



**Department of Engineering
and Public Works**

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July 2, 2024

Rebecca J. Mulcahy, P.E.
Pinder Troutman Consulting, Inc.
601 Heritage Drive, Suite 493
Jupiter, FL 33458

**RE: Boca Commerce Center - Revised
FLUA Amendment Policy 3.5-d Review
Round 2024-24-B2**

Dear Ms. Mulcahy:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Analysis for the proposed Future Land Use Amendment for the above-referenced project, revised July 1, 2024, 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:	West end of 210 th St S. approximately 1,450 feet S of Glades Road	
PCN:	00-42-47-20-20-000-0011 & 0012 (<i>others on file</i>)	
Acres:	4.79 acres	
	Current FLU	Proposed FLU
FLU:	Commercial Low Office (CL-O)/Industrial (IND)	Commercial Low Office (CL-O)/High Residential, 12 units per acre (HR-12)
Zoning:	Multiple Use Planned Development (MUPD)	Multiple Use Planned Development (MUPD)
Density/ Intensity:	0.85 FAR (<i>for Industrial</i>) 0.50 FAR (<i>for Commercial/Office</i>)	12 DUs/acre (<i>for Residential</i>) 0.50 FAR (<i>for Commercial/Office</i>)
Existing Development:	General Office (10k-250k SF) = 14,986 SF	General Office (10k-250k SF) = 14,986 SF
Maximum Potential:	Light Industrial = 177,355 SF OR Medical Office = 104,326 SF	Resid. Multi Family = 57 DUs OR Medical Office = 104,326 SF
Proposed Potential:	None	Resid. Multi Family = 110 DUs OR Medical Office = 104,326 SF (<i>Using WFH Density Bonus</i>)
Net Daily Trips:	-519 (maximum – current) -279 (proposed – current)	
Net PH	17 (3/14) AM, 18 (11/7) PM (maximum - existing)	



Rebecca J. Mulcahy, P.E.

July 2, 2024

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Trips:	37 (7/30) AM, 39 (24/15) PM (proposed - existing)
<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 concluded that the proposed amendment **meets** Policy 3.5-d of the Palm Beach County Comprehensive Plan's Future Land Use Element at the **proposed potential density** shown above. Therefore, based on Transfer of Development Rights (TDR) and density bonus programs, this amendment requires a condition of approval to cap the project at the equivalent trips for the proposed potential.

Please do not hesitate to reach out with any questions or concerns at 561-684-4030 or DSimeus@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to be "DS", is written over a horizontal line.

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb

ec:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Bryan Davis – Principal Planner, Planning Division
Stephanie Gregory – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
David Wiloch – Senior Planner, Planning Division
Alberto Lopez Tagle - Technical Assistant III, Traffic Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\24-B2\Boca Commerce Center - Revised.docx

January 4, 2024
Revised January 15, 2024
Revised February 1, 2024
Revised July 1, 2024

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, Florida 33411-3745

Re: Boca Commerce Center - #PTC23-117
Future Land Use Amendment Traffic Statement

Dear Mr. Bari:

The purpose of this letter is to provide a Future Land Use Plan Amendment Traffic Analysis for a 4.79-acre site in unincorporated Palm Beach County. The site is located on the west side of Boca Rio Road, south of Glades Road, as shown on **Attachment 1**. The PCNs for the site are: 00-42-47-20-20-000-0011, and -0012. Existing on the site is a 14,986 SF Office Building, which will remain. It is proposed to change the Future Land Use (FLU) designation from CL-O/IND to CL-O/HR-12. The Comprehensive Plan assigns a maximum intensity to the FLU designations. The maximum intensity scenarios for the existing and proposed FLU on the 4.79-acre site are shown below:

Existing Land Use Designation			Proposed Land Use Designation		
Designation	Max Intensity CL-O *	Max Intensity IND **	Designation	Max Intensity CL-O *	Max Intensity HR-12 ***
CL-O/IND	104,326 SF Medical Office	177,355 SF Light Industrial	CL-O/HR-12	104,326 SF Medical Office	57 MFDUs 110 MFDUs w/Density Bonus

*FAR of 0.50 maximum.

**FAR of 0.85 maximum.

***12 DUs per acre, up to 110 DUs with Density Bonus.

Attachment 2A provides the daily trip generation potential of the existing land use designation as compared to the proposed future land use designation. The daily trips are used in the Long-Range Analysis. The proposed future land use designation is projected to generate the same or fewer daily trips than the existing land use designation. Therefore, a Long-Range Analysis is not required, and this project meets the Long-Range (Year 2045) requirements for the proposed land use designation at the maximum intensity.

Attachment 2B provides the peak hour trip generation of the proposed FLU at maximum intensity (57 DUs), including the existing office building which will remain. The peak hour trips are used in the Five-Year Analysis. Because density bonuses are requested, the trip generation for the proposed FLU at the proposed intensity (110 DUs) is shown on **Attachment 2C**. The maximum trip generation is 39 PM peak hour trips. The radius of development influence is one-half mile.

The trip distribution is based on the previous trip distribution for this site in the 2019 and 2021 land use amendments, and is shown on **Attachment 3A**. The AM and PM peak hour directional trip assignments are provided on **Attachments 3B and 3C**. The maximum percent impact on the study area roadways is 1.74%. The project impact is below 3% of the adopted LOS E service volume and does not significantly impact any roadway links. Therefore, the proposed FLU meets the Five-Year requirements for the proposed development plan.

This analysis shows that the proposed Future Land Use designation of CL-O/HR-12 for the 4.79-acre site meets the transportation standards and is consistent with the Comprehensive Plan.

Please contact me if you have any questions or need any additional information.

Sincerely,



Digitally signed by
Rebecca Mulcahy
Date: 2024.07.01
10:08:22 -04'00'

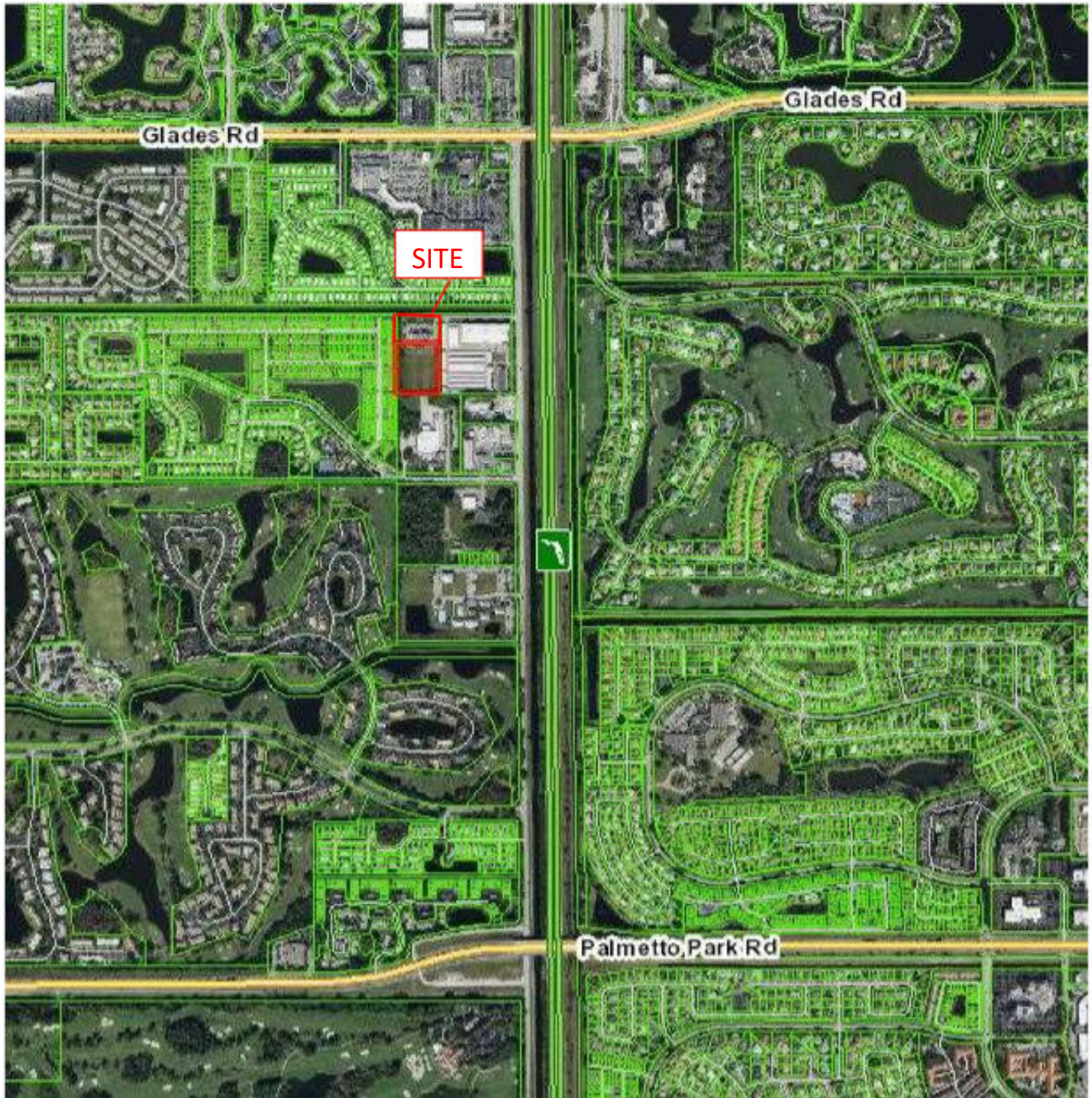
Rebecca J. Mulcahy, P.E.
Vice President

Attachments

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 7/1/24 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1 Project Location Boca Commerce Center



Attachment 2A
Boca Commerce Center
Trip Generation - Daily

Existing FLU (CL-O) with Underlying Land Use (IND) at Maximum Intensity

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Gross Trips	Internal Trips		External Trips	Pass-by Trips (1)		New External Trips
Light Industrial	110	177,355 SF	4.87 /1000 SF	864	-	0%	864	86	10%	778
OR										
Medical Office	720	104,326 SF	T = 42.97(X) - 108.01	4,375	-	0%	4,375	438	10%	3,937
HIGHEST USE										3,937

Proposed FLU (CL-O) with Underlying Land Use (HR-12) at Maximum Intensity

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Gross Trips	Internal Trips		External Trips	Pass-by Trips (1)		New External Trips
Resid. Multi Family MR (Max)	221	57 DUs	4.54 / DU	259	-	0%	259	-	0%	259
OR										
Resid. Multi Family MR (Prop)	221	110 DUs	4.54 / DU	499	-	0%	499	-	0%	499
OR										
Medical Office	720	104,326 SF	T = 42.97(X) - 108.01	4,375	-	0%	4,375	438	10%	3,937
HIGHEST USE										3,937

Net New Trips (CL-O to CL-O)	-
Net New Trips (IND to HR-12) (Max)	(519)
Net New Trips (IND to HR-12) (Prop)	(279)

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 11th Edition.

Attachment 2B
Boca Commerce Center
Peak Hour Trip Generation - Five Year Analysis
Maximum

AM PEAK HOUR

Existing

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
				In	Out	Trips			In	Out	Trips			In	Out	Trips
General Office (10k-250k SF)	710	14,986 SF	1.52 /1000 SF (88/22)	20	3	23	-	0%	20	3	23	2	10%	18	3	21
Total Trips				20	3	23	-	-	20	3	23	2		18	3	21

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips	External Trips			Pass-by Trips (1)	New Trips				
				In	Out	Trips		In	Out	Trips		In	Out	Trips		
Resid. Multi Family MR	221	57 DUs	0.37 /DU (23/77)	5	16	21	2	8%	4	15	19	-	0%	4	15	19
General Office (10k-250k SF)	710	14,986 SF	1.52 /SF (88/22)	20	3	23	2	10%	19	2	21	2	10%	17	2	19
Total Trips				25	19	44	4	-	23	17	40	2		21	17	38

NET NEW TRIPS	3	14	17
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PM PEAK HOUR

Existing

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
				In	Out	Trips			In	Out	Trips			In	Out	Trips
General Office (10k-250k SF)	710	14,986 SF	1.44 /1000 SF (17/83)	4	18	22	-	-	4	18	22	2	10%	4	16	20
Total Trips				4	18	22	-	-	4	18	22	2		4	16	20

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips	External Trips			Pass-by Trips (1)	New Trips				
				In	Out	Trips		In	Out	Trips		In	Out	Trips		
Resid. Multi Family MR	221	57 DUs	0.39 /DU (61/39)	13	9	22	2	7%	12	8	20	-	0%	12	8	20
General Office (10k-250k SF)	710	14,986 SF	1.44 /1000 SF (17/83)	4	18	22	2	10%	3	17	20	2	10%	3	15	18
Total Trips				17	27	44	4	-	15	25	40	2		15	23	38

NET NEW TRIPS	11	7	18
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(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

Attachment 2C
Boca Commerce Center
Peak Hour Trip Generation - Five Year Analysis
Proposed Development

AM PEAK HOUR

Existing

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
				In	Out	Trips			In	Out	Trips			In	Out	Trips
General Office (10k-250k SF)	710	14,986 SF	1.52 /1000 SF (88/22)	20	3	23	-	0%	20	3	23	2	10%	18	3	21
Total Trips				20	3	23	-	-	20	3	23	2		18	3	21

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips	External Trips			Pass-by Trips (1)	New Trips				
				In	Out	Trips		In	Out	Trips		In	Out	Trips		
Resid. Multi Family MR	221	110 DUs	0.37 /DU (23/77)	9	32	41	2	6%	8	31	39	-	0%	8	31	39
General Office (10k-250k SF)	710	14,986 SF	1.52 /SF (88/22)	20	3	23	2	10%	19	2	21	2	10%	17	2	19
Total Trips				29	35	64	4	-	27	33	60	2		25	33	58

NET NEW TRIPS	7	30	37
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PM PEAK HOUR

Existing

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
				In	Out	Trips			In	Out	Trips			In	Out	Trips
General Office (10k-250k SF)	710	14,986 SF	1.44 /1000 SF (17/83)	4	18	22	-	-	4	18	22	2	10%	4	16	20
Total Trips				4	18	22	-	-	4	18	22	2		4	16	20

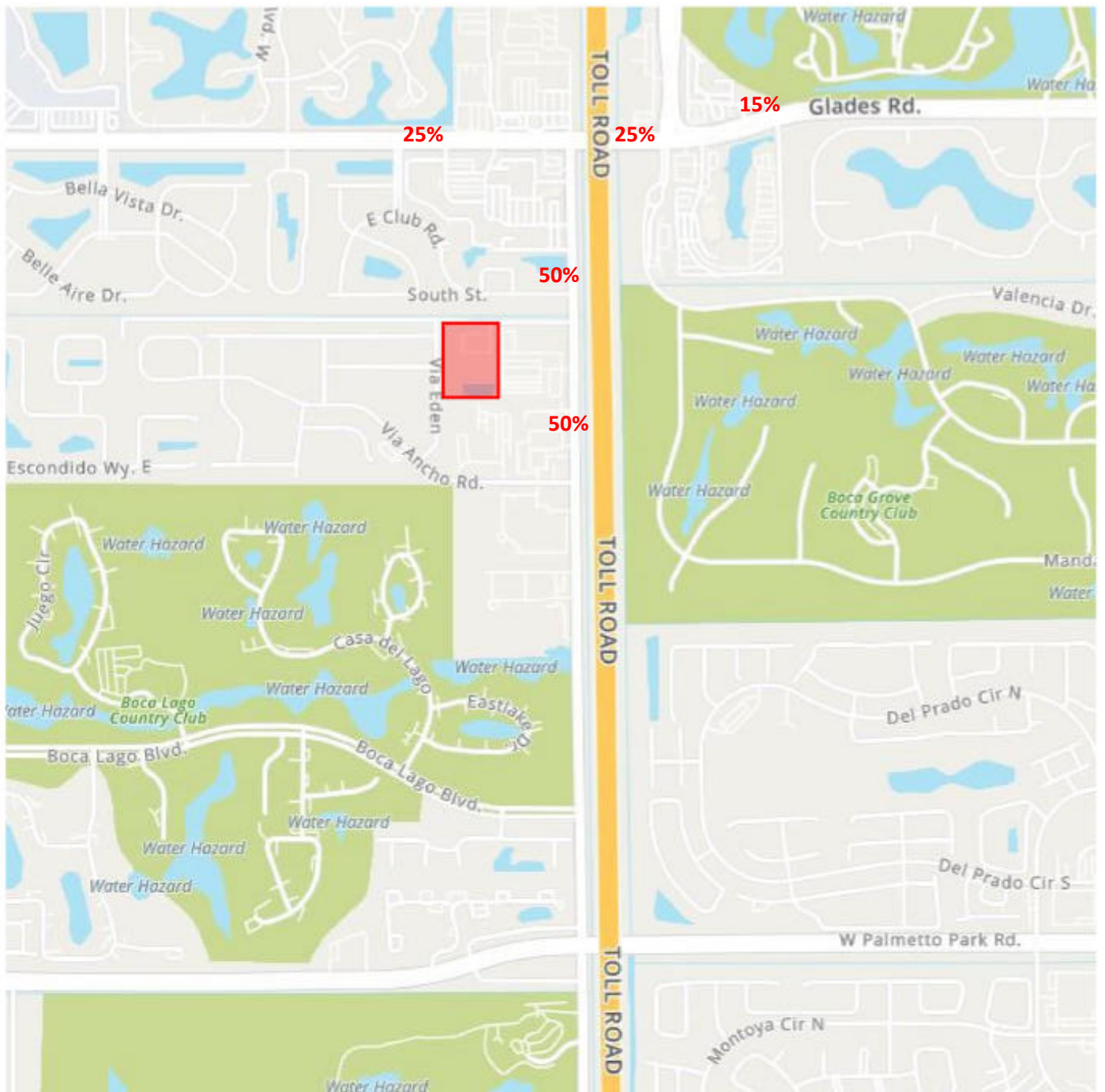
Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips	External Trips			Pass-by Trips (1)	New Trips				
				In	Out	Trips		In	Out	Trips		In	Out	Trips		
Resid. Multi Family MR	221	110 DUs	0.39 /DU (61/39)	26	17	43	2	5%	25	16	41	-	0%	25	16	41
General Office (10k-250k SF)	710	14,986 SF	1.44 /1000 SF (17/83)	4	18	22	2	10%	3	17	20	2	10%	3	15	18
Total Trips				30	35	65	4	-	28	33	61	2		28	31	59

NET NEW TRIPS	24	15	39
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(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

Attachment 3A Project Traffic Distribution Boca Commerce Center



Attachment 3B Boca Commerce Center Project Traffic Assignment

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS E Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
Boca Rio Rd	Glades Rd to Site	2L	II	NB	50%	15	1.74%	860	No
				SB	50%	4	0.41%	860	No
	Site to Palmetto Park Rd	2L	II	NB	50%	4	0.41%	860	No
				SB	50%	15	1.74%	860	No
Glades Rd	Lions Rd to Boca Rio Rd	6LD	II	EB	25%	2	0.06%	2830	No
				WB	25%	8	0.27%	2830	No
	Boca Rio Rd to Turnpike	6LD	II	EB	25%	8	0.27%	2830	No
				WB	25%	2	0.06%	2830	No
	Turnpike to Jog/Powerline	6LD	II	EB	15%	5	0.16%	2830	No
				WB	15%	1	0.04%	2830	No

(1) Source: 2009 FDOT Quality / LOS Handbook.

Attachment 3C Boca Commerce Center Project Traffic Assignment

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS E Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
Boca Rio Rd	Glades Rd to Site	2L	II	NB	50%	8	0.87%	860	No
				SB	50%	12	1.40%	860	No
	Site to Palmetto Park Rd	2L	II	NB	50%	12	1.40%	860	No
				SB	50%	8	0.87%	860	No
Glades Rd	Lions Rd to Boca Rio Rd	6LD	II	EB	25%	6	0.21%	2830	No
				WB	25%	4	0.13%	2830	No
	Boca Rio Rd to Turnpike	6LD	II	EB	25%	4	0.13%	2830	No
				WB	25%	6	0.21%	2830	No
	Turnpike to Jog/Powerline	6LD	II	EB	15%	2	0.08%	2830	No
				WB	15%	4	0.13%	2830	No

(1) Source: 2009 FDOT Quality / LOS Handbook.

SIMMONS & WHITE
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O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
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LAND USE PLAN AMENDMENT APPLICATION TRAFFIC STATEMENT

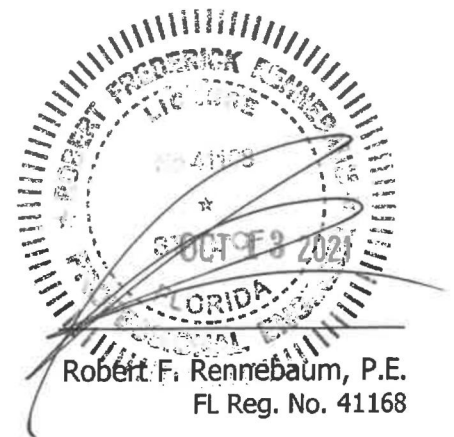
**BOCA RATON COMMERCE CENTER
4.77 ACRE FLUA
PALM BEACH COUNTY, FLORIDA**

Prepared for:

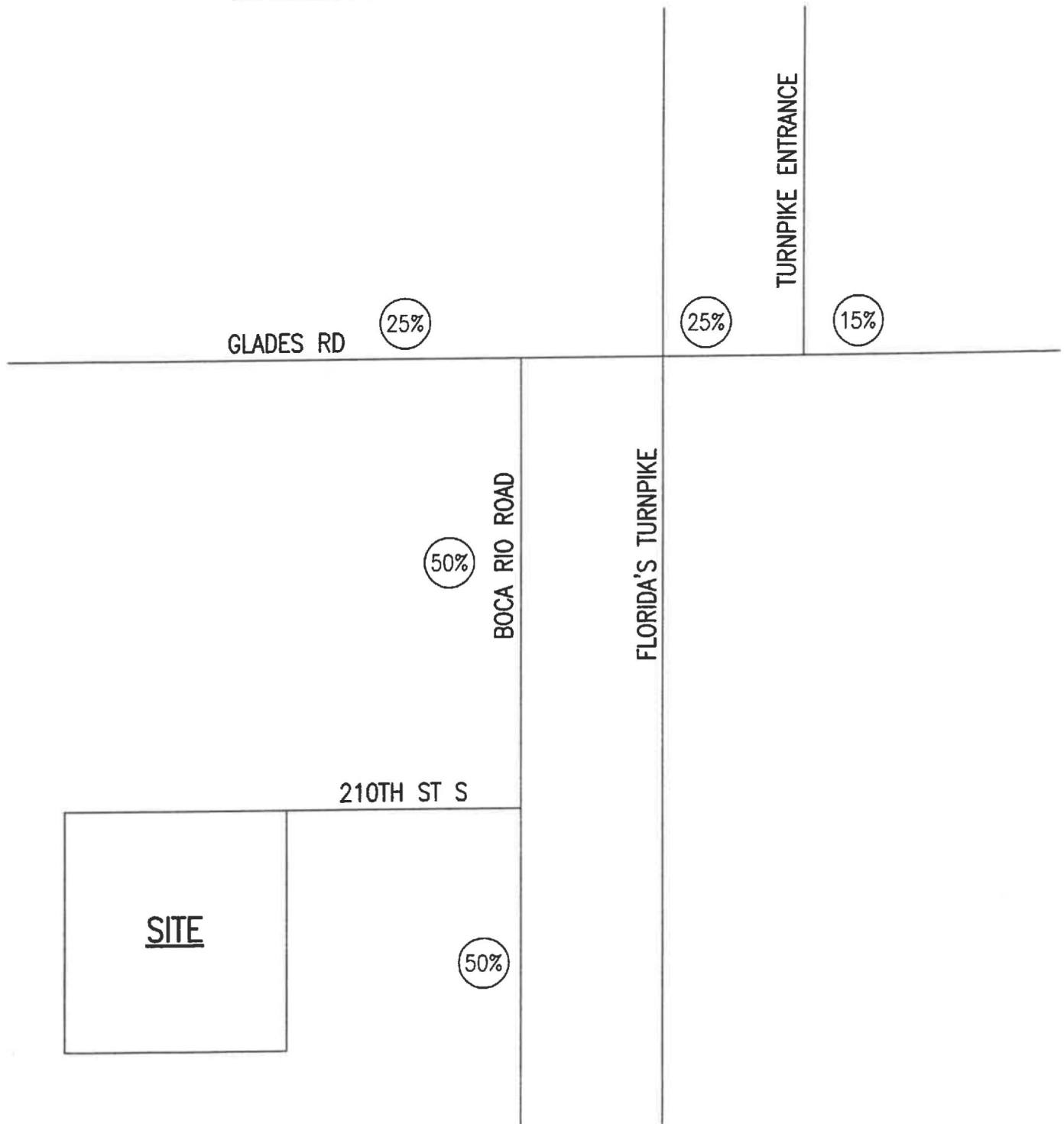
Schmidt Nichols
1551 N. Flagler Drive
Suite 102
West Palm Beach, Florida 33401

Job No. 21-149

Date: October 1, 2021



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



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Certificate of Authorization Number 3452



LAND USE PLAN AMENDMENT APPLICATION TRAFFIC STATEMENT

**BOCA RATON COMMERCE CENTER
4.78 ACRE LUPA
PALM BEACH COUNTY, FLORIDA**

Prepared for:

Schmidt Nichols
1551 N. Flagler Drive
Suite 102
West Palm Beach, Florida 33401

Job No. 19-079

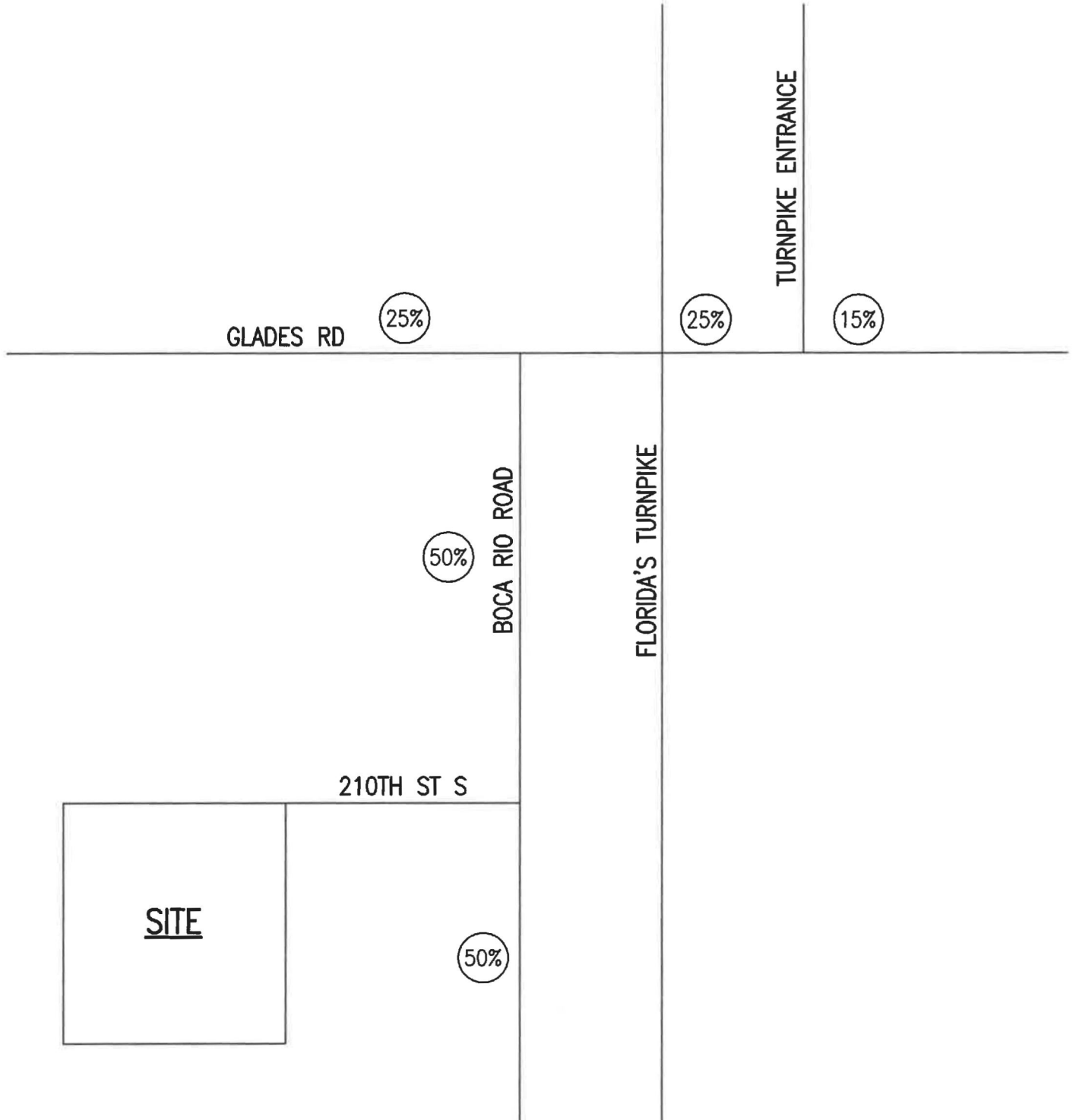
Date: October 4, 2019

Anna Lai, P.E., PTOE
FL Reg. No. 78138



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