



January 31, 2024

Rebecca J. Mulcahy, 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: Boca Commerce Center  
 FLUA Amendment Policy 3.5-d Review  
 Round 2024-24-B2**

Dear Ms. Mulcahy:

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 January 15, 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

<b>Location:</b>	West end of 210 <sup>th</sup> St S. approximately 1,450 feet S of Glades Road	
<b>PCN:</b>	00-42-47-20-20-000-0011 & 0012 ( <i>others on file</i> )	
<b>Acres:</b>	4.78 acres	
	<b>Current FLU</b>	<b>Proposed FLU</b>
<b>FLU:</b>	Commercial Low Office (CL-O)/Industrial (IND)	Commercial Low Office (CL-O)/High Residential, 12 units per acre (HR-12)
<b>Zoning:</b>	Multiple Use Planned Development (MUPD)	Multiple Use Planned Development (MUPD)
<b>Density/ Intensity:</b>	0.85 FAR ( <i>for Industrial</i> ) 0.50 FAR ( <i>for Commercial/Office</i> )	12 DUs/acre ( <i>for Residential</i> ) 0.50 FAR ( <i>for Commercial/Office</i> )
<b>Existing Development:</b>	General Office (10k-250k SF) = 15,048 SF	General Office (10k-250k SF) = 15,048 SF
<b>Maximum Potential:</b>	Light Industrial = 176,984 SF OR Medical Office = 104,108 SF	Resid. Multi Family = 57 DUs OR Medical Office = 104,108 SF
<b>Proposed Potential:</b>	None	Resid. Multi Family = 110 DUs OR Medical Office = 104,108 SF ( <i>Using WFH Density Bonus</i> )
<b>Net Daily Trips:</b>	-517 (maximum – current) -277 (proposed – current)	
<b>Net PH</b>	17 (3/14) AM, 18 (11/7) PM (maximum - existing)	

"An Equal Opportunity  
 Affirmative Action Employer"



<b>Trips:</b>	37 (7/30) AM, 39 (24/15) PM (proposed - existing)
<i>* <b>Maximum</b> indicates typical FAR and maximum trip generator. <b>Proposed</b> indicates the specific uses and intensities/densities anticipated in the zoning application.</i>	

Based on the review, the Traffic Division has concluded that the proposed amendment **meets** Policy 3.5-d of the Palm Beach County Comprehensive Plan's Future Land Use Element at the **proposed potential density** shown above. Therefore, based on Transfer of Development Rights (TDR) and density bonus programs, 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](mailto:DSimeus@pbcgov.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "DS", is written over a light blue horizontal line.

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\24-B2\Boca Commerce Center.docx

January 4, 2024  
 Revised January 15, 2024  
 Revised February 1, 2024

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

**Re: Boca Commerce Center - #PTC23-117  
 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 4.79-acre site in unincorporated Palm Beach County. The site is located on the west side of Boca Rio Road, south of Glades Road, as shown on **Attachment 1**. The PCNs for the site are: 00-42-47-20-20-000-0011, and -0012. Existing on the site is a 15,048 SF Office Building, which will remain. It is proposed to change the Future Land Use (FLU) designation from CL-O/IND to CL-O/HR-12. The Comprehensive Plan assigns a maximum intensity to the FLU designations. The maximum intensity scenarios for the existing and proposed FLU on the 4.79-acre site are shown below:

Existing Land Use Designation			Proposed Land Use Designation		
Designation	Max Intensity CL-O *	Max Intensity IND **	Designation	Max Intensity CL-O *	Max Intensity HR-12 ***
CL-O/IND	104,326 SF Medical Office	177,355 SF Light Industrial	CL-O/HR-12	104,326 SF Medical Office	57 MFDUs 110 MFDUs <i>w/Density Bonus</i>

\*FAR of 0.50 maximum.

\*\*FAR of 0.85 maximum.

\*\*\*12 DUs per acre, up to 110 DUs with Density Bonus.

**Attachment 2A** provides the daily 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 Analysis. The proposed future land use designation is projected to generate the same or fewer daily trips than the existing land use designation. Therefore, a Long-Range Analysis is not required, and this project meets the Long-Range (Year 2045) requirements for the proposed land use designation at the maximum intensity.

**Attachment 2B** provides the peak hour trip generation of the proposed FLU at maximum intensity (57 DUs), including the existing office building which will remain. The peak hour trips are used in the Five-Year Analysis. Because density bonuses are requested, the trip generation for the proposed FLU at the proposed intensity (110 DUs) is shown on **Attachment 2C**. The maximum trip generation is 39 PM peak hour trips. The radius of development influence is one-half mile.

Mr. Quazi Bari  
Re: Boca Commerce Center – PTC23-117  
February 1, 2024  
Page 2

The trip distribution is based on the previous trip distribution for this site in the 2019 and 2021 land use amendments, and is shown on **Attachment 3A**. The AM and PM peak hour directional trip assignments are provided on **Attachments 3B and 3C**. The maximum percent impact on the study area roadways is 1.74%. 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 Five-Year requirements for the proposed development plan.

This analysis shows that the proposed Future Land Use designation of CL-O/HR-12 for the 4.79-acre site meets the transportation standards and is consistent with the Comprehensive Plan.

Please contact me if you have any questions or need any additional information.

Sincerely,



Digitally signed by  
Rebecca Mulcahy  
Date: 2024.02.01  
14:53:13 -05'00'

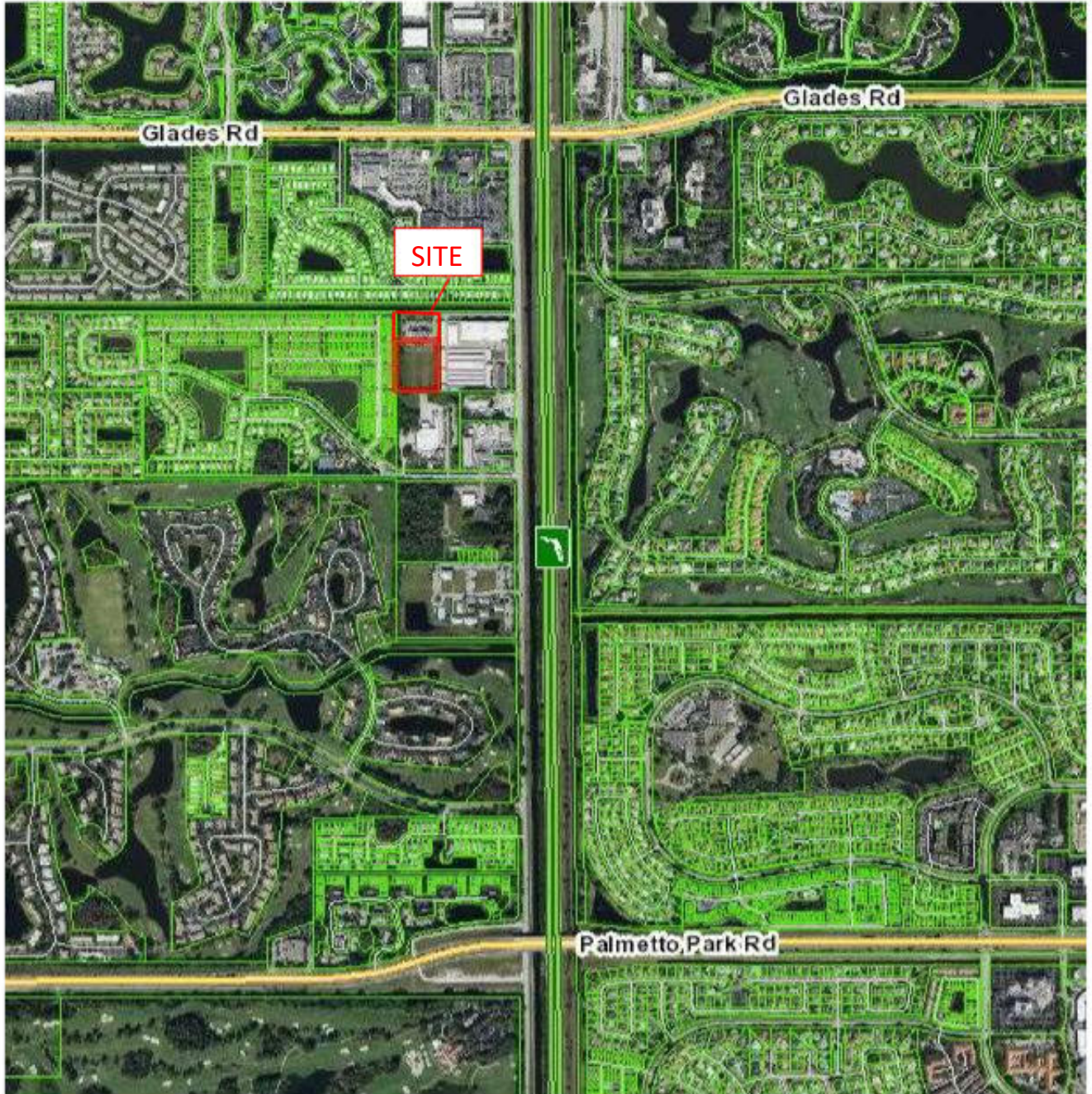
Rebecca J. Mulcahy, P.E.  
Vice President

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 2/1/24 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 Boca Commerce Center



**Attachment 2A  
Boca Commerce Center  
Trip Generation - Daily**

**Existing FLU (CL-O) with Underlying Land Use (IND) at Maximum Intensity**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Gross Trips	Internal Trips	External Trips	Pass-by Trips (1)	New External Trips		
Light Industrial	110	177,355 SF	4.87 /1000 SF	864	-	0%	864	86	10%	778
OR										
Medical Office	720	104,326 SF	T = 42.97(X) - 108.01	4,375	-	0%	4,375	438	10%	3,937
<b>HIGHEST USE</b>										3,937

**Proposed FLU (CL-O) with Underlying Land Use (HR-12) at Maximum Intensity**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Gross Trips	Internal Trips	External Trips	Pass-by Trips (1)	New External Trips		
Resid. Multi Family MR (Max)	221	57 DUs	4.54 / DU	259	-	0%	259	-	0%	259
OR										
Resid. Multi Family MR (Prop)	221	110 DUs	4.54 / DU	499	-	0%	499	-	0%	499
OR										
Medical Office	720	104,326 SF	T = 42.97(X) - 108.01	4,375	-	0%	4,375	438	10%	3,937
<b>HIGHEST USE</b>										3,937

<b>Net New Trips (CL-O to CL-O)</b>	<b>-</b>
<b>Net New Trips (IND to HR-12) (Max)</b>	<b>(519)</b>
<b>Net New Trips (IND to HR-12) (Prop)</b>	<b>(279)</b>

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 11th Edition.

**Attachment 2B**  
**Boca Commerce Center**  
**Peak Hour Trip Generation - Five Year Analysis**  
**Maximum**

**AM PEAK HOUR**

**Existing**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
				In	Out	Trips			In	Out	Trips			In	Out	Trips
General Office (10k-250k SF)	710	15,048 SF	1.52 /1000 SF (88/22)	20	3	23	-	0%	20	3	23	2	10%	18	3	21
<b>Total Trips</b>				20	3	23	-	-	20	3	23	2		18	3	21

**Proposed**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
				In	Out	Trips			In	Out	Trips			In	Out	Trips
Resid. Multi Family MR	221	57 DUs	0.37 /DU (23/77)	5	16	21	2	8%	4	15	19	-	0%	4	15	19
General Office (10k-250k SF)	710	15,048 SF	1.52 /SF (88/22)	20	3	23	2	10%	19	2	21	2	10%	17	2	19
<b>Total Trips</b>				25	19	44	4	-	23	17	40	2		21	17	38

<b>NET NEW TRIPS</b>	3	14	17
----------------------	---	----	----

**PM PEAK HOUR**

**Existing**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
				In	Out	Trips			In	Out	Trips			In	Out	Trips
General Office (10k-250k SF)	710	15,048 SF	1.44 /1000 SF (17/83)	4	18	22	-	-	4	18	22	2	10%	4	16	20
<b>Total Trips</b>				4	18	22	-	-	4	18	22	2		4	16	20

**Proposed**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
				In	Out	Trips			In	Out	Trips			In	Out	Trips
Resid. Multi Family MR	221	57 DUs	0.39 /DU (61/39)	13	9	22	2	7%	12	8	20	-	0%	12	8	20
General Office (10k-250k SF)	710	15,048 SF	1.44 /1000 SF (17/83)	4	18	22	2	10%	3	17	20	2	10%	3	15	18
<b>Total Trips</b>				17	27	44	4	-	15	25	40	2		15	23	38

<b>NET NEW TRIPS</b>	11	7	18
----------------------	----	---	----

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

**Attachment 2C  
Boca Commerce Center  
Peak Hour Trip Generation - Five Year Analysis  
Proposed Development**

**AM PEAK HOUR**

**Existing**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
				In	Out	Trips			In	Out	Trips			In	Out	Trips
General Office (10k-250k SF)	710	15,048 SF	1.52 /1000 SF (88/22)	20	3	23	-	0%	20	3	23	2	10%	18	3	21
<b>Total Trips</b>				20	3	23	-	-	20	3	23	2		18	3	21

**Proposed**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
				In	Out	Trips			In	Out	Trips			In	Out	Trips
Resid. Multi Family MR	221	110 DUs	0.37 /DU (23/77)	9	32	41	2	6%	8	31	39	-	0%	8	31	39
General Office (10k-250k SF)	710	15,048 SF	1.52 /SF (88/22)	20	3	23	2	10%	19	2	21	2	10%	17	2	19
<b>Total Trips</b>				29	35	64	4	-	27	33	60	2		25	33	58

<b>NET NEW TRIPS</b>	7	30	37
----------------------	---	----	----

**PM PEAK HOUR**

**Existing**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
				In	Out	Trips			In	Out	Trips			In	Out	Trips
General Office (10k-250k SF)	710	15,048 SF	1.44 /1000 SF (17/83)	4	18	22	-	-	4	18	22	2	10%	4	16	20
<b>Total Trips</b>				4	18	22	-	-	4	18	22	2		4	16	20

**Proposed**

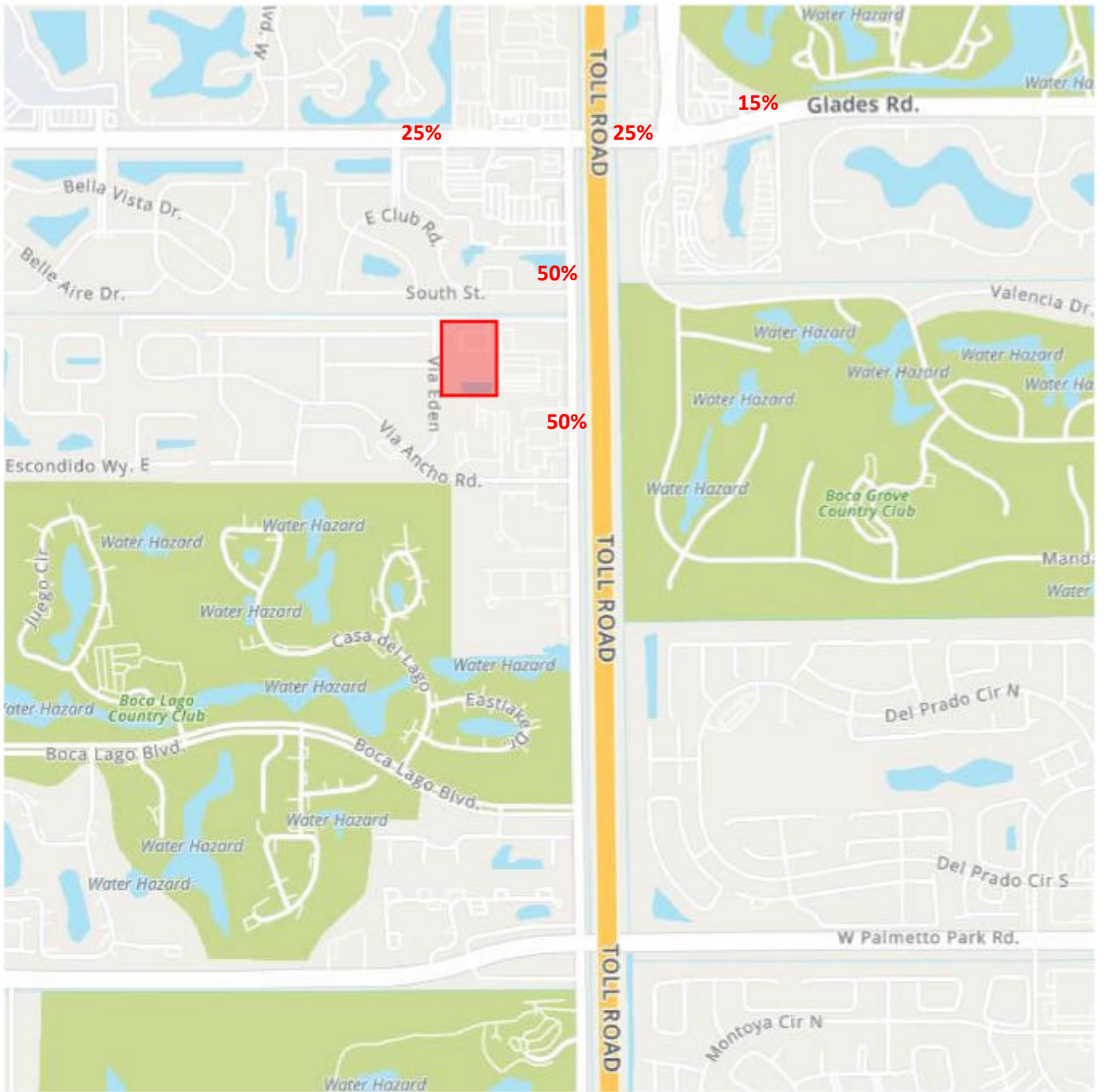
Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
				In	Out	Trips			In	Out	Trips			In	Out	Trips
Resid. Multi Family MR	221	110 DUs	0.39 /DU (61/39)	26	17	43	2	5%	25	16	41	-	0%	25	16	41
General Office (10k-250k SF)	710	15,048 SF	1.44 /1000 SF (17/83)	4	18	22	2	10%	3	17	20	2	10%	3	15	18
<b>Total Trips</b>				30	35	65	4	-	28	33	61	2		28	31	59

<b>NET NEW TRIPS</b>	24	15	39
----------------------	----	----	----

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



# Attachment 3A Project Traffic Distribution Boca Commerce Center



**Attachment 3B**  
**Boca Commerce Center**  
**Project Traffic Assignment**

**AM Peak Hour**

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS E Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
Boca Rio Rd	Glades Rd to Site	2L	II	NB	50%	15	1.74%	860	No
				SB	50%	4	0.41%	860	No
	Site to Palmetto Park Rd	2L	II	NB	50%	4	0.41%	860	No
				SB	50%	15	1.74%	860	No
Glades Rd	Lions Rd to Boca Rio Rd	6LD	II	EB	25%	2	0.06%	2830	No
				WB	25%	8	0.27%	2830	No
	Boca Rio Rd to Turnpike	6LD	II	EB	25%	8	0.27%	2830	No
				WB	25%	2	0.06%	2830	No
	Turnpike to Jog/Powerline	6LD	II	EB	15%	5	0.16%	2830	No
				WB	15%	1	0.04%	2830	No

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

**Attachment 3C  
Boca Commerce Center  
Project Traffic Assignment**

**PM Peak Hour**

Roadway	Link	Lanes	Class	Dir	Project Traffic		Total Project Impact	LOS E Service Vol. (1)	Significant Impact?
					% Dist.	Pk Hour Trips			
Boca Rio Rd	Glades Rd to Site	2L	II	NB	50%	8	0.87%	860	No
				SB	50%	12	1.40%	860	No
	Site to Palmetto Park Rd	2L	II	NB	50%	12	1.40%	860	No
				SB	50%	8	0.87%	860	No
Glades Rd	Lions Rd to Boca Rio Rd	6LD	II	EB	25%	6	0.21%	2830	No
				WB	25%	4	0.13%	2830	No
	Boca Rio Rd to Turnpike	6LD	II	EB	25%	4	0.13%	2830	No
				WB	25%	6	0.21%	2830	No
	Turnpike to Jog/Powerline	6LD	II	EB	15%	2	0.08%	2830	No
				WB	15%	4	0.13%	2830	No

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

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

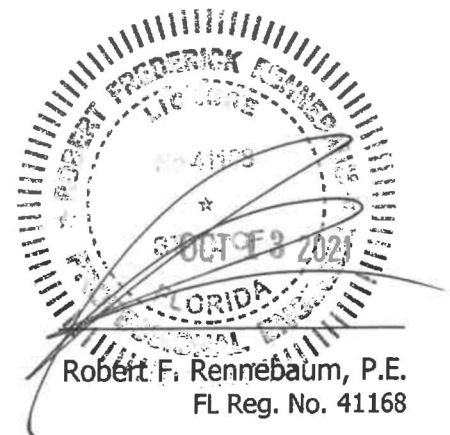
**BOCA RATON COMMERCE CENTER  
4.77 ACRE FLUA  
PALM BEACH COUNTY, FLORIDA**

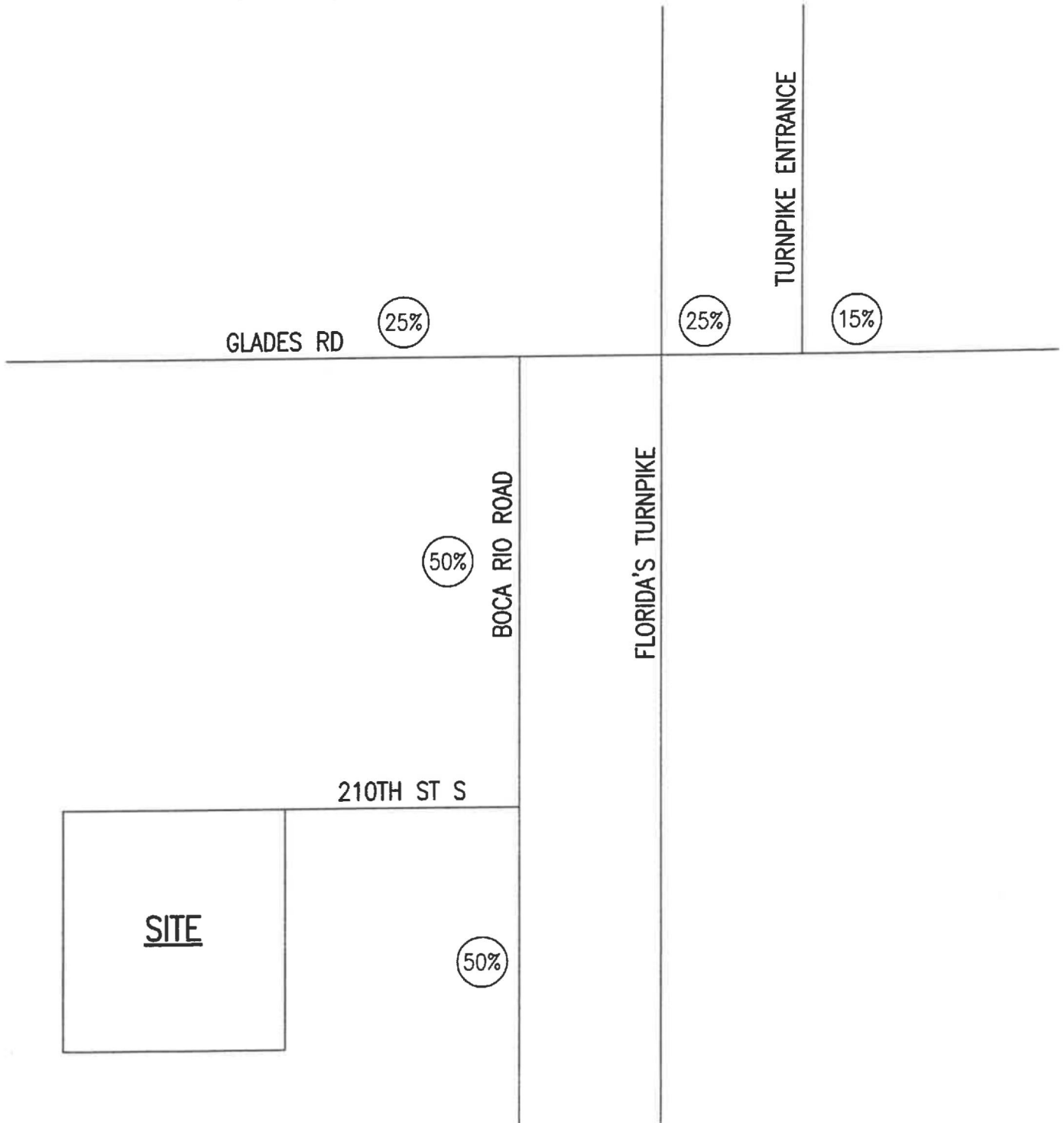
**Prepared for:**

Schmidt Nichols  
1551 N. Flagler Drive  
Suite 102  
West Palm Beach, Florida 33401

Job No. 21-149

Date: October 1, 2021





**LEGEND**

 PROJECT DISTRIBUTION

**PROJECT DISTRIBUTION**

**BOCA RATON**  
**COMMERCE CENTER**

21-149 KD 10-01-21

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**

**BOCA RATON COMMERCE CENTER  
4.78 ACRE LUPA  
PALM BEACH COUNTY, FLORIDA**

**Prepared for:**

Schmidt Nichols  
1551 N. Flagler Drive  
Suite 102  
West Palm Beach, Florida 33401

Job No. 19-079

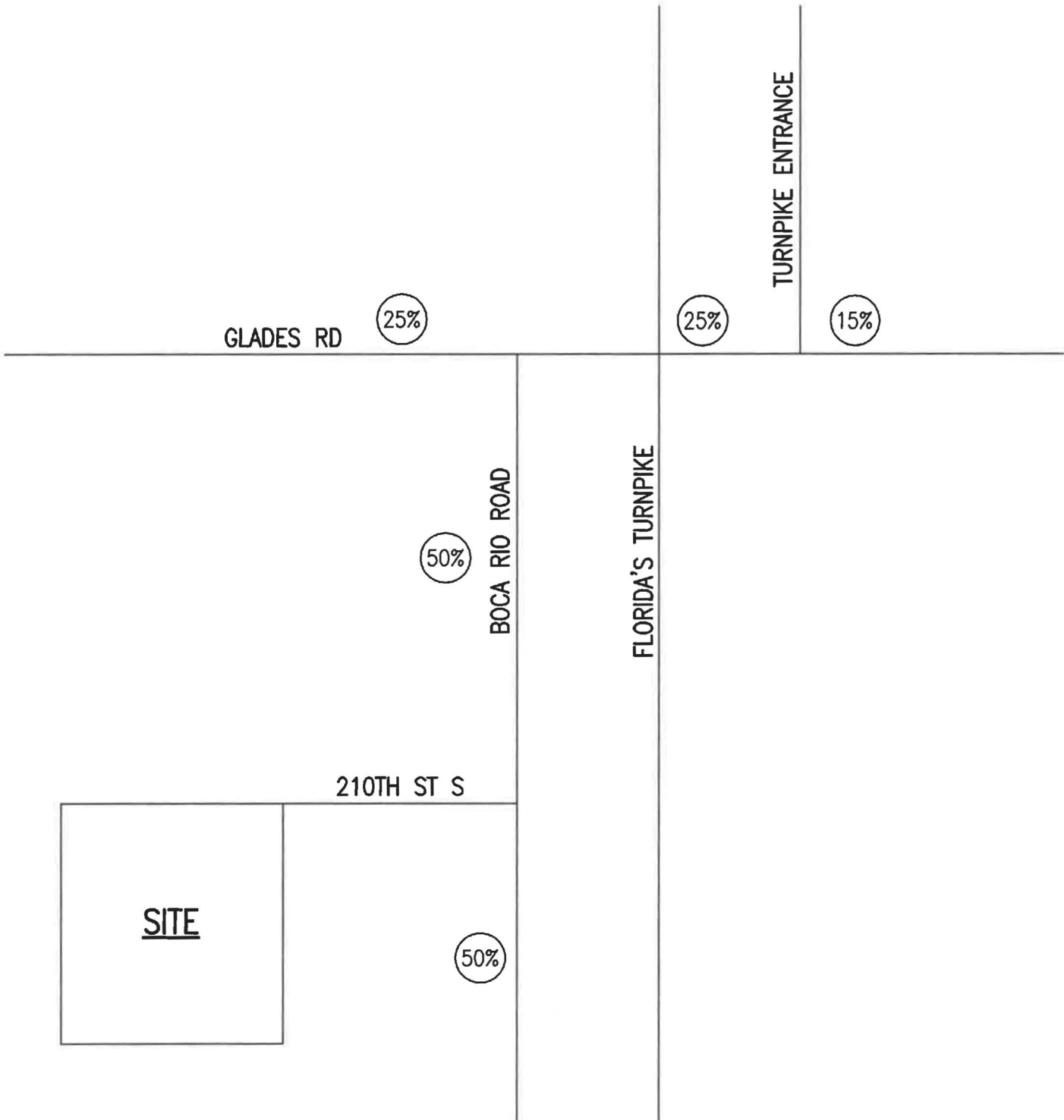
Date: October 4, 2019

---

Anna Lai, P.E., PTOE  
FL Reg. No. 78138



ENGINEERING | PLANNING | CONSULTING | SINCE 1982  
Authorization No. 3452  
2581 Metrocentre Blvd West • Suite 3 • West Palm Beach, Florida 33407 • (561) 478-7848



**LEGEND**

 PROJECT DISTRIBUTION

**PROJECT DISTRIBUTION**

**BOCA RATON**  
**COMMERCE CENTER**

19-079 AL 10-04-19