



March 6, 2024

Christopher W. Heggen, P.E.
Kimley-Horn and Associates, Inc.
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West Palm Beach, FL 33401

**Department of Engineering
and Public Works**

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**RE: Paramount Theater Redevelopment – Traffic Equivalency
Project #: 240302 (previously 231203)
Traffic Performance Standards (TPS) Review**

Dear Mr. Heggen:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Study Equivalency Determination, dated March 4, 2024, 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
Previously Approved:	Renovate all existing uses to consist of the following: General Retail = 6,531 SF Single Family Residential= 4 DUs Fine Dining Restaurant = 475 Seats
Currently Proposed:	Renovate all existing uses to consist of the following: Fine Dining Restaurant = 412 Seats
Project Daily Trips:	1,071
Project Peak Hr Trips:	8 (4/4) AM; 115 (77/38) PM
Curr-App Daily Trips:	-560
Curr-App Pk Hr Trips:	-20(-11/-9) AM; -65(-37/-28) PM
Build-out:	December 31, 2027

Based on our review, the Traffic Division has determined the revised plan of development is equivalent to the previously approved development, documented in the Traffic Performance Standards approval letter dated December 21, 2023 and continues to meet 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.

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Christopher W. Heggen, P.E.
March 6, 2024
Page 2

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.

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,

A handwritten signature in blue ink that reads "Quazi Bari".

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

QB:jb

cc: Addressee

Paul Castro, Zoning Administrator, Town of Palm Beach
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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