



**Department of Engineering
and Public Works**

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July 16, 2024

Juan F. Ortega, Ph.D., P.E.
JFO Group, Inc.,
6671 W Indiantown Rd, Suite 50-324
Jupiter, FL 33458

**RE: Kia Delray
Project #: 240607
Traffic Performance Standards (TPS) Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated June 3, 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:	Delray Beach
Location:	E of S Federal Hwy, 0.33 mi S of Linton Blvd
PCN:	12-43-46-28-07-021-0010
Access:	1 right-in/right-out on S Federal Hwy <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Automobile Sales = 24,040 SF
Proposed Uses:	Expand existing use for an eventual Automobile Sales = 41,925 SF
New Daily Trips:	423
New Peak Hour Trips:	28 (20/8) AM; 37 (14/23) PM
Project Daily Trips:	992
Project Peak Hour Trips:	66 (48/18) AM; 86 (34/52) PM
Build-out:	December 31, 2027

Based on our review, the Traffic Division has determined the proposed modification to the existing development will have an insignificant impact on the area roadways. The project meets Palm Beach County TPS.

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, unless amended. 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



Juan F. Ortega, Ph.D., P.E.

July 16, 2024

Page 2

application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.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@pbcgov.org

Sincerely,

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

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

QB:jyb

cc: Addressee

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

File: General - TPS - Mun - Traffic Study Review
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