



**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
Marc Woodward
Maria Sachs
Bobby Powell, Jr.

County Administrator

Verdenia C. Baker

November 25, 2024

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

**RE: 120 SW 3rd Avenue
Project #: 241012
Traffic Performance Standards (TPS) Review**

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Equivalency Statement, dated October 23, 2024, and supplemental changes and information provided in an email to the Traffic Division, dated 11/12/2024, 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:	120 SW 3 rd Avenue
PCN:	12-43-46-16-01-038-0111/0112
Access:	Each unit accessing onto SW 3 rd Avenue <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:	Low-rise Multi-Family Residential = 5 DUs
New Daily Trips:	34
New Peak Hour Trips:	2 (0/2) AM; 3 (2/1) PM
Build-out:	December 31, 2029

Based on the review, the Traffic Division has determined that the proposed development generates less than 21 peak hour trips and, therefore, a detailed traffic study is not required. The proposed project is expected to have insignificant impacts on the area roadways and, therefore, meets the Traffic Performance Standards.

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.

*"An Equal Opportunity
Affirmative Action Employer"*



John M. Donaldson, PE, PTOE
November 25, 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.

Sincerely,

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

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

MR:QB:jb

cc: Addressee

Anthea Gianniotis, 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