



**JMD ENGINEERING, INC.**

November 29, 2023

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

Re: 200 SE 7<sup>th</sup> Avenue  
PCN 12-43-46-16-B3-000-0220  
Land Use/Zoning Change Traffic Statement

Dear Ms. Gianniotis:

JMD Engineering, Inc. has performed this Traffic Impact Analysis for a Land Use/Zoning Amendment for the subject site. The site has an existing Land Use designation of CF with an underlying Zoning designation of CF. The proposed Land Use/Zoning Change is Low Density (LD) with a proposed underlying zoning of Single-Family R-1-AA. The site is 0.5021 acres or 21,871 square feet.

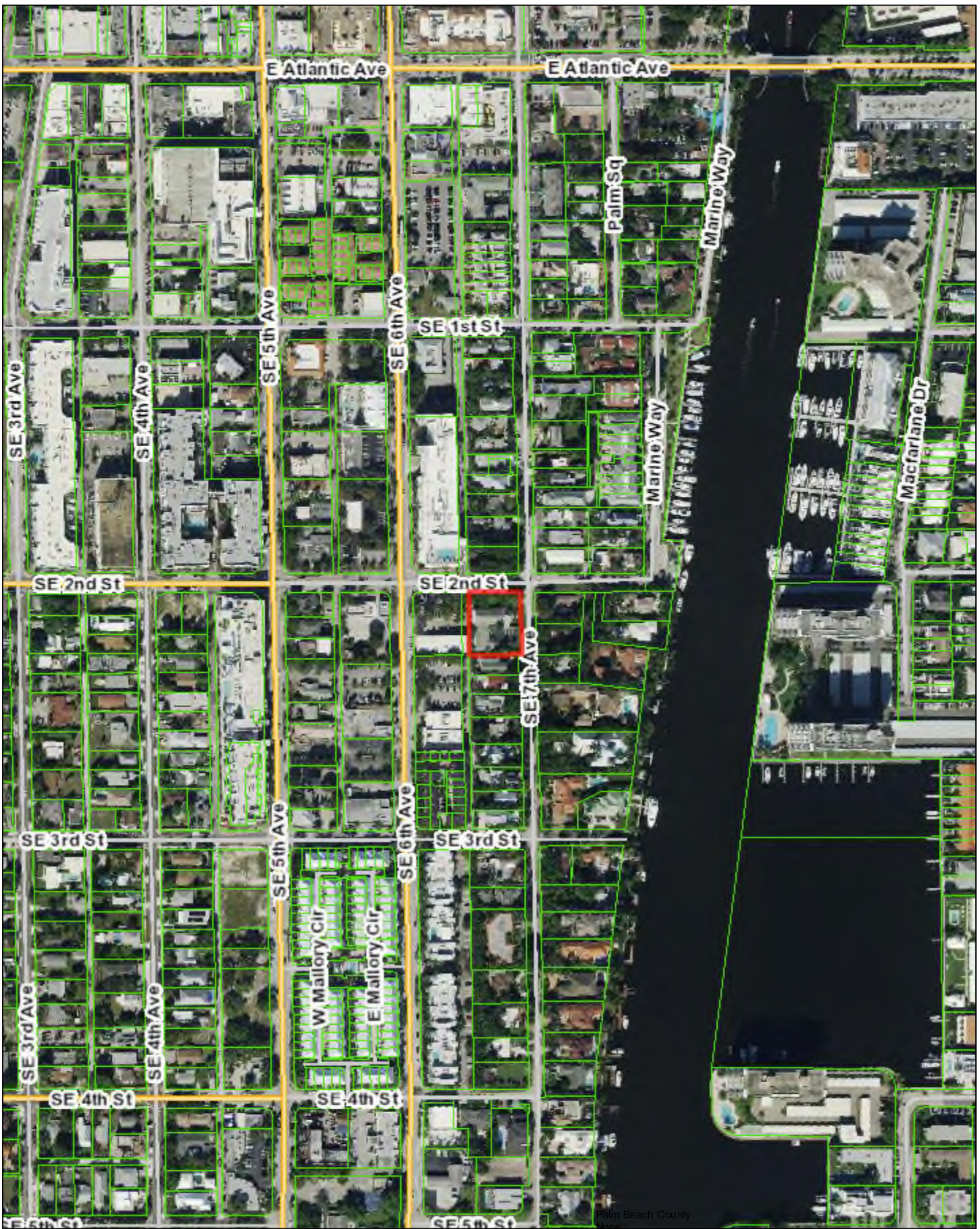
This document presents the methodology used and the findings of the traffic impact analysis. The analysis was conducted in accordance with the requirements of the City of Delray Beach Comprehensive Plan.

***Planning Data***

The site location is shown in Figure 1. Development density for the current CF land use was analyzed with a maximum of 1.0 FAR as per the underlying CF zoning and using the maximum potential of 21,871 square feet with a use of Church. The proposed land use designation of LD was analyzed for the site at a proposed maximum of 5 units per acre as was the proposed underlying zoning of R-1-AA at 4.5 units per acre (9,500 square foot lots). These are shown in Table 1.



FIGURE 1 - SITE LOCATION MAP



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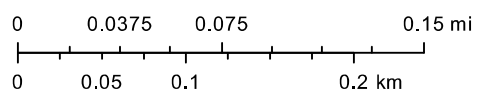






TABLE 1 200 SE 7TH AVENUE LAND USE/ZONING PETITION SUMMARY				
<b>EXISTING LAND USE DESIGNATION</b>				
LAND USE/ZONING	CURRENT DESIGNATION	SF	FAR	YIELD
CF/CF	COMMUNITY FACILITIES	21871	1	21871
<b>MAXIMUM PROPOSED LAND USE DESIGNATION</b>				
LAND USE/ZONING	CURRENT DESIGNATION	ACRES	FAR	YIELD
LD	RESIDENTIAL	0.5021	5	2
R-1-AA	RESIDENTIAL	0.5021	4.5	2

### Trip Generation

The maximum trip generation potentials for the current land use/zoning designation and maximum proposed land use/zoning designation were developed based on the trip generation rates published by Palm Beach County. Church for the existing and Single Family Residential for the proposed. Table 2 summarizes the trip generation comparison of the current land use/zoning designation of CF/CF compared with the proposed land use/zoning designation of LD/R-1-AA.

TABLE 2 700 SE 7th AVENUE LAND USE/ZONING TRIP GENERATION								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Existing Land Use/Zoning Traffic</b>								
<i>Site Generation</i> CF/CF (COMMUNITY FACILITIES) 1.0 FAR	21,871 SF	166	7	4	3	11	5	6
Pass-by	5%	8	-	-	-	-	-	-
<b>Subtotal</b>		158	7	4	3	11	5	6
<b>Proposed Land Use/Zoning Traffic</b>								
<i>Site Generation</i> LD/R-1-AA (RESIDENTIAL) 5/4.5 du/ac	2 DU	20	1	0	1	2	1	1
<b>Subtotal</b>		20	1	-	1	2	1	1
<b>CHANGE IN POTENTIAL TRIPS</b>			<b>(138)</b>	<b>(6)</b>	<b>(4)</b>	<b>(2)</b>	<b>(9)</b>	<b>(4)</b>

Note: Trip generation was calculated using the following data:

Palm Beach County Trip Generation Rates								
Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
					In/Out	Rate/Equation	In/Out	Rate/Equation
Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
Church/Synagogue	580	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49



With the proposed change in land use/zoning designation, there is a DECREASE in potential traffic. In addition, comparing the existing church square footage of 5,389 square feet to the proposed change in Land use/zoning would still result in a reduction of traffic as shown in Table 3.

TABLE 3 700 SE 7th AVENUE EXISTING TRIP GENERATION COMPARISON								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Existing Use</b>								
<u>Site Generation</u> CHURCH	5,389 SF	41	2	1	1	3	1	2
Pass-by	5%	2	-	-	-	-	-	-
<b>Subtotal</b>		39	2	1	1	3	1	2
<b>Proposed Land Use/Zoning Traffic</b>								
<u>Site Generation</u> LD/R-1-AA (RESIDENTIAL) 5/4.5 du/ac	2 DU	20	1	0	1	2	1	1
<b>Subtotal</b>		20	1	-	1	2	1	1
<b>CHANGE IN POTENTIAL TRIPS</b>			(19)	(1)	(1)	0	(1)	(1)

Note: Trip generation was calculated using the following data:

Palm Beach County Trip Generation Rates								
Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
					In/Out	Rate/Equation	In/Out	Rate/Equation
Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
Church/Synagogue	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49

**Conclusion**

Based upon the analysis undertaken, the proposed Land Use/Rezoning Amendment would result in a DECREASE of daily, AM Peak hour or PM Peak hour traffic at maximum density for the subject site, Therefore, the proposed Land Use/Zoning Amendment meets the requirements of the City of Delray Beach. The proposed residential use is located within the Coastal Residential Exemption Area of Palm Beach County and as such is exempt from Palm Beach County TPS concurrency.

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**



## **PARCEL DATA**

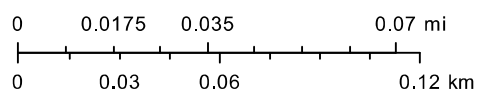


12-43-46-16-B3-000-0220



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**Location Address** 200 SE 7TH AVE  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-16-B3-000-0220  
**Subdivision** GRACEY-BYRD  
**Official Records Book** 30872 **Page** 1494  
**Sale Date** AUG-2019  
**Legal Description** GRACEY-BYRD LTS 22 THRU 24

**Owners**  
 200 SE 7TH AVE LLC

**Mailing address**  
 238 NE 1ST AVE  
 DELRAY BEACH FL 33444 3715

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2019	\$950,000	30872 / 01494	WARRANTY DEED	200 SE 7TH AVE LLC

No Exemption Information Available.

**Number of Units** 0 **\*Total Square Feet** 5389 **Acres** 0.5021  
**Use Code** 7100 - RELIGIOUS **Zoning** CF - CF - COMMUNITY FACILITIES ( 12-DELRAY BEACH )

Tax Year	2022	2021	2020
<b>Improvement Value</b>	\$306,214	\$251,745	\$254,070
<b>Land Value</b>	\$1,093,500	\$1,126,524	\$1,126,524
<b>Total Market Value</b>	\$1,399,714	\$1,378,269	\$1,380,594

All values are as of January 1st each year

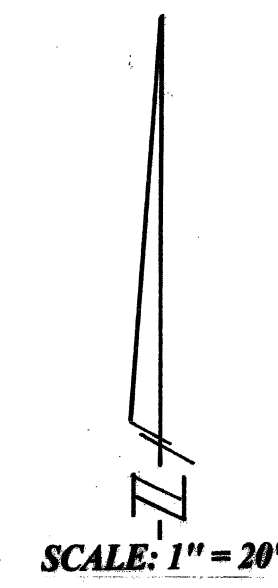
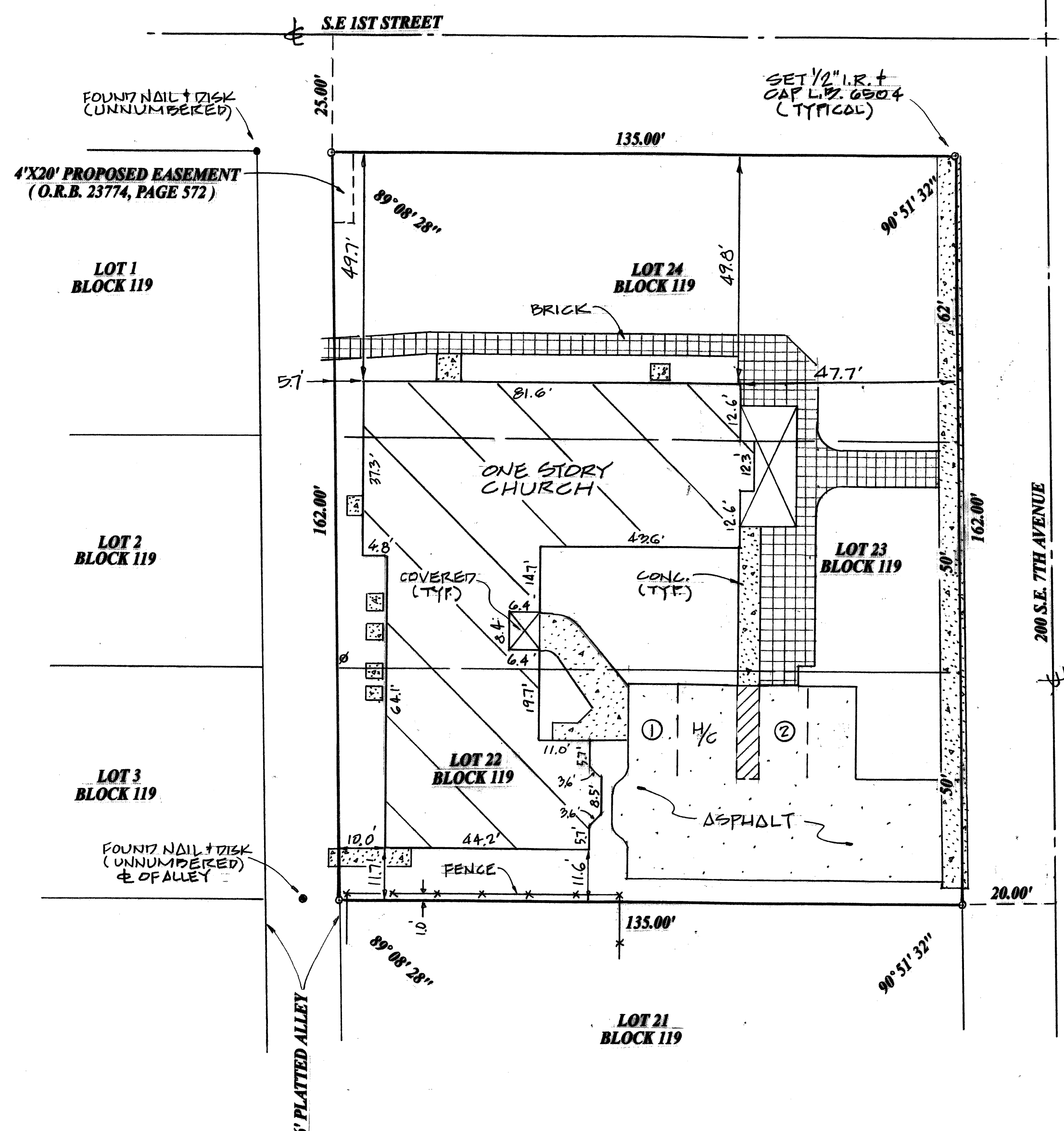
Tax Year	2022	2021	2020
<b>Assessed Value</b>	\$1,399,714	\$1,378,269	\$1,380,594
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,399,714	\$1,378,269	\$1,380,594

Tax Year	2022	2021	2020
<b>Ad Valorem</b>	\$27,250	\$27,798	\$28,091
<b>Non Ad Valorem</b>	\$724	\$688	\$670
<b>Total tax</b>	\$27,974	\$28,486	\$28,761



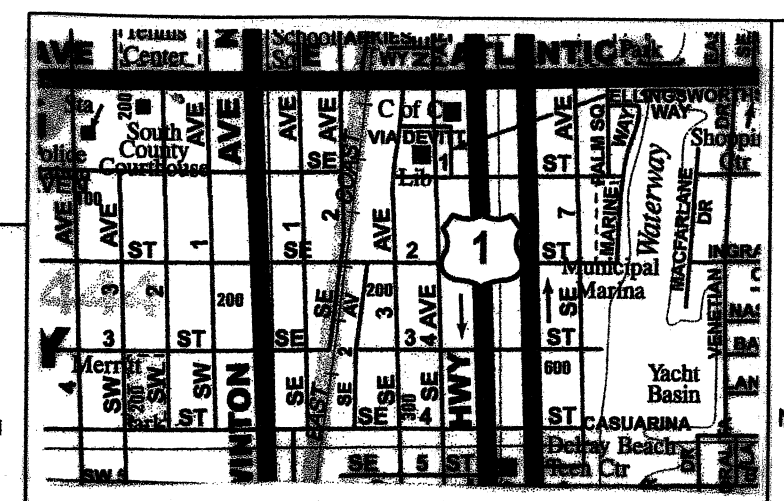
# GRACEY-BRYD SUBDIVISION

According To The Plat Recorded In Plat Book 10, Page 52, Recorded In The Public Record Of Palm Beach County, Florida Said Land Situate, Lying, And Being In Palm Beach County, Florida .



- NOTES**
- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO PLAT AND ARE ASSUMED.
  - 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
  - 3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 UNLESS OTHERWISE NOTED.
  - 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

D.R.B. = official record book	TRAN. = transformer pad	P.B. = plat book	P = plat	P.G. = page
C.B.S. = concrete block structure	F.P.&L. = Florida power and light	TYP. = typical	Ø = power pole	I.R. = iron rod
P.C.P. = point of compound curve	CM = concrete monument	N = MEASURED	R/V = right-of-way	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	Δ = central angle	I.P. = IRON PIPE	D = dead
P.O.C. = point of commencement	P.I. = point of intersection	⊙ = bearing basis line	RP = radius point	D/S = offset
P.O.B. = point of beginning	P.T. = point of tangency	⊛ = not field measured	L = ARC LENGTH	CDNC. = concrete
D/E = drainage easement	VPP = wood privacy fence	CHATT = chattahoochee	U/E = utility easement	ALUM. = aluminum
C.M.P. = corrugated metal pipe	ELEV = elevation	ELEV = elevation	CLF = chain link fence	ESMT. = easement
R.L.S. = registered land surveyor			P.C. = point of curvature	CALC. = calculated
L.B. = licensed business			P.R.M. = permanent reference monument	



NORTH  
NOT TO SCALE  
NORTH VICINITY  
MAP

<p>801 S.E. 6th Ave., Suite 203 Delray Beach, FL 33483</p> <p>Phone 561-243-4624 Fax 243-4869</p> <p>AUTHORIZATION NUMBER LB6604</p>	CERTIFIED TO:  200 SE 7TH AVE, LLC CORBIN & ASSOCIATES, P.A. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY	
	FLOOD ZONE "AE" EL.=6' MAP No. 1200C 0979 F MAP DATE 10-5-17	DATE 8-26-19 JOB NO 8-19-044
I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 61-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.		
HARRY A. BURGESS PLS-6089		

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL