

December 13, 2021

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

Re: Riviera Beach LTL - #PTC21-107

Dear Mr. Bari:

The purpose of this letter is to provide a traffic equivalency analysis for the above referenced project. The site is located on the south side of Martin Luther King Jr Boulevard, west of Australian Boulevard, in the City of Riviera Beach, as shown on Attachment 1. It is proposed to modify the approved use of 72,011 SF Manufacturing to 34,500 SF Warehouse and 49 spaces of Outdoor Storage. The Property Control Numbers (PCNs) are: 56-43-42-32-43-001-0000, 56-43-42-32-43-003-0000 and 56-43-42-32-43-004-0000. The buildout of this project is projected to be 2023.

Attachments 2A through 2C provide the daily, AM peak hour and PM peak hour trips for the approved and proposed uses respectively. Driveway volumes are provided on Attachment 3. All of the trips associated with the proposed uses are lower than the approved uses. This modification, then, is equivalent to the approved uses. Therefore, this project meets the requirements of the Traffic Performance Standards.

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

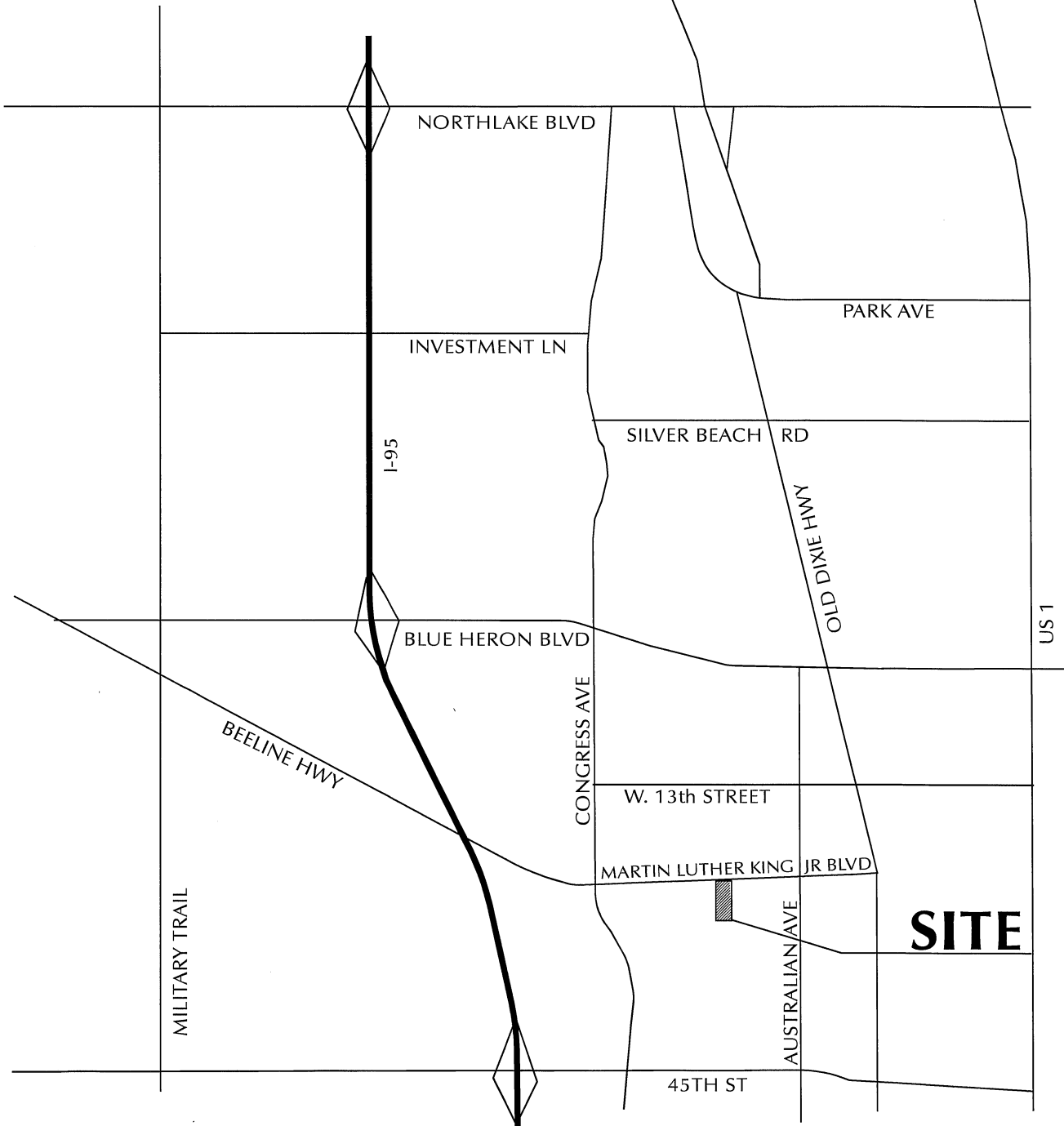
Sincerely,

Rebecca J. Mulcahy, P.E.
Vice President

Attachments

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 12/13/21 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.



#21-107
12/13/21

RIVIERA BEACH
LTL

ATTACHMENT 1
PROJECT LOCATION

PTC

**Attachment 2A
Riviera Beach LTL
Trip Generation - Approved Uses**

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%				
Manufacturing	140	72,011 SF	$T = 3.16(X) + 160.04$	50%	388	-	0%	388	39	10%	349
TOTAL					388	-	0.0%	388	39		349

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
Manufacturing	140	72,011 SF	0.62 / 1000 SF	77%	35	10	45	-	0%	35	10	45	5	10%	32	8	40
TOTAL					35	10	45	-	0.0%	35	10	45	5		32	8	40

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
Manufacturing	140	72,011 SF	0.67 / 1000 SF	31%	15	33	48	-	0%	15	33	48	5	10%	14	29	43
TOTAL					15	33	48	-	0.0%	15	33	48	5		14	29	43

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

Attachment 2B
Riviera Beach LTL
Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%				
Warehouse	150	34,500 SF	1.74 / 1000 SF	50%	60	-	0%	60	6	10%	54
Outdoor Storage	PBC	49 Spaces	0.27 / Space	50%	13	-	0%	13	-	0%	13
TOTAL					73	-	0.0%	73	6		67

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	
Warehouse	150	34,500 SF	0.17 / 1000 SF	77%	5	1	6	-	0%	5	1	6	1	10%	5	-	5
Outdoor Storage	PBC	49 Spaces	0.00 / Space	50%	-	-	-	-	0%	-	-	-	-	0%	-	-	-
TOTAL					5	1	6	-	0.0%	5	1	6	1		5	-	5

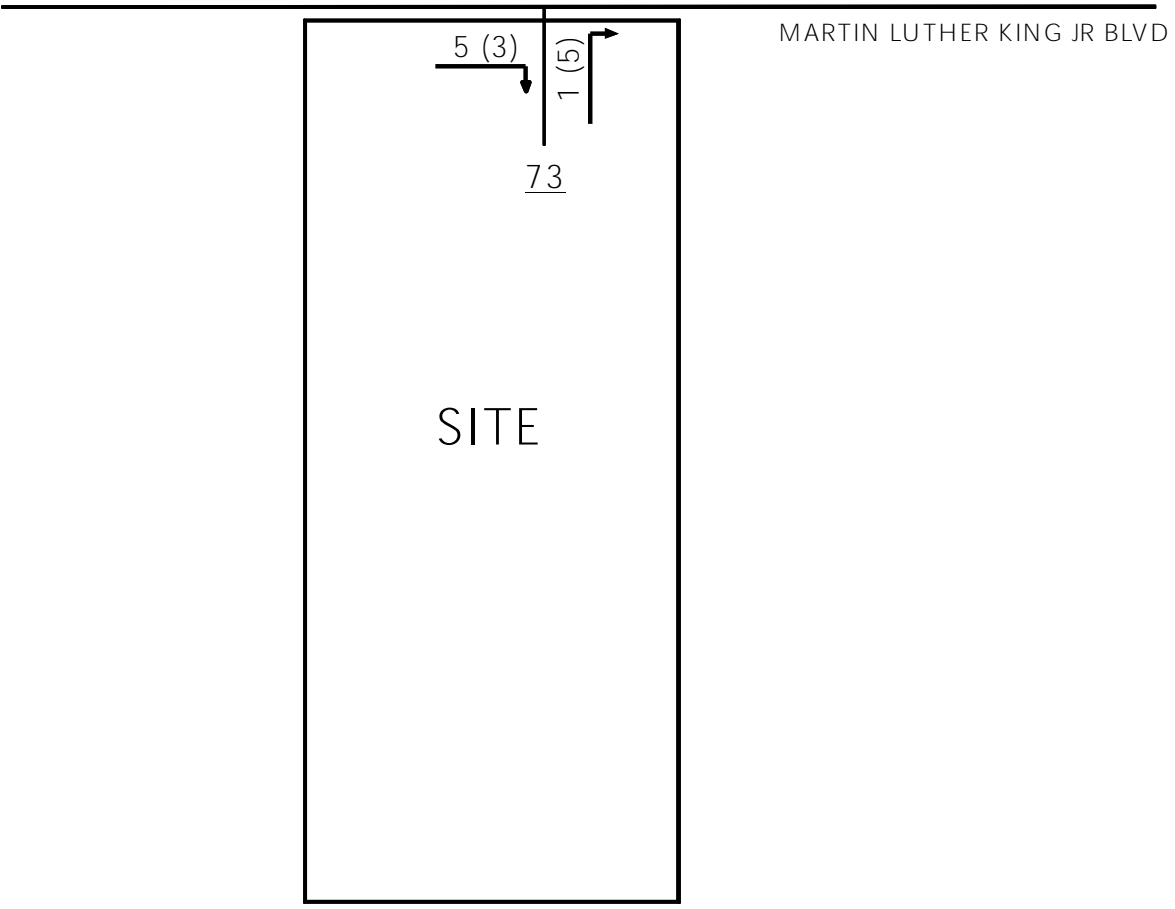
PM PEAK HOUR

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	
Warehouse	150	34,500 SF	0.19 / 1000 SF	27%	2	5	7	-	0%	2	5	7	1	10%	2	4	6
Outdoor Storage	PBC	49 Spaces	0.02 / Space	50%	1	-	1	-	0%	1	-	1	-	0%	1	-	1
TOTAL					3	5	8	-	0.0%	3	5	8	1		3	4	7

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

Attachment 2C
Riviera Beach LTL
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>
Approved Uses	349	32	8	40	14	29	43
Proposed Uses	<u>67</u>	<u>5</u>	-	<u>5</u>	<u>3</u>	<u>4</u>	<u>7</u>
Net New Trips:	(282)	(27)	(8)	(35)	(11)	(25)	(36)



LEGEND
X - AM PEAK HOUR
(X) - PM PEAK HOUR
XX - ADT

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RIVIERA BEACH
LTL

ATTACHMENT 3
PROJECT DRIVEWAY VOLUMES

PTC