

March 6, 2024

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

**Re: 1220 10th Street - #PTC24-012
Concurrency Traffic Statement**

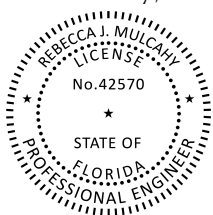
Dear Mr. Bari:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed expansion 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 west side of 10th Street, south of Northlake Boulevard in the Town of Lake Park as shown on **Attachment 1**. Existing on site is a 13,420 SF warehouse and a 6,632 SF vehicle sales office. It is proposed to add 8,800 SF of warehouse. The buildout of this project is projected to be 2027. The Parcel Control Number (PCN) is 36-43-42-20-01-123-0030.

Attachments 2A and 2B provide the Daily and Peak Hour trip generation for the existing and proposed uses. **Attachment 2C** provides the comparison of trips. As shown, the maximum net new peak hour trip generation is 2 trips. Per Article 12.D.1.C.2, of the Palm Beach ULDC, 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 and is, therefore, in compliance with the Palm Beach County Traffic Performance Standards.

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

Sincerely,



Digitally signed by
Rebecca Mulcahy
Date: 2024.03.06
14:02:48 -05'00'

Rebecca J. Mulcahy, P.E.
Vice President

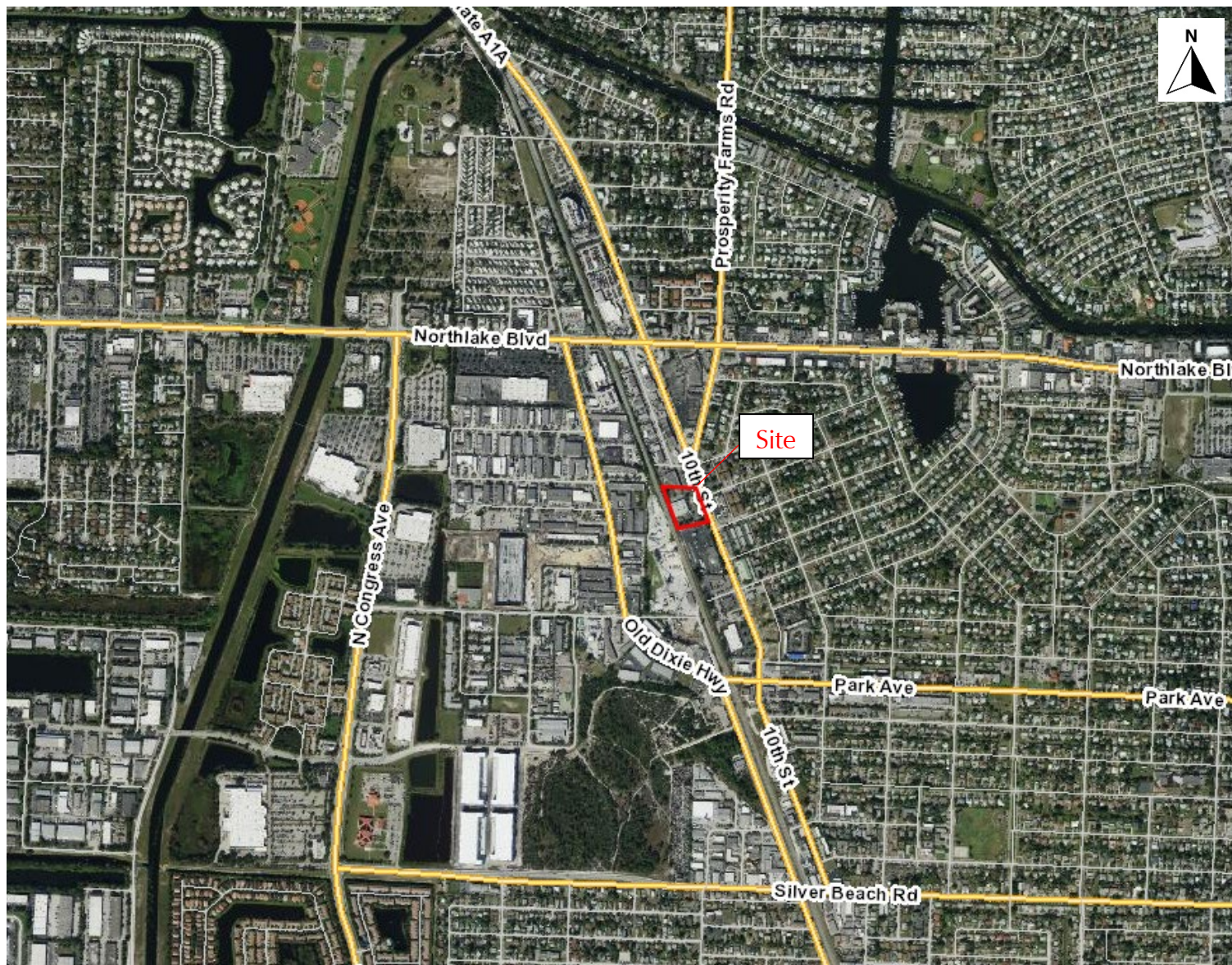
Attachments

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 3/6/24 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

1220 10th Street



Attachment 2A
1220 10th Street
Trip Generation - Existing Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Warehouse	150	13,420 SF	1.71 / 1000 SF	50%	23	2	10.0%	21	2	10%	19
Automobile Sales (New)	840	6,632 SF	27.84 / 1000 SF	50%	185	2	1%	183	27	15%	156
TOTAL		20,052			208	4	1.9%	204	29		175

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Warehouse	150	13,420 SF	0.17 / 1000 SF	77%	2	-	2	-	10%	2	-	2	-	2	-	2
Automobile Sales (New)	840	6,632 SF	1.86 / 1000 SF	73%	9	3	12	-	0%	9	3	12	2	8	2	10
TOTAL					11	3	14	-	0.0%	11	3	14	2	10	2	12

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Warehouse	150	13,420 SF	0.18 / 1000 SF	28%	1	1	2	-	10.0%	1	1	2	-	1	1	2
Automobile Sales (New)	840	6,632 SF	2.42 / 1000 SF	40%	6	10	16	-	0%	6	10	16	2	5	9	14
TOTAL					7	11	18	-	0.0%	7	11	18	2	6	10	16

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

Attachment 2B
1220 10th Street
Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Warehouse	150	22,220 SF	1.71 / 1000 SF	50%	38	4	10.0%	34	3	10%	31
Automobile Sales (New)	840	6,632 SF	27.84 / 1000 SF	50%	185	4	2%	181	27	15%	154
TOTAL		28,852			223	8	3.6%	215	30		185

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Warehouse	150	22,220 SF	0.17 / 1000 SF	77%	3	1	4	-	10.0%	3	1	4	-	10%	3	1	4
Automobile Sales (New)	840	6,632 SF	1.86 / 1000 SF	73%	9	3	12	-	0%	9	3	12	2	15%	8	2	10
TOTAL					12	4	16	-	0.0%	12	4	16	2		11	3	14

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Warehouse	150	22,220 SF	0.18 / 1000 SF	28%	1	3	4	-	10.0%	1	3	4	-	10%	1	3	4
Automobile Sales (New)	840	6,632 SF	2.42 / 1000 SF	40%	6	10	16	-	0%	6	10	16	2	15%	5	9	14
TOTAL					7	13	20	-	0.0%	7	13	20	2		6	12	18

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition .

Attachment 2C
1220 10th Street
Trip Generation Comparison

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Existing Uses	175	10	2	12	6	10	16
Proposed Uses	<u>185</u>	<u>11</u>	<u>3</u>	<u>14</u>	<u>6</u>	<u>12</u>	<u>18</u>
Net New Trips:	10	1	1	2	-	2	2