



May 8, 2008

Ms. Melanie M. Borkowski  
Manager, Department of Facilities Development & Operations  
Palm Beach County  
2633 Vista Parkway  
West Palm Beach, FL 33411-5603

Department of Engineering  
and Public Works

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

www.pbcgov.com

RE: **Milani Park – Extended Build-Out**  
**Project #: 080510**  
**TRAFFIC PERFORMANCE STANDARDS REVIEW**

Dear Melanie:

The Palm Beach County Traffic Division has reviewed the traffic statement for the extended build-out date for the previously approved County Park project entitled; **Milani Park**, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Land Development Code. The project is summarized as follows:

**Location:** East and west sides of A1A (S. Ocean Boulevard), about 600 yards north of Spanish River Boulevard.  
**Municipality:** Highland Beach  
**PCN #:** 24-43-47-09-00-001-0060, 24-43-47-09-00-001-0050  
**Existing Uses:** None  
**Proposed Uses:** 5.39 Acres County Park  
**New Daily Trips:** 86  
**New PH Trips:** 4 Am and 9 PM.  
**Build-Out:** Extended – see note below

Based on our review, the Traffic Division has determined that the extended build-out of the previously approved County Park project which constitutes insignificant traffic impact on the roadway network, meets the Traffic Performance Standards of Palm Beach County. Note that due to new Palm Beach County BCC policy directive (In effect since August 1, 2007), build-out dates are no longer applied to "Government Services and Operations" projects. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

If you have any questions regarding this determination, please contact me at 684-4030.

Sincerely,

Masoud Atefi, MSCE  
TPS Administrator, Municipalities - Traffic Engineering Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\ma\Admin\Approvals\2008\080510.doc

**Palm Beach County  
Board of County  
Commissioners**

Ridie L. Greene, Chairperson

Jeff Koona, Vice Chair

Karen T. Marcus

Robert J. Kanjian

Mary McCarty

Burt Aaronson

Jess R. Santamaria

**County Administrator**

Robert Weisman

"An Equal Opportunity  
Affirmative Action Employer"

1111 - Malini Park  
FDOT - Pre Vac Letter



## Florida Department of Transportation

CHARLIE CRIST  
GOVERNOR

District Four- Permits Office  
3400 West Commercial Boulevard  
Fort Lauderdale, Florida 33309-3421  
Telephone 954-777-4383 Fax 954-677-7893  
Toll-Free 866-336-8435

RECEIVED  
AUG 27 2008  
SCHORAH & ASSOC

STEPHANIE C. KOPELOUSOS  
SECRETARY

August 22, 2008

**THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL  
AFTER AUGUST 22, 2009  
THIS DOCUMENT IS NOT A PERMIT APPROVAL**

Mr. Frederick Roth Jr., P.E.  
Michael B. Schorah and Associates, Inc.  
1850 Forest Hill Boulevard  
West Palm Beach, Florida 33406

Dear Mr. Roth:

RE: **July 22, 2008** Pre-application Review for Category B Driveway  
Palm Beach County, Rural, In the City of Highland Beach  
Reference Project: N/A, State Section 93060, State Road A1A, Approx. M.P. 4.974  
Posted Speed 35 mph, Access Class 7  
Location: Southwest corner of Boca Cove Lane, East and West Sides of State Road A1A  
Site Acreage: 5.39, Proposed Land Use: Park, Maximum Square Footage: N/A  
Applicant: Palm Beach County, Property Owner: Palm Beach County  
Proposed Project Name & Address: Malini Park

**Your Request: A full driveway 170 feet south of Boca Cove Lane, on the west side of State Road A1A.**

**OUR FINDINGS:** based on your request and your presentation of facts.

- We approve the concept as presented with the following conditions and comments.

Conditions:	Restriping of the existing two-way left-turn lane to allow left turns into and out of the driveway.
Comments:	A pedestrian crossing of State Road A1A will be permitted (flashing lights in the pavement or on a sign will not be permitted.) FDOT does not support moving the proposed Boca Highlands pedestrian signal to the park. <ul style="list-style-type: none"><li>• Drainage mitigation is required. Storm Water Pollution Prevention Plan should be submitted with application</li><li>• Dimensions between driveways are measured from the near edge of pavement to near edge of pavement unless otherwise indicated. Dimensions between median openings are measured from centerline to centerline unless otherwise indicated.</li><li>• Applicant provided: current survey, site plan, traffic study, current spacing info</li></ul>

The purpose of a Pre-application Review is to establish a conceptual agreement on the approximate location and category of driveways to the State highway. This document should be submitted with any continued review and with permit applications and it becomes a part of any ensuing approved permit. Favorable review of the proposal generally means that you may develop plans complying with the Review comments and submit them, within 12 months, to the Department for permit processing. When permit requests are submitted Department permits personnel have the duties of checking design plans in terms of Department standards and constructibility. Applicant should be aware that approved median openings may be closed or modified by subsequent projects at the sole discretion of the Department.

You may contact us at the numbers or addresses above. Thank you for visiting with us

Sincerely,

Christine Nabong Bacomo, P.E.  
District Permits Engineer

CNB:BC jma

cc: Beth Coe B.C.  
Jerry M. Dean

File s permit d permits conceptu PalmBeach Palm Beach SR A1A



Planning  
Landscape Architecture  
Environmental Services  
Transportation

February 5, 2008

Jim Nardi  
Advanced Asset Management, Inc.  
301 South 62<sup>nd</sup> Avenue  
Hollywood, FL 33023

**RECEIVED  
FACILITIES COMPLIANCE**

MAY 2 2008

FILE \_\_\_\_\_  
C. \_\_\_\_\_

Re: **Milani Park – Town of Highland Beach**  
**PCN No. 24-43-47-09-00-001-0050 & 0060**  
**LDS No. 1447.1**

Dear Mr. Nardi,

Land Design South (LDS) has reviewed the Special Exception Application Package for the **Milani Park** property. The 5.39-acre Park is located at 4701 South Ocean Blvd, along SR-A1A north of Spanish River Blvd in the Town of Highland Beach, Florida. Parcel Control Numbers associated with this project are 24-43-47-09-00-001-0050 & 0060. Figure 1 shows an aerial location of the site in relation to the transportation network.

This analysis is divided in two sections. Section 1 determines a trip generation for the proposed development of a 5.39-acre Park. Section 2 evaluates transportation existing conditions in the surrounding area.

Trip generation rates available from the ITE Trip Generation Report, 7<sup>th</sup> Edition, were used to determine the project trip generation for City Parks. Table 1 includes trip generation rates for Daily, AM and PM peak hour.

**Table 1: Trip Generation Rates**

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
City Park / Sunday	411	16	50%	50%	5% of Daily	50%	50%	10% of Daily

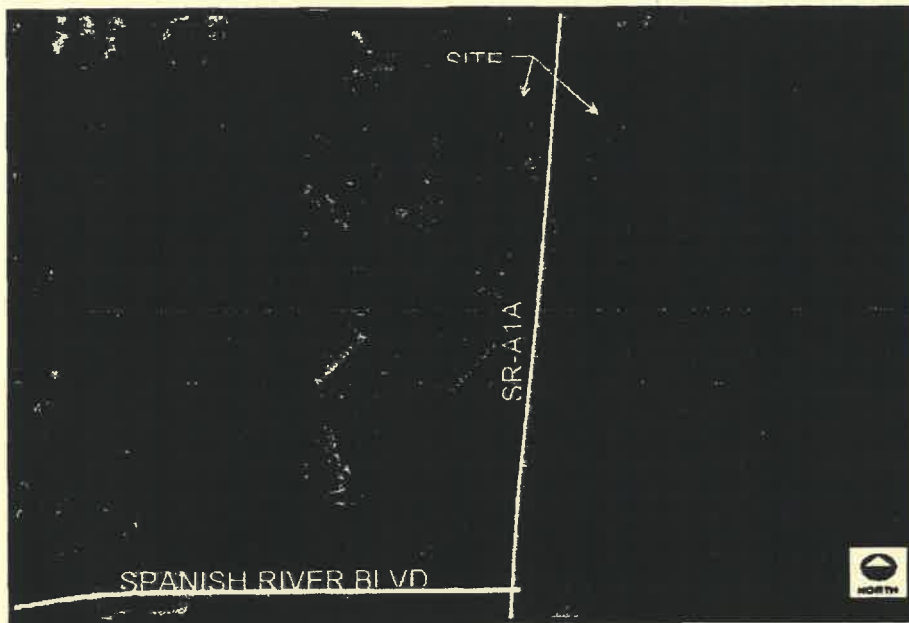
According to Table 2, the net Daily, AM, and PM peak hour trips potentially generated by the assumed development are 86, 4 and 9 trips respectively.

**Table 2: Trip Generation - Summary**

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Net New Traffic	5.39 Ac	86	2	2	4	5	4	9

The Traffic Statement submitted as part of the Application Package for the **Milani Park** property, *Item No. 6: Concurrency – Traffic Statement*, prepared by Pinder Troutman Consulting Inc. dated March 18, 2002, based its analysis on the ITE Trip Generation Report, 5<sup>th</sup> Edition rates. Note that the number of trips potentially generated by the proposed development is the same despite the ITE edition number used.

**Figure 1: Project Location – Aerial View**



The proposed **Milani Park** property will generate less than 20 gross peak hour trips. For this reason, the property meets the Palm Beach County Traffic (PBC) – Traffic Performance Standards (TPS), Article 12 of the PBC Unified Land Development Code and does not require a traffic study, only a Traffic Statement would be needed for the County's Traffic Division approval. Copy of the approved Traffic Statement and PBC approval letter was submitted by the applicant as part of the Application Package for the **Milani Park** property, Item No. 6: Concurrency – Traffic Statement

### ***Special Exception Requirements***

**Milani Park** property has to be evaluated following Section 30-67 Uses permitted, special exception, and prohibited uses of the Code of Ordinances - Town of Highland Beach, Florida. The proposed public recreation facility shall be owned and operated by a public agency, present evidence of adequate parking to accommodate expected demand, be gated, and gates shall closed between sunset and sunrise. Likewise, only parking and open-air fresh water rinsing facilities shall be located on the west side of SR-A1A. Bathroom, picnic, playground, and related equipment shall be located on the east side of SR-A1A.

Following Section 30-69 Offset parking, loading, and vehicular circulation of the Code of Ordinances - Town of Highland Beach, Florida: Parking lots and vehicular use areas, each property shall be limited to two (2) access driveways for each abutting public or private right-of-way. Width of access for two-way driveways shall be minimum 24 feet wide. Traffic-control signs and other pavement markings shall be used as necessary to ensure safe and efficient traffic operation of parking and vehicle areas.

The submitted Site Plan for the **Milani Park** property, *Sheet S-1 revised on 9/07/07*, meets the following city requirements: It will be owned and operated by a public agency, parking area is being proposed only on the west side of SR-A1A with a guard house at the entrance, access driveways are design according to the standards, and adequate signing and marking is being provided throughout the site. On the other hand, there seems to be inconsistencies in the proposed number of parking spaces provided in the proposed site plan. In addition, the use of the site is limited by the existing archeological features on the site that shall be preserved, the length of the beach, the existence of isolated black mangrove wetlands, encroachments on the site, and landscape requirements.

A parking justification to accommodate the expected demand had been submitted as part of the application package for the **Milani Park** property, *Item No. 8: Statement of Plan Compliance – Supplemental Parking Justification* (see enclosure). The *Supplemental Parking Justification* section indicates that 140 parking spaces were considered appropriate at the time of the property purchase in 1987. Based on a phone conversation with the PBC Planning Superintendent from the Parks and Recreation Department, Bill Wilsher<sup>1</sup>, a conceptual site plan was presented at the time of property purchase. The conceptual site plan proposed 140 spaces as the preliminary number and the most efficient layout for the site. The mentioned conceptual site plan was not included as part of this application.

The submitted Site Plan, *Sheet S-1 revised on 9/07/07*, proposes 100 parking spaces. The reduction of parking spaces is explained in the *Supplemental Parking Justification* section as an agreement between the Town and the County. However, copy of the application package for the **Milani Park** received by LDS did not include documentation supporting the mentioned agreement.

Finally, the applicant explained that with 100 parking spaces the County will be in a position to accept as a condition of approval the Town's request of charging a fee for parking. Please note, copy of the application package for the **Milani Park** received by LDS did not include documentation supporting the mentioned Town request. According to the applicant, collecting the fee could be achieved via parking meters charging per hour where a meter maid is required or an attendant booth with a flat rate per day. Regardless of the method of collection chosen, the revenues for 100 parking spaces compared to the annual cost of collecting the parking fees would be close to a break even point. As explained by the applicant, a reduction in parking spaces below 100 may create a negative cash flow situation and the County could not accept the condition of approval from the Town. The applicant supports this documentation by comparing revenues at Kreusler Park in Lake Worth (parking meters) and South Inlet Park in Boca Raton (flat rate).

#### ***Existing and Future Conditions***

Existing conditions of the project vicinity area, including existing capacity of all links associated with number of lanes and level of service (LOS), as well as, 2007 Daily, AM and PM peak hour conditions are shown in the *2007 Conditions* figure (see enclosure). For this analysis, the vicinity area consists of the three (3) following links: SR-A1A between Linton Rd and Spanish River Blvd, Linton Rd between Federal Hwy and SR-A1A, and Spanish River Blvd between Federal Hwy and SR-A1A. As shown in the *2007 Conditions* figure, under peak hour conditions, SR-A1A south of Linton Blvd exceed the adopted LOS 'D'. Likewise, under Daily conditions, SR-A1A between Spanish River Blvd and Linton Blvd exceeds the adopted LOS 'D'.

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<sup>1</sup> February 1, 2008 (Contact number 561-966-6636)

Preliminary analyses for the year 2010 conditions of the project vicinity area were carry-out with Volume/Capacity (V/C) ratios for peak hour conditions. See enclosure for this 2010 V/C Estimates. The V/C ratio provides a preliminary understanding of future conditions at the assumed project build-out in 2010. The enclosed 2010 V/C Estimates figure points out those links that will most likely be over capacity (V/C>1.0) and near capacity in the year 2010. Based on the enclosed 2010 V/C Estimates figure, SR-A1A south of Linton Blvd will be overcapacity in 2010.

### **Traffic Concurrency Considerations**

PBC-TPS requires total traffic at project's build-out to be equal to or lower than LOS 'D' to links significantly impacted by the proposed development. If project fails, no Site Specific Development Order shall be issued unless link improvements are made, including through-intersection continuity. The applicant may make intersection and link improvements in accordance with PBC or FDOT Design Standards to achieve the Adopted LOS Critical Volume. Note that even though there are sections on SR-A1A that exceed the adopted LOS 'D', the proposed **Milani Park** has an insignificant impact on the links within the vicinity area, therefore, the applicant is not required to make link and/or intersection improvements.

PBC Five Year Road Program, adopted on September 11, 2007, does not include improvements on any of the links included within the vicinity area. Therefore, the same existing capacity for links was assumed for the estimation of 2010 V/C where SR-A1A south of Linton Blvd will be overcapacity.

Chapter 163.3180(6) of the 2005 Florida Statutes has changed the way *De Minimis* impacts are reviewed and approved. Under the new *De Minimis* methodology even those projects that generate less than 1% of the LOS need to check for V/C ratios, however, *De Minimis* does not apply to all links in PBC. The 2006 De Minimis Link Report for PBC adopted August 27, 2007, published links where *De Minimis* will be enforced. None of the links within the vicinity area are included in the *De Minimis* list. Note that Federal Hwy between Glades Rd and Newcastle St is included in *De Minimis* list as showed in the enclosed 2010 V/C Estimates figure.

### **Conclusions**

Traffic potentially generated by the proposed **Milani Park** property has an insignificant impact on the transportation network. Therefore, traffic conditions will not be adversely impacted by the proposed **Milani Park** development.

Sincerely,

Juan F. Ortega  
LAND DESIGN SOUTH

Juan 83422

Digitally signed by Juan Ortega  
DN: cn=Juan Ortega, o=LDS, ou=LDS,  
c=FL  
Email address: juan@landdesignsouth.com  
Reason: I am the author of this document  
Date: 2007.09.14 09:00:00 -0400

Juan F. Ortega, P.E., P.E.D.

Professional Registration No. 83422  
Engineering Business No. 27550

Encl.: 2010 Conditions

2010 V/C Estimates

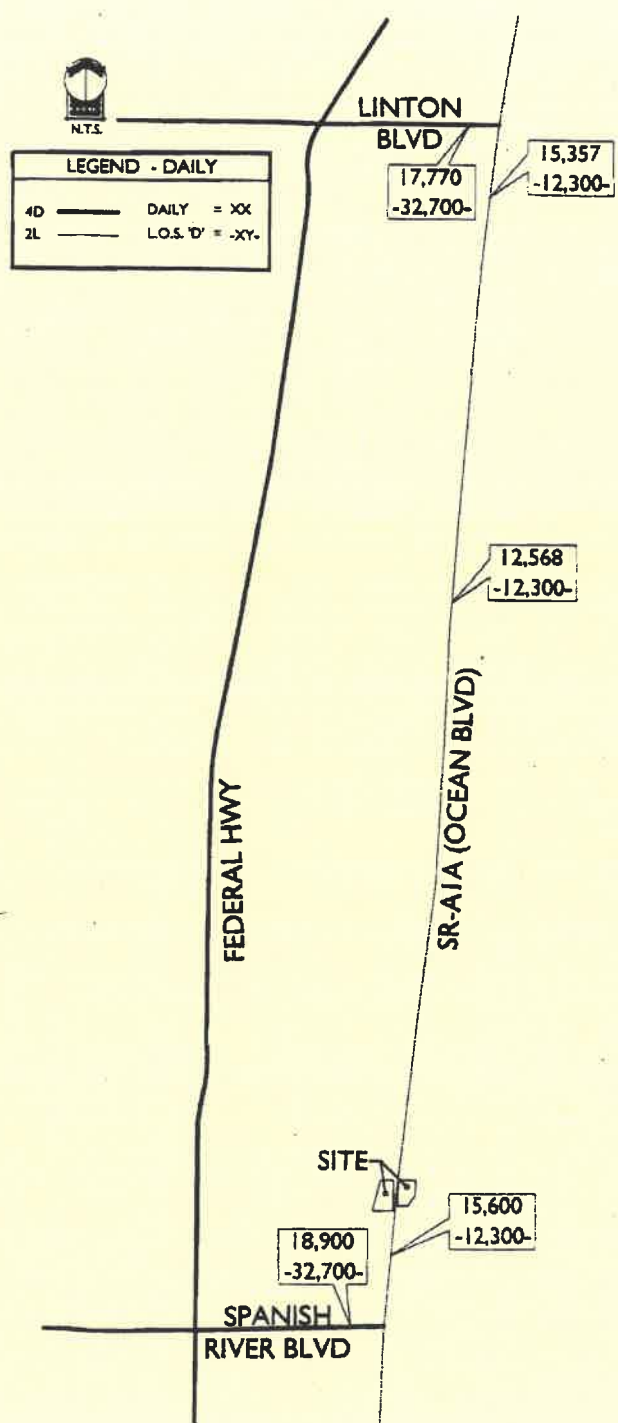
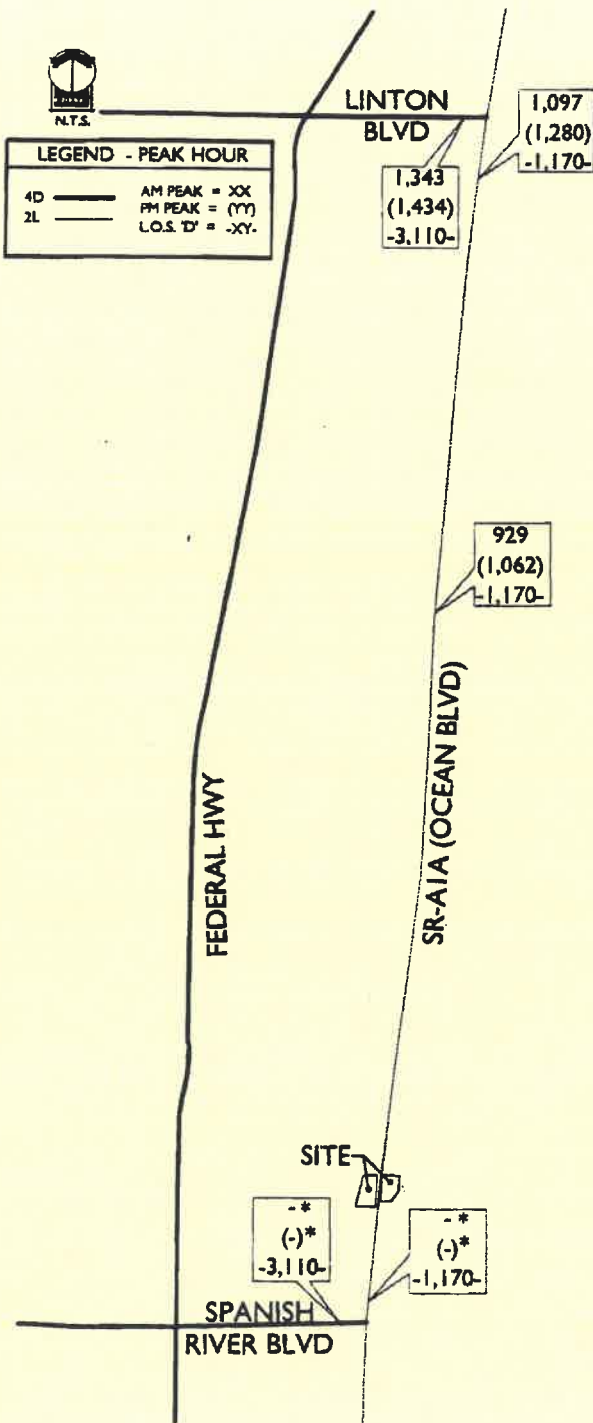
Excerpt from Special Exception Application Package – Supplemental Parking Justification.

# 2007 CONDITIONS

## MILANI PARK - TOWN OF HIGHLAND BEACH

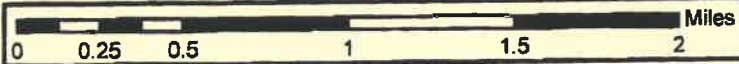
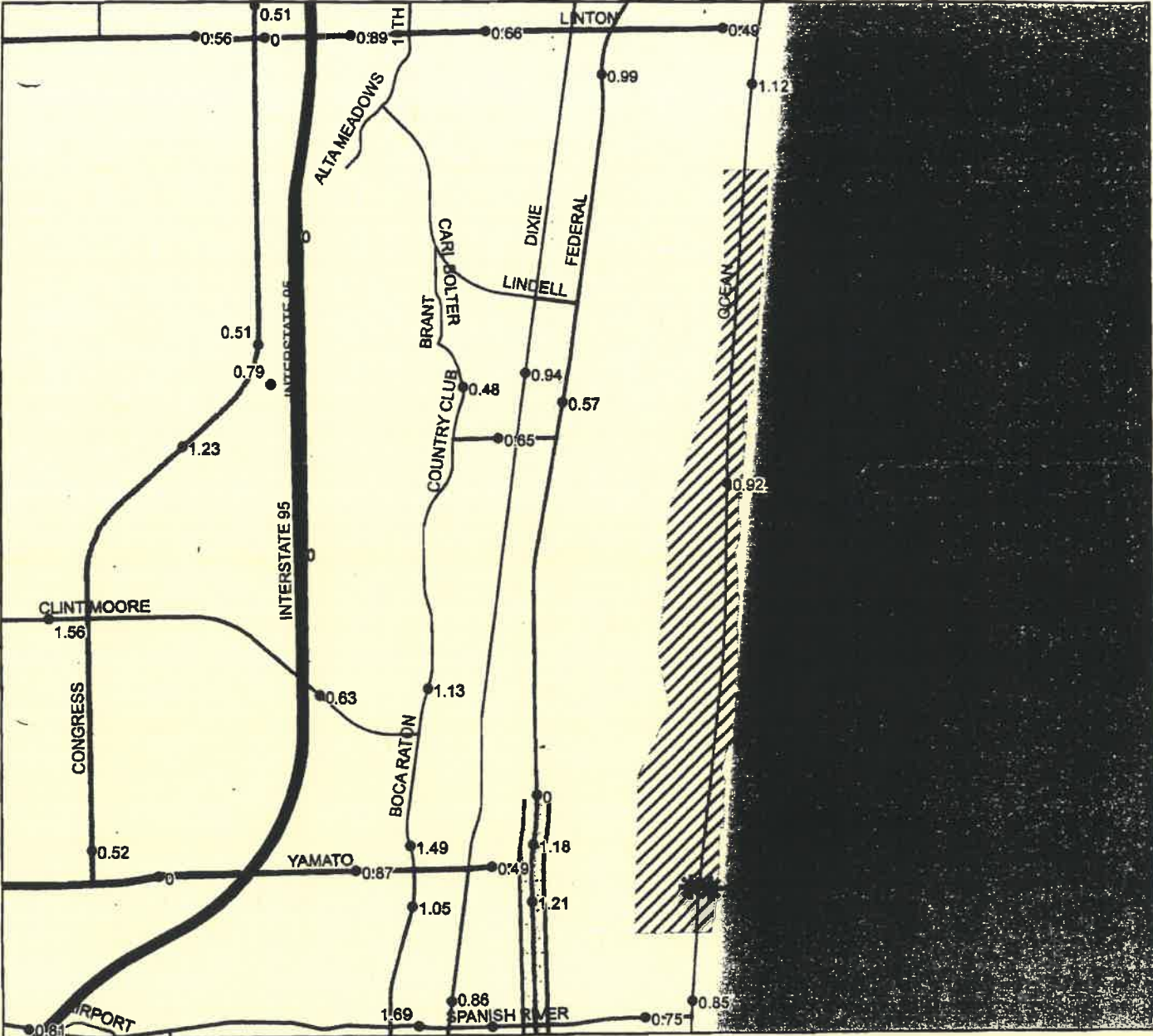
### PEAK HOUR

### DAILY



Source: 2007 traffic counts provided by Palm Beach County - Traffic Division  
 \* Unavailable data at the time of this submittal

# 2010 V/C Estimates for Milani Park-Town of Highland Beach



**Legend**

<ul style="list-style-type: none"> <li> De Minimis Links</li> <li> Town of Highland Beach</li> <li> 2010 V/C Estimates-PBC</li> <li> Site</li> </ul>	<p style="text-align: center;"><b>PBC Thoroughfare Lanes</b></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;"> 2</td> <td style="width: 33%;"> 5</td> <td style="width: 33%;"> 10</td> </tr> <tr> <td> 3</td> <td> 6</td> <td> 8</td> </tr> <tr> <td> 4</td> <td> 8</td> <td></td> </tr> </table>	2	5	10	3	6	8	4	8	
2	5	10								
3	6	8								
4	8									

LAND  
DESIGN  
SOUTH

Planning  
Landscape Architecture  
Environmental Services  
Transportation

**Map Information**

Table 12.B.2.C-11A  
LOS D Link Service Volumes

Facility Type	ADT	Peak Hour Two Way
2 lanes undivided	2L 12,300	1,170
2 lanes one-way	2LO 19,800	1,870
3 lanes two-way	3L 15,400	1,480
3 lanes one-way	3LO 29,500	2,810
4 lanes undivided	4L 24,500	2,330
4 lanes divided	4LD 32,700	3,110
5 lanes two-way	5L 32,700	3,110
6 lanes divided	6LD 49,200	4,680
6 lanes expressway	6LD 63,800	6,060
4 lanes expressway	4LX 67,200	6,250
6 lanes expressway	6LX 105,600	9,840
8 lanes expressway	8LX 144,500	13,420
10 lanes expressway	10LX 182,600	18,090

Map Title: Milani Park

Created By: NC

Verified By: Juan F. Ortega, P.E., Ph.D.  
Date: November 15, 2007

Data Source: Palm Beach County (PBC)

LDS No.: 1447.1

Print Date: November 15, 2007

Disclaimer: The requester of this map acknowledges and accepts the limitations of the Data shown, including the fact that the Data is in a constant state of maintenance, correction, and update.



# PINDER TROUTMAN CONSULTING, INC.

Transportation Planners and Engineers

2324 South Congress Avenue, Suite 1H  
West Palm Beach, FL 33406  
(561) 434-1644 Fax 434-1663  
Email: pindertroutman@msn.com

March 18, 2002

Mr. Masoud Atefi, MSCE  
Palm Beach County Traffic Division  
160 Australian Avenue, Suite 303  
West Palm Beach, FL 33406

**Re: Milani Park - #PTC00-89**

Dear Mr. Atefi:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed development meets the requirements of Article 15, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code (ULDC). It is proposed to develop a 5.39 acre park. The site is located along A1A north of Spanish River Boulevard in the Town of Highland Beach.

Attachment 1 provides the daily, AM and PM peak hour trip generation for the proposed project. Based on the daily trip generation of 86 new trips, the Test 1 and Test 2 radii of development influence are both the first directly accessed link of a Major Thoroughfare.

The proposed development does not have a significant impact on any area roadway links, based on the level of significance criteria of 0.5% LOS D for links within one-half mile. In order to utilize this level of significance standard, the roadway link must meet all of the following criteria:

1. Within the Urban Service Area.
2. AADT at buildout does not exceed 110% of LOS D.
3. Not a designated hurricane evacuation route.

The directly-accessed link of A1A meets all three criteria with the analysis for Criteria #2 (AADT at buildout) shown below.

Historic traffic data for the last three (3) years shows a growth rate of 0.70% per year on this link. With application of 1% growth rate, to provide a conservative analysis, the projected 2004 volumes are shown below. No Major Project is projected to have a 10% impact by buildout of this project.

## A1A - North of Spanish River Boulevard

	<u>Daily</u>
Existing (2000/2001)	15,294
Background Growth	542
Project *	60
Total (2004)	15,836
LOS D Service Volume	14,900
% LOS D	107%

\* Project traffic is based on a maximum assignment of 70%.

Mr. Masoud Atefi, MSCE  
Re: **Milani Park - #PTC00-89**  
March 18, 2002  
Page 2

The directly accessed link of A1A is not a Test 2 deficiency; therefore, the requirements of Test 2 are met. This development is in compliance with the Traffic Performance Standards of Palm Beach County.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

  
Andrea M. Troutman, P.E. 3/10/02

AMT/ldr

cc: Jim Barnes  
Audrey Huggins

**Attachment 1  
 Milani Park  
 Proposed Uses - Trip Generation**

Daily

Land Use	Intensity	Trip Generation Rate (1)	Total Trips
Park	5.39 Acres	$\text{Ln}(T) = 0.401 \text{Ln}(x) + 3.780$	86
<b>TOTAL</b>			<b>86</b>

AM Peak Hour

Land Use	Intensity	Trip Generation Rate (2)	Total Trips	
			In	Out
Park	5.39 Acres	5% of Daily (50/50)	2	2
<b>TOTAL</b>			<b>2</b>	<b>2</b>

PM Peak Hour

Land Use	Intensity	Trip Generation Rate (2)	Total Trips	
			In	Out
Equestrian Center/ Recreation	5.39 Acres	10% of Daily (50/50)	5	4
<b>TOTAL</b>			<b>5</b>	<b>4</b>

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 5th Edition for City Park per previously approved Palm Beach County studies.

(2) Based on previously approved rates by Palm Beach County.

# PINDER TROUTMAN CONSULTING, INC.

Transportation Planners and Engineers

2324 South Congress Avenue, Suite 1H  
West Palm Beach, FL 33406  
(561) 434-1644 Fax 434-1663  
Email: pindertroutman@msn.com

April 11, 2001

Ms. Audrey Huggins  
Gee & Jenson  
One Harvard Circle  
West Palm Beach, FL 33409-1923

**Re: Milani Park - #PTC00-89**

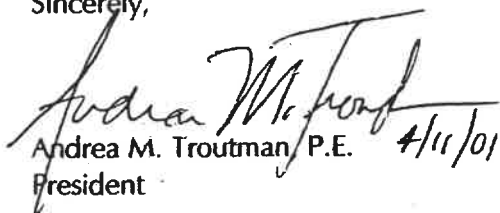
Dear Ms. Huggins:

The purpose of this letter is to provide, as requested, a traffic statement for the above referenced project. The site is located along A1A north of Spanish River Boulevard in the Town of Highland Beach.

It is proposed to develop a 5.39 acre park. Attachment 1 provides the daily and peak hour trip generation for the proposed park. The directly accessed 2 lane link of A1A is operating at adopted level of service standards.

If you have any questions, please do not hesitate to call.

Sincerely,

  
Andrea M. Troutman, P.E. 4/11/01  
President

AMT/ldr

Attachment

**Attachment 1  
 Milani Park  
 Proposed Uses - Trip Generation**

Daily

Land Use	Intensity	Trip Generation Rate (1)	Total Trips
Park	5.39 Acres	$\ln(T) = 0.401 \ln(x) + 3.780$	86
<b>TOTAL</b>			<b>86</b>

AM Peak Hour

Land Use	Intensity	Trip Generation Rate (2)	Total Trips		
			In	Out	Total
Park	5.39 Acres	5% of Daily (50/50)	2	2	4
<b>TOTAL</b>			<b>2</b>	<b>2</b>	<b>4</b>

PM Peak Hour

Land Use	Intensity	Trip Generation Rate (2)	Total Trips		
			In	Out	Total
Park	5.39 Acres	10% of Daily (50/50)	5	4	9
<b>TOTAL</b>			<b>5</b>	<b>4</b>	<b>9</b>

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 5th Edition for City Park per previously approved Palm Beach County studies.

(2) Based on previously approved rates by Palm Beach County.