



October 6, 2021

Ali Atefi, P.E.
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**Department of Engineering
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**RE: Island Plaza
Project #: 210909
Traffic Performance Standards (TPS) Review**

Dear Mr. Atefi:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated September 22, 2021, 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:** Riviera Beach
- Location:** East side of Broadway, about 0.17 miles north of Blue Heron Blvd
- PCN:** 56-43-42-28-19-000-0170
- Access:** One full, one ingress-only and one egress-only access driveway connections onto Broadway; and, one residential-only full access driveway connection onto Lake Shore Drive
(As used in the study and is NOT necessarily an approval by the County through this TPS letter)
- Existing Uses:** General Commercial = 66,711 SF
Bank ATMs = 1 Unit
- Proposed Uses:** Replace existing 7,960 SF of general commercial with:
Low-rise Multi-Family Residential = 53 DUs
- Project Daily Trips:** 369
- Project Peak Hour Trips:** 23 (6/17) AM; 28 (18/10) PM
- New Daily Trips:** 116
- New Peak Hour Trips:** 18 (3/15) AM; 4 (7-3) PM
- Build-out:** December 31, 2024

Based on our review, the Traffic Division has determined the proposed development is located within the Coastal Residential Exception Area; therefore, the project is exempt from the TPS of Palm Beach County.

Please note an FDOT conceptual driveway pre-approval letter must be provided for the access connections onto Broadway for the proposed land use.

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

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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.

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,

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

QB:HA:rb

cc: Addressee

Mary Savage Dunham, Assistant Director of Development Service, City of Rivera Beach
Hanane Akif, P.E., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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