



**Department of Engineering
and Public Works**

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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 (<i>Others on file</i>)
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, meets 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.



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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,

A handwritten signature in black ink, reading "Quazi Bari".

Quazi Bari, P.E.
Senior Professional Engineer
Traffic Division

QB:DS/dd

cc: 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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