



June 24, 2022

John M. Donaldson, PE, PTOE  
JMD Engineering, Inc.  
12773 Forest Hill Blvd, Suite 204  
Wellington, FL 33414

**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbcgov.com

**RE: City Center Delray  
Project #: 220612  
Traffic Performance Standards (TPS) Review**

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated June 16, 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:

**Palm Beach County  
Board of County  
Commissioners**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

<b>Municipality:</b>	Delray Beach
<b>Location:</b>	NWC of Atlantic Avenue and Swinton Avenue
<b>PCN:</b>	12-43-46-16-01-060-0130/-0150/-0160
<b>Access:</b>	One full access driveway connection onto NW 1 <sup>st</sup> Avenue and access onto an existing alley to the north side of the site <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	Fast Food Restaurant w/c DT = 1,084 SF Coffee Shop w/o DT = 1,320 SF
<b>Proposed Uses:</b>	Replace existing with: Gen. Office = 21,900 SF Gen. Retail = 8,379 SF Fast Food Restaurant w/o DT = 2,575 SF
<b>Project Daily Trips:</b>	1,110
<b>Project Peak Hour Trips:</b>	48 (40/8) AM; 94 (39/55) PM
<b>New Daily Trips:</b>	406
<b>New Peak Hour Trips:</b>	-27 (1/-28) AM; 51 (18/33) PM
<b>Build-out:</b>	December 31, 2026

Based on our review, the Traffic Division has determined the proposed development is within the City of Delray Beach Traffic Concurrency Exception Area (TCEA); therefore, it is exempt from the TPS of Palm Beach County. Note the Fast Food Restaurant w/o DT shall not be allowed to open before 10 am on weekdays.

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

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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.

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 [HAkif@pbcgov.org](mailto:HAkif@pbcgov.org).

Sincerely,

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

Hanane Akif, P.E.  
Professional Engineer  
Traffic Division

QB:HA:cw

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, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
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