



October 20, 2023

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**Palm Beach County  
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Mack Bernard

**County Administrator**

Verdenia C. Baker

**RE: Multifamily Residential Development at 109 SE 5<sup>th</sup> Avenue  
Project #: 230908  
Traffic Performance Standards (TPS) Review**

Dear Ms. Nguyen:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated September 22, 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:

<b>Municipality:</b>	Delray Beach
<b>Location:</b>	SEC of SE 1 <sup>st</sup> Street and SE 5 <sup>th</sup> Avenue
<b>PCN:</b>	12-43-46-16-F1-000-0010
<b>Access:</b>	As existing <i>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</i>
<b>Existing Uses:</b>	Office = 7,094 SF Bank = 4,047 SF
<b>Proposed Uses:</b>	Redevelop the site with: Multi-Family Residential = 27 DUs
<b>New Daily Trips:</b>	-184
<b>New Peak Hour Trips:</b>	-22 (-19/-3) AM; -48 (-21/-27) PM
<b>Build-out:</b>	December 31, 2025

Based on our review, the Traffic Division has determined the proposed development is expected to generate less trips compared to that of the existing development on the site, which is proposed to be replaced. 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

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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 [HAkif@pbcgov.org](mailto:HAkif@pbcgov.org).

Sincerely,

A handwritten signature in blue ink that reads "Hanane Akif".

Hanane Akif, P.E.  
Professional Engineer  
Traffic Division

QB:HA:jb

cc:

Anthea Gianniotas, 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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