



JMD ENGINEERING, INC.

October 22, 2025

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

Re: Traffic Impact Statement
Delray Swan
PCN # 12-43-46-16-01-079-0060 et. al.

Dear Mr. Bari,

JMD Engineering, Inc. has prepared this traffic statement for the above-mentioned property.

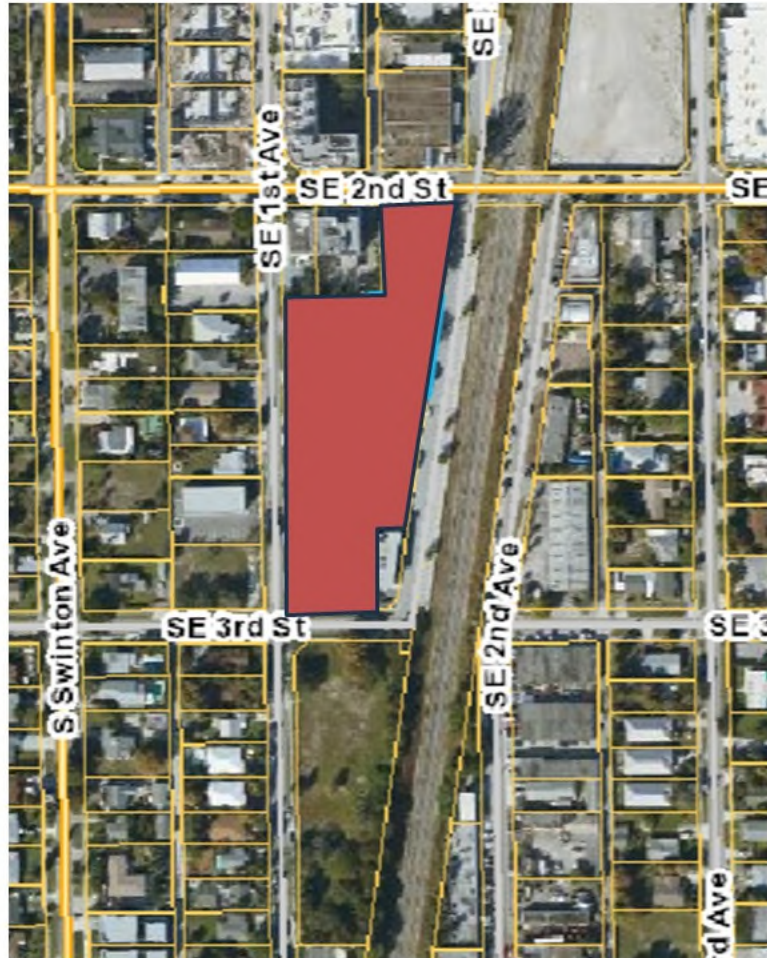
The site contains PCN #

12-43-46-16-01-079-0060
12-43-46-16-01-079-0080
12-43-46-16-01-079-0090
12-43-46-16-01-079-0100
12-43-46-16-01-079-0110
12-43-46-16-01-079-0120
12-43-46-16-01-079-0130
12-43-46-16-01-079-0141
12-43-46-16-01-079-0142
12-43-46-16-01-079-0010
12-43-46-16-01-079-0210
12-43-46-16-01-079-0200
12-43-46-16-01-079-0190
12-43-46-16-01-079-0170

The project is located in Delray Beach, Florida as shown in Figure 1. It is proposed to build 36 multi-family residential units. There is currently 7 single family units, 3 multi-family units, 8,029 square feet of warehouse, 554 square feet of office and 1,371 square feet of church existing per PAPA (attached). The build-out for this proposed use is 2030.

Trip Generation Analysis

Trip generation rates published by Palm Beach County and the Institute of Transportation Engineers (ITE) publication were utilized to determine the daily and peak hour traffic for the site. The proposed site will consist of 48 multi-family residential units.



PROJECT LOCATION

FIGURE 1
DELRAY SWAN
DELRAY BEACH, FL



The proposed project is expected to generate a net of 124 daily trips, 6 a.m. peak hour trips, and 6 p.m. peak hour trips as shown in Table 1. As there are less than 21 peak hour trips, no additional analysis is required. Project assignment is shown in Figure 2.

Driveway Assignment

Traffic to and from the proposed site was assigned to the site plan driveways. Figure 3 illustrates the project driveway assignment for this analysis.

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
Existing Development									
Multi-Family	3 units	20	1	0	1	2	1	1	
Single Family	7 units	70	5	1	4	7	4	3	
Warehouse	8,029 s.f.	14	1	1	0	1	0	1	
Office	554 s.f.	8	1	1	0	1	0	1	
Church	1,371 s.f.	10	0	0	0	1	0	1	
<i>Subtotal</i>			122	8	3	5	12	5	7
Pass-by									
Warehouse	10%	1	0	0	0	0	0	0	
Office	10%	1	0	0	0	0	0	0	
Church	5%	1	0	0	0	0	0	0	
<i>Subtotal</i>			3	0	0	0	0	0	
<i>Net Existing</i>			119	8	3	5	12	5	7
Proposed Development									
Multi-Family	36 units	243	14	3	11	18	11	7	
<i>Subtotal</i>			243	14	3	11	18	11	7
PROPOSED NET TPS VOLUMES			124	6	0	6	6	0	

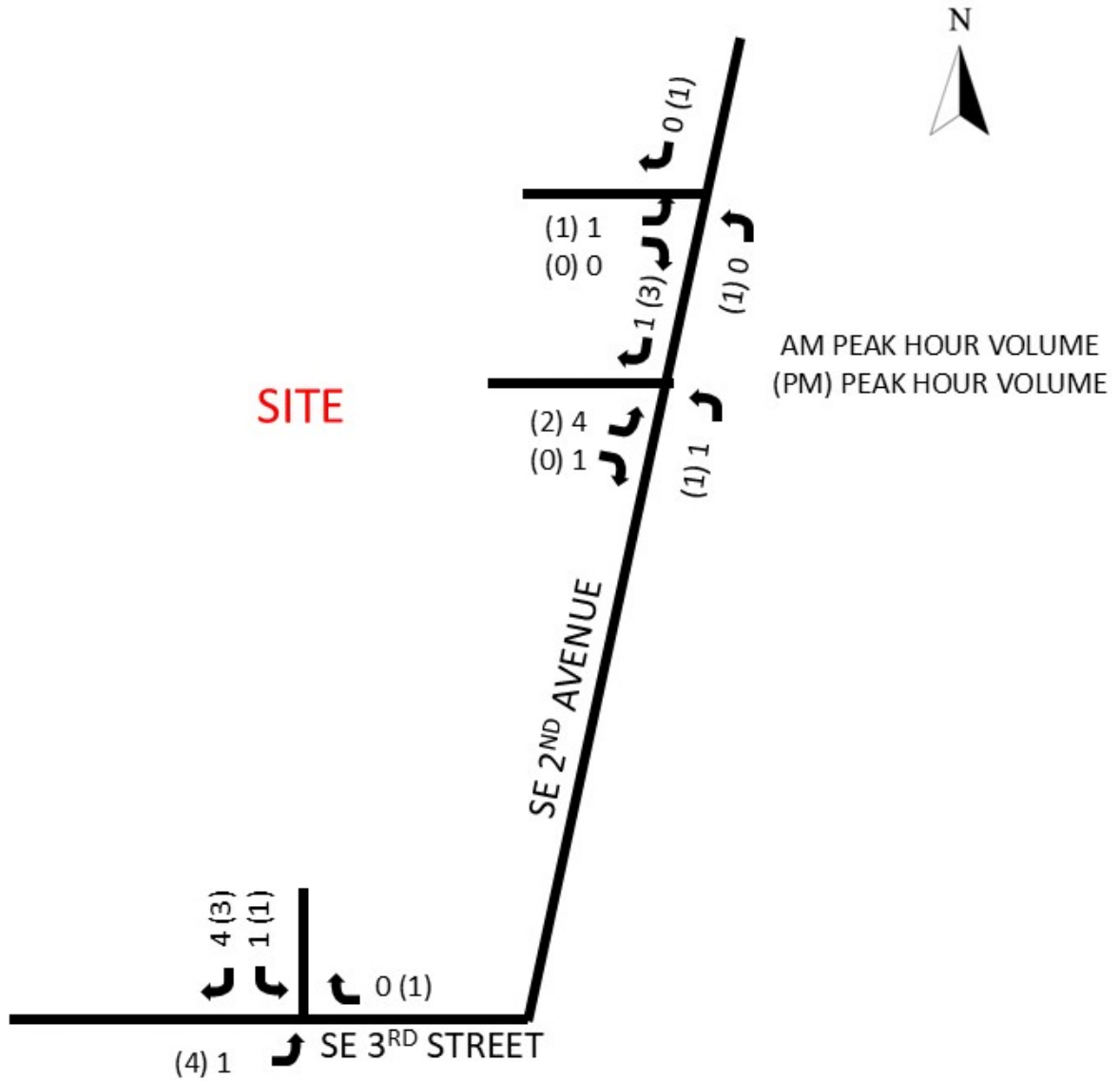
Notes: Trip generation was calculated using the following data:

Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
					In/Out	Rate/Equation	In/Out	Rate/Equation
Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
Church/Synagogue ³	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16



PROJECT ASSIGNMENT

FIGURE 2
DELRAY SWAN
DELRAY BEACH, FL





Conclusion

The analysis indicates that the proposed development meets the requirements of Palm Beach County's Traffic Performance Standards Ordinance.

We appreciate this opportunity to submit this project to you for approval. Please contact me at 561-379-5178 if you have any questions.

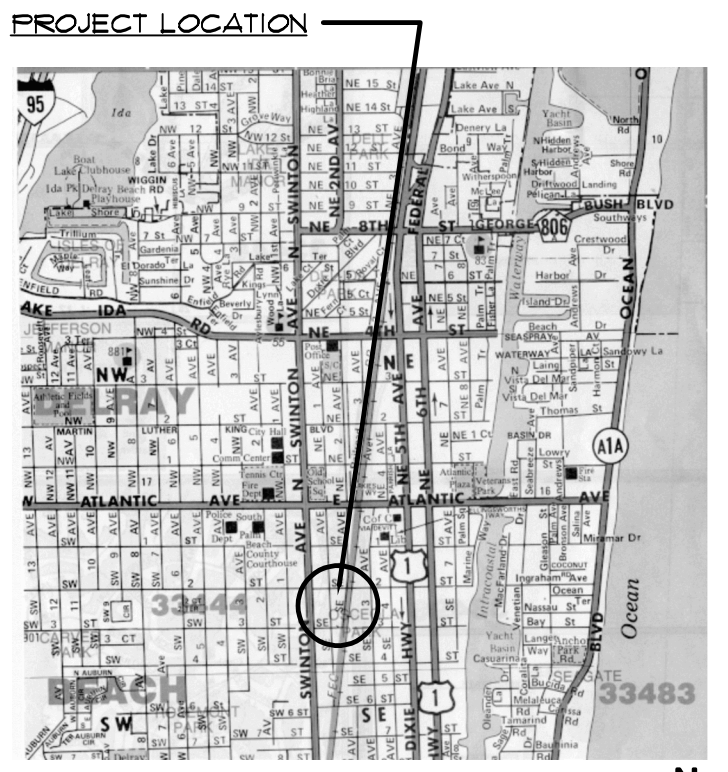
Sincerely,

JMD ENGINEERING, INC.

John M. Donaldson, P.E.
Transportation Engineer

Florida Registration
Number 40568
Certificate of Authorization
Number CA00009514

Attachments



architect, planner and designer
 1045 East Atlantic Ave. Suite 303
 Delray Beach, Florida 33483
 TEL: 561-276-6011
 FAX: 561-276-6129

ISSUED FOR SITE PLAN APPROVAL
 BIDS
 PERMIT 102225
 CONSTRUCTION

PROJECT TITLE
THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

FILE NUMBER
812A101

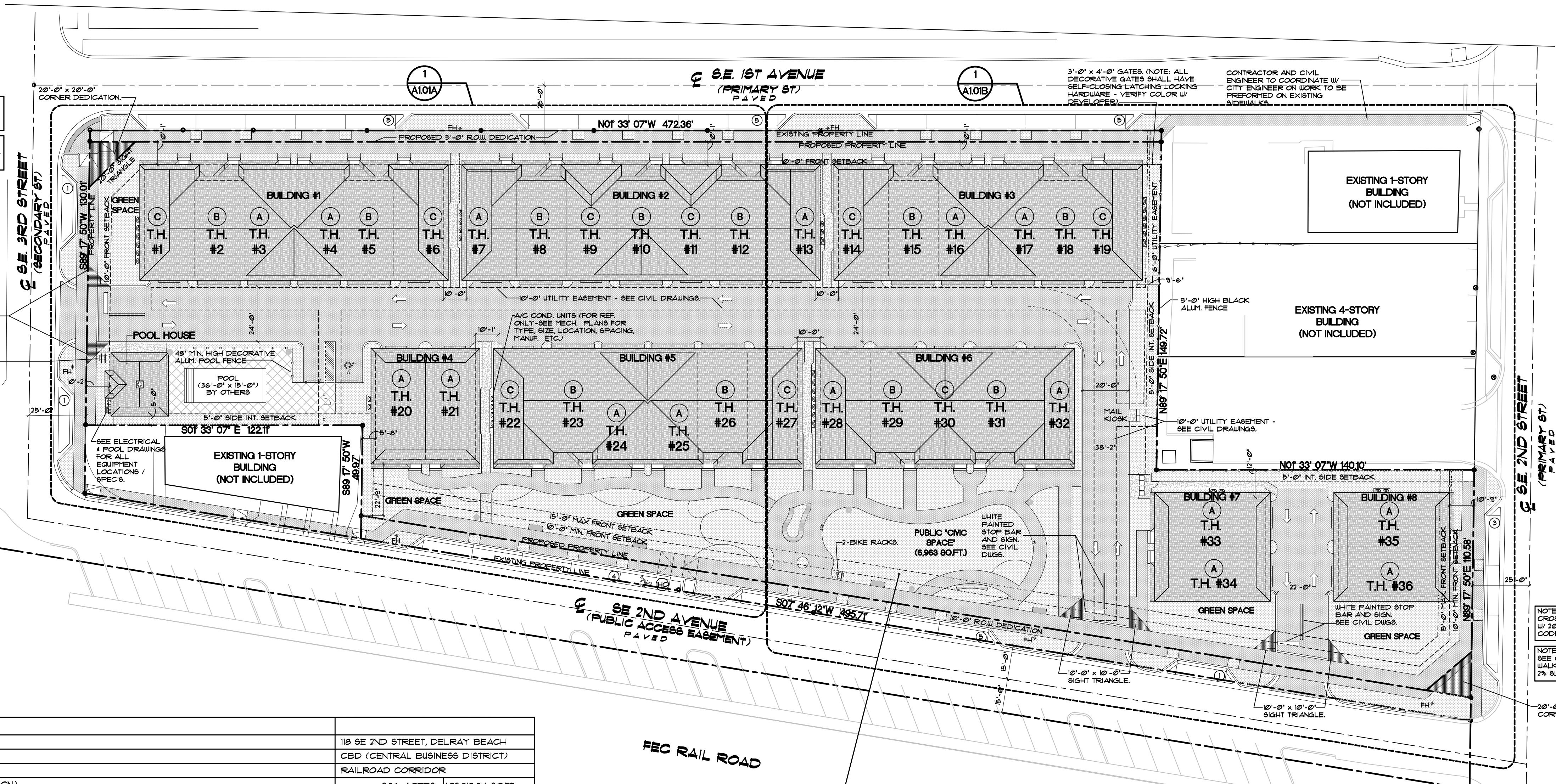
DRAWING TITLE
PROPOSED SITE PLAN (COORDINATION PLAN)

DATE
09.30.25 | DRAWN BY
GE/JH/NG

JOB NUMBER
20240812

DRAWING NUMBER

A1.01



NOTE: SEE CIVIL DRAWINGS FOR ALL WALKWAYS TO HAVE A MAXIMUM 2% SLOPE.
 NOTE: ALL CURB RAMPS AT CROSS WALKS SHALL COMPLY W/ 2023 FLORIDA ACCESSIBILITY CODE/ADA 94 EDITION (TYP.)

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 NOTE: SEE CIVIL DRAWINGS FOR ALL WALKWAYS TO HAVE A MAXIMUM 2% SLOPE.

SITE DATA	
PROPERTY LOCATION	118 SE 2ND STREET, DELRAY BEACH
ZONING DISTRICT:	CEB (CENTRAL BUSINESS DISTRICT)
SUB-DISTRICT:	RAILROAD CORRIDOR
TOTAL SITE AREA (PRE-DEDICATION)	236 ACRES 102,819.84 SQFT.
SITE AREA (POST-DEDICATION)	2.18 ACRES 95,121.6 SQFT.
DENSITY	PROVIDED
	36 UNITS

TOTAL OVERALL SITE DATA	
SITE AREA	95,121.6 SQFT.
BUILDING FOOTPRINTS	38,813 SQFT.
CONCRETE SIDEWALKS, DRIVEWAY, POOL, PAVERS, ETC.	33,858 SQFT.
LANDSCAPE AREA (OPEN SPACE)	22,456.26 SQFT.
TOTAL IMPERVIOUS AREAS	12,671 SQFT.
TOTAL PERVIOUS AREA (LANDSCAPING)	22,456.26 SQFT.
LOT COVERAGE (38,813 SQFT / 95,121.6 SQFT)	40.7%
NUMBER OF DWELLING UNITS	36
DENSITY	165 DU/ACRE
FLOOR AREA RATIO (FAR) = 81,093 SQFT. / 95,121.6 SQFT.	85 FAR

TOTAL SITE PARKING REQUIRED	
175 SPACES PER UNIT * (175 x 36 UNITS) = 63 SPACES	
GUEST PARKING FOR THE FIRST 30 UNITS AT 5 SPACES * (5 x 30 UNITS) = 150 SPACES	
GUEST PARKING FOR 21-30 * (3 x 16 UNITS) = 48 SPACES	
TOTAL SPACES REQUIRED	175 SPACES + 18 SPACES

TOTAL SITE PARKING PROVIDED	
2-CAR GARAGE	12
H.C.	1
STANDARD STALL	9' x 10'
PARALLEL	22' x 8'
PARALLEL	22' x 8'
PARALLEL	22' x 8'
PARALLEL HC SPACE	22' x 8'
PARALLEL	22' x 8'
TOTAL SPACES PROVIDED	105 SPACES

BICYCLE PARKING REQUIRED	
1 SPACES PER 20 UNIT = 2 SPACES	

BICYCLE PARKING PROVIDED	
PROVIDED BICYCLE SPACES = 2 SPACES	

SETBACKS	REQUIRED BUILDING SETBACK	PROPOSED BUILDING SETBACK
FRONT SETBACK (S.E. 1ST AVENUE)		
LEVEL 1 TO 3	10'-0" MIN. / 15'-0" MAX.	10'-1" / 17'-0" (SECOND FLR)
ABOVE LEVEL 3	20'-0" MIN.	N.A.
FRONT SETBACK (S.E. 2ND AVENUE)		
LEVEL 1 TO 3	10'-0" MIN. / 15'-0" MAX.	'CIVIC OPEN SPACE'
ABOVE LEVEL 3	20'-0" MIN.	N.A.
FRONT SETBACK (S.E. 2ND STREET)		
LEVEL 1 TO 3	10'-0" MIN. / 15'-0" MAX.	10'-1" / 17'-0" (SECOND FLR)
ABOVE LEVEL 3	20'-0" MIN.	N.A.
FRONT SETBACK (S.E. 3RD STREET)		
LEVEL 1 TO 3	10'-0" MIN. / 15'-0" MAX.	10'-1" / 'GREEN'
ABOVE LEVEL 3	20'-0" MIN.	N.A.
INTERIOR SIDE SETBACK	0' OR 5' MIN.	5'-8"
INTERIOR SIDE SETBACK (PLUS ADDITIONAL 6'-0" UTILITY EASEMENT)	0' OR 5' MIN.	10'-2"
INTERIOR SIDE SETBACK	0' OR 5' MIN.	10'-1"

CIVIC OPEN SPACE:	
TYPE PROVIDED:	ATTACHED GREEN
OVERALL SITE:	102,819.84 SF.
ROW DEDICATION:	1,692.58 SF.
ADJUSTED SITE AREA:	95,121.6 SF.
FIRST 20,000:	0 SF.
40,000 x 5%:	2,000 SF.
95,121.6 x 9%:	4,562 SF.
TOTAL REQUIRED:	6,562 SF.
TOTAL PROVIDED:	6,963 SF.

GENERAL NOTES:

- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.
- A CCTV OR CAMERA SECURITY SYSTEM TO BE INSTALLED TO MONITOR ALL TOWNHOUSES AND AMENITY BLDG. (NOTE: ENTIRE SYSTEM TO BE MONITORED BY ON SITE PROPERTY MANAGER AND OR SECURITY COMPANY).
- ALL PROPOSED SIGNAGE IS UNDER SEPARATE PERMIT.

LEGEND:

	GRASS/LANDSCAPING-SEE LANDSCAPING DRUGS.
	CONCRETE WALKWAY-SEE CIVIL DRUGS.
	CONCRETE POOL PAVERS (VERIFY W/ DEVELOPER-SEE CIVIL DRUGS).
	CONCRETE WALKWAYS / DRIVEWAY PAVERS (VERIFY W/ DEVELOPER-SEE CIVIL DRUGS).
	CONCRETE ROOF TILE (VERIFY W/ DEVELOPER -SEE ROOF PLANS DRUGS).

TYPE OF CONSTRUCTION
 THREE STORY TOWNHOUSE
 TYPE VB - UNPROTECTED / SPRINKLERED

OCCUPANCY CLASSIFICATION
 GROUP 'R2' - RESIDENTIAL

*PROJECT MUST ACHIEVE AT LEAST A CERTIFICATION LEVEL OF LEED SILVER OR EQUIVALENT PER LDR SECTION 7.11.1(C)(2)

NOTES:

- CONTRACTOR TO COORDINATE W/ FP 1 & TRANSFORMER- FOR PROPER LOCATION, FOR PROPER LOCATIONS.
- AS PER CITY OF DELRAY BEACH LDR SECTION 6.18 ALL SERVICE UTILITIES TO BE LOCATED UNDERGROUND

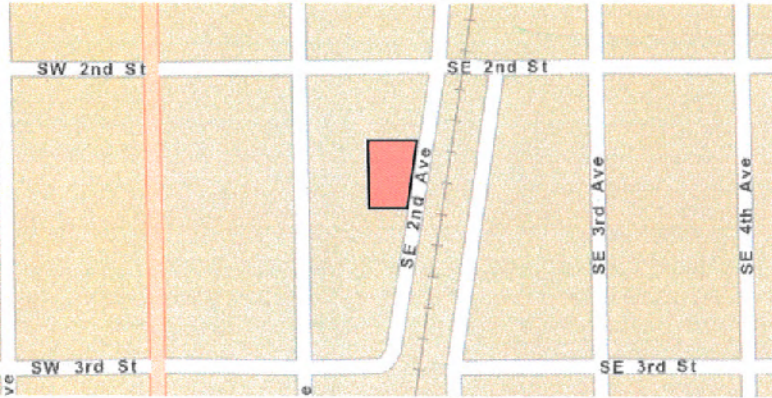
1 PROPOSED SITE PLAN
 A101 SCALE: 1-0" = 30'-0" (COORDINATION PLAN)

10/15/2025 9:52:53 AM
 THIS DOCUMENT IS THE PROPERTY OF GE ARCHITECTURE INC. ALL RIGHTS ARE RESERVED AND ANY REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF GE ARCHITECTURE INC. IS PROHIBITED.

Property Detail

Parcel Control Number: 12-43-46-16-01-079-0210 Location Address: 240 SE 2ND AVE
 Owners: DELRAY HMH LLC Municipality: DELRAY BEACH
 Mailing Address: 2665 S BAYSHORE DR STE 605B, MIAMI FL 33133 5401
 Last Sale: 06/23/2021 Book/Page#: 32639 / 00879 Price: \$3,850,000
 Property Use Code: 4800 - WAREH/DIST TERM Zoning: CBD - CBD-CENTRAL BUSINESS
 Legal Description: TOWN OF DELRAY LTS 21 TO 23 INC BLK 79 Total SF: 2205 Acres .33

Owner : DELRAY HMH LLC PCN: 12434616010790210



2025 Values (Preliminary)

Improvement Value \$280,133
 Land Value \$957,191
 Total Market Value \$1,237,324
 Assessed Value \$1,237,324
 Exemption Amount \$0
 Taxable Value \$1,237,324

2025 Taxes (Preliminary)

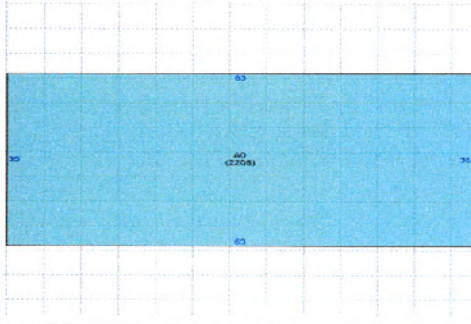
Ad Valorem \$22,831
 Non Ad Valorem \$1,061
 Total Tax \$23,892

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
WAREHOUSE	2205
Total Square Footage : 2205	

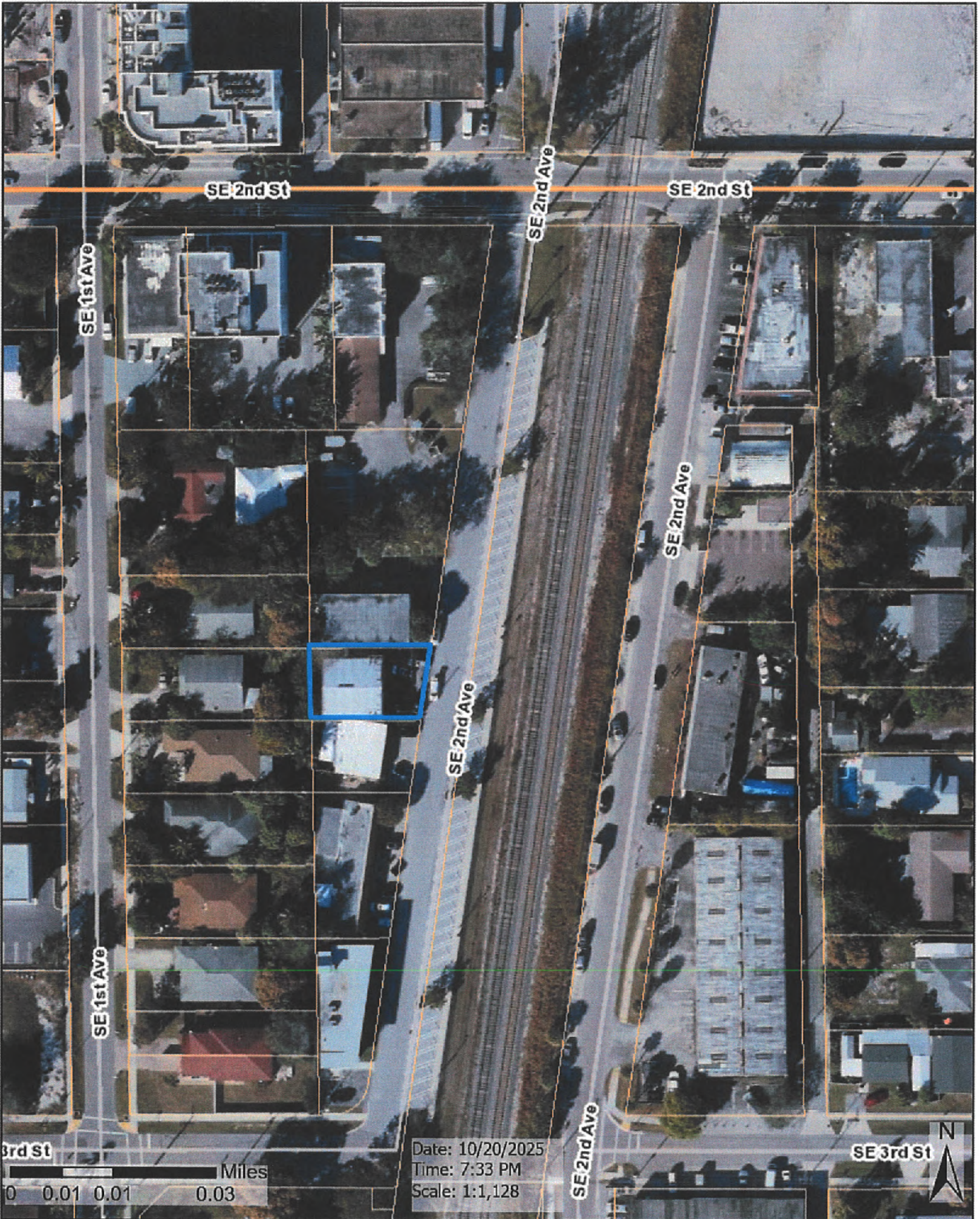
Extra Features

Description	Year Built	Unit
Paving- Asphalt	1980	6800
Paving- Asphalt	1980	2160

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	Year Built
1 Year Built	1980
2 WAREHOUSE STORAGE	2205



SE 2nd St

SE 2nd St

SE 1st Ave

SE 2nd Ave

SE 2nd Ave

SE 2nd Ave

SE 1st Ave

SE 2nd Ave

3rd St

SE 3rd St

0 0.01 0.01 0.03 Miles

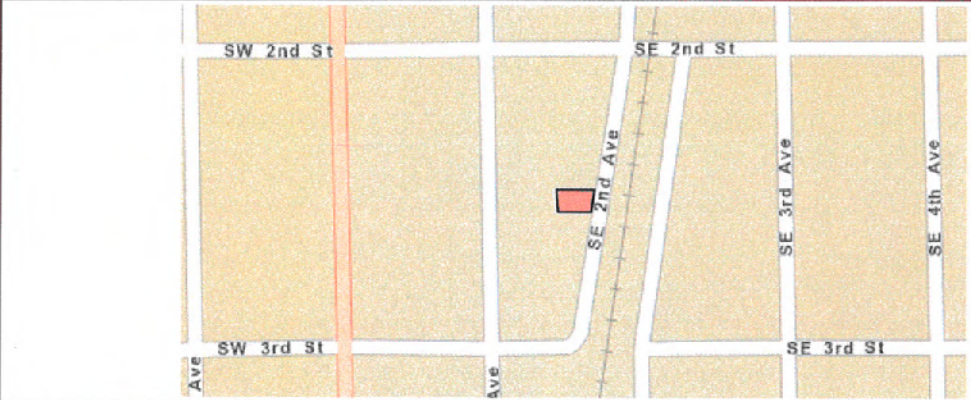
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Property Detail

Parcel Control Number: 12-43-46-16-01-079-0200 Location Address: 258 SE 2ND AVE
 Owners: SM-CDR ASSEMBLAGE DELRAY LLC Municipality: DELRAY BEACH
 Mailing Address: 2665 S BAYSHORE DR STE 605B, MIAMI FL 33133 5401
 Last Sale: 05/08/2025 Book/Page#1: 35760 / 00039 Price: \$1,650,000
 Property Use Code: 4800 - WAREH/DIST TERM Zoning: CBD - CBD-CENTRAL BUSINESS
 Legal Description: TOWN OF DELRAY LOT 20 BLK 79 Total SF: 1600 Acres .09

Owner : SM-CDR ASSEMBLAGE DELRAY LLC PCN: 12434616010790200 1 of 1



2025 Values (Preliminary)

Improvement Value \$196,310
 Land Value \$374,475
 Total Market Value \$570,785
 Assessed Value \$565,336
 Exemption Amount \$0
 Taxable Value \$565,336

All values are as of January 1st each year.

2025 Taxes (Preliminary)

Ad Valorem \$10,466
 Non Ad Valorem \$540
 Total Tax \$11,006

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
WAREHOUSE	1600
Total Square Footage : 1600	

Extra Features

Description	Year Built	Unit
Shed	1984	1
Paving- Asphalt	1984	1130
Fence- Chain Link 6ft #11 Gaug	1984	70

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)


Description	Year Built
1 Year Built	1984
2 WAREHOUSE STORAGE	1600



0 0.01 0.01 0.03 Miles

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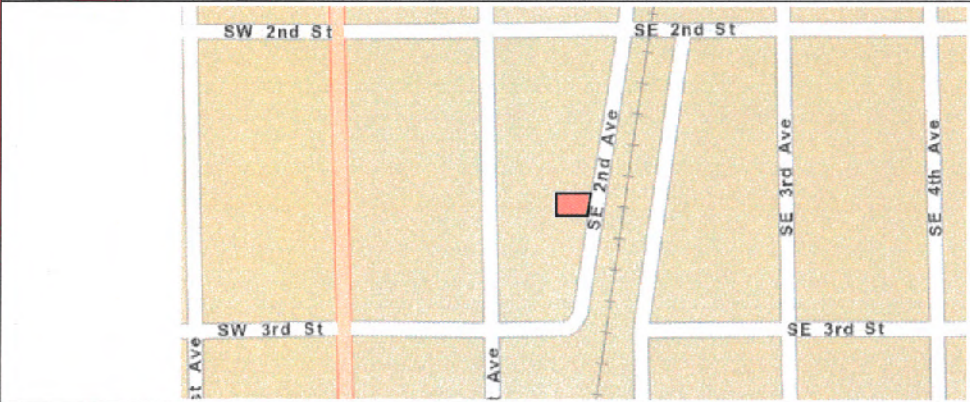
SE 3rd St



Property Detail

Parcel Control Number: 12-43-46-16-01-079-0190 Location Address: 264 SE 2ND AVE
 Owners: DELRAY SWAN HOLDINGS L.L.C. Municipality: DELRAY BEACH
 Mailing Address: 2665 S BAYSHORE DR STE 605B, MIAMI FL 33133 5401
 Last Sale: 10/28/2020 Book/Page#: 31903 / 00472 Price: \$925,000
 Property Use Code: 4800 - WAREH/DIST TERM Zoning: CBD - CBD-CENTRAL BUSINESS
 Legal Description: TOWN OF DELRAY LT 19 BLK 79 Total SF: 1371 Acres .08

Owner : DELRAY SWAN HOLDINGS LLC PCN : 12434616010790190 1 of 1



2025 Values (Preliminary)

Improvement Value \$193,166
 Land Value \$237,015
 Total Market Value \$430,181
 Assessed Value \$375,244
 Exemption Amount \$0
 Taxable Value \$375,244

2025 Taxes (Preliminary)

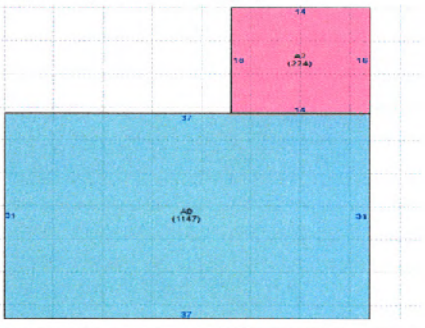
Ad Valorem \$7,271
 Non Ad Valorem \$484
 Total Tax \$7,755

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
RELIGIOUS	1147
RELIGIOUS	224
Total Square Footage : 1371	

Extra Features

Description	Year Built	Unit
Paving- Asphalt	1956	1060

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1 Year Built	1956
2 WAREHOUSE STORAGE	1371



SE 1st Ave

SE 2nd St

SE 2nd Ave

SE 2nd St

SE 1st Ave

SE 2nd Ave

SE 2nd Ave

3rd St

SE 2nd Ave

SE 3rd St

0 0.01 0.01 0.03 Miles

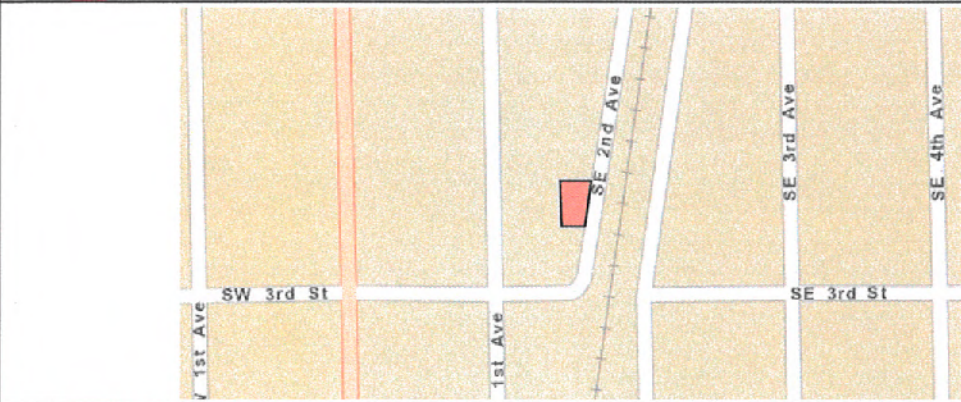
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Property Detail

Parcel Control Number: 12-43-46-16-01-079-0170 Location Address: 280 SE 2ND AVE
 Owners: DELRAY SWAN HOLDINGS LLC Municipality: DELRAY BEACH
 Mailing Address: 2665 S BAYSHORE DR STE 605B, MIAMI FL 33133 5401
 Last Sale: 10/28/2020 Book/Page#: 31903 / 00472 Price: \$925,000
 Property Use Code: 4800 - WAREH/DIST TERM Zoning: CBD - CBD-CENTRAL BUSINESS
 Legal Description: TOWN OF DELRAY LTS 17 & 18 B1.K 79 Total SF: 2424 Acres .14

Owner : DELRAY SWAN HOLDINGS LLC PCN : 12434616010790170 1 of 1



2025 Values (Preliminary)

Improvement Value \$289,331
 Land Value \$391,939
 Total Market Value \$681,270
 Assessed Value \$669,186
 Exemption Amount \$0
 Taxable Value \$669,186

2025 Taxes (Preliminary)

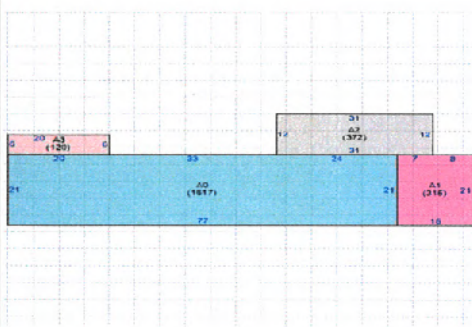
Ad Valorem \$12,424
 Non Ad Valorem \$742
 Total Tax \$13,166

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
WAREHOUSE	1617
WHSE OFFICE	315
WAREHOUSE	372
WAREHOUSE	120
Total Square Footage : 2424	

Extra Features

Description	Year Built	Unit
Paving- Asphalt	1961	2400
Patio Roof	1961	1100

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

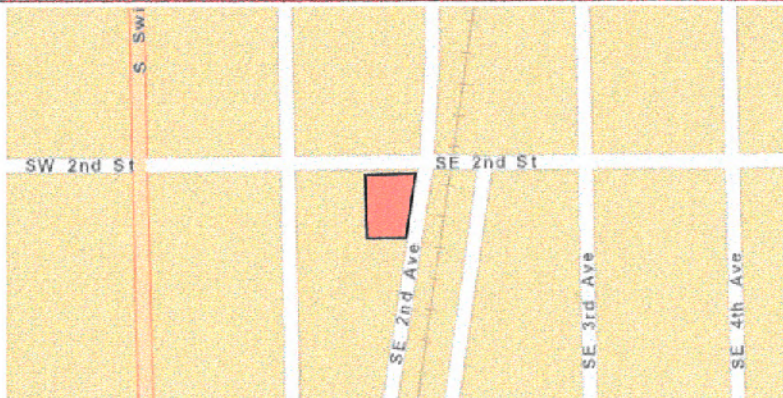
Description	
1 Year Built	1961
2 WAREHOUSE STORAGE	2424



Property Detail

Parcel Control Number: 12-43-46-16-01-079-0010 Location Address: 118 SE 2ND ST
 Owners: DELRAY HMH LLC Municipality: DELRAY BEACH
 Mailing Address: 2665 S BAYSHORE DR STE 605B, MIAMI FL 33133 5401
 Last Sale: 06/23/2021 Book/Page#: 32639 / 00879 Price: \$3,850,000
 Property Use Code: 4800 - WAREH/DIST TERM Zoning: CBD - CBD-CENTRAL BUSINESS
 Legal Description: DELRAY TOWN OF LTS 1 & 2 Total SF: 5884 Acres .32
 BLK 79

Owner : DELRAY HMH LLC PCN : 12434616010790010 1 of 2



2025 Values (Preliminary)

Improvement Value \$606,943
 Land Value \$928,548
 Total Market Value \$1,535,491
 Assessed Value \$1,507,334
 Exemption Amount \$0
 Taxable Value \$1,507,334

2025 Taxes (Preliminary)

Ad Valorem \$27,991
 Non Ad Valorem \$1,712
 Total Tax \$29,703

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
WAREHOUSE	1800
APARTMENT	1800
WHSE OFFICE	544
Total Square Footage :	5884

Extra Features

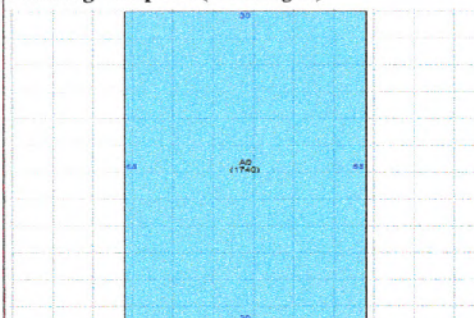
Description	Year Built	Unit
Paving- Asphalt	1974	3764

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	Year Built
1 Year Built	1974
2 WAREHOUSE STORAGE	4144

Building Footprint (Building 2)



Subarea and Square Footage (Building 2)

Description	Area Sq. Footage
WAREHOUSE	1740
Total Square Footage :	5884

Extra Features

Description	Year Built	Unit
Paving- Asphalt	1974	3764

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 2)

Description	Year Built
1 Year Built	1966
2 WAREHOUSE STORAGE	1740



Date: 10/20/2025
Time: 7:28 PM
Scale: 1:1,128

0 0.01 0.01 0.03 Miles



Property Detail

Parcel Control Number: 12-43-46-16-01-079-0142 Location Address: 253 SE 1ST AVE
 Owners: DELRAY RESIDENCES LLC Municipality: DELRAY BEACH
 Mailing Address: 2665 S BAYSHORE DR STE 605B, MIAMI FL 33133 5401
 Last Sale: 11/29/2021 Book/Page#: 33153 / 01403 Price: \$525,000
 Property Use Code: 0110 - TOWNHOUSE Zoning: CBD - CBD-CENTRAL BUSINESS
 Legal Description: TOWN OF DELRAY S 41 FT OF LT 14 BLK 79 Total SF: 1743 Acres .12

Owner : DELRAY RESIDENCES LLC PCN: 12434616010790142 1 of 1



2025 Values (Preliminary)

Improvement Value \$465,000
 Land Value \$0
 Total Market Value \$465,000
 Assessed Value \$465,000
 Exemption Amount \$0
 Taxable Value \$465,000

All values are as of January 1st each year.

2025 Taxes (Preliminary)

Ad Valorem \$8,580
 Non Ad Valorem \$179
 Total Tax \$8,759

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	640
FUS Finished Upper Story	809
FOP Finished Open Porch	21
FGR Finished Garage	273
Total Square Footage : 1743	
Total Area Under Air : 1449	

Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 1)

Description	
1 Bldg Type	TOWNHOUSE
2 Exterior Wall 1	MSY: CB STUCCO
3 Year Built	2005
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	3
8 Full Baths	2
9 Half Baths	0
10 Exterior Wall 2	NONE
11 Roof Structure	WOOD TRUSS
12 Roof Cover	ASPHALT/COMPOSITION
13 Interior Wall 1	DRYWALL
14 Interior Wall 2	N/A
15 Floor Type 1	CARPETING
16 Floor Type 2	CERAMIC/QUARRY TILE
17 Stories	2



SE 1st A

SE 1st Ave

SE 3rd St

SE 2nd Ave

SE 2nd Ave

SE 2nd Ave

0 0.01 0.01 0.03 Miles

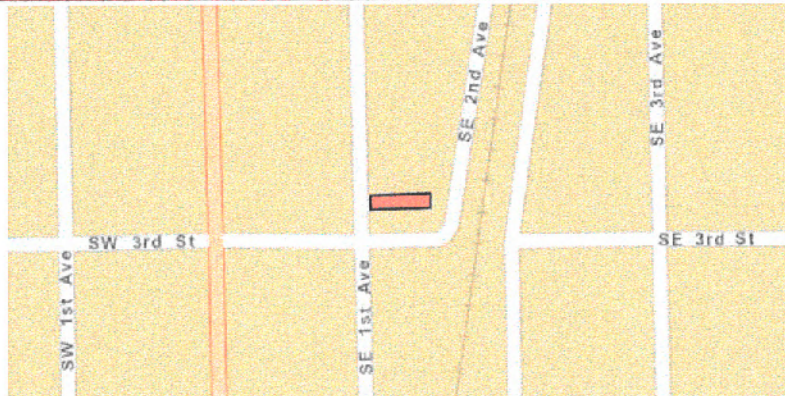
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Time: 7:27 PM
Scale: 1:1,128



Property Detail

Parcel Control Number: 12-43-46-16-01-079-0141 Location Address: 251 SE 1ST AVE
 Owners: DELRAY RESIDENCES LLC Municipality: DELRAY BEACH
 Mailing Address: 2665 S BAYSHORE DR STE 605B, MIAMI FL 33133 5401
 Last Sale: 12/02/2021 Book/Page#: 33153 / 01425 Price: \$475,000
 Property Use Code: 0110 - TOWNHOUSE Zoning: CBD - CBD-CENTRAL BUSINESS
 Legal Description: TOWN OF DELRAY LT 14 (LESS S 41 FT) BLK 79 Total SF: 1743 Acres .09

Owner : DELRAY RESIDENCES LLC PCN: 12434616010790141 1 of 1



2025 Values (Preliminary)

Improvement Value \$465,000
 Land Value \$0
 Total Market Value \$465,000
 Assessed Value \$465,000
 Exemption Amount \$0
 Taxable Value \$465,000

2025 Taxes (Preliminary)

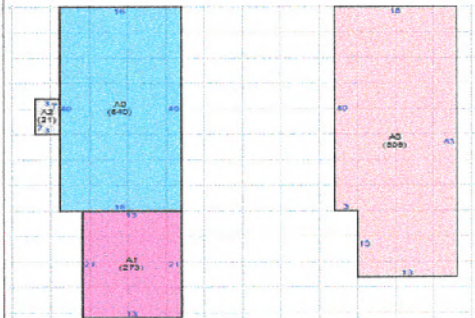
Ad Valorem \$8,580
 Non Ad Valorem \$179
 Total Tax \$8,759

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	640
FUS Finished Upper Story	809
FOP Finished Open Porch	21
FGR Finished Garage	273
Total Square Footage : 1743	
Total Area Under Air : 1449	

Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 1)

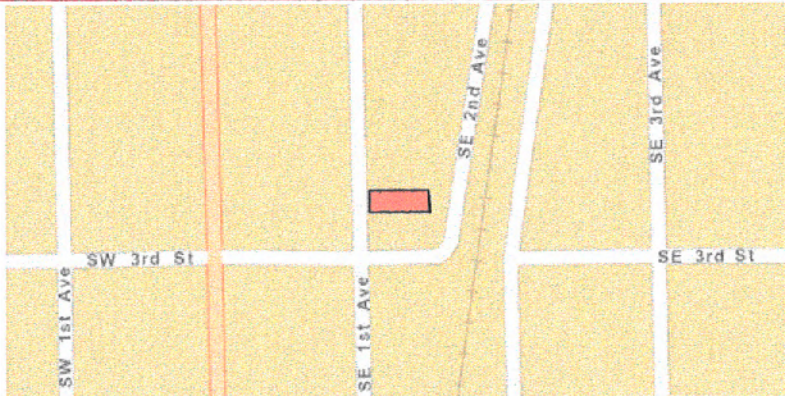
Description	
1 Bldg Type	TOWNHOUSE
2 Exterior Wall 1	MSY: CB STUCCO
3 Year Built	2005
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	3
8 Full Baths	2
9 Half Baths	0
10 Exterior Wall 2	NONE
11 Roof Structure	WOOD TRUSS
12 Roof Cover	ASPHALT/COMPOSITION
13 Interior Wall 1	DRYWALL
14 Interior Wall 2	N/A
15 Floor Type 1	CERAMIC/QUARRY TILE
16 Floor Type 2	CARPETING
17 Stories	2



Property Detail

Parcel Control Number: 12-43-46-16-01-079-0130 Location Address: 243 SE 1ST AVE
 Owners: DELRAY RESIDENCES LLC Municipality: DELRAY BEACH
 Mailing Address: 2665 S BAYSHORE DR STE 605B, MIAMI FL 33133 5401
 Last Sale: 12/16/2021 Book/Page#: 33209 / 01870 Price: \$607,500
 Property Use Code: 0101 - SINGLE FAMILY-COMM ZONING: CBD - CBD-CENTRAL BUSINESS
 Legal Description: TOWN OF DELRAY LT 13 BLK 79 Total SF: 1752 Acres .15

Owner : DELRAY RESIDENCES LLC PCN: 12434616010790130 1 of 1



2025 Values (Preliminary)

Improvement Value \$156,334
 Land Value \$309,299
 Total Market Value \$465,633
 Assessed Value \$465,633
 Exemption Amount \$0
 Taxable Value \$465,633

2025 Taxes (Preliminary)

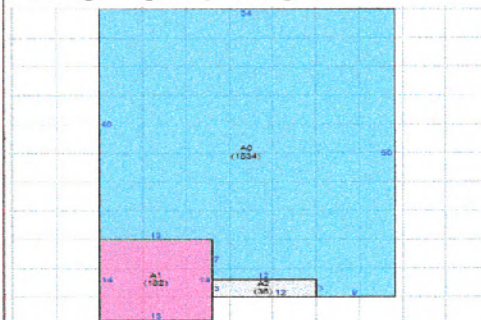
Ad Valorem \$8,592
 Non Ad Valorem \$355
 Total Tax \$8,947

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	1534
FOP Finished Open Porch	36
FGR Finished Garage	182
Total Square Footage : 1752	
Total Area Under Air : 1534	

Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 1)

Description	
1 Bldg Type	SFR
2 Exterior Wall 1	MSY CB STUCCO
3 Year Built	1990
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	0
8 Full Baths	2
9 Half Baths	0
10 Exterior Wall 2	NONE
11 Roof Structure	GABLE/HIP
12 Roof Cover	ASPHALT/COMPOSITION
13 Interior Wall 1	DRYWALL
14 Interior Wall 2	N/A
15 Floor Type 1	CARPETING
16 Floor Type 2	N/A
17 Stories	1



SE 1st Ave

SE 1st Ave

SE 3rd St

SE 2nd Ave

SE 2nd Ave

SE 2nd Ave

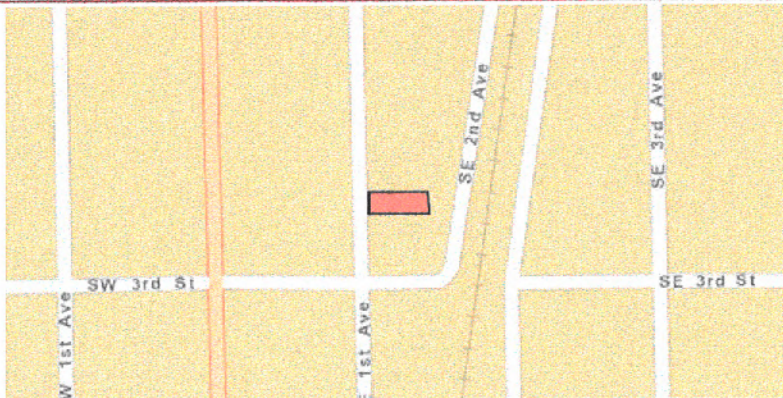
0 0.01 0.01 0.03 Miles

Date: 10/20/2025
Time: 7:25 PM
Scale: 1:1,128



Property Detail

Parcel Control Number: 12-43-46-16-01-079-0120 Location Address: 237 SE 1ST AVE
 Owners: DELRAY RESIDENCES LLC Municipality: DELRAY BEACH
 Mailing Address: 2665 S BAYSHORE DR STE 605B, MIAMI FL 33133 5401
 Last Sale: 11/29/2021 Book/Page#: 33162 / 01228 Price: \$600,000
 Property Use Code: 0101 - SINGLE FAMILY-COMM ZONING Zoning: CBD - CBD-CENTRAL BUSINESS
 Legal Description: TOWN OF DELRAY LT 12 BLK 79 Total SF: 1752 Acres .15



2025 Values (Preliminary)

Improvement Value \$165,143
 Land Value \$309,204
 Total Market Value \$474,347
 Assessed Value \$474,347
 Exemption Amount \$0
 Taxable Value \$474,347

2025 Taxes (Preliminary)

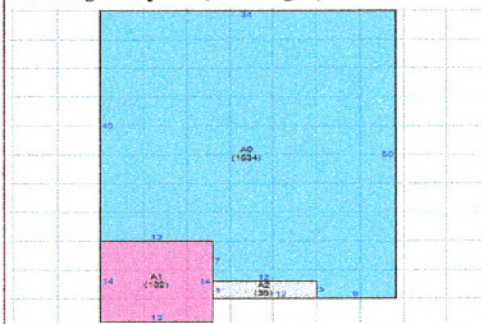
Ad Valorem \$8,753
 Non Ad Valorem \$355
 Total Tax \$9,108

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	1534
FOP Finished Open Porch	36
FGR Finished Garage	182
Total Square Footage :	1752
Total Area Under Air :	1534

Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 1)

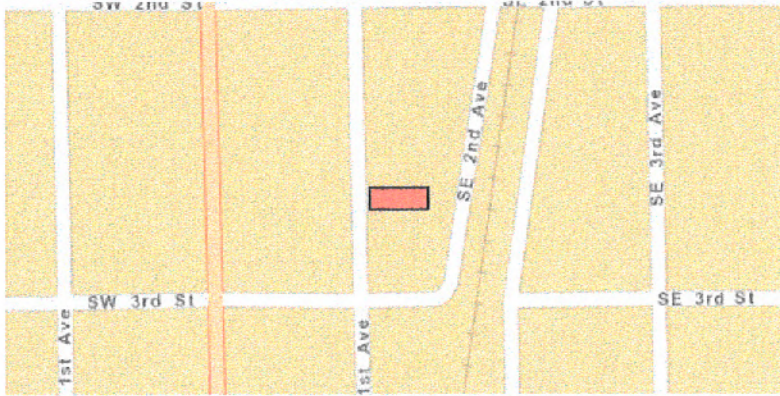
Description	
1 Bldg Type	SFR
2 Exterior Wall 1	MSY: CB STUCCO
3 Year Built	1990
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	0
8 Full Baths	2
9 Half Baths	0
10 Exterior Wall 2	NONE
11 Roof Structure	GABLE/HIP
12 Roof Cover	ASPHALT/COMPOSITION
13 Interior Wall 1	DRYWALL
14 Interior Wall 2	N/A
15 Floor Type 1	CARPETING
16 Floor Type 2	CERAMIC/QUARRY TILE
17 Stories	1



Property Detail

Parcel Control Number: 12-43-46-16-01-079-0110 Location Address: 231 SE 1ST AVE
 Owners: DELRAY RESIDENCES LLC Municipality: DELRAY BEACH
 Mailing Address: 2665 S BAYSHORE DR STE 605B, MIAMI FL 33133 5401
 Last Sale: 11/29/2021 Book/Page#: 33153 / 01390 Price: \$700,000
 Property Use Code: 0101 - SINGLE FAMILY-COMM ZONING: CBD - CBD-CENTRAL BUSINESS
 Legal Description: TOWN OF DELRAY LT 11 BLK 79 Total SF: 1955 Acres .15

Owner : DELRAY RESIDENCES LLC PCN : 12434616010790110 1 of 1



2025 Values (Preliminary)

Improvement Value \$184,778
 Land Value \$309,062
 Total Market Value \$493,840
 Assessed Value \$493,840
 Exemption Amount \$0
 Taxable Value \$493,840

2025 Taxes (Preliminary)

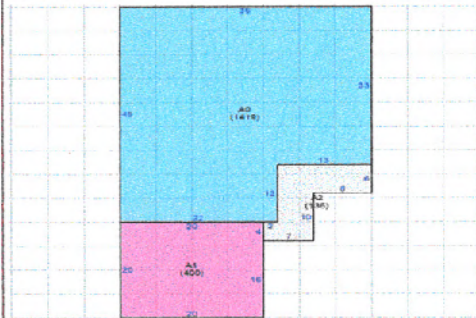
Ad Valorem \$9,112
 Non Ad Valorem \$355
 Total Tax \$9,468

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
FOP Finished Open Porch	136
FGR Finished Garage	400
BAS Base Area	1419
Total Square Footage :	1955
Total Area Under Air :	1419

Extra Features

Description	Year Built	Unit
Patio	1998	90

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

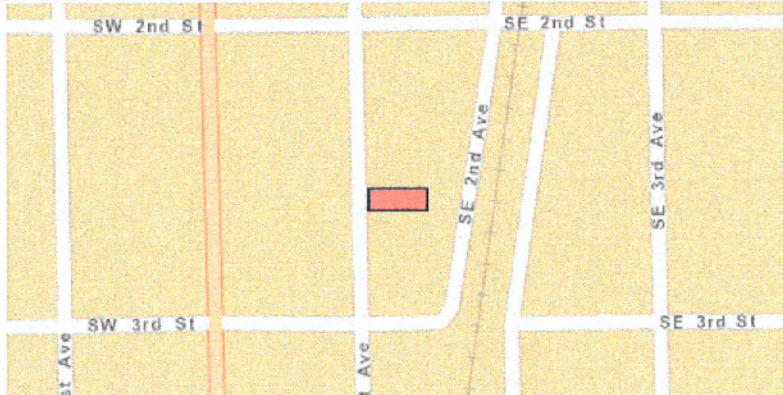
Description	
1 Bldg Type	SFR
2 Exterior Wall 1	MSY: CB STUCCO
3 Year Built	1998
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	3
8 Full Baths	2
9 Half Baths	0
10 Roof Structure	GABLE/HIP
11 Roof Cover	ASPHALT/COMPOSITION
12 Interior Wall 1	DRYWALL
13 Interior Wall 2	N/A
14 Floor Type 1	CERAMIC/QUARRY TILE
15 Floor Type 2	CARPETING
16 Stories	1



Property Detail

Parcel Control Number: 12-43-46-16-01-079-0100 Location Address: 227 SE 1ST AVE
 Owners: DELRAY RESIDENCES LLC Municipality: DELRAY BEACH
 Mailing Address: 2665 S BAYSHORE DR STE 605B, MIAMI FL 33133 5401
 Last Sale: 11/29/2021 Book/Page#: 33153 / 01431 Price: \$600,000
 Property Use Code: 0101 - SINGLE FAMILY-COMM ZONING: CBD - CBD-CENTRAL BUSINESS
 Legal Description: TOWN OF DELRAY LT 10 BLK 79 Total SF: 1869 Acres .15

Owner : Delray Residences LLC PCN: 12434616010790100 1 of 1



2025 Values (Preliminary)

Improvement Value \$188,099
 Land Value \$308,968
 Total Market Value \$497,067
 Assessed Value \$497,067
 Exemption Amount \$0
 Taxable Value \$497,067

2025 Taxes (Preliminary)

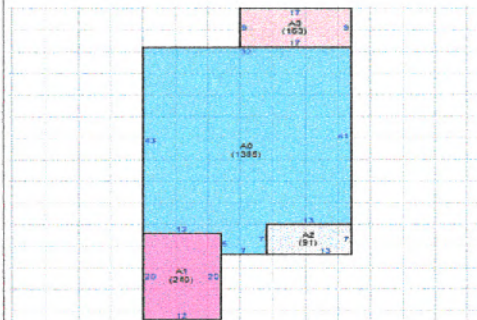
Ad Valorem \$9,172
 Non Ad Valorem \$355
 Total Tax \$9,527

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	1385
SFB Semi Finished Base Area	153
FOP Finished Open Porch	91
FGR Finished Garage	240
Total Square Footage : 1869	
Total Area Under Air : 1538	

Extra Features

Description	Year Built	Unit
Patio	1997	135

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1 Bldg Type	SFR
2 Exterior Wall 1	MSY: CB STUCCO
3 Year Built	1997
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	2
8 Full Baths	2
9 Half Baths	0
10 Roof Structure	GABLE/HIP
11 Roof Cover	ASPHALT/COMPOSITION
12 Interior Wall 1	DRYWALL
13 Interior Wall 2	N/A
14 Floor Type 1	CERAMIC/QUARRY TILE
15 Floor Type 2	CARPETING
16 Stories	1



SE 2nd St

SE 2nd St

SE 2nd

SE 1st Ave

SE 2nd Ave

SE 1st Ave

SE 3rd St

SE 2nd Ave

0 0.01 0.01 0.03 Miles

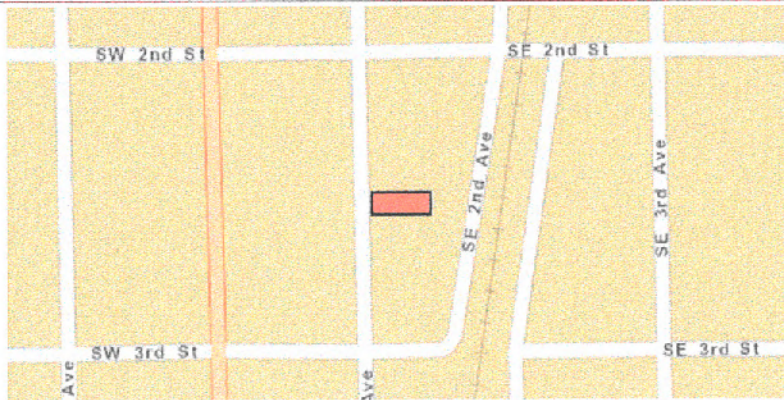
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Property Detail

Parcel Control Number: 12-43-46-16-01-079-0090 Location Address: 223 SE 1ST AVE
 Owners: DELRAY RESIDENCES LLC Municipality: DELRAY BEACH
 Mailing Address: 2665 S BAYSHORE DR STE 605B, MIAMI FL 33133 5401
 Last Sale: 11/29/2021 Book/Page#: 33153 / 01440 Price: \$600,000
 Property Use Code: 0101 - SINGLE FAMILY-COMM ZONING: CBD - CBD-CENTRAL BUSINESS
 Legal Description: TOWN OF DELRAY LT 9 BLK 79 Total SF: 1456 Acres .15

Owner : DELRAY RESIDENCES LLC PCN : 12434616010790090 1 of 1



2025 Values (Preliminary)

Improvement Value \$156,079
 Land Value \$308,873
 Total Market Value \$464,952
 Assessed Value \$464,952
 Exemption Amount \$0
 Taxable Value \$464,952

2025 Taxes (Preliminary)

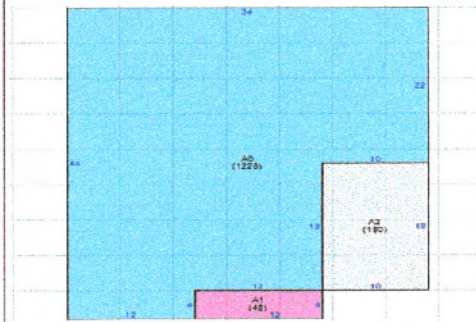
Ad Valorem \$8,579
 Non Ad Valorem \$355
 Total Tax \$8,934

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
FOP Finished Open Porch	48
FGR Finished Garage	180
BAS Base Area	1228
Total Square Footage : 1456	
Total Area Under Air : 1228	

Extra Features

Description	Year Built	Unit
Patio	1998	110
Patio Roof	1998	110
Screen Enclosure	1998	248

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1 Bldg Type	SFR
2 Exterior Wall 1	MSY: CB STUCCO
3 Year Built	1998
4 Air Condition Desc.	HITG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	3
8 Full Baths	2
9 Half Baths	0
10 Roof Structure	GABLE/HIP
11 Roof Cover	ASPHALT/COMPOSITION
12 Interior Wall 1	DRYWALL
13 Interior Wall 2	N/A
14 Floor Type 1	CERAMIC/QUARRY TILE
15 Floor Type 2	CARPETING
16 Stories	1



SE 2nd St

SE 2nd St

SE 2nd Ave

SE 1st Ave

S Swinton Ave

S Swinton Ave

SE 1st Ave

SE 2nd Ave

SE 3rd St

0 0.01 0.01 0.03 Miles

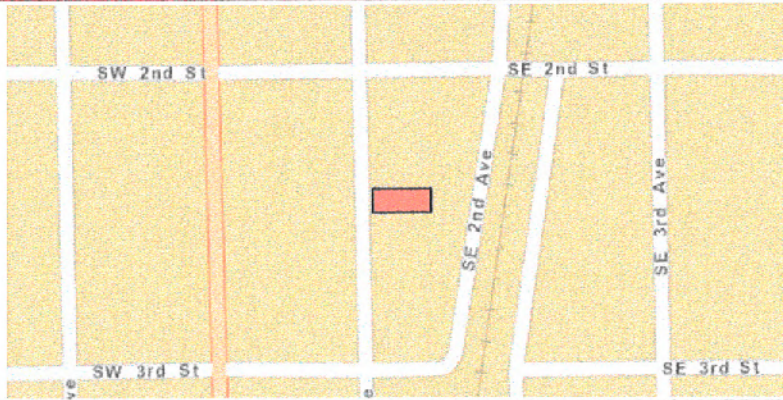
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Property Detail

Parcel Control Number: 12-43-46-16-01-079-0080 Location Address: 219 SE 1ST AVE
 Owners: DELRAY RESIDENCES LLC Municipality: DELRAY BEACH
 Mailing Address: 2665 S BAYSHORE DR STE 605B, MIAMI FL 33133 5401
 Last Sale: 11/29/2021 Book/Page#: 33153 / 01408 Price: \$650,000
 Property Use Code: 0101 - SINGLE FAMILY-COMM Zoning: CBD - CBD-CENTRAL BUSINESS
 Legal Description: TOWN OF DELRAY LT 8 BLK 79 Total SF: 1808 Acres .15

Owner : DELRAY RESIDENCES LLC PCN : 12434616010790080 1 of 1



2025 Values (Preliminary)

Improvement Value \$184,686
 Land Value \$308,732
 Total Market Value \$493,418
 Assessed Value \$493,418
 Exemption Amount \$0
 Taxable Value \$493,418

2025 Taxes (Preliminary)

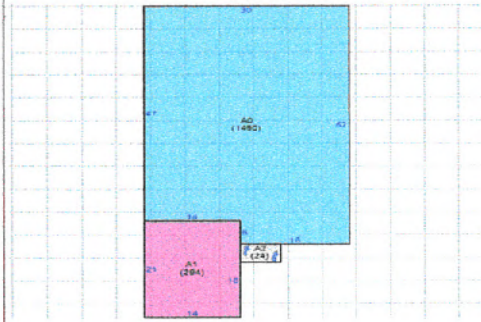
Ad Valorem \$9,104
 Non Ad Valorem \$355
 Total Tax \$9,460

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
FOP Finished Open Porch	24
FGR Finished Garage	294
BAS Base Area	1490
Total Square Footage : 1808	
Total Area Under Air : 1490	

Extra Features

Description	Year Built	Unit
Patio Roof	1998	110
Patio	1998	110
Screen Enclosure	1998	248

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1 Bldg Type	SFR
2 Exterior Wall 1	MSY: CB STUCCO
3 Year Built	1998
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	3
8 Full Baths	2
9 Half Baths	0
10 Roof Structure	GABLE/HIP
11 Roof Cover	ASPHALT/COMPOSITION
12 Interior Wall 1	DRYWALL
13 Interior Wall 2	N/A
14 Floor Type 1	CERAMIC/QUARRY TILE
15 Floor Type 2	CARPETING
16 Stories	1



SE 2nd St

SE 2nd St

SE 2nd St

SE 1st Ave

SE 2nd Ave

SE 2nd Ave

SE 2nd Ave

SE 1st Ave

SE 2nd Ave

0 0.01 0.01 0.03 Miles

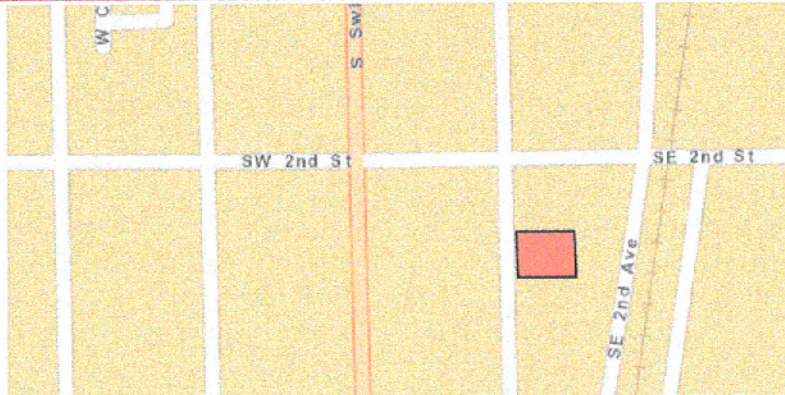
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Time: 7:21 PM
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Property Detail

Parcel Control Number: 12-43-46-16-01-079-0060 Location Address: 215 SE 1ST AVE
 Owners: DELRAY HMH LLC Municipality: DELRAY BEACH
 Mailing Address: 2665 S BAYSHORE DR STE 605B, MIAMI FL 33133 5401
 Last Sale: 06/23/2021 Book/Page#: 32639 / 00879 Price: \$3,850,000
 Property Use Code: 0101 - SINGLE FAMILY-COMM ZONING: CBD - CBD-CENTRAL BUSINESS
 Legal Description: TOWN OF DELRAY LTS 6 & 7 BLK 79 Total SF: 1619 Acres .30

Owner : DELRAY HMH LLC PCN: 12434616010790060



2025 Values (Preliminary)

Improvement Value \$141,438
 Land Value \$617,132
 Total Market Value \$758,570
 Assessed Value \$758,570
 Exemption Amount \$0
 Taxable Value \$758,570

2025 Taxes (Preliminary)

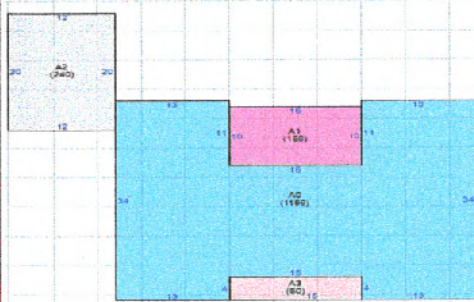
Ad Valorem \$13,997
 Non Ad Valorem \$355
 Total Tax \$14,352

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 2)



Subarea and Square Footage (Building 2)

Description	Area Sq. Footage
BAS Base Area	1169
SFB Semi Finished Base Area	150
SFB Semi Finished Base Area	240
FOP Finished Open Porch	60
Total Square Footage : 1619	
Total Area Under Air : 1559	

Extra Features

Description	Year Built	Unit
Patio	1958	519
Utility Building	1958	96

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 2)

Description	
1 Bldg Type	SFR
2 Exterior Wall 1	MSY: CB STUCCO
3 Year Built	1958
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	2
8 Full Baths	2
9 Half Baths	
10 Exterior Wall 2	NONE
11 Roof Structure	GABLE/HIP
12 Roof Cover	ASPHALT/COMPOSITION
13 Interior Wall 1	PLASTER
14 Interior Wall 2	N/A
15 Floor Type 1	TERAZZO MONOLITHIC
16 Floor Type 2	N/A
17 Stories	1





November 22, 2021

Anna Lai, P.E., PTOE
Simmons & White, Inc.
2581 Metrocentre Blvd, Suite 3
West Palm Beach, FL 33407

RECEIVED
BY: _____

**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

**RE: Delray Swan
Project #: 211108
Traffic Performance Standards Review**

Dear Ms. Lai:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised November 17, 2021, 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:

**Palm Beach County
Board of County
Commissioners**

- Dave Kerner, Mayor
- Robert S. Weinroth, Vice Mayor
- Maria G. Marino
- Gregg K. Weiss
- Maria Sachs
- Melissa McKinlay
- Mack Bernard

- Municipality:** Delray Beach
- Location:** SWC of SE 2nd Street and SE 2nd Avenue
- PCN:** 12-43-46-16-01-079-0010 (additional PCNs in file)
- Access:** Access driveway connection onto SE 2nd Avenue
(As used in the study and is NOT necessarily an approval by the County through this TPS letter)
- Existing Uses:** Not available
- Proposed Uses:** Redevelop the site with:
Mid-Rise Multi-Family Residential = 195 DUs
General Retail = 2,137 SF
- New Daily Trips:** 1,163
- New Peak Hour Trips:** 71 (18/53) AM; 94 (56/38) PM
- Build-out:** December 31, 2026

County Administrator

Verdenia C. Baker

Based on our review, the proposed development is within the Coastal Residential Exception Area and, therefore, the residential portion of the proposed development is exempt from the TPS of Palm Beach County. The Traffic Division has determined the proposed development 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.

"An Equal Opportunity
Affirmative Action Employer"



Anna Lai, P.E., PTOE
November 22, 2021
Page 2

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 HAkif@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hanane Akif".

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:jc

cc: Addressee

Anthea Gianniotis, AICP, Director of Development Services, City of Delray Beach

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

Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review

F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2021\211108 - DELRAY SWAN.DOCXN