



**Department of Engineering
and Public Works**

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November 4, 2019

Shaun G. MacKenzie, P.E.
MacKenzie Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990

**RE: Delray Garden Center
Project #: 191017
Traffic Performance Standards Review**

Dear Mr. MacKenzie:

The Palm Beach County Traffic Division has reviewed the **Delray Garden Center** Traffic Impact Analysis, dated October, 2019, 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:	Delray Beach
Location:	North of W Atlantic Avenue, west of High Point Boulevard
PCN:	12-43-46-18-00-000-7080
Access:	Right-in/right-out access driveway connection onto W. Atlantic Avenue (project proposed, not necessarily implies approval by County through this TPS letter)
Existing Uses:	Not Available
Proposed Uses:	Single Family Detached = 12 DUs
New Daily Trips:	120
New PH Trips:	9 AM (2/7); 13 PM (8/5)
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 (TPS) of Palm Beach County (PBC). Please note an FDOT conceptual driveway pre-approval letter must be provided for the access driveway(s) on W Atlantic Avenue to account for the latest land uses.

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 blue ink that reads "Quazi Bari".

Quazi Bari, P.E.
Manager - Growth Management
Traffic Division

QB:DS/rb

cc:

Dominique Simeus, P.E., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division
Timothy Stillings, Director of Planning & Zoning, City of Delray Beach

File: General - TPS - Mun - Traffic Study Review
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