



November 16, 2023

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

**Department of Engineering
and Public Works**

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



**Palm Beach County
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Verdenia C. Baker

**RE: The Tropics of Delray
Project #: 231103
Traffic Performance Standards (TPS) Review**

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised November 14, 2023, 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:** West side of Federal Hwy, about 0.31 miles south of Gulfstream Blvd
- PCN:** 12-43-46-04-08-000-0090; 12-43-46-04-30-000-0020
- Access:** Two access driveway connections onto Federal Hwy and onto Old Dixie Hwy
(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 = 8,656 SF
Furniture Store = 14,875 SF
- Proposed Uses:** Redevelop the site with:
Multi-Family Residential = 34 DUs
- New Daily Trips:** (394)
- New Peak Hour Trips:** -37 (-26/-11) AM; -35 (-20/-15) PM
- Build-out:** December 31, 2027

Based on our review, the Traffic Division has determined the proposed development is expected to generate less trips compared to that of the existing development on the site, which is proposed to be replaced. Therefore, the project meets 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.

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.

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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 HAkif@pbcgov.org.

Sincerely,

A handwritten signature in blue ink that reads "Hanane Akif".

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:jb

ec:

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