



**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**

Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

August 26, 2024

Craig W. Peregoy, PE
Dynamic Engineering Consultants, PC
100 NE 5th Avenue, Suite B 2
Delray Beach, FL 33483

RE: 605 NE 2nd Street
Project #: 240815 (previously 220116)
Traffic Performance Standards (TPS) Review

Dear Mr. Peregoy:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated August 21, 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: | Delray Beach |
| Location: | NEC of NE 2 nd Street and NE 6 th Avenue |
| PCN: | 12-43-46-16-01-114-0090 |
| Access: | Access driveway connection onto NE 2 nd Street (As used in the study and is NOT necessarily an approval by the County through this TPS letter) |
| Existing Uses: | High Turnover Sit-Down Restaurant = 985 SF Single Family Home = 2 DUs |
| Proposed Uses: | Redevelop the site with = Mid-Rise Multi-Family Residential = 7 DUs |
| Proj Daily Trips: | 32 |
| Proj Peak Hour Trips: | 3 (1/2) AM; 3 (2/1) PM |
| Daily Trips: | (-48) |
| New Peak Hour Trips: | -4 (-3/-1) AM; -4 (-4/0) PM |
| Build-out: | December 31, 2027 |

Based on the review, the Traffic Division has determined that the proposed development generates less trips compared to that from the existing development, and therefore, 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.



Craig W. Peregoy, PE
August 26, 2024
Page 2

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 561-684-4030 or email QBari@pbc.gov

Sincerely,

A handwritten signature in black ink, reading "Quazi Bari".

Quazi Bari, P.E., PTOE
Manager, Growth Management
Traffic Division

QB:jb

cc: Addressee

Anthea Gianniotis, AICP, Director of Development Services, City of Delray Beach
Albeto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2024\240815 - 605 NE 2ND STREET.DOCX