



September 24, 2025

Tyler J. Roessler, P.E.
VHB,
121 West Trade St, Suite # 1030
Charlotte, North Carolina 28202

**RE: Fifth Third Bank Delray Beach
Project #: 250905
Traffic Performance Standards (TPS) Review**

Dear Mr. Roessler:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated August 8, 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:	SWC of US 1 (South Federal Highway) and Linton Blvd.
PCN:	12-43-46-28-11-002-0020
Access:	One right-in/right-out access connection onto US 1, One full access connection to adjacent commercial property. <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Fast Food Restaurant with DT = 3,397 SF
Proposed Uses:	Drive-In Bank = 2,578 SF
Net Daily Trips:	- 673 (Proposed – Existing)
Net Peak Hour Trips:	- 63 (-31/-32) AM; - 29 (-16/-13) PM (Proposed – Existing)
Total Daily Trips:	137
Total Peak Hour Trips:	14 (8/6) AM; 28 (14/14) PM
Build-out:	December 31, 2026

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network and, therefore, meets the TPS of Palm Beach County.

Please note a conceptual driveway pre-approval letter from the FDOT must be obtained for the access connection onto US 1 (South Federal Highway).

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.

**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
Board of County
Commissioners**

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Gregg K. Weiss

Joel G. Flores

Marci Woodward

Maria Sachs

Bobby Powell Jr.

County Administrator

Joseph Abruzzo

"An Equal Opportunity Employer"



Tyler J. Roessler, P.E.
September 24, 2025
Page 2

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 blue ink that reads "Rahman".

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

MR:QB:ep

ec: 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
F:\TRAFFIC\MR\MUN\APPROVED\2025\250905 FIFTH THIRD BANK DELRAY BEACH.DOCX