

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

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"An Equal Opportunity Affirmative Action Employer" December 6, 2024

Craig W. Peregoy, P.E. Dynamic Traffic, LLC 100 NE 5th Avenue, Suite # B2 Delray Beach, FL 33483

RE: Delray Beach Market

Project #: 241017 (Previously # 200712) Traffic Performance Standards (TPS) Review

Dear Mr. Peregoy:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated October 25, 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: City of Delray Beach

Location: NEC of SE 1st Street and SE 3rd Avenue, just south of

Atlantic Avenue

PCN: 12-43-46-16-P3-001-0000

Access: One full access driveway connection onto SE 1st Street

(As used in the study and is NOT necessarily an approval by the County through this TPS letter)

Existing Uses: General Commercial Space = 37,765 SF

(Restaurant Space = 32,229 SF, Retail Space = 4,679 SF, and Office Space = 857 SF)

Proposed Uses: Restaurant Space = 37,765 SF **Total Net Daily Trips:** -112 (Proposed – Existing)

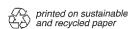
Total Peak Hour Trips: -8 (-6/-2) AM; -18 (-6/-12) PM **Build-out:** December 31, 2025

Based on the review, the Traffic Division has determined that the proposed development is within the City of Delray Beach Traffic Concurrency Exception Area (TCEA) and, therefore, exempt from the Traffic Performance Standards 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 an 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





Craig W. Peregoy, P.E. December 6, 2024 Page 2

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,



Moshiur Rahman, Ph.D., E.I. Professional Engineer Engineering and Public Works Dept. Traffic Division

MR:QB:jb

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 Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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