



**Engineering and  
Public Works Department**

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January 30, 2025

Andrea M Troutman, P.E.  
Pinder Troutman Consulting, Inc.,  
601 Heritage Dr, Suite 493  
Jupiter, FL 33458

**RE: 14145 S Military Trail  
Project #: 250118  
Traffic Performance Standards (TPS) Review**

Dear Ms. Troutman:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated October 29, 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:

<b>Municipality:</b>	Delray Beach
<b>Location:</b>	Westside of Military Trail, South of Lake Ida Road
<b>PCN:</b>	12-42-46-14-03-002-0010
<b>Access:</b>	One ingress access driveway and one egress access driveway to Conklin Drive <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	Vacant
<b>Proposed Uses:</b>	Carwash (Automatic) = 1 Lane
<b>New Daily Trips:</b>	166
<b>New Peak Hour Trips:</b>	12 (6/6) AM; 14 (7/7) PM
<b>Build-out:</b>	December 31, 2027

Based on the review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips. Therefore, a detailed traffic study is not required. The project **meets** the Traffic Performance Standards.

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.

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approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.



Andrea M Troutman, P.E.  
January 30, 2025  
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If you have any questions regarding this determination, please contact me at 561-478-5755 or email [MRahman@pbc.gov](mailto:MRahman@pbc.gov).

Sincerely,

A handwritten signature in blue ink that reads "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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