



January 11, 2023

Dr. Juan F. Ortega, PE  
JFO Group Inc.  
6671 W Indiantown Road, Suite 50-324  
Jupiter, FL 33458

**RE: 318 SE 5<sup>th</sup> Avenue**  
**Project #: 221218**  
**Traffic Performance Standards (TPS) Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised December 27, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

- Municipality:** Delray Beach
- Location:** SWC of SE 3<sup>rd</sup> Street and SE 5<sup>th</sup> Avenue
- PCN:** 12-43-46-21-01-104-0010/-0030/-0050/-0060
- Access:** Access driveway connection onto SE 5<sup>th</sup> Avenue and 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:** Low-rise Multi-Family Residential = 9 DUs  
General Office = 800 SF
- Proposed Uses:** Redevelop the site with:  
Mid-rise Multi-Family Residential = 26 DUs  
General Retail = 4,479 SF
- New Daily Trips:** 136
- New Peak Hour Trips:** 9 (3/6) AM; 14 (8/6) PM
- Build-out:** December 31, 2025

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips; 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.

**Department of Engineering and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
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www.pbcgov.com



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Dr. Juan F. Ortega, PE  
January 11, 2023  
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 [HAkif@pbcgov.org](mailto:HAkif@pbcgov.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Hanane Akif".

Hanane Akif, P.E.  
Professional Engineer  
Traffic Division

QB:HA:qg

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