Engineering and Public Works Department
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Palm Beach County Board of County Commissioners
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County Administrator
Joseph Abruzzo

April 6, 2026

John M. Donaldson, P.E., PTOE
JMD Engineering, Inc.
800 Crestwood Court S, #807
Royal Palm Beach, Florida, 33411

RE: 34 NE 6th Avenue
Project #: 260313
Traffic Performance Standards (TPS) Review

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated March 11, 2026, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Delray Beach
Location:	W of NW 6th Ave, just 200 feet south of NW 1st St
PCN:	12-43-46-17-01-012-0190
Access:	Through an alley on the west side of the project (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Office Spaces = 2,093 SF
Net Daily Trips:	27
Net Peak Hour Trips:	3 (2/1) AM; 5 (2/3) PM
Build-out:	December 31, 2030

Based on our review, the Traffic Division has determined the proposed development is expected to generate less than 21 peak hour trips, and therefore, no detailed analysis is required. Traffic impacts will be insignificant. Therefore, the project **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.

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

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approval letter has been superseded by another approval letter for the same property.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 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

Rahman

Moshiur Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

QB:MR:ep
ec: Addressee
Anthea Gianniotes, AICP, Director of Development Services, City of Delray Beach
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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