



Transportation Consultants

2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698

Certificate of Authorization Number: 7989

July 9, 2021

Mr. Sean McAllister
Stamm Development Group
1835 Market St, Suite 625
Philadelphia, PA 19103

Re: Stamm Development - #PTC21-077

Dear Mr. McAllister:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed development meets the requirements of the Palm Beach County Traffic Performance Standards. The site is located on George Bush Boulevard, west of North Ocean Boulevard in the City of Delray Beach, as shown on Attachment 1. It is proposed to convert an existing eight-room hotel to six townhome units. The buildout of this project is projected to be 2025. The Parcel Control Number is: 12-43-46-09-39-000-0281. The six townhome driveways will have direct access to George Bush Boulevard.

A daily, AM peak hour and PM peak hour trip generation analysis is provided on Attachments 2A and 2B, for the existing use and the proposed plan, respectively. The comparison of trips is shown on Attachment 2C. The proposed development results in a decrease in trips on a daily and peak hour basis. Therefore, this project is considered to be equivalent to the existing uses and is in compliance with the Palm Beach County Traffic Performance Standards.

Property data and the Site Plan are attached to this statement. Please contact me if you have any questions or need any additional information.

Sincerely,



Digitally signed by
Rebecca J Mulcahy
Date: 2021.07.09
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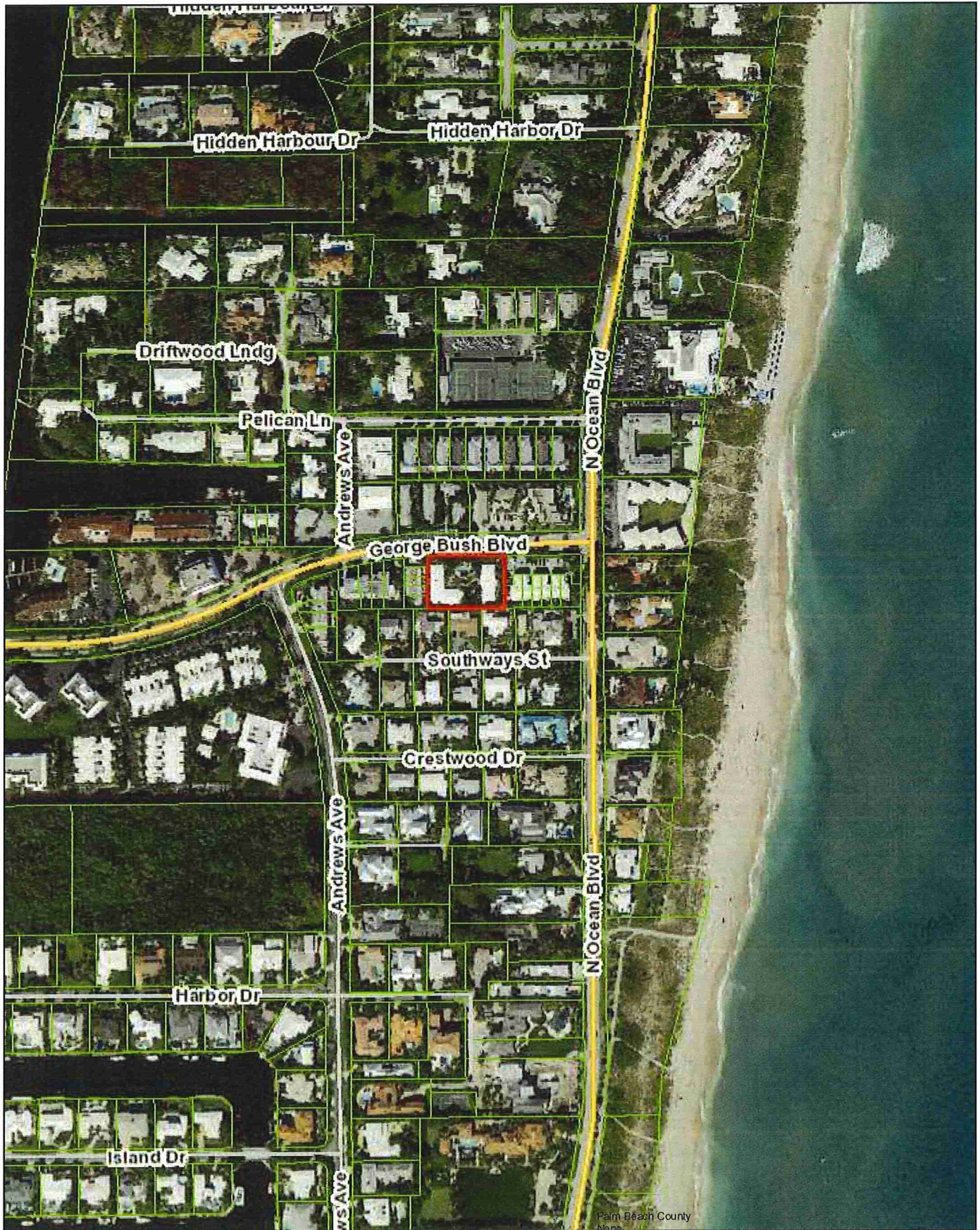
Rebecca J. Mulcahy, P.E.
Vice President

Attachments

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570

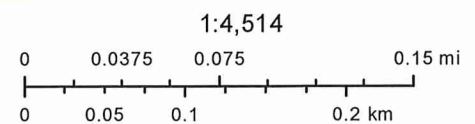
This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 7/9/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1 Project Location



July 2, 2021

Stamm Development



Attachment 2A
Stamm Development
Trip Generation - Existing Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%		Trips	%	
Hotel	310	8 Rooms	8.36 / Room	50%	67	-	0%	67	7	10%	60
TOTAL					67	-	0.0%	67	7		60

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	
Hotel	310	8 Rooms	0.47 / Room	59%	2	2	4	-	0%	2	2	4	-	10%	2	2	4
TOTAL					2	2	4	-	0.0%	2	2	4	-		2	2	4

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	
Hotel	310	8 Rooms	0.60 / Room	51%	3	2	5	-	0%	3	2	5	1	10%	3	1	4
TOTAL					3	2	5	-	0.0%	3	2	5	1		3	1	4

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

Attachment 2B
Stamm Development
Trip Generation - Proposed Uses

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. Multi Family LR	220	6 DUs	7.32 / DU	50%	44	-	0%	44	-	44
TOTAL					44	-	0.0%	44	-	44

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. Multi Family LR	220	6 DUs	0.46 / DU	23%	1	2	3	-	0%	1	2	3	-	1	2	3
TOTAL					1	2	3	-	0.0%	1	2	3	-	1	2	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
Resid. Multi Family LR	220	6 DUs	0.56 / DU	63%	2	1	3	-	0%	2	1	3	-	2	1	3
TOTAL					2	1	3	-	0.0%	2	1	3	-	2	1	3

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

Attachment 2C
Stamm Development
Trip Generation Comparison

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Existing Uses	60	2	2	4	3	1	4
Proposed Uses	44	1	2	3	2	1	3
Net New Trips:	(16)	(1)	-	(1)	(1)	-	(1)

Property Detail

Parcel Control Number:	12-43-46-09-39-000-0281	Location Address:	1236 GEORGE BUSH BLVD		
Owners:	1236 GEORGE BUSH BLVD LLC				
Mailing Address:	835 MARKET ST STE 625,PHILADELPHIA PA 19103 2915				
Last Sale:	APR-2021	Book/Page#:	32463 / 336	Price:	\$4,250,000
Property Use Code:	0800 - MULTIFAMILY < 10 UNITS	Zoning:	RM - RM-MULTIPLE FAMILY (MEDIUM) (12-DELRAY BEACH)		
Legal Description:	S/D OF 9-46-43 N 1/2 OF LT 28 LYG E OF & ADJ TO PB72P10 (LESS GEORGE BUSH BLVD R/W) & N 1/2 OF LT 29 (LESS W 233.26 FT & GEORGE BUSH BLVD R/W)	Total SF:	7404	Acres	0.6177

2020 Values (Current)

Improvement Value	\$23,294
Land Value	\$1,854,000
Total Market Value	\$1,877,294
Assessed Value	\$1,877,294
Exemption Amount	\$0
Taxable Value	\$1,877,294

All values are as of January 1st each year.

2020 Taxes

Ad Valorem	\$38,198
Non Ad Valorem	\$937
Total Tax	\$39,135

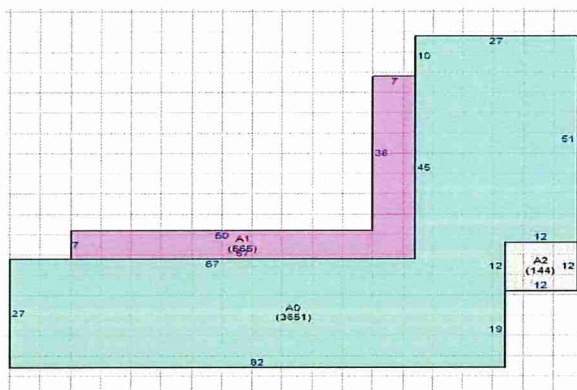
2021 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
FOP Finished Open Porch	665
BAS Base Area	3651
UST Unfinished Storage	144
Total Square Footage : 4460	
Total Area Under Air : 3651	

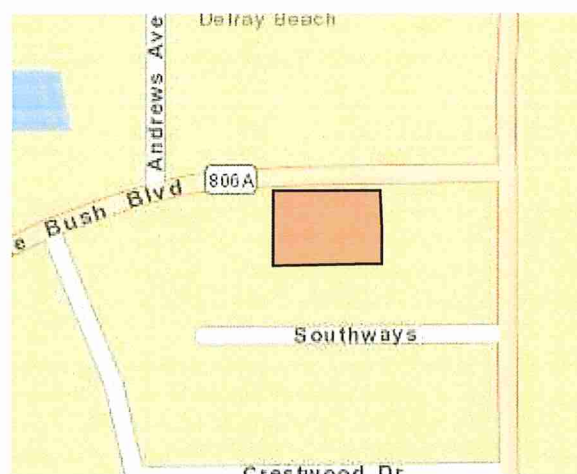
Extra Features

Description	Year Built	Unit
Pool - In-Ground	1966	1
Utility Building	1966	99
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.		

Structural Details (Building 1)

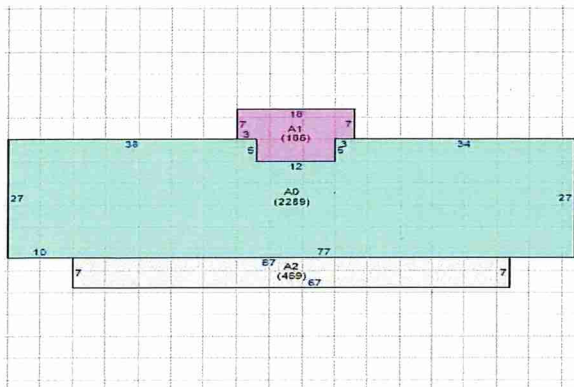
Description	
1. Exterior Wall 1	MSY: CB STUCCO
2. Year Built	1966
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	0
7. Full Baths	5
8. Half Baths	0
9. Exterior Wall 2	NONE
10. Roof Structure	GABLE/HIP
11. Roof Cover	CONCRETE TILE
12. Interior Wall 1	DRYWALL
13. Interior Wall 2	N/A
14. Floor Type 1	TERAZZO MONOLITHIC
15. Floor Type 2	N/A
16. Stories	1

MAP



Building Footprint (Building 2)

Owner Name: 1236 GEORGE BUSH BLVD LLC ,
PCN: 12-43-46-09-39-000-0281



Structural Details (Building 2)

No	Description	
1.	Exterior Wall 1	MSY: CB STUCCO
2.	Year Built	1966
3.	Air Condition Desc.	HTG & AC
4.	Heat Type	FORCED AIR DUCT
5.	Heat Fuel	ELECTRIC
6.	Bed Rooms	0
7.	Full Baths	5
8.	Half Baths	0
9.	Exterior Wall 2	NONE
10.	Roof Structure	GABLE/HIP
11.	Roof Cover	CONCRETE TILE
12.	Interior Wall 1	DRYWALL
13.	Interior Wall 2	N/A
14.	Floor Type 1	TERAZZO MONOLITHIC
15.	Floor Type 2	N/A
16.	Stories	1

Subarea and Square Footage (Building 2)

Description	Area	Sq. Footage
BAS BASE AREA	1	2289
FSP FINISHED SCREENED PORCH	2	186
FOP FINISHED OPEN PORCH	3	469
Total Square Footage:	2944	2944
Total Area Under Air:	2289	2289

A/C BUILDING AREA TABULATION			
UNIT TYPE	# OF UNITS	SQ. FT./UNIT	TOTAL SQ. FT.
UNIT A	2	3,768	7,536
UNIT B	4	4,414	17,656
TOTAL	6		25,192

TOTAL BUILDING AREA TABULATION			
UNIT TYPE	# OF UNITS	SQ. FT./UNIT	TOTAL SQ. FT.
UNIT A	2	5,778 SF	11,556 SF
UNIT B	4	5,663 SF	22,640 SF
TOTAL	6		34,196 SF

MIN. LOT MAX. BLDG. (SEE REG. 4)	MIN. LOT WIDTH (W)	MIN. LOT DEPTH (D)	MIN. LOT OPEN SPACE (S)	MIN. LOT FRONTAGE (F)	MAX. LOT COVERAGE (C)	MAX. BLDG. HEIGHT (H)
REQUIRED	8,000	60	120	25 (6,763 SF)	60	40 (16.83)
PROVIDED	27,074	200	133.29	200	39.9 (17,752.27/214)	34'-0"

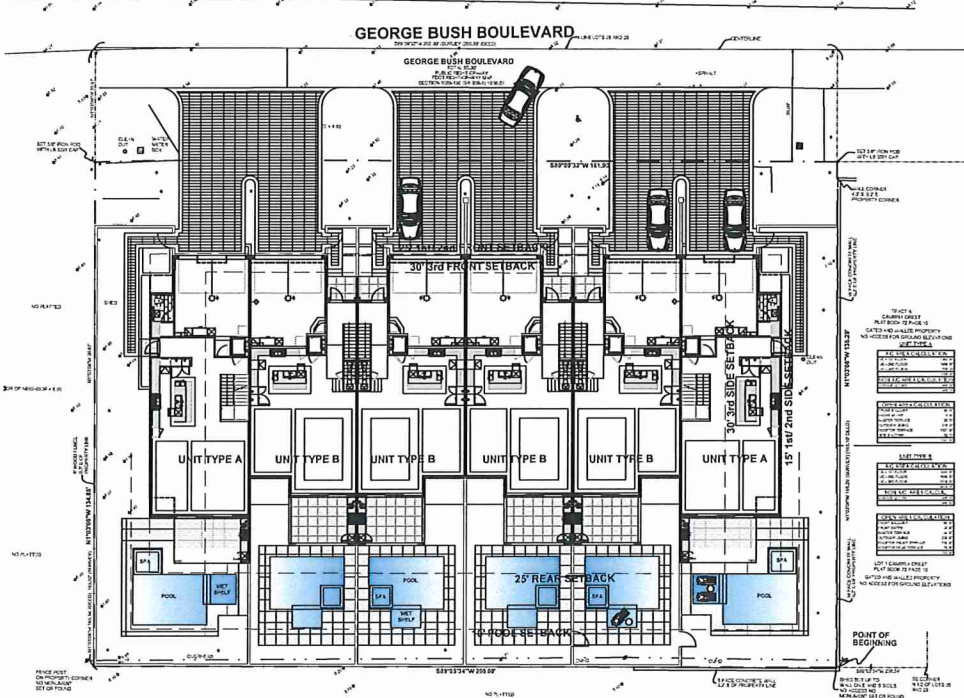
PROJECT DATA			
ZONING RM	152.13	152.13	
- BUILDING FOOTPRINT AREA	10,792 S.F.	39.9%	
- PARKING	2,882 S.F.		
- WATER BODIES	0 S.F.		
- NO. OF DWELLING UNITS	6 UNITS		
- DWELLING UNIT PER ACRE	9 / ACRE		

SETBACKS			
	REQUIRED	PROVIDED	
FRONT	25' / 30'	25' / 30'	
SIDE (INTERIOR)	15' / 30'	15' / 30'	
REAR	25'	32'	

PARKING ANALYSIS	
GARAGE PARKING (UNIT PARKING)	12
OVERLAY PARKING (GUEST PARKING)	12
ADDITIONAL PARKING	0
TOTAL PARKING	24

* 18.0000 - 184.444
 24 UP 184.444 PER UNIT
 12.0000 UP 184.444 PER UNIT

NOTES:
 1. PER DELRAY BEACH CODE OF ORDINANCES ALL BUILDINGS OR STRUCTURES REGARDLESS OF THE TYPE OF CONSTRUCTION WHICH ARE 3 OR MORE OCCUPIED STORES OR HAVE THREE (3) OR MORE UNOCCUPIED STORES AS DEEMED REQUIRED BY THE AUTHORITY HAVING JURISDICTION, MUST HAVE SPRINKLER PROTECTION.
 2. FIRE CODE REFERENCE: FLORIDA FIRE PREVENTION CODE 5TH EDITION - FLORIDA SPECIFIC NFPA 1, FIRE CODE, 2012 EDITION & FLORIDA SPECIFIC NFPA 131 LIFE SAFETY CODE, 2012 EDITION.
 3. ALL PROPOSED UTILITY LINES WILL BE PLACED UNDERGROUND.
 4. SEE W-4 ON C.B. DWGS FOR ALL SITE UTILITIES.



CUSTOM RESIDENCES
 1236 GEORGE BUSH BOULEVARD
 DELRAY BEACH, FLORIDA



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