



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:

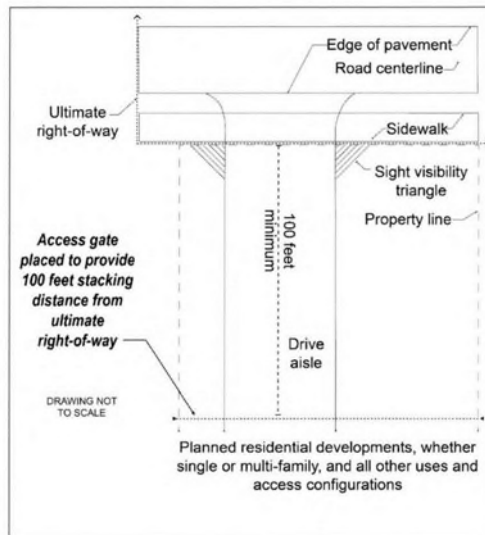
A change is proposed for the above-referenced site located at 2419 N Federal Highway in Delray Beach, Florida. It is proposed to add an access gate for the approved 48 unit townhouse project.

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

**STRUCTURES AREA TABULATION**

BUILDING A FOOTPRINT	1173 SF
BUILDING B FOOTPRINT	1897 SF
BUILDING C FOOTPRINT	1097 SF
BUILDING D FOOTPRINT	787 SF
BUILDING E FOOTPRINT	482 SF
BUILDING F FOOTPRINT	482 SF
BUILDING G FOOTPRINT	933 SF
REC. CENTER	119 SF
TOTAL	7388 SF

**AREA TABULATION**

DRIVEWAYS	15,517 SF
ROADS & PARKING	36,189 SF
10' SETBACK REDUCTION	12,101 SF
TOTAL	63,807 SF

\* IMPERVIOUS AREA = 136,895 SF. (73.94%)

**PROJECT DATA**

- SITE	191,134 S.F.	100.00%
- SITE (60' RIGHT OF WAY ADJUSTMENT)	185,134 S.F.	96.88%
- GROUND FLOOR AREA	73,088 S.F.	38.42%
- OPEN SPACE (LANDSCAPE)	48,239 S.F.	25.24%
- REQUIRED OPEN SPACE (25%)	46,283 S.F.	24.21%
- WATER BODIES	0 S.F.	0%
- NO. OF DWELLING UNITS	47 UNITS	
- PARKING REQUIRED	113 SPACES	
- (2.5 SPACES / UNIT)		
- PARKING PROPOSED	199 SPACES	

**PARKING ANALYSIS**

GARAGE PARKING	94
DRIVEWAY PARKING	94
ADDITIONAL PARKING	11
TOTAL PARKING	199

REQ.	PROP.	
UNIT PARKING	94	188
ADDITIONAL PARKING	19	11
TOTAL PARKING	113	199

**UNIT TYPE 1 A/C AREA TABULATION**

UNIT 1 (1ST FLOOR)	123 SF
UNIT 1 (2ND FLOOR)	162 SF
TOTAL	285 SF

**UNIT TYPE 1 NON A/C AREA TABULATION**

BALCONY 1	87 SF
BALCONY 2	60 SF
COVERED PATIO	402 SF
GARAGE	658 SF

**UNIT TYPE 2 A/C AREA TABULATION**

UNIT TYPE 2 (1ST FLOOR)	1119 SF
UNIT TYPE 2 (2ND FLOOR)	1587 SF
TOTAL	2706 SF

**UNIT TYPE 2 NON A/C AREA TABULATION**

BALCONY 1	53 SF
BALCONY 2	89 SF
COVERED PATIO	129 SF
GARAGE	386 SF
TOTAL	647 SF

**UNIT TYPE 3 A/C AREA TABULATION**

UNIT TYPE 3 (1ST FLOOR)	708 SF
UNIT TYPE 3 (2ND FLOOR)	1013 SF
UNIT TYPE 3 (3RD FLOOR)	1092 SF
TOTAL	2813 SF

**UNIT TYPE 3 NON A/C AREA TABULATION**

BALCONY 1	146 SF
BALCONY 2	141 SF
BALCONY 3	129 SF
BALCONY 4	141 SF
COVERED PATIO	181 SF
GARAGE	419 SF
TOTAL	1135 SF

**CLUBHOUSE A/C AREA TABULATION**

CLUBHOUSE 1ST FLOOR	1189 SF
CLUBHOUSE 2ND FLOOR	1223 SF
TOTAL	2411 SF

**CLUBHOUSE NON A/C AREA TABULATION**

COVERED AREA	962 SF
TOTAL	962 SF

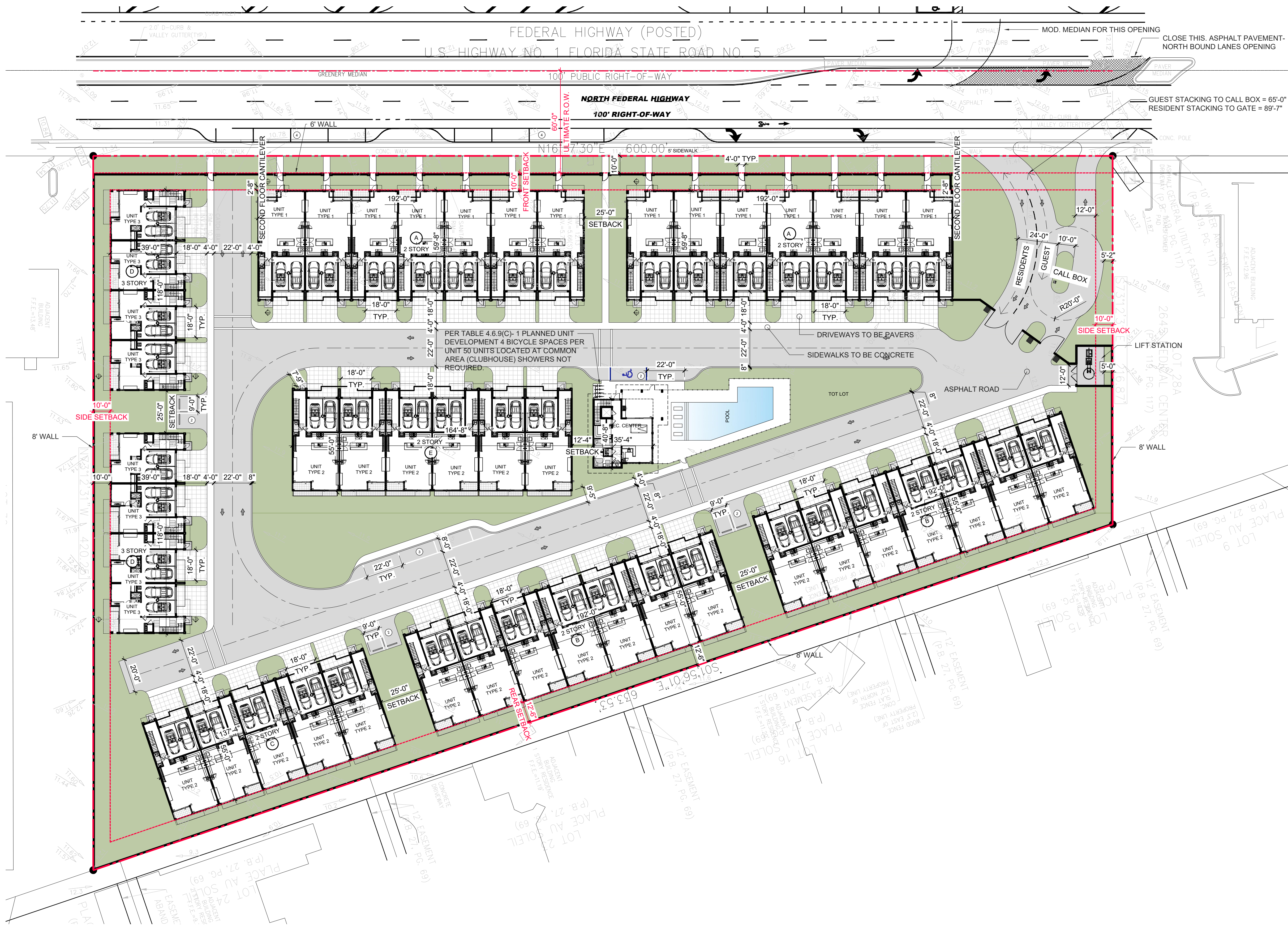
**LEGEND**

UNIT TYPE 1 (3 BEDROOMS) - 28' WIDE	14
UNIT TYPE 2 (3 BEDROOMS) - 28' WIDE	25
UNIT TYPE 3 (3 BEDROOMS) - 30' WIDE	8
TOTAL	47

**BUILDING SEPARATION (DISTANCE BETWEEN RESIDENTIAL BUILDINGS)**

PROVIDED DISTANCE BETWEEN BUILDING A TO BUILDING A	55.3' + 55.3' + 2(22' + 22') / 6 = 110.6' + 88' / 6 = 33.1'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING B TO BUILDING B	55.3' + 55.3' + 2(22' + 22') / 6 = 110.6' + 88' / 6 = 33.1'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING D TO BUILDING D	37' + 37' + 2(33' + 33') / 6 = 74' + 132' / 6 = 34.3'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING E TO REC. CENTER	35.3' + 35.3' + 2(22' + 23') / 6 = 70.6' + 90' / 6 = 26.7'	12'-4" (SEEKING RELIEF)

GC (PUD) MULTIFAMILY	MIN. LOT SIZE (SQ. FT.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. FLOOR AREA (SQ. FT.)	MIN. LOT FRONTAGE (FT.)	MIN. OPEN SPACE (%)	MIN. FRONT SETBACK (FT.)	MIN. SIDE ST. SETBACK (FT.) N	MIN. SIDE ST. SETBACK (FT.) S	MIN. REAR SETBACK (FT.)	MAX BLDG 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



SITE PLAN REVIEW SUBMITTAL 04-21-25

REVISIONS	BY	DATE
1	ZF	02.23.24
2	GL	03.07.24
3	GL	04.10.24
4	GL	05.06.24
5	GL	07.17.24
6	GL	10.25.24
7	GL	12.11.24
8	GL	04.21.25

MULTIFAMILY  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

RANDALL STOFFT  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A. STOFFT ARCHITECTS, P.A. THE PROPERTY OF THIS FIRM IS HEREBY GRANTED TO THE CLIENT FOR THE PROJECT ONLY. NO PART OF THIS DRAWING, INCLUDING ANY DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIRD PARTY MUST BE NOTIFIED OF ANY CHANGES TO THE DRAWINGS. SHOP DETAILS OF ALL MATERIALS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

42 N SWINTON AVE. DELRAY BEACH, FL 33444 (561) 245-0799 • NAPLES, FL (239) 262-6677 • WWW.STOFFT.COM



December 27, 2024

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

**Engineering and  
Public Works Department**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbc.gov



**Palm Beach County  
Board of County  
Commissioners**

- Maria G. Marino, Mayor
- Sara Baxter, Vice Mayor
- Gregg K. Weiss
- Joel Flores
- Marci Woodward
- Maria Sachs
- Bobby Powell, Jr.

**County Administrator**

Verdenia C. Baker

**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:

**Municipality:** Delray Beach  
**Location:** East side of N. Federal Highway, 0.15 miles south of Gulfstream Blvd  
**PCN:** 12-43-46-04-08-000-0300/0310/0320/0330/0340/0351  
**Access:** One right-in/right-out only access driveway connection onto N. Federal Highway  
(As used in the study and is NOT necessarily an approval by the County through this TPS letter)  
**Existing Uses:** Vacant  
**Proposed Uses:** Multi-Family Low-rise Residential = 48 DUs  
**New Daily Trips:** 324  
**New Peak Hour Trips:** 19 (5/14) AM; 24 (15/9) PM  
**Build-out:** 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.

"An Equal Opportunity  
Affirmative Action Employer"



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

Sincerely,

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

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

MR:QB:jb

ec:

Anthea Giannotes, 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\HAMUNICIPALITIES\APPROVALS\2024\241112 2419-2613 N FEDERAL HIGHWAY.DOCX