



May 16, 2022

Andrea M. Troutman, P.E.
 Pinder Troutman Consulting, Inc.
 2005 Vista Parkway, Suite 111
 West Palm Beach, FL 33411

**RE: Morin/Connolly Commerce
 FLUA Amendment Policy 3.5-d Review
 Round 2022-23-A**

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 March 28, 2022, 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 SR-7, approximately ¼ mile north of Boynton Beach Boulevard	
PCN:	00-42-43-27-05-052-0370	
Acres:	3.41 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) = 3.41 acres	Light Industrial = 66,843 SF OR Flex Space IND FLU = 66,843 SF OR Landscape Services = 3.41 acres
Proposed Potential:	None	None
Net Daily Trips:	103 (maximum – current)	
Net PH Trips:	117 (47/70) AM, 73 (29/44) PM (maximum)	

** Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.*

Department of Engineering and Public Works

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Andrea M. Troutman, P.E.

May 16, 2022

Page 2

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 an insignificant impact on the long-range and Test 2 analyses.

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 read "DS", is written over a horizontal line.

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS;cw

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
Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review
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**MORIN/CONNOLLY COMMERCE
FUTURE LAND USE AMENDMENT
TRANSPORTATION ANALYSIS**

Prepared for

HOWARD CONNOLLY

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

**#PTC22-013
March 10, 2022
Revised March 28, 2022**

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 3/28/22 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.

**MORIN/CONNOLLY COMMERCE
FUTURE LAND USE AMENDMENT
TRANSPORTATION ANALYSIS**

INTRODUCTION

It is proposed to change the Future Land Use designation for a 3.41-acre property from Agricultural Reserve (AGR) to Industrial (IND). The site is located on the west side of SR 7, approximately 1/4 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 00-42-43-27-05-052-0370. 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:

<u>Existing FLU Designation</u> AGR (Maximum)	<u>Proposed FLU Designation</u> IND (Maximum 0.45 FAR)
3.41-Acre Garden Center	66,843 SF Light Industrial OR 66,843 SF Flex Space IND FLU OR 3.41-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 103, 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 new AM peak hour trip generation of 117 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**, 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

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 3.41-acre site meets the transportation standards and is consistent with the Comprehensive Plan.

EXHIBITS

Exhibit 1 Project Location



March 7, 2022

Morin/Connolly Commerce FLUA

Palm Beach County
None

1:4,514

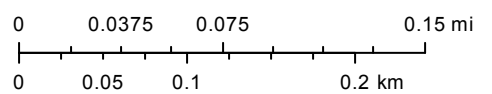


Exhibit 2A
Morin/Connolly Commerce FLUA
Trip Generation - Existing FLU Designation (AGR)*

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)	Total Trips	
						Trips	%				
Nursery (Garden Center)	817	3.41 Acres	108.1 / Acre	50%	369	-	0%	369	-	0%	369
TOTAL					369	-	0.0%	369	-		369

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	
Nursery (Garden Center)	817	3.41 Acres	2.82 / Acre	50%	5	5	10	-	0%	5	5	10	-	0%	5	5	10
TOTAL					5	5	10	-	0.0%	5	5	10	-		5	5	10

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	
Nursery (Garden Center)	817	3.41 Acres	8.06 / Acre	50%	14	13	27	-	0%	14	13	27	-	0%	14	13	27
TOTAL					14	13	27	-	0.0%	14	13	27	-		14	13	27

* The highest intensity use within AGR is also Garden Center up to 5 acres.
(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

Exhibit 2B
Morin/Connolly Commerce 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	66,843 SF	4.96 / 1000 SF	50%	332	-	0%	332	33	10%	299
Flex Space IND FLU	PBC	66,843 SF	7.86 / 1000 SF	50%	525	-	0%	525	53	10%	472
Landscape Services	PBC	3.41 Acres	121.7 / Acre	50%	415	-	0%	415	-	0%	415
HIGHEST USE											472

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	66,843 SF	0.7 / 1000 SF	88%	41	6	47	-	0%	41	6	47	5	10%	37	5	42
Flex Space IND FLU	PBC	66,843 SF	1.53 / 1000 SF	64%	65	37	102	-	0%	65	37	102	10	10%	59	33	92
Landscape Services	PBC	3.41 Acres	34.40 / Acre	40%	47	70	117	-	0%	47	70	117	-	0%	47	70	117
HIGHEST USE															47	70	117

PM PEAK HOUR

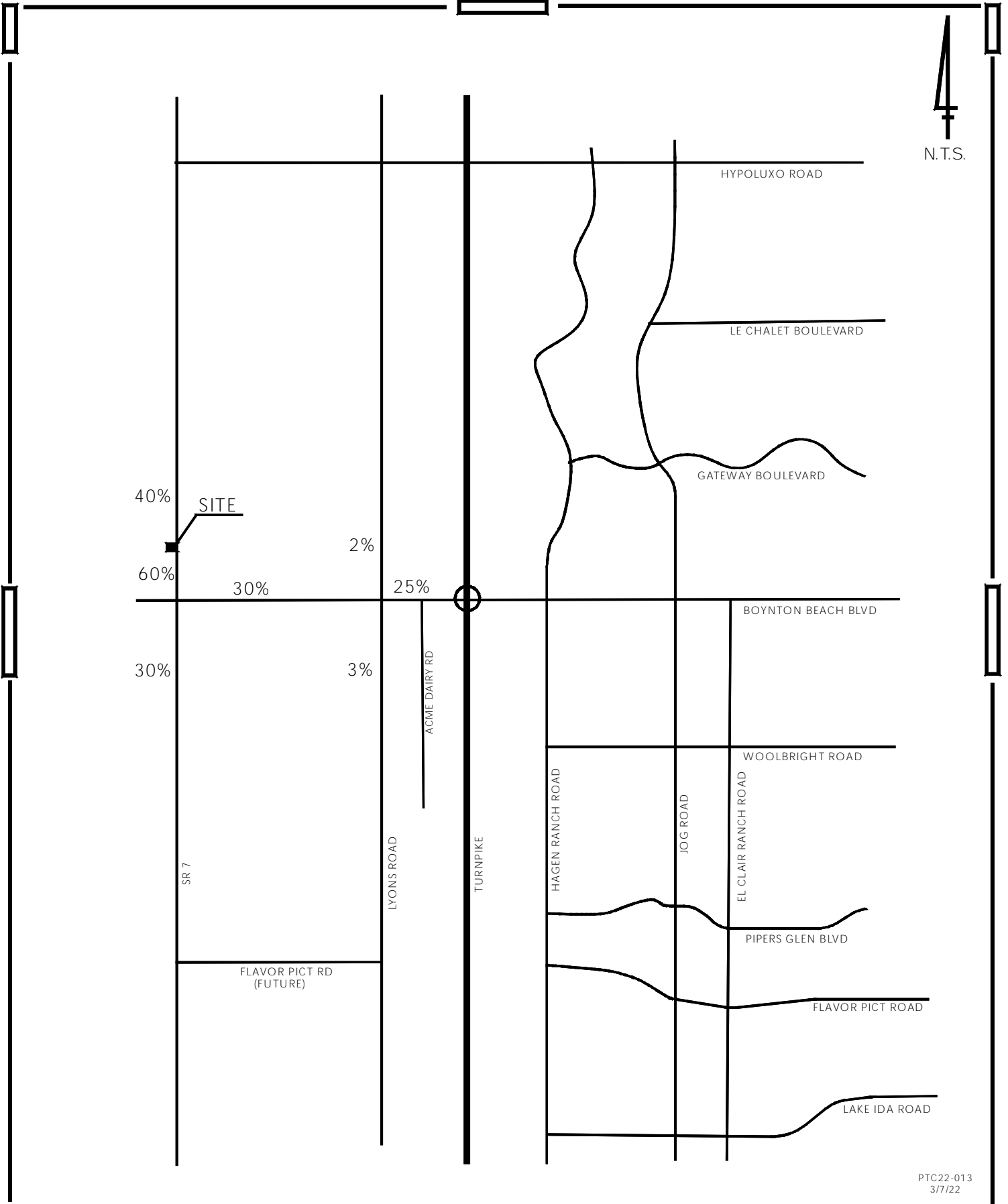
Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Light Industrial	110	66,843 SF	0.63 / 1000 SF	13%	5	37	42	-	0%	5	37	42	4	10%	5	33	38
Flex Space IND FLU	PBC	66,843 SF	1.21 / 1000 SF	40%	32	49	81	-	0%	32	49	81	8	10%	29	44	73
Landscape Services	PBC	3.41 Acres	15.10 / Acre	58%	30	21	51	-	0%	30	21	51	-	0%	30	21	51
HIGHEST USE															29	44	73

* FAR of 0.45 for industrial uses.

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

Exhibit 2C
Morin/Connolly Commerce FLUA
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 FLU (AGR)	369	5	5	10	14	13	27
Proposed FLU (IND)	<u>472</u>	<u>47</u>	<u>70</u>	<u>117</u>	<u>29</u>	<u>44</u>	<u>73</u>
Net New Trips:	103	42	65	107	15	31	46



MORIN/CONNOLLY
COMMERCE FLUA

EXHIBIT 3
PROJECT TRAFFIC DISTRIBUTION

PTC

Exhibit 4A
Morin/Connolly Commerce 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%	21	1.07%	No
				WB			14	0.71%	No
	Lyons Rd to Turnpike	II	6LD	EB	2830	25%	18	0.64%	No
				WB			12	0.42%	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%	14	0.25%	No
				SB			21	0.37%	No
	Boynton Beach Blvd to Site	Unint	6LD	NB	5650	60%	28	0.50%	No
				SB			42	0.74%	No
	Site to Hypoluxo Rd	Unint	6LD	NB	5650	40%	28	0.50%	No
				SB			19	0.34%	No

Exhibit 4B
Morin/Connolly Commerce 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%	13	0.66%	No
				WB			9	0.46%	No
	Lyons Rd to Turnpike	II	6LD	EB	2830	25%	11	0.39%	No
				WB			7	0.25%	No
Lyons Rd	Flavor Pict Rd to Boynton Beach Blvd	I	4LD	NB	1960	3%	1	0.05%	No
				SB			1	0.05%	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			13	0.23%	No
	Boynton Beach Blvd to Site	Unint	6LD	NB	5650	60%	17	0.30%	No
				SB			26	0.46%	No
	Site to Hypoluxo Rd	Unint	6LD	NB	5650	40%	18	0.32%	No
				SB			12	0.21%	No

Exhibit 5
Morin/Connolly Commerce 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)	103	Project Trips				
					% Dist					
SR 7	Boynton Beach Blvd to Site	6LD	55,728	50,300	60%	62	55,790	1.11	0.12%	No
	Site to Hypoluxo Rd	6LD	55,685	50,300	40%	41	55,726	1.11	0.08%	No

(1) Source: Palm Beach TPA for Year 2045 base volumes. Volumes also include trips from Las Farms FLUA. 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	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
5402	930031	SR-7	Flavor Pict Rd	Boynton Beach Blvd	4	4	27,483	22,402	23,191	26,985	31,409	52,899	44,700
5102	930716	SR-7	Boynton Beach Blvd	Hypoluxo Rd	6	6	32,692	24,669	27,687	29,795	37,618	65,569	55,600
4402	937242	SR-7	Hypoluxo Rd	Lantana Rd	6	6	31,171	28,880	31,450	35,927	39,604	62,147	54,000
4400	930753	SR-7	Lantana Rd	Lake Worth Rd	6	6	42,465	37,709	41,210	44,964	56,024	72,015	57,200
4406	937243	SR-7	Lake Worth Rd	Stribling Way	8	8T		53,939	65,398	66,899	66,602	81,026	79,600
4102	930721	SR-7	Stribling Way	Forest Hill Blvd	8	8T	51,821	43,846	49,645	55,559	61,629	80,009	68,000
3452	937241	SR-7	Forest Hill Blvd	Pioneer Rd	8	8T	55,024	54,731	58,868	65,204	56,526	76,840	80,000
3408	930037	SR-7	Pioneer Rd	Southern Blvd	8	8T	55,628	52,008	56,643	63,674	56,796	78,681	78,500
3406	930514	SR-7	Southern Blvd	Belvedere Rd	8	8T	59,099	47,669	51,645	52,881	48,293	69,506	74,300
3404	930034	SR-7	Belvedere Rd	Okeechobee Blvd	6	6T	47,176	36,000	38,417	41,440	27,827	48,785	59,400
3468	937259	SR-7	Okeechobee Blvd	60th St	2	4		13,661	17,803	20,034	17,983	39,682	39,300
	TPA014	SR-7	60th St	Northlake Blvd	0	4			-	-		13,308	13,300
7006	930003	SR-700	Muck City Rd	US-98 SR-700	2	2	1,966	591	1,833	1,500	3,551	4,281	2,600
7038	930004	SR-700	CR 717	Hatton Hwy	2	2	2,466	-	4,414	3,100	7,951	10,756	7,200
7004	935335	SR-700	Hatton Hwy	SR-80	2	2	2,923	-	4,071	3,100	7,763	10,630	6,900
1101	930687	SR-710	Martin County Line	Indiantown Rd	4	4	7,500	7,411	8,186	12,168	7,129	14,707	16,900
	930140	SR-710	Indiantown Rd	Moroso Speedway	4	4			-	-	5,392	9,668	9,700
1401	939140	SR-710	Moroso Speedway	Pratt-Whitney Rd	4	4	7,381	6,109	6,604	-	15,190	26,164	17,600
1411	930688	SR-710	Pratt-Whitney Rd	Caloosa	4	4	11,000	-	13,905	16,687	19,807	40,401	34,500
2109	930688	SR-710	Caloosa	N County Airport	4	4	11,000	-	14,160	18,838	19,807	40,401	34,800
2101	930688	SR-710	N County Airport	PGA Blvd	4	4	14,185	12,585	14,459	17,888	19,807	40,401	35,100
2403	930717	SR-710	PGA Blvd	Northlake Blvd	4	4	12,034	10,561	15,237	16,143	16,808	28,176	25,500
2419	930689	SR-710	Northlake Blvd	1 mi S of Northlake Blvd	4	6	24,000	22,948	21,969	27,414	16,808	28,256	33,400
	937400	SR-710	1 mi S of Northlake Blvd	Jog Rd	4	6			-	-	31,513	53,591	53,600
2209	937265	SR-710	Jog Rd	Blue Heron Blvd	4	6	25,248	25,414	25,909	34,690	34,779	52,420	43,600
2313	930747	SR-710	Blue Heron Blvd	Congress Ave	4	4	19,137	14,536	15,716	14,100	11,098	18,473	23,100
2841	937266	SR-710	Congress Ave	Australian Ave	4	4	19,555	17,322	17,857	16,900	16,401	27,179	29,600
2813	935287	SR-710	Australian Ave	Old Dixie Hwy	4	4	7,557	9,012	7,848	8,500	8,391	19,311	18,100
	930657	SR-715	Glades Central HS	SR-80	2	2			-	-	6,260	7,598	7,600
7026	930670	SR-715	Glades Central HS	Ave E	2	2	14,046	25,160	13,235	10,800	7,746	8,893	14,400
7028	930078	SR-715	Ave E	W Canal St	2	2	10,318	10,035	10,712	11,100	5,843	7,371	12,200
7042	930257	SR-715	W Canal St	Hooker Hwy	2	2	11,178	6,865	6,296	6,346	5,925	8,164	8,700
7014	930506	SR-715	Hooker Hwy	Wilder Rd	2	2	7,159	3,927	3,535	3,300	3,567	4,782	4,700
	930777	SR-715	Hooker Hwy	N/A	2	2			-	-	3,961	5,593	5,600
7019	930085	SR-717	SR-715	Main St	4	4	4,224	4,830	3,771	4,200	1,967	2,453	4,300
7021	935180	SR-717	Main St	MLK Bl	2	2	2,862	2,610	2,462	2,400	543	647	2,600
7010	930698	SR-729	E Main St SR-15, US-441	Muck City Rd CR-717	2	2	3,798	3,577	5,708	4,400	3,912	4,947	6,700
7029	930142	SR-80	US 27	SR-715	4	4	26,355	19,792	19,226	18,300	16,621	14,498	16,800
7025	930445	SR-80	SR-715	CR 827a	4	4	17,275	15,276	16,602	15,000	12,427	9,732	13,900
7036	930359	SR-80	CR 827a	Ave G	4	4	21,417	19,507	17,362	22,000	19,691	19,712	17,400

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	Project Trips				
					% Dist					
SR 7	Boynton Beach Blvd to Site	6LD	55,600	50,300	60%	128	55,728	1.11	0.25%	No
	Site to Hypoluxo Rd	6LD	55,600	50,300	40%	85	55,685	1.11	0.17%	No

(1) Source: Palm Beach TPA. See Appendix.

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