

February 24, 2023

Mr. Jason Zimmerman  
Bridgehampton Equities  
70 Main Street  
Southampton, NY 11968

**Re: 2312 Spanish Trail - #PTC23-023  
Traffic Statement**

Dear Mr. Zimmerman:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed project meets the requirements of the Palm Beach County Traffic Performance Standards. The site is located on the west side of Spanish Trail, south of Linton Boulevard in the City of Delray Beach, as shown on **Attachment 1**. It is proposed to add a third dwelling unit to an existing duplex property. This site is within the Coastal Residential Exception Area (CREA), which means it is allowed an exception from the traffic concurrency standards. The buildout of this project is projected to be 2025. The Parcel Control Number is: 12-43-46-28-02-000-1320. Access will be to Spanish Trail.

A daily, AM peak hour and PM peak hour trip generation analysis is provided on **Attachments 2A and 2B**, for the existing use and the proposed use, respectively. The comparison of trips is shown on **Attachment 2C**. The proposed project results in an increase of one peak hour trip. Because the site generates fewer than 21 peak hour trips, a full traffic study is not required. Furthermore, this residential project is allowed an exception from the traffic concurrency standards. Therefore, the project meets the Palm Beach County Traffic Performance Standards.

Please contact me if you have any questions or need any additional information.

Sincerely,

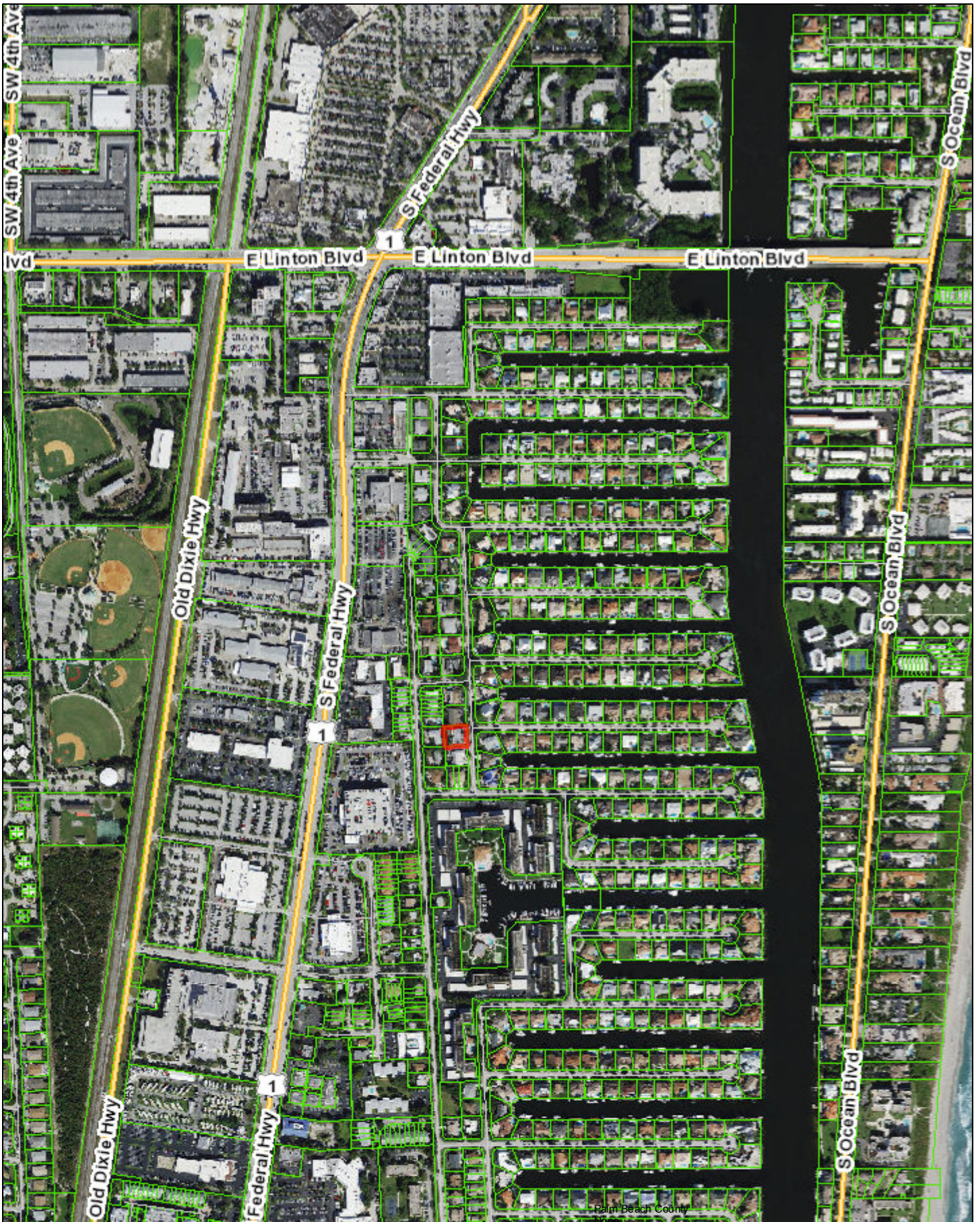
Rebecca J. Mulcahy, P.E.  
Vice President

Attachments

**Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570**

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 2/24/23 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

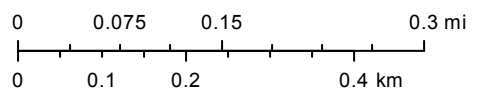
# Attachment 1 Project Location



February 21, 2023

## 2312 Spanish Trail

1:9,028



**Attachment 2A**  
**2312 Spanish Trail**  
**Trip Generation - Existing Uses**

**DAILY**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)	Total Trips
Resid. Multi Family LR	220	2 DUs	6.74 / DU	50%	13	- 0%	13
<b>TOTAL</b>					13	-	13

**AM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips		In	Out	Trips
Resid. Multi Family LR	220	2 DUs	0.40 / DU	24%	-	1	1	- 0%	-	1	1
<b>TOTAL</b>					-	1	1	-	-	1	1

**PM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips		In	Out	Trips
Resid. Multi Family LR	220	2 DUs	0.51 / DU	63%	1	-	1	- 0%	1	-	1
<b>TOTAL</b>					1	-	1	-	1	-	1

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

**Attachment 2B**  
**2312 Spanish Trail**  
**Trip Generation - Proposed Uses**

**DAILY**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)	Total Trips
Resid. Multi Family LR	220	3 DUs	6.74 / DU	50%	20	- 0%	20
<b>TOTAL</b>					20	-	20

**AM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips		In	Out	Trips
Resid. Multi Family LR	220	3 DUs	0.40 / DU	24%	-	1	1	- 0%	-	1	1
<b>TOTAL</b>					-	1	1	-	-	1	1

**PM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips		In	Out	Trips
Resid. Multi Family LR	220	3 DUs	0.51 / DU	63%	1	1	2	- 0%	1	1	2
<b>TOTAL</b>					1	1	2	-	1	1	2

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

**Attachment 2C**  
**2312 Spanish Trail**  
**Trip Generation Comparison**

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Existing Uses	13	-	1	1	1	-	1
Proposed Uses	<u>20</u>	<u>-</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>2</u>
<b>Net New Trips:</b>	7	-	-	-	-	1	1