



April 7, 2022

Joaquin E. Vargas, P.E.  
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**Department of Engineering  
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Verdenia C. Baker

**RE: Delray Central  
Project #: 220409  
Traffic Performance Standards (TPS) Review**

Dear Mr. Vargas:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised April 6, 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:** East side of Congress Ave, south of Linton Blvd  
**PCN:** 12-43-46-30-10-001-0000 & 12-43-46-30-11-001-0000  
**Access:** Two full and one right-in/right-out access driveway connections onto Congress Avenue  
(As used in the study and is NOT necessarily an approval by the County through this TPS letter)

**Existing Uses:** General Office = 181,586 SF  
**Proposed Uses:** Additional:  
 General Commercial = 1,095 SF  
 Mid-rise Multi-Family Residential = 271 DUs

**New Daily Trips:** 1,528  
**New Peak Hour Trips:** 98 (25/73) AM; 123 (75/48) PM  
**Build-out:** December 31, 2024

Based on the review, the Traffic Division has determined that the proposed development meets the TPS of Palm Beach County.

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been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.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 [HAkif@pbcgov.org](mailto:HAkif@pbcgov.org).

Sincerely,

Hanane Akif, P.E.  
Professional Engineer  
Traffic Division

HA:qg

cc:

Anthea Gianniotis, AICP, Director of Development Services, City of Delray Beach  
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division  
Bogdan Piorkowski, P.E., Sr. Prof. Engineer, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
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