April 14, 2021

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

RE: Las Farms
FLUA Amendment Policy 3.5-d Review
Round 2020-22-A

Dear Ms. Mulcahy:

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, dated March 9, 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:	West side of State Road 7, approximately ½ mile north of Boynton Beach Boulevard	
PCN:	00-42-43-27-05-052-0240	
Acres:	6.95 acres	
	Current FLU	**Proposed FLU**
FLU:	Agricultural Reserve (AGR)	Industrial (IND)/Agricultural Reserve (AGR)
Zoning:	Agricultural Reserve (AGR)	Light Industrial (IL)
Density/ Intensity:	0.15 FAR	0.45 FAR
Maximum Potential:	Nursery (Garden Center) = 6.95 Acres	Light Industrial = 136,234 SF OR Flex Space IND FLU = 136,234 SF OR Landscape Services = 6.95 Acres
Proposed Potential:	None	None
Net Daily Trips:	-143 (maximum – current) as Light Industrial OR 213 (maximum – current) as Flex Space OR 95 (maximum – current) as Landscape Services	
Net PH Trips:	65 (66/-1) AM, 21 (-18/39) PM (maximum) as Light Industrial OR 167 (110/57) AM, 92 (31/61) PM (maximum) as Flex Space OR 219 (86/133) AM, 49 (33/16) PM (maximum) as Landscape Services	
* ***Maximum*** *indicates typical FAR and maximum trip generator.* ***Proposed*** *indicates the specific uses and intensities/densities anticipated in the zoning application.*		

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Based on the review, the Traffic Division has determined 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 for either the Light Industrial or Flex Space IND FLU or Landscape Services land use at the **maximum potential** shown above.

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,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS/rb
ec: 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
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LAS FARMS
FUTURE LAND USE AMENDMENT
TRANSPORTATION ANALYSIS

Prepared for

LAS FARMS OF THE PALM BEACHES, LLC

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

#PTC21-004
March 9, 2021

LAS FARMS
FUTURE LAND USE AMENDMENT
TRANSPORTATION ANALYSIS

INTRODUCTION

It is proposed to change the Future Land Use designation for a 6.95-acre property from Agricultural Reserve (AGR) to Industrial (IND). The site is located on the west side of SR 7, approximately 1/2 mile north of Boynton Beach 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 00-42-43-27-05-052-0240. Existing on the site is a 6.95-acre Nursery/Garden Center (open to the public). The existing Future Land Use (FLU) designation of AGR is proposed to be changed to IND to allow industrial uses. The Comprehensive Plan assigns a maximum intensity to the FLU designation. The maximum intensity scenarios for the existing and proposed FLU are shown below:

Existing FLU Designation AGR (Maximum)	**Proposed FLU Designation** IND (Maximum 0.45 FAR)
6.95-Acre Garden Center	136,234 SF Light Industrial OR 136,234 SF Flex Space IND FLU OR 6.95-Acre Landscape Services

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, *10th Edition*, were the sources of trip generation data utilized in this study. Daily and peak hour trips generated by the existing FLU designation at the maximum/existing intensity are shown on **Exhibit 2A**. The daily and peak hour 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 net daily trip generation of 213, the directly accessed link is required to be analyzed for the Long Range analysis. The peak hour trips are used for the Five-Year Analysis. Based on the net new AM peak hour trip generation of 219 trips, the radius of development influence is two miles 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. Lyons Road from Flavor Pict Road to Boynton Beach Boulevard is scheduled for widening from two lanes to four lanes in 2023.

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**, none of the roadway links are significantly impacted by the proposed FLU designation. Therefore, the proposed FLU meets the Five Year requirements.

Long Range (Year 2045) Analysis

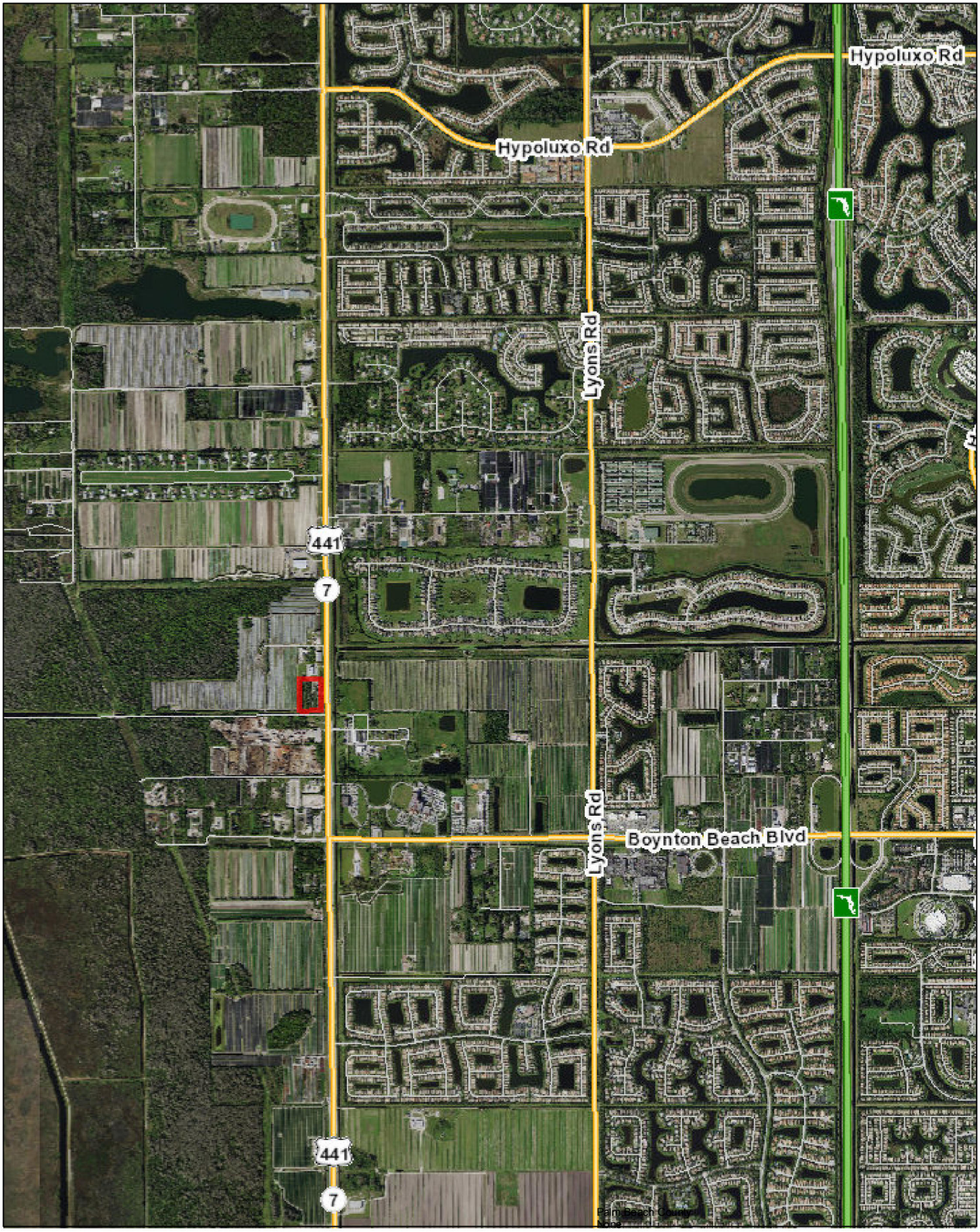
Exhibit 5 provides the net daily trip assignment of the proposed FLU at maximum intensity for the required links. It also provides volume to capacity (v/c) ratios and project impact percentages. A roadway is considered significantly impacted for the long range analysis if project impacts are greater than 1% to 3% of LOS D, depending on the v/c ratio. Year 2045 net project traffic is total external traffic generated by the proposed FLU designation at maximum intensity, less traffic generated by the existing FLU designation at maximum intensity. For the Year 2045 analysis, roadway lanes and traffic volumes were obtained from the Palm Beach Transportation Planning Agency (TPA). This information is provided in the **Appendix.** There are no significantly impacted roadway links. Therefore, 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 IND for the 6.95-acre site meets the transportation standards and is consistent with the Comprehensive Plan.

EXHIBITS

Exhibit 1 Project Location



March 8, 2021

Las Farms FLUA

1:36,112

0 0.3 0.6 1.2 mi

0 0.5 1 2 km

Exhibit 2A
Las Farms FLUA
Trip Generation - Existing FLU Designation (AGR)*

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips Trips	Internal Trips %	External Trips	Pass-by Trips (1)		Total Trips
Nursery (Garden Center)	817	6.95 Acres	108.1 / Acre	50%	751	-	0%	751	-	0%	751
TOTAL					751	-	0.0%	751	-		751

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips In	Total Trips Out	Total Trips Trips	Internal Trips Trips	Internal Trips %	External Trips In	External Trips Out	External Trips Trips	Pass-by Trips (1)		New Trips In	New Trips Out	New Trips Trips
Nursery (Garden Center)	817	6.95 Acres	2.82 / Acre	50%	10	10	20	-	0%	10	10	20	-	0%	10	10	20
TOTAL					10	10	20	-	0.0%	10	10	20	-		10	10	20

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips In	Total Trips Out	Total Trips Trips	Internal Trips Trips	Internal Trips %	External Trips In	External Trips Out	External Trips Trips	Pass-by Trips (1)		New Trips In	New Trips Out	New Trips Trips
Nursery (Garden Center)	817	6.95 Acres	8.06 / Acre	50%	28	28	56	-	0%	28	28	56	-	0%	28	28	56
TOTAL					28	28	56	-	0.0%	28	28	56	-		28	28	56

* Existing use is a Garden Center - open to the public. The highest intensity use within AGR is also Garden Center.
(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

Exhibit 2B
Las Farms FLUA
Trip Generation - Proposed FLU Designation (IND)*

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%				
Light Industrial	110	136,234 SF	4.96 / 1000 SF	50%	676	-	0%	676	68	10%	608
Flex Space IND FLU	PBC	136,234 SF	7.86 / 1000 SF	50%	1,071	-	0%	1,071	107	10%	964
Landscape Services	PBC	6.95 Acres	121.7 / Acre	50%	846	-	0%	846	-	0%	846
HIGHEST USE											964

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
Light Industrial	110	136,234 SF	0.7 / 1000 SF	88%	84	11	95	-	0%	84	11	95	10	10%	76	9	85
Flex Space IND FLU	PBC	136,234 SF	1.53 / 1000 SF	64%	133	75	208	-	0%	133	75	208	21	10%	120	67	187
Landscape Services	PBC	6.95 Acres	34.40 / Acre	40%	96	143	239	-	0%	96	143	239	-	0%	96	143	239
HIGHEST USE															96	143	239

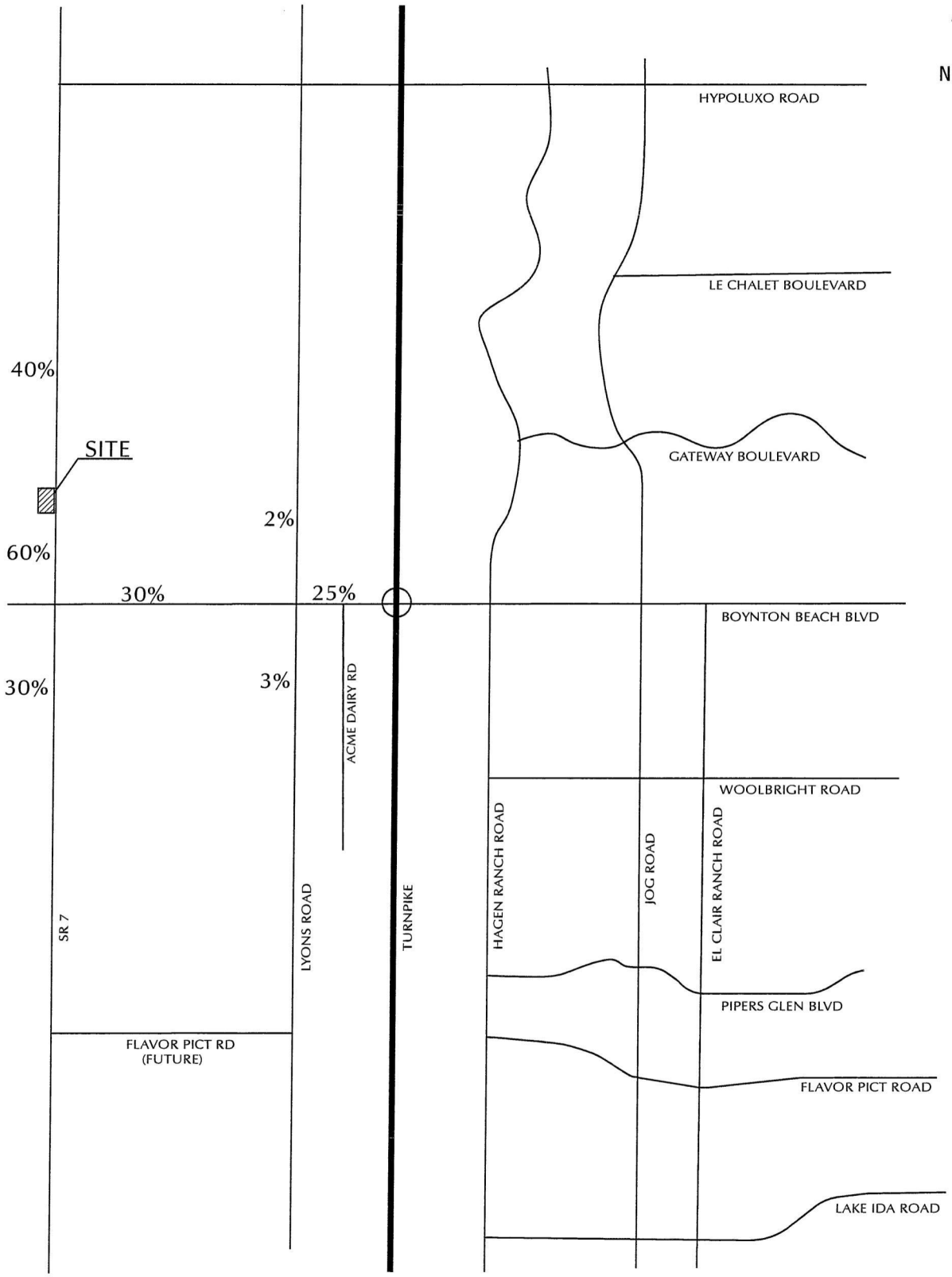
PM PEAK HOUR

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
Light Industrial	110	136,234 SF	0.63 / 1000 SF	13%	11	75	86	-	0%	11	75	86	9	10%	10	67	77
Flex Space IND FLU	PBC	136,234 SF	1.21 / 1000 SF	40%	66	99	165	-	0%	66	99	165	17	10%	59	89	148
Landscape Services	PBC	6.95 Acres	15.10 / Acre	58%	61	44	105	-	0%	61	44	105	-	0%	61	44	105
HIGHEST USE															59	89	148

* FAR of 0.45 for industrial uses.
(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

Exhibit 2C
Las Farms FLUA
Trip Generation Comparison

	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Existing FLU (AGR)	751	10	10	20	28	28	56
Proposed FLU (IND)	964	96	143	239	59	89	148
Net New Trips:	213	86	133	219	31	61	92



LAS FARMS
FLUA

EXHIBIT 3
PROJECT TRAFFIC DISTRIBUTION

PTC

Exhibit 4A
Las Farms FLUA
Project Traffic Assignment - Test 2 Significance AM Peak Hour

Roadway	Link	Class	Lanes	Dir	LOS E Service Volume	Project Traffic		Total Project Impact	Sig-nificant Impact?
						% Dist	Pk Hour Trips		
Boynton Beach Blvd	SR 7 to Lyons Rd	I	4LD	EB	1960	30%	40	2.04%	No
				WB			26	1.33%	No
	Lyons Rd to Acme Dairy Road	II	6LD	EB	2830	25%	33	1.17%	No
				WB			22	0.78%	No
Lyons Rd	Flavor Pict Rd to Boynton Beach Blvd	I	4LD	NB	1960	3%	3	0.15%	No
				SB			4	0.20%	No
	Boynton Beach Blvd to Hypoluxo Rd	I	4LD	NB	1960	2%	3	0.15%	No
				SB			2	0.10%	No
SR 7	Lee Rd to Boynton Beach Blvd	Unint	6LD	NB	5650	30%	26	0.46%	No
				SB			40	0.71%	No
	Boynton Beach Blvd to Site	Unint	6LD	NB	5650	60%	52	0.92%	No
				SB			80	1.42%	No
	Site to Hypoluxo Rd	Unint	6LD	NB	5650	40%	53	0.94%	No
				SB			34	0.60%	No

Exhibit 4B
Las Farms FLUA
Project Traffic Assignment - Test 2 Significance PM Peak Hour

Roadway	Link	Class	Lanes	Dir	LOS E Service Volume	Project Traffic		Total Project Impact	Sig-nificant Impact?
						% Dist	Pk Hour Trips		
Boynton Beach Blvd	SR 7 to Lyons Rd	I	4LD	EB	1960	30%	18	0.92%	No
				WB			9	0.46%	No
	Lyons Rd to Acme Dairy Road	II	6LD	EB	2830	25%	15	0.53%	No
				WB			8	0.28%	No
Lyons Rd	Flavor Pict Rd to Boynton Beach Blvd	I	4LD	NB	1960	3%	1	0.05%	No
				SB			2	0.10%	No
	Boynton Beach Blvd to Hypoluxo Rd	I	4LD	NB	1960	2%	1	0.05%	No
				SB			1	0.05%	No
SR 7	Lee Rd to Boynton Beach Blvd	Unint	6LD	NB	5650	30%	9	0.16%	No
				SB			18	0.32%	No
	Boynton Beach Blvd to Site	Unint	6LD	NB	5650	60%	19	0.34%	No
				SB			37	0.65%	No
	Site to Hypoluxo Rd	Unint	6LD	NB	5650	40%	24	0.42%	No
				SB			12	0.21%	No

Exhibit 5
Las Farms FLUA
Project Traffic Assignment - 2045 Analysis

Proposed FLU (Maximum Intensity) - Current FLU (Maximum Intensity)

Roadway	Link	2045 Conditions			Net Project Traffic		2045 Total Traffic	V/C w/ Proj.	Total Project Impact	Signif-icant Impact?
		Lanes	Volume (1)	LOS D Capacity (2)	213 % Dist	Project Trips				
SR 7	Boynton Beach Blvd to Site	6LD	55,400	50,300	60%	128	55,528	1.10	0.25%	No
	Site to Hypoluxo Rd	6LD	55,400	50,300	40%	85	55,485	1.10	0.17%	No

(1) Source: Palm Beach TPA. See Appendix.
(2) Source: Table TE 1a, Palm Beach County Comprehensive Plan.

APPENDIX

SERPM 8 2045 Cost Feasible Adjusted Two-Way Traffic Volumes - Palm Beach County

PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
	930766	SR-15	Hooker Hwy	N/A	2	2	-	-	5,654	8,199	8,200
7013	930396	SR-15	State Market Rd SR-729	Section 20 Rd	2	2	9,295	9,900	5,052	7,808	12,100
7012	930431	SR-15	McClure Rd	State Market Rd SR-729	2	2	6,395	6,100	4,636	7,541	9,300
7009	930431	SR-15	W Main St	McClure Rd	2	2	3,501	6,100	4,636	7,541	6,400
7008	930129	SR-15	W Main St	N State Market Rd SR-729	2	2	2,983	3,400	1,262	1,778	3,500
7007	930374	SR-15	SR-729	Muck City Rd SR-700	2	2	5,061	5,400	3,666	4,527	5,900
7005	930002	SR-15	Old Connors Hwy	Amons Rd	2	2	4,559	4,900	5,031	6,923	6,300
6110	937245	SR-7	Broward County Line	SW 18 St	6	6	51,985	57,974	63,489	66,973	55,500
6414	937245	SR-7	SW 18 St	Palmetto Park Rd	6	6	52,909	54,810	63,489	66,973	55,800
6400	930752	SR-7	Palmetto Park Rd	Glades Rd	6	6	57,771	58,316	46,650	57,360	71,000
6402	935342	SR-7	Glades Rd	Yamato Rd	6	6	45,141	47,964	35,209	46,683	56,600
6412	937244	SR-7	Yamato Rd	Clint Moore Rd	6	6	36,321	41,392	32,266	45,318	51,000
6102	930714	SR-7	Clint Moore Rd	Winner's Cir	6	6	28,306	30,168	36,172	53,708	45,800
5404	930391	SR-7	Winner's Cir	W Atlantic Ave	4	4	27,414	31,366	34,833	53,010	45,600
	930099	SR-7	W Atlantic Ave	1 mi N of W Atlantic Ave	4	4	-	-	32,014	50,447	50,400
5400	930694	SR-7	1 mi N of W Atlantic Ave	Flavor Pict Rd	4	4	24,509	-	31,949	50,300	42,900
5402	930031	SR-7	Flavor Pict Rd	Boynton Beach Blvd	4	4	23,191	26,985	31,438	51,880	43,600
5102	930716	SR-7	Boynton Beach Blvd	Hypoluxo Rd	6	6	27,687	29,795	37,496	65,237	55,400
4402	937242	SR-7	Hypoluxo Rd	Lantana Rd	6	6	31,450	35,927	39,605	61,845	53,700
4400	930753	SR-7	Lantana Rd	Lake Worth Rd	6	6	41,210	44,964	55,974	72,023	57,300
4406	937243	SR-7	Lake Worth Rd	Stribling Way	8	8T	65,398	66,899	66,491	80,794	79,500
4102	930721	SR-7	Stribling Way	Forest Hill Blvd	8	8T	49,645	55,559	61,497	79,926	68,100
3452	937241	SR-7	Forest Hill Blvd	Pioneer Rd	8	8T	58,868	65,204	56,520	77,497	80,700
3408	930037	SR-7	Pioneer Rd	Southern Blvd	8	8T	56,643	63,674	56,786	78,982	78,800
3406	930514	SR-7	Southern Blvd	Belvedere Rd	8	8T	51,645	52,881	48,365	70,008	74,800
3404	930034	SR-7	Belvedere Rd	Okeechobee Blvd	6	6T	38,417	41,440	28,010	48,645	59,100
3468	937259	SR-7	Okeechobee Blvd	60th St	2	4	17,803	20,034	17,700	39,907	40,100
	TPA014	SR-7	60th St	Northlake Blvd	0	4	-	-		13,132	13,100
7006	930003	SR-700	Muck City Rd	US-98 SR-700	2	2	1,833	1,500	3,494	4,216	2,600
7038	930004	SR-700	CR 717	Hatton Hwy	2	2	4,414	3,100	7,904	10,770	7,300
7004	935335	SR-700	Hatton Hwy	SR-80	2	2	4,071	3,100	7,738	10,652	7,000
1101	930687	SR-710	Martin County Line	Indiantown Rd	4	4	8,186	12,168	7,129	14,708	16,900