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December 27, 2024

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

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.

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approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.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

Rahman

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

MR:QB:jb
ec:
Anthea Gianniotes, 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
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