



**Department of Engineering  
and Public Works**

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October 27, 2020

Stephanie A. Kinlen, P.E.  
Kimley-Horn and Associates, Inc.  
1920 Wekiva Way, Suite 200  
West Palm Beach, FL 33411

**RE: Delray Townhomes  
Project #: 201010  
Traffic Performance Standards Review**

Dear Ms. Kinlen:

The Palm Beach County Traffic Division has reviewed the **Delray Townhomes** Traffic Impact Statement, dated October 1, 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>	South side of 133 <sup>rd</sup> Rd S, about 700 feet west of Barwick Rd
<b>PCN:</b>	12-42-46-12-00-000-3200
<b>Access:</b>	One full access driveway connection onto 133 <sup>rd</sup> Rd S <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	One Single Family Home
<b>Proposed Uses:</b>	Redevelop the site with: Low-rise Multi-Family Residential = 36 DU
<b>New Daily Trips:</b>	254
<b>New Peak Hour Trips:</b>	16 (4/12) AM; 19 (12/7) PM
<b>Build-out:</b>	December 31, 2025

Based on our review, the Traffic Division has determined that the proposed project will have a net impact of less than 20 peak hour trips and therefore, a detailed traffic study is not required. The project meets Palm Beach County Traffic Performance Standards.

The City may investigate the need for a northbound left turn lane requirement on Barwick Rd (City maintained) at 133<sup>rd</sup> Rd S. The County standards for requiring a left turn lane is 30 turning vehicles.

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.



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October 27, 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 [QBari@pbcgov.org](mailto:QBari@pbcgov.org).

Sincerely,

A handwritten signature in black ink that reads "Quazi Bari".

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

QB:HA:rb

cc: 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

File: General - TPS - Mun - Traffic Study Review  
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