



July 18, 2018

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

**RE: Riviera Cove
Project #: 180512
Traffic Performance Standards Review**

Dear Mr. Gagnon:

The Palm Beach County Traffic Division has reviewed the **Riviera Cove** Traffic Statement, dated May 21, 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:	West side of Broadway, about 0.4 miles north of Blue Heron Blvd
PCN:	56-43-42-28-00-001-0120
Access:	Right-in/right-out access driveway connection onto Broadway (project existing or proposed, not necessarily implies approval by County through this TPS letter, see later)
Existing Uses:	Vacant
Proposed Uses:	Townhomes = 89 DUs
New Daily Trips:	592
New Peak Hour Trips:	47 (8/39) AM; 55 (37/18) PM
Build-out:	December 31, 2022

Based on our review, the Traffic Division has determined the proposed development is within the City of Riviera Beach Traffic Concurrency Exemption Area (TCEA) and, therefore, meets the Traffic Performance Standards of Palm Beach County. Please note an FDOT conceptual driveway pre-approval letter must be provided for the access connection onto Broadway for the proposed land use.

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.

**Department of Engineering
and Public Works**

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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been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.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 Dsimeus@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Simeus", with a long horizontal stroke extending to the right.

Dominique Simeus
Project Coordinator II
Traffic Division

DS/HA/bc

cc: Addressee:

Michael A. Caputo, D R Horton

Dr. Juan F. Ortega, P.E., JFO Group, Inc.

Quazi Bari, P.E., Senior Professional Engineer, Traffic Division

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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