



February 27, 2025

Adam B. Kerr, P.E.
Kimley-Horn and Associates, Inc.,
477 Rosemary Avenue, Suite 215
West Palm Beach, FL 33401

**Engineering and
Public Works Department**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov



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**RE: Delray Dermatology and Cosmetic Center
Project #: 250210 (Previously: 240911)
Traffic Performance Standards (TPS) Review**

Dear Mr. Kerr:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated December 30, 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:	City of Delray Beach
Location:	802 SE 5 th Avenue
PCN:	12-43-46-21-09-001-0210
Access:	One full access driveway onto SE 8 th Street (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	High-Turnover Sit-Down Restaurant = 2,783 SF
Proposed Uses:	Medical Office = 11,616 SF
Total Daily Trips:	182
Total Peak Hour Trips:	17 (16/1) AM; 27 (4/23) PM
Build-out:	December 31, 2029

Based on the review, the Traffic Division has determined that the proposed development does not significantly impact the roadways in the vicinity of the project and meets the Palm Beach County Traffic Performance Standards.

Please note that the developer must consult with FDOT for approval before closing the driveway on SE 5th Avenue.

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.

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

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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,

Rahman

Moshiur 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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