



December 18, 2025

Bryan G. Kelley, P.E.  
Simmons & White, Inc.  
2581 Metrocentre Blvd, Suite 3  
West Palm Beach, FL 33407

**RE: 398 NE 6<sup>th</sup> Avenue Development  
Project #: 241116  
Traffic Performance Standards (TPS) Review**

Dear Mr. Kelley:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated October 4, 2024, and supplemental changes and information provided in an email to the Traffic Division, dated 12/17/2025, 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:

<b>Municipality:</b>	Delray Beach
<b>Location:</b>	SWC of NE 4 <sup>th</sup> Street and NE 6 <sup>th</sup> Avenue
<b>PCN:</b>	12-43-46-16-05-105-0010
<b>Access:</b>	One full access driveway connection onto alley along the west side of the property. <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	Office Spaces = 4,754 SF
<b>Proposed Uses:</b>	Multi-Family Low-rise Residential = 8 DUs and Retail Spaces = 1,206 SF
<b>Net Daily Trips:</b>	17 (Proposed-Existing)
<b>Net Peak Hour Trips:</b>	-3 (-4/1) AM; -1 (2/-3) PM (Proposed-Existing)
<b>Proj Daily Trips:</b>	78
<b>Proj Peak Hour Trips:</b>	4 (2/2) AM; 8 (5/3) PM
<b>Build-out:</b>	December 31, 2028

Based on the review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips. Therefore, a detailed traffic study is not required. The project **meets** the Traffic Performance Standards (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.

**Engineering and  
Public Works Department**  
P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbc.gov



**Palm Beach County  
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Joseph Abruzzo

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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 561-478-5755 or email [MRahman@pbc.gov](mailto:MRahman@pbc.gov).

Sincerely,

A handwritten signature in blue ink that reads "Rahman".

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

MR:QB:ep

cc: Addressee  
Anthea Giannotes, 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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