



December 1, 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



**Palm Beach County
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**RE: Lenny's Carwash
Project #: 251021
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 24, 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:

Municipality:	Delray Beach
Location:	NWC of N Federal Hwy (US 1) and NE 22 nd Lane
PCN:	12-43-46-04-35-000-0010
Access:	One ingress (right-in/left-in) access connection onto Dixie Highway, and one egress (right-out/left-out) access connection onto NE 22 nd Lane <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Manual Car Wash = 5 Bays
Proposed Uses:	Automatic Car Wash = 1 Tunnel
Net Daily Trips:	290 (Proposed – Existing)
Net Peak Hour Trips:	31 (16/15) AM; 36 (18/18) PM (Proposed – Existing)
Total Daily Trips:	678
Total Peak Hour Trips:	48 (24/24) AM; 56 (28/28) PM
Build-out:	December 31, 2029

Based on our review, the Traffic Division has determined the proposed development meets the Traffic Performance Standards of Palm Beach County. The project is not expected to have any significant impact on roadways or intersections.

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

Sincerely,

A handwritten signature in blue ink that reads "Moshir 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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