



September 17, 2020

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

**Re: Allsite Services - #PTC20-058
Concurrency Statement**

Dear Mr. Bari:

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 12, Traffic Performance Standards, of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The site is located on the north side of Dyer Road in the City of Riviera Beach as shown on Attachment 1. It is proposed to develop 5,000 SF of auto repair and 13,500 SF (0.31 Acres) of contractor storage yard. The proposed access will be via Dyer Road and Barbour Road. The Property Control Number (PCN) is 56-42-42-36-30-000-0020.

Buildout of this project is estimated to be 2022.

Attachment 2 provides the Daily and Peak Hour trip generation for the proposed use showing that the maximum net peak hour trip generation is 14 trips. Because the project generates fewer than 21 peak hour trips, a traffic study is not required. The project traffic has an insignificant impact on area roadways. Therefore the proposed project is in compliance with Palm Beach County Traffic Performance Standards.

Driveway volumes for the proposed project are provided on Attachment 3.

Please contact me by phone or at atroutman@pindertroutman.com if you need any additional information or have any questions.

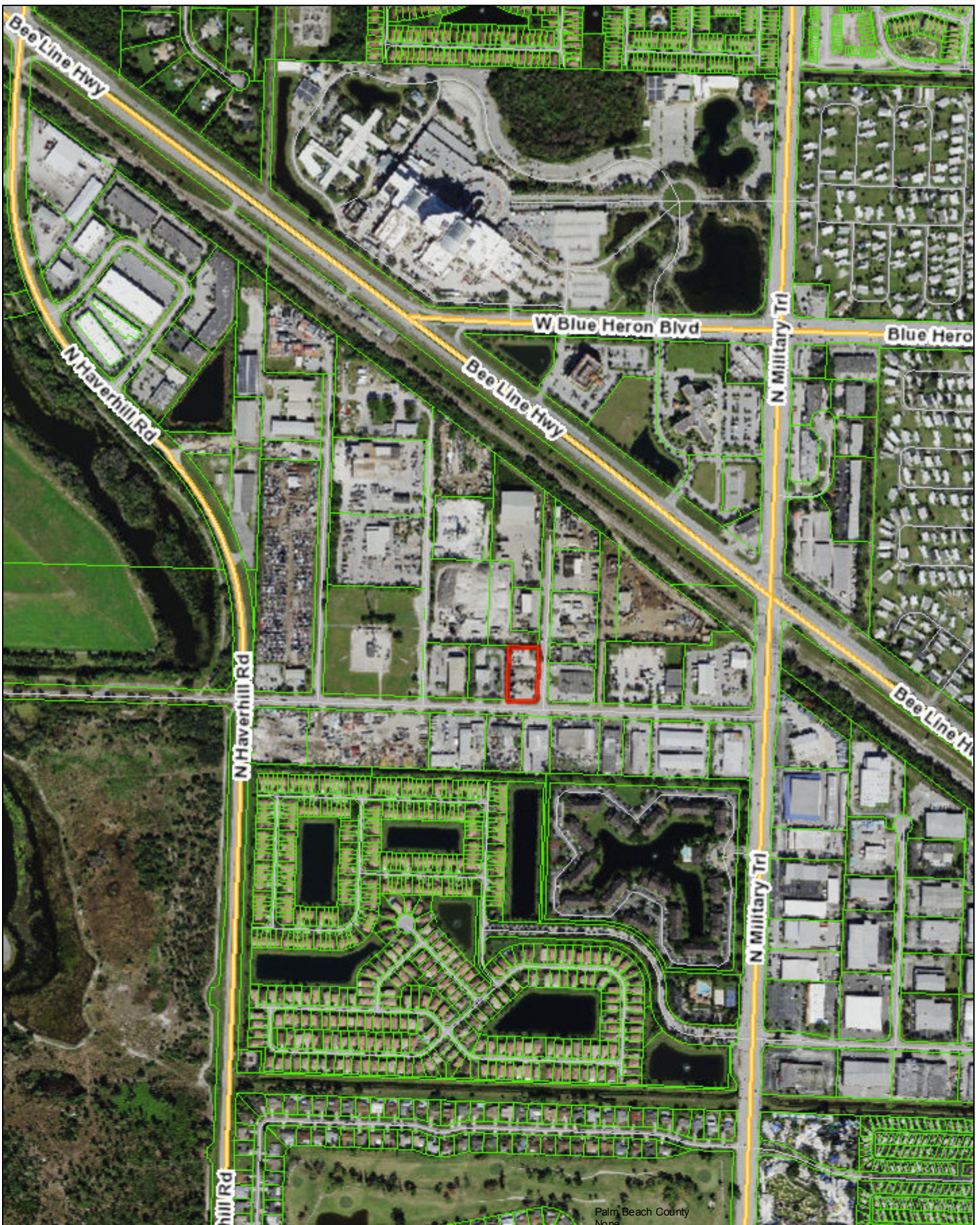
Sincerely,

Andrea M. Troutman, P.E.
President

Attachments

This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 9/17/20 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

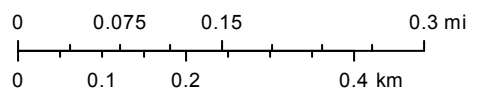


Palm Beach County
None

September 16, 2020

1:9,028

ALLSITE SERVICES



**Attachment 2
 Allsite Services
 Trip Generation**

DAILY

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips	External Trips			Pass-by Trips (1)	New External Trips				
				In	Out	Trips		In	Out	Trips		In	Out	Trips		
Repair & Maintenance, Auto	942	5,000 SF	28.4 /1,000 SF (3)			142	1	1.0%			141	24	17%			117
Outdoor Storage	PBC	0.31 Acres	35 /Acre			11	1	10.0%			10	1	10%			9
TOTALS						153	2	1.3%			151	25				126

AM PEAK HOUR

Proposed

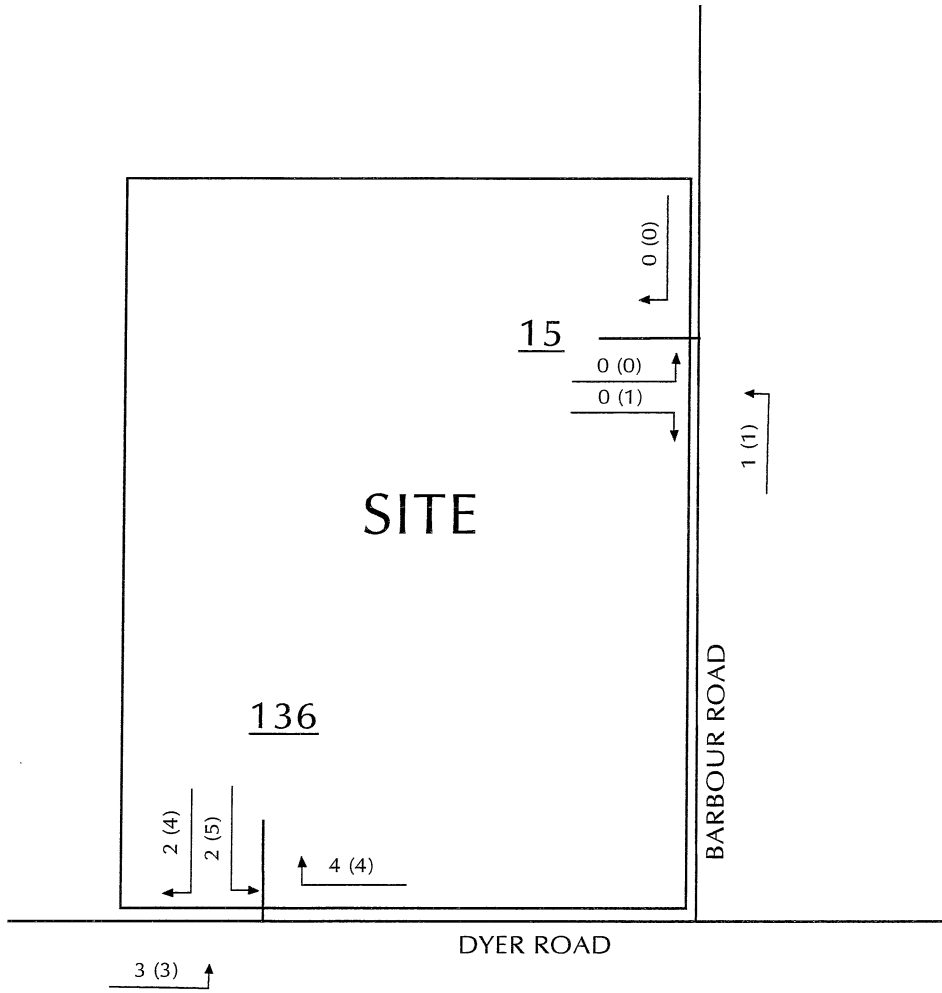
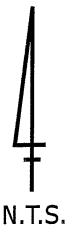
Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips	External Trips			Pass-by Trips (1)	New Trips				
				In	Out	Trips		In	Out	Trips		In	Out	Trips		
Repair & Maintenance, Auto	942	5,000 SF	2.25 /1,000 SF (66/34)	7	4	11	-	0.0%	7	4	11	2	17%	6	3	9
Outdoor Storage	PBC	0.31 Acres	6.6% of Daily (60/40) (2)	1	-	1	-	0.0%	1	-	1	-	10%	1	-	1
TOTALS				8	4	12	-	0.0%	8	4	12	2		7	3	10

PM PEAK HOUR

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		
Repair & Maintenance, Auto	942	5,000 SF	3.11 /1,000 SF (48/52)	8	8	16	-	0.0%	8	8	16	3	17%	7	6	13
Outdoor Storage	PBC	0.31 Acres	11.3% of Daily (47/53) (2)	-	1	1	-	0.0%	-	1	1	-	10%	-	1	1
TOTALS				8	9	17	-	0.0%	8	9	17	3		7	7	14

(1) Source: Palm Beach County and ITE, Trip Generation, 10th Edition.
 (2) Source: ITE, Trip Generation, 10th Edition peak hour to daily ratio for self storage.
 (3) Source: Tindale Oliver Traffic Study rate previously approved by PBC.



LEGEND

XX - AM Pk Hour Project Traffic
(XX) - PM Pk Hour Project Traffic
XXX - Daily Project Traffic

20-058
9/15/20

ALLSITE
SERVICES

ATTACHMENT 3
PROJECT DRIVEWAY VOLUMES

