



January 9, 2023

John M. Donaldson, PE, PTOE
JMD Engineering, Inc.
12773 Forest Hill Blvd, Suite 204
Wellington, FL 33414

RE: Ocean City Lumber
Project #: 221210
Traffic Performance Standards (TPS) Review

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated December 14, 2022, 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:

Municipality:	Delray Beach
Location:	SEC of NE 1 st Street and NE 2 nd Avenue
PCN:	12-43-46-16-C8-000-0030/-0020/-0010
Access:	As existing <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Quality Restaurant = 20,605 SF Gen. Office = 14,960 SF Gen. Retail = 11,631 SF
Proposed Uses:	Modify existing uses to consist of the following: Quality Restaurant = 32,243 SF Gen. Office = 5,000 SF Gen. Retail = 14,067 SF
Project Daily Trips:	1,930
Project Peak Hour Trips:	29 (19/10) AM; 178 (111/67) PM
New Daily Trips:	582
New Peak Hour Trips:	-10 (-9/-1) AM; 40 (33/7) PM
Build-out:	December 31, 2024

Based on our review, the Traffic Division has determined the proposed development is within the City of Delray Beach Traffic Concurrency Exception Area (TCEA); therefore, it is exempt from 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.

**Department of Engineering
and Public Works**

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Page 2

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been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.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 HAkif@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, which appears to read "Hanane Akif".

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:qg

cc:

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

File: General - TPS - Mun - Traffic Study Review
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