

TRAFFIC IMPACT ANALYSIS

ATLANTIC MIXED USE DELRAY BEACH, FL

PREPARED FOR:
CANYON PARTNERS REAL
ESTATE, LLC

Kimley»Horn

Project #140527000
December 6, 2021
Registry No. 696
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561-845-0665 TEL

TRAFFIC OPERATIONS ANALYSIS

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561-845-0665 TEL

Adam B. Kerr, P.E.
Florida Registration Number 64773

TABLE OF CONTENTS

LIST OF TABLES.....	ii
LIST OF FIGURES	ii
INTRODUCTION	3
PROJECT TRAFFIC	5
Existing and Proposed Land Uses	5
Trip Generation	5
Traffic Distribution	5
ROADWAY IMPROVEMENTS	7
TEST 1 SIGNIFICANCE ANALYSIS.....	8
SITE CIRCULATION AND DRIVEWAY REQUIREMENTS	10
Driveway Classification	10
CONCLUSION	12
APPENDIX A: PROJECT SITE DATA	A

LIST OF TABLES

Table 1: Trip Generation Calculation Summary	5
Table 2: Test 1 AM Peak Hour Significance Analysis Summary	9
Table 3: Test 1 PM Peak Hour Significance Analysis Summary	9

LIST OF FIGURES

Figure 1: Site Location	4
Figure 2: Project Traffic Distribution.....	6
Figure 3: Project Driveway Volumes.....	11

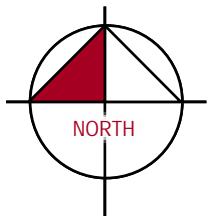
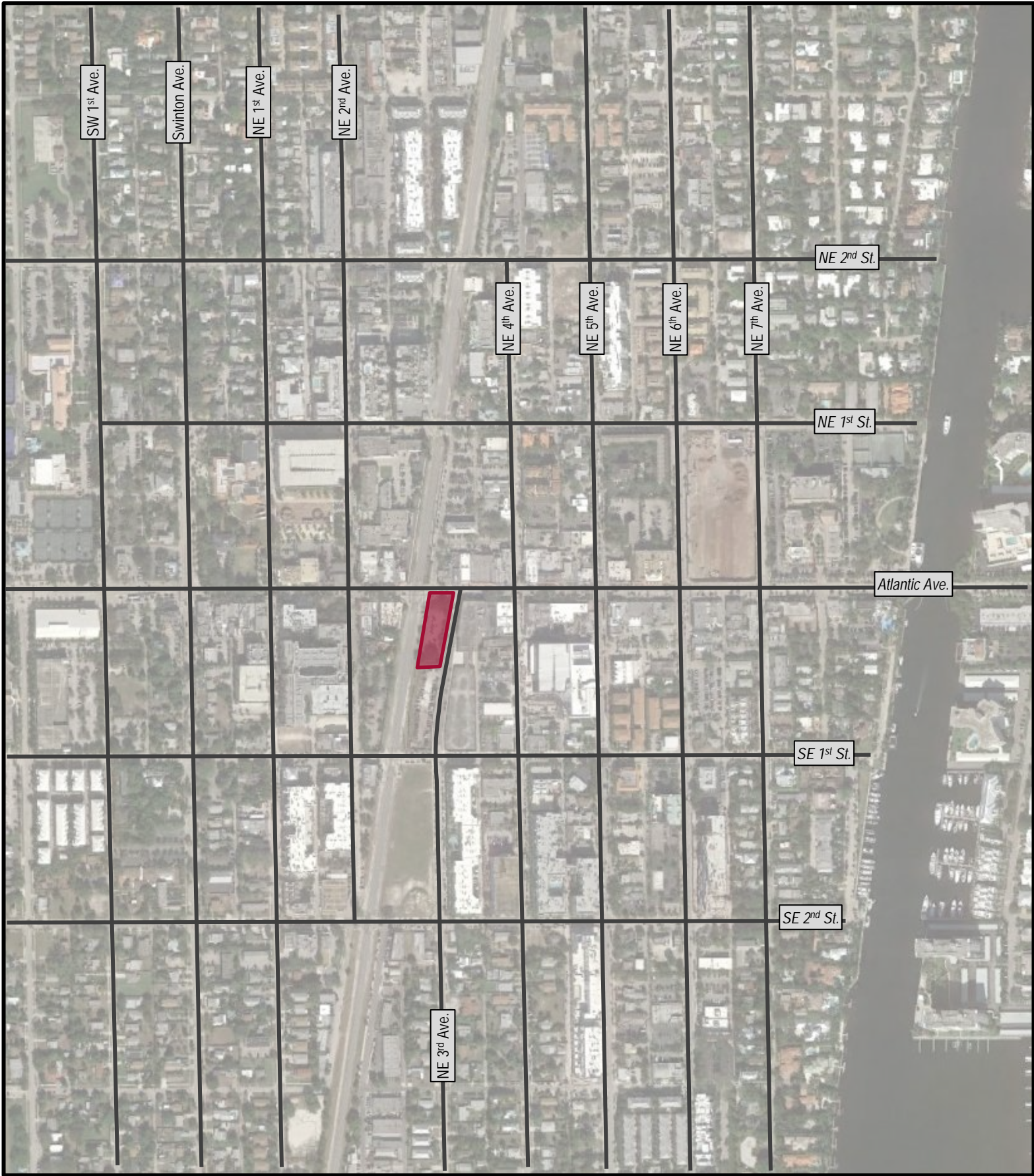
INTRODUCTION

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

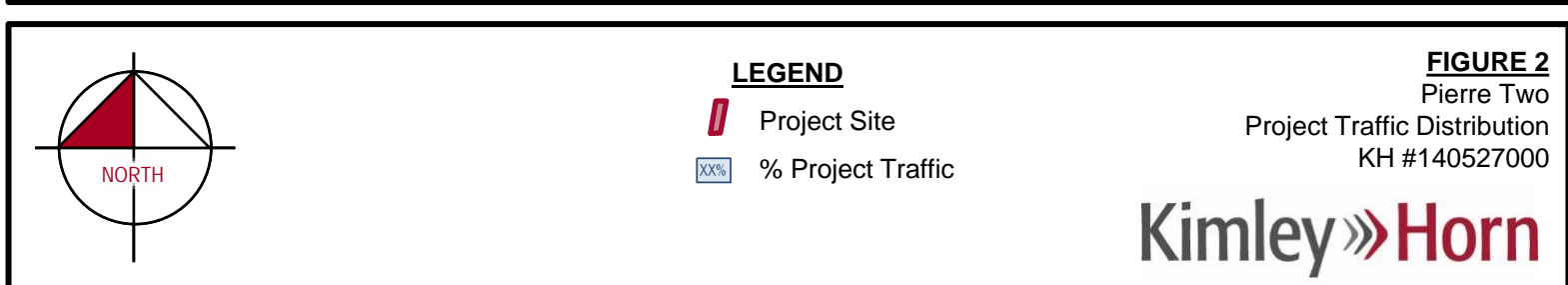
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Scenario								
Quality Restaurant	7.312 KSF	613	5	3	2	57	38	19
General Office (>5,000 SF)	15.505 KSF	174	41	35	6	18	3	15
	Subtotal	787	46	38	8	75	41	34
Pass-By Capture								
Quality Restaurant	44.0%	270	2	1	1	25	17	8
General Office (>5,000 SF)	10.0%	17	4	4	0	2	0	2
	Subtotal	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, 33% out)			7.8 trips/1,000 sf (67% in, 33% out)			44.0%
General Office (>5,000 SF)	Ln(T) = 0.97*Ln(X)+2.50	Ln(T) = 0.94*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.



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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:

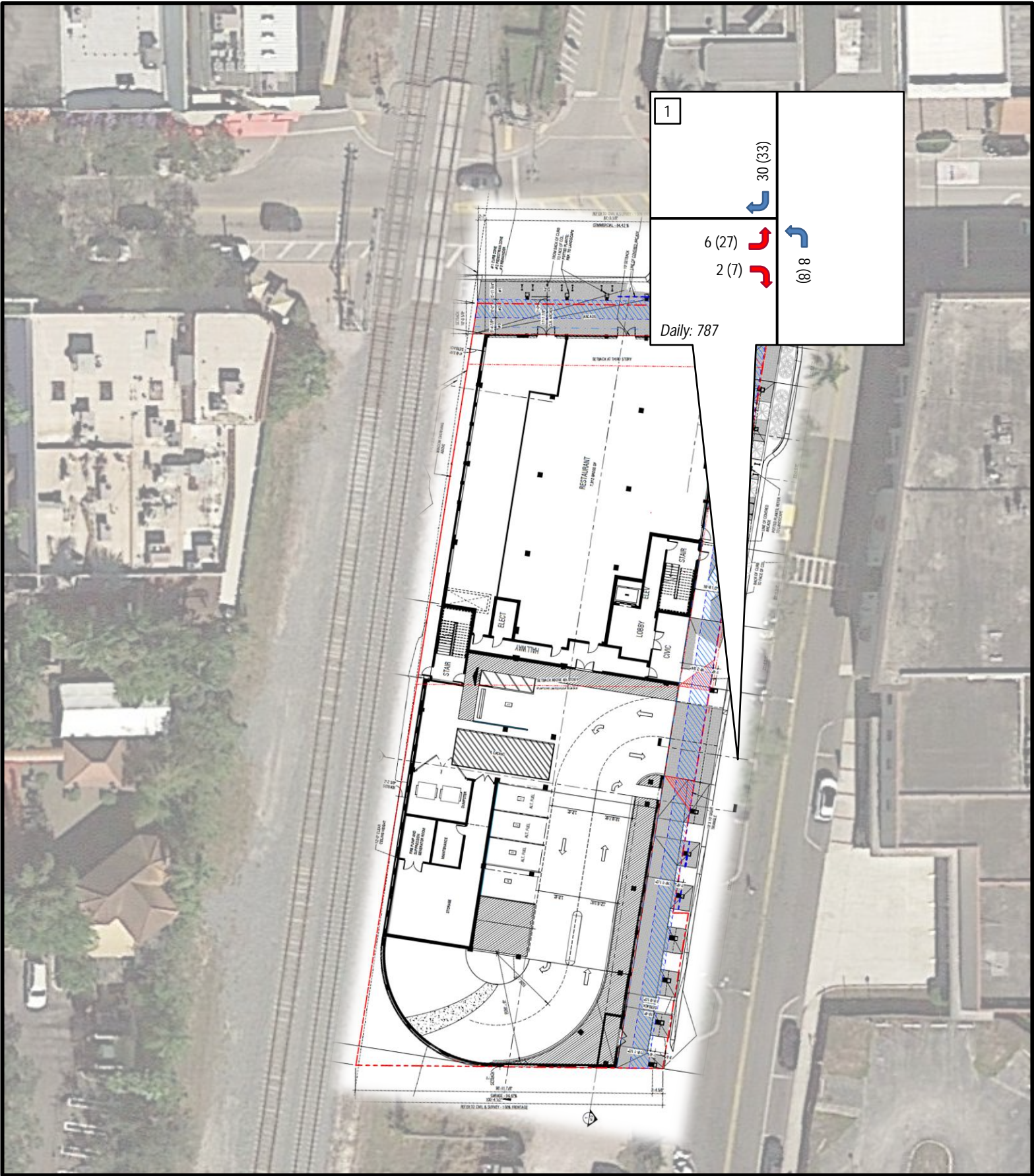
1. Full access driveway on SE 3rd Avenue (Driveway 1)

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

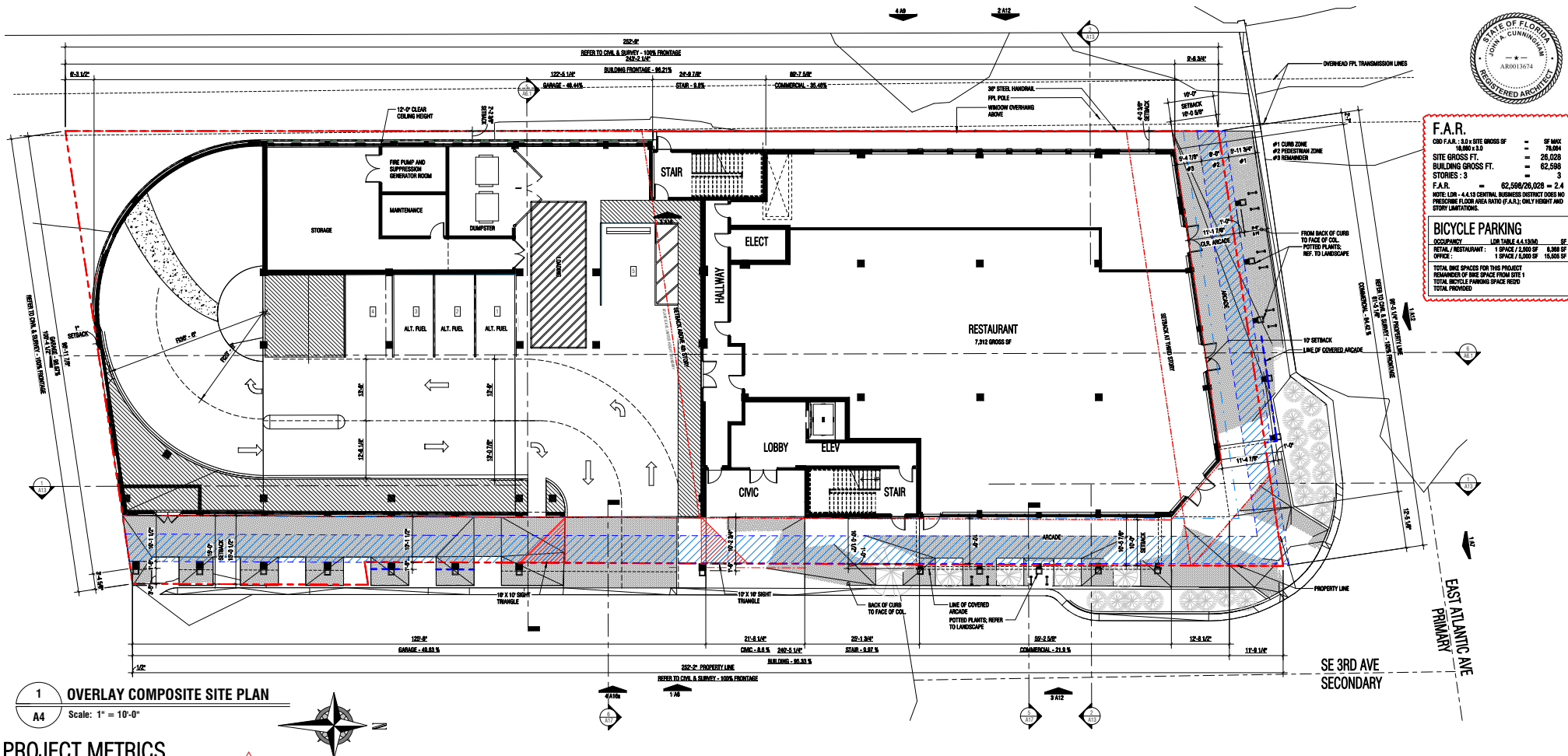
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CONCLUSION

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 = 87,000

SITE GROSS FT. = 28,000

BUILDING GROSS FT. = 82,598

STORIES : 3

F.A.R. = 82,598/28,000 = 2.95

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

BICYCLE PARKING

OCCUPANCY: LDR TABLE 4.3.4(1) (b) 1

RETAIL / RESTAURANT: 1 SPACE / 2,500 SF, 6,500 SF, 3.4 (1)

OFFICE: 1 SPACE / FLOOR SF, 13,000 SF, 1.1 (1)

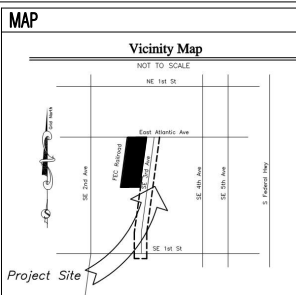
TOTAL BIKE SPACES FOR THIS PROJECT: 6.5 (1)

REMAINDER OF BIKE SPACE FROM SITE 1: 1

TOTAL BIKE PARKING SPACES NEEDED: 12

TOTAL PROVIDED: 20

PROJECT METRICS



PARKING CALCULATIONS (INSIDE CBD)

REQUIRED (R) - TOTAL PROVIDED

LEVEL SURFACE PARKING (RESTAURANT): 6,000' x 12' / 12' x 10' = 72 spaces (72)

LEVEL SURFACE PARKING (OFFICE): 1,000' x 10' / 10' x 10' = 100 spaces (100)

TOTAL TR. FL. SPACES: 92 SPACES - 5 PROV.

2nd FL. PARKING SPACE COUNT

LEVEL SURFACE PARKING (OFFICE): 6,388' x 1.0 sq / 500' = 12.77 spaces (13)

LEVEL SURFACE PARKING (OFFICE): 1,000' x 10' / 10' x 10' = 100 spaces (100)

TOTAL 2nd FL. SPACES: 17 SPACES REQUIRED - 17 PROV.

3rd FL. PARKING SPACE COUNT

LEVEL SURFACE PARKING (OFFICE): 7,117' x 1.0 sq / 500' = 14.23 spaces (14)

LEVEL SURFACE PARKING (OFFICE): 1,000' x 10' / 10' x 10' = 100 spaces (100)

TOTAL 3rd FL. SPACES: 14 SPACES REQUIRED - 17 PROV.

4th FL. PARKING SPACE COUNT

PARKING LEVEL

TOTAL 4th FL. SPACES: 41 SPACES PROVIDED

***BUSINESS REQUIRED SPACES: 31.00 SPACES

***WITH RESTAURANT REQUIRED SPACES: 122.00 SPACES

PROVIDED TOTAL SPACES: 70 SPACES

TOTAL PARKING SPACE PROVIDED: 80 SPACES

PER TABLE 4.3.4(1) 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 / 500 SF (NET)

RESTAURANT: 12 - 1,000 SF (<4,000 SF) - 1 SF / 1,000 SF (>4,000 SF)

PARKING SCHEDULE

Level	Type	Count
LEVEL 1	(P) x 10' (FULL)	4
LEVEL 1	12' x 10' w/ 5' ABLE (ADA)	1
LEVEL 2	(P) x 10' COMPACT	8
LEVEL 2	(P) x 10' (FULL)	8
LEVEL 2	12' x 10' w/ 5' ABLE (ADA)	2
LEVEL 3	(P) x 10' COMPACT	8
LEVEL 3	(P) x 10' (FULL)	8
LEVEL 3	12' x 10' w/ 5' ABLE (ADA)	2
LEVEL 4	(P) x 10' COMPACT	15
LEVEL 4	(P) x 10' (FULL)	28
LEVEL 4	(P) x 10' (FULL)	80

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: 28,554.54 SF

GROSS BUILDING: 24,138.06 SF

SETBACKS

LDR 4.3.4(1)

PARCEL AREA: 24,028.00 SF

100.0 %

24,028.00 SF

23,324.54 SF

87.1 %

8,640.83 SF

36.0 %

14,400.83 SF

59.9 %

703.46 SF

2.9 %

224.76 SF

0.9 %

LOT COVERAGE

LDR 4.3.4(1)

TOTAL LOT AREA: 24,028.00 SF

100.0 %

24,028.00 SF

23,324.54 SF

87.1 %

8,640.83 SF

36.0 %

14,400.83 SF

59.9 %

703.46 SF

2.9 %

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)	8,640.83 SF
GROUND FLOOR	PARKING	16,400.83 SF
GROUND FLOOR	SHAFT	16,424.59 SF
LEVEL 2	GROSS BUILDING AREA (UNDER A/C)	6,500.86 SF
LEVEL 2	PARKING	11,818.76 SF
LEVEL 2	SHAFT	7,753.18 SF
LEVEL 2		22,877.27 SF
LEVEL 3	GROSS BUILDING AREA (UNDER A/C)	5,100.16 SF
LEVEL 3	PARKING	11,818.81 SF
LEVEL 3	SHAFT	20,766.46 SF
LEVEL 4 - PARKING		131.84 SF
LEVEL 4 - PARKING	LOBBY	11,818.81 SF
LEVEL 4 - PARKING	SHAFT	680.3 SF
LEVEL 4 - PARKING		12,610.45 SF

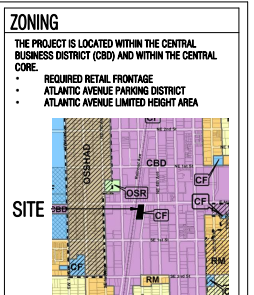
TABLE ABOVE EXCLUDES EXTERIOR HARDSCAPE OF 4,820 SF OF OPEN LANDSCAPE AND HARDSCAPE. EXCLUDES 50,000 SF OF ROOFTOP PARKING.

LEGAL DESCRIPTION

Tract 1, Block 1, Subdivision 1, City of Delray Beach, Florida, as shown on the plat of the same, recorded in Public Record No. 1, Page 1, of the Public Records of the City of Delray Beach, Florida.

Tract 1, Block 1, Subdivision 1, City of Delray Beach, Florida, as shown on the plat of the same, recorded in Public Record No. 1, Page 1, of the Public Records of the City of Delray Beach, Florida.

Tract 1, Block 1, Subdivision 1, City of Delray Beach, Florida, as shown on the plat of the same, recorded in Public Record No. 1, Page 1, of the Public Records of the City of Delray Beach, Florida.



PIERRE DELRAY PHASE II - SPRAB SITE PLAN PACKAGE

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COMPOSITE OVERLAY SITE PLAN

As indicated

11.02.2021

ZYSCOVICH
ARCHITECTS

300 Park Avenue, Suite 310
West Palm Beach, FL 33411
1-407-644-1600

info@zyscovich.com
www.zyscovich.com

A4

(5) Openings. [Am. Ord. 28-15 12/08/15] (a) Building facades facing streets or civic open spaces must have transparent windows covering between 20 percent and 75 percent of the wall area of each story as measured between finished floors. Transparent means non-achar, non-mirrored glass with a light transmission reduction of no more than 20 percent. [Am. Ord. 28-15 12/08/15]

(9) **Storefronts.** The storefront is a heritage type along sidewalk level of the ground story, typically associated with commercial uses. Storefronts are frequently shaded by awnings or canopies.

1. **Storefront dimensions.** Table 4.4.13(1) provides the dimensional requirements and the maximum allowed percentage of storefront. Figure 4.4.13-2(2) illustrates the dimensional requirements and Figure 4.4.13-2(4) provides a character example.

2. **Storefront 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 proportionate to the facade's opening shape and size. Except for curved surfaces, all awnings shall be sloped to 35 degrees from the horizontal plane.
- c. **Awning materials** shall be no more than 12 inches low intensity illuminated or plastic awnings are prohibited.

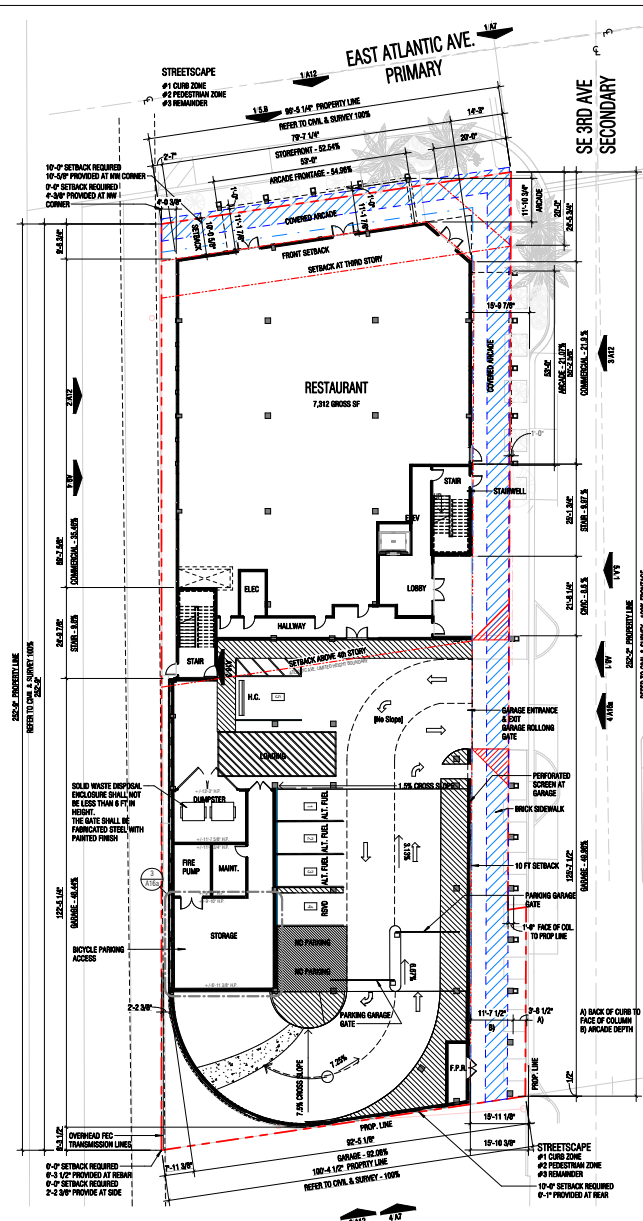
a. Storefronts shall be directly accessible from sidewalk; storefront doors may be recessed up to 18" (Amd. 28-15 12/09/15)

b. Storefront (window and door) openings shall extend along at least 80 percent of the width of the facade of the commercial space, by the sum of the midline of the rough openings. Storefront windows shall have a base line incline to three feet high. Transoms shall extend windows shall extend from the base to at least eight feet in height as measured from sidewalk grade. Translucent means non-color, non-silvered, glass with a light transmission reduction of no more than 20 percent. (Amd. 28-15 12/09/15)

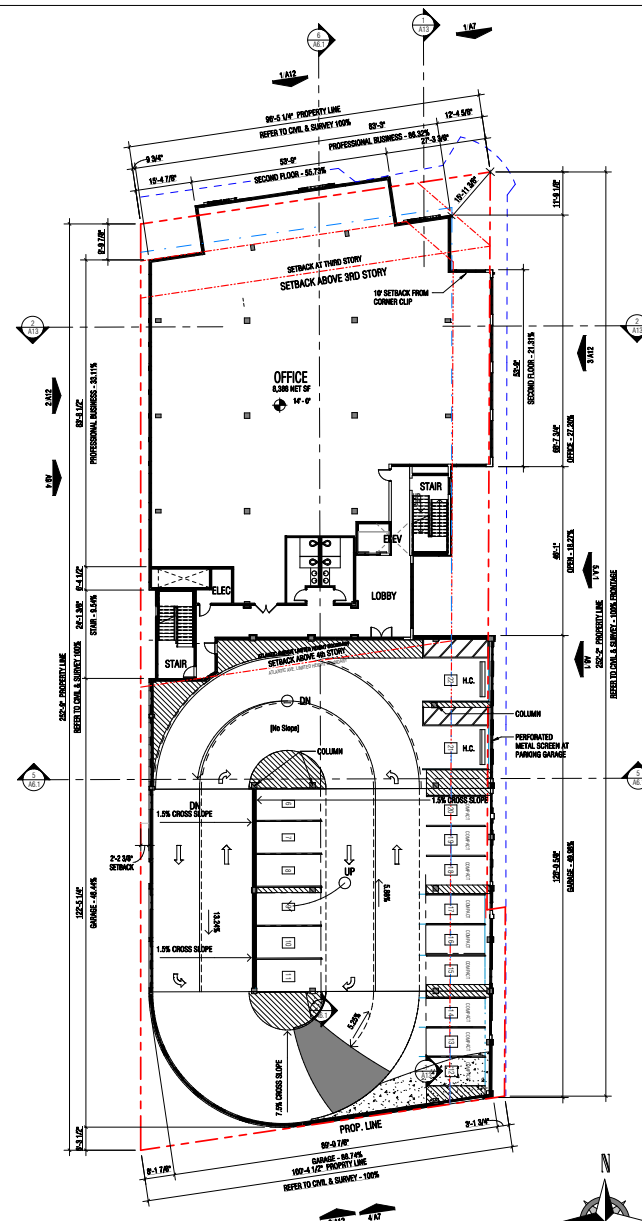
c. Storefronts may be combined with forecourt porches, or arcades. (Amd. 28-15 12/09/15)

	FRONTAGE	LENGTH	PERCENTAGE
COMMERCIAL	STOREFRONT - NORTH	*83'-1/2"	69.72%
	STOREFRONT - EAST	*66'-6"	33.34%
	ARCADÉ - NORTH	**53'-8 1/4"	55.65%
	ARCADÉ - EAST	*53'-9"	26.69%
	ARCADÉ-GARAGE	*93'-3 7/8"	46.76%
OFFICE - FLOORS	FLOOR	FLOOR	FLOOR
2ND	BALCONY - NORTH	53'-8"	55.65%
3RD	BALCONY - EAST	53'-9"	26.97%

*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"

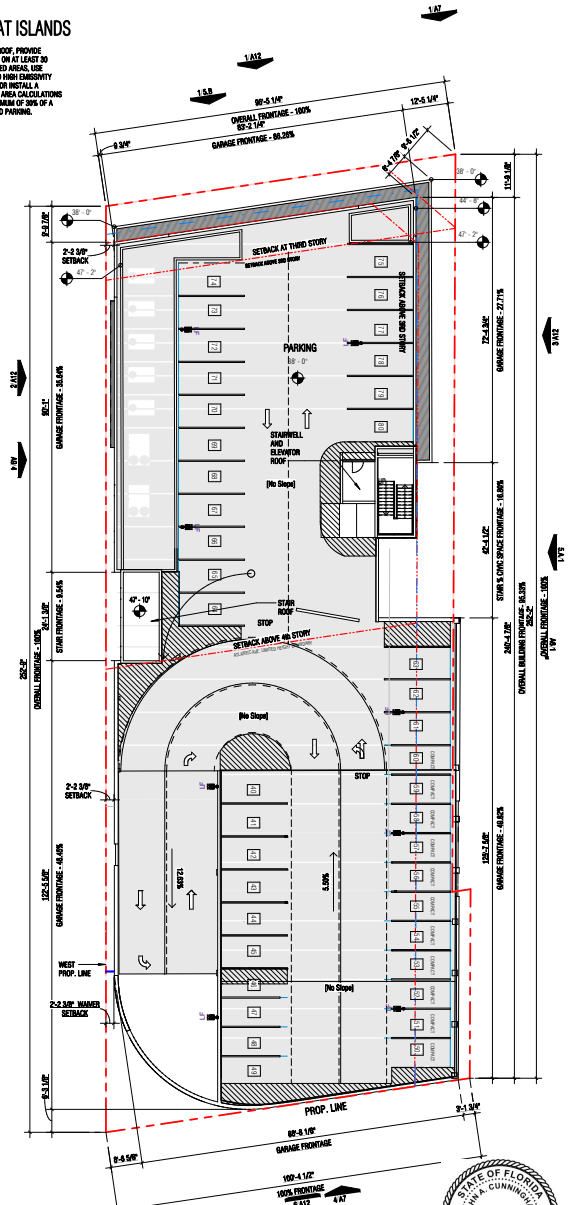
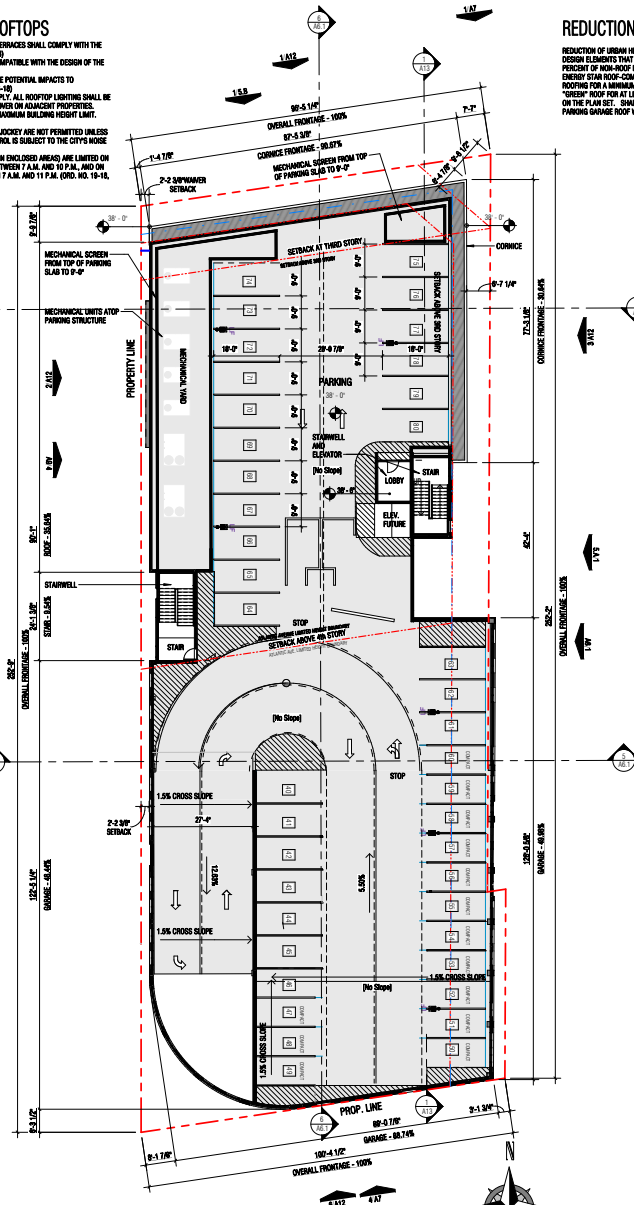
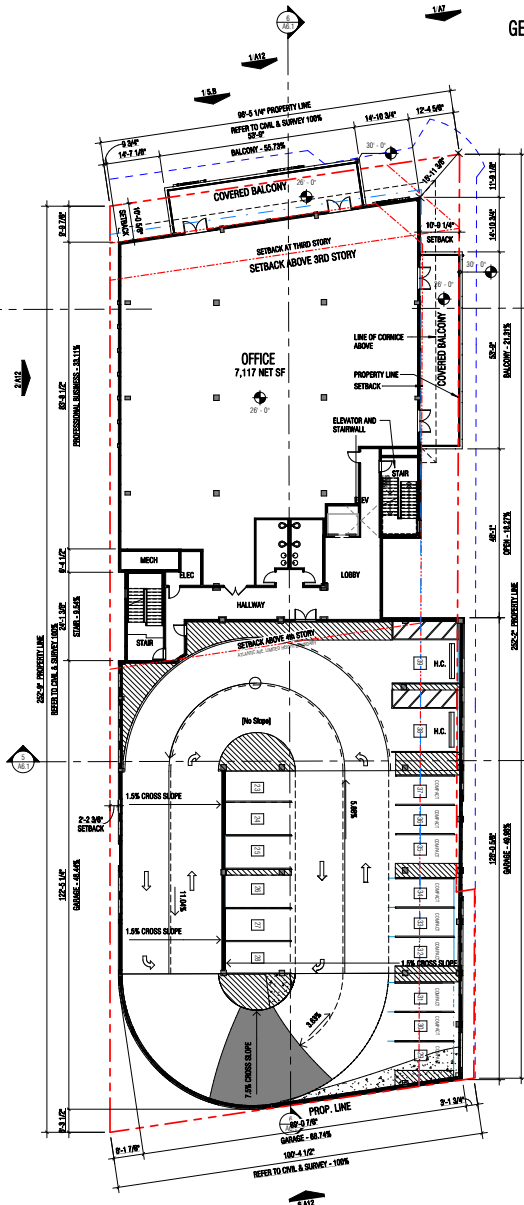


GENERAL STANDARDS FOR ROOFTOPS

1. GENERAL STANDARDS FOR ROOFTOPS: ALL ROOFTOP TERRACES SHALL COMPLY WITH THE FOLLOWING STANDARDS: (ORD. NO. 19-16, § 4, 10-16-16)
- A. ROOFTOP TERRACES SHALL BE ARCHITECTUALLY COMPATIBLE WITH THE DESIGN OF THE BUILDING. (ORD. NO. 19-16, § 4, 10-16-16)
- B. ROOFTOP TERRACES SHALL BE DESIGNED TO MINIMIZE POTENTIAL IMPACTS TO SURROUNDING PROPERTIES. (ORD. NO. 19-16, § 4, 10-16-16)
- C. LIGHTING STANDARDS OF SECTION 4.8.3 APPLY. ALL ROOFTOP LIGHTING SHALL BE FULL CUTOFF LUMINAIRES TO MINIMIZE SPILLAGE ON ADJACENT PROPERTIES. LIGHT POLES MAY NOT EXTEND BEYOND THE MAXIMUM BUILDING HEIGHT LIMIT. (ORD. NO. 19-16, § 4, 10-16-16)
- D. LIVE MUSIC AND MUSIC PLAYED BY A DISC JOCKEY ARE NOT PERMITTED UNLESS WITHIN ENCLOSED SPACES, AND MUSIC CONTROL IS SUBJECT TO THE CITY'S NOISE ORDINANCE. (ORD. NO. 19-16, § 4, 10-16-16)
- E. 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. 19-16, § 4, 10-16-16)

REDUCTION OF URBAN HEAT ISLANDS


REDUCTION OF URBAN HEAT ISLANDS: IN AREAS OF NON-ROOF, PROVIDE GREEN ELEMENTS THAT PROVIDE SHADE WITHIN 5 YEARS ON AT LEAST 50 PERCENT OF NON-ROOF IMPERVIOUS SURFACES. IN ROOFTOP AREAS, USE GREEN STAIR WALK-COMPLIANT, HIGH-REFLECTANCE AND HIGH-DENSITY 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.



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)		2021 Taxes	
Improvement Value	\$9,600	Ad Valorem	\$83,876
Land Value	\$3,952,665	Non Ad Valorem	\$484
Total Market Value	\$3,962,265	Total Tax	\$84,360
Assessed Value	\$3,962,265	2022 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$3,962,265	Applicants	
All values are as of January 1st each year.		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.		

[illegible]

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

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

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

No Details Found

No Details Found

No Image Found

Description	Area	Sq. Footage
No Data Found.		

Description	Year Built	Unit
No Extra Feature Available		