



August 27, 2025

Scott Israelson, P.E., PTOE
Traffic Impact Group, LLC
165 Sabal Palm drive, Suite 141
Longwood, FL 32779

**RE: Downtown Sixth Avenue Multifamily
Project #: 250509
Traffic Performance Standards (TPS) Review**

Dear Mr. Israelson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated July 11, 2025, and supplemental changes and information provided in an email to the Traffic Division, dated 08/26/2025, 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:

Municipality:	Delray Beach
Location:	NWC of NE 6 th Avenue (US 1) & NE 2 nd Street (202 NE 6 th Avenue)
PCN:	12-43-46-16-01-106-0190
Access:	One access driveway connection onto alley. (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Retail Plaza (Cigar bar) = 1,187 SF
Proposed Uses:	Multifamily Mid-rise Residential = 10 DUs
New Daily Trips:	45
New Peak Hour Trips:	4 (1/3) AM; 4 (2/2) PM
Build-out:	December 31, 2027.

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.

It is recommended that the applicant coordinate with the FDOT to evaluate closing the existing access connection to NE 6th Avenue (US -1).

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



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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.

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:yg

cc: Addressee

Anthea Gianniotis, 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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