



**JMD ENGINEERING, INC.**

February 19, 2020

Anthea Gianniotis, AICP, Director  
City of Delray Beach Planning and Zoning Department  
100 NW 1<sup>st</sup> Avenue  
Delray Beach, Florida 33444

Re: Doc's Corner – Lots 13-15, Block 60  
Zoning Change Traffic Statement

Dear Ms. Gianniotis:

JMD Engineering, Inc. has performed this Traffic Impact Analysis for a Zoning Amendment for the subject site. The site has an existing Zoning designation of Old School Square Historic Arts District (OSSHAD). The proposed zoning is for Central Business District (CBD).

As such, this change will modify the maximum density from 10 units per acre to 30 units per acre while the commercial floor to area ratio (FAR) will increase from an FAR of 1.0 to an FAR of 3.0.

The parcels to be considered for rezoning are as follows:

PCN 12-43-46-16-01-060-0130	0.3846 Acres
PCN 12-43-46-16-01-060-0150	0.1923 Acres
Total	0.5769 Acres

The parcels are within the Traffic Concurrency Exemption Area for Delray Beach. This document presents the methodology used and the findings of the traffic impact analysis for the proposed rezoning from OSSHAD to CBD. The analysis was conducted in accordance with the requirements of the City of Delray Beach Comprehensive Plan.

***Inventory Data***

The data used in this analysis were obtained from Palm Beach County and the City of Delray Beach included:

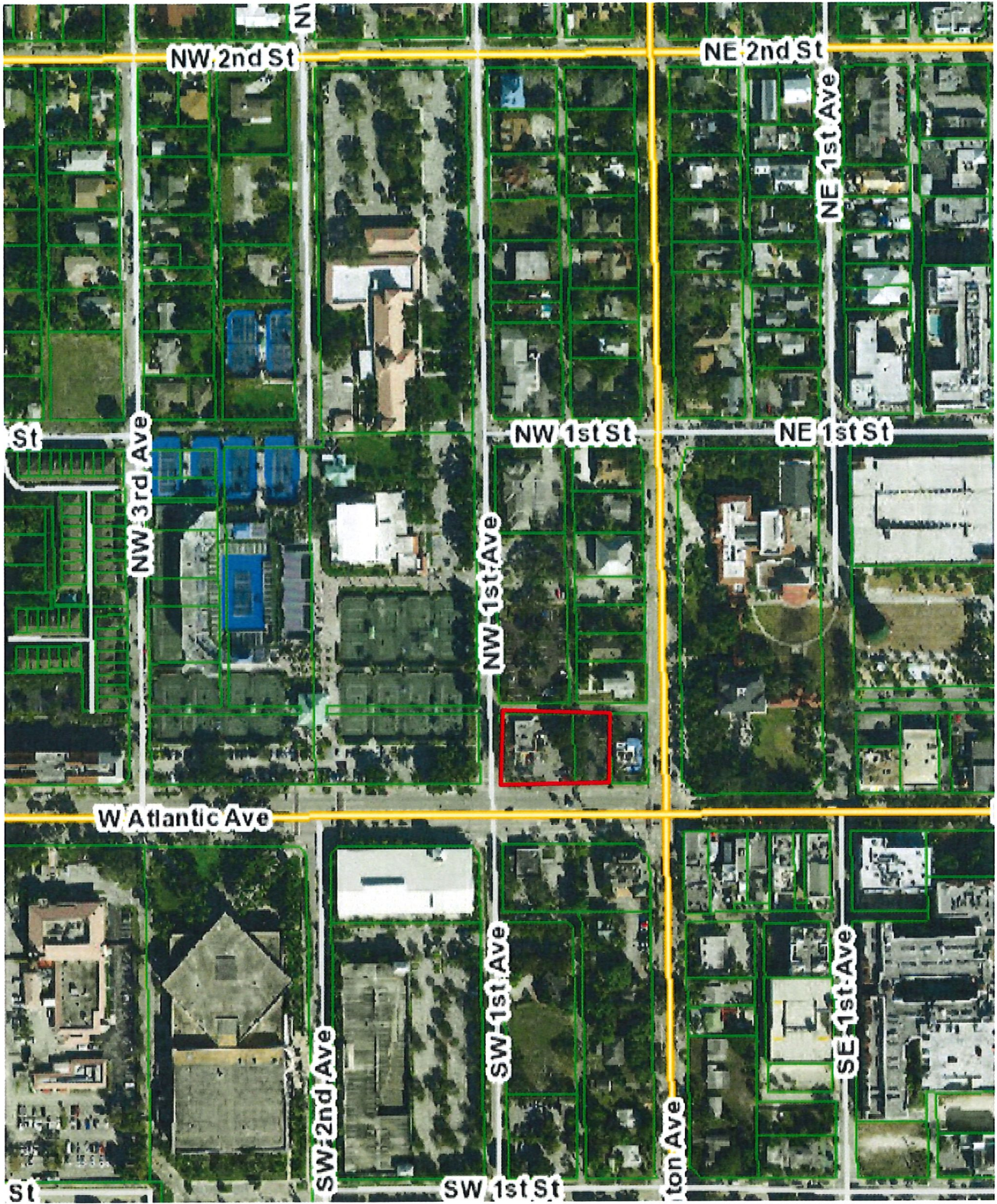
- 2018 24-hour traffic volumes (2019 not available)
- PBC MPO 2040 Model Data



***Planning Data***

The site location is shown in Figure 1. Development density for the current OSSHAD zoning is a maximum potential of 10 DU/acre and a 1.0 FAR for commercial use. The proposed zoning designation of CBD was analyzed for the site at a proposed maximum of 30 units per acre and a 3.0 FAR of commercial. These are shown in Table 1.

TABLE 1 DOC'S CORNER - LOTS 13-15 BLOCK 60 REZONING PETITION SUMMARY				
EXISTING LAND USE DESIGNATION				
ZONING	USE	ACRES	UNITS	YIELD
OSSHAD	RESIDENTIAL	0.5769	10	5
OSSHAD	COMMERCIAL	0.5769	1.0	25130
MAXIMUM PROPOSED LAND USE DESIGNATION				
ZONING	USE	ACRES	FAR	YIELD
CBD	RESIDENTIAL	0.5769	30	17
CBD	COMMERCIAL	0.5769	2.5	62824



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## PROJECT LOCATION MAP

FIGURE 1  
DOC'S CORNER  
DELRAY BEACH, FL



### Trip Generation

The maximum trip generation potentials for the current zoning designation and maximum proposed zoning designation were developed based on the trip generation rates published by Palm Beach County. Table 2 summarizes the trip generation comparison of the current zoning designation with the proposed zoning designation.

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
<b>Existing Zoning Traffic</b>									
OSSHAD RESIDENTIAL (10 DU/AC)	5 DU	27	2	1	1	2	1	1	
OSSHAD COMMERCIAL (1.0 FAR)	25,130 s.f.	2,350	24	15	9	196	94	102	
<b>SUBTOTAL</b>		2377	26	16	10	198	95	103	
<i>Pass-By Capture</i>									
Retail Pass-By Trips	53.15%	1,249	13	8	5	104	50	54	
<b>Subtotal</b>		1128	13	8	5	94	45	49	
<b>Proposed Zoning Traffic</b>									
<i>Site Generation</i>									
CBD CORE RESIDENTIAL (30 DU/AC)	17 DU	92	6	2	4	7	4	3	
CBD CORE COMMERCIAL (2.5 FAR)	62,824 s.f.	4,383	59	37	22	385	185	200	
<b>Subtotal</b>		4,475	65	39	26	392	189	203	
<i>Pass-By Capture</i>									
Retail Pass-By Trips	44.62%	1,956	26	17	9	172	83	89	
<b>Subtotal</b>		2,519	39	22	17	220	106	114	
<b>CHANGE IN POTENTIAL TRIPS</b>			1,391	26	14	12	126	61	65
Note: Trip generation was calculated using the following data:									
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	5.44	0%	2674	0.36	61/39	0.44	
Gen. Commercial	820	1000 S.F.	$\ln(T) = 0.68 \ln(Q) + 5.57^2$	42.93	62/38	0.94	48/52	$\ln(T) = 0.74 \ln(Q) + 2.89$	

With the proposed change in zoning designation, if the site was developed at the maximum proposed intensity there would be an increase of 1,391 daily trips, 26 am peak hour trips and 126 pm peak hour trips as shown in Table 3.

SCENARIO	Daily Trips	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
<b>MAX EXISTING ZONING</b>	1128	13	8	5	94	45	49
<b>MAX PROPOSED ZONING</b>	2,519	39	22	17	220	106	114
<b>NET INCREASE</b>	1,391	26	14	12	126	61	65



Table 4, Table 5 and Table 6 shows the project traffic assignment and links impacted by the proposed change (>3%) within a one-mile radius. As shown, for the existing and long-range analysis Atlantic Avenue from Swinton Avenue to US-1 is significantly impacted by this proposed change in Zoning. Therefore, only this section of Atlantic Avenue will be analyzed in this report.

### ***Traffic Distribution***

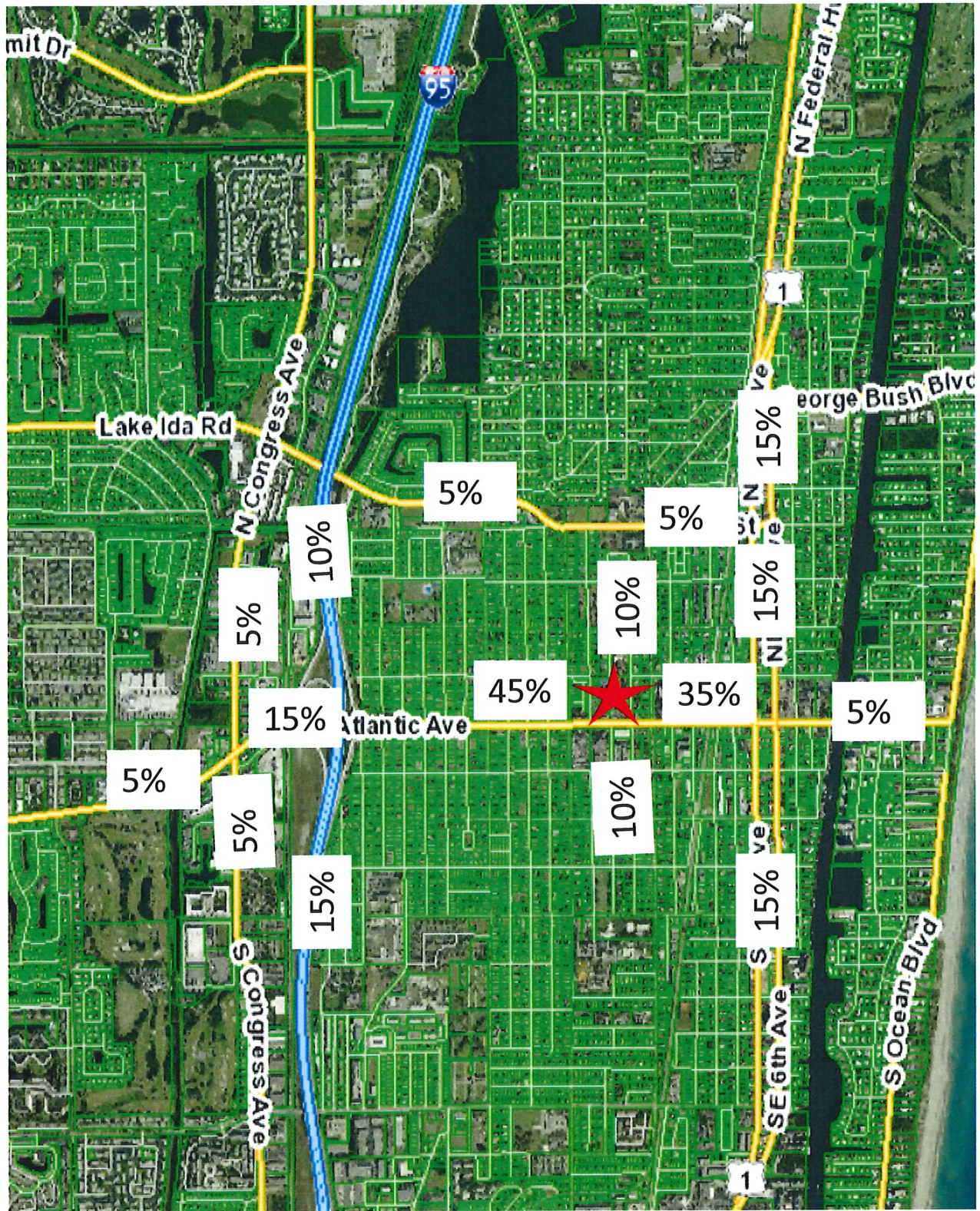
The external traffic distribution was determined by a review of the roadway network and its travel time characteristics. The distribution, by general direction, is summarized below:

NORTH	10%
SOUTH	10%
EAST	35%
WEST	45%

The distributed external trips for the project were assigned to the roadway links within the radius of influence based on the additional impacts from the proposed land use designation. See Figure 2.

### ***Background Traffic***

Background traffic for the analyses was obtained from Palm Beach County MPO. Background traffic for the long-range (Year 2040) level of service analysis was obtained from projected traffic volume estimates obtained from the Palm Beach County Metropolitan Planning Organization. The volumes are assumed to already include the impacts from the current future designations of all properties within the area. Therefore, no committed development project traffic was added to this scenario. Additionally, only the net new trips associated with the proposed land use change will be added to the long-range (Year 2040) model volumes



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## PROJECT TRAFFIC ASSIGNMENT

FIGURE 2  
DOC'S CORNER  
DELRAY BEACH, FL

DOC'S CORNER - LOTS 13-15, BLOCK 60  
TABLE 4  
DAILY PROJECT ASSIGNMENT IN RADIUS OF INFLUENCE (1 MILE)

Roadway	From	To	Ln	LOS D CAPACITY	PROJECT TRAFIC		IMPACT
				VOL	Assignment	Volume	%
ATLANTIC AVE	Barwick Rd	Congress Ave	6D	50300	5%	70	0.14%
ATLANTIC AVE	Congress Ave	I-95	6D	50300	15%	209	0.41%
ATLANTIC AVE	I-95	8th Ave SW	4D	33200	40%	556	1.68%
ATLANTIC AVE	8th Ave SW	Swinton Ave	4D	33200	45%	626	1.89%
ATLANTIC AVE	Swinton Ave	US-1	2L	15200	35%	487	3.20%
ATLANTIC AVE	US-1	A1A	4L	31500	5%	70	0.22%
CONGRESS AVE	Lowson Blvd	Atlantic Ave	6D	50300	5%	70	0.14%
CONGRESS AVE	Atlantic Ave	Lake Ida Rd	6D	50300	5%	70	0.14%
I-95	Linton Blvd	Atlantic Ave	10X	184000	10%	139	0.08%
I-95	Atlantic Ave	Woolbright Rd	10X	184000	10%	139	0.08%
LAKE IDA RD	Swinton Ave	Federal Highway	4D	33200	5%	70	0.21%
LAKE IDA RD	Congress Ave	Swinton Ave	4D	33200	5%	70	0.21%
SWINTON AVE	Atlantic Ave	10th St	2L	15200	10%	139	0.92%
SWINTON AVE	Bush Blvd	Atlantic Ave	2L	15200	10%	139	0.92%
US-1	SE 10th St	Atlantic Ave	3L	30200	15%	209	0.69%
US-1	Atlantic Ave	NE 4th St	3L	30200	15%	209	0.69%
US-1	NE 4th St	George Bush Blvd	3L	30200	15%	209	0.69%

DOC'S CORNER - LOTS 13-15, BLOCK 60  
**TABLE 5**  
**AM PROJECT ASSIGNMENT IN RADIUS OF INFLUENCE (1 MILE)**

Roadway	From	To	Ln	LOS CAPACITY	PROJECT TRAFIC			IMPACT	
				VOL	Assignment	IN	OUT	IN	OUT
ATLANTIC AVE	Barwick Rd	Congress Ave	6D	2680	5%	1	1	0.03%	0.02%
ATLANTIC AVE	Congress Ave	I-95	6D	2680	15%	2	2	0.08%	0.07%
ATLANTIC AVE	I-95	8th Ave SW	4D	1770	40%	6	5	0.32%	0.27%
ATLANTIC AVE	8th Ave SW	Swinton Ave	4D	1770	45%	6	5	0.36%	0.31%
ATLANTIC AVE	Swinton Ave	US-1	2	810	35%	5	4	0.60%	0.52%
ATLANTIC AVE	US-1	A1A	4	1770	5%	1	1	0.04%	0.03%
CONGRESS AVE	Lowson Blvd	Atlantic Ave	6D	2680	5%	1	1	0.03%	0.02%
CONGRESS AVE	Atlantic Ave	Lake Ida Rd	6D	2680	5%	1	1	0.03%	0.02%
I-95	Linton Blvd	Atlantic Ave	10X	9320	10%	1	1	0.02%	0.01%
I-95	Atlantic Ave	Woolbright Rd	10X	9320	10%	1	1	0.02%	0.01%
LAKE IDA RD	Swinton Ave	Federal Highway	4D	1770	5%	1	1	0.04%	0.03%
LAKE IDA RD	Congress Ave	Swinton Ave	4D	1770	5%	1	1	0.04%	0.03%
SWINTON AVE	Atlantic Ave	10th St	2	810	10%	1	1	0.17%	0.15%
SWINTON AVE	Bush Blvd	Atlantic Ave	2	810	10%	1	1	0.17%	0.15%
US-1	SE 10th St	Atlantic Ave	3	2120	15%	2	2	0.10%	0.08%
US-1	Atlantic Ave	NE 4th St	3	2120	15%	2	2	0.10%	0.08%
US-1	NE 4th St	George Bush Blvd	3	2120	15%	2	2	0.10%	0.08%

PM Peak Hour		
Total	In	Out
26	14	12



DOC'S CORNER - LOTS 13-15, BLOCK 60  
TABLE 6  
PM PROJECT ASSIGNMENT IN RADIUS OF INFLUENCE (1 MILE)

Roadway	From	To	Ln	LOS CAPACITY	PROJECT TRAFIC			IMPACT	
				VOL	Assignment	IN	OUT	IN	OUT
ATLANTIC AVE	Barwick Rd	Congress Ave	6D	2680	5%	3	3	0.11%	0.12%
ATLANTIC AVE	Congress Ave	I-95	6D	2680	15%	9	10	0.34%	0.36%
ATLANTIC AVE	I-95	8th Ave SW	4D	1770	40%	24	26	1.38%	1.47%
ATLANTIC AVE	8th Ave SW	Swinton Ave	4D	1770	45%	27	29	1.55%	1.65%
ATLANTIC AVE	Swinton Ave	US-1	2	810	35%	21	23	2.64%	2.81%
ATLANTIC AVE	US-1	A1A	4	1770	5%	3	3	0.17%	0.18%
CONGRESS AVE	Lowson Blvd	Atlantic Ave	6D	2680	5%	3	3	0.11%	0.12%
CONGRESS AVE	Atlantic Ave	Lake Ida Rd	6D	2680	5%	3	3	0.11%	0.12%
I-95	Linton Blvd	Atlantic Ave	10X	9320	10%	6	7	0.07%	0.07%
I-95	Atlantic Ave	Woolbright Rd	10X	9320	10%	6	7	0.07%	0.07%
LAKE IDA RD	Swinton Ave	Federal Highway	4D	1770	5%	3	3	0.17%	0.18%
LAKE IDA RD	Congress Ave	Swinton Ave	4D	1770	5%	3	3	0.17%	0.18%
SWINTON AVE	Atlantic Ave	10th St	2	810	10%	6	7	0.75%	0.80%
SWINTON AVE	Bush Blvd	Atlantic Ave	2	810	10%	6	7	0.75%	0.80%
US-1	SE 10th St	Atlantic Ave	3	2120	15%	9	10	0.43%	0.46%
US-1	Atlantic Ave	NE 4th St	3	2120	15%	9	10	0.43%	0.46%
US-1	NE 4th St	George Bush Blvd	3	2120	15%	9	10	0.43%	0.46%

PM Peak Hour

Total	In	Out
126	61	65



### ***Roadway Evaluation***

Roadway links within the radius of influence were analyzed per TCEA guidelines. For the roadway evaluation, traffic was assigned considering the surrounding land uses and roadway characteristics.

Table 7 summarizes the analysis for the existing (2018) conditions. Table 86 summarizes the analysis for the proposed maximum traffic added to the long-range (Year 2040).

**TABLE 7**  
**DOC'S CORNER (LOTS 13-15 BLOCK 60)**  
**REZONING CHANGE ANALYSIS -PROPOSED MAX**  
**2019 EXISTING ANALYSIS**

Roadway From	To	Existing		2018 Traffic	Percent Assignment	Net New Traffic	2018 Total Vol.
		Number of Lanes	LOS 'D' Capacity				
ATLANTIC AVENUE SWINTON AV	US 1	2L	15,200	9000	35%	487	9,487

**TABLE 8  
 DOC'S CORNER (LOTS 13-15 BLOCK 60)  
 REZONING CHANGE ANALYSIS -PROPOSED MAX  
 2040 ANALYSIS**

Roadway From	To	Existing		2040 Vol.	Percent Assignment	Net New Traffic	2040 Total Vol.
		Number of Lanes	LOS 'D' Capacity				
ATLANTIC AVENUE SWINTON AVE US-1		2L	15,200	13000	35%	487	13,487

*\* Volumes based on MPO serpm 6.5 model run*



As documented in the afore mentioned tables, the traffic associated with the proposed change in land use will meet the traffic standards of the Comprehensive Plan of Delray Beach and the TCEA.

***Conclusion***

Based upon the analysis undertaken, while the proposed Rezoning Amendment would result in an increase in daily, AM Peak hour and PM Peak hour traffic at maximum density for the subject site with no adverse impacts on the adjacent roadway network. Therefore, the proposed Zoning Amendment meets the requirements of the Comprehensive Plan for the City of Delray Beach and the TCEA.

If you have any questions, please do not hesitate to contact me at (561) 383-5595.

Sincerely,

JMD ENGINEERING, INC.

John M. Donaldson, P.E.  
President

Florida Registration  
Number 40568  
Engineering Business  
Number 00009514



## APPENDIX



# NEIGHBORHOODS, DISTRICTS, & CORRIDORS

LIVE

## GOALS, OBJECTIVES, AND POLICIES

GOAL NDC 1 NEIGHBORHOODS, DISTRICTS, AND  
CORRIDORS

WORK

GOAL NDC 2 QUALITY OF LIFE AND URBAN FORM

GOAL NDC 3 URBAN SERVICES

PLAY

GROW



## GOAL NDC 1 NEIGHBORHOODS, DISTRICTS, AND CORRIDORS

Table NDC - 1			
Land Use Designations: Density, Intensity, and Implementing Zoning Districts			
Land Use Designation	Residential Density (Maximum Dwelling Units Per Acre)	Intensity (Maximum Floor Area Ratio)	Implementing Zoning Districts
<b>Residential</b>			
<b>Low Density (LD)</b>			
Standard	Up to 5	---	Preferred: R-1, RL, PRD Compatible: A, RR, CF, OS, OSR
<b>Medium Density (MD)</b>			
Standard	5-12	---	Preferred: RM, PRD Compatible: A, RR, R-1, RL, CF, OS, OSR
Revitalization/Incentive	12-24		
<b>Mixed-Use</b>			
<b>Commercial Core (CC)</b>			
Standard	12-30	2.5	Preferred: CBD Compatible: CF, OS, OSR
East of Intracoastal Waterway	12		
Revitalization/Incentive	30-100		
<b>General Commercial (GC)</b>			
Standard	12	3.0	Preferred: GC, AC, PC, POC, POD Compatible: A, NC, SAD, CF, OS, OSR
Revitalization/Incentive	12-30		
<b>Congress Avenue Mixed Use (CMU)</b>			
Standard	Up to 40	2.5	Preferred: MROC Compatible: SAD, CF
Revitalization/Incentive	50		
<b>Historic Mixed Use (HMU)</b>			
Standard	10	1.0	Preferred: OSSHAD Compatible: CF
<b>Transitional (TRN)</b>			
Standard	5-12	1.0	Preferred: PRD, NC, RO Compatible: POC, POD, SAD, CF, OS, OSR, A, R-1, MH, RL, RM
Revitalization/Incentive	12-24		
<b>Industrial</b>			
<b>Industrial (IND)</b>			
Standard	---	0.60	Preferred: I, LI, Compatible: A, CF
<b>Commerce (CMR)</b>			
Standard	---	0.60	Preferred: MIC, LI, PCC, Also Compatible: A, CF, SAD
Revitalization/Incentive	24		
<b>Open Space</b>			
<b>Open Space (OS)</b>			
Standard	---	0.10	Preferred: OSR, OS





## 2040 MPO MODEL VOLUMES

Station	Roadway	From	To	Owner	Cost Feasible Lanes	Observed 2005 Counts	Observed 2010 Counts	Observed 2015 Counts	2040 SERPM 6.5 Adjusted Volume	2040 SERPM7+ Adjusted Volume
6800	A1A	Camino Real	Palmetto Park Rd	FDOT	2	13,398	10,248	11,093	15,800	12,500
6816	A1A	Palmetto Park Rd	Spanish River Park Ent	FDOT	2	12,585	10,966	12,079	18,300	13,000
6812	A1A	Spanish River Park Ent	Spanish River Blvd	FDOT	2	12,575	11,054	12,017	18,600	14,200
6316	A1A	Spanish River Blvd	Highland Beach	FDOT	2	16,710	13,625	13,358	20,600	15,400
6308	A1A	Highland Beach	Delray Beach	FDOT	2	12,728	10,009	11,042	16,800	11,400
5836	A1A	Delray Beach	Linton Blvd	FDOT	2	15,811	12,573	13,695	19,700	15,100
5834	A1A	Linton Blvd	Atlantic Ave	FDOT	2	12,557	8,984	12,312	14,900	9,800
5832	A1A	Atlantic Ave	Seaspray Ave	FDOT	2	11,098	8,117	10,710	13,800	9,400
5814	A1A	Seaspray Ave	George Bush Blvd	FDOT	2	10,089	7,506	9,734	12,700	8,300
5826	A1A	George Bush Blvd	Woolbright Rd	FDOT	2	10,718	8,717	9,639	13,700	10,000
5820	A1A	Woolbright Rd	Ocean Ave (Boynton)	FDOT	2	11,224	7,355	9,393	11,700	8,400
5306	A1A	Ocean Ave (Boynton)	Boynton Inlet	FDOT	2	8,203	7,457	8,686	8,100	8,700
4814	A1A	Boynton Inlet	E Ocean Ave	FDOT	2	7,392	5,856	7,323	7,700	6,900
4812	A1A	E Ocean Ave	Palm Beach limits	FDOT	2	13,212	9,200	10,897	11,900	10,100
4810	A1A	Palm Beach limits	Lake Worth Rd	FDOT	2	13,150	7,300	12,018	11,500	9,100
4808	A1A	Lake Worth Rd	Phipps Ocean Park Ent	FDOT	2	12,459	8,800	12,405	14,200	10,400
4302	A1A	Phipps Ocean Park Ent	Sloans Curve	FDOT	2	13,343	9,051	10,104	13,600	10,900
3888	A1A	Sloans Curve	SR 80	FDOT	2	13,106	9,512	0	13,500	11,300
3886	A1A	SR 80	Ocean Blvd	FDOT	2	17,445	12,657	14,911	17,700	10,500
3918	A1A	Ocean Blvd	Worth Ave	FDOT	4	12,421	15,200	12,123	11,700	14,400
3884	A1A	Worth Ave	Royal Palm Way	FDOT	2	17,445	N/A	0	18,000	4,300
3916	A1A	Royal Palm Way	US 1	FDOT	4	15,180	10,505	13,750	15,500	10,600
2801	A1A	US 1	S Harbor Dr	FDOT	4D	22,338	14,700	22,954	25,500	18,900
2846	A1A	S Harbor Dr	Bimini Ln	FDOT	2	10,000	10,085	15,204	11,700	11,800
2842	A1A	Bimini Ln	Island Dr	FDOT	2	12,363	N/A	0	13,900	10,100
2816	A1A	Island Dr	Lost Tree Village	FDOT	2	10,920	10,278	9,117	12,500	11,300
2809	A1A	Lost Tree Village	US 1	FDOT	2	16,711	16,729	18,492	18,600	19,200
1314	A1A	Donald Ross Rd	Marcinski Rd	PBC	2	5,742	5,466	4,210	5,700	5,800
1818	A1A	Marcinski Rd	Ocean Way	PBC	2	6,000	N/A	4,867	6,000	1,500
1812	A1A	Ocean Way	Indiantown Rd	PBC	2	9,047	7,801	6,475	10,300	8,300
1804	A1A	Indiantown Rd	US 1	PBC	2	10,915	10,087	9,079	9,900	11,700
1809	A1A	US 1	Jupiter Inlet Colony	PBC	2	6,993	6,920	7,322	11,900	7,900
1306	A1A	Jupiter Inlet Colony	Main St	NON	2	2,203	2,341	2,501	6,200	2,600
7017	AIRPORT RD	SR 715	Spanish River Blvd	BR	2	7,225	8,060	10,661	5,700	4,000
6880	AIRPORT RD	Glades Rd	Section Line	NON	4	N/A	N/A	0	8,000	9,200
6908	AIRPORT RD	Spanish River Blvd	Lyons Rd	FDOT	4	14,702	13,478	16,435	23,500	22,400
5403	ATLANTIC AVE	SR 7	Turnpike	FDOT	6D	21,156	18,619	29,886	51,300	39,200
5101	ATLANTIC AVE	Lyons Rd	Hagen Ranch Rd	FDOT	6D	34,081	32,206	0	58,600	48,900
5209	ATLANTIC AVE	Turnpike	Jog Rd	FDOT	6D	36,415	32,777	36,572	60,400	53,900
5643	ATLANTIC AVE	Hagen Ranch Rd	El Clair Ranch Rd	FDOT	6D	40,036	33,426	40,737	53,900	46,600
5631	ATLANTIC AVE	Jog Rd	Military Tr	FDOT	6D	42,199	40,649	44,644	53,800	53,600
5637	ATLANTIC AVE	El Clair Ranch Rd	Barwick Rd	FDOT	6D	40,873	43,812	41,810	52,100	51,600
5609	ATLANTIC AVE	Military Tr	Congress Ave	FDOT	6D	38,363	40,012	44,036	50,200	50,600
5659	ATLANTIC AVE	Barwick Rd	i-95	FDOT	6D	37,485	44,769	49,366	47,700	52,800
5211	ATLANTIC AVE	Congress Ave	8th Ave SW	FDOT	4D	34,140	34,662	46,557	36,200	43,800
5309	ATLANTIC AVE	i-95	Swinton Ave	FDOT	4D	28,429	23,780	27,484	30,200	26,600
5815	ATLANTIC AVE	8th Ave SW	US-1	FDOT	2	12,252	13,213	12,015	13,000	14,700
5817	ATLANTIC AVE	Swinton Ave		FDOT	2					





Station	Roadway	From	To	Owner	Cost Feasible Lanes	Observed 2005 Counts	Observed 2010 Counts	Observed 2015 Counts	2040 SERPM 6.5 Adjusted Volume	2040 SERPM7+ Adjusted Volume
6863	SW 18TH ST	12th Ave SW	Old Dixie Hwy	BR	2	11,571	8,901	11,665	12,900	10,600
6841	SW 18TH ST	Old Dixie Hwy	Federal Hwy	BR	4D	11,424	9,786	12,001	16,100	12,500
5808	SWINTON AVE	Atlantic Ave	10th St	PBC	2	11,719	9,757	13,637	15,900	12,200
5806	SWINTON AVE	Bush Blvd	Atlantic Ave	PBC	2	12,465	10,960	16,531	13,000	11,900
3842	TAMARIND AVE	Banyan St	Lakeview Ave	WPB	5	17,984	15,601	17,480	25,000	19,800
3826	TAMARIND AVE	Palm Beach Lakes Blvd	Banyan Blvd	WPB	2	8,500	N/A	0	9,800	6,400
3818	TAMARIND AVE	25TH St	Palm Beach Lakes Blvd	WPB	2	8,147	N/A	0	9,300	6,900
1207	TEQUESTA DR	Old Dixie Hwy	West of Old Dixie Hwy	PBC	2	13,687	9,264	12,055	13,700	11,900
1607	ONEY PENNA RD	Maplewood Dr	Military Tr	JUP	2	11,552	11,780	11,784	11,700	12,600
1609	ONEY PENNA RD	SR-811	Old Dixie Hwy	JUP	3	10,722	8,775	8,883	12,100	13,000
6629	TOWN CENTER RD	Butts Rd	Military Tr	BR	4D	11,409	10,252	11,054	13,900	12,100
6312	US-1 (FEDERAL HWY)	PBC / Broward County Line	SW 18th St	FDOT	6D	31,785	26,591	32,482	34,600	34,000
6828	US-1 (FEDERAL HWY)	SW 18th St	Camino Real	FDOT	6D	28,416	24,981	28,115	39,500	33,100
6810	US-1 (FEDERAL HWY)	Camino Real	Palmto Park Rd	FDOT	4D	28,120	26,191	28,120	34,300	31,100
6808	US-1 (FEDERAL HWY)	Palmto Park Rd	Mizner Blvd	FDOT	4D	29,043	26,427	28,020	35,000	31,700
6806	US-1 (FEDERAL HWY)	Mizner Blvd	Glades Rd	FDOT	6D	34,464	30,930	33,388	38,200	35,600
6804	US-1 (FEDERAL HWY)	Glades Rd	20th St NW	FDOT	4D	32,117	29,882	32,118	36,400	34,400
6814	US-1 (FEDERAL HWY)	20th St NW	Spanish River Blvd	FDOT	4D	35,313	29,347	34,790	38,200	33,200
6802	US-1 (FEDERAL HWY)	Spanish River Blvd	Yamato Rd	FDOT	4D	32,334	29,825	35,125	33,400	32,700
6858	US-1 (FEDERAL HWY)	Yamato Rd	Newcastle St	FDOT	4D	35,153	29,210	30,238	40,900	36,100
6854	US-1 (FEDERAL HWY)	Newcastle St	Hidden Valley Blvd	FDOT	4D	34,319	N/A	0	40,500	34,500
6306	US-1 (FEDERAL HWY)	Hidden Valley Blvd	Lindell Blvd	FDOT	4D	29,921	24,382	27,759	35,400	30,700
5840	US-1 (FEDERAL HWY)	Lindell Blvd	Linton Blvd	FDOT	4D	37,735	30,628	33,676	45,100	37,000
5838	US-1 (FEDERAL HWY)	Linton Blvd	Lowson Blvd	FDOT	4D	32,284	30,247	30,226	40,000	35,600
5844	US-1	SE 10th St	Atlantic Ave	FDOT	3	14,406	11,605	14,363	19,400	14,700
5842	US-1	SE 10th St	Atlantic Ave	FDOT	3	14,918	13,288	12,086	16,800	15,200
5812	US-1	Atlantic Ave	NE 4th St	FDOT	3	16,469	12,963	0	18,500	14,300
5810	US-1	Atlantic Ave	NE 4th St	FDOT	3	14,612	12,453	0	18,300	14,800
5830	US-1	NE 4th St	George Bush Blvd	FDOT	3	13,852	11,137	11,974	17,100	14,500
5828	US-1 (FEDERAL HWY)	NE 4th St	George Bush Blvd	FDOT	3	14,725	12,480	12,116	18,200	15,000
5824	US-1 (FEDERAL HWY)	NE 6th Ave	23rd Ave	FDOT	4D	26,630	18,563	23,805	32,600	23,400
5822	US-1 (FEDERAL HWY)	S of Woolbright Rd	Woolbright Rd	FDOT	4D	31,509	25,066	31,183	37,000	29,700
5818	US-1 (FEDERAL HWY)	Woolbright Rd	Ocean Ave	FDOT	4D	27,164	21,400	23,462	31,400	26,400
5816	US-1 (FEDERAL HWY)	Ocean Ave	Boynton Beach Blvd	FDOT	4D	27,765	23,650	25,806	28,800	26,000
5304	US-1 (FEDERAL HWY)	Boynton Beach Blvd	Gateway Blvd	FDOT	4D	26,666	18,086	20,564	24,700	21,200
4826	US-1 (FEDERAL HWY)	Gateway Blvd	Miner Rd	FDOT	4D	20,509	15,024	17,159	18,000	17,300
4818	US-1 (FEDERAL HWY)	Hypolluxo Rd	E Ocean Ave	FDOT	5	26,541	19,099	21,647	21,100	23,300
4804	US-1 (FEDERAL HWY)	Lantana Rd	Dixie/Federal Jct	FDOT	4	27,273	20,546	22,277	25,400	24,500
4816	US-1 (DIXIE HWY)	Lantana Rd	16th Ave S	FDOT	4	16,559	N/A	18,920	16,000	7,000
4820	US-1 (DIXIE HWY)	6th Ave S	Lake/Lucerne	FDOT	4	24,439	18,135	20,982	23,900	22,000
4800	US-1 (DIXIE HWY)	Lake/Lucerne	10th Ave N	FDOT	4	21,271	19,180	22,278	22,100	23,600
4822	US-1 (DIXIE HWY)	10th Ave N	17th Ave N	FDOT	4	25,153	19,740	21,785	27,300	23,400
3306	US-1 (DIXIE HWY)	17th Ave N	Alhambra Pl	FDOT	4	28,528	N/A	0	31,500	18,200
3922	US-1 (DIXIE HWY)	Alhambra Pl	Forest Hill Blvd	FDOT	4	26,357	22,054	25,710	34,000	27,000
3908	US-1 (DIXIE HWY)	Forest Hill Blvd	Nottingham Blvd	FDOT	4	27,878	N/A	0	30,800	19,700
3890	US-1 (DIXIE HWY)	Nottingham Blvd	Southern Blvd	FDOT	4	21,472	15,295	19,088	25,500	20,300
3878	US-1 (DIXIE HWY)	Southern Blvd	Monroe Dr	FDOT	4	22,278	15,700	18,137	26,900	18,800
3866	US-1 (DIXIE HWY)	Monroe Dr	Belvedere Rd	FDOT	4	21,348	18,337	19,550	26,100	22,700



## TCEA MAP

MAP TE 15.4

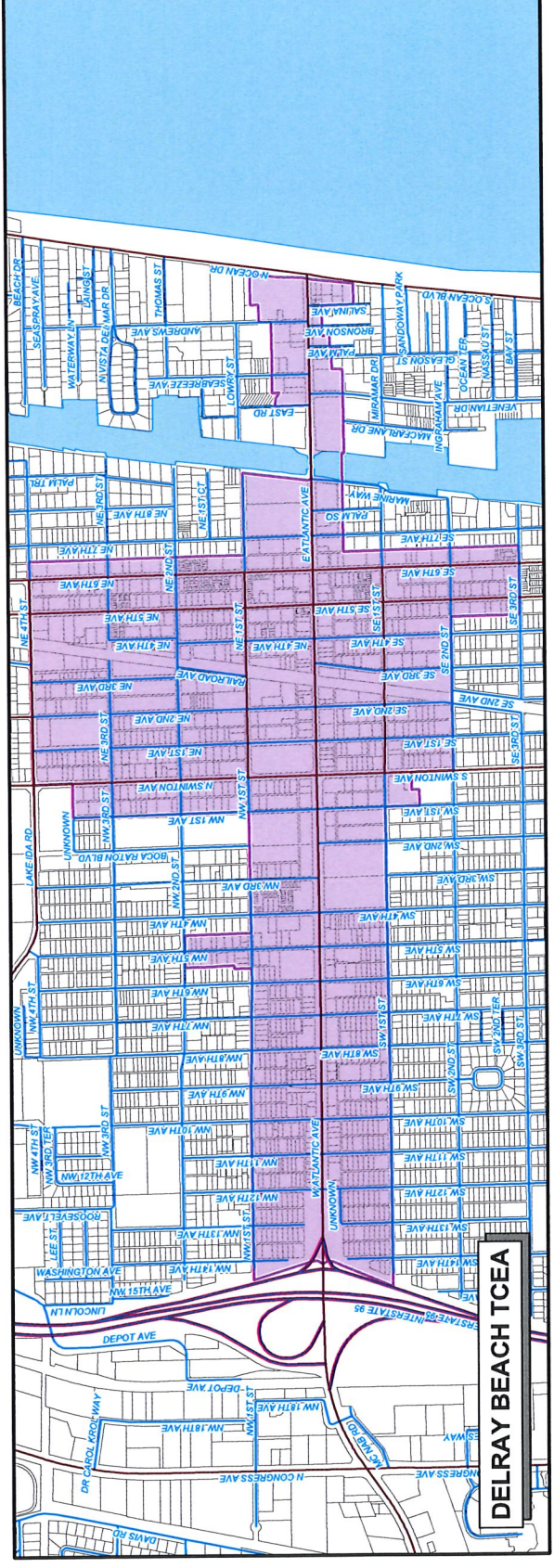
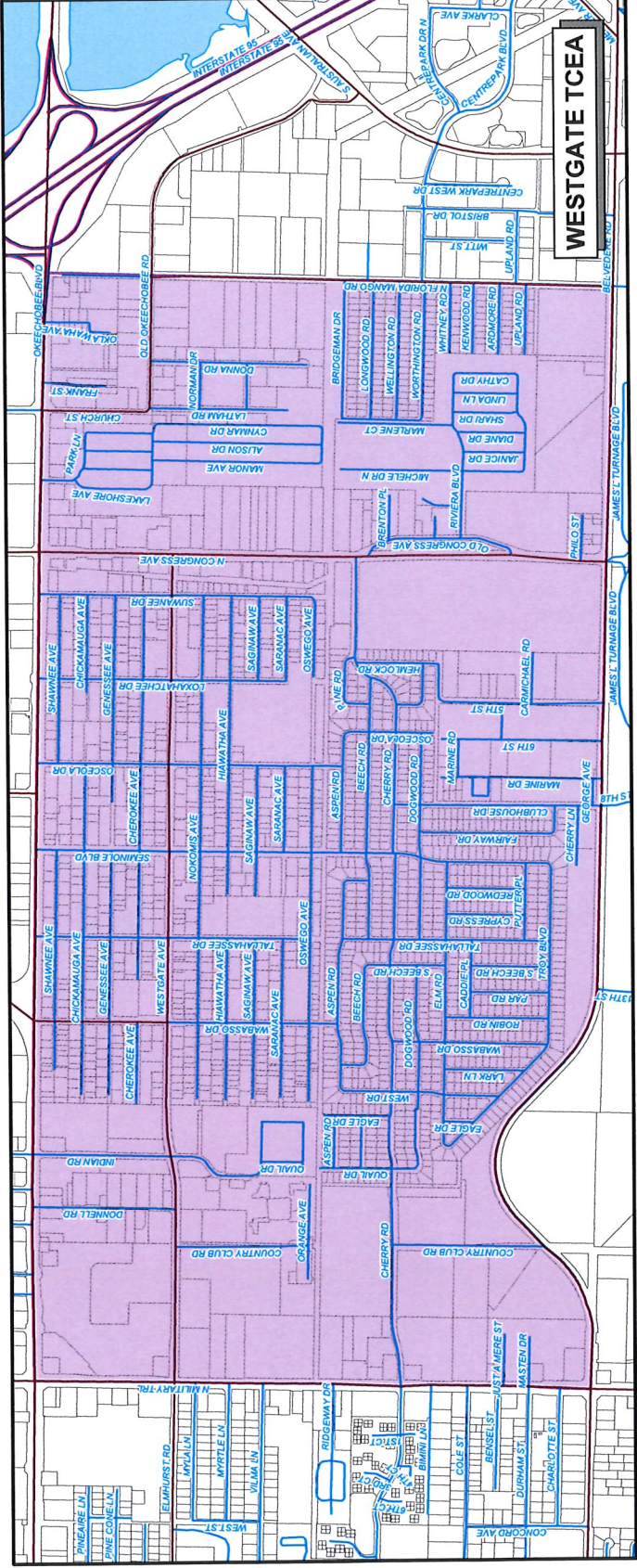
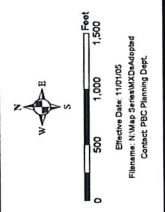
TRAFFIC CONCURRENCY  
EXCEPTION AREAS (TCEA's)  
DETAILS 3

-  Traffic Concurrence Exception Areas (TCEA's)\*
-  Interstate 95
-  Florida's Turnpike
-  Major Roads
-  Minor Roads

\* For Further Details Upon These Features, Please Refer To The Transportation Element Of The Comprehensive Plan  
 SOURCES: TPC Planning Division  
 Last Amended in Board 05-1 by Ord. 2005023

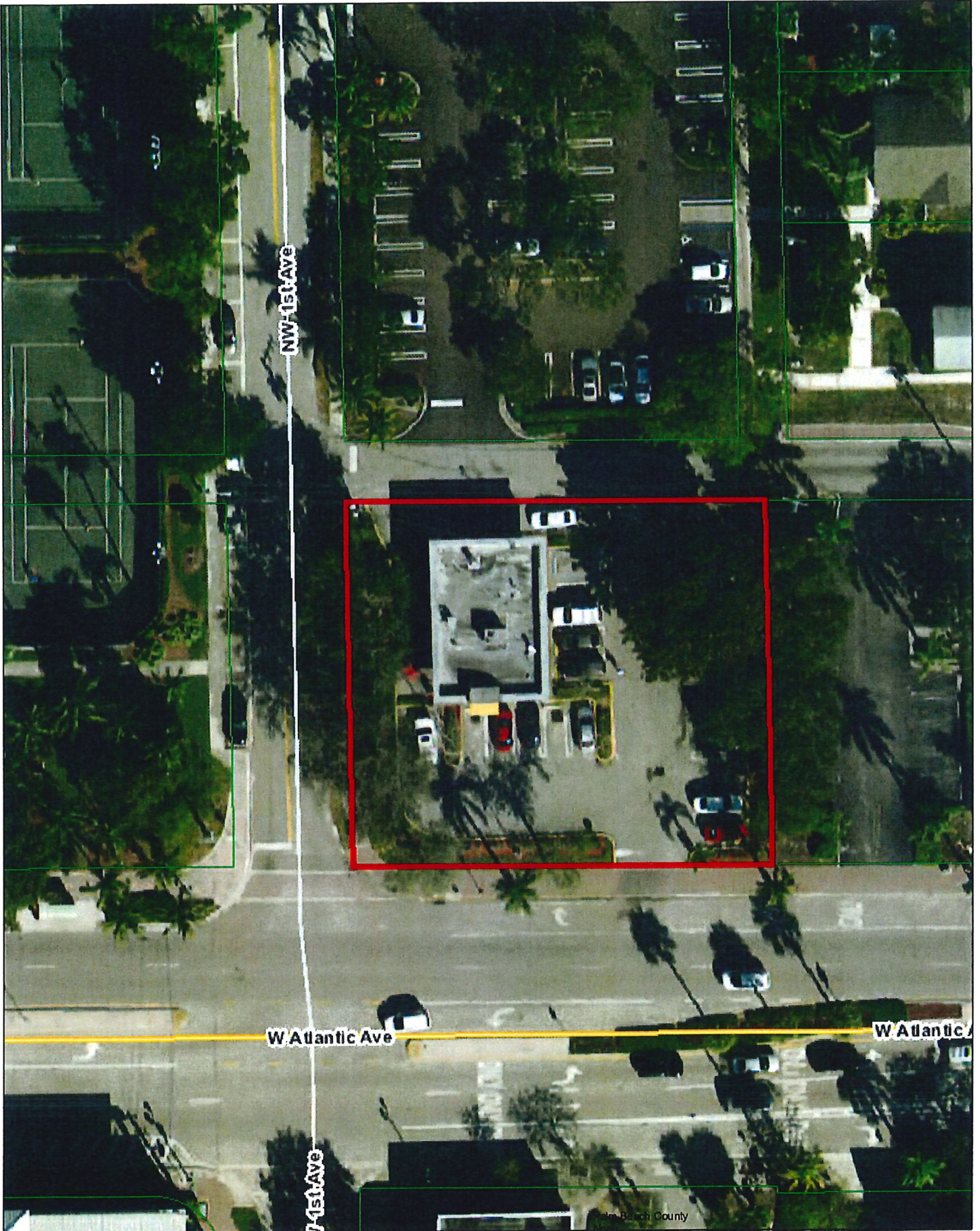


PALM BEACH COUNTY  
COMPREHENSIVE PLAN  
MAP SERIES

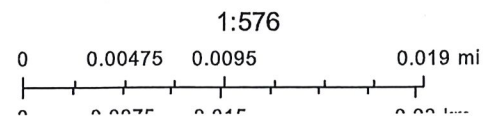




## PARCEL DATA



February 17, 2020



**Property Detail**

Location Address 37 W ATLANTIC AVE  
 Municipality DELRAY BEACH  
 Parcel Control Number 12-43-46-16-01-060-0130  
 Subdivision DELRAY TOWN OF  
 Official Records Book 30526 Page 1319  
 Sale Date APR-2019  
 Legal Description TOWN OF DELRAY LTS 13 & 14 (LESS S 20 FT) BLK 60 (OLD SCHOOL SQUARE HISTORIC DISTRICT)

**Owner Information**

**Owners**  
 EGAN CECILIA J &  
 MARSHALL DIANE  
 VULTAGGIO PHILIP JR  
 VULTAGGIO VITO W

**Mailing address**  
 PO BOX 196  
 BAILEYS HBR WI 54202 0196

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2019	\$10	30526 / 01313	WARRANTY DEED	EGAN CECILIA J &
APR-2019	\$10	30526 / 01316	WARRANTY DEED	EGAN CECILIA J &
APR-2019	\$10	30526 / 01319	WARRANTY DEED	EGAN CECILIA J &
APR-2019	\$10	30526 / 01322	WARRANTY DEED	VULTAGGIO PHILIP JR
OCT-2014	\$10	27171 / 01920	WARRANTY DEED	OLD SCHOOL SQUARE PROMONADE LLC
DEC-1991	\$330,000	07074 / 00562	MARSHALL DEED	VULTAGGIO PHILIP TR
AUG-1989	\$186,000	06151 / 00147	WARRANTY DEED	
FEB-1989	\$106,800	05992 / 00165	WARRANTY DEED	

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 0  
 \*Total Square Feet 1320  
 Acres 0.3846  
 Use Code 2200 - RESTAURANT, DRIVE IN  
 Zoning OSSHAD - Old School Square Historic Art ( 12-DELRAY BEACH )

**Appraisals**

Tax Year	2019	2018	2017
Improvement Value	\$175,660	\$174,630	\$133,423
Land Value	\$1,335,709	\$1,296,837	\$1,235,011
Total Market Value	\$1,511,369	\$1,471,467	\$1,368,434

All values are as of January 1st each year

**Assessed and Taxable Values**

Tax Year	2019	2018	2017
Assessed Value	\$1,384,218	\$1,258,380	\$1,143,982
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$1,384,218	\$1,258,380	\$1,143,982

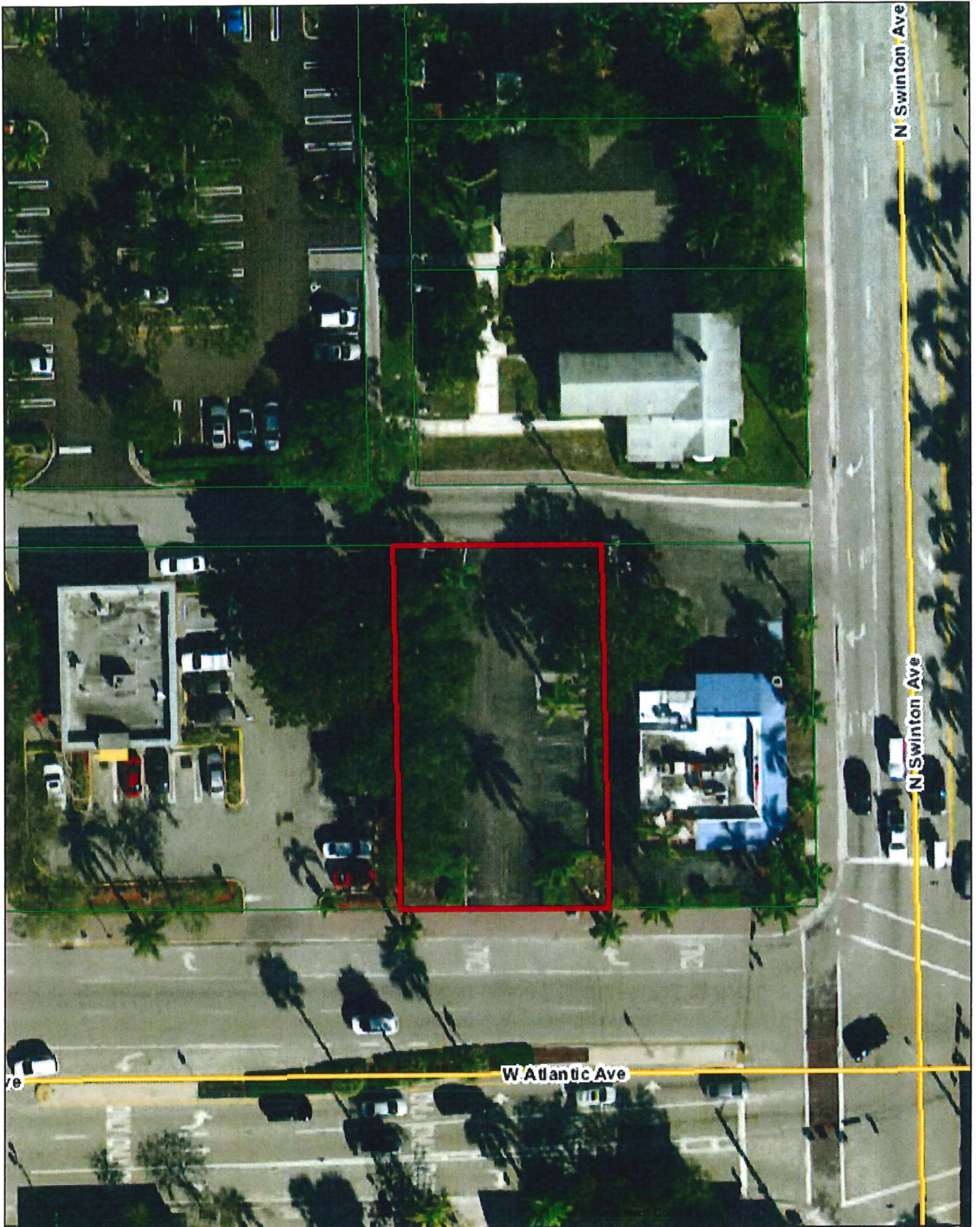
**Taxes**

Tax Year	2019	2018	2017
Ad Valorem	\$30,774	\$27,995	\$26,164
Non Ad Valorem	\$1,606	\$1,606	\$1,642
Total tax	\$32,380	\$29,601	\$27,806

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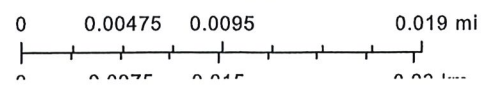


12-43-46-16-01-060-0150



February 17, 2020

1:576



**Property Detail**

Location Address W ATLANTIC AVE  
 Municipality DELRAY BEACH  
 Parcel Control Number 12-43-46-16-01-060-0150  
 Subdivision DELRAY TOWN OF  
 Official Records Book 30526 Page 1322  
 Sale Date APR-2019  
 Legal Description TOWN OF DELRAY LT 15 /LESS S 20 FT RD R/W/ BLK 60 (OLD SCHOOL SQUARE HISTORIC DISTRICT)

**Owner Information**

**Owners**  
 EGAN CECILIA J &  
 MARSHALL DIANE  
 VULTAGGIO PHILIP JR  
 VULTAGGIO VITO W

**Mailing address**  
 PO BOX 196  
 BAILEYS HBR WI 54202 0196

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2019	\$10	30526 / 01313	WARRANTY DEED	EGAN CECILIA J &
APR-2019	\$10	30526 / 01316	WARRANTY DEED	EGAN CECILIA J &
APR-2019	\$10	30526 / 01319	WARRANTY DEED	EGAN CECILIA J &
APR-2019	\$10	30526 / 01322	WARRANTY DEED	VULTAGGIO PHILIP JR
OCT-2014	\$10	27171 / 01920	WARRANTY DEED	OLD SCHOOL SQUARE PROMONADE LLC
DEC-1991	\$100	07074 / 00565	MARSHALL DEED	VULTAGGIO PHILIP TR
MAR-1990	\$400,000	06389 / 00760	REP DEED	
MAR-1990	\$100	06409 / 00024	REP DEED	
JUN-1984	\$27,000	04282 / 01892	WARRANTY DEED	

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 0  
 \*Total Square Feet 0  
 Acres 0.1923  
 Use Code 2200 - RESTAURANT, DRIVE IN  
 Zoning OSSHAD - Old School Square Historic Art ( 12-DELRAY BEACH )

**Appraisals**

Tax Year	2019	2018	2017
Improvement Value	\$7,907	\$7,763	\$7,781
Land Value	\$667,814	\$648,380	\$617,469
Total Market Value	\$675,721	\$656,143	\$625,250

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2019	2018	2017
Assessed Value	\$624,256	\$567,505	\$515,914
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$624,256	\$567,505	\$515,914

**Taxes**

Tax Year	2019	2018	2017
Ad Valorem	\$13,836	\$12,576	\$11,854
Non Ad Valorem	\$197	\$197	\$197
Total tax	\$14,033	\$12,773	\$12,051

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