



February 3, 2020

Mr. Donaldson Hearing  
Cotleur & Hearing, Inc.  
1934 Commerce Lane, Suite 1  
Jupiter, Florida 33458

**Re: Reach Estate – Future Land Use Plan Amendment  
Palm Beach County, Florida  
KH# 040674017**

Dear Mr. Hearing:

Kimley-Horn and Associates, Inc. has prepared a future land use plan amendment traffic analysis for the site located on the southwest corner of Seminole Pratt Whitney Road & Orange Boulevard in Unincorporated Palm Beach County, Florida. The proposed plan of development includes changing the future land use designation on this parcel from Rural Residential (RR) to Commercial Low - Office (CL-O). The Property Control Number (PCN) for the site is 00-40-42-36-00-000-1010. The attached *Figure 1* shows the location of the site. The site plan and PCN information is attached for reference.

*Table 1* summarizes the maximum development intensities for the existing and proposed future land use designation on the parcel based upon the current Rural Residential designation (RR) and the proposed Commercial Low - Office (CL-O) designation.

This analysis was conducted following short-term and long-term analysis procedures typically used to evaluate comprehensive plan amendments in Palm Beach County, as published in Section 3.5d of the Palm Beach County Comprehensive Plan. This report summarizes the findings of the comprehensive plan land use amendment traffic analysis.

## **TRIP GENERATION**

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

The trip generation calculations are based on the trip generation rates published by Palm Beach County the existing and proposed designation as follows:

- Scenario A: maximum development potential with the current Rural Residential FLU designation
- Scenario B: maximum development potential with the proposed Commercial Low-Office FLU designation
- Scenario C: development potential with a voluntary restriction on site under the proposed Commercial Low-Office FLU designation

*Table 2* provides a summary of the trip generation calculations with the voluntary restriction allowed under the proposed FLU designation. The development potential with a voluntary restriction on site with the proposed Commercial Low-Office FLU designation was compared to the actual existing development on site for the short-range (year 2025) analysis. The trip differential between the current land use and the proposed future land use with a voluntary restriction was used for long-range (year 2040) analysis.

As indicated in *Table 2*, for the purpose of the short-range analysis, the development potential under a voluntary restriction under the proposed FLU is an increase of 53 net new external daily trips, an increase of 6 AM net new external peak hour trips, and an increase of 8 PM net new external peak hour trips. For the purposes of the long-range analysis, the net change in the maximum trip generation potential when comparing the existing FLU with the proposed FLU with a voluntary restriction results in an increase of 43 net new external daily trips, an increase of 5 net new external AM peak hour trips, and an increase of 7 net new external PM peak hour trips.

## LEVEL OF SERVICE ANALYSIS

Consistent with comprehensive plan amendment evaluation requirements, roadway segment analyses were conducted to address the traffic conditions for the short-term and long-term planning horizons.

### Short-Term (Year 2025) Horizon

This analysis is based on the Test 2 standards of the Palm Beach County Traffic Performance Standards Ordinance (TPSO) and was conducted using the directional peak-season peak-hour traffic volumes published by Palm Beach County. This analysis compares the trip generation potential of the existing site development with the restricted development potential of the proposed future land use designation. The significance determination is based on the traffic generated by the difference in the existing site and proposed future land uses.

### Long-Term (Year 2040) Horizon

This analysis was conducted using the 2040 model volumes as provided by the Palm Beach Transportation Planning Agency (TPA) and the net increase in the daily trip generation potential between the existing and proposed FLU designations.

## SHORT-TERM (YEAR 2025) HORIZON

The proposed future land use is projected to generate a net potential increase of 6 new external trips in the AM peak hour (+5 in / +1 out) and a net potential increase of 8 net new external trips in the PM peak hour (+3 in / +5 out). The radius of development influence and the significantly impacted roadway links were determined based on Policy 3.5-d of the Palm Beach County Comprehensive Plan. For this analysis scenario, the radius of development influence is the directly accessed links. Significance was determined in accordance with Test 2 (5-Year Analysis) LOS E peak-hour peak directional service volumes indicated in the Palm Beach County TPSO. *Table 3* summarizes the significantly impacted roadway segments due to the project traffic during the AM and PM peak hour. As indicated in the table, no roadway links are significantly impacted during the short-term horizon.

## LONG-TERM (YEAR 2040) HORIZON

The proposed change in the future land use designation is projected to generate a net potential increase of 43 daily trips. The radius of development influence was determined based on Table 3.5-1 of the Comprehensive Plan. For this analysis scenario, the proposed change in land use does not generate significant impact; therefore, no further analysis is required.

## CONCLUSION

The foregoing comprehensive plan traffic analysis has been conducted to evaluate the proposed future land use change from the existing Rural Residential designation to the proposed Commercial Low-Office Residential designation for the site located on the southwest corner of Seminole Pratt Whitney & Orange Boulevard in Unincorporated Palm Beach County, Florida. Based on the analyses conducted, the proposed change in land use will not significantly impact roadways in the vicinity of the project with the proposed voluntary restriction to a maximum of 0.05 FAR.

Please contact me at (561) 840-0874 or [adam.kerr@kimley-horn.com](mailto:adam.kerr@kimley-horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Digitally signed  
by Adam B Kerr  
Date: 2020.02.04  
07:47:50 -05'00'

Adam B. Kerr, P.E.  
Transportation Engineer

Florida Registration  
Number 64773  
Certificate of Authorization  
Number 696

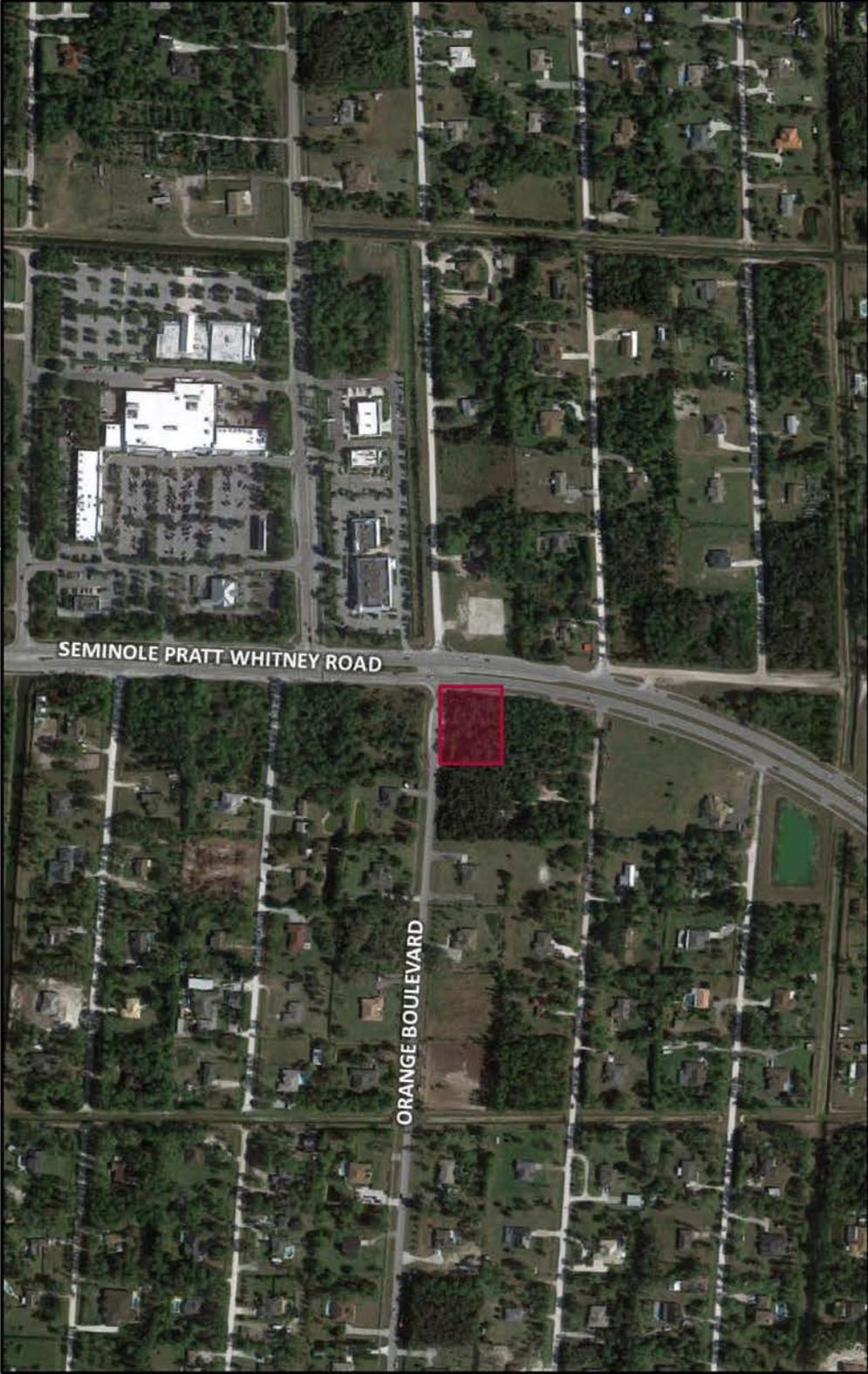
### Attachments

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Scenario	Maximum Intensity	Acreage	Actual or Max.
<b>Existing Future Land Use</b> <i>Rural Residential</i>	1 DU / 2.5 Acres	1.67	1 DU
<b>Proposed Future Land Use</b> <i>Commercial Low-Office</i>	0.2 FAR CL-O	1.67	14,549 SF
<b>Voluntary Restriction</b> <i>Commercial Low-Office</i>	0.05 FAR CL-O	1.67	3,637 SF

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Scenario A: Existing Future Land Use</b>								
Single Family Detached	1 DU	10	1	0	1	1	1	0
	<i>Subtotal</i>	<i>10</i>	<i>1</i>	<i>0</i>	<i>1</i>	<i>1</i>	<i>1</i>	<i>0</i>
<b>Pass-By Capture</b>								
Single Family Detached	0.0%	0	0	0	0	0	0	0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Net New External Trips</b>		<b>10</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Scenario B: Proposed Future Land Use</b>								
General Office (>5,000 SF)	14.549 KSF	164	40	34	6	17	3	14
	<i>Subtotal</i>	<i>164</i>	<i>40</i>	<i>34</i>	<i>6</i>	<i>17</i>	<i>3</i>	<i>14</i>
<b>Pass-By Capture</b>								
General Office (>5,000 SF)	10.0%	16	4	3	1	2	0	2
	<i>Subtotal</i>	<i>16</i>	<i>4</i>	<i>3</i>	<i>1</i>	<i>2</i>	<i>0</i>	<i>2</i>
<b>Net New External Trips</b>		<b>148</b>	<b>36</b>	<b>31</b>	<b>5</b>	<b>15</b>	<b>3</b>	<b>12</b>
<b>Scenario C: Voluntary Restriction Proposed Future Land Use</b>								
General Office (<=5,000 SF)	3.637 KSF	59	7	6	1	9	3	6
	<i>Subtotal</i>	<i>59</i>	<i>7</i>	<i>6</i>	<i>1</i>	<i>9</i>	<i>3</i>	<i>6</i>
<b>Pass-By Capture</b>								
General Office (<=5,000 SF)	10.0%	6	1	1	0	1	0	1
	<i>Subtotal</i>	<i>6</i>	<i>1</i>	<i>1</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>1</i>
<b>Net New External Trips</b>		<b>53</b>	<b>6</b>	<b>5</b>	<b>1</b>	<b>8</b>	<b>3</b>	<b>5</b>
<b>Max Proposed FLU - Existing Site (Short-Term Analysis)</b>		<b>53</b>	<b>6</b>	<b>5</b>	<b>1</b>	<b>8</b>	<b>3</b>	<b>5</b>
<b>Max Proposed FLU - Existing FLU (Long-Term Analysis)</b>		<b>43</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>7</b>	<b>2</b>	<b>5</b>
<b>Radius of Development Influence (Short-Term Analysis):</b>		<b>Directly Accessed Links</b>						
<b>Land Use</b>	<b>Daily</b>	<b>AM Peak Hour</b>			<b>PM Peak Hour</b>			<b>Pass By</b>
Single Family Detached	10 trips/DU	0.74 trips/DU (25% in, 75% out)			Ln(T) = 0.96 * Ln(X) + 0.20 (63% in, 37% out)			0.0%
General Office (>5,000 SF)	Ln(T) = 0.97 * Ln(X) + 2.50	Ln(T) = 0.94 * Ln(X) + 26.49 (86% in, 14% out)			1.15 trips/1,000 sf (16% in, 84% out)			10.0%
General Office (<=5,000 SF)	16.19 trips/1000 sf	1.92 trips/1000 sf (83% in, 18% out)			2.45 trips/1,000 sf (32% in, 68% out)			10.0%

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS E GEN. SVC. VOLUME	% ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							TRIPS		% IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
<b>AM Peak Hour</b>												
Seminole Pratt Whitney	60th Street N	Orange Blvd	4LD	1,960	50%	i	3	1	0.15%	No	0.05%	No
Seminole Pratt Whitney	Orange Blvd	Northlake Blvd	4LD	1,960	50%	o	1	3	0.05%	No	0.15%	No
<b>AM Peak Hour</b>												
Seminole Pratt Whitney	60th Street N	Orange Blvd	4LD	1,960	50%	i	2	3	0.10%	No	0.15%	No
Seminole Pratt Whitney	Orange Blvd	Northlake Blvd	4LD	1,960	50%	i	2	3	0.10%	No	0.15%	No



LEGEND  
SITE LOCATION

FIGURE 1  
SITE LOCATION  
REACH ESTATE  
Kimley»Horn



**PCN INFORMATION**

**PAPA Banner**

**Location Address** ORANGE BLVD

**Municipality** UNINCORPORATED

**Parcel Control Number** 00-40-42-36-00-000-1010

**Subdivision**

**Official Records Book** 30931

**Page** 1163

**Sale Date** SEP-2019

36-42-40, N 252.9 FT LYG W OF & ADJ TO C/L OF

**Legal Description** SEMINOLE PRATT WHITNEY RD (LESS W 5173.9 FT)  
A/K/A M-16

**Owners**

AGUIAR RENE F TRUST  
AGUIAR RENE F TR

**Mailing address**

15327 ORANGE BLVD  
LOXAHATCHEE FL 33470 3441

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2019	\$200,000	30931 / 01161	WARRANTY DEED	AGUIAR RENE F TRUST
SEP-2019	\$1	30931 / 01163	REP DEED	AGUIAR RENE F TRUST
JUN-2018	\$10	29975 / 00348	QUIT CLAIM	GOLDIN MAX S &
JUN-2017	\$10	29429 / 00569	QUIT CLAIM	GOLDIN ELLIS
JAN-1978	\$6,300	02924 / 01793		GOLDIN MAX S &

No Exemption Information Available.

**Number of Units** 0 **\*Total Square Feet** 0 **Acres** 1.6736

**Use Code** 0000 - VACANT **Zoning** AR - Agricultural Residential ( 00-UNINCORPORATED )

Tax Year	2019	2018	2017
<b>Improvement Value</b>	\$0	\$0	\$0
<b>Land Value</b>	\$70,291	\$63,455	\$56,657
<b>Total Market Value</b>	\$70,291	\$63,455	\$56,657

All values are as of January 1st each year

Tax Year	2019	2018	2017
<b>Assessed Value</b>	\$38,585	\$35,077	\$31,888
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$38,585	\$35,077	\$31,888

Tax Year	2019	2018	2017
<b>Ad Valorem</b>	\$912	\$790	\$726
<b>Non Ad Valorem</b>	\$1,057	\$1,063	\$914
<b>Total tax</b>	\$1,969	\$1,853	\$1,640