



January 12, 2026

Thuha Nguyen, P.E., PTOE, PTP, RSP1
Via Planning, Inc.
2101 West Commercial Boulevard, Suite 3200
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**Engineering and
Public Works Department**
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West Palm Beach, FL 33416-1229
(561) 684-4000
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**RE: Lake Worth Beach Parking Structure
Project #: 251205
Traffic Performance Standards (TPS) Review**

Dear Ms. Nguyen:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated December 17, 2025, 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:

**Palm Beach County
Board of County
Commissioners**

Sara Baxter, Mayor

Marci Woodward, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Joel G. Flores

Maria Sachs

Bobby Powell Jr.

Municipality: Lake Worth Beach
Location: NWC of 1st Ave South and South K Street
PCN: 38-43-44-21-15-019-0220/-0230/-0290/-0301/-0302
Access: One full access driveway connection onto 1st Avenue South, an egress driveway to the alley west of South K Street.
(As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses: Vacant and Surface Parking Lot
Proposed Uses: Government Office = 3,225 SF and Parking Garage = 259 Spaces.
New Daily Trips: 73
New Peak Hour Trips: 11 (8/3) AM; 6 (2/4) PM
Build-out: December 31, 2029

County Administrator

Joseph Abruzzo

Based on the review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips. Therefore, a detailed traffic study is not required. The project meets the Traffic Performance Standards (TPS) of Palm Beach County.

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.

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.

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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 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

A handwritten signature in blue ink that reads "Rahman".

Moshir Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:ep

cc: Addressee
Scott Rodriguez, AICP, Assistant Director-Planning, Zoning, & Preservation Community
Sustainability Department, City of Lake Worth Beach
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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