



**Department of Engineering
and Public Works**

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October 1, 2020

Shaun G. MacKenzie, P.E.
MacKenzie Engineering and Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990

**RE: RaceTrac Atlantic and Congress
Project #: 200909
Traffic Performance Standards Review**

Dear Mr. MacKenzie:

The Palm Beach County Traffic Division has reviewed the **RaceTrac Atlantic and Congress** Traffic Impact Statement, dated September 9, 2020, 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 Congress Ave
PCN:	12-43-46-18-56-001-0000
Access:	One full and one right-in/right-out access driveway connections onto Atlantic Ave, and, one right-in/left-in/right-out access driveway connection onto Congress Ave <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Pharmacy w/ DT = 13,378 SF
Proposed Uses:	Redevelop the site with: Convenience Store = 5,411 SF Gas Station = 20 FP
New Daily Trips:	1,110
New Peak Hour Trips:	104 (51/53) AM; 60 (30/30) PM
Build-out:	December 31, 2022

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

The Property Owner is responsible for the following site related improvements:

1. Construct right turn lane north approach at the project driveway on Congress Avenue. This right turn lane should be 280' long plus 50' taper.
2. Extend the left turn lane south approach storage length at the driveway on Congress Avenue by adjusting the existing taper length to the County minimum standards, or as approved by the County Engineer. This is a site related improvement and not eligible for any credits.

Please note an FDOT conceptual driveway pre-approval letter must be provided for the access connections onto Atlantic Avenue for the proposed land use.



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Please note the receipt of a Traffic Performance Standards (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.

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@pbcgov.org.

Sincerely,

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

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

QB:HA:rb

cc: Addressee

Anthea Gianniotis, AICP, Director of Development Services, City of Delray Beach
Bogdan Piorkowski, P.E., Sr. Prof. Engineer, Traffic Division
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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