



**Department of Engineering  
and Public Works**

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November 22, 2019

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

**RE: 95 SW 5<sup>th</sup> Avenue  
Project #: 191111  
Traffic Performance Standards Review**

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the **95 SW 5<sup>th</sup> Avenue** Traffic Impact Analysis, dated November 15, 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:

<b>Municipality:</b>	Delray Beach
<b>Location:</b>	NE corner of SW 1 <sup>st</sup> Street and SW 5 <sup>th</sup> Avenue
<b>PCN:</b>	12-43-46-17-06-029-0280
<b>Access:</b>	Full access driveway on SW 1 <sup>st</sup> Street ( <i>project proposed, not necessarily implies approval by County through this TPS letter</i> )
<b>Existing Uses:</b>	Not Available
<b>Proposed Uses:</b>	Office = 5,199 SF Wine Bar = 2,309 SF
<b>New Daily Trips:</b>	163
<b>New Peak Hour Trips:</b>	29 (26/3) AM and 15 (8/7) PM
<b>Build-out:</b>	December 31, 2024

Based on our review, the Traffic Division has determined the proposed development to add an office and wine bar uses is within the City of Delray Beach Traffic Concurrency Exception Area (TCEA), and therefore, exempt from Traffic Performance Standards (TPS) of Palm Beach County (PBC).

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. 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.



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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 read "DS", followed by a horizontal line.

Dominique Simeus, P.E.  
Professional Engineer  
Traffic Division

DS:QB/rb

cc: Addressee:

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

Steve Bohovsky, Technical Assistant III, Traffic Division

Anthea Gianniotis, AICP, Director of Planning & Zoning, City of Delray Beach

File: General - TPS - Mun - Traffic Study Review

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