



Transportation Consultants



July 27, 2018

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West Palm Beach, FL 33411-6700
(561) 296-9698 Fax (561) 684-6336
Certificate of Authorization Number: 7989

Ms. Ellen Andel
CBRE, Inc. / Global Workplace Solutions
Florida Power & Light
700 Universe Blvd
Juno Beach, FL 33408

Re: FPL Port West Consolidation Plan - #PTC18-051

Dear Ms. Andel:

The purpose of this letter is to provide a baseline traffic statement for the above referenced project to determine existing traffic conditions for the attached Master Plan. It is proposed to consolidate six Florida Power & Light (FPL) parcels into one Master Plan. The Property Control Numbers are:

- | | |
|-------------------------|-------------------------|
| 56-42-42-36-33-000-0000 | 56-42-42-36-08-001-0000 |
| 56-42-42-36-19-001-0000 | 56-42-42-36-24-000-0010 |
| 56-42-42-36-00-000-5090 | 56-43-42-31-00-000-7080 |

There are multiple buildings and outdoor storage areas on these parcels. Attachment 1 provides a categorization of the land uses per building. In addition to the 298,952 SF of building space, there are 33.24 acres of outdoor storage/lay down yards. A trip generation analysis for these uses is provided on Attachment 2 for Daily, AM Peak Hour and PM Peak Hour. This analysis was conducted in conformance with Article 12, Traffic Performance Standards (TPS), of the Palm Beach County Unified Land Development Code (ULDC). Internalization of site trips was limited to 10% per TPS. The resultant net external trips generated by this consolidated Master Plan are:

- | | |
|---------------|-------|
| Daily: | 2,423 |
| AM Peak Hour: | 228 |
| PM Peak Hour: | 249 |

This analysis can be used as a baseline trip generation for the existing Master Plan. Please contact me if you have any questions.

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 7/27/18 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
FPL Port West Consolidation Plan
Land Uses (1)

Land Use	ITE Code	Building														Total	
		A	A1	A2	A3	B	B1	B2	C	C1	D	E	F	G	K		
Outdoor Storage (Acres)	PBC																33.24
Warehouse	150	32,471				61,067	61,075		5,000		24,396						184,009
Light Industrial	110		14,625	155	3,500					5,282		24,124	7,555	10,067	10,274		75,582
Office	710	11,400						12,492	2,750						12,719		39,361
Total		43,871	14,625	155	3,500	61,067	61,075	12,492	7,750	5,282	24,396	24,124	7,555	22,786	10,274		298,952

(1) Based on FPL Port West Master Plan dated 6-12-18.

Attachment 2
FPL Port West Consolidation Plan
Trip Generation

Daily

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Net Trips
Outdoor Storage	PBC	33.24 Acres	35 /Acre	1,163	116	10%	1,047	105	10.0%	942
Warehouse	150	184,009 SF	3.56 /1000 SF	655	65	10%	590	59	10.0%	531
Light Industrial	110	75,582 SF	6.97 /1000 SF	527	53	10%	474	47	10.0%	427
Office	710	39,361 SF	$\text{Ln}(T) = 0.76\text{Ln}(X) + 3.68$	646	65	10%	581	58	10.0%	523
TOTALS		298,952 SF		2,991	299	10%	2,692	269		2,423

AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips	External Trips			Pass-by Trips (1)	Net Trips				
				In	Out	Total		In	Out	Trips		In	Out	Total		
Outdoor Storage	PBC	33.24 Acres	5.60% of Daily (55/45) (2)	36	29	65	7	10%	33	25	58	6	10.0%	30	22	52
Warehouse	150	184,009 SF	0.30 /1,000 SF (79/21)	43	12	55	5	10%	40	10	50	5	10.0%	36	9	45
Light Industrial	110	75,582 SF	0.92 /1,000 SF (88/12)	62	8	70	7	10%	59	4	63	6	10.0%	53	4	57
Office	710	39,361 SF	$\text{Ln}(T) = 0.8\text{Ln}(X) + 1.57$ (88/12)	80	11	91	9	10%	75	7	82	8	10.0%	68	6	74
TOTALS		298,952 SF		221	60	281	28	10%	207	46	253	25		187	41	228

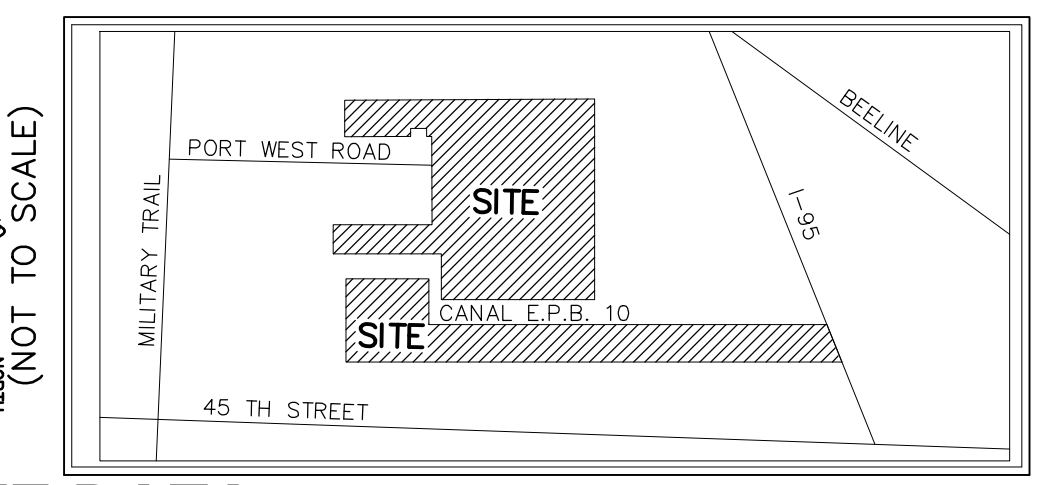
PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips	External Trips			Pass-by Trips (1)	Net Trips				
				In	Out	Total		In	Out	Trips		In	Out	Total		
Outdoor Storage	PBC	33.24 Acres	10% of Daily (50/50) (2)	58	58	116	11	10.0%	53	52	105	11	10.0%	48	46	94
Warehouse	150	184,009 SF	0.32 /1,000 SF (25/75)	15	44	59	6	10.0%	12	41	53	5	10.0%	11	37	48
Light Industrial	110	75,582 SF	0.97 /1,000 SF (12/88)	9	64	73	7	10.0%	5	61	66	7	10.0%	5	54	59
Office	710	39,361 SF	1.49 /1,000 SF (17/83)	10	49	59	6	10.0%	7	46	53	5	10.0%	6	42	48
TOTALS		298,952 SF		92	215	307	30	10.0%	77	200	277	28		70	179	249

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition.

(2) Source: ITE, Trip Generation, 9th Edition peak hour to daily ratio for self storage.

LOCATION MAP



SITE DATA

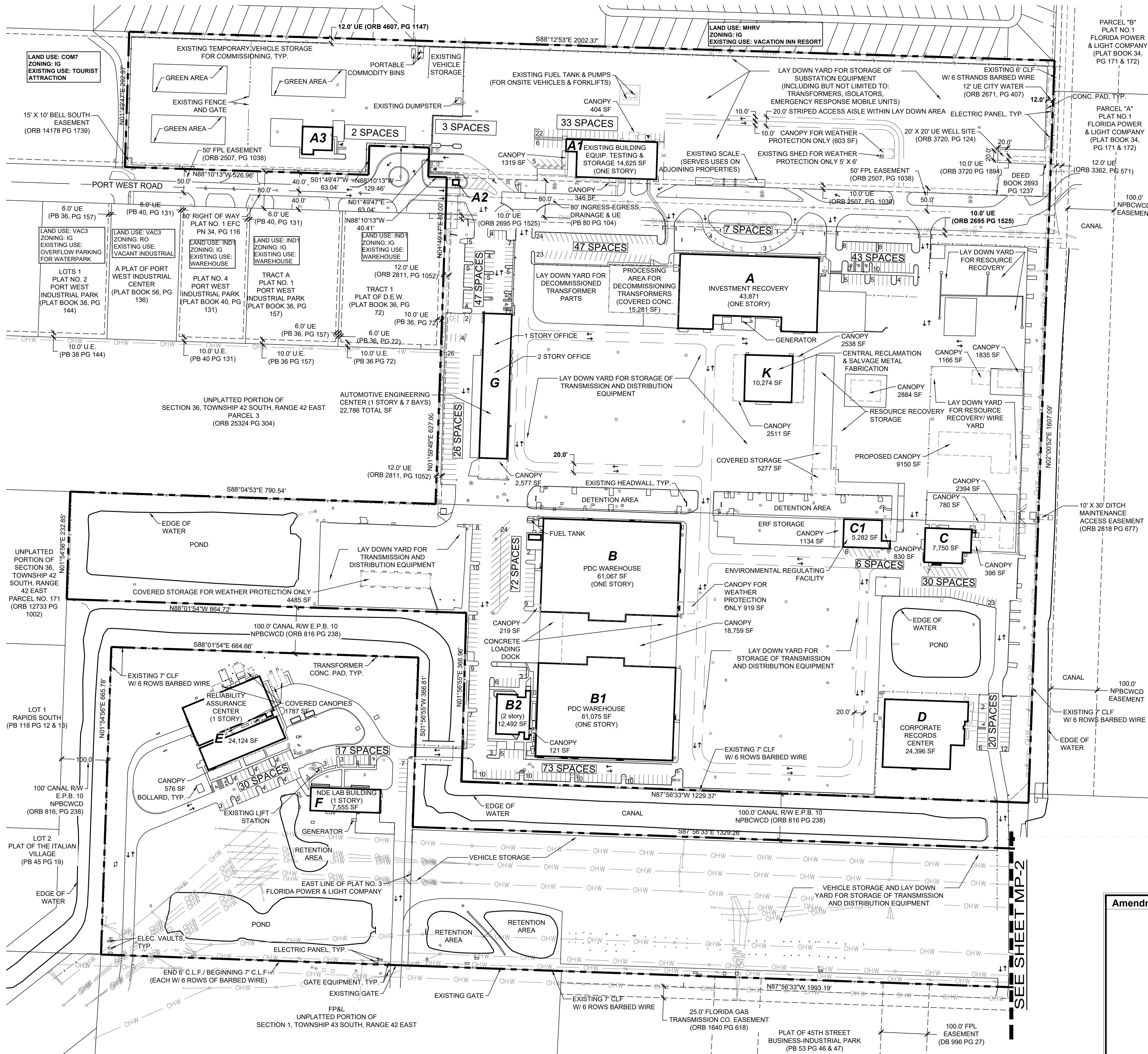
APPLICATION NAME:	FP&L PORT WEST
LAND USE:	IND IG
ZONING DISTRICT:	IND IG
PROPERTY CONTROL NUMBERS:	56-42-42-36-33-000-0000, 56-42-42-36-08-001-0000, 56-42-42-36-19-001-0000, 56-42-42-36-24-000-0010, 56-42-42-36-00-000-5090, 56-43-42-31-00-000-7080
GROSS SITE AREA:	(3,862,708 S.F.) 88.676 AC.
GROSS FLOOR AREA:	299,062 S.F.
FAR:	.077
BUILDING COVERAGE 383,723 SF (MAX 45%); INCLUSIVE OF 84,661 SF STRUCTURES FOR WEATHER PROTECTION ONLY	9.93%
REQUIRED PARKING:	459 SP.
PROVIDED PARKING:	463 SP.
REQUIRED ACCESSIBLE PARKING:	10 SP.
PROVIDED ACCESSIBLE PARKING:	12 SP.
IMPERVIOUS/ PERVIOUS AREA	
MAXIMUM IMPERVIOUS AREA PERMITTED:	85% (75.37 AC)
IMPERVIOUS AREA PROVIDED:	71% (63.05 AC)
MINIMUM PERVIOUS AREA REQUIRED:	15% (13.30 AC)
PERVIOUS AREA PROVIDED:	29% (25.63 AC)
TRAFFIC ANALYSIS ZONE:	115
MAX. BUILDING HEIGHT:	50'

BUILDING SUMMARY

	FACILITY NAME	BUILDING G.F.A.
A	INVESTMENT RECOVERY	43,871
A1	PDC PHYSICAL DISTRIBUTION	14,625
A2	GUARD HOUSE	155
A3	PDC FLEET BUILDING	3,500
B	PDC WAREHOUSE PHASE 1	61,067
B1	PDC WAREHOUSE PHASE 2	61,075
B2	PDC ADMINISTRATION	12,492
C	CENTRAL RECLAMATION & SALVAGE	7,750
C1	REGULATED MATERIALS	5,282
D	CORPORATE RECORDS CENTER	24,396
E	RESEARCH & EVALUATION FACILITY	24,124
F	NDE METALLURGICAL FACILITY	7,555
G	AUTOMOTIVE CENTER	22,786
K	CENTRAL RECLAMATION & SALVAGE METAL FABRICATION	10,274
TOTAL:		298,952

PARKING SUMMARY

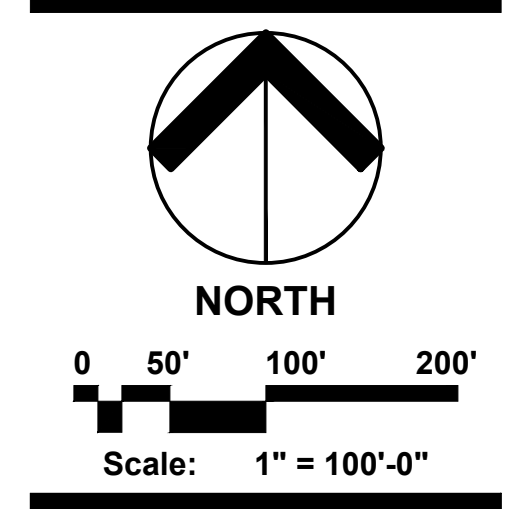
BUILDING A:	OFFICE: (1 SP/ 300 SF @ 11,400 SF - OFFICE BUILDING = 38)	70
	WAREHOUSE: (1 SP/ 1000 SF @ 32,471 SF - WAREHOUSING = 32)	
BUILDING A1:	(1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	29
BUILDING A2:	(1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	3
BUILDING A3:	(1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	7
BUILDING B:	(1 SP/ 1000 SF - WAREHOUSING)	61
BUILDING B1:	(1 SP/ 1000 SF - WAREHOUSING)	61
BUILDING B2:	(1 SP/ 300 SF - OFFICE BUILDING)	42
BUILDING C:	OFFICE: (1 SP/ 300 SF @ 2,750 SF - OFFICE BUILDING = 9)	14
	WAREHOUSE: (1 SP/ 1000 SF @ 5,000 SF - WAREHOUSING = 5)	
BUILDING C1:	(1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	11
BUILDING D:	(1 SP/ 1000 SF - WAREHOUSING)	24
BUILDING E:	(1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	48
BUILDING F:	(1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	15
BUILDING G:	AUTOMOTIVE: (2 PEOPLE/ STALL BAY=14)	56
	OFFICE: (1 SP/ 300 SF @ 12,719 SF - OFFICE BUILDING = 42)	
BUILDING K:	(1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	21
TOTAL PARKING REQUIRED:		459
TOTAL PARKING PROVIDED:		463



Amendments:

Zoning Stamp:

FP&L - PORT WEST
Riviera Beach, FL
Master Plan



Date: 06.12.2018
Project No.: 17-062.001
Designed By: HLC/ BB
Drawn By: HLC/ BB
Checked By: CWV
Revision Dates: