

TRAFFIC IMPACT ANALYSIS

DELRAY BUNGALOWS RESTAURANT DELRAY BEACH, FL

**PREPARED FOR:
Archimia, P.A.**

Kimley»»Horn

Project #143608000
August 15, 2022
Revised May 12, 2023
Revised June 1, 2023
Registry Number 35106
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Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida



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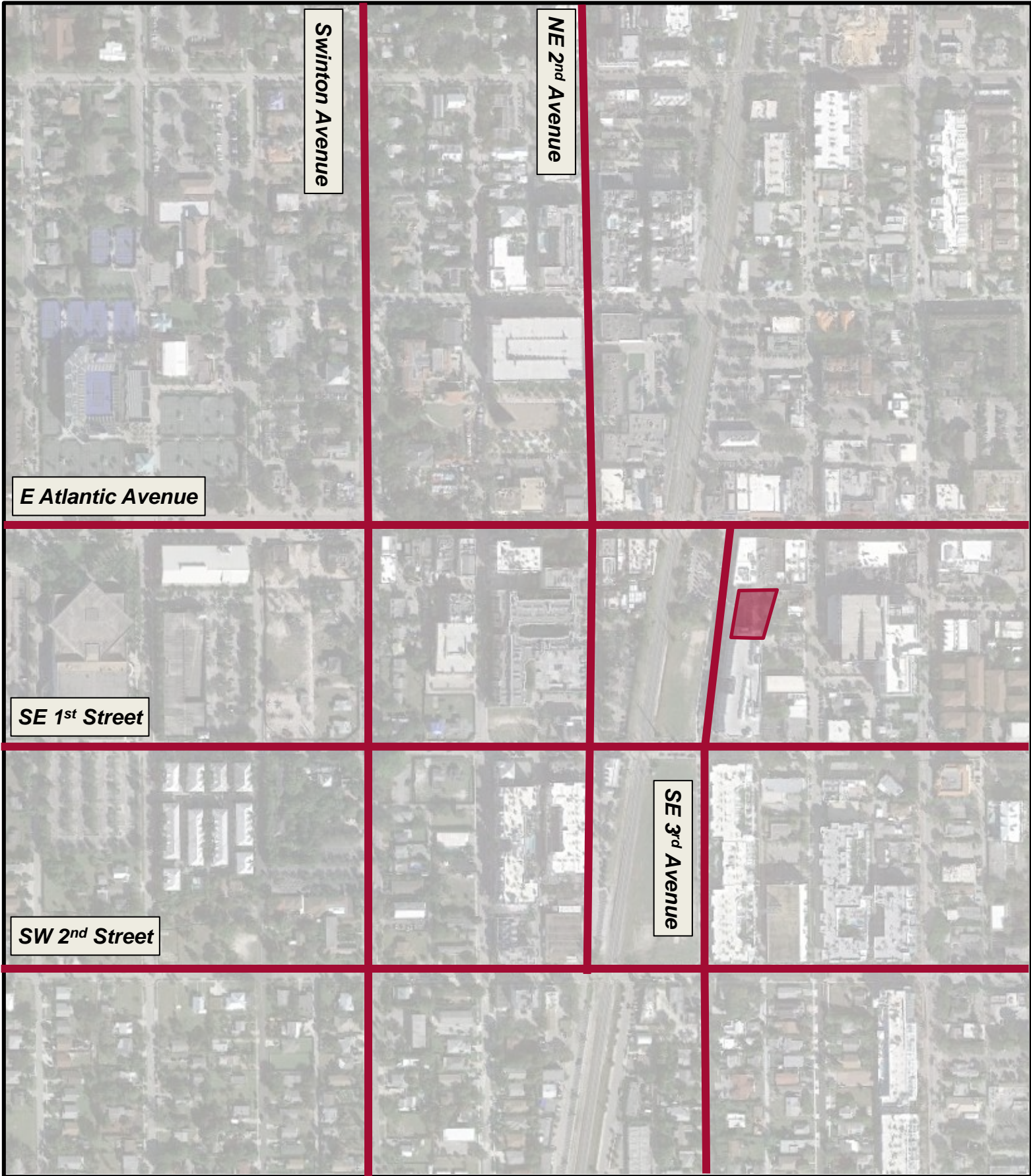
INTRODUCTION

Delray Bungalows Restaurant is a proposed development located at the south of Atlantic Avenue and east of SE 3rd Avenue (25 SE 3rd Avenue) in Delray Beach, Florida. (see *Figure 1*). The existing site is a Drive-In Bank. It is proposed to construct 10,811 square feet of High Turnover Sit-Down Restaurant. The Parcel Control Numbers (PCNs) for the project site are as follows:

- 12-43-46-16-01-093-0072
- 12-43-46-16-01-093-0360
- 12-43-46-16-01-093-0340

More information on the project site is available in *Appendix A*.

Kimley-Horn and Associates, Inc. was retained to prepare a traffic impact analysis for the proposed modification to the site development plan. This document presents the methodology used and the findings of the traffic impact analysis. The analysis was conducted in accordance with the requirements of the Countywide Traffic Performance Standards Ordinance (TPSO) of Palm Beach County. The analysis used current data available from Palm Beach County. A buildout year of 2024 was analyzed for the proposed development.



Swinton Avenue

NE 2nd Avenue

E Atlantic Avenue

SE 1st Street

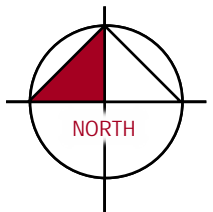
SW 2nd Street

SE 3rd Avenue

LEGEND

 Site Location

FIGURE 1
 25 SE 3rd Ave
 KH #143608000
 Site Location



PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The existing site is currently a Drive-In Bank. It is proposed to construct 10,811 square feet of High Turnover Sit-Down Restaurant.

Trip Generation

The trip generation potential for the proposed development program was calculated using trip generation rates and equations published by the Palm Beach County Traffic Division. As indicated in *Table 1*, the proposed development is projected to generate 661 net new external daily trips, 59 net new external AM peak-hour trips (32 inbound, 27 outbound), and 56 net new PM peak-hour trips (34 inbound, 22 outbound). Based on the trip generation calculations, the radius of development influence for the proposed site is 0.5 miles.

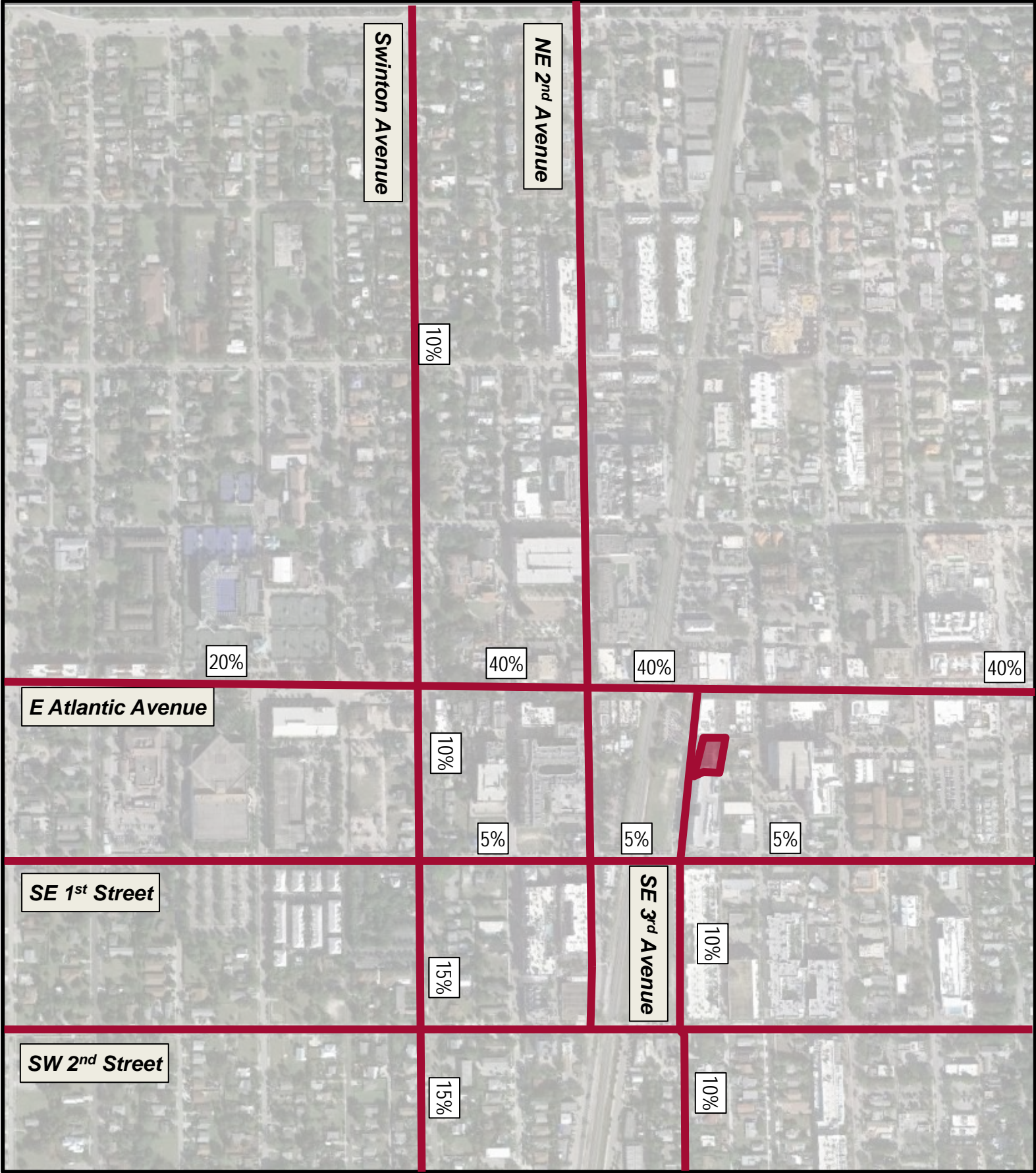
Table 1: Trip Generation Calculation Summary

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Scenario >5 Years								
Drive-In Bank	7,531 KSF	756	75	44	31	158	79	79
	<i>Subtotal</i>	756	75	44	31	158	79	79
Pass-By Capture Drive-In Bank	47.0%	355	35	21	14	74	37	37
	<i>Subtotal</i>	355	35	21	14	74	37	37
Driveway Volumes		756	75	44	31	158	79	79
Net New External Trips		401	40	23	17	84	42	42
Proposed Scenario								
High Turnover Sit-Down Restaurant	10,811 KSF	1,159	103	57	46	98	60	38
	<i>Subtotal</i>	1,159	103	57	46	98	60	38
Pass-By Capture High Turnover Sit-Down Restaurant	43.0%	498	44	25	19	42	26	16
	<i>Subtotal</i>	498	44	25	19	42	26	16
Driveway Volumes		1,159	103	57	46	98	60	38
Net New External Trips		661	59	32	27	56	34	22
Proposed Net External Trips-Existing Net New External Trips		260	19	9	10	-28	-8	-20
Radius of Development Influence:		Directly Accessed Links						
<u>Land Use</u>	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		<u>Pass By</u>	
Drive-In Bank	100.35 trips/1,000 sf	9.95 trips/1,000 sf (58% in, 42% out)			21.01 trips/1,000 sf (50% in, 50% out)		47.0%	
High Turnover Sit-Down Restaurant	107.2 trips/1,000 sf	9.57 trips/1,000 sf (55% in, 45% out)			9.05 trips/1,000 sf (61% in, 39% out)		43.0%	



Traffic Distribution

Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network proposed to be in place at the time of buildout and its travel time characteristics.

Refer to *Figure 2* for a complete overview of the distribution of incoming trips.



LEGEND

-  Site Location
-  Trip Distribution Percentage

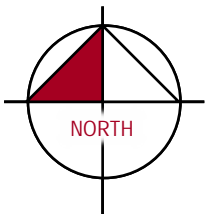


FIGURE 2
 25 SE 3rd Ave
 KH #143608000
 Trip Distribution

ROADWAY IMPROVEMENTS

A review was conducted of the Five-Year Plans of Palm Beach County and the FDOT, as well as those improvements committed by the developers of projects in the area. No committed improvements were found within the project study area.

TEST 1 SIGNIFICANCE ANALYSIS

A peak-hour peak-directional (PHPD) analysis was undertaken on all of the links included in the Palm Beach County Thoroughfare Map within the radius of development influence to determine the significantly impacted links. Net new external project traffic was assigned to all the thoroughfare roadway links within the radius of development influence. Per Palm Beach County standards, all of the links on which the project traffic impact is greater than 1% of the level of service (LOS) D generalized service volume are considered to be significantly impacted.

The results of the AM and PM peak hour significance analysis are summarized in *Table 2 and Table 3* respectively. There are no significantly impacted roadway segments, therefore, no further analysis is required.

Table 2: Test 1 AM Peak Hour Significance Analysis Summary

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							AM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?							
E Atlantic Avenue	I-95	N Swinton Avenue	4LD	1,770	20%	i	2	2	0.11%	No	0.11%	No
E Atlantic Avenue	N Swinton Avenue	Project Driveway	2L	810	40%	i	4	4	0.49%	No	0.49%	No
E Atlantic Avenue	Project Driveway	SE 5th Avenue	2L	810	40%	o	4	4	0.49%	No	0.49%	No
E Atlantic Avenue	SE 5th Avenue	NE 6th Avenue	2L	810	40%	o	4	4	0.49%	No	0.49%	No
E Atlantic Avenue	NE 6th Avenue	S Ocean Boulevard	4L	1,680	40%	o	4	4	0.24%	No	0.24%	No
Swinton Avenue	SW 4th Street	Atlantic Avenue	2L	810	15%	i	1	2	0.12%	No	0.25%	No
Swinton Avenue	Atlantic Avenue	NE 1st Street	2L	810	10%	o	1	1	0.12%	No	0.12%	No
Swinton Avenue	NE 1st Street	Lake Ida Road	2L	810	10%	o	1	1	0.12%	No	0.12%	No
SE 5th Avenue (SB only)	SW 4th Street	Atlantic Avenue	2LO	2,120	20%	o	2	2	0.09%	No	0.09%	No
SE 5th Avenue (SB only)	Atlantic Avenue	NE 1st Street	2LO	2,120	20%	i	2	2	0.09%	No	0.09%	No
SE 5th Avenue (SB only)	NE 1st Street	Lake Ida Road	2LO	2,120	20%	i	2	2	0.09%	No	0.09%	No
SE 6th Avenue (NB only)	SW 4th Street	Atlantic Avenue	2LO	2,120	20%	i	2	2	0.09%	No	0.09%	No
SE 6th Avenue (NB only)	Atlantic Avenue	NE 1st Street	2LO	2,120	20%	o	2	2	0.09%	No	0.09%	No
SE 6th Avenue (NB only)	NE 1st Street	Lake Ida Road	2LO	2,120	20%	o	2	2	0.09%	No	0.09%	No

Table 3: Test 1 PM Peak Hour Significance Analysis Summary

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							PM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?							
E Atlantic Avenue	I-95	N Swinton Avenue	4LD	1,770	20%	i	-2	-4	-0.11%	No	-0.23%	No
E Atlantic Avenue	N Swinton Avenue	Project Driveway	2L	810	40%	i	-3	-8	-0.37%	No	-0.99%	No
E Atlantic Avenue	Project Driveway	SE 5th Avenue	2L	810	40%	o	-8	-3	-0.99%	No	-0.37%	No
E Atlantic Avenue	SE 5th Avenue	NE 6th Avenue	2L	810	40%	o	-8	-3	-0.99%	No	-0.37%	No
E Atlantic Avenue	NE 6th Avenue	S Ocean Boulevard	4L	1,680	40%	o	-8	-3	-0.48%	No	-0.18%	No
Swinton Avenue	SW 4th Street	Atlantic Avenue	2L	810	15%	i	-1	-3	-0.12%	No	-0.37%	No
Swinton Avenue	Atlantic Avenue	NE 1st Street	2L	810	10%	o	-2	-1	-0.25%	No	-0.12%	No
Swinton Avenue	NE 1st Street	Lake Ida Road	2L	810	10%	o	-2	-1	-0.25%	No	-0.12%	No
SE 5th Avenue (SB only)	SW 4th Street	Atlantic Avenue	2LO	2120	20%	o	-4	-2	-0.19%	No	-0.09%	No
SE 5th Avenue (SB only)	Atlantic Avenue	NE 1st Street	2LO	2120	20%	i	-2	-4	-0.09%	No	-0.19%	No
SE 5th Avenue (SB only)	NE 1st Street	Lake Ida Road	2LO	2120	20%	i	-2	-4	-0.09%	No	-0.19%	No
SE 6th Avenue (NB only)	SW 4th Street	Atlantic Avenue	2LO	2120	20%	i	-2	-4	-0.09%	No	-0.19%	No
SE 6th Avenue (NB only)	Atlantic Avenue	NE 1st Street	2LO	2120	20%	o	-4	-2	-0.19%	No	-0.09%	No
SE 6th Avenue (NB only)	NE 1st Street	Lake Ida Road	2LO	2120	20%	o	-4	-2	-0.19%	No	-0.09%	No

CONCLUSION

Delray Bungalows Restaurant is a proposed development located at the south of Atlantic Avenue and east of SE 3rd Avenue in Delray Beach, Florida. The existing site is a Drive-In Bank, and the proposed development is a 10,811 square feet High Turnover Sit-Down Restaurant.

The proposed buildout date for the project is 2024. The proposed project underwent a peak-hour peak directional analysis (PHPD) on all the links included in the Palm Beach County Thoroughfare Map within the radius of developmental influence to determine the significantly impacted links. No links during the AM or PM peak hour analysis were significantly impacted, hence, no further analysis was required.

APPENDIX A: PROJECT SITE DATA

Property Detail

Parcel Control Number:	12-43-46-16-01-093-0072	Location Address:	SE 4TH AVE		
Owners:	25 SE 3RD AVENUE LLC				
Mailing Address:	480 NE 31ST ST UNIT 2105,MIAMI FL 33137 4588				
Last Sale:	MAR-2022	Book/Page#:	33458 / 413	Price:	\$2,500,000
Property Use Code:	2300 - FINANCIAL	Zoning:	CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)		
Legal Description:	TOWN OF DELRAY W 10 FT OF LT 7 & LT 8 BLK 93	Total SF:	0	Acres	0.1392

2022 Values (Preliminary)

Improvement Value	\$3,760
Land Value	\$747,511
Total Market Value	\$751,271
Assessed Value	\$550,160
Exemption Amount	\$0
Taxable Value	\$550,160

All values are as of January 1st each year.

2022 Taxes (Preliminary)

Ad Valorem	\$12,572
Non Ad Valorem	\$139
Total Tax	\$12,711

2022 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 0)



Subarea and Square Footage (Building 0)

Description	Area	Sq. Footage
No Data Found.		

Extra Features

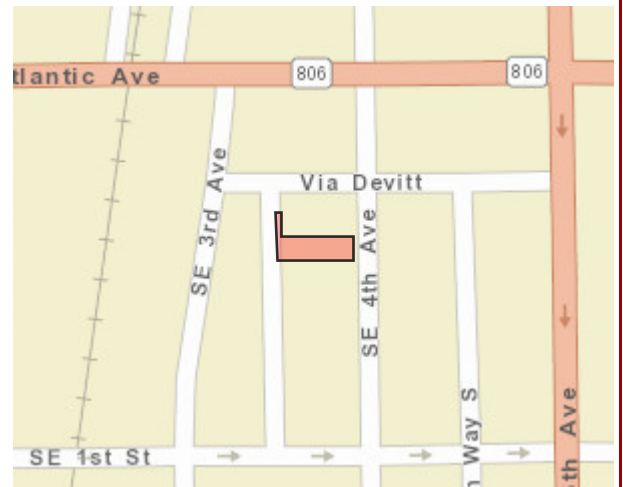
Description	Year Built	Unit
Paving- Asphalt	1980	5460

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

Structural Details (Building 0)

Description

MAP



Property Detail

Parcel Control Number: 12-43-46-16-01-093-0360 Location Address: 25 SE 3RD AVE
 Owners: 25 SE 3RD AVENUE LLC
 Mailing Address: 480 NE 31ST ST UNIT 2105,MIAMI FL 33137 4588
 Last Sale: MAR-2022 Book/Page#: 33458 / 413 Price: \$2,500,000
 Property Use Code: 2300 - FINANCIAL Zoning: CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)
 Legal Description: TOWN OF DELRAY LT 36 BLK 93 Total SF: 6902 Acres 0.1094

2022 Values (Preliminary)

Improvement Value \$696,230
 Land Value \$1,438,922
 Total Market Value \$2,135,152
 Assessed Value \$1,256,429
 Exemption Amount \$0
 Taxable Value \$1,256,429

All values are as of January 1st each year.

2022 Taxes (Preliminary)

Ad Valorem \$31,445
 Non Ad Valorem \$101
 Total Tax \$31,546

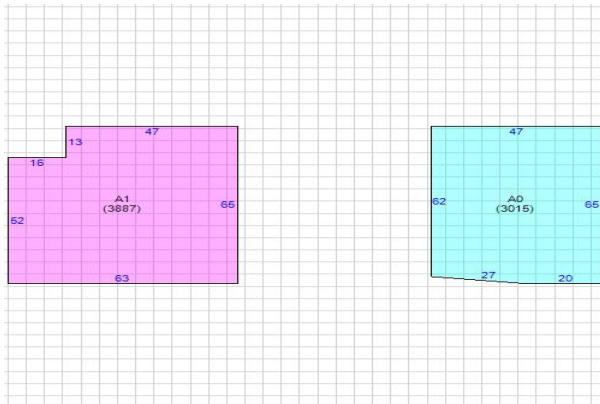
2022 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
OFFICES	3015
BANK/SAVINGS INST	3887
Total Square Footage : 6902	

Extra Features

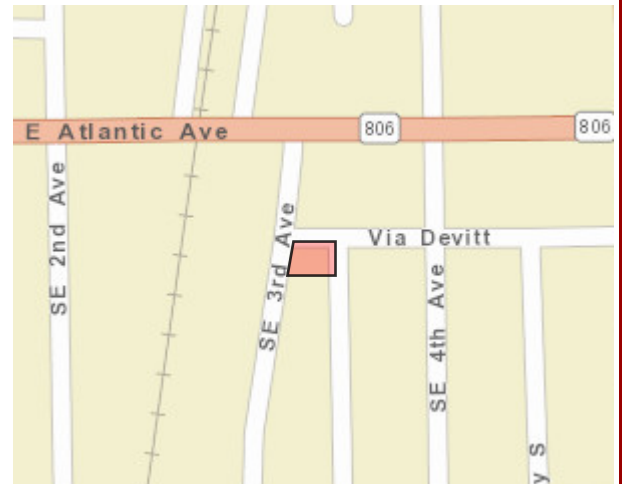
Description	Year Built	Unit
Fence- Chain Link 6ft #11 Gaug	1966	140

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

Structural Details (Building 1)

Description	
1. Year Built	1966
2. BANK/MAIN OFFICE	6902

MAP



Property Detail

Parcel Control Number: 12-43-46-16-01-093-0340 Location Address: 27 SE 3RD AVE
 Owners: ROSEBUD 3RD AVENUE LLC
 Mailing Address: 101 SE 4TH AVE, DELRAY BEACH FL 33483 4515
 Last Sale: DEC-2017 Book/Page#: 29520 / 1328 Price: \$4,600,000
 Property Use Code: 1000 - VACANT COMMERCIAL Zoning: CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)
 Legal Description: DELRAY TOWN OF LTS 34 & 35 BLK 93 Total SF: 1496 Acres 0.0963

2022 Values (Preliminary)

Improvement Value \$135,995
 Land Value \$585,720
 Total Market Value \$721,715
 Assessed Value \$642,555
 Exemption Amount \$0
 Taxable Value \$642,555

All values are as of January 1st each year.

2022 Taxes (Preliminary)

Ad Valorem \$13,668
 Non Ad Valorem \$272
 Total Tax \$13,940

2022 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
SUPPORT	176
BRANCH BANK	1320
Total Square Footage : 1496	

Extra Features

Description	Year Built	Unit
Paving- Asphalt	1966	6700

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

Structural Details (Building 1)

Description	
1. Year Built	1966
2. NEIGHBORHOOD BANK	1496

MAP

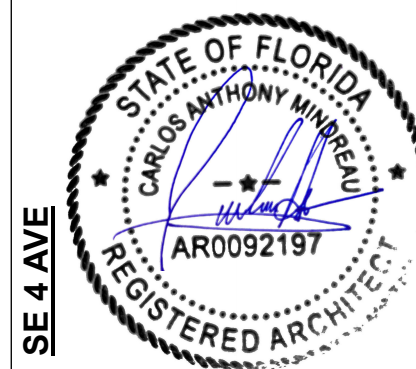


PROJECT:
**DELRAY BUNGALOWS
RESTAURANT**

ADDRESS
25 SE 3rd AVENUE
DELRAY BEACH, FL 33483

REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197



REVISIONS

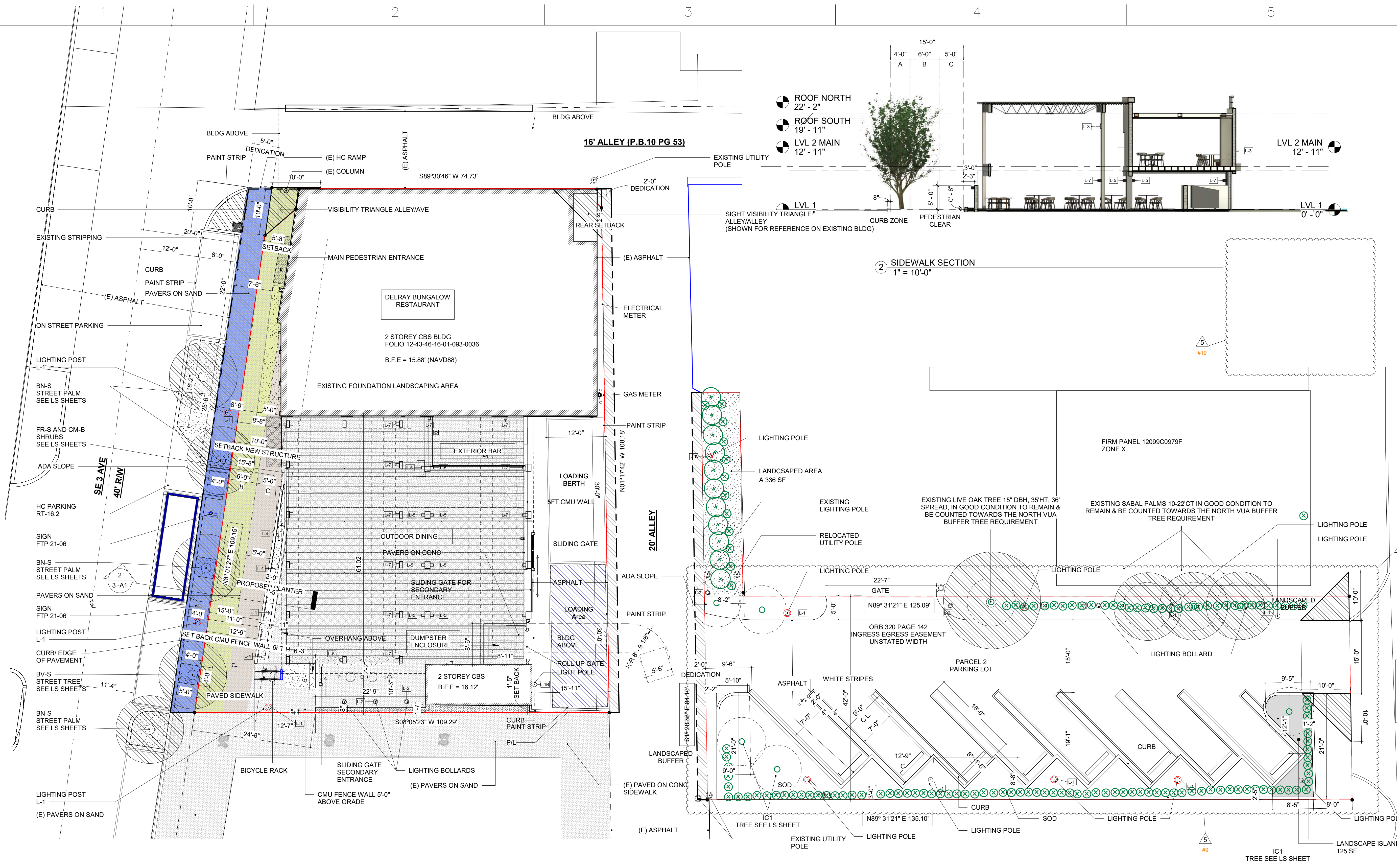
No.	Description	Date
3	LDR COMMENTS 3	6/27/24
4	LDR COMMENT 4	11/5/24
5	DESIGN REV 5	5/24/25

PROJECT NO. A220217

DATE: 9/5/2023

SITE PLAN

3 -A1



Minimum Lot Dimension		Minimum Floor Area	Maximum Lot Coverage	Setback					Density	FAR		
Size	Width			Depth	Frontage	Front	Side Street	Side			Rear	
Required	2,000	20' MIN	N/A	15'	-	10'	10'	0'	5'	10'	0	-
Proposed	9,043	109'-13"	109'-23"	15'	8,379	6,740	5'-3" 135'	NA	1'-4" 135'	10'-8" 71.0'	0	1.19

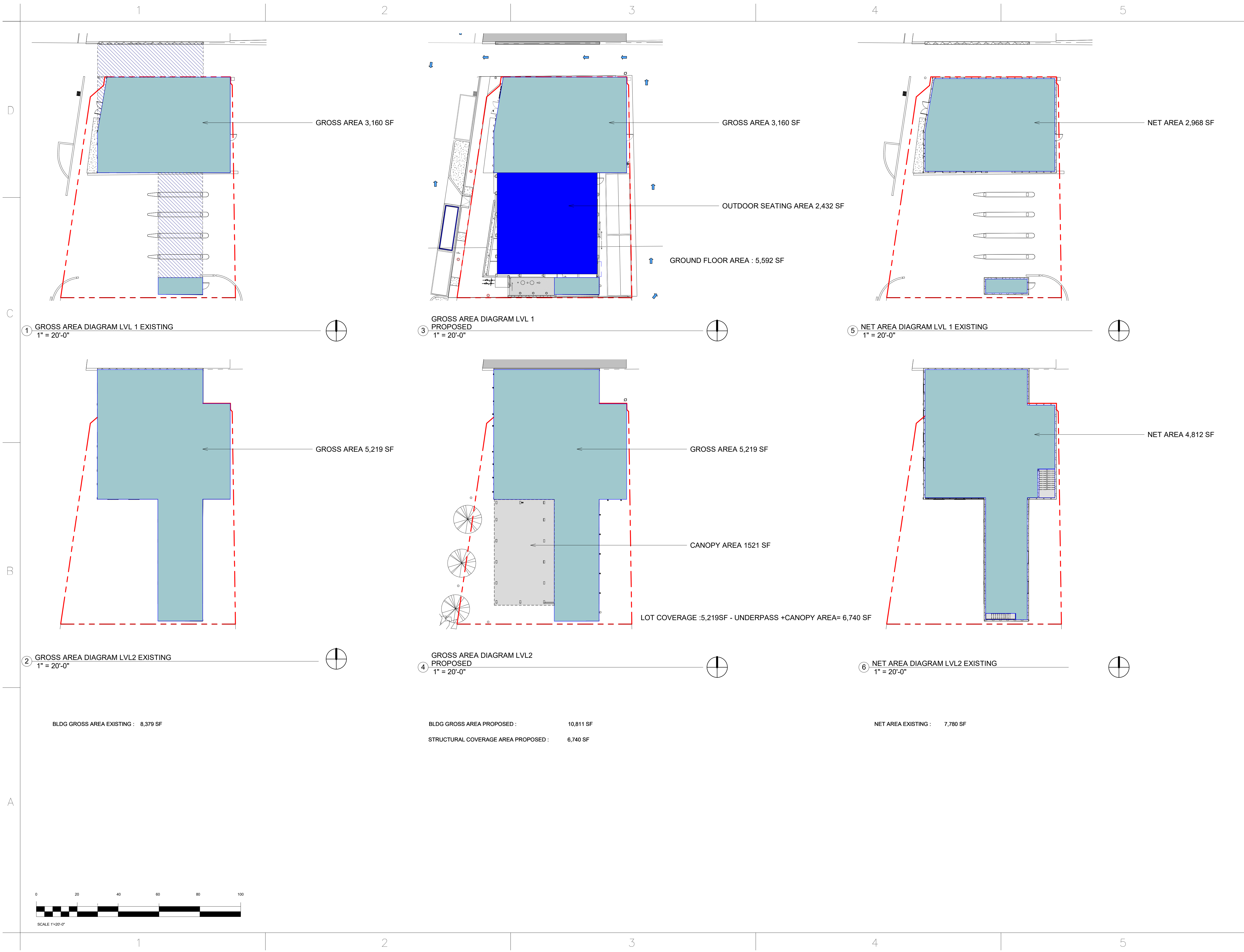
No.	LDR Reference Chapter/Section	Required	Provided	Extent of Non-Conformity	Vesting Development Order
1 - LOADING	SEC. 4.6.10	1 BERTH	0 BERTHS		
2 - FRONT SETBACK	TABLE 4.4.13(C)	10 FT. MIN.	5.5'		
3 - REAR SETBACK	TABLE 4.4.13(C)	10 FT. MIN.	.8'		

No.	LDR Reference Chapter/Section	Required	Provided	Extent of Non-Conformity	Vesting Development Order
4 - PARKING	TABLE 4.4.13(L)	29	10		

Variance or Waiver No.	LDR Reference Chapter/Section	Required	Provided	Variance or Waiver	Approval Date/Resolution No.
1 - LANDSCAPE REGULATIONS	SEC. 4.6.16(H)(3)(i) & SEC. 2.1.6(E)(1)(a)(3)	135 SF BUFFER	125 SF BUFFER	WAIVER	
2 - LANDSCAPE REGULATIONS	SEC. 4.6.16(H)(3)(a)	5' STRIP	MIN 12" - MAX 9"	WAIVER	

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 THESE PLANS ARE AN ORIGINAL DRAWING OF ARCHIMIA, P.A. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF ARCHIMIA, P.A. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ARCHIMIA, P.A. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ARCHIMIA, P.A.

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 7/28/2025 9:38:42 AM
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ARCHIMIA

INTERIOR + ARCHITECTURE

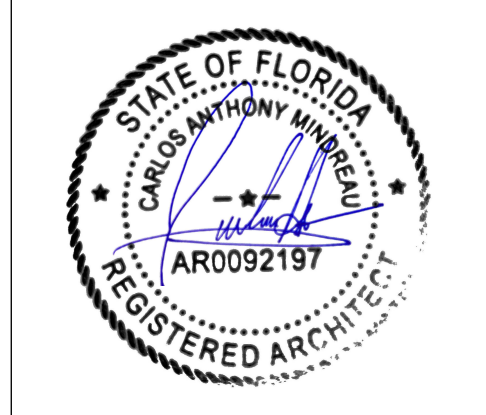
ARCHIMIA, P.A. | AA26003423 | 3250 NE 1st AVE
 SUITE 309 MIAMI, FL 33137 | 786.663.3066 |
 ARCHIMIAPA.COM

PROJECT:
DELREY BUNGALOWS RESTAURANT

ADDRESS
 25 SE 3rd AVENUE
 DELREY BEACH, FL 33483

REGISTERED ARCHITECT
 STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
 AR 92197



REVISIONS

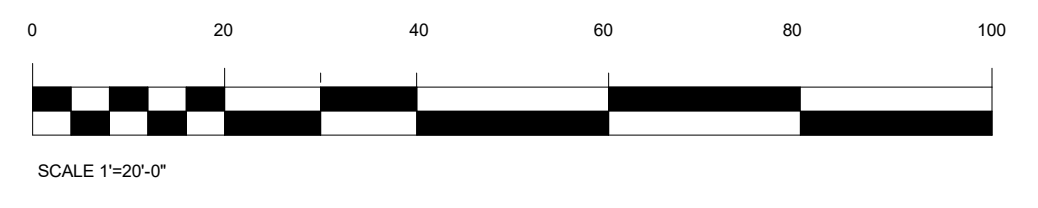
No.	Description	Date
2	LDR COMMENT 2	12/11/23
3	LDR COMMENT 3	6/27/24

PROJECT NO. **A220217**

DATE: **9/5/2023**

AREA DIAGRAM

6 -A10



PARKING SPACES CALCULATION

USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
RESTAURANT (Proposed Indoor)	8,379 GROSS SF				
RESTAURANT (Proposed Outdoor) ¹	2,432 GROSS SF				
TOTAL (Proposed Restaurant)	10,811 GROSS SF	6 PER 1,000 SF OF GROSS FLOOR AREA	65		
OFFICE/BANK (Existing Use)	7,780 NET SF	4 PER 1,000 SF OF NET FLOOR AREA UP TO 3,000 SF 3.5 PER 1,000 SF OF NET FLOOR AREA THEREAFTER		29 ²	
SURFACE PARKING LOT ³					8
EXISTING ON-STREET PARKING SPACES				1 ⁴	
PROPOSED ON-STREET PARKING SPACES					3
PAYMENT IN LIEU OF PARKING					26 ⁵

1 - "outdoor use areas" are subject to parking requirements per LDR Section 4.4.13(C)(4)(g)

2 - Parking credit based on the existing Office/Bank Use

3 - Parcel No. 12434616010930072

4 - Existing on-street parking not counted towards meeting parking requirements per LDR Section 4.6.9.(E)(2)(a)

5 - Per LDR Section 2.4.11(F). Approved by the Delray Beach City Commission on June 17, 2025. See Resolution No. 109-25.

CITY OF DELRAY BEACH DEVELOPMENT SERVICES DEPARTMENT
SUPPLEMENTAL FORMS

PROJECT DATA				
The following information must be included in the data chart and must be shown on the Site Plan.				
	REQUIRED/PERMITTED	EXISTING	PROPOSED	
FRONT SETBACK				
SIDE INTERIOR SETBACK				
SIDE STREET SETBACK				
REAR SETBACK				
# OF STORIES				
LOT WIDTH				
LOT DEPTH				
FRONTAGE				
TOTAL SITE AREA				
PERVIOUS/IMPERVIOUS AREA				
OPEN SPACE (LANDSCAPED)				
WATER BODIES				
GROUND FLOOR AREA				
GROSS FLOOR AREA				
LOT COVERAGE				
FLOOR AREA RATIO (FAR)				
NUMBER OF DWELLING UNITS				
DENSITY (UNITS PER ACRE)				
DWELLING UNITS				
	NUMBER OF UNITS	SQ. FT. UNDER-AIR	TOTAL SQ. FT.	
STUDIO/EFFICIENCY				
1 BEDROOM				
2 BEDROOM				
3 BEDROOM				
4 BEDROOM				
PARKING SPACES REQUIRED				
USE	NO. OF SPACES PER	REQUIRED	EXISTING	PROPOSED
REGULAR SPACES				
COMPACT SPACES (30% max. of required may be compact)				
ACCESSIBLE SPACES				
TOTALS				
Number of bike racks required:		Number of bike racks proposed:		