



JMD ENGINEERING, INC.

September 22, 2025

Patrick A. Figurella, P.E.  
Development Services Engineering Division Manager  
Engineering Division  
City of Delray Beach  
434 S. Swinton Avenue  
Delray Beach, FL 33444

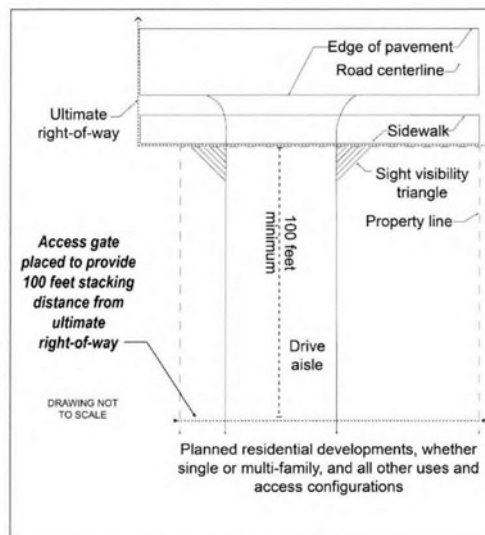
Re: Access Gate Stacking Reduction Request  
100' to a minimum of 65'0"  
2419 N Federal Highway Residential

Dear Mr. Figurella:

A change is proposed for the above-referenced site located at 2419 N Federal Highway in Delray Beach, Florida. It is proposed to add an access gate for the approved 48 unit townhouse project.

Per LDR Section 4.6.9(D)(3)(4) A stacking area in advance of access gates, guardhouses, and other barriers shall be provided as follows:  
b. Planned residential developments, whether single or multi-family, and all other uses and access configurations not listed above, shall provide:  
i. A minimum stacking distance of 100 feet from the property line or ultimate right-of-way, whichever is greater (See Figure 4.6.9(D)4-3).

Figure 4.6.9(D)4-3





The applicant is requesting a reduction in the minimum required stacking distance, as allowed under 4.6.9(D)(5), from 100' to 65'0".

### ***Trip Generation***

Trip generation rates published by Palm Beach County and the Institute of Transportation Engineers (ITE) publication were utilized to determine the daily and peak hour traffic for the site. The site is currently approved for 48 townhouses, per ITE the trips generated by the site are 324 daily, 19 am peak hour (5 in/14 out), and 24 pm peak hour (15 in/9 out) driveway trips at the entrance. The TPS approval letter is attached.

### ***Gate Operating Characteristics***

As noted above, the applicant is proposing to add gated access to the property. The gate will be a double swing gate style (two 11' wide gates) and open inward onto the property. The proposed gate will be accessed by visitors through a call box on the north side of the driveway as indicated on the plan (residents will be allowed access via a fob) and a Knox box will be provided for emergency vehicle access.

As noted on the attached plan, the stacking from the guest call box will be located 65'0" from the ultimate right-of-way line and the resident stacking to the gate is 89'7". As there are a maximum of 15 vehicles entering during the peak hour, conservatively assuming 20% of those are visitor vehicles, that would be 3 visitor/delivery vehicles or an average of 1 vehicle every 20 minutes during the peak hour.

To mitigate any stacking impacts by visitors and deliveries, the proposed gate technology will enable the visitor to contact the resident to open the gate as they are arriving at the site via the call box. Regardless of this technology, 65'0" of stacking from the call box to the ultimate right of way provides stacking for 3 vehicles, equal to the maximum number of visitors/deliveries anticipated in an entire hour. In addition, FDOT is requiring a NB right turn lane with buffered bike lane into the site which is a defacto increase in stacking for the gate. As such, there will be no conflicts with street traffic from the gate operation.



### ***Conclusion***

Based on the analysis presented above, the proposed gated access to 2419 N Federal Highway Residential with a minimum of 65'0" for visitor stacking from the call box to the ultimate right of way will operate adequately for the 48 units approved for the site and will not adversely impact N. Federal Highway. In addition, the reduction in stacking between the gate and the ultimate right of way of 89'7" will not adversely impact N. Federal Highway and is justified per 4.6.9(D)(5).

If there are any questions regarding this analysis, please do not hesitate to call me at 561-379-5178.

Sincerely,

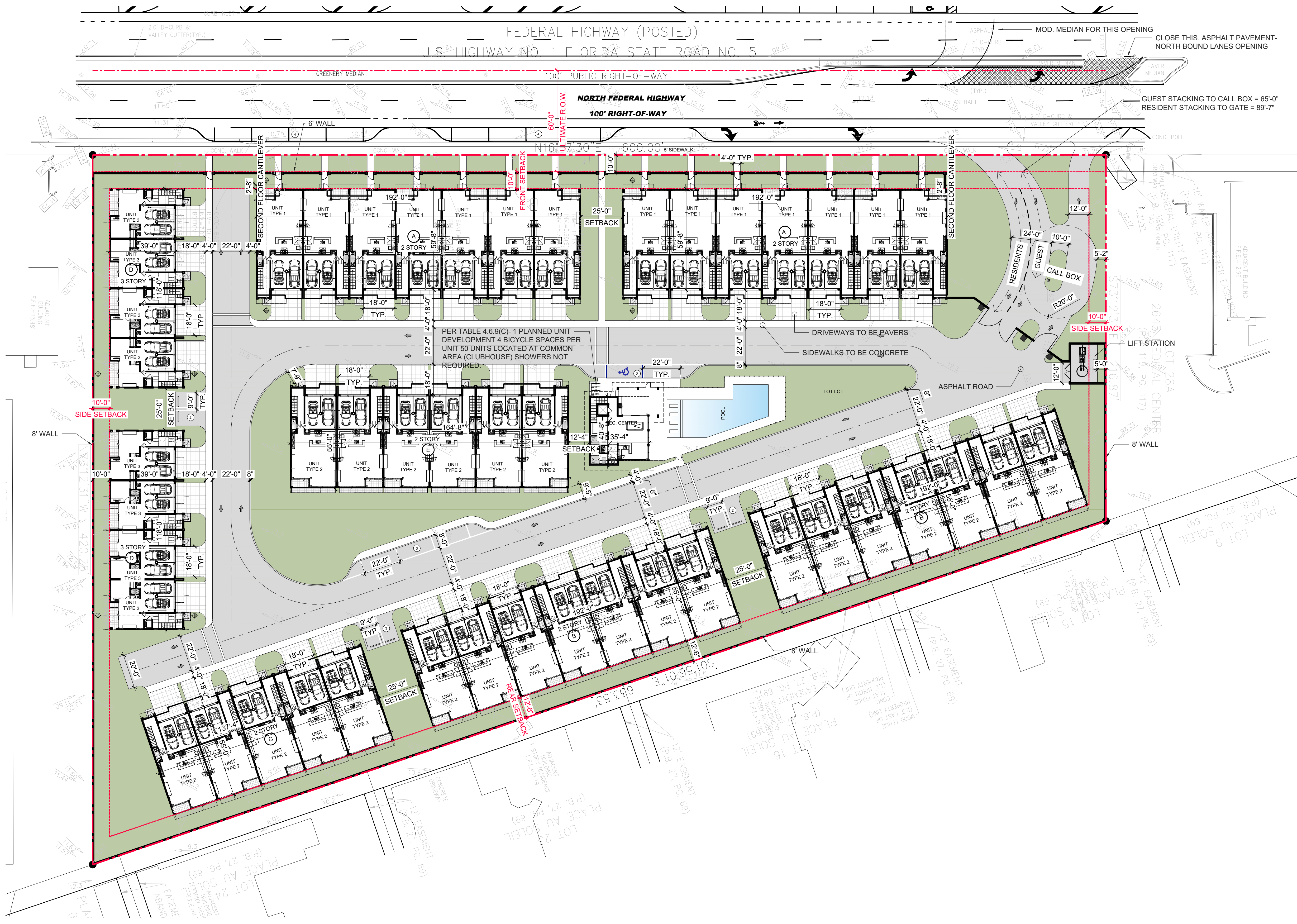
JMD ENGINEERING, INC.

John M. Donaldson, P.E., PTOE  
Transportation Engineer

Florida Registration  
Number 40568  
Engineering Business  
Number CA00009514  
Attachments

| BUILDING SEPARATION (DISTANCE BETWEEN RESIDENTIAL BUILDINGS) |                                                             |                         |
|--------------------------------------------------------------|-------------------------------------------------------------|-------------------------|
|                                                              | REQUIRED                                                    | PROVIDED                |
| PROVIDED DISTANCE BETWEEN BUILDING A TO BUILDING A           | $55.3' + 55.3' + 222' + 22' / 6 = (110.6 + 88) / 6 = 33.1'$ | 25'-0" (SEEKING RELIEF) |
| PROVIDED DISTANCE BETWEEN BUILDING B TO BUILDING B           | $55.3' + 55.3' + 222' + 22' / 6 = (110.6 + 88) / 6 = 33.1'$ | 25'-0" (SEEKING RELIEF) |
| PROVIDED DISTANCE BETWEEN BUILDING D TO BUILDING D           | $37' + 37' + 233' + 33' / 6 = (74 + 132) / 6 = 34.3'$       | 25'-0" (SEEKING RELIEF) |
| PROVIDED DISTANCE BETWEEN BUILDING E TO REC. CENTER          | $35.3' + 35.3' + 222' + 23' / 6 = (70.6 + 90) / 6 = 26.76'$ | 12'-4" (SEEKING RELIEF) |

| GC (PUD)<br>MULTIFAMILY | MIN. LOT<br>SIZE (sq. ft.) | MIN. LOT<br>WIDTH (ft.) | MIN. LOT<br>DEPTH (ft.) | MIN. FLOOR<br>AREA (sq. ft.) | MIN. LOT<br>FRONTAGE (ft.) | MIN OPEN<br>SPACE (%) | MIN. FRONT<br>SETBACK (ft.) | MIN. SIDE INT.<br>SETBACK (ft.) N | MIN. SIDE ST.<br>SETBACK (ft.) S | MIN REAR<br>SETBACK (ft.) | MAX BLDG<br>HEIGHT (ft.) |
|-------------------------|----------------------------|-------------------------|-------------------------|------------------------------|----------------------------|-----------------------|-----------------------------|-----------------------------------|----------------------------------|---------------------------|--------------------------|
| REQUIRED                | N/A                        | 0                       | 0                       | N/A                          | 0                          | 25                    | 10                          | 10                                | 10                               | 10                        | 48                       |
| PROVIDED                | 185,134                    | 600                     | 420.25                  | 73,088                       | X                          | 26.06                 | 10                          | 10                                | 10                               | 10                        | X                        |





**Engineering and  
Public Works Department**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
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December 27, 2024

John M. Donaldson, P.E.  
JMD Engineering, Inc.,  
12773 Forest Hill Blvd, Suite 204  
Wellington, FL 33414

**RE: 2419-2613 N. Federal Highway  
Project #: 241112  
Traffic Performance Standards (TPS) Review**

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated November 20, 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>            | East side of N. Federal Highway, 0.15 miles south of Gulfstream Blvd                                                                                                                     |
| <b>PCN:</b>                 | 12-43-46-04-08-000-0300/0310/0320/0330/0340/0351                                                                                                                                         |
| <b>Access:</b>              | One right-in/right-out only access driveway connection onto N. Federal Highway<br><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                                                                                                                                                                                   |
| <b>Proposed Uses:</b>       | Multi-Family Low-rise Residential = 48 DUs                                                                                                                                               |
| <b>New Daily Trips:</b>     | 324                                                                                                                                                                                      |
| <b>New Peak Hour Trips:</b> | 19 (5/14) AM; 24 (15/9) PM                                                                                                                                                               |
| <b>Build-out:</b>           | December 31, 2029                                                                                                                                                                        |

Based on our review, the Traffic Division has determined the proposed development is located within the Coastal Traffic Concurrency Exception Area (TCEA). Therefore, a detailed traffic study is not required. The project meets the Palm Beach County Traffic Performance Standards.

Please note a conceptual driveway pre-approval letter from the FDOT must be obtained for the access connection onto N Federal Hwy.

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.



John M. Donaldson, P.E.  
December 27, 2024  
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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 561-478-5755 or email [MRahman@pbc.gov](mailto:MRahman@pbc.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Rahman".

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

MR:QB:jb

ec:

Anthea Gianniotis, AICP, Director of Development Services, City of Delray 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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