



September 16, 2024

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Verdenia C. Baker

**RE: Candy Wonderland at Shoppes at Delray  
Project #: 240817  
Traffic Performance Standards (TPS) Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated August 23, 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:

<b>Municipality:</b>	Delray Beach
<b>Location:</b>	E of Military Trail, 0.35 mile N of Atlantic Ave
<b>PCN:</b>	12-42-46-13-00-000-3020
<b>Access:</b>	One full on Military Trail and through cross access on the parcel to the south (existing) <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	Retail = 23,827 SF
<b>Proposed Uses:</b>	Convert 2,500 SF of existing use space for Multi-Purpose Recreational Facility for an ultimate Retail = 21,327 SF Multi-Purpose Recreational Facility = 2,500 SF
<b>Net New Daily Trips:</b>	26
<b>Net New Peak Hr Trips:</b>	3(2/1) AM; 2(1/1) PM
<b>Proj Daily Trips:</b>	506
<b>Proj Peak Hour Trips:</b>	24 (15/9) AM; 60 (30/30) PM
<b>Build-out:</b>	December 31, 2027

Based on the review, the Traffic Division has determined that the proposed modification to the existing development generates less than 21 peak hour trips and, therefore, a detailed traffic study is not required. The project meets the Traffic Performance Standards.

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 [QBari@pbc.gov](mailto:QBari@pbc.gov)

Sincerely,

A handwritten signature in black ink that reads "Quazi Bari".

Quazi Bari, P.E., PTOE  
Manager, Growth Management  
Traffic Division

QB:jb

cc: Addressee

Anthea Gianniotis, AICP, Director of Development Services, City of Delray Beach  
Albeto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review

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