



July 17, 2024

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**Palm Beach County
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Verdenia C. Baker

**RE: Delray Industrial Properties
Project #: 240608
Traffic Performance Standards (TPS) Review**

Dear Ms. Troutman:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated June 11, 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:** Between SW 14th Ave and SW 13th Ave, N of SW 10th St
- PCN:** 12-43-46-20-59-002-0000
- Access:** Two driveways each on SW 14th Ave and SW 13th Ave
(As used in the study and is NOT necessarily an approval by the County through this TPS letter)
- Existing Uses:** Warehouse = 8,598 SF , Small Office=4,381 SF
- Proposed Uses:** Add to existing for an ultimate
Warehouse = 26,014 SF , Small Office=7,181 SF
- New Daily Trips:** 63
- New Peak Hour Trips:** 8 (6/2) AM; 8 (2/6) PM
- Proj Daily Trips:** 133
- Proj Peak Hour Trips:** 15 (12/3) AM; 18 (6/12) PM
- Build-out:** December 31, 2027

Based on our review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips and will have insignificant traffic impact. A detailed traffic study is not required and the project meets Palm Beach County TPS.

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, unless amended. 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 561-684-4030 or email QBari@pbcgov.org

Sincerely,

A handwritten signature in black ink that reads "Quazi Bari".

Quazi Bari, P.E., PTOE
Manager, Growth Management
Traffic Division

QB:jb

cc: Addressee
Rebecca Mulcahy, P.E. - PTC
Anthea Gianniotis, AICP, Director of Development Services, City of Delray Beach
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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