



November 24, 2025

John M. Donaldson, P.E.
JMD Engineering, Inc.,
800 Crestwood Court S., # 807
Royal Palm Beach, FL 33414

**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

**RE: Delray Swan
Project #: 251022
Traffic Performance Standards (TPS) Review**

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated October 22, 2025, 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:

**Palm Beach County
Board of County
Commissioners**

- Sara Baxter, Mayor
- Marci Woodward, Vice Mayor
- Maria G. Marino
- Gregg K. Weiss
- Joel G. Flores
- Maria Sachs
- Bobby Powell Jr.

Municipality: Delray Beach
Location: SWC of SE 2nd St and SE 2nd Ave
PCN: 12-43-46-16-01-079-0060 (Additional PCNs in file)
Access: One full access connection onto SE 3rd St., and two full access connections onto SE 2nd Ave
(As used in the study and is NOT necessarily an approval by the County through this TPS letter)

Existing Uses: Single Family Residential Detached = 7 DUs,
Multi-Family Low-rise Residential = 3 DUs,
Warehouse = 8,029 SF,
Small Office = 554 SF, and
Church = 1,371 SF.

Proposed Uses: Redeveloped with
Multi-Family Low-rise Residential = 36 DUs

Net Daily Trips: 124 (Proposed – Existing)
Net Peak Hour Trips: 6 (0/6) AM; 6 (6/0) PM (Proposed – Existing)
Total Daily Trips: 243
Total Peak Hour Trips: 14 (3/11) AM; 18 (11/7) PM
Build-out: December 31, 2030

County Administrator

Joseph Abruzzo

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 (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.

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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 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

A handwritten signature in black ink that reads "Rahman".

Moshir Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:yg

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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