



**Department of Engineering
and Public Works**

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May 10, 2022

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

**RE: GoodVets at Delray Commons
Project #: 220414
Traffic Performance Standards (TPS) Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated April 15, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Delray Beach
Location:	SWC of Atlantic Ave and Military Trail
PCN:	12-42-46-14-24-001-0000/-002-0000
Access:	As existing (one right-in/right-out and one right-in/left-in/right-out access driveway connections onto Military Trail, and; two right-in/right-out access driveway connections onto Atlantic Ave) <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	General Commercial = 68,413 SF Fast Food Restaurant + DT = 4,980 SF
Proposed Uses:	Interior renovation of existing retail space
New Daily Trips:	0
New Peak Hour Trips:	0 AM; 0 PM
Build-out:	December 31, 2023

Based on our review, the Traffic Division has determined that the proposed project meets the TPS of Palm Beach County. The proposed renovation project is not expected to generate any additional traffic.

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, or the an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.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

Sincerely,

A handwritten signature in blue ink, appearing to read "Hanane Akif".

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

QB:HA:cw

cc: Addressee

Anthea Gianniotis, AICP, Director of Development Services, City of Delray Beach
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review

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