



**Engineering and
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January 29, 2025

Juan F. Ortega, Ph.D., P.E.
JFO Group, Inc.,
6671 W Indiantown Rd, Suite 50-324
Jupiter, FL 33458

**RE: All County Paving (1180 SW 10th Street)
Project #: 250108
Traffic Performance Standards (TPS) Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated November 26, 2024, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Delray Beach
Location:	South of SW 10 th Street, ± ¼ miles east of I-95 (1180 SW 10 th Street, Delray Beach, FL)
PCN:	12-43-46-20-01-021-0040/-0032
Access:	No modifications to the existing access connections: one full access driveway on SW 10 th Street and two full access driveways on Royal Palm Drive/Lime lane <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Warehouse = 31,250 SF, Office = 12,754 SF
Proposed Uses:	Adding 2 acres of outdoor storage to the existing uses, Warehouse = 31,250 SF, Office = 12,754 SF Outdoor Storage = 2 Acres
Net Daily Trips:	63 (Proposed – Existing)
Net Peak Hour Trips:	4 (3/1) AM; 7 (4/3) PM (Proposed – Existing)
Total Daily Trips:	235
Total Peak Hour Trips:	25 (22/3) AM; 28 (9/19) PM
Build-out:	December 31, 2025

Based on the review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips. Therefore, a detailed traffic study is not required. The project meets the Traffic Performance Standards.

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 an 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.



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January 29, 2025
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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 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

A handwritten signature in blue ink that reads "Moshir Rahman".

Moshir Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:ep

cc: Addressee

Anthea Gianniotis, AICP, Director of Development Services, City of Delray Beach
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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