



January 29, 2024

Josh Hubbard
Land Development Manager, Florida-East
Toll Brothers
951 Broken Sound Parkway NW, Suite 180
Boca Raton, FL 33487

RE: *Delray 36: TPS Traffic Statement*
Delray Beach, Florida

Delray 36 is a proposed residential development located on the west side of Sutton Place, south of Sherwood Boulevard in Delray Beach, Florida. The site currently contains vacant commercial uses but is not currently generating trips. The Applicant is proposing to redevelop the site with 27 single-family units. Access to the site is proposed via a full access connection to the west leg of Lakeview Boulevard & Sutton Place.

TRIP GENERATION

A trip generation comparison was conducted to evaluate the impacts associated with the proposed redevelopment. To conduct the analysis, trip generation rates and equations published by the Palm Beach County Traffic Division were used. *Table 1* summarizes the trip generation comparison between the existing uses and currently proposed programs of development on site. As shown in this table, the proposed change on the site is anticipated to result in an increase of 270 net new daily trips, an increase of 19 net new AM peak hour trips (+5 in, +14 out) and an increase of 25 net new PM peak hour trips (+16 in, +9 out). *Figure 1* illustrates the site location and trip assignment.

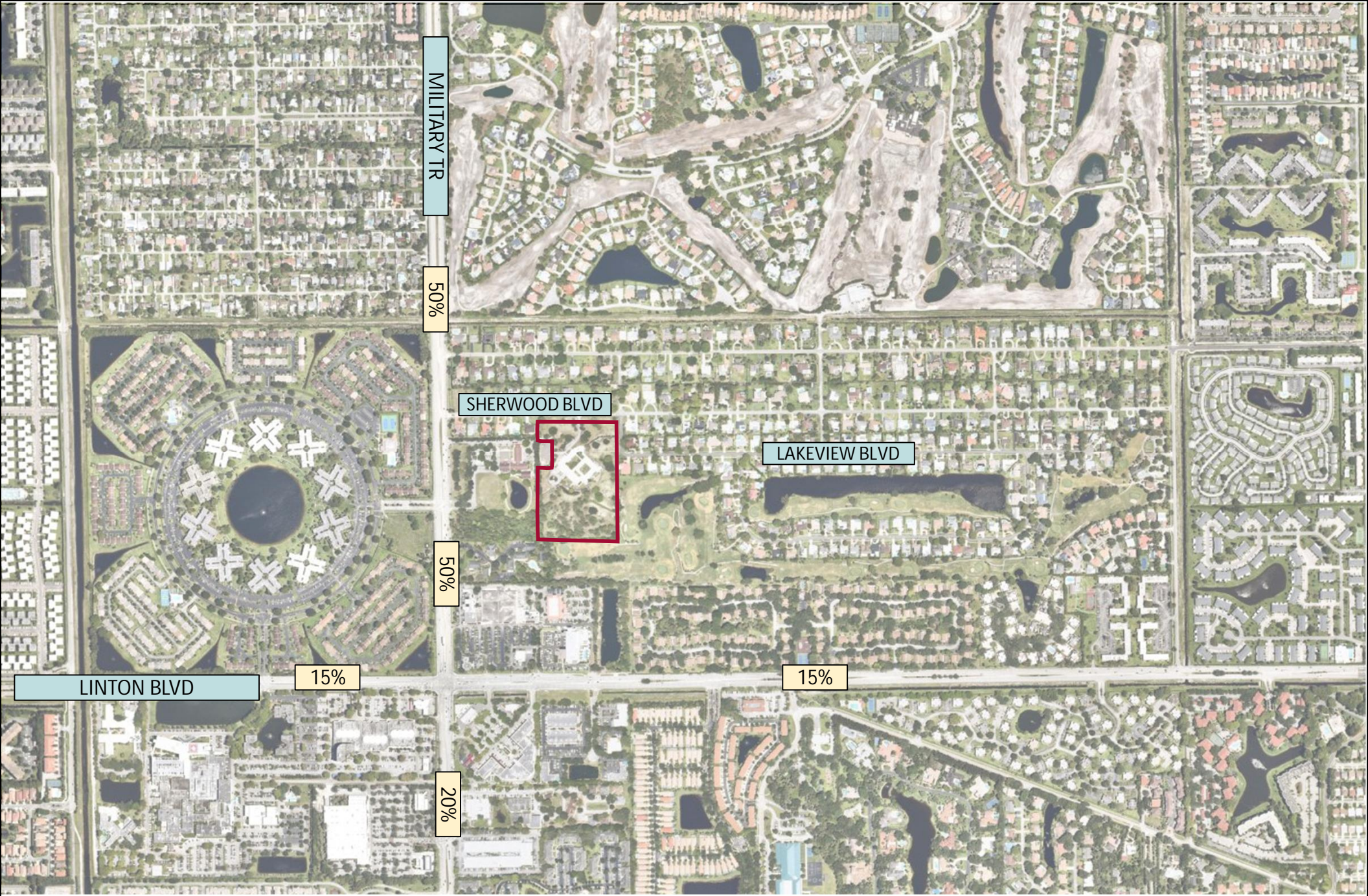
Because the proposed development program results in an increase in the existing traffic generated by this parcel on an AM and PM peak hour basis, the project's radius of development influence is 0.5 miles.

TRIP ASSIGNMENT

The site traffic was assigned to the surrounding roadway network based upon existing travel patterns and the traffic distribution. The AM and PM peak hour trips for the project were then assigned to the surrounding roadway network projected to be in place by 2029.

Table 1: Trip Generation Calculation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Scenario								
Single Family Detached	27 DU	270	19	5	14	25	16	9
	Subtotal	270	19	5	14	25	16	9
Driveway Volumes		270	19	5	14	25	16	9
Net New External Trips		270	19	5	14	25	16	9
Radius of Development Influence:		0.5 miles						
Land Use	Daily	AM Peak Hour			PM Peak Hour			
Single Family Detached	10 trips/DU	0.7 trips/DU (26% in, 74% out)			0.94 trips/DU (63% in, 37% out)			0.0%



LEGEND

 Project Site

FIGURE 1
SITE LOCATION AND TRIP ASSIGNMENT
DELRAY 36

ROADWAY IMPROVEMENTS

A review was conducted of the Five-Year Plans of Palm Beach County, as well as those improvements committed by the developers of projects in the area. No improvements were identified in the immediate vicinity of the site.

TEST 1 SIGNIFICANCE AND ROADWAY LINK ANALYSIS

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

As shown in *Tables 2a and 2b*, none of the roadway segments are significantly impacted. Therefore, no further analysis is required.

DRIVEWAY VOLUMES

Driveway Classification

Access to the site is proposed via a full access connection to the west leg of Lakeview Boulevard & Sutton Place. According to the Palm Beach County "Guide to Parking Lot and Street Access Design Criteria and Standards", it is necessary to classify project entrances that provide access to the local roadway network as minor, intermediate, or major according to the following criteria:

- Minor – Services a maximum average daily volume of 500 vehicles.
- Intermediate - Services a maximum average daily volume from 501 to 2,000 vehicles.
- Major - Services a maximum average daily volume greater than 2,000 vehicles.

Using these criteria, the project driveway is classified as minor.

Turn Lane Requirements

Driveway volumes at the existing driveway connections have been evaluated in comparison with guidance provided in the Palm Beach County "Guide to Parking Lot and Street Access Design Criteria and Standards". According to the standards identified in this document, the volume thresholds for providing exclusive turn lanes are as follows:

Right-turn Lane – 75 peak hour right turns, with driveway volumes that exceed 1,000 trips per day, and average daily traffic volumes that exceed 10,000 vehicles per day.

Left-turn Lane – 30 peak hour left turns.

Based on the proposed driveway volumes, the turn lane thresholds are not exceeded.

Figure 2 illustrates the location and volumes for the site driveways.

Table 2a: AM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					AM PEAK HOUR		
							TRIPS			% IMPACT			Sig?	Sig?
							NB/EB	SB/WB	SB/WB	NB/EB	NB/EB	SB/WB		
Military Tr	Atlantic Ave	Sherwood Blvd	6LD	2,680	50%	0	7	3		0.26%	No	0.11%	No	No
Military Tr	Sherwood Blvd	Linton Blvd	6LD	2,680	50%	i	3	7		0.11%	No	0.26%	No	No
Military Tr	Linton Blvd	Clint Moore Rd	6LD	2,680	20%	i	1	3		0.04%	No	0.11%	No	No
Linton Blvd	Sims Rd	Military Tr	4LD	1,770	15%	i	1	2		0.06%	No	0.11%	No	No
Linton Blvd	Military Tr	Homewood Blvd	6LD	2,680	15%	0	2	1		0.07%	No	0.04%	No	No

Table 2b: PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOSD GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							TRIPS			% IMPACT		
							NB/EB	SB/WB		NB/EB	SB/WB	Sig?
Military Tr	Atlantic Ave	Sherwood Blvd	6LD	2,680	50%	0	5	8		0.19%	0.30%	No
Military Tr	Sherwood Blvd	Linton Blvd	6LD	2,680	50%	i	8	5		0.30%	0.19%	No
Military Tr	Linton Blvd	Clint Moore Rd	6LD	2,680	20%	i	3	2		0.11%	0.07%	No
Linton Blvd	Sims Rd	Military Tr	4LD	1,770	15%	i	2	1		0.11%	0.06%	No
Linton Blvd	Military Tr	Homewood Blvd	6LD	2,680	15%	0	1	2		0.04%	0.07%	No

CONCLUSION

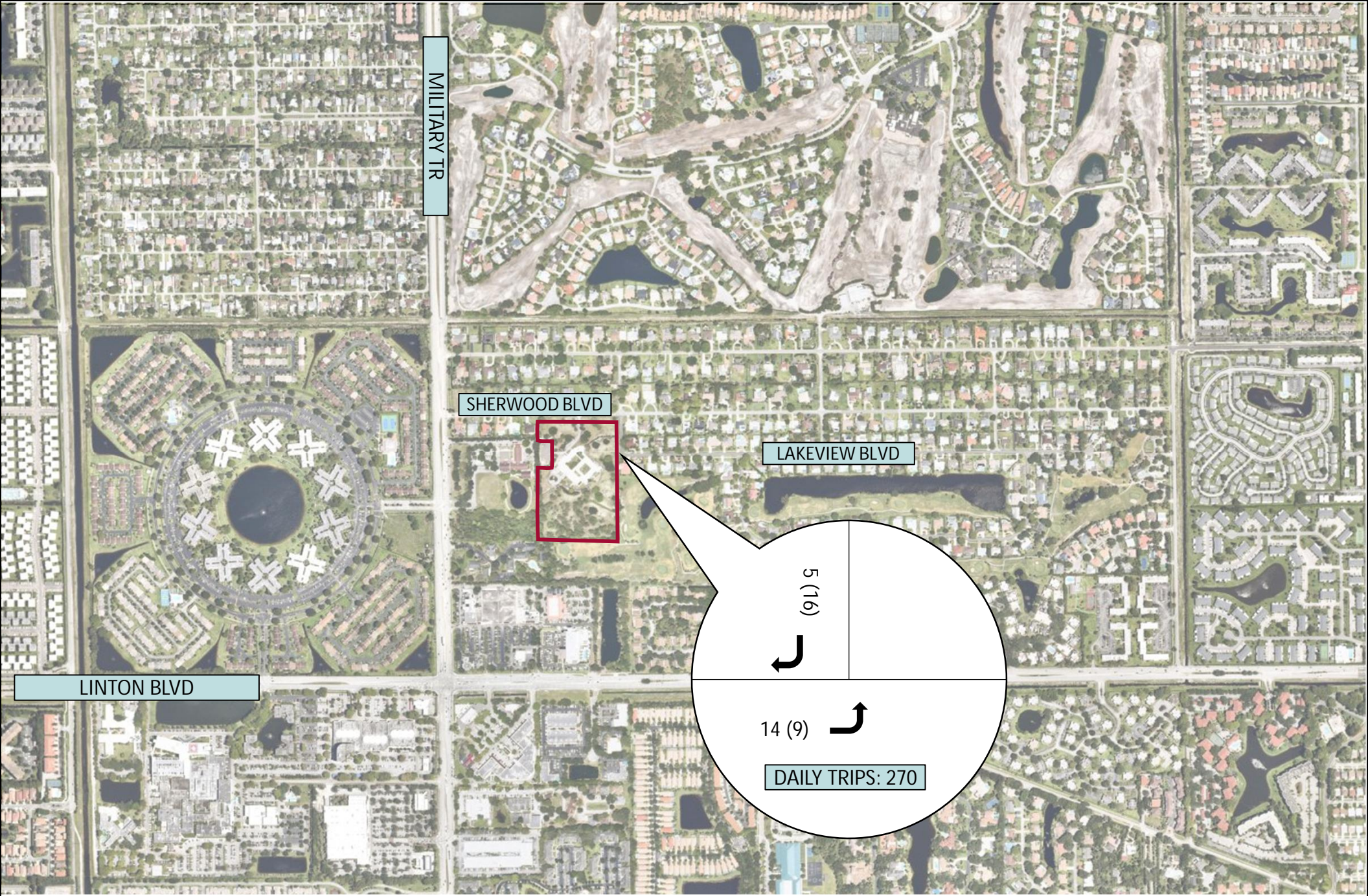
As shown in the foregoing analysis, the proposed development program meets Palm Beach County Traffic Performance Standards requirements.

If there are any questions regarding the information provided herein, please contact me at (561) 840-0852 or stephanie.guerra@kimley-horn.com.

Sincerely,

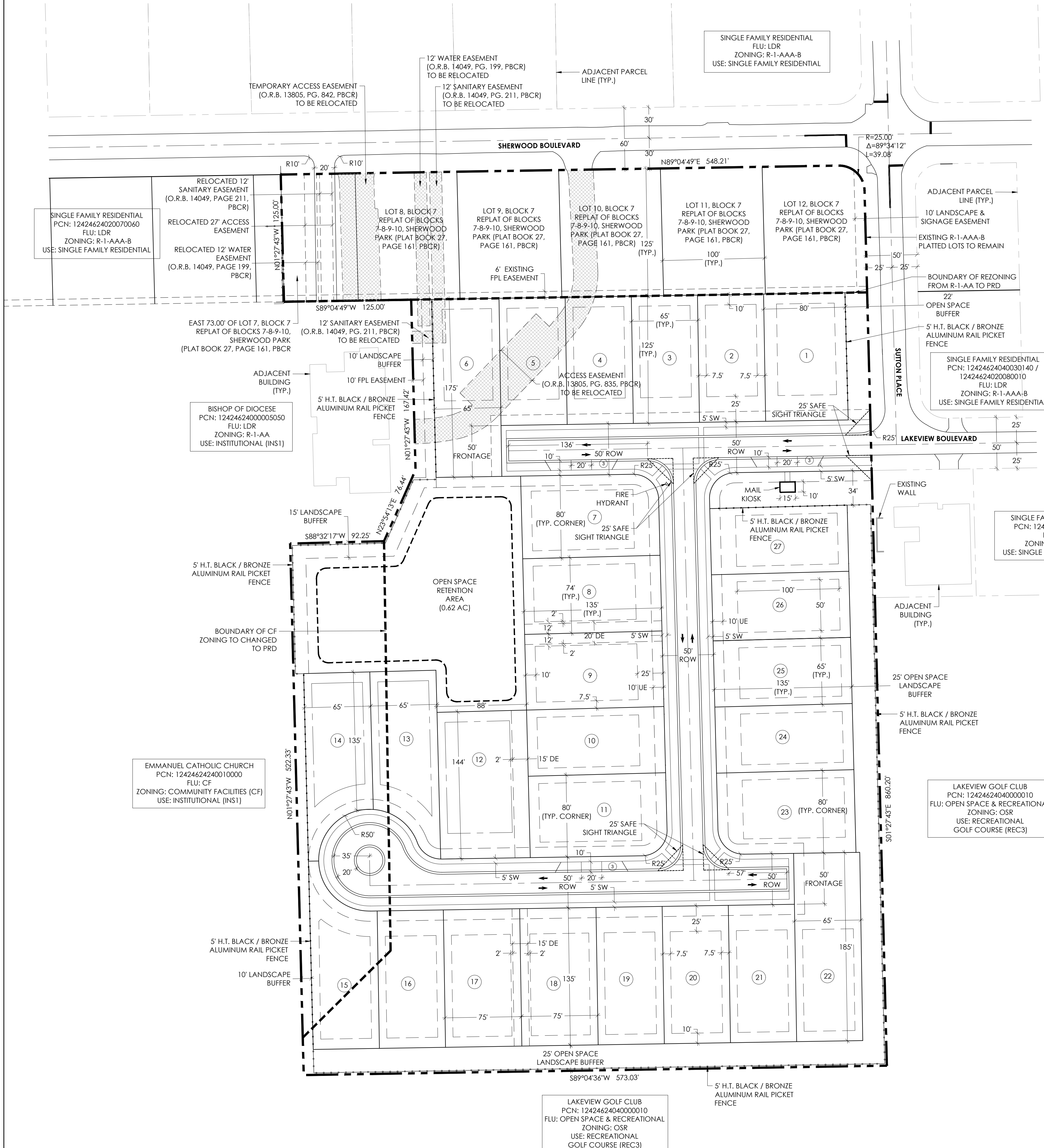


Attachments



LEGEND
Project Site

FIGURE 2
DRIVEWAY VOLUMES
DELRAY 36



DEVELOPMENT TEAM

DEVELOPER

TOLL BROTHERS
951 BROKEN SOUND PARKWAY, SUITE 180
BOCA RATON, FL 33487
561.946.2003

PLANNER & LANDSCAPE ARCHITECT

INSITE STUDIO, INC.
3601 PGA BLVD SUITE 220
PALM BEACH GARDENS, FL 33410
561.249.0940

CIVIL ENGINEER

CAULFIELD & WHEELER, INC
7900 GLADES ROAD, SUITE 201
BOCA RATON, FL 33434
561.392.1991

TRAFFIC ENGINEER

KIMLEY HORN
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
561.840.0248

ENVIRONMENTAL

EW CONSULTANTS, INC
1000 SE MONTEREY COMMONS BLVD, SUITE 208
STUART, FL 34996
772.287.8771

SURVEY

CAULFIELD & WHEELER, INC
7900 GLADES ROAD, SUITE 201
BOCA RATON, FL 33434
561.392.1991

SITE DATA

APPLICATION NAME	SHERWOOD BLVD	
ADDRESS	3850 SHERWOOD BLVD DELRAY BEACH, FL 33445	
PROPERTY CONTROL NUMBER (S)	12424624020070071	
EXISTING ZONING	CF, R-1-AAA-B / R-1-AA	
PROPOSED ZONING	R-1-AAA-B / PRD	
FUTURE LAND USE (FLU)	CF / LD (LOW DENSITY)	
PROPOSED FUTURE LAND USE	LD (LOW DENSITY)	
GROSS AREA	10.98 AC	
REZONE TO RPD	9.34 AC	
EXISTING R-1-AAB TO REMAIN	1.64 AC	
PERVIOUS AREA	TBD	
IMPERVIOUS AREA	TBD	
OPEN SPACE REQUIRED (PRD AREA ONLY)	1.401 AC (15%)	
OPEN SPACE PROVIDED	1.86 AC (20%)	
PROPOSED UNITS (PRD)	27 UNITS	
DENSITY	0.346	
BUILDING LOT SETBACKS (PRD)	REQUIRED	PROVIDED
FRONT SETBACK	25' INTERIOR / 30' CORNER	25'
REAR SETBACK	25'	10'
SIDE SETBACK	15' INTERIOR / 25' CORNER	7.5'
SIDE STREET SETBACK	15' INTERIOR / 25' CORNER	15'
BUILDING LOT REQUIREMENTS (PRD)	REQUIRED	PROVIDED
LOT SIZE	N/A	12,025 SF - 8,125 SF
LOT WIDTH	N/A	65' - 88'
CORNER LOT WIDTH	N/A	80'
LOT DEPTH	N/A	125' - 135'
LOT FRONTAGE	N/A	50' - 65'
CORNER LOT FRONTAGE	N/A	80'
LOT COVERAGE	N/A	N/A
BUILDING HEIGHT	35'	35'

PARKING BREAKDOWN	
PARKING REQUIRED	54 SPACES
SINGLE FAMILY RESIDENTIAL (2/DU)	54 SPACES

PARKING PROVIDED	117 SPACES
GARAGES	54 SPACES
DRIVEWAYS	54 SPACES
GUEST SPACES	9 SPACES

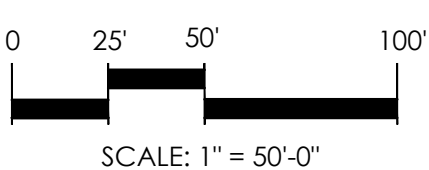
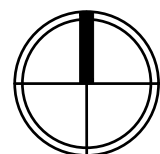
NOTE: EXISTING PLATTED LOTS 8-12 (R-1-AAA-B) ARE TO BE EXCLUDED FROM PRD.



Revisions:

3900 SHERWOOD BLVD
Delray Beach, Florida

Toll Brothers
America's Luxury Home Builder



Drawn By: TAC
Drawing #: 1358
Date: 01/23/2024

Site Plan

SHEET # SP.1

LOCATION MAP

