



**Department of Engineering
and Public Works**

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July 15, 2024

Rebecca J. Mulcahy, P.E.
Pinder Troutman Consulting, Inc.,
601 Heritage Dr, Suite 493
Jupiter, FL 33458

**RE: 1220 10th Street
Project #: 240603
Traffic Performance Standards (TPS) Review**

Dear Ms. Mulcahy:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated March 6, 2024, 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:	1500 feet S of Northlake Blvd, W of 10 th St
PCN:	36-43-42-20-01-123-0030
Access:	1 Full access on 10 th Street across Magnolia Dr, and Right-in/Right-out on 10 th Street (both existing) <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Warehouse=13,420 SF, Automobile Sales (New)=6,632 SF
Proposed Uses:	Add 8,800 SF Warehouse to existing site
New Daily Trips:	10
New Peak Hour Trips:	2(1/1) AM; 2 (0/2) PM
Proj Daily Trips:	185
Proj Peak Hour Trips:	14(11/3) AM; 18 (6/12) PM
Build-out:	December 31, 2027

The project will generate less than 21 peak hour trips and a detailed traffic study is not required. The project is expected to have insignificant impacts and meets Traffic Performance Standards.

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



Rebecca J. Mulcahy, P.E.
July 15, 2024
Page 2

approval letter has been superseded by another approval letter for the same property.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

QB:jyb

cc: Addressee

Nadia Di Tommaso, Director of Community Development, Town of Lake Park
Andrea Troutman, P.E. - PTC
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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