



**Department of Engineering
and Public Works**

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June 25, 2020

Adam B. Kerr, P.E.
Kimley-Horn
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

**RE: Aura Delray Beach
Project #: 200316
Traffic Performance Standards Review**

Dear Mr. Kerr:

The Palm Beach County Traffic Division has reviewed the **Aura Delray Beach** Traffic Impact Statement, revised June 8, 2020, 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 side of Atlantic Ave, just west of Congress Ave
PCN:	12-43-46-18-00-000-1190 (additional PCNs in file)
Access:	One right-in/right-out access driveway connection onto Atlantic Ave and two right-in/right-out access driveway connections onto Congress Ave <u>(As used in the study and is NOT an approval by the County through this letter)</u>
Existing Uses:	Light Industrial = 9,440 SF
Proposed Uses:	Redevelop the site with: Mid-rise Multi-Family Residential = 292 DU Coffee/Donut Shop with DT = 2,000 SF
New Daily Trips:	2,383
New Peak Hour Trips:	190 (68/122) AM; 167 (99/68) PM
Build-out:	December 31, 2025

Based on the review, the Traffic Division has determined that the proposed development meets the Traffic Performance Standards of Palm Beach County.

The Property Owner is responsible for the following site related improvements:

1. Construct right turn lane north approach at the northernmost project driveway on Congress Avenue.
2. Extend the northbound left turn lane storage length at the intersection of NW 1st Street and Congress Avenue to the County minimum turn lane requirement 280' + 50' taper, or, as approved by the County Engineer.

A meeting with the County shall be held for driveway configurations for this project, specifically on Congress Avenue.

Please note an FDOT conceptual driveway pre-approval letter must be provided for the access connection onto Atlantic Avenue for the proposed land uses.



Adam B. Kerr, P.E.
June 25, 2020
Page 2

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.

No building permits are to be issued by the City after the build-out date specified above or as approved by the City. 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, appearing to read "Quazi Bari".

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb

ec: Addressee

Anthea Gianniotis, AICP, Director of Development Services, City of Delray Beach
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division
Bogdan Piorkowski, P.E., Sr. Prof. Engineer, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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