study, the guidelines published in Section 3.5(d) of the Future Land Use Element of the Palm Beach County Comprehensive Plan were utilized.



Northlake Boulevard

Military Trail



LEGEND

-  Site Location
-  Trafficway

FIGURE 1
4908 Northlake Boulevard
KH #140799100
Site Location

TRIP GENERATION

Project traffic evaluated in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

The proposed plan of development currently is to build medical office on this site. However, a commercial development is also permitted under this future land use and it is necessary to analyze the worst-case scenario for the trip generation potential. Trip generation rates for medical office is higher during the AM peak hour, and commercial use is higher during the PM peak hour. Since the trip generation rates vary between commercial use and medical office use, trip generation calculation was prepared for each of two scenarios using rates and equations published by Palm Beach County:

- Scenario 1: Future Commercial site buildout
- Scenario 2: Future Medical Office site buildout

Table 2 provides a summary of the trip generation calculations for Daily, AM and PM conditions assuming a maximum buildout of commercial use. As shown in this table, the net trip differential between the maximum future potential development for the proposed CL-O designation and the existing LR-1 designation is an increase of 1,023 net new external daily trips, an increase of 9 net new external AM peak hour trips (+6 in, +3 out), and an increase of 85 net new external PM peak hour trips (+40 in, +45 out).

Table 3 provides a summary of the trip generation calculations for Daily, AM and PM conditions assuming a maximum buildout of medical office use. As shown in this table, the net trip differential between the maximum future potential development for the proposed CL-O designation and the existing LR-1 designation is an increase of 723 net new external daily trips, an increase of 57 net new external AM peak hour trips (+46 in, +11 out), and an increase of 72 net new external PM peak hour trips (+20 in, +52 out).

Since the existing site is currently built out to its maximum intensity based on the existing future land use, trip generation potential for each scenario is based on the net change in maximum potential developmental intensities.

Table 2: Trip Generation Comparison (Commercial)

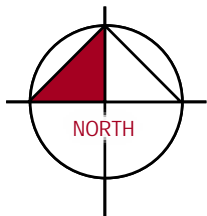
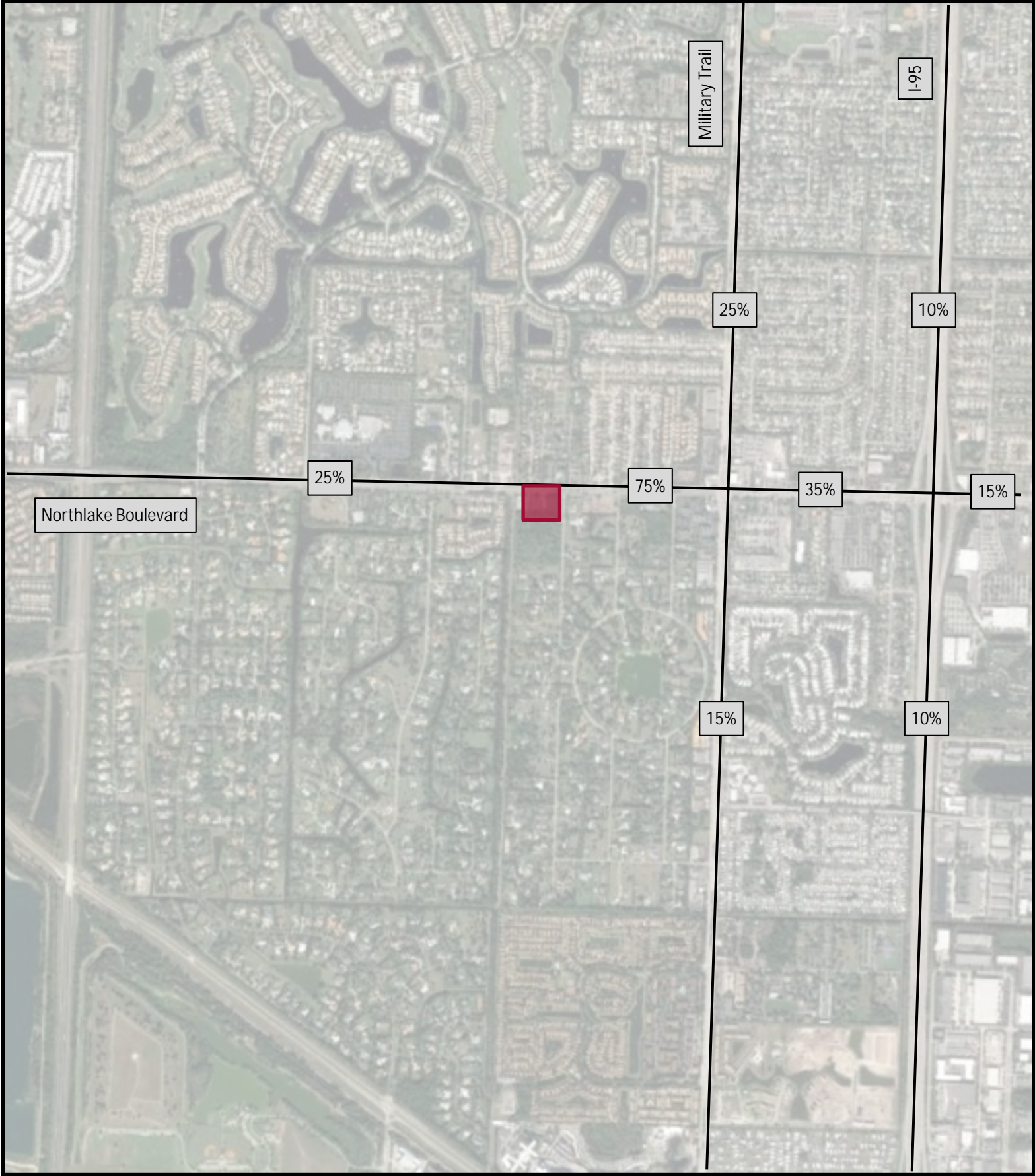
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Maximum FLU								
Single Family Detached	1 DU	10	1	0	1	1	1	0
Driveway Volumes		10	1	0	1	1	1	0
Proposed Maximum FLU								
General Commercial	23.409 KSF	2,240	22	14	8	186	89	97
	Subtotal	2,240	22	14	8	186	89	97
Internal Capture								
General Commercial		0	0	0	0	0	0	0
	Subtotal	0	0	0	0	0	0	0
Pass-By Capture								
General Commercial	53.9%	1,207	12	8	4	100	48	52
	Subtotal	1,207	12	8	4	100	48	52
Driveway Volumes		2,240	22	14	8	186	89	97
Net New External Trips		1,033	10	6	4	86	41	45
Proposed Net External Trips-Existing Net New External Trips		1,023	9	6	3	85	40	45
Radius of Development Influence:		1 miles						
<u>Land Use</u>	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>			<u>Pass By</u>
Single Family Detached	10 trips/DU	0.74 trips/DU (25% in, 75% out)			Ln(T) = 0.96*Ln(X)+0.20 (63% in, 37% out)			0.0%
General Commercial	Ln(T) = 0.68*Ln(X)+5.57	0.94 trips/1,000 sf (62% in, 38% out)			Ln(T) = 0.74*Ln(X)+2.89 (48% in, 52% out)			53.9%

Table 3: Trip Generation Comparison (Medical Office)

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Maximum FLU								
Single Family Detached	1 DU	10	1	0	1	1	1	0
Driveway Volumes		10	1	0	1	1	1	0
Proposed Maximum FLU								
Medical Office	23.409 KSF	815	65	51	14	81	23	58
	Subtotal	815	65	51	14	81	23	58
Internal Capture								
Medical Office		0	0	0	0	0	0	0
	Subtotal	0	0	0	0	0	0	0
Pass-By Capture								
Medical Office	10.0%	82	7	5	2	8	2	6
	Subtotal	82	7	5	2	8	2	6
Driveway Volumes		815	65	51	14	81	23	58
Net New External Trips		733	58	46	12	73	21	52
Proposed Net External Trips-Existing Net New External Trips		723	57	46	11	72	20	52
Radius of Development Influence:		1 miles						
Land Use	Daily	AM Peak Hour			PM Peak Hour			Pass By
Single Family Detached	10 trips/DU	0.74 trips/DU (25% in, 75% out)			Ln(T) = 0.96*Ln(X)+0.20 (63% in, 37% out)			0.0%
Medical Office	34.8 trips/1,000 sf	2.78 trips/1,000 sf (78% in, 22% out)			3.46 trips/1,000 sf (28% in, 72% out)			10.0%

TRAFFIC ASSIGNMENT

The AM and PM peak hour trips associated with the proposed change in the Land Use designations were assigned to the roadways within the radius of development influence based on a review of complementary land uses in the vicinity of the project. **Figure 2** illustrates the project traffic assignment.



LEGEND

-  Site Location
-  Trafficway

FIGURE 2
4908 Northlake Boulevard
KH #140799100
Project Traffic Distribution

LEVEL OF SERVICE ANALYSIS

Consistent with comprehensive plan amendment evaluation requirements, roadway segment analyses were conducted to address the traffic conditions for the short-range and long-range planning horizons.

Short-Range (Year 2025) Horizon

This analysis is based on the Test 2 standards of the Palm Beach County Traffic Performance Standards Ordinance (TPSO) and was conducted using the directional peak-season peak-hour traffic volumes published by Palm Beach County. This analysis compares the trip generation potential of the existing site development with the development potential of the proposed future land use designation. The significance determination is based on the traffic generated by the difference in the existing site and proposed FLU.

Long-Range (Year 2045) Horizon

This analysis was conducted using the 2045 adjusted model volumes as provided by the Palm Beach Transportation Planning Agency (TPA) and the net increase in the daily trip generation potential between the existing and proposed FLU designations.

SHORT-RANGE (YEAR 2025) HORIZON

The proposed FLU is projected to generate a net potential increase of 57 new external trips in the AM peak hour (+46 in, +11 out) and a net potential increase of 85 net new external trips in the PM peak hour (+40 in, +45 out). The radius of development influence and the significantly impacted roadway links were determined based on Policy 3.5-d of the Palm Beach County Comprehensive Plan. For this analysis scenario, the radius of development influence is the one mile. Significance was determined in accordance with Test 2 (5-Year Analysis) to be 3% of the LOS E peak-hour peak directional service volumes indicated in the Palm Beach County TPSO.

Table 4 summarizes the 2025 AM peak hour significance analysis. **Table 5** summarizes the 2025 PM peak hour significance analysis. As indicated in the following tables, no roadway links are significantly impacted during the short-range horizon.

Table 4: 2025 AM Peak Hour Significance

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS E GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							TRIPS		AM PEAK HOUR			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Northlake Boulevard	Ryder Cup Boulevard	Project Driveway	6LD	2,940	25%	i	12	3	0.41%	No	0.10%	No
Northlake Boulevard	Project Driveway	N Military Trail	6LD	2,940	75%	i	35	8	1.19%	No	0.27%	No
Northlake Boulevard	N Military Trail	I-95	6LD	2,940	35%	o	4	16	0.14%	No	0.54%	No
Northlake Boulevard	I-95	Congress Ave	6LD	2,940	15%	o	2	7	0.07%	No	0.24%	No
N Military Trail	Investment Lane	Northlake Boulevard	6LD	2,940	25%	o	3	12	0.10%	No	0.41%	No
N Military Trail	Northlake Boulevard	Holly Drive	6LD	2,940	15%	i	7	2	0.24%	No	0.07%	No
I-95	PGA Boulevard	Northlake Boulevard	10LX	10,580	10%	o	1	5	0.01%	No	0.05%	No
I-95	Northlake Boulevard	Blue Heron Blvd	10LX	10,580	10%	i	5	1	0.05%	No	0.01%	No

Table 5: 2025 PM Peak Hour Significance

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS E GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							TRIPS		PM PEAK HOUR			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Northlake Boulevard	Ryder Cup Boulevard	Project Driveway	6LD	2,940	25%	i	10	11	0.34%	No	0.37%	No
Northlake Boulevard	Project Driveway	N Military Trail	6LD	2,940	75%	i	30	33	1.02%	No	1.12%	No
Northlake Boulevard	N Military Trail	I-95	6LD	2,940	35%	o	15	14	0.51%	No	0.48%	No
Northlake Boulevard	I-95	Congress Ave	6LD	2,940	15%	o	7	6	0.24%	No	0.20%	No
N Military Trail	Investment Lane	Northlake Boulevard	6LD	2,940	25%	o	11	10	0.37%	No	0.34%	No
N Military Trail	Northlake Boulevard	Holly Drive	6LD	2,940	15%	i	6	7	0.20%	No	0.24%	No
I-95	PGA Boulevard	Northlake Boulevard	10LX	10,580	10%	o	4	4	0.04%	No	0.04%	No
I-95	Northlake Boulevard	Blue Heron Blvd	10LX	10,580	10%	i	4	4	0.04%	No	0.04%	No

LONG-RANGE (YEAR 2045) HORIZON

This analysis was conducted using the LOS D volumes as provided by the Palm Beach Transportation Planning Agency (TPA) and the net increase in the daily trip generation potential between the existing and proposed Zoning and Future Land Use designations. Consistent with Palm Beach County standards, the significance determination is determined by whether the trip increase from the amendment is greater than 3% of the adopted LOS D volume on any roadways within the study area.

The proposed change in the Future Land Use designation is projected to generate a net potential increase of 1,023 daily trips. As indicated in **Table 6**, none of the links within the radius of developmental impact are significantly impacted in the long-range scenario. Therefore, no further analysis is required.

Table 6: 2045 Daily Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME		PROJECT TRIPS				
						PROJECT % ASSIGNMENT	Project Trips	Daily		
								% Impact	Sig?	v/c
Northlake Boulevard	Ryder Cup Boulevard	Project Driveway	6LD	50,300	62,100	25%	256	0.51%	No	1.23
Northlake Boulevard	Project Driveway	N Military Trail	6LD	50,300	62,100	75%	767	1.52%	No	1.23
Northlake Boulevard	N Military Trail	I-95	6LD	50,300	38,300	35%	358	0.71%	No	0.76
Northlake Boulevard	I-95	Congress Ave	6LD	50,300	46,900	15%	153	0.30%	No	0.93
N Military Trail	Investment Lane	Northlake Boulevard	6LD	50,300	42,400	25%	256	0.51%	No	0.84
N Military Trail	Northlake Boulevard	Holly Drive	6LD	50,300	60,700	15%	153	0.30%	No	1.21
I-95	PGA Boulevard	Northlake Boulevard	10LX	184,000	248,800	10%	102	0.06%	No	1.35
I-95	Northlake Boulevard	Blue Heron Blvd	10LX	184,000	228,400	10%	102	0.06%	No	1.24

CONCLUSION

The foregoing evaluation has been conducted to evaluate the traffic-related impacts of the proposed Future Land Use change from the existing Low Residential (RL-1) designation to the proposed Commercial Low Office (CL-O) designation for the 1.0748-acre site located west of Military Trail on the south side of Northlake Boulevard in Palm Beach Gardens, Florida. Based on the analyses conducted, the traffic generated by the proposed change in designation will not result in a significant impact on the roadway network in the short-range or long-range planning horizon for either developmental scenario. Therefore, the proposed change in the Future Land Use designation for the subject parcel meets applicable criteria under the Palm Beach County Comprehensive Plan Future Land Use Element.

Please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.

Florida Registration
Number 64773
Certificate of Authorization
Number CA00000696

Attachments

k:\wpb_tpt\brooks\lupa\adam\americo development\2020-12-14 americo dev lupa.docx

Property Detail

Parcel Control Number:	00-42-42-24-01-000-0701	Location Address:	4908 NORTHLAKE BLVD	
Owners:	AMERICO DEVELOPMENT GROUP LLC			
Mailing Address:	6850 NW 2ND AVE APT 34, BOCA RATON FL 33487 2334			
Last Sale:	APR-2010	Book/Page#:	23811 / 1415	Price: \$101,345
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RE - Residential Estate (00-UNINCORPORATED)	
Legal Description:	SQUARE LAKE W 200 FT OF E 390 FT OF LT 70 (LESS N 7.45 FT NORTHLAKE BLVD R/W)	Total SF:	3494	Acres 1.0734

2020 Values (Current)

Improvement Value	\$155,473
Land Value	\$134,433
Total Market Value	\$289,906
Assessed Value	\$289,906
Exemption Amount	\$0
Taxable Value	\$289,906

All values are as of January 1st each year.

2020 Taxes

Ad Valorem	\$5,085
Non Ad Valorem	\$945
Total Tax	\$6,030

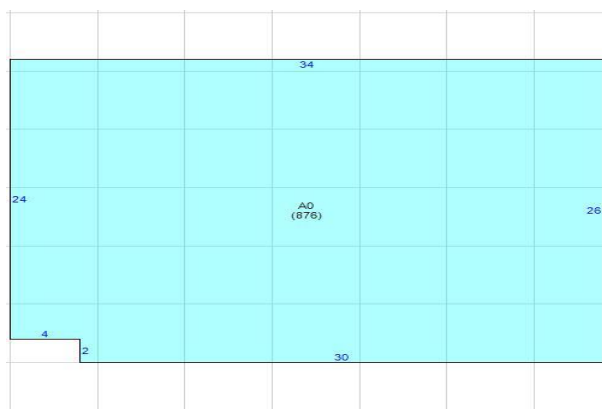
2020 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	876
Total Square Footage :	876
Total Area Under Air :	876

Extra Features

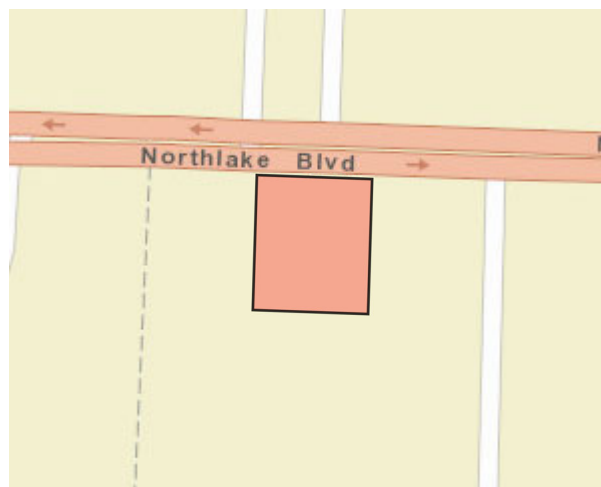
Description	Year Built	Unit
Patio	1978	198

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

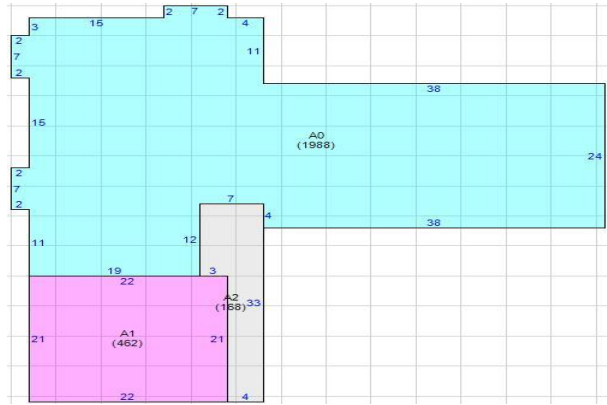
Description	
1. Exterior Wall 1	MSY: CONC. BLOCK
2. Year Built	1974
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	0
7. Full Baths	1
8. Half Baths	0
9. Exterior Wall 2	NONE
10. Roof Structure	GABLE/HIP
11. Roof Cover	ASPHALT/COMPOSITION
12. Interior Wall 1	PLASTER
13. Interior Wall 2	N/A
14. Floor Type 1	CARPETING
15. Floor Type 2	N/A
16. Stories	1

MAP



Building Footprint (Building 2)

Owner Name: AMERICO DEVELOPMENT GROUP LLC ,
PCN: 00-42-42-24-01-000-0701



Structural Details (Building 2)

No	Description	
1.	Exterior Wall 1	MSY: CB STUCCO
2.	Year Built	1978
3.	Air Condition Desc.	HTG & AC
4.	Heat Type	FORCED AIR DUCT
5.	Heat Fuel	ELECTRIC
6.	Bed Rooms	0
7.	Full Baths	2
8.	Half Baths	0
9.	Exterior Wall 2	NONE
10.	Roof Structure	GABLE/HIP
11.	Roof Cover	ASPHALT/COMPOSITION
12.	Interior Wall 1	PLASTER
13.	Interior Wall 2	N/A
14.	Floor Type 1	CARPETING
15.	Floor Type 2	N/A
16.	Stories	1

Subarea and Square Footage (Building 2)

Description	Area	Sq. Footage
BAS BASE AREA	1	1988
FGR FINISHED GARAGE	2	462
FOP FINISHED OPEN PORCH	3	168
Total Square Footage:	2618	2618
Total Area Under Air:	1988	1988