

## Department of Engineering and Public Works

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## Palm Beach County Board of County Commissioners

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Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer" November 15, 2018

Mr. Timothy Stillings
Director of Planning & Zoning
City of Delray Beach
100 N.W. 1st Avenue
Delray Beach, FL 33444

RE: Banyan Cove

**Project #: 181022** 

Traffic Performance Standards Review

Dear Mr. Stillings:

The Palm Beach County Traffic Division has reviewed the **Banyan Cove** Traffic Impact Statement, revised April 20, 2018, 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:

City of Delray Beach (in process of annexation)

Location:

East of Barwick Road, approximately 0.55 mile north of

Lake Ida Road

PCN:

00-42-46-12-00-000-1020 (Others on file)

Access:

N/A

Existing Uses:

Vacant

Proposed Uses:

Apartment = 53 DUs

**New Daily Trips:** 

352

New PH Trips:

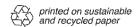
30 AM (6/24); 33 PM (21/12)

Build-out:

December 31, 2022

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network and, therefore, <u>meets</u> the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (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. A discussion with Palm Beach County, involving at a minimum Traffic Division, Land Development Division, and Roadway Production Division, is advisable for access related issues of the site plan on County maintained roadways before a site plan is submitted to the municipality for consideration.





Mr. Timothy Stillings November 15, 2018 Page 2

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 QBari@pbcgov.org.

Sincerely,

Quazi Bari, P.E.

Senior Professional Engineer

Guag Awar Ber,

Traffic Division

OB:DS/dd

ec: Addressee:

Dominique Simeus, Project Coordinator II, Traffic Division Steve Bohovsky, Technical Assistant III, Traffic Division Robert Frederick Rennebaum, P.E., Simmons & White

File: General - TPS - Mun - Traffic Study Review
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