JMD ENGINEERING, INC.

March 11, 2026

Quazi Bari, PE
PBC Department of Engineering – Traffic Division
2300 Jog Road, 3rd Floor
West Palm Beach, FL 33411

Re: Traffic Impact Statement – 34 NW 6TH Avenue
Delray Beach, FL
PCN: 12-43-46-17-01-012-0190

Dear Mr. Bari:

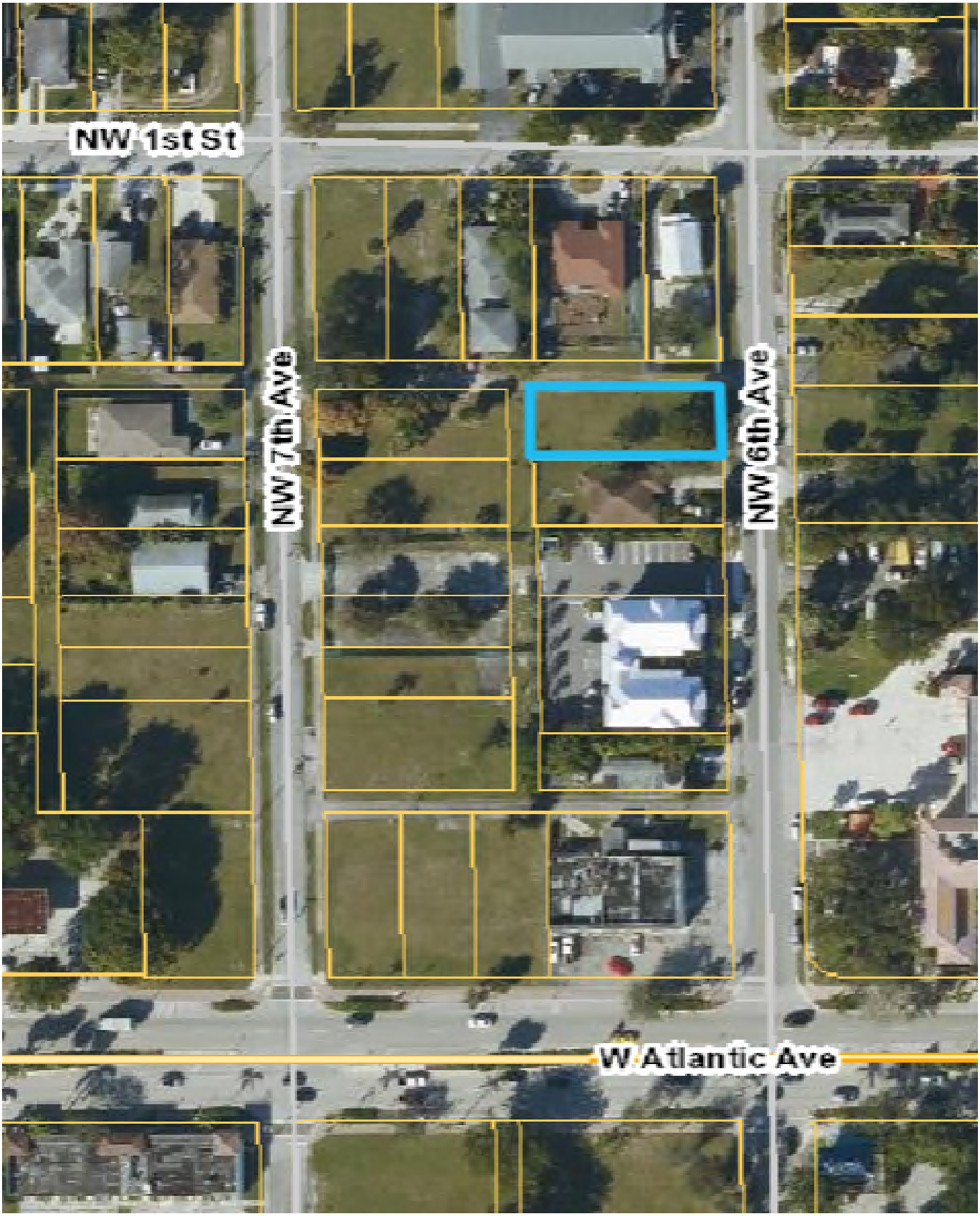
A site plan is proposed for the above referenced site with PCN 12-43-46-17-01-012-0190 at 34 NW 6th Avenue in Delray Beach, Florida. Site location is shown in Figure 1.

The site plan proposed is for 2,093 square feet of office. The site is currently vacant. The build out for this proposed use is 2030.

Trip Generation

Trip generation rates published by Palm Beach County were utilized to determine the "net" daily and peak hour traffic for the site. The proposed project is expected to generate 27 new net external daily trips, 3 new net a.m. peak hour trips and 5 new net p.m. peak hour trips as shown in Table 1.

800 CRESTWOOD COURT S., #807 ROYAL PALM BEACH, FL 343411
PHONE 561- 379-5178



JMD
ENGINEERING, INC.

PROJECT LOCATION MAP

FIGURE 1
34 NW 6TH AVENUE
DELRAY BEACH , FL

TABLE 1
34 NW 6TH AVENUE OFFICE
TRIP GENERATION COMPARISON

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed								
Office	2093 s.f.	30	3	2	1	5	2	3
Subtotal		30	3	2	1	5	2	3
Pass-by		3	0	0	0	0	0	0
Net Proposed Trips		27	3	2	1	5	2	3

Palm Beach County Trip Generation Rates

Land Use	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour In/Out	AM Peak Hour Rate/Equation	PM Peak Hour In/Out	PM Peak Hour Rate/Equation
Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16

Project Traffic Assignment

Based on previous approvals and review of the existing roadways in the area and travel time characteristics it is expected that the distribution of traffic would be to the alley to the rear of the property (west). This is a maximum of 30 daily and 5 peak hour trips at the driveway.

Test 1 - Significance Analysis

As there is a net increase of 3 AM Peak Hour trips and a net increase of 5 PM Peak Hour trips for TPSO review, therefore, no additional analysis is required for this site.

Conclusion

Based on the analysis presented above, proposed 34 NW 6th Avenue Office Building Site Plan meets the TPS standards.

If there are any questions regarding this analysis, please do not hesitate to call me at 561-379-5178 or email @ Jdonaldson@jmdengr.com.

Sincerely,

JMD ENGINEERING, INC.

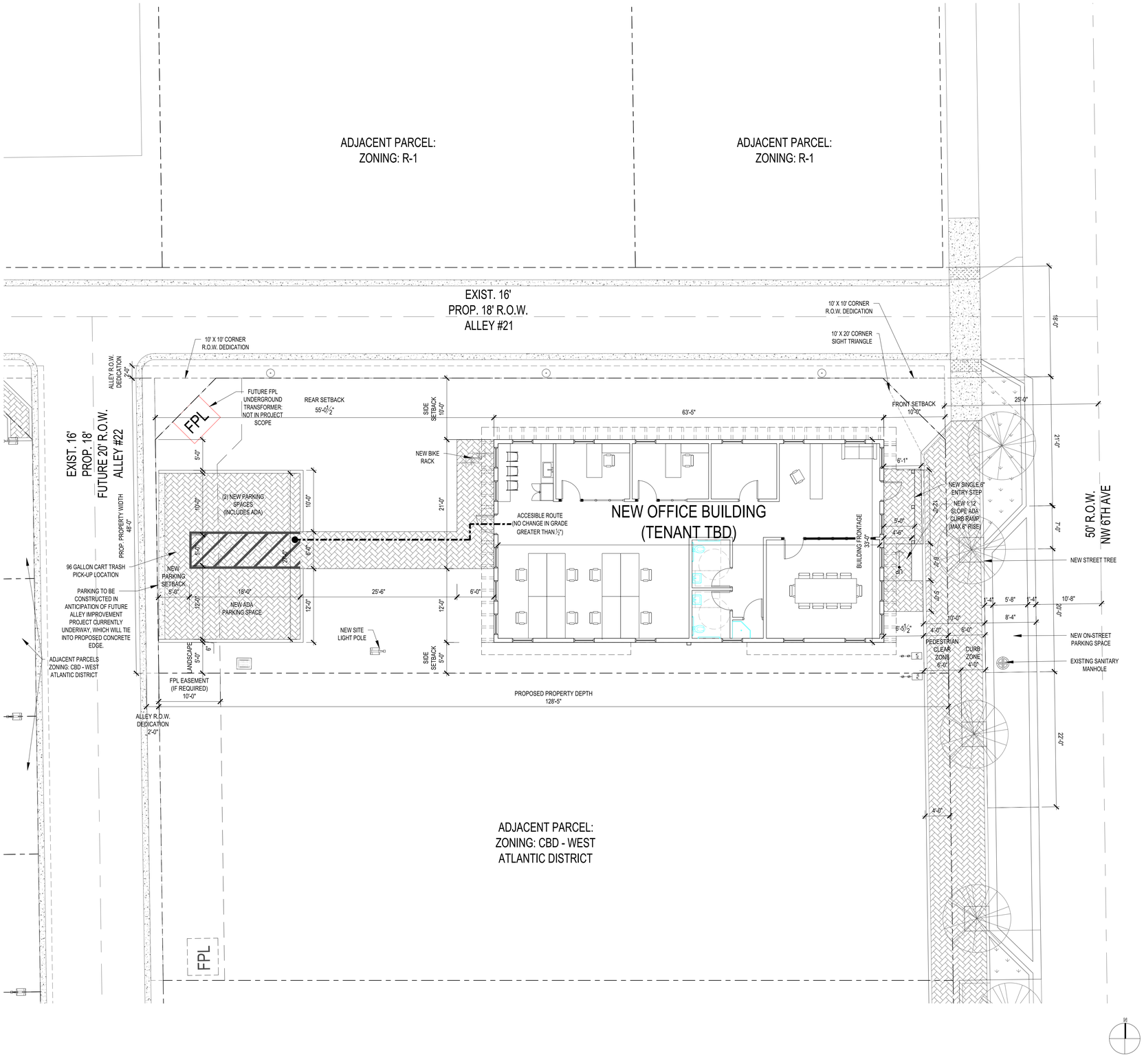
John M. Donaldson, P.E., PTOE
Transportation Engineer

Florida Registration
Number 40568
Engineering Business
Number CA00009514
Attachments

Digitally signed by JOHN M DONALDSON
Date: 2026.03.13 13:11:51 '-05'00



This item has been Electronically signed & Sealed by John M. Donaldson, P.E. on the time and date stamp shown using the digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



2 SITE PLAN
1/8" = 1' - 0"

34 NW 6TH AVE, DELRAY BEACH FL
PARCEL NO: 12-43-46-17-01-012-0190
LEGAL DESCRIPTION: MONROE SUB LT 19 BLK 12

PROJECT DATA	EXISTING	PROPOSED
FUTURE LAND USE CATEGORY	CC - COMMERCIAL CORE	CC - COMMERCIAL CORE
ZONING DISTRICT	CBD - CENTRAL BUSINESS WEST ATLANTIC SUB-DISTRICT	CBD - CENTRAL BUSINESS WEST ATLANTIC SUB-DISTRICT
GENERAL USE PER TABLE 4.4.13(A)	SINGLE-FAMILY RESIDENTIAL	BUSINESS / PROFESSIONAL OFFICE USE - PERMITTED PER TABLE 4.4.13(A)
LOT SIZE	6,520 SF (0.150 ACRES)	6,064 SF (0.139 ACRES) SEE CALCULATION BELOW
BUILDING AREA	N/A	2,093 SF
LOT COVERAGE	N/A	34.5%

PROPOSED LOT SIZE CALCULATION

6,520 SF	0.150 ACRES OF THE EXISTING SITE WITHIN PROPERTY LINES
- 100 SF	10' X 10' CORNER DEDICATIONS
- 356 SF	2' ALLEY DEDICATION AT NORTH AND WEST SIDE OF PROPERTY
6,064 SF	PROPOSED TOTAL LOT SIZE

CENTRAL BUSINESS DISTRICT DEVELOPMENT STANDARDS

PROJECT DATA	REQUIRED	PROPOSED
MIN. LOT AREA TABLE 4.4.13(C)	2,000 SF	6,064 SF
MIN. LOT FRONTAGE TABLE 4.4.13(C)	20 FT	48 FT
FRONT / SIDE ALLEY SETBACK TABLE 4.4.13(C)	10 FT MIN. / 15 FT MAX	10 FT
SIDE SETBACK TABLE 4.4.13(C)	0 FT OR MIN. 5FT WHERE WINDOWS ARE PROVIDED	5' - 0"
REAR SETBACK TABLE 4.4.13(C)	10 FT MIN.	55' - 0"
MAX. BUILDING HEIGHT TABLE 4.4.13(B)	3 STORIES AND 35 FT	1 STORY AND 18 FT
GROUND STORY HEIGHT TABLE 4.4.13(B)	12 FT MIN.	14 FT. PROVIDED
BUILDING FRONTAGE TABLE 4.4.13(C)	75 % MIN. / 100% MAX.	100% (PROP. 33' FRONTAGE / [48' PROPERTY WIDTH - 15 FT REQ. SIDE SETBACKS = 33'])

LANDSCAPE REQUIREMENTS

PROJECT DATA	REQUIRED	PROPOSED
STREET TREES	(1) TREE PER 30 FT WITHIN 4 FT CURB ZONE	(1) TREE PER 30 FT WITHIN 4 FT CURB ZONE
PEDESTRIAN CLEAR ZONE	6 FT	6 FT
PARING ISLAND TREES	(1) TREE PER ISLAND	(1) TREE PER ISLAND
REFER TO LANDSCAPE PLAN FOR DETAILED MATERIAL PLANTINGS		

PARKING REQUIREMENTS

PROJECT DATA	REQUIRED	PROPOSED
MIN. OFF-STREET PARKING	(0) SPACES REQUIRED PER LDR 4.4.13 (I)(2)(d)	(2) OFF-STREET SPACES PROPOSED
MIN. BICYCLE PARKING	(1) TYPE I REQUIRED PER LDR TABLE 4.4.13(M)	(1) TYPE I REQUIRED PER LDR TABLE 4.4.13(M)
ON-STREET PARKING	(3) NEW ON-STREET PARKING SPACE PROPOSED: (1) ALONG PROPERTY FRONTAGE AND (2) ALONG ADJACENT PROPERTY FRONTAGE COORDINATED WITH NEIGHBOR	

UTILITIES

WATER AND SEWER	CITY OF DELRAY BEACH
STORM WATER	CITY OF DELRAY BEACH
ELECTRIC	FPL
DATA	COMCAST / ATT

1 SITE PLAN DATA

SRS
A Zyscovich Company
ARCHITECTURE. PLANNING. INTERIOR DESIGN
1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316
T 954.961.6806
F 954.961.6807
www.synalovski.com

NW 600 BLOCK - NEW OFFICE SHELL

34 NW 6TH AVE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: **DESIGN DEVELOPMENT**
ISSUE DATE: **08-26-2025**

PROJECT NUMBER: **1552-210401**
DRAWN BY: **ML**
CHECKED BY: **MR**

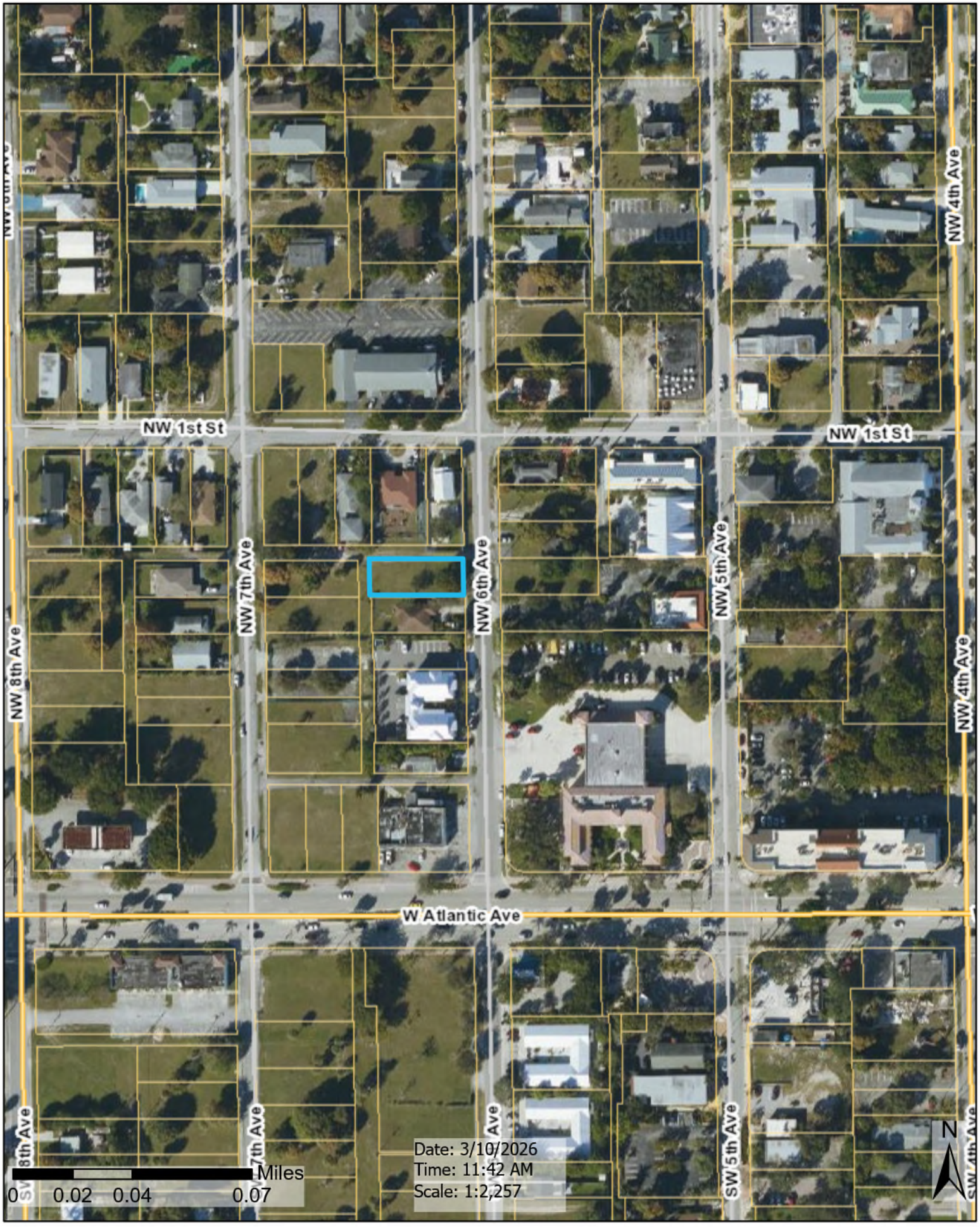
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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
AS-101

P:\SRS\1552-210401 Block 600 Delray\Drawings\1552-210401_OFFICE_ 34 NW 6TH AVE\Drawings\BIM\AS-101 SITE PLAN.dwg 12/6/2026 9:38:01 PM

DOROTHYJACKS
CFA, AAS
Palm Beach County Property Appraiser



Property Detail

Parcel Control Number:	12-43-46-17-01-012-0190	Location Address:	34 NW 6TH AVE		
Owners:	DELRAY BEACH CRA	Municipality:	DELRAY BEACH		
Mailing Address:	20 N SWINTON AVE, , DELRAY BEACH FL 33444 2632				
Last Sale:	04/19/2006	Book/Page#:	20235 / 00631	Price:	$300,000
Property Use Code:	1000 - VACANT COMMERCIAL LAND	Zoning:	CBD - CBD-CENTRAL BUSINESS		
Legal Description:	MONROE SUB LT 19 BLK 12	Total SF:	0	Acres	.15



2025 Values

Improvement Value	$0
Land Value	$204,876
Total Market Value	$204,876
Assessed Value	$97,687
Exemption Amount	$97,687
Taxable Value	$0

All values are as of January 1st each year.

2025 Taxes

Ad Valorem	$0
Non Ad Valorem	$148
Total Tax	$148

2025 Qualified Exemptions

Applicants

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 3/10/2026

Owner : DELRAY BEACH CRA PCN: 12434617010120190

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