

September 24, 2021

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 N. Jog Road, Third Floor
West Palm Beach, Florida 33411

**Re: 11th Street Townhomes - #PTC21-096
Concurrency Statement**

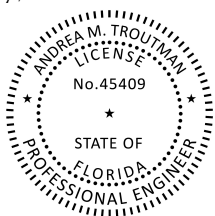
Dear Mr. Bari:

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 W 11th Street west of Avenue E in the City of Riviera Beach as shown on Attachment 1. The proposed project consists of 12 townhomes. The proposed access is via a drive aisle north of the townhomes connecting Avenue E and Wright Street. The Property Control Numbers (PCNs) are 56-43-42-33-06-017-0170 / 0142 / 0141. Buildout of this project is estimated to be 2024.

Attachment 2 provides the Daily and Peak Hour trip generation for the proposed use. The maximum net peak hour trip generation is 7 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.

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

Sincerely,



Digitally signed by
Andrea M Troutman
Date: 2021.09.24
09:52:05 -04'00'

Andrea M. Troutman, P.E.
President

Attachments

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409

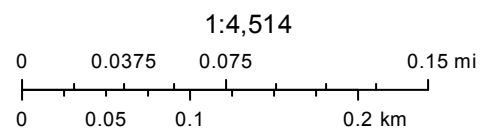
This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 9/24/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1 Project Location



September 23, 2021

11th Street Townhomes



Attachment 2

11th Street Townhomes

Trip Generation

DAILY

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Residential Multi Family - Low Rise	220	12 DUs	7.32 / DU	88
TOTALS		12 DUs		88

AM Peak Hour

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential Multi Family - Low Rise	220	12 DUs	0.46 / DU (23/77)	1	5	6
TOTALS		12 DUs		1	5	6

PM Peak Hour

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential Multi Family - Low Rise	220	12 DUs	0.56 / DU (63/37)	4	3	7
TOTALS		12 DUs		4	3	7

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.