



August 15, 2019

**Department of Engineering
and Public Works**

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Adam B. Kerr, P.E.
Kimley-Horn
1920 Wekiva Way
West Palm Beach, FL 33407

**RE: Atlantic Ave Mixed Use
Project #:190802
Traffic Performance Standards Review**

Dear Mr. Kerr:

The Palm Beach County Traffic Division has reviewed the **Atlantic Ave Mixed Use** Traffic Impact Statement, dated July 30, 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:	City of Delray Beach
Location:	SWC of Atlantic Ave and SE 3 rd Ave
PCN:	12-43-46-16-01-085-0040, 12-43-46-16-01-085-0050
Access:	One full on SE 3 rd Ave
Existing Uses:	Vacant
Proposed Uses:	Office = 14,135 SF, Retail=6,296 SF
New Daily Trips:	401
New Peak Hour Trips:	36 (31/4) AM; 34 (13/22) PM
Build-out:	December 31, 2023

Based on our review, the Traffic Division has determined the proposed development is within the City of Delray Beach Traffic Concurrency Exception Area (TCEA) and, therefore, exempt from the Traffic Performance Standards of Palm Beach County.

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approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.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

QB:rb

ec:

Timothy R. Stillings – City of Delray Beach
Steve Bohovsky, Technical Assistant III, Traffic Division