



October 2, 2024

Stephanie A. Guerra, P.E.  
Kimley-Horn and Associates, Inc.,  
477 S Rosemary Ave, Suite 215  
West Palm Beach, FL 33401

**Department of Engineering  
and Public Works**

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**County Administrator**

Verdenia C. Baker

**RE: Layton Pointe  
Project #:240916  
Traffic Performance Standards (TPS) Review**

Dear Ms. Guerra:

The Palm Beach County Traffic Division has reviewed the **Layton Pointe** Traffic Statement, dated September 16, 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:

<b>Municipality:</b>	Delray Beach
<b>Location:</b>	West side of Sutton Place, south of Sherwood Boulevard
<b>PCN:</b>	12-42-46-24-02-007-0071
<b>Access:</b>	Access connection to the west leg of Lakeview Boulevard and Sutton Place <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	Vacant Commercial
<b>Proposed Uses:</b>	Single Family Detached Residential = 26 DUs
<b>Net Daily Trips:</b>	260
<b>Net Peak Hour Trips:</b>	18 (5/13) AM; 24 (15/9) PM
<b>Build-out:</b>	December 31, 2029

Based on the review, the Traffic Division has determined that the proposed development will have insignificant peak hour traffic impact (as defined in PBC TPS) on the area roadway network and 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 an 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

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October 2, 2024  
Page 2

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](mailto:MRahman@pbc.gov).

Sincerely,

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

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

MR:QB:jb

ec: Addressee  
Anthea Gianniotis, AICP, Director of Development Services, City of Delray Beach  
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  
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