



January 4, 2022

Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 North Jog Road
West Palm Beach, Florida 33411

RE: *K-Rain Expansion*
 Traffic Performance Standards Statement
 Riviera Beach, Florida
 Kimley-Horn #TBD

Dear Quazi:

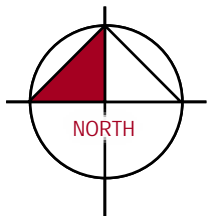
Kimley-Horn and Associates, Inc. has been retained to perform a trip generation determination for the proposed redevelopment of the site located at 1640 Australian Avenue in Riviera Beach, Florida (see Figure 1). The site currently contains a 28,965 square foot light industrial building, and the proposed redevelopment will result in the demolishing of a portion of the existing building and expansion of the existing building to a total intensity of 38,505 square feet of light industrial use. The Parcel Control Number (PCN) for the project site is 56-43-42-32-19-003-0010.

TRIP GENERATION DETERMINATION

A trip generation determination was prepared to determine the potential impacts of the proposed development. Rates and equations published by Palm Beach County, based on the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 10th Edition*, were used to determine the trips generated by the proposed land use. Trip generation rates for Light Industrial (Land Use 110) was used for the daily, AM peak hour and PM peak hour trip generation calculations for the existing and proposed site development. Table 1 summarizes the trip generation calculations for the proposed redevelopment. As shown in Table 1, redevelopment of the proposed site results in an increase of 42 net new external weekday daily trips, an increase in 6 net new external weekday AM peak hour trip (+6 inbound, 0 outbound), and an increase in 6 new external weekday PM peak hour trip (+1 inbound, +5 outbound).

Table 1: Weekday Trip Generation Calculations

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Scenario >5 Years								
Light Industrial	28.965 KSF	144	20	18	2	18	2	16
	Subtotal	144	20	18	2	18	2	16
Pass-By Capture	10.0%							
Light Industrial		14	2	2	0	2	0	2
		Subtotal	14	2	2	0	2	0
Driveway Volumes		144	20	18	2	18	2	16
Net New External Trips		130	18	16	2	16	2	14
Proposed Scenario								
Light Industrial	38.505 KSF	191	27	24	3	24	3	21
	Subtotal	191	27	24	3	24	3	21
Pass-By Capture	10.0%							
Light Industrial		19	3	2	1	2	0	2
		Subtotal	19	3	2	1	2	0
Driveway Volumes		191	27	24	3	24	3	21
Net New External Trips		172	24	22	2	22	3	19
Proposed Net External Trips-Existing Net New External Trips		42	6	6	0	6	1	5
Radius of Development Influence:		Directly Accessed Links						
Land Use	Daily	AM Peak Hour			PM Peak Hour			Pass By
Light Industrial	4.96 trips/1,000 sf	0.7 trips/1,000 sf (88% in, 12% out)			0.63 trips/1,000 sf (13% in, 87% out)			10.0%



LEGEND

 Site Location

FIGURE 1
K-Rain Expansion
KH #TBD
Site Location

SIGNIFICANCE ANALYSIS

Based on the traffic generation for this site, it was determined that the radius of developmental influence (RDI) for this project is the directly accessed links. The project traffic was distributed across this link based on the distribution illustrated in Figure 1 to determine if the addition of project traffic will significantly impact the roadway link based on Palm Beach County TPS methodology.

Table 2 and Table 3 summarize the AM peak hour and PM peak hour significance analysis, respectively.

Table 2: Weekday AM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							AM PEAK HOUR					
							TRIPS		% IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Australian Avenue	Blue Heron Boulevard	17th Street	4LD	1,770	60%	o	0	4	0.00%	No	0.23%	No
Australian Avenue	17th Street	13th Street	4LD	1,770	40%	i	2	0	0.11%	No	0.00%	No

Table 3: Weekday PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							PM PEAK HOUR					
							TRIPS		% IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Australian Avenue	Blue Heron Boulevard	17th Street	4LD	1,770	60%	o	3	1	0.17%	No	0.06%	No
Australian Avenue	17th Street	13th Street	4LD	1,770	40%	i	0	2	0.00%	No	0.11%	No

As shown in the tables above, none of the links are significantly impacted due to the addition of project traffic and therefore no further link analysis is required.

DRIVEWAY CLASSIFICATION

Access to the site is proposed to be maintained via two existing full access driveways on West 17th Street, additional access to the site is available via a full access driveway connection on Australian Avenue but this driveway location is currently closed via a gate and not expected to service project traffic. According to the Palm Beach County “Guide to Parking Lot and Street Access Design Criteria and Standards,” it is necessary to classify project driveways as minor, intermediate, or major according to the following criteria:

- Minor – services a maximum daily volume of 500 vehicles.
- Intermediate – services a daily volume ranging from 501 to 2000 vehicles.
- Major – services a daily volume of more than 2000 vehicles.

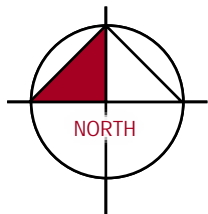
Figure 2 illustrates the expected project traffic driveway volumes for the site driveway after full buildout. Using the above criteria, driveway one and driveway two are classified as minor driveways.

TURN LANE REQUIREMENTS

The Palm Beach County “Guide to Parking Lot and Street Access Design Criteria and Standards” provides guidance on the provision of turn lanes at site driveways. According to the standards noted in this document, the volume thresholds for providing exclusive turn lanes are as follows:

- Right-turn Lane – 75 peak hour right turns, with driveway volumes that exceed 1,000 trips per day, and average daily traffic volumes that exceed 10,000 vehicles per day.
- Left-turn Lane – 30 peak hour left turns

Based on these requirements, the requirements for any additional turn lanes are not met at the project driveways.



LEGEND

Site Location

FIGURE 2

K-Rain Expansion
KH #TBD
Driveway Volumes

Kimley»»Horn

CONCLUSION

Kimley-Horn and Associates, Inc. has prepared a traffic study to evaluate the potential impact of development for the project site located at 1640 Australian Avenue in Riviera Beach, Florida. The site currently contains a 28,965 square foot light industrial building, and the proposed redevelopment will result in the expansion of the existing building to a total intensity of 38,505 square feet of light industrial use.

As shown in the analysis, the site meets the requirements of the Palm Beach County TPSO, without significantly impacting any of the surrounding links and no turn lanes are required or recommended at the site driveway.

Please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

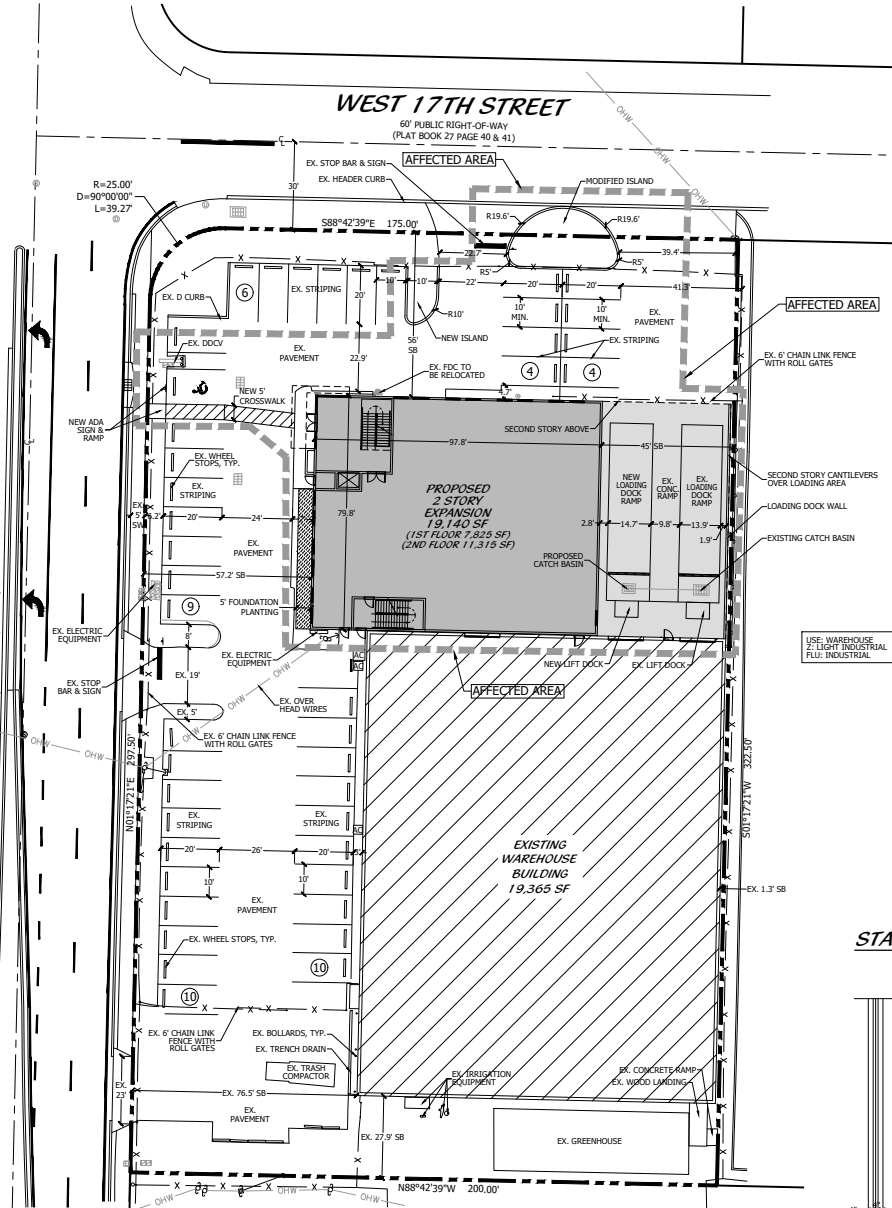
KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.
Transportation Engineer



Digitally signed
by Adam B Kerr
Date: 2022.01.04
16:53:49 -05'00'

Florida Registration
Number 64773
Certificate of Authorization
Registry No. 696



USE: WAREHOUSE
2: LIGHT INDUSTRIAL
FLU: INDUSTRIAL

USE: WAREHOUSE
2: LIGHT INDUSTRIAL
FLU: INDUSTRIAL

NTS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commercial Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 - Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

K-RAIN
SITE PLAN
Riviera Beach, Florida

DESIGNED: DEH
DRAWN: BO
APPROVED: DEH
JOB NUMBER: 21-0105
DATE: 01/04/22
REVISIONS:

Scale: 1" = 20'

January 04, 2022 10:35 a.m.
Drawing: 21-0105 SP-DWG

SHEET 1 OF 1
COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for any other project without the written permission of the architect. Intentionally blank any discrepancies to the architect.

Property Detail

Parcel Control Number: 56-43-42-32-19-003-0010 Location Address: 1640 AUSTRALIAN AVE
 Owners: K ENTERPRISES LTD
 Mailing Address: 1640 AUSTRALIAN AVE,RIVIERA BEACH FL 33404 5306
 Last Sale: DEC-1985 Book/Page#: / Price: \$100
 Property Use Code: 4100 - LIGHT MFG Zoning: IL - Limited Industrial (56-RIVIERA BEACH)
 Legal Description: LEWIS TERMINALS REPL OF PT OF
 BLKS O & P OF REPL OF PL 1 LT 1 BLK Total SF: 30132 Acres 1.6261
 P

2021 Values (Current)

Improvement Value \$1,328,280
 Land Value \$563,114
 Total Market Value \$1,891,394
 Assessed Value \$1,744,853
 Exemption Amount \$0
 Taxable Value \$1,744,853

All values are as of January 1st each year.

2021 Taxes

Ad Valorem \$39,011
 Non Ad Valorem \$5,876
 Total Tax \$44,887

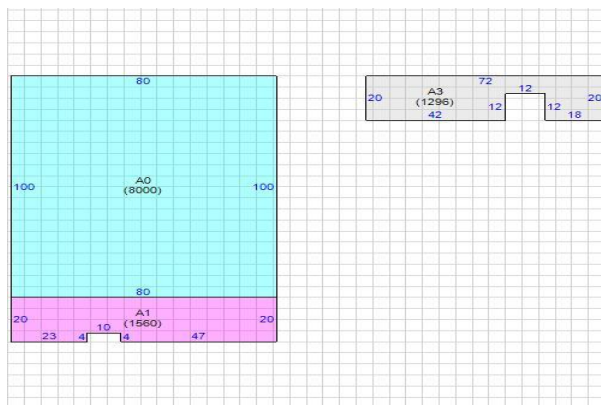
2022 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
LIGHT MANUFACTURING	8000
MULTI OFFICE	1296
MULTI OFFICE	1560
Total Square Footage :	10856

Extra Features

Description	Year Built	Unit
Patio Roof	1997	264
Paving- Asphalt	1979	12085
Fence- Chain Link 6ft #11 Gaug	1979	1010

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1. Year Built	1979
2. LIGHT MANUFACTURING	10856

MAP

