



## Engineering & Planning, Inc.

1172 SW 30<sup>th</sup> Street • Palm City • Florida • 34990  
(772) 286-8030 • [www.MackenzieEngineeringInc.com](http://www.MackenzieEngineeringInc.com)

October 26, 2020

Mr. Quazi Bari, P.E.  
Palm Beach County Traffic Division  
2300 N Jog Road  
Palm Beach, FL 33411

Re: Delray Ridge (fka – Everton)  
PBC ID: 181101  
Modification to Previous Concurrency Approval

Dear Mr. Bari:

MacKenzie Engineering and Planning, Inc. is submitting this updated Traffic Impact Statement for the proposed project, Everton Residential. The project is located at the northeast corner of Swinton Avenue and NE 22nd Street Delray Beach, Florida (PCN 12-43-46-04-00-000-7101, 12-43-46-04-00-000-7090, 12-43-46-04-00-000-7290 & 12-43-46-04-00-000-7400).

### CONCURRENCY

The Everton project was approved for 51 townhomes; twelve (12) live-work units with 10,320 square feet (SF) of office. The applicant proposes to change the site plan to 14 single family dwelling units, which decreases intensity. The decreased intensity results in decreased trip generation as shown in Exhibit 1.

Table 1. Trip Generation

Scenario	Trip Generation (trips)		
	Daily	AM Peak Hour (in/out)	PM Peak Hour (in/out)
TPS Approval	431	46 (24/22)	39 (21/18)
Proposed Development	140	10 (3/7)	15 (9/6)
<b>Net Change in Trips</b>	<b>--291</b>	<b>-36 (-21/-15)</b>	<b>-24 (-12/-12)</b>

The new proposed intensities reduce trips; therefore Delray Ridge will continue to meet the Traffic Performance Standards of Palm Beach County and the conditions within the Concurrency Approval dated November 15, 2018, as shown in Exhibit 2.

### DRIVEWAYS

The project proposes one full opening on Swinton Avenue and one exit only driveway on NE 22<sup>nd</sup> Avenue. The peak hour inbound left and right-turns are projected at zero (0) and nine (9), respectively. Therefore turn lanes are not warranted.

## **TANGERINE TRAIL**

Tangerine Trail lies on the north side of the property, serves five (5) residential lots and extends westward about 500 feet from Seacrest Boulevard. Tangerine Trail ROW does not exist to Swinton Avenue. It is recommended that the current Tangerine Trail terminus remain and that the developer construct shared use path from Swinton Avenue to the Tangerine Trail terminus. This will provide the least impact and most benefit to the current residents of Tangerine Trail.

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Shaun G. MacKenzie P.E.  
Florida License No. 61751

163002  
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Planning, Inc.  
CA 29013

**EXHIBIT 1  
Delray Ridge  
Trip Generation**

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Proposed Site Traffic</b>								
Single Family Detached	14 DU	140	10	3	7	15	9	6
Subtotal		140	10	3	7	15	9	6
<b>NET PROPOSED TRIPS</b>		<b>140</b>	<b>10</b>	<b>3</b>	<b>7</b>	<b>15</b>	<b>9</b>	<b>6</b>
<b>Total Proposed Driveway Volumes</b>		<b>140</b>	<b>10</b>	<b>3</b>	<b>7</b>	<b>15</b>	<b>9</b>	<b>6</b>
<b>RESIDENTIAL NET CHANGE IN TRIPS (FOR THE</b>		<b>140</b>	<b>10</b>	<b>3</b>	<b>7</b>	<b>15</b>	<b>9</b>	<b>6</b>
<b>NET CHANGE IN DRIVEWAY VOLUMES</b>		<b>140</b>	<b>10</b>	<b>3</b>	<b>7</b>	<b>15</b>	<b>9</b>	<b>6</b>

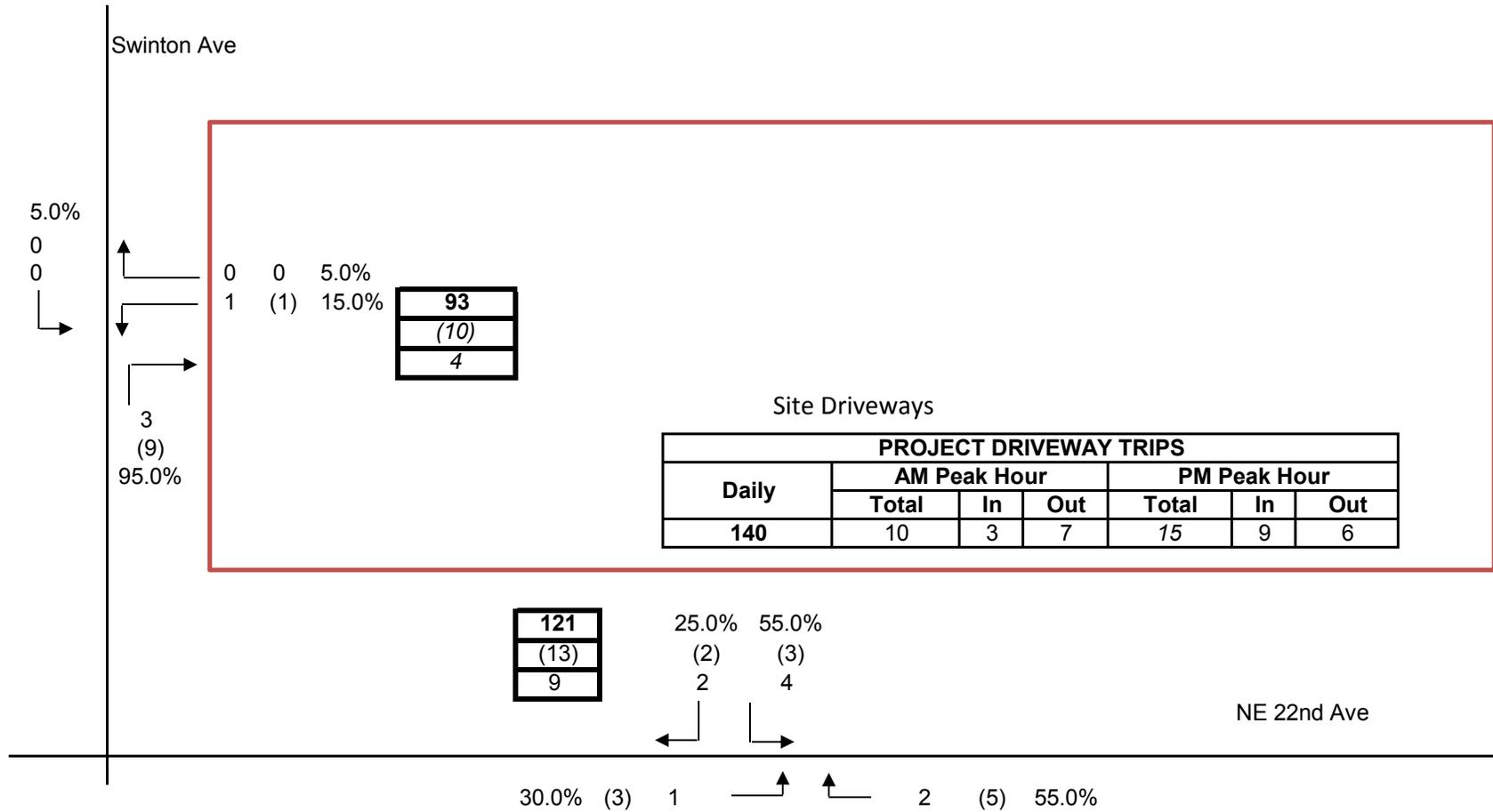
Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Single Family Detached	210	DU	10	0%	25/75	0.74	63/37	$\ln(T) = 0.96 \ln(X) + 0.20$

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## EXHIBIT 2

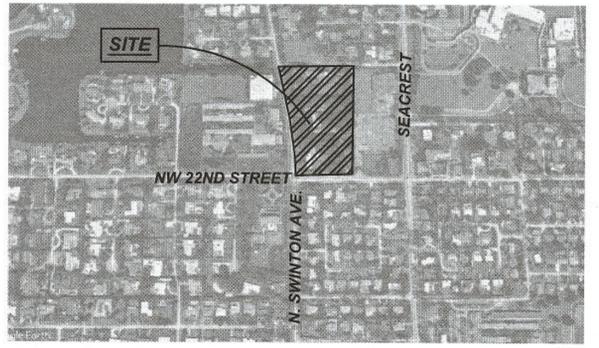
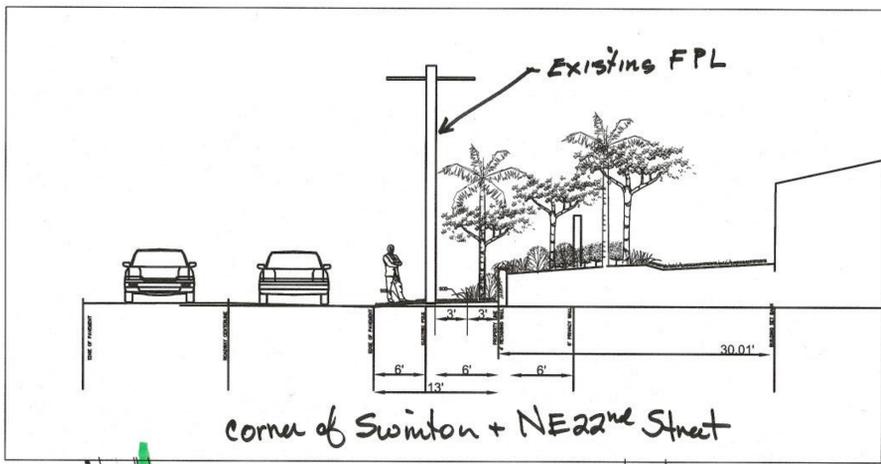


### Delray Ridge

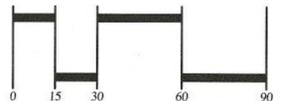
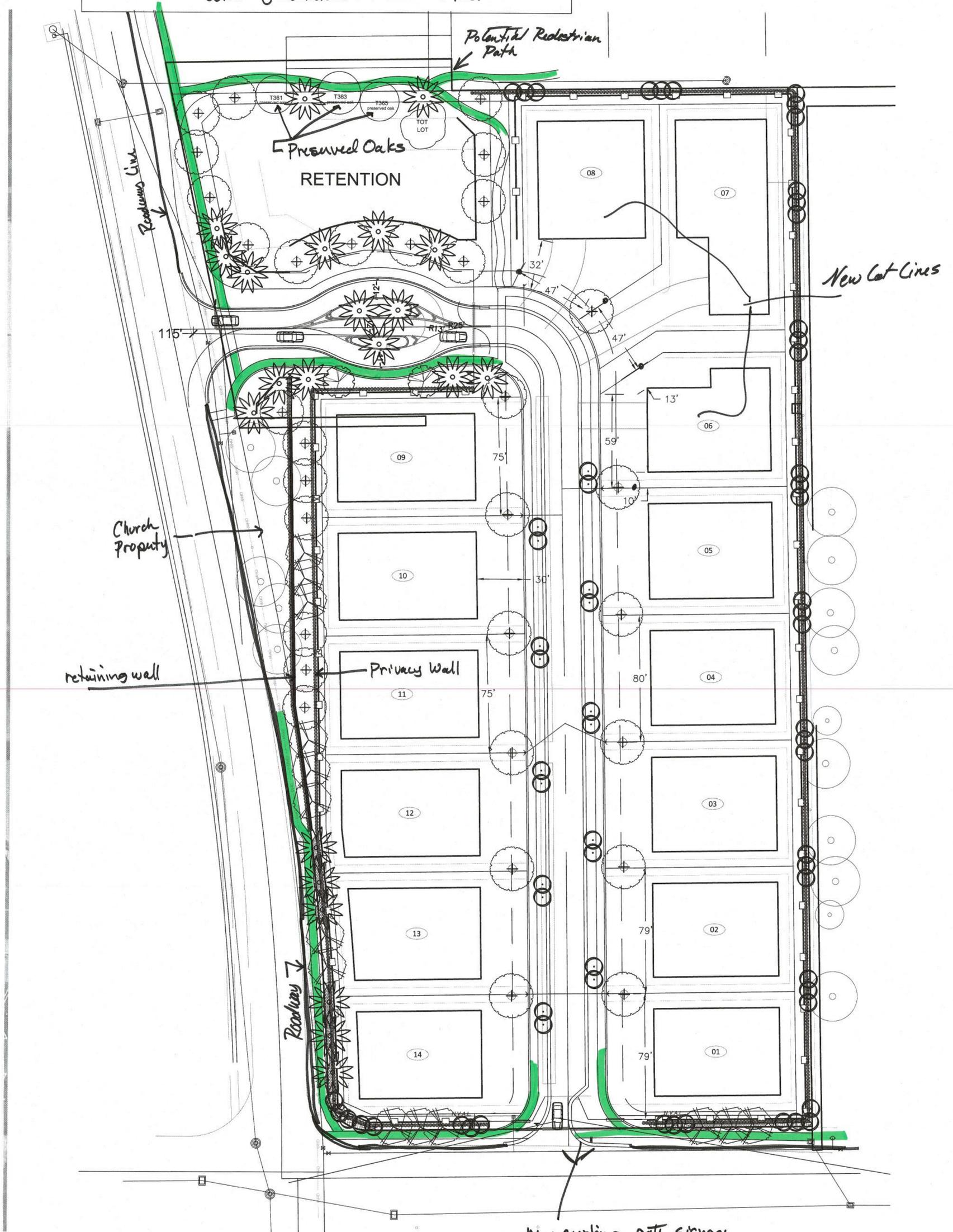
## PROJECT DRIVEWAY TRAFFIC

<b>140</b>	Total daily driveway trips
<b>(15)</b>	PM peak hour driveway trips
<b>10</b>	AM peak hour driveway trips

PARCEL NUMBERS  
 12434604000007290  
 12434604000007090  
 12434604000007101  
 12434604000007400



LOCATION MAP  
 N.T.S.



GRAPHIC SCALE 1" = 30'

JOB # 8577  
 SITE NO. LP-1  
 OF 2 SHEETS

DESIGNED BY: G. ALAN HENRICKS  
 LICENSE NO. LA6698974  
 STATE OF FLORIDA  
 DATE: OCT 05 2020

DATE: 06/23/20  
 DRAWN BY: GAH  
 F.B./Pc.  
 SCALE: 1"=30'

DELRAY RIDGE  
 LANDSCAPE PLAN  
 DELRAY BEACH FLORIDA

CAULFIELD & WHEELER, INC.  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

REVISIONS	DATE	BY

FILE NAME: 8577LAND



November 15, 2018

Mr. Timothy R. Stillings  
Director of Planning & Zoning  
City of Delray Beach  
100 N.W. 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

**RE: Everton**  
**Project #: 181101**  
**Traffic Performance Standards Review**

Dear Mr. Stillings:

The Palm Beach County Traffic Division has reviewed the **Everton** Traffic Impact Statement dated October 26, 2018, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

<b>Municipality:</b>	City of Delray Beach
<b>Location:</b>	NEC of N Swinton Avenue and NE 22 <sup>nd</sup> Street
<b>PCN:</b>	12-43-46-04-00-000-7101/-7090/-7290/-7400
<b>Access:</b>	Two full access driveway connections onto N Swinton Avenue and NE 22 <sup>nd</sup> Street, (existing or proposed, not necessarily implies approval by County through this TPS letter, see later)
<b>Existing Uses:</b>	Single Family Home = 3 DUs
<b>Proposed Uses:</b>	Condo/TH = 51 DUs, includes 12 live/work units Office = 10,320 SF
<b>New Daily Trips:</b>	431
<b>New Peak Hour Trips:</b>	46 (24/22) AM; 39 (21/18) PM
<b>Build-out:</b>	December 31, 2023

Based on our review, the proposed development is within the Coastal Residential Exception Area and, therefore, the residential portion of the proposed development is exempt from the Traffic Performance Standards of Palm Beach County. The Traffic Division has determined the proposed development **meets** the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
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**Palm Beach County  
Board of County  
Commissioners**

- Melissa McKinlay, Mayor
- Mack Bernard, Vice Mayor
- Hal R. Valeche
- Paulette Burdick
- Dave Kerner
- Steven L. Abrams
- Mary Lou Berger

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*



Mr. Timothy R. Stillings  
November 15, 2018  
Page 2

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at  
561-684-4030 or email [QBari@pbcgov.org](mailto:QBari@pbcgov.org).

Sincerely,

A handwritten signature in black ink that reads "Quazi Bari".

Quazi Bari, P.E.  
Senior Professional Engineer  
Traffic Division

QB:HA/dd

ec: Addressee:  
Shaun G. MacKenzie, P.E., MacKenzie Engineering and Planning, Inc.  
Hanane Akif, E.I., Project Coordinator II, Traffic Division  
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
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