



October 9, 2025

Juan F. Ortega, Ph.D., P.E.
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**Palm Beach County
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Joseph Abruzzo

**RE: 540 Atlantic Ave Delray Beach
Project #: 250911
Traffic Performance Standards (TPS) Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated September 8, 2025, 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:	SEC of Atlantic Avenue and SW 6 th Ave.
PCN:	12-43-46-16-01-021-0150
Access:	One existing right-in/right-out access connection onto W Atlantic Ave, One existing full access connection onto SW 6 th Ave. <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	High Turnover Sit-Down Restaurant = 1,119 SF
Proposed Uses:	Coffee/Donut Shop W/O DT = 1,287 SF
Net Daily Trips:	245 (Proposed – Existing)
Net Peak Hour Trips:	60 (31/29) AM; 17 (9/8) PM (Proposed – Existing)
Total Daily Trips:	313
Total Peak Hour Trips:	66 (34/32) AM; 23 (12/11) PM
Build-out:	December 31, 2026

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network and, therefore, **meets** the TPS of Palm Beach County.

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.

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 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

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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