



**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



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April 26, 2022

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

RE: 354 SE 5th Avenue Townhomes
Project #: 220404
Traffic Performance Standards (TPS) Review

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated March 31, 2022, 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 SE 5 th Avenue, about 140 feet north of SE 4 th Street
PCN:	12-43-46-21-01-104-0070
Access:	Access connection onto existing alley west of the site connecting onto SE 4 th <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Vacant
Proposed Uses:	Multi-Family Residential = 8 DUs
New Daily Trips:	59
New Peak Hour Trips:	4 (1/3) AM; 4 (3/1) 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 or as approved by the City. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

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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been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.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.

Sincerely,

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

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:cw

cc:

Anthea Gianniotis, AICP, Director of Development Services, City of Delray Beach
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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