



December 21, 2023

Christopher W. Heggen, P.E.
Kimley-Horn and Associates, Inc.
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

**RE: Paramount Theater Redevelopment
Project #: 221203
Traffic Performance Standards (TPS) Review**

Dear Mr. Heggen:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated November 30, 2022, 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:	Palm Beach
Location:	SEC of Sunrise Avenue and County Road
PCN:	50-43-43-15-09-000-0140
Access:	Access driveway connection onto Sunrise Avenue and onto Sunset Avenue <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	General Office = 14,745 SF General Retail = 9,683 SF Church/Synagogue = 2,205 SF
Proposed Uses:	Renovate all existing uses to consist of the following: General Retail = 6,531 SF Single Family Residential= 4 DUs Fine Dining Restaurant = 475 Seats
New Daily Trips:	509
New Peak Hour Trips:	-15 (-16/1) AM; 50 (45/5) PM
Build-out:	December 31, 2027

Based on our review, the Traffic Division has determined the proposed development meets the Traffic Performance Standards 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 Town 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 561-684-4030 or email HAkif@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hanane Akif".

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:jb

cc: Addressee

Paul Castro, Zoning Administrator, Town of Palm Beach

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

Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review

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November 17, 2022

Christopher W. Heggen, P.E.
Kimley-Horn and Associates, Inc.
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

**RE: Paramount Palm Beach
Project #: 221103
Traffic Performance Standards (TPS) Review**

Dear Mr. Heggen:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated October 31, 2022, 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:	Palm Beach
Location:	SEC of Sunrise Avenue and County Road
PCN:	50-43-43-15-09-000-0140
Access:	As existing (access driveway connection onto Sunrise Avenue and onto Sunset Avenue) <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	General Office = 14,745 SF General Retail = 9,683 SF Church/Synagogue = 2,205 SF
Proposed Uses:	Renovate all existing uses to consist of the following: General Retail = 5,500 SF Single Family Residential = 4 DUs Private Club = 225 Members Private Banquet Hall = 250 Seats
New Daily Trips:	376
New Peak Hour Trips:	-19 (-17/-2) AM; 22 (28/-6) PM
Build-out:	December 31, 2027

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 TPS of Palm Beach County.

No driveway turn lane requirements have been analyzed/reviewed for project driveways located on a town maintained roadway. The Town is urged to verify that all turn lanes at the driveways are adequate.

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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Hanane Akif, P.E.
Professional Engineer
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File: General - TPS - Mun - Traffic Study Review

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