



**Department of Engineering
and Public Works**

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November 3, 2020

Imtiaz Ahmed, P.E.
Atlantic Engineering Services, Inc.
2826 Waters Edge Circle
Greenacres, FL 33413

**RE: 47 West 14th Street
Project #: 201018
Traffic Performance Standards Review**

Dear Mr. Ahmed:

The Palm Beach County Traffic Division has reviewed the **47 West 14th Street Development** Traffic Impact Statement, dated February 24, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

| | |
|-----------------------------|---|
| Municipality: | Riviera Beach |
| Location: | South side of W 14 th Street, west of Broadway |
| PCN: | 56-43-42-33-06-003-0110 |
| Access: | One access driveway connection onto W 14 th Street <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u> |
| Existing Uses: | Vacant |
| Proposed Uses: | Medical Office = 6,508 SF |
| New Daily Trips: | 203 |
| New Peak Hour Trips: | 16 (12/4) AM; 20 (6/14) PM |
| Build-out: | December 31, 2021 |

Based on our review, the Traffic Division has determined that the proposed project will have a net impact of 20 peak hour trips and therefore, a detailed traffic study is not required. The project meets Palm Beach County Traffic Performance Standards.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the

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approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb

cc: Addressee

Jeff Gagnon, P&Z Administrator, City of Rivera Beach
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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