



**Department of Engineering
and Public Works**

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February 12, 2024

Bryan G. Kelley, P.E.
Simmons & White, Inc.
2581 Metrocentre Blvd West, Suite 3
West Palm Beach, FL 33407

**RE: Northlake Promenade Apartments
Project #: 240109
Traffic Performance Standards (TPS) Review**

Dear Mr. Kelley:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated November 16, 2023, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Lake Park
Location:	South of Northlake Blvd, West of US-1
PCN:	36-43-42-21-32-009-0000
Access:	One right-in/right-out and two full access driveway connections onto Northlake Blvd, two right-in/right-out access driveway connections and one directional access driveways on US-1, and four full access driveway connections onto Palmetto Drive <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Vested Uses:	Gen. Commercial = 136,533 SF Bank = 4,281 SF
Existing Uses:	Gen. Commercial = 67,434 SF Medical Office = 7,511 SF (4,281 SF of Bank recently converted to 7,511 SF Medical Office)
Proposed Uses:	Add 279 Multifamily Dwelling Units to the Existing Use
New Daily Trips:	-3,382 (Proposed – Vested) 5,080 (Proposed)
New Peak Hour Trips:	-74 (-79/5) AM; -353 (-162/-191) PM (Proposed – Vested) 256 (124/132) AM, 482 (240/242) PM (Proposed)
Build-out:	December 31, 2028 (extended by the Town)

Based on our review, the proposed development is within the Coastal Residential Exception Area and, therefore, the residential portion of the proposed development is exempt from the TPS of Palm Beach County. The Traffic Division has determined the overall proposed development is equivalent to the vested development and meets the TPS of Palm Beach County. All previous conditions of approval will be carried forward with this approval and listed below.

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Bryan G. Kelley, P.E.
February 12, 2024
Page 2

The following conditions should be added to the Development Order of this project:

1. No Building Permits for the site may be issued after December 31, 2024.
2. The Property Owner/Developer shall fund the cost of signal installation, if warranted as determined by the County Engineer, on Northlake Blvd at Project's western main entrance. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.
 - a. Building Permits shall not be issued until the developer provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division.
 - b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner/Developer shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner.
3. The Property Owner shall close the easterly median opening on Northlake Blvd and subsequently extend the eastbound dual left turn lanes at US-1 intersection to the maximum extent feasible, as approved by the County Engineer or FDOT, as appropriate. This modification shall be completed before issuance of any Certificates of Occupancy.
4. The Property Owner shall extend the existing eastbound "drop through lane/right turn lane" on Northlake Blvd at US-1, westerly to the east edge of the Project's westernmost driveway connection. This modification shall be completed before issuance of any Certificates of Occupancy.

The municipality shall transmit an official, recorded copy of the Development Order with the above conditions to the County Engineer no later than ten calendar days after approval of the Development Order. In the event: 1) the municipal Development Order is not received by the County Engineer within fifteen calendar days after approval of same; or 2) the official, recorded Development Order does not contain conditions 1 thru 4 exactly as set forth above, then the Traffic Division's



Bryan G. Kelley, P.E.
February 12, 2024
Page 2

conditional finding that this proposed development meets the TPS of Palm Beach County shall be deemed rescinded and rendered void.

Please note the receipt of a 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.

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 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,

A handwritten signature in blue ink that reads "Quazi Bari".

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

QB:HA:jb

cc: Addressee

Nadia Di Tommaso, Director of Community Development, Town of Lake Park
Alberto Lopez, Technical Assistant III, Traffic Division