

TRAFFIC IMPACT ANALYSIS

ATLANTIC MIXED USE DELRAY BEACH, FL

PREPARED FOR:
CANYON PARTNERS REAL
ESTATE, LLC

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Project #140527000
December 6, 2021
Registry No. 696
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TRAFFIC OPERATIONS ANALYSIS

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Prepared by:
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West Palm Beach, Florida



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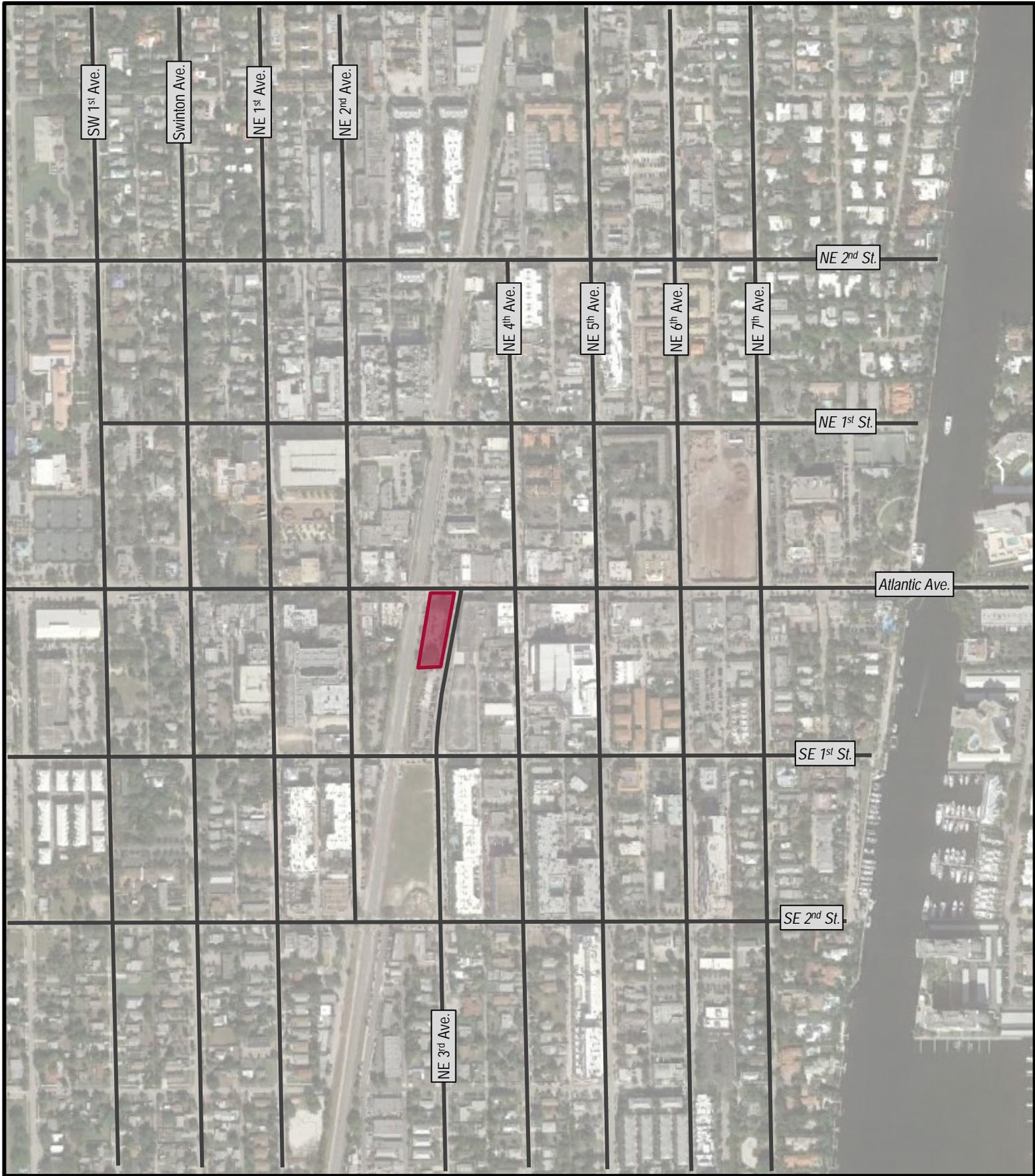
INTRODUCTION

The Atlantic Mixed Use project is a proposed development located on the south side of Atlantic Avenue, east of SE 2nd Avenue and west of SE 3rd Avenue in Delray Beach, Florida (see Figure 1). The existing site is a parking lot. It is proposed to construct 7,312 square feet of quality restaurant and 15,505 square feet of general office use. The Parcel Control Numbers (PCNs) for the project site are as follows:

- 12-43-46-16-01-085-0040
- 12-43-46-16-01-085-0050

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 2026 was analyzed for the proposed development.



LEGEND

 Project Site

FIGURE 1
 Pierre Two
 Site Location
 KH #140527000

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 parking lot. For trip generation purposes, it was assumed that the existing site is not currently generating traffic and therefore no credit was taken.

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 500 net new external daily trips, 40 net new external AM peak-hour trips (+33 in, +7 out), and 48 net new external PM peak-hour trips (+24 in, +24 out). Based on the trip generation calculations, the radius of development influence for the proposed site is one-half mile.

Table 1: Trip Generation Calculation Summary

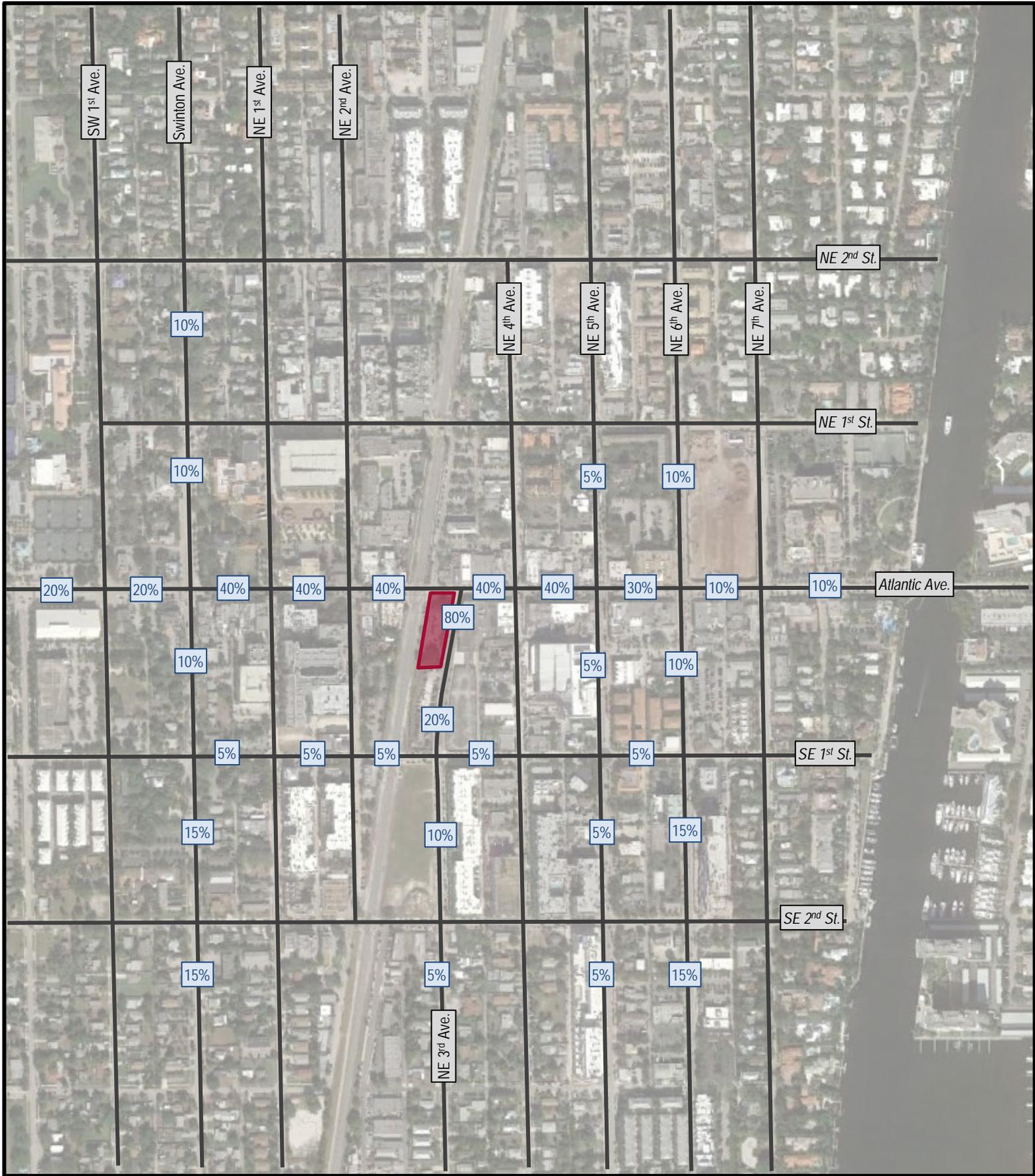
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Scenario								
Quality Restaurant	7.312 KSF	613	5	3	2	57	38	19
General Office (>5,000 SF)	15.505 KSF	174	41	35	6	18	3	15
	<i>Subtotal</i>	787	46	38	8	75	41	34
Pass-By Capture								
Quality Restaurant	44.0%	270	2	1	1	25	17	8
General Office (>5,000 SF)	10.0%	17	4	4	0	2	0	2
	<i>Subtotal</i>	287	6	5	1	27	17	10
Driveway Volumes		787	46	38	8	75	41	34
Net New External Trips		500	40	33	7	48	24	24
Proposed Net External Trips-Existing Net New External Trips		500	40	33	7	48	24	24
Radius of Development Influence:		0.5 miles						
<u>Land Use</u>	<u>Daily</u>		<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		<u>Pass By</u>
Quality Restaurant	83.84 trips/1,000 sf		0.73 trips/1,000 sf (50% in, 50% out)			7.8 trips/1,000 sf (67% in, 33% out)		44.0%
General Office (>5,000 SF)	$\text{Ln}(T) = 0.97 \cdot \text{Ln}(X) + 2.50$		$\text{Ln}(T) = 0.94 \cdot \text{Ln}(X) + 26.49$ (86% in, 14% out)			1.15 trips/1,000 sf (16% in, 84% out)		10.0%

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. The distribution according to cardinal directions is:

- NORTH – 30%
- SOUTH – 30%
- EAST – 10%
- WEST – 30%

Figure 2 illustrates the proposed traffic assignment for the project site. The AM and PM peak hour trips for the project were then assigned to the existing driveways.



LEGEND

-  Project Site
-  % Project Traffic

FIGURE 2
 Pierre Two
 Project Traffic Distribution
 KH #140527000

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 The proposed project is located within the City of Delray Beach's Transportation Concurrency Exception Area (TCEA). Therefore, while there are significantly impacted roadway segments, the project is exempt from concurrency. Therefore, no further analysis is required.

Table 2 and Table 3, respectively. As illustrated in the following tables the following links are expected to be significantly impacted:

- Atlantic Avenue – between S Swinton Avenue & SE 3rd Avenue
- Atlantic Avenue – between SE 3rd Avenue & SE 5th Avenue

The proposed project is located within the City of Delray Beach's Transportation Concurrency Exception Area (TCEA). Therefore, while there are significantly impacted roadway segments, the project is exempt from concurrency. 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?							
Atlantic Avenue	95 Interchange	S Swinton Avenue	4LD	1,770	20%	i	7	1	0.40%	No	0.06%	No
Atlantic Avenue	S Swinton Avenue	SE 3rd Avenue	2L	810	40%	i	13	3	1.60%	Yes	0.37%	No
Atlantic Avenue	SE 3rd Avenue	SE 5th Avenue	2L	810	40%	o	3	13	0.37%	No	1.60%	Yes
Atlantic Avenue	SE 5th Avenue	SE 6th Avenue	2L	810	30%	o	2	10	0.25%	No	1.23%	Yes
Atlantic Avenue	SE 6th Avenue	Ocean Boulevard	4L	1,680	10%	o	1	3	0.06%	No	0.18%	No
Swinton Avenue	SE 10th Street	SE 1st Street	2L	810	15%	i	5	1	0.62%	No	0.12%	No
Swinton Avenue	SE 1st Street	Atlantic Avenue	2L	810	10%	i	3	1	0.37%	No	0.12%	No
Swinton Avenue	Atlantic Avenue	NE 1st Street	2L	810	10%	o	1	3	0.12%	No	0.37%	No
Swinton Avenue	NE 1st Street	NE 4th Street	2L	810	10%	o	1	3	0.12%	No	0.37%	No
SE 5th Avenue	SE 10th Street	SE 1st Street	2L	810	5%	i	2	0	0.25%	No	0.00%	No
SE 5th Avenue	SE 1st Street	Atlantic Avenue	2L	810	5%	i	2	0	0.25%	No	0.00%	No
SE 5th Avenue	Atlantic Avenue	NE 1st Street	2L	810	5%	o	0	2	0.00%	No	0.25%	No
SE 5th Avenue	NE 1st Street	NE 4th Street	2L	810	5%	o	0	2	0.00%	No	0.25%	No
NE 1st Street	N Swinton Avenue	NE 5th Avenue	2L	810	5%	o	0	2	0.00%	No	0.25%	No
NE 1st Street	NE 5th Avenue	NE 6th Avenue	2L	810	5%	o	0	2	0.00%	No	0.25%	No
SE 1st Street	N Swinton Avenue	NE 5th Avenue	2L	810	5%	i	2	0	0.25%	No	0.00%	No
SE 1st Street	NE 5th Avenue	NE 6th Avenue	2L	810	5%	o	0	2	0.00%	No	0.25%	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?							
Atlantic Avenue	95 Interchange	S Swinton Avenue	4LD	1,770	20%	i	5	5	0.28%	No	0.28%	No
Atlantic Avenue	S Swinton Avenue	SE 3rd Avenue	2L	810	40%	i	10	10	1.23%	Yes	1.23%	Yes
Atlantic Avenue	SE 3rd Avenue	SE 5th Avenue	2L	810	40%	o	10	10	1.23%	Yes	1.23%	Yes
Atlantic Avenue	SE 5th Avenue	SE 6th Avenue	2L	810	30%	o	7	7	0.86%	No	0.86%	No
Atlantic Avenue	SE 6th Avenue	Ocean Boulevard	4L	1,680	10%	o	2	2	0.12%	No	0.12%	No
Swinton Avenue	SE 10th Street	SE 1st Street	2L	810	15%	i	4	4	0.49%	No	0.49%	No
Swinton Avenue	SE 1st Street	Atlantic Avenue	2L	810	10%	i	2	2	0.25%	No	0.25%	No
Swinton Avenue	Atlantic Avenue	NE 1st Street	2L	810	10%	o	2	2	0.25%	No	0.25%	No
Swinton Avenue	NE 1st Street	NE 4th Street	2L	810	10%	o	2	2	0.25%	No	0.25%	No
SE 5th Avenue	SE 10th Street	SE 1st Street	2L	810	5%	i	1	1	0.12%	No	0.12%	No
SE 5th Avenue	SE 1st Street	Atlantic Avenue	2L	810	5%	i	1	1	0.12%	No	0.12%	No
SE 5th Avenue	Atlantic Avenue	NE 1st Street	2L	810	5%	o	1	1	0.12%	No	0.12%	No
SE 5th Avenue	NE 1st Street	NE 4th Street	2L	810	5%	o	1	1	0.12%	No	0.12%	No
NE 1st Street	N Swinton Avenue	NE 5th Avenue	2L	810	5%	o	1	1	0.12%	No	0.12%	No
NE 1st Street	NE 5th Avenue	NE 6th Avenue	2L	810	5%	o	1	1	0.12%	No	0.12%	No
SE 1st Street	N Swinton Avenue	NE 5th Avenue	2L	810	5%	i	1	1	0.12%	No	0.12%	No
SE 1st Street	NE 5th Avenue	NE 6th Avenue	2L	810	5%	o	1	1	0.12%	No	0.12%	No

SITE CIRCULATION AND DRIVEWAY REQUIREMENTS

Future total driveway volumes were determined by applying the distribution referenced in Figure 2 to the proposed future theoretical trip generation of the site. The resulting driveway volumes are illustrated in Figure 3.

Driveway Classification

Access to the site is proposed to be maintained via the following driveway access configurations:

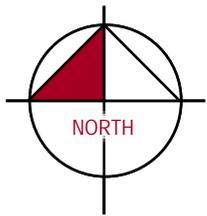
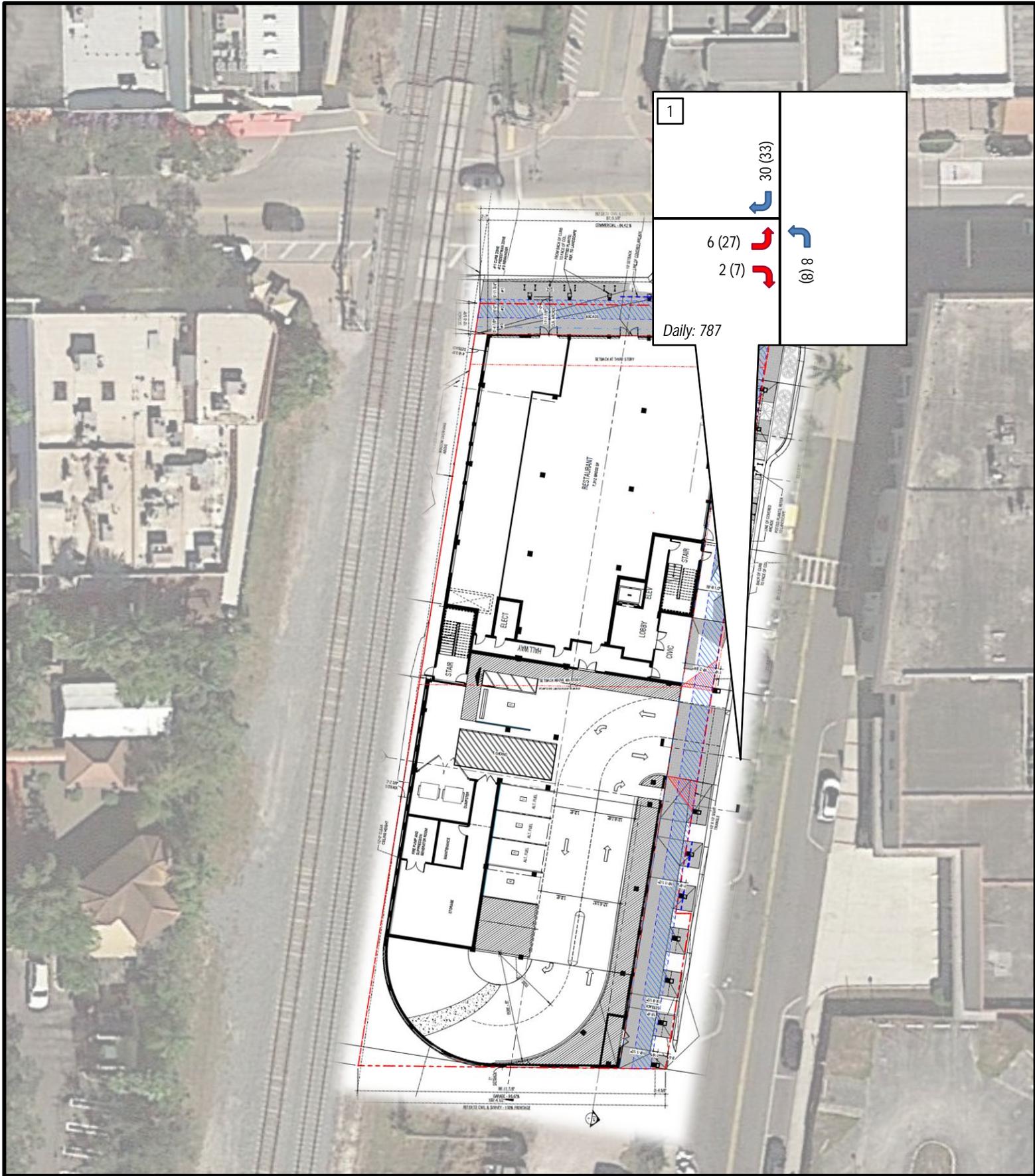
1. Full access driveway on SE 3rd Avenue (Driveway 1)

According to the Palm Beach County “Guide to Parking Lot and Street Access Design Criteria and Standards,” it is necessary to classify project driveways as minor, intermediate, or major according to the following criteria:

- Minor – services a maximum daily volume of 500 vehicles.
- Intermediate – services a daily volume ranging from 501 to 2000 vehicles.
- Major – services a daily volume of more than 2000 vehicles.

Figure 3 illustrates the project traffic volumes at the site driveways under full buildout using the distribution illustrated in Figure 2. Using these criteria, the driveway is classified as intermediate.

A review of the projected turning volumes was conducted to determine if any of the driveway locations require an exclusive turn lane. It was determined that no exclusive turn lanes are warranted at the proposed project driveway.



LEGEND

- / Inbound / Outbound Movement
- XX (XX) AM (PM) Peak Hour Trip

FIGURE 3

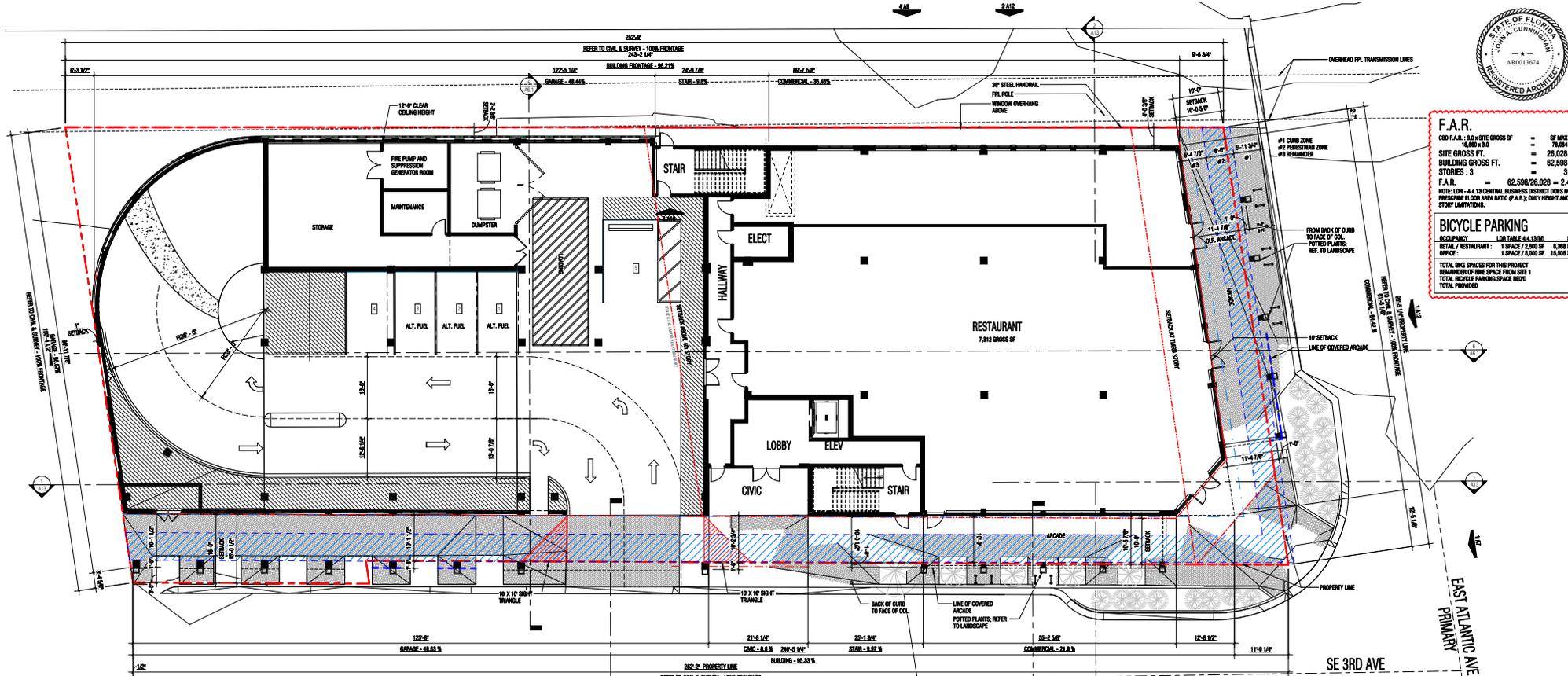
Pierre Two
 Project Driveway Volumes
 KH #140527000

CONCLUSION

This study evaluated overall traffic impacts resulting from the proposed Atlantic Mixed Use development located on the south side of Atlantic Avenue, east of SE 2nd Avenue and west of SE 3rd Avenue in Delray Beach, Florida. The existing site is currently a parking lot. It is proposed to construct 7,312 square feet of quality restaurant and 15,505 square feet of general office use.

The proposed buildout date for the project is the end of 2026. The proposed project is located within the City of Delray Beach's Transportation Concurrency Exception Area (TCEA). Therefore, the project is exempt from concurrency. The anticipated traffic was assigned throughout the study area based on the surrounding roadway network as modified by the project site plan. The proposed project is not subject to further TPS review because it is located within the boundaries of the City's TCEA.

APPENDIX A: PROJECT SITE DATA



F.A.R.

CBD F.A.R. = 3.0 x SITE GROSS SF = SF MAX
 10,000 x 3.0 = 75,000
 SITE GROSS FT. = 26,020
 BUILDING GROSS FT. = 62,598
 STORIES : 3

F.A.R. = 62,598/26,020 = 2.4

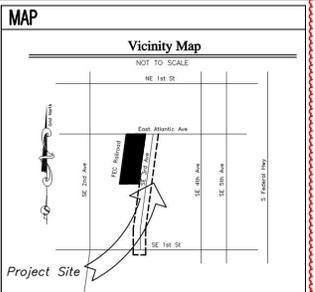
NOTE: LDR - 4.3.4(1) CENTRAL BUSINESS DISTRICT DOES NOT PRESERVE FLOOR AREA RATIO (F.A.R.); ONLY HEIGHT AND STORY LIMITATIONS.

BICYCLE PARKING

LIEN TABLE 4.6.1.1(1)(a) SF SPACE
 RETAIL / RESTAURANT : 1 SPACE / 2,000 SF 6,569 SF 3.4 (7)
 OFFICE : 1 SPACE / FLOOR SF 13,858 SF 1 (1)
 TOTAL BICYCLE PARKING SPACE REQUIRED 8.4 (7) 1
 TOTAL PROVIDED 12 20

1 OVERLAY COMPOSITE SITE PLAN
 A4 Scale: 1" = 10'-0"

PROJECT METRICS



PARKING CALCULATIONS (INSIDE CBD)

LEVEL SURFACE PARKING (RESTAURANT)	REQUIRED (R)	TOTAL PROVIDED
6,000' x 120' / 12,000	72 spaces (72)	
12,000' x 15,000' GROSS SF	1,812' x 101,900	18,888 spaces (20)
TOTAL 1st FL. SPACES: 92 SPACES - 5 PROV.		
2nd FL. PARKING SPACE COUNT		
LEVEL SURFACE PARKING (OFFICE): 1,800' NET SF	6,388' x 1.0 sq / 500 sf = 12.77 spaces (17)	
TOTAL 2nd FL. SPACES: 17 SPACES REQUIRED - 17 PROV.		
3rd FL. PARKING SPACE COUNT		
LEVEL SURFACE PARKING (OFFICE): 1,800' NET SF	7,117' x 1.0 sq / 500 sf = 14.23 spaces (14)	
TOTAL 3rd FL. SPACES: 14 SPACES REQUIRED - 17 PROV.		
4th FL. PARKING SPACE COUNT		
PARKING LEVEL	15	
TOTAL 4th FL. SPACES: 41 SPACES PROVIDED		

****BUSINESS REQUIRED SPACES: 31.09 SPACES
 ****WITH RESTAURANT REQUIRED SPACES: 122.88 SPACES
 PROVIDED TOTAL SPACES: 79 SPACES
 TOTAL PARKING SPACE PROVIDED: 80 SPACES

PER TABLE 4.6.1(1)(b) OF THE CITY OF DELRAY BEACH, FL.
 BUSINESS AND PROFESSIONAL OFFICE - 10,000 SF - 1 SF / 1,000 SF (NET)
 RETAIL AND COMMERCIAL: 1 SF / 100 SF (NET)
 RESTAURANT: 12 / 100 SF (<= 1,000 SF) = 12 / 1,000 SF (= 4,000 SF)

PARKING SCHEDULE

Level	Type	Count
LEVEL 1	(P) 1 SF (FULL)	4
LEVEL 1	12' x 18' W/ 5' ABLE (ADA)	1
LEVEL 2	(P) 2 SF COMPACT	8
LEVEL 2	(P) 1 SF (FULL)	8
LEVEL 2	12' x 18' W/ 5' ABLE (ADA)	2
LEVEL 3	(P) 2 SF COMPACT	8
LEVEL 3	(P) 1 SF (FULL)	8
LEVEL 3	12' x 18' W/ 5' ABLE (ADA)	2
LEVEL 4	(P) 1 SF COMPACT	15
LEVEL 4	(P) 2 SF (FULL)	28
LEVEL 4	ADA	8

COMPACT PARKING:
 80 TOTAL SPACE x 30% = 24 = 24 SPACES / 33 PROVIDED

ALTERNATE FUEL PARKING:
 80 TOTAL SPACE x 3% = 2.4 = 2.4 SPACES / 3 PROVIDED

AREA TABULATIONS:
 GROSS BUILDINGS (UNDER A/C) + VERTICAL SHAFTS 26,554.27 SF
 GROSS PARKING 34,138.06 SF

SETBACKS

LDR, 4.3.4(1)
 EAST ATLANTIC AVE. FRONT: 10 FT. MIN N.E. 15 FT. MAX N.W.
 SE 3RD AVE. FRONT: 10 FT. MIN N.E. 15 FT. MAX S.E. 0 FT. 0 1/2 IN WEST 5 FT. SOUTH

LOT COVERAGE

LDR, 4.3.4(1)
 TOTAL LOT AREA: 24,028.00 SF 100.0 %
 TOTAL BUILT AREA: 23,324.54 SF 97.1 %
 TOTAL FLOOR AREA: 8,640.82 SF 36.0 %
 PARKING & PAVED AREA: 14,400.83 SF 59.9 %
 (OPEN) LANDSCAPE AREA: 703.46 SF 2.9 %
 CIVIC SPACE: 224.76 SF 0.9 %

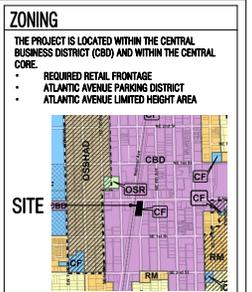
BUILDING GROSS AREA w/o...

Level	Name	Area
GROUND FLOOR	CIVIC	224.76 SF
GROUND FLOOR	GROSS BUILDING AREA (UNDER A/C)	8,640.82 SF
GROUND FLOOR	PARKING	16,455.82 SF
GROUND FLOOR	SHAFT	822.38 SF
		16,273.20 SF
LEVEL 2	GROSS BUILDING AREA (UNDER A/C)	6,506.88 SF
LEVEL 2	PARKING	11,816.78 SF
LEVEL 2	SHAFT	752.15 SF
		22,075.81 SF
LEVEL 3	GROSS BUILDING AREA (UNDER A/C)	6,109.18 SF
LEVEL 3	PARKING	11,816.81 SF
LEVEL 3	SHAFT	20,762.87 SF
		28,788.86 SF
LEVEL 4 - PARKING		151.84 SF
LEVEL 4 - PARKING	LOBBY	300.16 SF
LEVEL 4 - PARKING	SHAFT	862.3 SF
		1,214.30 SF

TABLE ABOVE EXCLUDED EXTERIOR WARDROBE OF 4,620 SF OF OPEN LANDSCAPE AND WARDSCAPE. EXCLUDES BUILT UP SF OF ROOFTOP PARKING

LEGAL DESCRIPTION

Parcel: 4.3.4(1) EAST ATLANTIC AVE. FRONT
 10 FT. MIN N.E. 15 FT. MAX N.W.
 SE 3RD AVE. FRONT: 10 FT. MIN N.E. 15 FT. MAX S.E. 0 FT. 0 1/2 IN WEST 5 FT. SOUTH



OPENINGS - CITY OF DELRAY BEACH - LDR - CBD

SEC. 4.4.19(1)(iv)
 (i) Openings - [Amended, Ord. 20-15 1200(15)] Building facade facing streets or other open spaces must have transparent window covering between 20 percent and 75 percent of the wall area of each story or measured between building floors. Transparent means non-reflective, non-retroreflective glass with a light transmission reduction of no more than 20 percent. [Amended, Ord. 20-15 1200(15)]

SEC. 4.4.19(1)(v)
 (v) Stairwell - The storefront to a heritage type along sidewalk level of the ground floor, typically associated with commercial uses. Storefronts are frequently treated by awnings or awnings.

1. Stairwell dimensions. Table 4.4.19(1)(v) provides the dimensional requirements and the maximum allowable enclosure permitted. Types 4.4.19-20 illustrate the dimensional requirements and Types 4.4.19-24 provides a character example.

a. Stairwells shall be directly accessible from sidewalk; storefront doors may be recessed up to ten feet. [Amended, Ord. 20-15 1200(15)]

b. Stairwell (window and door) openings shall extend along at least 50 percent of the width of the facade of the commercial space, measured by the base of the window or door opening. Stairwell windows shall have a base six inches to three feet high. Transparent glass windows shall extend from the base to at least eight feet in height to measured from sidewalk grade. Transparent means non-reflective, non-retroreflective glass with a light transmission reduction of no more than 20 percent. [Amended, Ord. 20-15 1200(15)]

2. Stairwell elements.

a. Awnings shall project a minimum of three feet from the building facade.

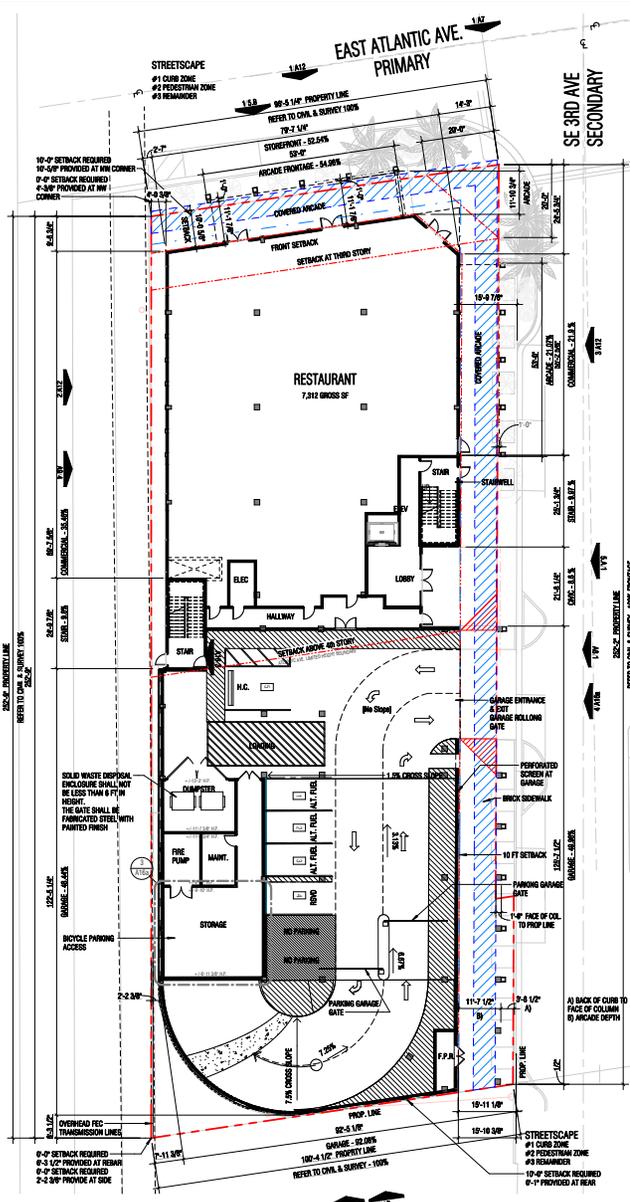
b. Awnings shall be consistent with the building's architecture and proportions to the specific opening shape and size. Design for curved awnings. All awnings shall be sloped 15 to 30 degrees from the horizontal plane.

c. Verticals shall be no more than 12 inches long. Internally illuminated or plastic awnings are prohibited.

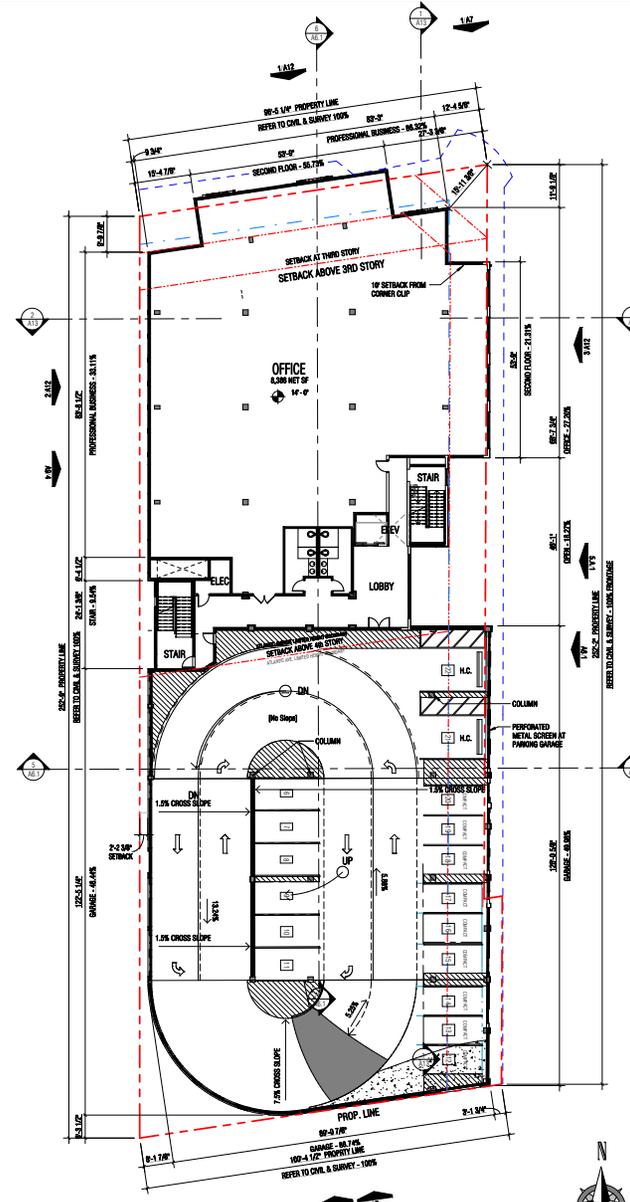
d. Storefronts may be combined with porches, podiums, or awnings. [Amended, Ord. 20-15 1200(15)]

	FRONTAGE	LENGTH	PERCENTAGE
COMMERCIAL	STOREFRONT - NORTH	**83'-1/2"	69.72%
	STOREFRONT - EAST	**60'-6 1/8"	33.34%
	ARCADIE - NORTH	**53'-4 1/8"	55.85%
	ARCADIE - EAST	**53'-0"	26.89%
	ARCADIE-GARAGE	**98'-3 7/8"	46.78%
OFFICE - FLOORS	FLOOR	FLOOR	FLOOR
2ND	BALCONY - NORTH	53'-0"	55.85%
3RD	BALCONY - EAST	53'-0"	26.97%
GARAGE - 4TH	GARAGE		
FLOOR			

*REFER TO A4 - COMPOSITE OVERLAY SITE PLAN FOR DIMENSION
 **REFER TO A5 - PLANS FOR DIMENSION



1 GROUND FLOOR PLAN
 A5 Scale: 1/16" = 1'-0"



2 SECOND FLOOR PLAN
 A5 Scale: 1/16" = 1'-0"

PIERRE DELRAY PHASE II - SPRAB SITE PLAN PACKAGE

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PLANS As indicated 11.02.2021

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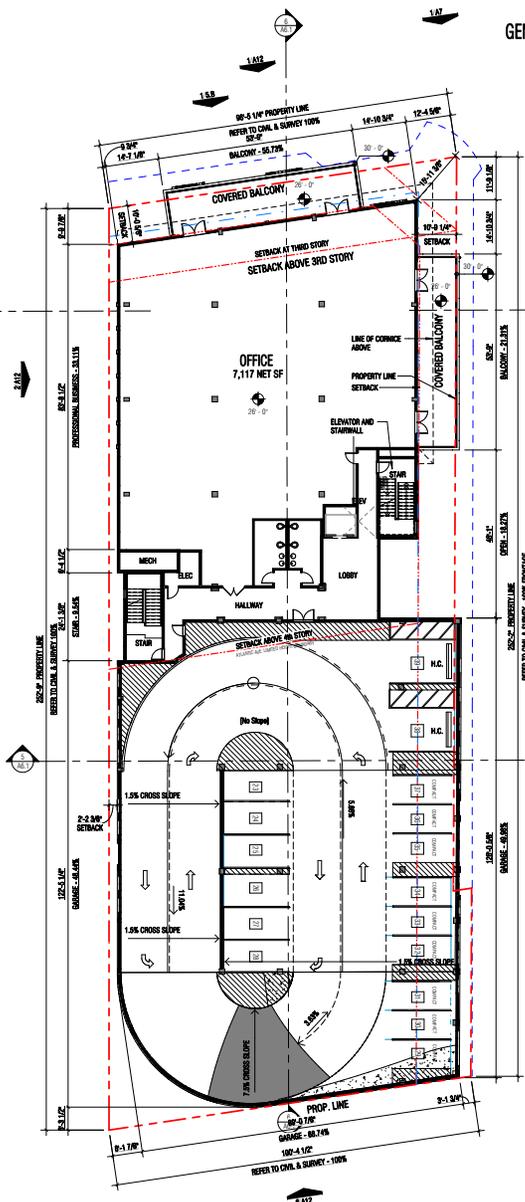
A5

GENERAL STANDARDS FOR ROOFTOPS

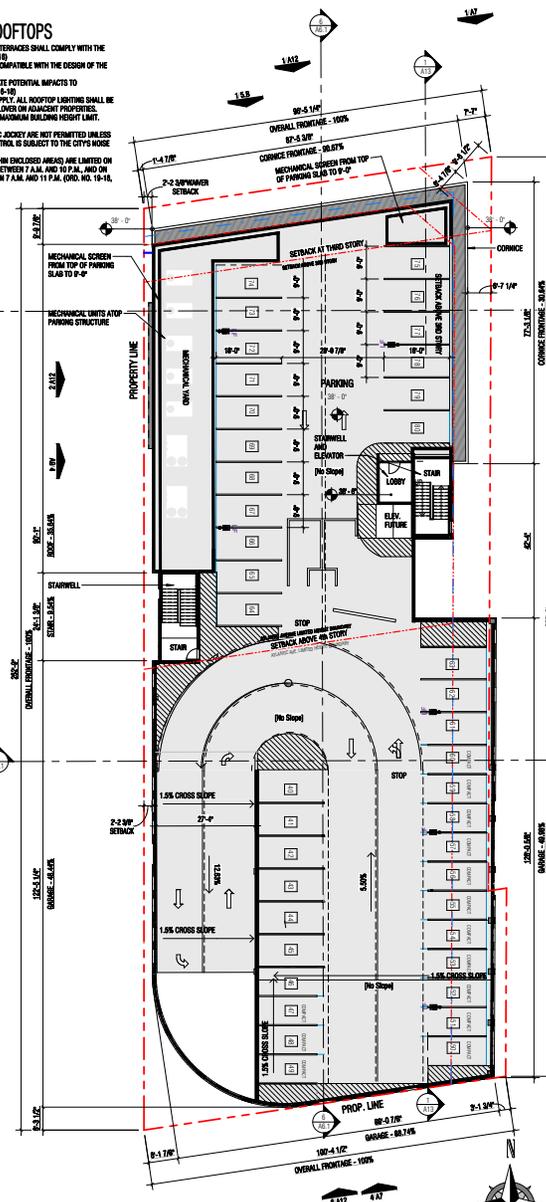
2. GENERAL STANDARDS FOR ROOFTOPS: ALL ROOFTOP TERRACES SHALL COMPLY WITH THE FOLLOWING STANDARDS: (ORD. NO. 18-16, § 4, 10-16-18)
- A. ROOFTOP TERRACES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE DESIGN OF THE BUILDING. (ORD. NO. 18-16, § 4, 10-16-18)
 - B. ROOFTOP TERRACES SHALL BE DESIGNED TO MITIGATE POTENTIAL IMPACTS TO SURROUNDING PROPERTIES. (ORD. NO. 18-16, § 4, 10-16-18)
 - C. LIGHTING STANDARDS OF SECTION 4.6.3 APPLY. ALL ROOFTOP LIGHTING SHALL BE FULL CUTOFF LUMINAIRES TO MINIMIZE SPILLAGE OR GLARE. (ORD. NO. 18-16, § 4, 10-16-18)
 - D. LIGHT POLES MAY NOT EXTEND BEYOND THE MAXIMUM BUILDING HEIGHT LIMIT. (ORD. NO. 18-16, § 4, 10-16-18)
 - E. LIVE MUSIC AND MUSIC PLAYED BY A DJ OR JOCKEY ARE NOT PERMITTED UNLESS WITHIN ENCLOSED SPACES, AND NOISE CONTROL IS SUBJECT TO THE CITY'S NOISE ORDINANCE. (ORD. NO. 18-16, § 4, 10-16-18)
 - F. OUTDOOR ROOFTOP ACTIVITIES (NOT WITHIN ENCLOSED AREAS) ARE LIMITED ON SUNDAY THROUGH THURSDAY TO THE TIME BETWEEN 7 A.M. AND 10 P.M., AND ON FRIDAY AND SATURDAY TO THE TIME BETWEEN 7 A.M. AND 11 P.M. (ORD. NO. 18-16, § 4, 10-16-18)

REDUCTION OF URBAN HEAT ISLANDS

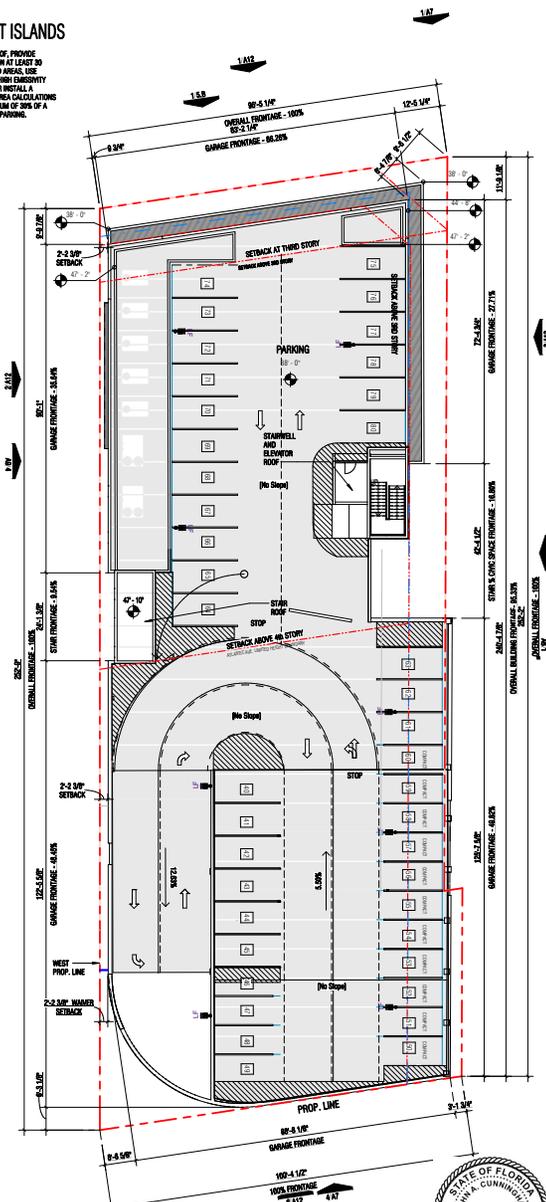
REDUCTION OF URBAN HEAT ISLANDS: IN AREAS OF NON-ROOF, PROVIDE COOLING ELEMENTS THAT PROVIDE SHADE WITHIN 5 FEET OR AT LEAST 50 PERCENT OF NON-ROOF IMPERVIOUS SURFACES. IN ROOFED AREAS, USE GREEN STAIR WALK-UP/ELEVATOR SHADE PERMEABLE AND HIGH-CAPACITY ROOFING FOR A MINIMUM OF 75% OF THE ROOF SURFACE OR INSTALL A "GREEN" ROOF FOR AT LEAST 50% OF THE ROOF. INCLUDE AREA CALCULATIONS ON THE PLAN SET. SHADE MUST BE PROVIDED ON A MINIMUM OF 50% OF A PARKING GARAGE ROOF WITHIN 5 YEARS FOR ANY EXPOSED PARKING.



1 THIRD FLOOR PLAN
A6 Scale: 1/16" = 1'-0"



2 PRIMARY ROOF PLAN -
A6 Scale: 1/16" = 1'-0"



3 STAIR AND ELEVATOR ROOF PLAN
A6 Scale: 1/16" = 1'-0"

PIERRE DELRAY PHASE II - SPRAB SITE PLAN PACKAGE

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Property Detail

Parcel Control Number:	12-43-46-16-01-085-0040	Location Address:	298 E ATLANTIC AVE		
Owners:	PIERRE DELRAY TWO LLC				
Mailing Address:	2000 AVENUE OF THE STARS FL 11, LOS ANGELES CA 90067 4732				
Last Sale:	OCT-2017	Book/Page#:	29463 / 1820	Price:	\$18,010,000
Property Use Code:	1000 - VACANT COMMERCIAL	Zoning:	CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)		
Legal Description:	TOWN OF DELRAY N 199 FT E OF RY BLK 85	Total SF:	0	Acres	0.4245

2021 Values (Current)

Improvement Value	\$9,600
Land Value	\$3,952,665
Total Market Value	\$3,962,265
Assessed Value	\$3,962,265
Exemption Amount	\$0
Taxable Value	\$3,962,265

All values are as of January 1st each year.

2021 Taxes

Ad Valorem	\$83,876
Non Ad Valorem	\$484
Total Tax	\$84,360

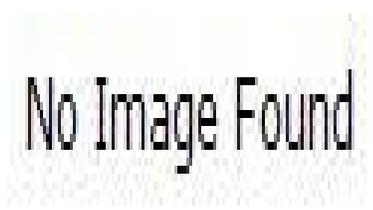
2022 Qualified Exemptions

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	18905

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: 12-43-46-16-01-085-0050 Location Address: SE 3RD AVE
 Owners: PIERRE DELRAY TWO LLC
 Mailing Address: 2000 AVENUE OF THE STARS FL 11, LOS ANGELES CA 90067 4732
 Last Sale: JUL-2021 Book/Page#: 32729 / 971 Price: \$600,000
 Property Use Code: 1000 - VACANT COMMERCIAL Zoning: CF - CF - COMMUNITY FACILITIES (12-DELRAY BEACH)
 Legal Description: TOWN OF DELRAY S 51 FT OF N 250 FT E OF RY BLK 85 Total SF: 0 Acres: 0.1109

2021 Values (Current)

Improvement Value \$0
 Land Value \$522,365
 Total Market Value \$522,365
 Assessed Value \$522,365
 Exemption Amount \$0
 Taxable Value \$522,365

All values are as of January 1st each year.

2021 Taxes

Ad Valorem \$11,058
 Non Ad Valorem \$13
 Total Tax \$11,071

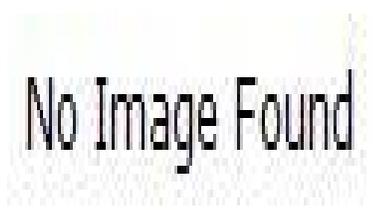
2022 Qualified Exemptions

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
No Extra Feature Available		

Structural Details (Building 0)

Description

MAP

