Department of Engineering and Public Works
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August 2, 2018

Mr. Jeff Gagnon
P&Z Administrator
City of Rivera Beach
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404

RE: Titon Office & Storage Yard
Project #: 180602
Traffic Performance Standards Review

Dear Mr. Gagnon:

The Palm Beach County Traffic Division has reviewed the **Titon Office & Storage Yard** Traffic Statement, dated June 1, 2018, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	City of Riviera Beach
Location:	South side of Martin Luther King Jr Blvd, approximately 0.40 miles east of Congress Avenue
PCN:	56-43-42-32-20-001-0020
Access:	Full driveway access connection onto Avenue S/Sam Cooper Way (existing or proposed, not necessarily implies approval by County through this TPS letter, see later)
Existing Uses:	Vacant
Proposed Uses:	Office = 2,100 SF Outdoor Storage Yard= 2.05 Acres
New Daily Trips:	128
New Peak Hour Trips:	12 (9/3) AM; 9 (4/5) PM
Build-out:	December 31, 2023

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network and, therefore, meets the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (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.

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been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.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.
Senior Professional Engineer
Traffic Division

QB/HA/bc
ec: Addressee:
Andrea M. Troutman, P.E. – Pinder Troutman Consulting, Inc.
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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