



**Engineering and
Public Works Department**

P.O. Box 21229
West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbc.gov



**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Gregg K. Weiss

Joel Flores

Marci Woodward

Maria Sachs

Bobby Powell, Jr.

County Administrator

Verdenia C. Baker

December 6, 2024

Anna Lai, P.E., PTOE
Simmons & White, Inc.,
2581 Metrocentre Blvd West, Ste 3
West Palm Beach, FL 33407

**RE: Loxahatchee RV Resort
Project #: 240821
Traffic Performance Standards (TPS) Review**

Dear Ms. Lai:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, updated August 21, 2024, and supplemental changes and information provided to the Traffic Division, dated 11/14/2024, 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:	Loxahatchee Groves
Location:	East side of the C road, North of Southern Boulevard
PCN:	41-41-43-32-05-000-0010/-0020/-0030, 41-41-43-32-05-002-0000, 41-41-43-32-05-016-0000
Access:	Access driveway connection onto the proposed north terminus of C Road (C Road connects to Southern Boulevard to the south) <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Vacant (Unimproved)
Proposed Uses:	Recreational Vehicle Park = 285 Campsites
New Daily Trips:	943
New Peak Hour Trips:	60 (22/38) AM; 77 (50/27) PM
Build-out:	December 31, 2029

Based on the review, the Traffic Division has determined that the proposed development meets the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC).

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 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

"An Equal Opportunity
Affirmative Action Employer"



Anna Lai, P.E., PTOE
December 6, 2024
Page 2

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 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

A handwritten signature in blue ink that reads "Rahman".

Moshir Rahman, Ph.D., E.I.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:jb

cc: Addressee
William F. Underwood II, Town Manager, Town of Loxahatchee Groves
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2024\240821 LOXAHATCHEE RV RESORT.DOCX