



**Department of Engineering  
and Public Works**

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Verdenia C. Baker

July 20, 2022

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

**RE: Alexan Delray  
Project #: 220704 (Previously 211211)  
Traffic Performance Standards (TPS) Review - Revised**

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated July 11, 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:

<b>Municipality:</b>	Delray Beach
<b>Location:</b>	East side of Congress Avenue, about 0.21 miles north of Linton Blvd
<b>PCN:</b>	12-43-46-19-00-000-5037
<b>Access:</b>	Full access driveway connection onto Congress Avenue <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	General Office = 1,592 SF Warehouse = 27,608 SF
<b>Approved Uses:</b>	Redevelop the site with: Mid-Rise Multi-Family Residential = 268 DUs
<b>Proposed Uses:</b>	Modify previous approval as follow: Mid-Rise Multi-Family Residential = 267 DUs
<b>New Daily Trips:</b>	1,379 (proposed-existing)
<b>New Peak Hour Trips:</b>	80 (19/69) AM; 107 (68/39) PM (proposed-existing)
<b>New Daily Trips:</b>	(6) (proposed-previously approved)
<b>New Peak Hour Trips:</b>	0 AM; -1 (-1/0) PM (proposed-previously approved)
<b>Build-out:</b>	December 31, 2024

Based on the review, the Traffic Division has determined that the proposed change will continue to meet the TPS of Palm Beach County since there will be reduction of already approved trips. Any Conditions of Approval, as contained in the original TPS approval letter, dated January 3, 2022, if any, remain valid.

Additionally, the Property Owner/Developer shall restrict the proposed driveway on Congress Avenue to right-in /left-in/right-out only. This driveway should be designed in such a way to prohibit any left-out movements.

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John M. Donaldson, PE, PTOE  
July 20, 2022  
Page 2

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.

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:cw

cc:

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