Department of Engineering and Public Works

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June 24, 2022

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

RE: City Center Delray
Project #: 220612
Traffic Performance Standards (TPS) Review

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated June 16, 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:	NWC of Atlantic Avenue and Swinton Avenue
PCN:	12-43-46-16-01-060-0130/-0150/-0160
Access:	One full access driveway connection onto NW 1st Avenue and access onto an existing alley to the north side of the site (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Fast Food Restaurant w/o DT = 1,084 SF Coffee Shop w/o DT = 1,320 SF
Proposed Uses:	Replace existing with: Gen. Office = 21,900 SF Gen. Retail = 8,379 SF Fast Food Restaurant w/o DT = 2,575 SF
Project Daily Trips:	1,110
Project Peak Hour Trips:	48 (40/8) AM; 94 (39/55) PM
New Daily Trips:	406
New Peak Hour Trips:	-27 (1/-28) AM; 51 (18/33) PM
Build-out:	December 31, 2026

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. Note the Fast Food Restaurant w/o DT shall not be allowed to open before 10 am on weekdays.

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

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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.

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,

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:cw
ec: Addressee
Anthea Gianniotes, 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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