



April 25, 2024

Andrea M. Troutman, P.E.
Pinder Troutman Consulting, Inc.
601 Heritage Drive, Suite 493
Jupiter, FL 33458

**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

**RE: Lantana Hiatus Residential
FLUA Amendment Policy 3.5-d Review
Round 2024-25-A**

Dear Ms. Troutman:

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 on April 24, 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:

**Palm Beach County
Board of County
Commissioners**

Maria Sachs, Mayor

Maria G. Marino, Vice Mayor

Gregg K. Weiss

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

Location:	South side of Lantana Road, approximately 1/3 mile west of State Road 7	
PCN:	00-41-44-37-00-037-0021	
Acres:	25.17 acres	
	Current FLU	Proposed FLU
FLU:	Rural Residential, 1 dwelling unit per 10 acres (RR-10)	Low Residential, 1 dwelling unit per acre (LR-1)
Zoning:	Agricultural Residential (AR)	Residential Single-Family (RS)
Density/ Intensity:	1 DU/10 acres	1 DU/per acre
Maximum Potential:	Single Family Detached = 3 DUs	Single Family Detached = 25 DUs
Proposed Potential:	None	Single Family Detached = 50 DUs <i>(Using TDR Density Bonus)</i>
Net Daily Trips:	220 (maximum – current) 470 (proposed – current)	
Net PH Trips:	18 (5/13) AM, 24 (15/9) PM (maximum) 35 (9/26) AM, 47 (30/17) 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>		

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

"An Equal Opportunity
Affirmative Action Employer"



Andrea M. Troutman, P.E.

April 25, 2024

Page 2

of the Palm Beach County Comprehensive Plan at the **proposed potential** density shown above. Therefore, based on Transfer of Development Rights (TDR), 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,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb

cc:

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\25-A\Lantana Hiatus Residential.docx

March 27, 2024
Revised April 24, 2024

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

**Re: Lantana Hiatus Residential - #PTC24-018
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 25.17-acre site in unincorporated Palm Beach County. The site is located on the south side of Lantana Road, west of SR 7, as shown on **Attachment 1**. The PCN for the site is: 00-41-44-37-00-037-0021. It is proposed to change the Future Land Use (FLU) designation from RR-10 to LR 1. The Comprehensive Plan assigns a maximum intensity to the FLU designations. The maximum intensity scenario for the existing FLU is 3 single family units. For the proposed FLU, the maximum intensity without TDRs is 25 single family units and is 50 single family units with an application of 1 TDR per acre.

Attachments 2A through 2D provide the daily and peak hour 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 (Year 2045) Analysis. The proposed future land use designation, with TDRs, is projected to generate 470 daily trips more than the existing land use designation. This requires an analysis of the directly accessed links of Lantana Road and SR 7. Year 2045 volumes and roadway lanes from the Palm Beach TPA are provided in the **Appendix**. No Active Amendments in the area have significant impacts on the analyzed links. **Attachment 3** provides the long range roadway link analysis showing that no roadway links are significantly impacted by this proposed land use change. Therefore, this project meets the Long-Range (Year 2045) requirements for the proposed land use designation at the maximum intensity.

Attachment 2C provides the peak hour trip generation of the proposed FLU at maximum intensity with TDRs (50 DUs). The peak hour trips are used in the Five-Year Analysis. The maximum trip generation is 47 PM peak hour trips. The radius of development influence is one-half mile.

The trip distribution is shown on **Attachment 4A**. The AM and PM peak hour directional trip assignments are provided on **Attachments 4B and 4C**. The maximum percent impact on the study area roadways is 0.64%. 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 Test 2 requirements for the proposed development plan.

Mr. Quazi Bari
Re: Lantana Hiatus Residential - PTC24-018
April 24, 2024
Page 2

This analysis shows that the proposed Future Land Use designation of LR-1 for the 25.17-acre site meets the transportation standards and is consistent with the Comprehensive Plan.

Please contact me by phone or at atroutman@pindertroutman.com if you need any additional information or have any questions.

Sincerely,

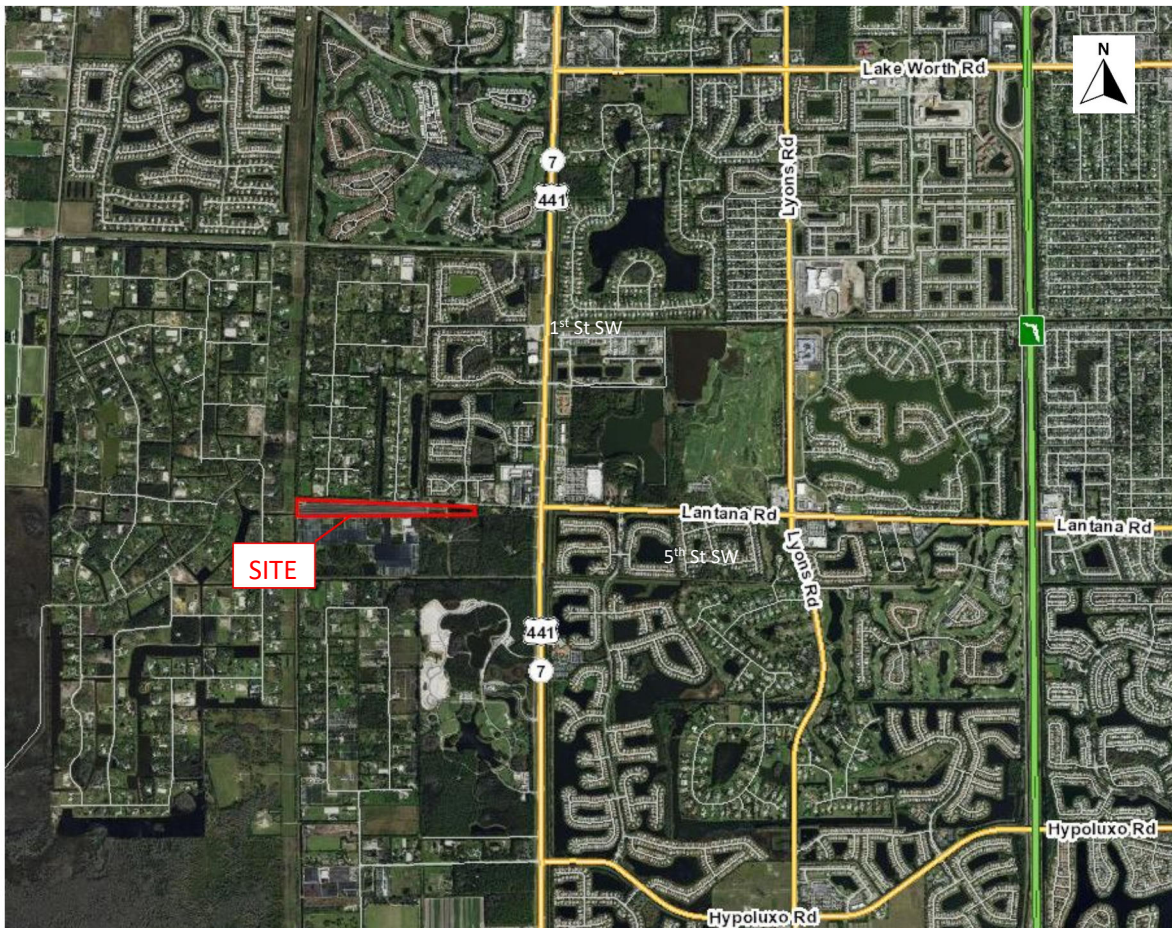
Andrea M. Troutman, P.E.
President

Attachments

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 4/24/24 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 Lantana Hiatus Residential



Attachment 2A
Lantana Hiatus Residential
Trip Generation - Existing FLUA Maximum Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		Total Trips			
					In	Out	Trips	Trips	%	In	Out	Trips	Trips	%	In	Out	Trips	
Resid. Single Family	210	3 DUs	10 / DU	50%				0	-	0%			0	-	0%			0
TOTAL								0	-	0.0%			0	-				0

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	Trips	%	In	Out	Trips
Resid. Single Family	210	3 DUs	0.70 / DU	26%	1	1	2	-	0%	1	1	2	-	0%	1	1	2
TOTAL					1	1	2	-	0.0%	1	1	2	-		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	Trips	%	In	Out	Trips
Resid. Single Family	210	3 DUs	0.94 / DU	63%													
TOTAL																	

Attachment 2B
Lantana Hiatus Residential
Trip Generation - Proposed FLUA Maximum Uses without TDRs

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		Total Trips		
					In	Out	Trips	Trips	%	In	Out	Trips	In	Out	Trips		
Resid. Single Family	210	25 DUs	10 / DU	50%			250	-	0%			250	-	0%			250
TOTAL							250	-	0.0%			250	-				250

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		
Resid. Single Family	210	25 DUs	0.70 / DU	26%	5	13	18	-	0%	5	13	18	-	0%	5	13	18
TOTAL					5	13	18	-	0.0%	5	13	18	-		5	13	18

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		
Resid. Single Family	210	25 DUs	0.94 / DU	63%	15	9	24	-	0%	15	9	24	-	0%	15	9	24
TOTAL					15	9	24	-	0.0%	15	9	24	-		15	9	24

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

Attachment 2C
Lantana Hiatus Residential
Trip Generation - Proposed FLUA Maximum Uses with TDRs

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		Total Trips		
					In	Out	Trips	Trips	%	In	Out	Trips	In	Out	Trips		
Resid. Single Family	210	50 DUs	10 / DU	50%			500	-	0%			500	-	0%			500
TOTAL							500	-	0.0%			500	-				500

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		
																In	Out
Resid. Single Family	210	50 DUs	0.70 / DU	26%	9	26	35	-	0%	9	26	35	-	0%	9	26	35
TOTAL					9	26	35	-	0.0%	9	26	35	-		9	26	35

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		
																In	Out
Resid. Single Family	210	50 DUs	0.94 / DU	63%	30	17	47	-	0%	30	17	47	-	0%	30	17	47
TOTAL					30	17	47	-	0.0%	30	17	47	-		30	17	47

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

Attachment 2D
Lantana Hiatus Residential
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 FLUA	30	1	1	2	2	1	3
Proposed FLUA without TDRs	250	5	13	18	15	9	24
Proposed FLUA with TDRs	500	9	26	35	30	17	47
Net New Trips without TDRs	220	4	12	16	13	8	21
Net New Trips with TDRs	470	8	25	33	-	28	44

Attachment 3
Lantana Hiatus Residential
Land Use Amendment
Project Traffic Assignment - 2045 Analysis

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

Roadway	Link	2045 Conditions			2045 Bkgd Traffic	V/C w/o Project	Meets Standard w/o Proj?	Net Project Traffic		2045 Total Traffic	V/C w/ Proj.	Total Project Impact	Significant Impact?	Meets Standard w/ Proj?
		Lanes (1)	Volume (1)	LOS D Capacity (2)				470 % Dist	Project Trips					
Lantana Road	SR 7 to Lyons Road	4LD	13,800	33,200	13,800	0.42	YES	40.0%	188	13,988	0.42	0.57%	No	
SR 7	Lake Worth Rd to Lantana Rd	6LD	57,200	50,300	57,200	1.14	No	35.0%	165	57,365	1.14	0.33%	No	
	Lantana Rd to Hypoluxo Rd	6LD	54,000	50,300	54,000	1.07	No	25.0%	118	54,118	1.08	0.23%	No	

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

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



LAKE WORTH RD

35%

SR 7

LYONS RD

TURNPIKE

40%

LANTANA RD



SITE

25%

HYPOLUXO RD

23-039
1/12/24

LANTANA HIATUS
RESIDENTIAL

ATTACHMENT 4A
PROJECT TRAFFIC DISTRIBUTION

PTC

Attachment 4B
Lantana Hiatus Residential
Project Traffic Assignment - Test 2

Assign 24-018 3-22-24.xlsx
3/26/2024

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS E Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
Lantana Road	SR 7 to Lyons Rd	4LD	II	EB	40%	10	0.56%	1870	No
				WB	40%	4	0.19%	1870	No
SR 7	Lake Worth Rd to Lantana Rd	6LD	I	NB	35%	9	0.31%	2940	No
				SB	35%	3	0.11%	2940	No
	Lantana Rd to Hypoluxo Rd	6LD	I	NB	25%	2	0.08%	2940	No
				SB	25%	7	0.22%	2940	No

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

Attachment 4C
Lantana Hiatus Residential
Project Traffic Assignment - Test 2

Assign 24-018 3-22-24.xlsx
3/26/2024

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS E Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
Lantana Road	SR 7 to Lyons Rd	4LD	II	EB	40%	7	0.36%	1870	No
				WB	40%	12	0.64%	1870	No
SR 7	Lake Worth Rd to Lantana Rd	6LD	I	NB	35%	6	0.20%	2940	No
				SB	35%	11	0.36%	2940	No
	Lantana Rd to Hypoluxo Rd	6LD	I	NB	25%	8	0.26%	2940	No
				SB	25%	4	0.14%	2940	No

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

APPENDIX

