

September 3, 2021

Mr. David Schmidt
Simon and Schmidt
766 SE 5th Avenue
Delray Beach, Florida 33483

**Re: Achievement Center Office - #PTC21-093
Rezoning and Concurrency Traffic Statement**

Dear Mr. Schmidt:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed development meets the rezoning requirements of the City of Delray Beach and the requirements of Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code (ULDC). It is proposed to rezone the property located at 620 Lake Ida Road from R-1-A to Community Facilities (CF) in the City of Delray Beach as shown on Attachment 1. It is proposed to redevelop the single family home including the enclosure of the carport into an accessory 1,375 SF office for the Achievement Center school.

Attachments 2A through 2C provide the Daily and Peak Hour trip generation for the existing and proposed zoning designation land uses at maximum intensity. As shown on Attachment 2C, the net daily trips are less than 200, therefore a full traffic study is not required. The 2019 ADT on Lake Ida Road was 24,907. The Palm Beach County count is s provided at the end of the report. This analysis meets the requirements of the City of Delray Beach.

Attachment 3 provides the Daily and Peak Hour trip generation for the proposed office development with a resultant maximum of 3 peak hour trips. Per Article 12.D.1.C.2, of the Palm Beach ULDC, because the project generates fewer than 21 peak hour trips, a traffic study is not required. Additionally, per Article 12.D.2.A and B, because the project generates fewer than 100 peak hour trips, County review is not required. The project traffic has an insignificant impact on area roadways and is, therefore, in compliance with the Palm Beach County Traffic Performance Standards.

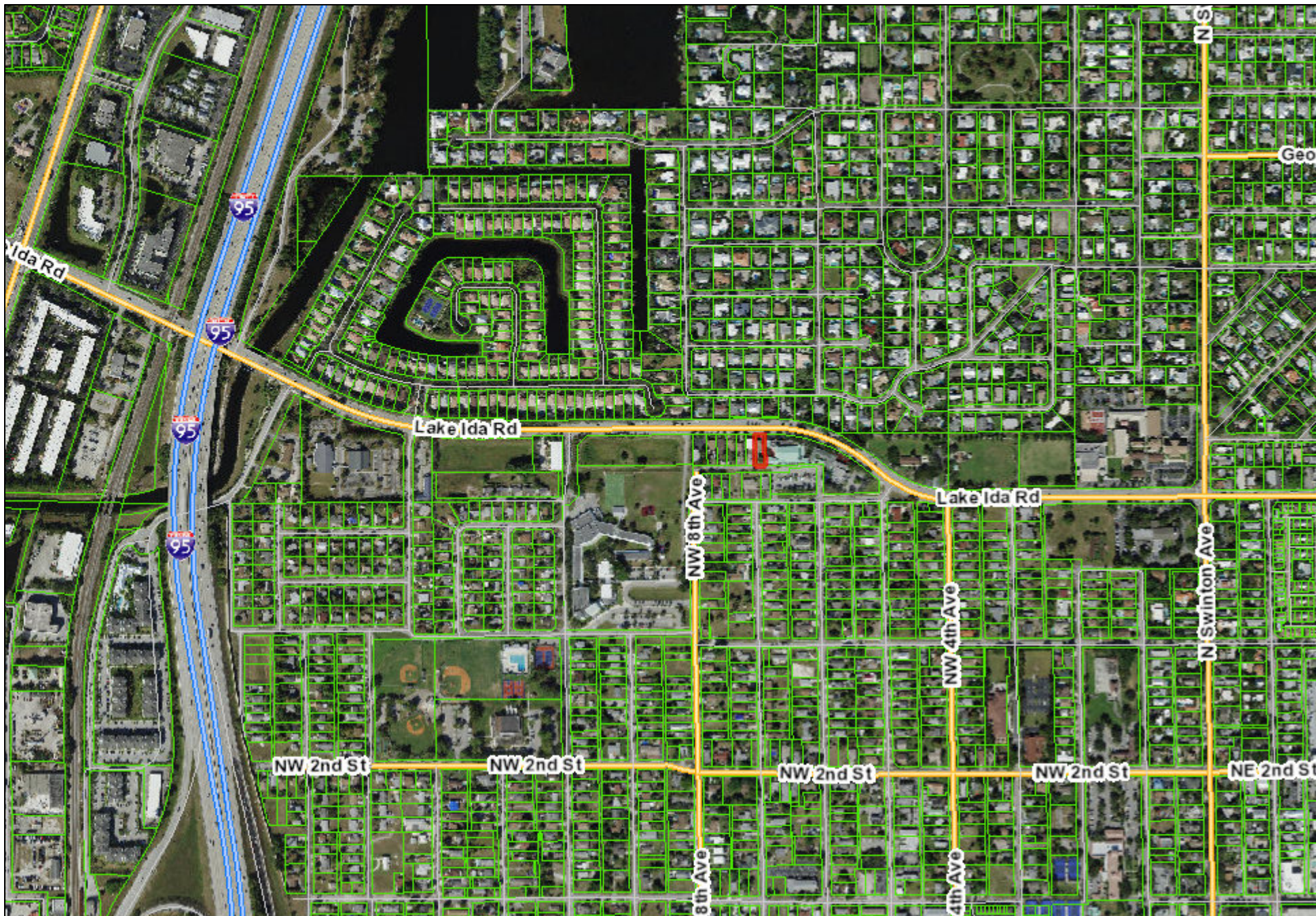
Sincerely,

Andrea M. Troutman, P.E.
President

Attachments

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409

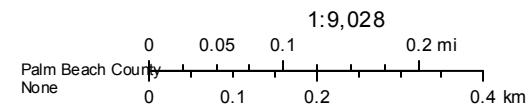
This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 9/3/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Created by: Palm Beach County

September 1, 2021

Attachment 1 Project Location



Attachment 2A
Achievement Center
Trip Generation - Existing Zoning R-1-A

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%				
Resid. Single Family	210	1 DUs	10 / DU	50%	10	-	0%	10	-	0%	10
TOTAL					10	-		10	-		10

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Resid. Single Family	210	1 DUs	0.74 / DU	25%	-	1	1	-	0%	-	1	1	-	0%	-	1	1
TOTAL					-	1	1	-		-	1	1	-		-	1	1

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Resid. Single Family	210	1 DUs	$\text{Ln (T)} = 0.96\text{Ln (X)} + 0.20$	63%	1	-	1	-	0%	1	-	1	-	0%	1	-	1
TOTAL					1	-	1	-		1	-	1	-		1	-	1

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

Attachment 2B
Achievement Center
Trip Generation - Proposed Zoning CF

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%				
Government Office	730	4,791 SF	22.59 / 1000 SF	50%	108	-	0%	108	11	10%	97
TOTAL					108	-		108	11		97

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Government Office	730	4,791 SF	3.34 / 1000 SF	75%	12	4	16	-	0%	12	4	16	2	10%	11	3	14
TOTAL					12	4	16	-		12	4	16	2		11	3	14

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Government Office	730	4,791 SF	1.71 / 1000 SF	25%	2	6	8	-	0%	2	6	8	1	10%	2	5	7
TOTAL					2	6	8	-		2	6	8	1		2	5	7

(1) Source: Palm Beach County Traffic Division and ITE [Trip Generation](#), 10th Edition.

(2) Based on 60% mainum floor area ratio for 0.1833 acres.

Attachment 2C
Achievement Center
Trip Generation - Rezoning Net Trips

	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Existing Zoning (1)	10	0	1	1	1	0	1
Proposed Zoning (2)	97	11	3	14	2	5	7
Net Trips	87	11	2	13	1	5	6

(1) See Attachment 2A.

(2) See Attachment 2B.

Attachment 3
Achievement Center
Trip Generation - Proposed Development

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%				
Small Office (<= 5,000 SF)	712	1,375 SF	16.19 / 1000 SF	50%	22	-	0%	22	2	10%	20
TOTAL					22	-		22	2		20

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Small Office (<= 5,000 SF)	712	1,375 SF	1.92 / 1000 SF	83%	2	1	3	-	0%	2	1	3	-	10%	2	1	3
TOTAL					2	1	3	-		2	1	3	-		2	1	3

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Small Office (<= 5,000 SF)	712	1,375 SF	2.45 / 1000 SF	32%	1	2	3	-	0%	1	2	3	-	10%	1	2	3
TOTAL					1	2	3	-		1	2	3	-		1	2	3

(1) Source: Palm Beach County Traffic Division and ITE [Trip Generation](#), 10th Edition.

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					*2020 DAILY		19-20 GR	3YR GR	2020 AM PEAK HOUR			2020 PM PEAK HOUR		
						2015	2016	2017	2018	2019	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
6618	JOG RD	Potomac Rd	Glades Rd	4D	1960	33018		29792	30832	30487										
6420	JUDGE WINIKOFF RD	Sandpoint Ter	SR 7	4D	1960	10464	9375	9590	9756	9693										
1404	JUPITER FARMS RD	Indiantown Rd	South of Indiantown	2	1140	10366	11136	11257		13127										
6417	KIMBERLY BLVD	SR-7	Lyons Rd	4D	1960	6170	6267	6213	6321	6027	6281	2/24/2020	4.04%	0.36%	415	219	225	519	269	260
3614	KIRK RD	Southern Blvd	Gun Club Rd	4D	1770	10020	10468	11067	11400	11515	11748	12/9/2019	1.98%	2.01%	1025	582	453	1116	624	532
3662	KIRK RD	Gun Club Rd	Summit Blvd	2	880	10675	10759	11029	11376	10939										
3656	KIRK RD	Summit Blvd	Forest Hill Blvd	2	880	9611	11093	10698	10833	10667										
4208	KIRK RD	Forest Hill Blvd	Purdy Ln	5	1960	16029	17223	17900	17337	17287	17246	3/4/2020	-0.24%	-1.23%	1370	875	526	1552	594	1035
4664	KIRK RD	Purdy Ln	10th Ave N	2	880	12213	12939	13172	13864	13625										
4630	KIRK RD	10th Ave N	Lake Worth Rd	2	880	9240	9699	9470	9976	9287	9509	2/12/2020	2.33%	0.14%	755	298	494	920	433	500
4652	KIRK RD	Lake Worth Rd	Melaleuca Ln	2	880	6791	7859	7859	8269	7762	8148	2/12/2020	4.74%	1.21%	582	335	250	829	397	432
5649	LAKE IDA RD	Hagen Ranch Rd	Jog Rd	2	880	7536	8245	8622	8812	9182										
5653	LAKE IDA RD	Jog Rd	El Clair Ranch Rd	2	880	10969	11308	12273	11274	12062	11944	1/8/2020	-0.99%	-0.90%	878	397	485	1057	452	611
5651	LAKE IDA RD	El Clair Ranch Rd	Military Tr	2	880	11682	12468	11777	12608	13552	13533	3/9/2020	-0.14%	4.74%	992	500	523	1182	511	671
5623	LAKE IDA RD	Military Tr	Barwick Rd	4D	1960	19827	20376	20485	20420	22277	21604	3/9/2020	-3.12%	1.79%	1630	881	759	1913	935	978
5307	LAKE IDA RD	Congress Ave	Swinton Ave	4D	1960	21542	20747	21363	24685	24907										
4409	LAKE WORTH RD	120th Av	Isles Bl	4D	1960	14871	15923				14454	12/16/2019			1105	560	561	1360	598	762
4407	LAKE WORTH RD	Isles Bl	SR-7	4D	1960	26672	27739	28369	28030	28212	28381	12/16/2019	0.60%	0.01%	2314	1366	971	2452	1238	1346
4401	LAKE WORTH RD	SR 7	Lyons Rd	6D	2680	38065	40990		39252	38109	39453	12/16/2019	3.41%		2863	1510	1423	3202	1632	1648