

February 24, 2020

TRAFFIC STATEMENT

Medical Building
47 West 14th Street
Riviera Beach, Florida

Project Description

The proposed project consists of the construction of an approximately 6,508 square foot medical office building located on West 14th Street in the City of Riviera Beach. The site is approximately 0.3289 acres (14,327 SF) and is currently undeveloped. The parcel control number for this property is 56-43-42-33-06-003-0110. Site access is proposed via a driveway off West 14th Street. The buildout date for this project is December 2021.

Purpose of Study

This study will analyze the proposed project's impact on the surrounding roadways within the project's radius of development influence in accordance with Palm Beach County Land Development Code Article 15, Section 15.9 Traffic Performance Standards.

The Traffic Performance Standards require that a proposed development meet two "tests" with regards to traffic. Test 1, or the Link/Buildout Test, requires that no site specific development order be issued which would, during the build-out period of the project, add project traffic at any point on any major roadway link within the project's radius of development influence if the total traffic on that link would result in a peak hour traffic volume that exceeds the adopted threshold level of service during the build-out period of the project.

Test 2, or the Model Test, requires that no site specific development order be issued which would add project traffic to any link within the project's model radius of development influence if the total model traffic on that link would result in a peak hour traffic volume, as determined by the model, that exceeds the adopted level of service.

This study will verify that the proposed development's traffic impact will meet the Palm Beach County Traffic Performance Standards.

Project Traffic

Daily and peak-hour vehicular trips generated by the subject development plan were estimated utilizing Palm Beach County approved trip generation rates as follows:

Trip Generation
Medical Office

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate	Pass-by %	Total Trips
Medical Office	720	6,508 SF	34.8	10%	203

AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate	Pass-by %	Total Trips		
					In	Out	Total
Medical Office	720	6,508 SF	2.78	10%	12	4	16

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate	Pass-by %	Total Trips		
					In	Out	Total
Medical Office	720	6,508 SF	3.46	10%	6	14	20

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition

As the above table shows, based on the adopted trip generation rates, the proposed new construction will result in a net increase of 203 trips during an average weekday and 20 trips during the PM peak hour. Based on the trips generated by the proposed development, it is clear that this development has less than one percent (1%) impact of the adopted level of service, therefore no further analysis is required and the new development meets concurrency.

Access Analysis

Access to the site is provided via a driveway off West 14th Street as shown on the attached site plan. Based on the trip generation of this site, it is our opinion that accessibility to the site is adequate.

Conclusions

Since the proposed development has less than one percent (1%) impact of the adopted level of service, the site will have an insignificant trip assignment and therefore meets the requirements of Palm Beach County performance standards.

Sincerely,

Imtiaz Ahmed, P.E.
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ATTACHMENT B
PROPERTY INFORMATION