



**Department of Engineering  
and Public Works**

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June 10, 2020

John M. Donaldson, P.E., PTOE  
Transportation Engineer  
JMD Engineering, Inc.  
12773 Forest Hill Boulevard, Suite 204  
Wellington, FL 33414

**RE: The George  
Project #: 200603  
Traffic Performance Standards Review**

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed **The George** Traffic 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:

<b>Municipality:</b>	Delray Beach
<b>Location:</b>	North of George Bush Boulevard, east of NE 6 <sup>th</sup> Avenue
<b>PCN:</b>	12-43-46-09-16-002-0100 ( <i>other on file</i> )
<b>Access:</b>	Full access on unimproved alley adjacent to the west side of the site ( <i>as proposed in the study, but not approved by the County through this letter</i> )
<b>Existing Uses:</b>	Hotel = 6 Rooms
<b>Proposed Uses:</b>	Demolish Hotel and construct the following: Condo/Townhouse = 3 DUs Office = 3,775 SF
<b>New Daily Trips:</b>	32
<b>New Peak Hour Trips:</b>	4 (3/1) AM; 6 (2/4) PM
<b>Build-out:</b>	December 31, 2025

Based on our review, the Traffic Division has determined the proposed development to demolish the existing hotel use and replace with office and multi-family uses, being insignificant on the roadway network, meets the Traffic Performance Standards (TPS) of Palm Beach County (PBC). Please note the City is advised to require the developer to improve the alley based on the City requirements as a way to provide easier access, improve safety and efficiently movement of vehicles.

Please note the receipt of a 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.



John M. Donaldson, P.E., PTOE

June 10, 2020

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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 [DSimeus@pbcgov.org](mailto:DSimeus@pbcgov.org).

Sincerely,

A handwritten signature in blue ink, appearing to be "D. Simeus".

Dominique Simeus, P.E.  
Professional Engineer  
Traffic Division

DS/rb

cc: Addressee

Anthea Gianniotis, AICP, Director of Planning & Zoning, City of Delray Beach  
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division  
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review

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