



**JMD ENGINEERING, INC.**

April 5, 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: 4594 133<sup>rd</sup> Road South  
PCN 00-42-46-12-00-000-3024  
Annexation Land Use/Zoning Change Traffic Statement

Dear Ms. Gianniotis:

JMD Engineering, Inc. has performed this Traffic Impact Analysis for an Annexation Land Use/Zoning Amendment for the subject site. The site has an existing PBC Land Use designation of RM with an underlying Zoning designation of AR. The proposed Land Use/Zoning Change is Low Density (LD) with a proposed underlying zoning of Single-Family R-1-A. There is no change in the maximum density from 5 units per acre. The site is 4.54 acres or 197,762 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.

#### ***Inventory Data***

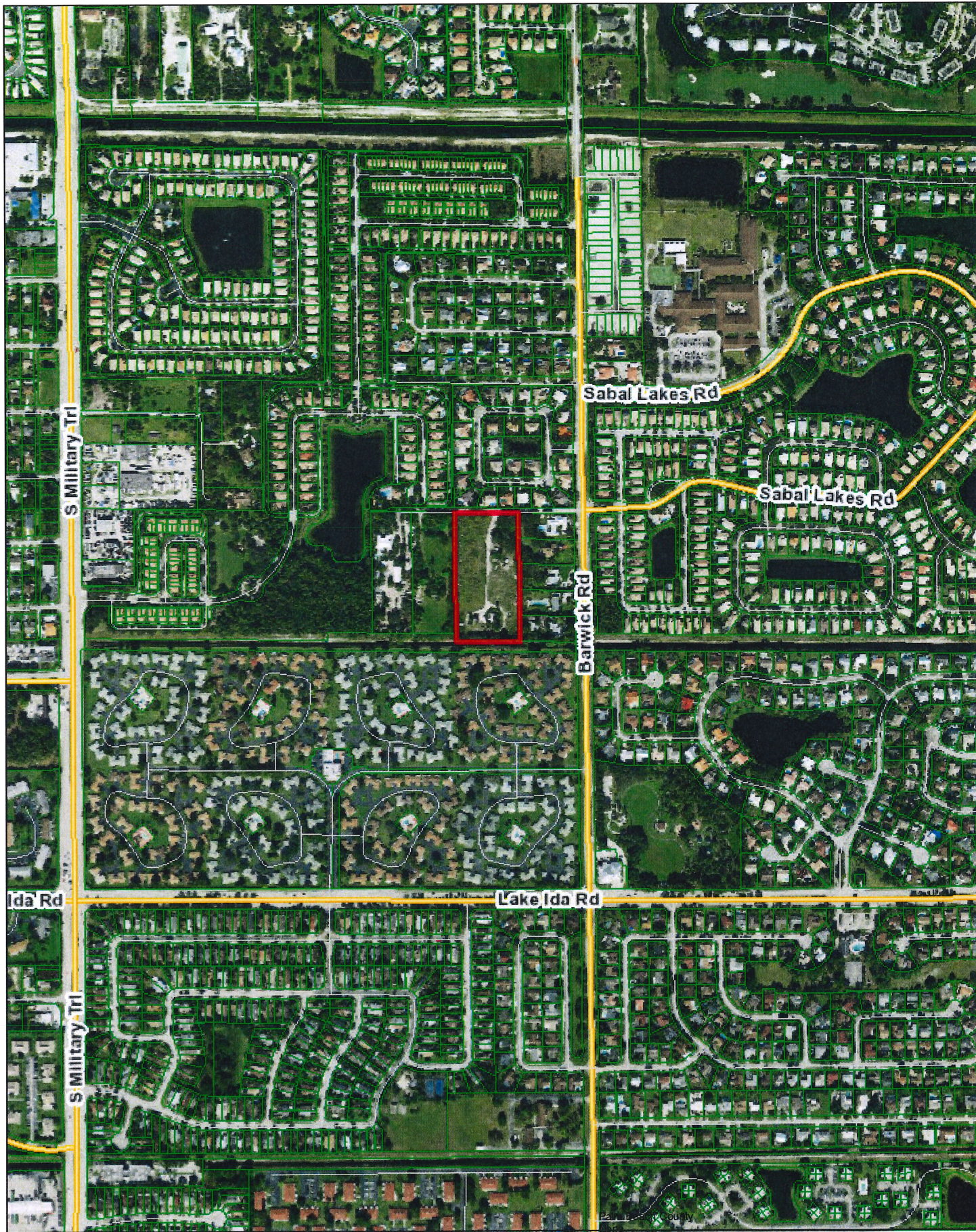
The data used in this analysis were obtained from Palm Beach County and the City of Delray Beach included:

- 2022 24-hour traffic volumes
- PBC MPO 2045 Model Data

#### ***Planning Data***

The site location is shown in Figure 1. Development density for the current RM land use was analyzed with a maximum 5 DU/acre as per the underlying AR zoning and using the maximum potential of 5 DU/acre. The proposed land use designation of LD was analyzed for the site at a proposed maximum 5 units per acre as was the proposed underlying zoning of R-1-A at 5 units per acre. These are shown in Table 1.

FIGURE 1 - SITE LOCATION



February 3, 2023

1:9,028

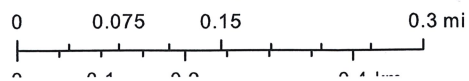




TABLE 1 4594 133RD ROAD SOUTH LAND USE/ZONING PETITION SUMMARY				
<b>EXISTING LAND USE DESIGNATION</b>				
LAND USE/ZONING	CURRENT DESIGNATION	ACRES	UNITS	YIELD
RM/AR	RESIDENTIAL	4.54	5	22
<b>MAXIMUM PROPOSED LAND USE DESIGNATION</b>				
LAND USE/ZONING	CURRENT DESIGNATION	ACRES	FAR	YIELD
LD/R-1-A	COMMERCIAL	4.54	5	22

### 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. Table 2 summarizes the trip generation comparison of the current PBC land use/zoning designation of RM/AR compared with the proposed land use/zoning designation of LD/R-1-A.

TABLE 2 4594 133RD ROAD SOUTH 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>								
RM/AR (RESIDENTIAL) 5 du/ac	22 DU	220	15	4	11	21	13	8
<b>Subtotal</b>		220	15	4	11	21	13	8
<b>Proposed Land Use/Zoning Traffic</b>								
<i>Site Generation</i>								
LD/R-1-A (RESIDENTIAL) 5 du/ac	22 DU	220	15	4	11	21	13	8
<b>Subtotal</b>		220	15	4	11	21	13	8
<b>CHANGE IN POTENTIAL TRIPS</b>		0	0	0	0	0	0	0

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%	28/74	0.7	63/37	0.94



With the proposed annexation change in land use/zoning designation, there is no increase in potential traffic.

***Conclusion***

Based upon the analysis undertaken, while the proposed Land Use/Rezoning Amendment would result in no additional daily, AM Peak hour or PM Peak hour traffic at maximum density for the subject site the proposed Land Use/Zoning Amendment meets the requirements of the City of Delray Beach.

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**

**Property Detail**

Location Address 4594 133RD RD S  
 Municipality UNINCORPORATED  
 Parcel Control Number 00-42-46-12-00-000-3024  
 Subdivision  
 Official Records Book 33719 Page 1626  
 Sale Date JUL-2022  
 Legal Description 12-46-42, W 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4

**Owner Information**

<b>Owners</b>	<b>Mailing address</b>
COCOON DEVELOPMENT III LLC	9159 MAIN ST STE 3A CLARENCE NY 14031 1964

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2022	\$3,000,000	33719 / 01626	WARRANTY DEED	COCOON DEVELOPMENT III LLC
OCT-2015	\$10	27938 / 01009	QUIT CLAIM	WILLIS FAMILY TRUST
MAR-1982	\$140,000	03703 / 01511	WARRANTY DEED	
JAN-1979	\$100	03222 / 00221		
JAN-1979	\$112,000	03146 / 01835		

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 1  
 \*Total Square Feet 1497  
 Acres 5  
 Use Code 0100 - SINGLE FAMILY  
 Zoning AR - Agricultural Residential ( 00-UNINCORPORATED )

**Appraisals**

Tax Year	2022	2021	2020
Improvement Value	\$95,490	\$67,567	\$73,499
Land Value	\$1,478,400	\$1,120,000	\$1,000,000
Total Market Value	\$1,573,890	\$1,187,567	\$1,073,499

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

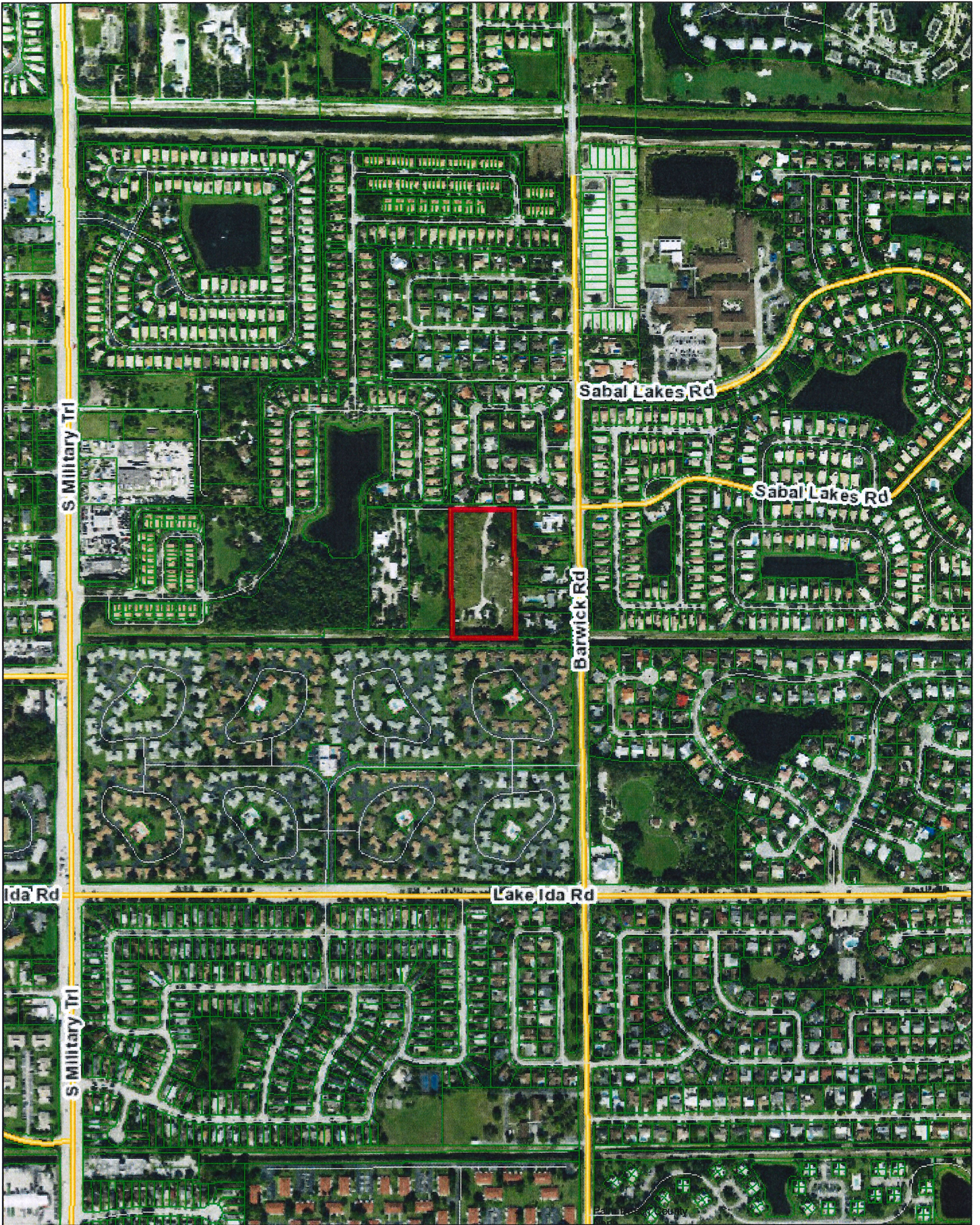
**Assessed and Taxable Values**

Tax Year	2022	2021	2020
Assessed Value	\$325,124	\$295,567	\$277,499
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$325,124	\$295,567	\$277,499

**Taxes**

Tax Year	2022	2021	2020
Ad Valorem	\$5,934	\$5,134	\$4,867
Non Ad Valorem	\$628	\$603	\$593
Total tax	\$6,562	\$5,737	\$5,460

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)



February 3, 2023

1:9,028

