

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

Gregg K. Weiss, Mayor

Maria Sachs, Vice Mayor

Maria G. Marino

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer" November 30, 2023

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

RE: 314 NE 3rd Ave

Project #: 231112

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 13, 2023, 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:

Delray Beach

Location:

West side of NE 3rd Avenue, north of NE 3rd Street

PCN:

12-43-46-16-01-081-0170

Access:

Access driveway connection onto existing alley west of

the site

(As used in the study and is NOT necessarily an

approval by the County through this TPS letter)

Existing Uses:

Warehouse = 2.060 SF

One Residential Dwelling Unit

Proposed Uses:

Demolish the existing Warehouse and replace it with a

3,236 SF General Office space.

New Daily Trips:

38

New Peak Hour Trips:

4 (3/1) AM; 6 (2/4) PM

Build-out:

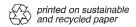
December 31, 2027

Based on our review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips and the impacts are insignificant; therefore, the project meets the TPS 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 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





John M. Donaldson, PE, PTOE November 30, 2023 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 561-684-4030 or email <u>HAkif@pbcgov.org</u>.

Sincerely,

anamo

Hanane Akif, P.E. Professional Engineer Traffic Division

QB:HA:jb

ec:

Anthea Gianniotes, 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
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2023\231112 - 314 NE 3RD AVE.DOCX