



August 16, 2023

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**Department of Engineering
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**RE: Cagigas Medical Center - Revised
FLUA Amendment Policy 3.5-d Review
Round 2022-23-A2**

Dear Ms. Troutman:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Transportation Analysis for the proposed Future Land Use Amendment for the above-referenced project, revised on June 7, 2023, 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:	East side of Military Trail south of Summit Boulevard	
PCN:	00-42-44-12-00-000-1020	
Acres:	2.11 Acres	
	Current FLU	Proposed FLU
FLU:	Commercial High (CH) - 0.86 Acre Medium Residential, 5 Units per Acre (MR-5) – 1.25 Acres)	Urban Infill (UI)/ Medium Residential, 5 Units per Acre (MR-5)
Zoning:	General Commercial (CG)	Urban Infill (UI)
Density/ Intensity:	5 Units per Acre – 1.25 Acres 0.85 FAR – 0.86 Acre	None
Maximum Potential:	Resid. Multi Family = 7 DUs And (Medical Office = 31,842 SF OR Strip Retail Plaza (<40k SF) = 31,842 SF)	Medical Office = 22,000 SF
Proposed Potential:	None	None
Net Daily Trips:	-428 (maximum – current)	
Net PH Trips:	59 (47/12) AM, 70 (20/50) PM (maximum)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

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Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **maximum potential** density shown above.

Please note the proposed amendment will have a reduced impact on the long-range analysis and an insignificant impact on the Test 2 analysis.

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

Sincerely,

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

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS

cc:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Lisa Amara – Director, Zoning 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

File: General - TPS – Unincorporated - Traffic Study Review
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**CAGIGAS MEDICAL CENTER
FUTURE LAND USE AMENDMENT
TRANSPORTATION ANALYSIS**

Prepared for

CAGIGAS MEDICAL CENTER

**PINDER TROUTMAN CONSULTING, INC.
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411
(561) 296-9698**

**#PTC22-055
June 29, 2022
Revised August 1, 2022
Revised June 7, 2023**

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409

This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 6/7/23 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.

**CAGIGAS MEDICAL CENTER
FUTURE LAND USE AMENDMENT
TRANSPORTATION ANALYSIS**

INTRODUCTION

It is proposed to change the Future Land Use designation for a 2.11-acre property from MR-5 and CH to Urban Infill (UI). The site is located on the east side of Military Trail, between Summit Boulevard and Forest Hill Boulevard, as shown on **Exhibit 1**. The purpose of this analysis is to determine if the proposed land use designation is consistent with the Transportation Element of the Comprehensive Plan. This study addresses a five-year traffic analysis and a long-range (Year 2045) traffic analysis.

SITE DATA

The PCN for the site is 00-42-44-12-00-000-1020. Existing on site is 2,710 SF of retail use. The existing Future Land Use (FLU) designation of MR-5 and CH is proposed to be changed to UI. The Comprehensive Plan assigns a maximum intensity to most FLU designations. The maximum intensity scenarios for the existing and proposed FLU are shown below. There are no maximum FARs for UI; therefore, the proposed development plan was used.

<u>Existing FLU Designation</u>	<u>Proposed FLU Designation</u>
MR-5 and CH	UI
MR-5 (1.25 Acres-5 DUs / Ac) 7 Multi Family DUs	22,000 SF Medical Office
CH (0.86 acres-0.85 FAR) 31,842 SF Medical Office OR 31,842 SF Retail	

TRANSPORTATION ELEMENT

Level of Service (LOS) Analysis

In order to assess the transportation impacts of the proposed change in land use designation, the methodology established by Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan was followed.

Trip Generation

Palm Beach County and the Institute of Transportation Engineers (ITE), *Trip Generation, 11th Edition*, were the sources of trip generation data utilized in this study. Daily trips generated by the existing FLU designation at the maximum/existing intensity are shown on **Exhibit 2A**. The daily trips generated by the proposed FLU designation at the maximum intensity are shown on **Exhibit 2B**. The highest use (highest trips) is shown for each time of day category. The comparison of existing and proposed FLU designations, based on the highest trips are shown on **Exhibit 2C**. The net daily trip generation is used for the Long Range (Year 2045) analysis. Based on the reduction in daily trip generation, no analysis is required for the Long Range analysis. The peak hour trips are used for the Five-Year Analysis. **Exhibit 2D** provides the existing use trips. **Exhibit 2E** provides the proposed use trips. The comparison of existing and proposed trips is provided on **Exhibit 2F**. Based on the net new PM peak hour trip generation of 70 trips, the radius of development influence is one mile for the Five-Year analysis.

Trip Distribution and Assignment

In order to determine the impact of the development's traffic on the surrounding roadway network, a directional distribution of project trips was developed, based on the area's land uses and roadway network. **Exhibit 3** provides the distribution for the site's net new trips.

Roadway Improvements

A review was undertaken of the FDOT Transportation Improvement Program and the Palm Beach County Five Year Road Program to determine if any roadways within the study area are scheduled to be improved. No roadway links within the study area are scheduled for construction.

Five Year 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. The highest AM and PM peak hour trips were assigned to the roadway network based on **Exhibit 3**. As

shown on **Exhibits 4A and 4B**, no roadway links are significantly impacted by the proposed FLU designation. Therefore, the proposed FLU meets the Five Year requirements.

Long Range (Year 2045) Analysis

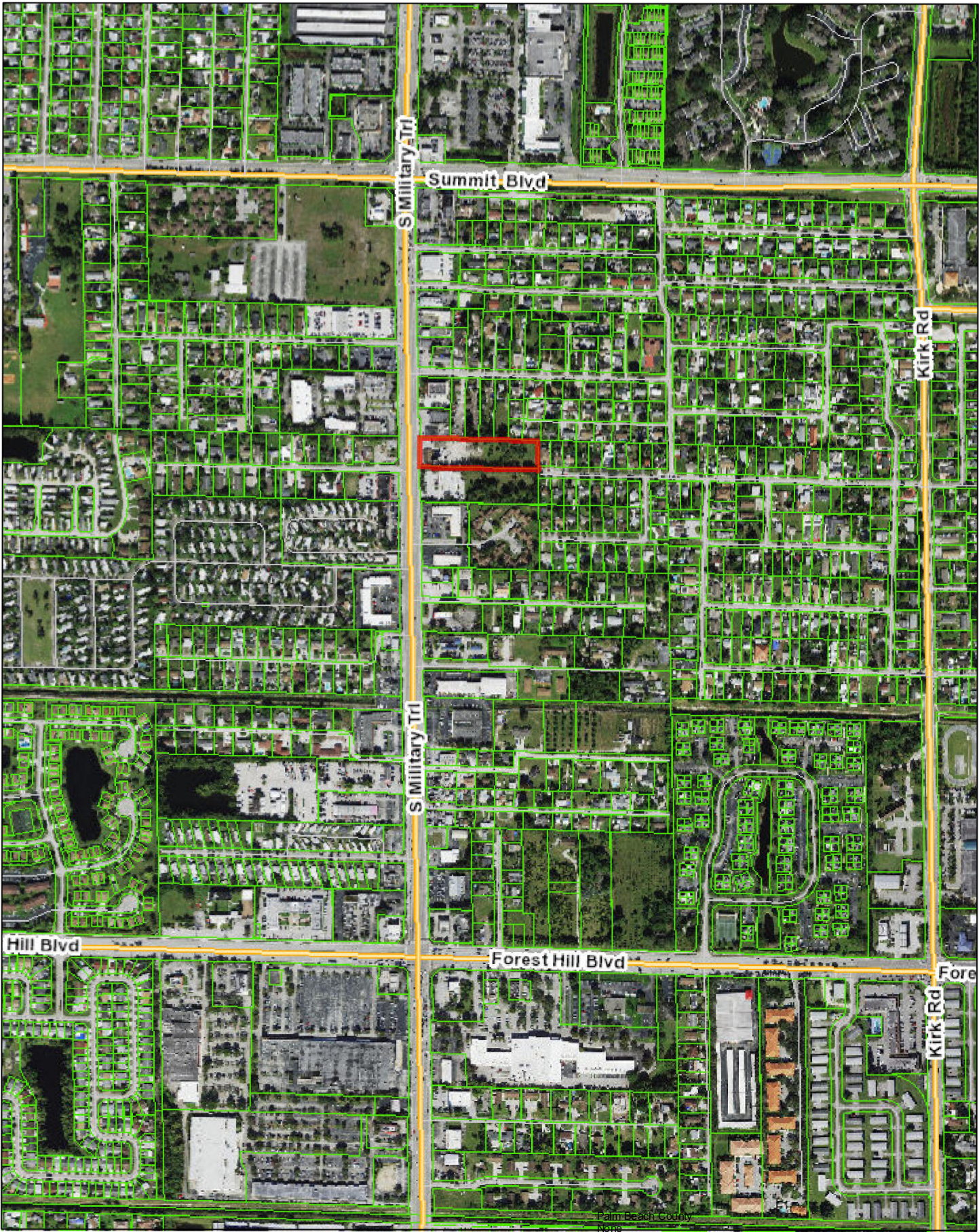
With the reduction in daily trips based on the proposed land use designation change, this project meets the Long Range (Year 2045) Analysis requirements for the proposed land use designation at the maximum intensity.

CONCLUSIONS

This analysis shows that the proposed future land use designation of UI for the 2.11-acre site meets the transportation standards and is consistent with the Comprehensive Plan.

EXHIBITS

Exhibit 1 Project Location



June 29, 2022

1:9,028

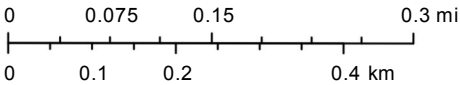


Exhibit 2A
Cagigas Medical Center
Trip Generation - Existing FLU at Maximum Intensity

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%				
Resid. Multi Family LR	220	7 DUs (2)	6.74 / DU	50%	47	-	0%	47	-	0%	47
		+ highest use below									
Medical Office	720	31,842 SF (3)	T = 42.97(X) - 108.01	50%	1,260	-	0%	1,260	126	10%	1,134
		or									
Strip Retail Plaza (<40k SF)	822	31,842 SF (3)	54.45 / 1000 SF	50%	1,734	-	0%	1,734	1,092	63.0%	642
HIGHEST USES (4)											1,181

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

(2) Based on FLUA of MR-5 for 1.25 acres at 5 DUs per acre

(3) Based on FLUA of CH for 0.86 acres at FAR of 0.85.

(4) Utilized highest trip generation for non-residential use plus residential.

Exhibit 2B
Cagigas Medical Center
Trip Generation - Proposed FLU (UI) at Maximum Intensity*

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%		Trips	%	
Medical Office	720	22,000 SF	T = 42.97(X) ~ 108.01	50%	837	-	0%	837	84	10%	753
TOTAL					837	-	0.0%	837	84		753

* No Maximum FAR for UI, therefore used the proposed plan.

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

Exhibit 2C
Cagigas Medical Center
Trip Generation Comparison

	<u>Daily</u>
Existing FLU	1,181
Proposed FLU	753
Net New Trips:	(428)

Exhibit 2D
Cagigas Medical Center
Test 2 Trip Generation - Existing Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%				
Strip Retail Plaza (<40k SF)	822	2,710 SF	54.45 / 1000 SF	50%	148	-	0%	148	93	63%	55
TOTAL					148	-	0.0%	148	93		55

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips			
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips	
Strip Retail Plaza (<40k SF)	822	2,710 SF	2.36 / 1000 SF	60%	4	2	6	-	0%	4	2	6	4	63%	1	1	2
TOTAL					4	2	6	-	0.0%	4	2	6	4		1	1	2

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips			
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips	
Strip Retail Plaza (<40k SF)	822	2,710 SF	6.59 / 1000 SF	50%	9	9	18	-	0%	9	9	18	11	63%	3	4	7
TOTAL					9	9	18	-	0.0%	9	9	18	11		3	4	7

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

Exhibit 2E
Cagigas Medical Center
Test 2 Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%				
Medical Office	720	22,000 SF	T = 42.97(X) - 108.01	50%	837	-	0%	837	84	10%	753
TOTAL					837	-	0.0%	837	84		753

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Medical Office	720	22,000 SF	3.10 / 1000SF	79%	54	14	68	-	0%	53	15	68	7	48	13	61
TOTAL					54	14	68	-	0.0%	53	15	68	7	48	13	61

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Medical Office	720	22,000 SF	3.93 / 1000 SF	30%	26	60	86	-	0%	26	60	86	9	23	54	77
TOTAL					26	60	86	-	0.0%	26	60	86	9	23	54	77

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

Exhibit 2F
Cagigas Medical Center
Test 2 Trip Generation Comparison

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Existing Uses	55	1	1	2	3	4	7
Proposed Uses	<u>753</u>	<u>48</u>	<u>13</u>	<u>61</u>	<u>23</u>	<u>54</u>	<u>77</u>
Net New Trips:	698	47	12	59	20	50	70



CAGIGAS MEDICAL CENTER

EXHIBIT 3 PROJECT TRAFFIC DISTRIBUTION

PTC

6/29/22
22-055

Exhibit 4A
Cagigas Medical Center
Project Traffic Assignment - Test 2

Test 2 Assign 22-055 6-6-23
6/6/2023

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS E Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
Forest Hill Blvd	Jog Rd to Sherwood Forest Blvd	6LD	I	EB	9%	4	0.14%	2940	No
				WB	9%	1	0.04%	2940	No
	Sherwood Forest Blvd to Haverhill Rd	6LD	II	EB	10%	5	0.17%	2830	No
				WB	10%	1	0.04%	2830	No
	Haverhill Rd to Military Tr	6LD	I	EB	15%	7	0.24%	2940	No
				WB	15%	2	0.06%	2940	No
	Military Tr to Kirk Rd	6LD	I	EB	20%	2	0.08%	2940	No
				WB	20%	9	0.32%	2940	No
	Kirk Rd to Congress Ave	6LD	II	EB	20%	2	0.08%	2830	No
				WB	20%	9	0.33%	2830	No
Haverhill Rd	Purdy Lane to Forest Hill Blvd	5L	I	NB	6%	3	0.14%	1960	No
				SB	6%	1	0.04%	1960	No
	Forest Hill Blvd to Summit Blvd	5L	I	NB	3%	1	0.07%	1960	No
				SB	3%	0	0.02%	1960	No
	Summit Blvd to Gun Club Rd	5L	I	NB	3%	0	0.02%	1960	No
				SB	3%	1	0.07%	1960	No
Kirk Rd	Purdy Lane to Forest Hill Blvd	5L	I	NB	4%	2	0.10%	1960	No
				SB	4%	0	0.02%	1960	No
	Forest Hill Blvd to Summit Blvd	2L	I	NB	5%	2	0.27%	880	No
				SB	5%	1	0.07%	880	No
	Summit Blvd to Gun Club Rd	2L	I	NB	3%	0	0.04%	880	No
				SB	3%	1	0.16%	880	No
Military Trail	10th Ave N to Purdy Lane	6LD	I	NB	10%	5	0.16%	2940	No
				SB	10%	1	0.04%	2940	No
	Purdy Lane to Forest Hill Blvd	6LD	I	NB	15%	7	0.24%	2940	No
				SB	15%	2	0.06%	2940	No
	Forest Hill Blvd to Site	6LD	I	NB	50%	24	0.80%	2940	No
				SB	50%	6	0.20%	2940	No
	Site to Summit Blvd	6LD	I	NB	50%	6	0.20%	2940	No
				SB	50%	24	0.80%	2940	No
Summit Blvd	Summit Blvd to Gun Club Rd	6LD	I	NB	30%	4	0.12%	2940	No
				SB	30%	14	0.48%	2940	No
	Jog Rd to Haverhill Rd	4LD	I	EB	4%	2	0.10%	1960	No
				WB	4%	0	0.02%	1960	No
	Haverhill Rd to Military Tr	5L	I	EB	10%	5	0.24%	1960	No
				WB	10%	1	0.06%	1960	No
	Military Tr to Kirk Rd	5L	II	EB	10%	1	0.06%	1870	No
Purdy Lane				WB	10%	5	0.25%	1870	No
	Kirk Rd to Congress Ave	5L	II	EB	2%	0	0.01%	1870	No
				WB	2%	1	0.05%	1870	No
	Haverhill Rd to Military Tr	2L	I	EB	2%	1	0.11%	880	No
				WB	2%	0	0.03%	880	No
	Military Tr to Kirk Rd	2L	I	EB	2%	0	0.03%	880	No
				WB	2%	1	0.11%	880	No

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

Exhibit 4B
Cagigas Medical Center
Project Traffic Assignment - Test 2

Test 2 Assign 22-055 6-6-23
6/6/2023

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS E Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
Forest Hill Blvd	Jog Rd to Sherwood Forest Blvd	6LD	I	EB	9%	2	0.06%	2940	No
				WB	9%	5	0.15%	2940	No
	Sherwood Forest Blvd to Haverhill Rd	6LD	II	EB	10%	2	0.07%	2830	No
				WB	10%	5	0.18%	2830	No
	Haverhill Rd to Military Tr	6LD	I	EB	15%	3	0.10%	2940	No
				WB	15%	8	0.26%	2940	No
	Military Tr to Kirk Rd	6LD	I	EB	20%	10	0.34%	2940	No
				WB	20%	4	0.14%	2940	No
Haverhill Rd	Kirk Rd to Congress Ave	6LD	II	EB	20%	10	0.35%	2830	No
				WB	20%	4	0.14%	2830	No
	Purdy Lane to Forest Hill Blvd	5L	I	NB	6%	1	0.06%	1960	No
				SB	6%	3	0.15%	1960	No
	Forest Hill Blvd to Summit Blvd	5L	I	NB	3%	1	0.03%	1960	No
				SB	3%	2	0.08%	1960	No
	Summit Blvd to Gun Club Rd	5L	I	NB	3%	2	0.08%	1960	No
				SB	3%	1	0.03%	1960	No
Kirk Rd	Purdy Lane to Forest Hill Blvd	5L	I	NB	4%	1	0.04%	1960	No
				SB	4%	2	0.10%	1960	No
	Forest Hill Blvd to Summit Blvd	2L	I	NB	5%	1	0.11%	880	No
				SB	5%	3	0.28%	880	No
	Summit Blvd to Gun Club Rd	2L	I	NB	3%	2	0.17%	880	No
Military Trail				SB	3%	1	0.07%	880	No
	10th Ave N to Purdy Lane	6LD	I	NB	10%	2	0.07%	2940	No
				SB	10%	5	0.17%	2940	No
	Purdy Lane to Forest Hill Blvd	6LD	I	NB	15%	3	0.10%	2940	No
				SB	15%	8	0.26%	2940	No
	Forest Hill Blvd to Site	6LD	I	NB	50%	10	0.34%	2940	No
				SB	50%	25	0.85%	2940	No
	Site to Summit Blvd	6LD	I	NB	50%	25	0.85%	2940	No
Summit Blvd				SB	50%	10	0.34%	2940	No
	Summit Blvd to Gun Club Rd	6LD	I	NB	30%	15	0.51%	2940	No
				SB	30%	6	0.20%	2940	No
	Jog Rd to Haverhill Rd	4LD	I	EB	4%	1	0.04%	1960	No
				WB	4%	2	0.10%	1960	No
	Haverhill Rd to Military Tr	5L	I	EB	10%	2	0.10%	1960	No
				WB	10%	5	0.26%	1960	No
	Military Tr to Kirk Rd	5L	II	EB	10%	5	0.27%	1870	No
Purdy Lane				WB	10%	2	0.11%	1870	No
	Kirk Rd to Congress Ave	5L	II	EB	2%	1	0.05%	1870	No
				WB	2%	0	0.02%	1870	No
	Haverhill Rd to Military Tr	2L	I	EB	2%	0	0.05%	880	No
				WB	2%	1	0.11%	880	No
	Military Tr to Kirk Rd	2L	I	EB	2%	1	0.11%	880	No
				WB	2%	0	0.05%	880	No

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