



June 7, 2021

Bryan G. Kelley, P.E.
Simmons & White
2581 Metrocentre Boulevard West, Suite 3
West Palm Beach, FL 33407

**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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**RE: Murphy Oil – 6950 S Congress Avenue - Revised
FLUA Amendment Policy 3.5-d Review
Round 2020-22A**

Dear Mr. Kelley:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above referenced project, dated April 5, 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:	NE corner of Hypoluxo Road and Congress Avenue	
PCN:	00-43-45-05-23-000-0010 <i>(other on file)</i>	
Acres:	1.925 acres	
	Current FLU	Proposed FLU
FLU:	Commercial Low (CL) – 1.69 acres And Commercial Low with Cross Hatching (CLX) – 0.24 acres underlying Medium Residential, 5 units per acre (MR-5) – 1.93 acres	No change - same as existing
Zoning:	Community Commercial (CC) – 1.69 acres And Single Family Residential (RS) – 0.24 acres	No change - same as existing
Density/ Intensity:	5 du/acre/0.50 FAR	No change - same as existing
Maximum Potential:	General Commercial = 12,200 SF (Ordinance 1999-002)	Same as proposed
Proposed Potential:	General Commercial = 12,200 SF (Ordinance 1999-002)	<i>General Commercial = 12,200 SF (Ordinance 1999-002) Including 2,824 SF of Convenience Store and Gas Station = 12 Fuel Positions</i>
Net Daily Trips:	1,065 (proposed)	
Net PH Trips:	74 (37/37) AM, 74 (37/37) PM (proposed)	
<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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The proposed amendment is to remove a restrictive covenant in the approving ordinance #1999-002 that prohibits development of a gas station with convenience store. Based on the review, the amendment at the proposed potential meets Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan.

Please note the proposed change will have an insignificant impact for both the 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 a horizontal line.

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

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2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	22-A	Intake Date	May 12, 2021
Application Name	Murphy Oil – 6950 S. Congress Avenue	Control No.	1997-00027
Acres	1.925	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00-43-45-05-23-000-0010, 00-43-45-05-23-012-0000		
Location	Northeast corner of Congress Avenue and Military Trail		
	Current	Proposed	
Tier	Urban/Suburban Tier	Urban/Suburban Tier	
Use	Pharmacy/Retail - Vacant	Convenience Store with Gas Sales	
Zoning	1.69 acres – Community Commercial (CC) & 0.24 acres – Single Family Residential (RS)	1.69 acres – Community Commercial (CC) & 0.24 acres – Single Family Residential (RS)	
Future Land Use Designation	1.69 acres – Commercial Low (CL) & 0.24 acres – Commercial Low with Cross Hatching (CLX)	1.69 acres – Commercial Low (CL) & 0.24 acres – Commercial Low with Cross Hatching (CLX)	
Underlying Future Land Use Designation	1.93 acres - Medium Residential, 5 units per acre (MR-5)	1.93 acres - Medium Residential, 5 units per acre (MR-5)	
Conditions	Ordinance 99-2 prohibits the following uses for the subject parcel: <ul style="list-style-type: none"> a. Automotive service station b. Car wash and auto detailing c. Convenience Store, no gas sales d. Convenience Store with gas sales e. Laundry services f. Lounge, cocktail g. Restaurant, fast food h. Restaurant, general i. Restaurant, specialty j. Retail sales, mobile, temporary or transient k. Vehicle inspection center l. Vehicle repair and related services, mobile minor m. Vehicle sales and rental n. Veterinary clinic with outdoor runs 	Ordinance 99-2 prohibits the following uses for the subject parcel: <ul style="list-style-type: none"> o. Automotive service station p. Car wash and auto detailing q. Convenience Store, no gas sales r. Convenience Store with gas sales s. Laundry services t. Lounge, cocktail u. Restaurant, fast food v. Restaurant, general w. Restaurant, specialty x. Retail sales, mobile, temporary or transient y. Vehicle inspection center z. Vehicle repair and related services, mobile minor aa. Vehicle sales and rental bb. Veterinary clinic with outdoor runs 	
Density Bonus	None	None	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	5 du/acre / 0.50 FAR	5 du/acre / 0.50 FAR
Maximum Dwelling Units¹ (residential designations)	5 du/acre x 1.925 ac. = 10 units	5 du/acre x 1.925 ac. = 10 units
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable
Population Estimate	10 max du x 2.39 = 239 persons	10 max du x 2.39 = 239 persons
Maximum Square Feet	0.50 FAR x 1.69 acres = 36,808 SF	0.50 FAR x 1.69 acres = 36,808 SF
Proposed or Conditioned Potential^{3, 4}	Maximum 12,200 SF retail general uses	2824 SF Convenience Store with 12 fueling positions
Max Trip Generator	General Commercial #820 $\text{Ln}(T) = 0.68 \text{Ln}(x) + 5.57$	Gas Station with Convenience Store #FDOT Rate $14.3(12.3*FP + 15.5*x)$
Maximum Trip Generation	576 daily trips	Maximum = 576 daily trips Proposed = 1065 daily trips
Net Daily Trips:	0 1065 daily trips proposed	
Net PH Trips:	74 AM, 74 PM proposed	

1. Maximum units per acre see Future Land Use Element;
2. Maximum FAR see FLUE. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;
4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

SIMMONS & WHITE
2581 Metrocentre Blvd West, Suite 3, West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452



LAND USE PLAN AMENDMENT APPLICATION TRAFFIC STATEMENT

**MURPHY OIL – 6950 S. CONGRESS AVENUE
1.925 ACRE LUPA
PALM BEACH COUNTY, FLORIDA**

Prepared for:

Bowman Consulting
13450 W. Sunrise Boulevard
Suite 320
Sunrise, Florida 33323

Job No. 21-023

Date: April 5, 2021



Bryan G. Kelley P.E.
FL Reg. No. 74006

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1.0 SITE DATA

The subject parcel is located on the northeast corner of Hypoluxo Road Boulevard and Congress Avenue in Palm Beach County, Florida and contains approximately 1.925 acres. The Property Control Number (PCN) for the subject parcel is 00-43-45-05-23-000-0020-012-0000. The subject property is currently designated as Commercial Low with underlying MR-5 on the Palm Beach County Comprehensive Plan. As part of Ordinance No. 99-2, the parcel received a restrictive covenant that limits development and does not permit a convenience store with gas sales. The property owner is requesting to have the restrictions modified as part of this Round 22-A Comprehensive Plan Amendment process to allow for a proposed 2,824 S.F. convenience store with 12 fuel positions. The purpose of this statement is to determine the total traffic volume which will be on each roadway link within the site radius of development influence for the Interim Transportation Plan. This statement will also identify which roadway links (if any) will exceed the adopted Level of Service volume for the subject links addressed within the project's radius of development influence.

2.0 TRAFFIC GENERATION

The application submitted is to only remove the restrictive covenant and not change the existing future land use designation. Therefore, the traffic generation is based on the proposed plan of development and not the maximum land use intensity. The trip generation for the proposed plan of development is shown in Table 1 and may be summarized as follows:

Proposed Plan of Development

Daily Traffic Generation	= 1065 tpd
AM Peak Hour Traffic Generation (In/Out)	= 74 pht (37 In/37 Out)
PM Peak Hour Traffic Generation (In/Out)	= 74 pht (37 In/37 Out)

3.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on Table 3.5-1 of the Palm Beach County Comprehensive Plan for a total trip generation increase of 1065 trips per day, the radius of influence is one mile for the Year 2045 analysis. Based on Table 12.B.2.D-7 3A of Article 12 of the Palm Beach County Unified Land Development Code, for a peak hour trip generation of 74 peak hour trips, the radius of development influence for purposes of Test 2 shall be one mile.

4.0 TRAFFIC ASSIGNMENT/DISTRIBUTION

The attached PROJECT DISTRIBUTION figure shows the trip distribution, which is based on the current and projected roadway geometry, a review of historical travel patterns for the area, and anticipated travel patterns associated with proposed plan of development.

5.0 YEAR 2045 ANALYSIS

Table 2 represents the required Year 2045 Analysis. As shown in Table 2, the proposed project will have an insignificant impact on the surrounding roadway network and therefore meets the Long Range 2045 analysis.

6.0 TEST 2 – FIVE YEAR ANALYSIS

Tables 3 and 4 represent the required Test 2 Five Year Analysis. As shown in Tables 3 and 4, all roadway links are insignificant. Therefore, the proposed land use change meets the requirements of Test 2 of the Palm Beach County Traffic Performance Standards.

7.0 PEAK HOUR TURNING MOVEMENTS

The total AM and PM peak hour turning movements for the project under the proposed CL land use designation have been calculated in Table 1 in order to assess the improvements necessary to accommodate such traffic movements. The AM and PM peak hour turning movement volumes and directional distributions for the continued development under the CL land use designation may be summarized as follows:

**Directional
Distribution
(Trips IN/OUT)**

AM Peak Hour = 96 / 95
PM Peak Hour = 96 / 95

Based on the peak hour volumes shown above and the Palm Beach County Engineering Guideline used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, no additional turn lanes appear warranted. The need for turn lanes or access modifications will be reevaluated following the submittal of a site specific development order and site plan.

8.0 CONCLUSION

As previously mentioned, this proposed future land use plan designation modification will not significantly impact any roadway segment that is projected to be operating above the adopted Level of Service on the Year 2045 Transportation System Plan. Additionally, all roadway links meet the requirements of the Test 2 analysis for the proposed development plan equating to 74 peak hour trips. Therefore, this land use plan amendment is in accordance with the goals and objectives of the Palm Beach County Comprehensive Plan, Transportation Element.

MURPHY OIL - 6950 S. CONGRESS AVENUE

04/05/2021

**TABLE 1
PROPOSED PLAN OF DEVELOPMENT**

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips	Internalization		External Trips	Pass-by		Net Trips
					In	Out		%	Total		%	Trips	
Gas Station w/ Convenience Store	FDOT	12	Fuel Positions	14.3*PM Trips			2,731	0.0%	0	2,731	61%	1,666	1,065
		2,824	S.F.										
				Grand Totals:				2,731	0.0%	0	2,731	61%	1,666

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Gas Station w/ Convenience Store	FDOT	12	Fuel Positions	Note j	0.50	0.50	96	95	191	0.0%	0	0	0	96	95	191	61%	117	37	37	74
		2,824	S.F.																		
				Grand Totals:				96	95	191	0.0%	0	0	0	96	95	191	61%	117	37	37

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips			
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Gas Station w/ Convenience Store	FDOT	12	Fuel Positions	12.3*FP+15.5*(X)	0.50	0.50	96	95	191	0.0%	0	0	0	96	95	191	61%	117	37	37	74	
		2,824	S.F.																			
		Grand Totals:																				

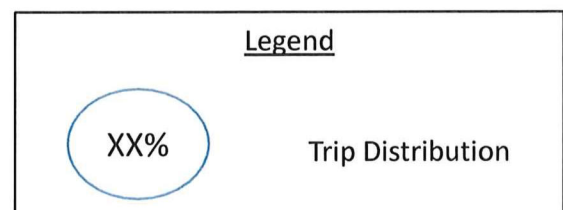
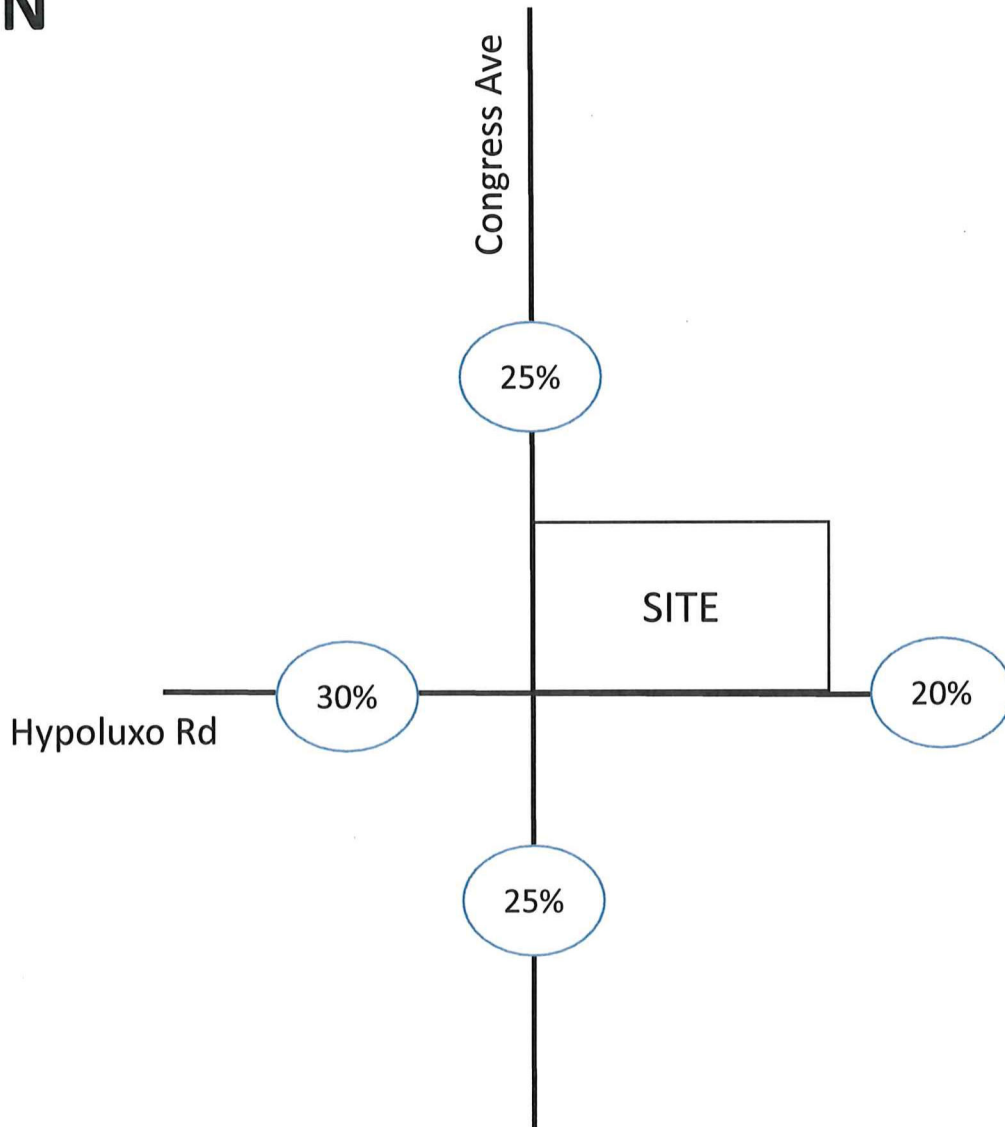


FIGURE 1 – Trip Distribution
Murphy Oil – 6950 S. Congress Avenue
Project # 21-023

APPENDIX A

YEAR 2045 ANALYSIS

MURPHY OIL - 6950 S. CONGRESS AVENUE

04/05/2021

TABLE 2
(YEAR 2045)
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE
PROJECT: MURPHY OIL - 6950 S. CONGRESS AVENUE
EXISTING FUTURE LAND USE DESIGNATION: COMMERCIAL LOW (CL) WITH UNDERLYING MR-5
TRIPS PER DAY= 0
PROPOSED FUTURE LAND USE DESIGNATION: COMMERCIAL LOW (CL) WITH UNDERLYING MR-5
TRIPS PER DAY= 1,065
TRIP INCREASE= 1,065

ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS "D" CAPACITY	TRIP INCREASE	PROJECT SIGNIFICANCE
CONGRESS AVENUE	LANTANA ROAD	HYPOLUXO ROAD	25%	266	4D	33,200	0.80%	NO
CONGRESS AVENUE	HYPOLUXO ROAD	GATEWAY BOULEVARD	25%	266	6D	50,300	0.53%	NO
HYPOLUXO ROAD	LAWRENCE ROAD	CONGRESS AVENUE	30%	320	6D	50,300	0.64%	NO
HYPOLUXO ROAD	CONGRESS AVENUE	HIGH RIDGE ROAD	20%	213	6D	50,300	0.42%	NO

* Project is significant when net trip increase is greater than 1% for v/c of 1.4 or more, 2% for v/c of 1.2 or more and 3% for v/c less than 1.2.

APPENDIX B

TEST 2 ANALYSIS

MURPHY OIL - 6950 S. CONGRESS AVENUE

04/05/2021

TABLE 3
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

1 MILE RADIUS

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 37

TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 37

STATION	ROADWAY	FROM	TO	AM PEAK HOUR		EXISTING	CLASS	LOS E	STANDARD	TOTAL	PROJECT
				PROJECT	DIRECTIONAL						
				DISTRIBUTION	TRIPS	LANES				IMPACT	SIGNIFICANT
4600	CONGRESS AVENUE	LANTANA ROAD	HYPOLUXO ROAD	25%	9	4D	I	1960		0.47%	NO
4610	CONGRESS AVENUE	HYPOLUXO ROAD	GATEWAY BOULEVARD	25%	9	6D	I	1960		0.47%	NO
4621	HYPOLUXO ROAD	LAWRENCE ROAD	CONGRESS AVENUE	30%	11	6D	I	2940		0.38%	NO
N/A	HYPOLUXO ROAD	CONGRESS AVENUE	HIGH RIDGE ROAD	20%	7	6D	II	2830		0.26%	NO

MURPHY OIL - 6950 S. CONGRESS AVENUE

04/05/2021

TABLE 4
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS
2 MILE RADIUS

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 37
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 37

STATION	ROADWAY	FROM	TO	PM PEAK HOUR DIRECTIONAL		EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
				PROJECT DISTRIBUTION	PROJECT TRIPS					
4600	CONGRESS AVENUE	LANTANA ROAD	HYPOLUXO ROAD	25%	9	4D	I	1960	0.47%	NO
4610	CONGRESS AVENUE	HYPOLUXO ROAD	GATEWAY BOULEVARD	25%	9	6D	I	1960	0.47%	NO
4621	HYPOLUXO ROAD	LAWRENCE ROAD	CONGRESS AVENUE	30%	11	6D	I	2940	0.38%	NO
N/A	HYPOLUXO ROAD	CONGRESS AVENUE	HIGH RIDGE ROAD	20%	7	6D	II	2830	0.26%	NO



April 7, 2021

Palm Beach County Engineering Department
Traffic Division
2300 North Jog Road
Floor 3E
West Palm Beach, Florida 33411

Attention: Mr. Quazi Bari, P.E.

Reference: Murphy Oil – 6950 S. Congress Avenue
Round 22-A Future Land Use Amendment
Palm Beach County, Florida

Dear Mr. Bari:

Please find enclosed for your review and approval, the following items pertaining to the above referenced project located on the northeast corner of Congress Avenue and Military Trail:

1. One (1) copy of the Land Use Plan Amendment Traffic Impact Statement
2. One (1) FLUA Development Potential Form
3. One (1) check in the amount of \$426.00 for the Traffic Performance Standards Review fee

The 1.925 acre subject parcel has a current future land use designation of Commercial Low with underlying Medium Residential, 5 dwelling units per acre (CL/5) as adopted by Ordinance 99-02. The property owner is not requesting a change in parcel's future land use designation, but is requesting deletion of a provision in the ordinance that prohibits development of a convenience store with gas sales. Please review the enclosed and contact our office if you should have any questions or if you require any additional information. Thank you for your help with this matter.

Sincerely,

SIMMONS & WHITE, INC.

Kyle Duncan

Enclosures

cc: Ms. Lisa Amara w/Encl.
Mr. Damian Brink

JKD/sa x:\docs\misc\tr\Duncan\21023.barisub