



Revised December 27, 2022
June 11, 2021

Sent via e-mail: Jerrod.Purser@wginc.com

Jeff Brophy, PLA, ASLA, VP
C/O Jerrod Purser, PLA
WGI, Inc
2035 Vista Parkway
West Palm Beach, FL 33411

Re: 318 SE 5th Avenue - City of Delray Beach
Previous TPS Approval #:210612
PCN 12-43-46-21-01-104-0010/-0030/-0050/-0060

Dear Jerrod,

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*. This traffic statement is associated with a Site Plan application to replace nine (9) multifamily units and 800 square feet of office uses with a building consisting of 26 multifamily units and 4,479 square feet of retail uses.

The subject site is located at the southwest corner of SE 3rd Street and SE 5th Avenue in the City of Delray Beach, Florida. Figure 1 shows an aerial view of the project location in relation to the transportation network. Parcel Control Numbers associated with this project are 12-43-46-21-01-104-0010/-0030/-0050/-0060. A copy of the property appraiser information associated with the project is included as Exhibit 1.



Figure 1: Project Location

According to provisions in Article 12 of the PBC ULDC – Section 3.B, if a structure or building has not been discontinued or abandoned for five (5) or more years prior to the time of the application, then the project is eligible for an existing use credit against project traffic. Exhibit 2 includes a 3D aerial from the site while Exhibit 3 includes a 2017 aerial of the site. Exhibit 4 includes a copy of the proposed site plan.

Trip generation for existing and proposed uses were based on the *PBC Trip Generation Rates* dated July 25, 2022. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. Exhibit 5 includes the PBC trip generation rates used in this analysis.

Table 2 provides Daily, AM, and PM peak hour volumes for the existing and proposed development. According to Table 2, the additional net Daily, AM and PM peak hour trips potentially generated due to the proposed modifications are 136, 9 (3 In/6 Out) and 14 (8 In/6 Out) trips respectively.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	Pass-By %	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Townhomes ¹	220	6.74	24%	76%	0.40	63%	37%	0.51	220
Apartments ²	221	4.54	23%	77%	0.37	61%	39%	0.39	221
Small Office ³	712	14.39	82%	18%	1.67	34%	66%	2.16	712
Retail ⁴	822	54.45	60%	40%	2.36	50%	50%	6.59	822

Table 2: Trip Generation

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
VESTED DEVELOPMENT								
Multifamily (Up to 3 Story)	9 DUs	61	1	3	4	3	2	5
Office	800 SF	12	1	0	1	1	1	2
Σ		73	2	3	5	4	3	7
Office Pass-By	10%	(1)	0	0	0	0	0	0
Net Existing Traffic		72	2	3	5	4	3	7
PROPOSED DEVELOPMENT								
Multifamily (4-10 Story)	26 DUs	118	2	8	10	6	4	10
Gen. Commercial	4,479 SF	244	7	4	11	15	15	30
Σ		362	9	12	21	21	19	40
Retail Pass-By	63%	(154)	(4)	(3)	(7)	(9)	(10)	(19)
Net Proposed Traffic		208	5	9	14	12	9	21
Net Traffic		136	3	6	9	8	6	14

Based on the *PBC – TPS* and the *Land Development Design Standards Manual*, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles. Figure 2 provides Daily, AM and PM peak hour driveway volumes for the subject site. Based on the information presented in Figure 2, *PBC - TPS*, and the *Land Development Design Standards Manual*, turn lanes are not required at the project driveways.

¹ Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH)

² Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)

³ Small Office Building (<=10k SF GFA)

⁴ Strip Retail Plaza (<40ksf)

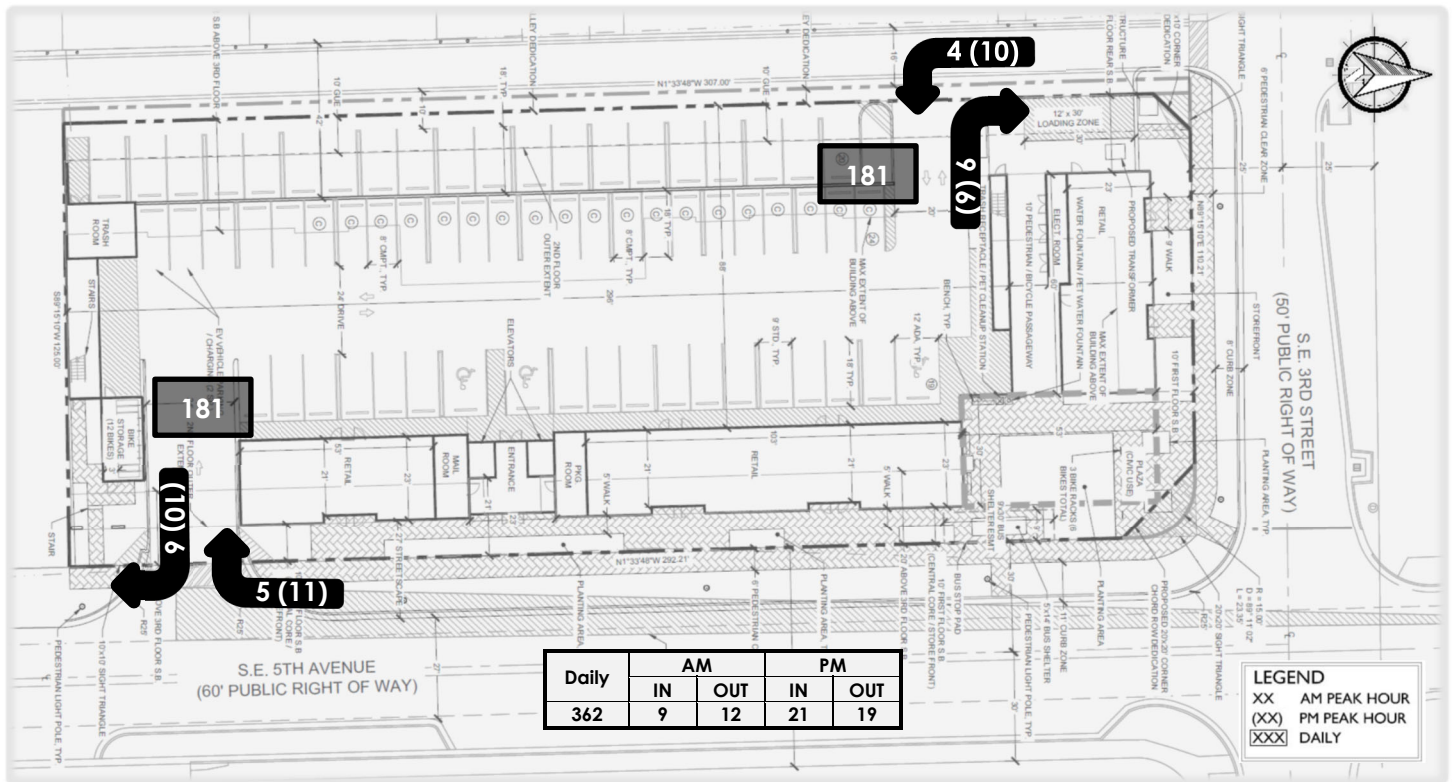


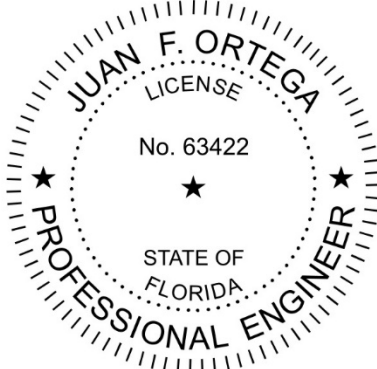
Figure 2: Project Driveway Volumes

The proposed changes to the 318 SE 5th Avenue development have been evaluated following *PBC TPS - Article 12 of the PBC ULDC*. This analysis shows that the proposed request to replace nine (9) multifamily units and 800 square feet of Office uses with a building consisting of 26 multifamily units and 4,479 square feet of Retail uses will generate less than 20 peak hour trips. Therefore, the proposed development will be in compliance with *PBC TPS - Article 12 of the PBC ULDC*. Expected buildout for the project is in the year 2025.

Sincerely,

JFO GROUP INC

COA Number 32276



Enclosures: Exhibit 1: Property Appraiser Information
 Exhibit 2: 3D Aerial
 Exhibit 3: 2017 Aerial
 Exhibit 4: Proposed Site Plan
 Exhibit 5: Trip Generation Rates
 Exhibit 6: 2021/07/07 TPS approval

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Property Detail	
Location Address	302 SE 5TH AVE
Municipality	DELRAY BEACH
Parcel Control Number	12-43-46-21-01-104-0010
Subdivision	OSCEOLA PARK IN
Official Records Book	32307
Page 1835	
Sale Date	MAR-2021
Legal Description	OSCEOLA PARK LT 1 (LESS E 10 FT & RETURN CURVE R/W) & LT 2 (LESS E 10 FT RD R/W) BLK 104

Owner Information	
Owners	Mailing address
318 SE 5TH LLC	6810 N STATE ROAD 7 POMPANO BEACH FL 33073 4304

Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2021	\$3,900,000	32307 / 01835	WARRANTY DEED	318 SE 5TH LLC
JUL-2020	\$2,500,000	31592 / 00925	WARRANTY DEED	SHOVEL READY PROJECTS LLC
SEP-2017	\$3,050,000	29365 / 00534	WARRANTY DEED	FEDERAL HIGHWAY CAPITAL 318 B LLC
JUL-2005	\$1,325,000	18940 / 01645	WARRANTY DEED	5TH STREET VENTURE LLC
JUL-2004	\$800,000	17306 / 00063	WARRANTY DEED	THIRD ADVENTURE LLC
AUG-1997	\$220,000	09959 / 01144	WARRANTY DEED	
MAY-1990	\$155,000	06445 / 00898	WARRANTY DEED	
MAY-1990	\$100	06461 / 01861	WARRANTY DEED	
MAR-1982	\$150,000	03696 / 00939	WARRANTY DEED	

Exemption Information
No Exemption information available

Property Information	
Number of Units	0
*Total Square Feet	0
Acres	0.2947
Use Code	1000 - VACANT COMMERCIAL
Zoning	CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)

Appraisals			
Tax Year	2020	2019	2018
Improvement Value	\$0	\$0	\$307,895
Land Value	\$0	\$0	\$641,800
Total Market Value	\$744,488	\$744,488	\$949,695
All values are as of January 1st each year			

Assessed and Taxable Values			
Tax Year	2020	2019	2018
Assessed Value	\$744,488	\$744,488	\$949,695
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$744,488	\$744,488	\$949,695

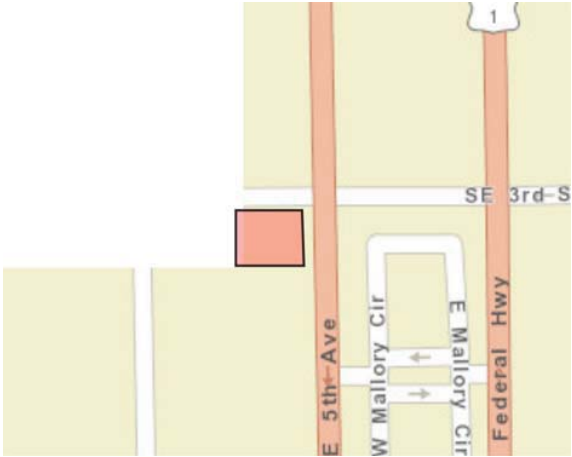
Taxes			
Tax Year	2020	2019	2018
Ad Valorem	\$15,148	\$15,317	\$19,121
Non Ad Valorem	\$204	\$204	\$685
Total tax	\$15,352	\$15,521	\$19,806

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

Property Detail			
Parcel Control Number:	12-43-46-21-01-104-0010	Location Address:	302 SE 5TH AVE
Owners:	318 SE 5TH LLC		
Mailing Address:	6810 N STATE ROAD 7,POMPANO BEACH FL 33073 4304		
Last Sale:	MAR-2021	Book/Page#:	32307 / 1835
Property Use Code:	1000 - VACANT COMMERCIAL	Price:	\$3,900,000
		Zoning:	CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)
Legal Description:	OSCEOLA PARK LT 1 (LESS E 10 FT & RETURN CURVE R/W) & LT 2 (LESS E 10 FT RD R/W) BLK 104	Total SF:	0
		Acres	0.2947

2020 Values (Current)		2020 Taxes	
Improvement Value	\$0	Ad Valorem	\$15,148
Land Value	\$0	Non Ad Valorem	\$204
Total Market Value	\$744,488	Total Tax	\$15,352
Assessed Value	\$744,488	2021 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$744,488	Applicants	
All values are as of January 1st each year.		No Details Found	

<div>No Image Found</div>	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)		MAP	
Description			

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA4/28/2021

Property Detail

Location Address318 SE 5TH AVE

MunicipalityDELRAY BEACH

Parcel Control Number12-43-46-21-01-104-0030

SubdivisionOSCEOLA PARK IN

Official Records Book32307Page1835

Sale DateMAR-2021

Legal DescriptionOSCEOLA PARK LTS 3 & 4 /LESS E 10 FT RD R/W/ BLK 104

Owner Information

Owners

Mailing address

318 SE 5TH LLC

6810 N STATE ROAD 7
POMPANO BEACH FL 33073 4304

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2021	\$3,900,000	32307 / 01835	WARRANTY DEED	318 SE 5TH LLC
JUL-2020	\$2,500,000	31592 / 00925	WARRANTY DEED	SHOVEL READY PROJECTS LLC
SEP-2017	\$3,050,000	29365 / 00534	WARRANTY DEED	FEDERAL HIGHWAY CAPITAL 318 B LLC
AUG-2009	\$420,000	23655 / 01147	WARRANTY DEED	FLORIDA FIFTH & THIRD LLC
JUN-2009	\$20,000	23274 / 01843	CERT OF TITLE	NORTH COMMUNITY BANK
MAY-2005	\$970,000	18542 / 01813	WARRANTY DEED	5TH STREET VENTURE LLC
OCT-1999	\$135,000	11459 / 01714	WARRANTY DEED	MEDINA CARLOS W
JAN-1997	\$100	09620 / 00889	WARRANTY DEED	
JUN-1986	\$140,000	04907 / 00912	WARRANTY DEED	
JAN-1983	\$107,000	03876 / 01166	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units4

*Total Square Feet0

Acres0.2918

Use Code1000 - VACANT COMMERCIAL

ZoningCBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)

Appraisals

Tax Year	2020	2019	2018
Improvement Value	\$0	\$0	\$80,029
Land Value	\$0	\$0	\$635,550
Total Market Value	\$737,238	\$737,238	\$715,579

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2020	2019	2018
Assessed Value	\$737,238	\$737,238	\$715,579
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$737,238	\$737,238	\$715,579

Taxes

Tax Year	2020	2019	2018
Ad Valorem	\$15,001	\$15,168	\$14,407
Non Ad Valorem	\$50	\$438	\$442
Total tax	\$15,051	\$15,606	\$14,849

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

Property Detail

Parcel Control Number:12-43-46-21-01-104-0030

Location Address:318 SE 5TH AVE

Owners:318 SE 5TH LLC

Mailing Address:6810 N STATE ROAD 7,POMPANO BEACH FL 33073 4304

Last Sale:MAR-2021

Book/Page#:32307 / 1835

Price:\$3,900,000

Property Use Code:1000 - VACANT COMMERCIAL

Zoning:CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)

Legal Description:OSCEOLA PARK LTS 3 & 4 /LESS E 10 FT RD R/W/ BLK 104

Total SF:0

Acres0.2918

2020 Values (Current)

2020 Taxes

Improvement Value\$0

Land Value\$0

Total Market Value\$737,238

Assessed Value\$737,238

Exemption Amount\$0

Taxable Value\$737,238

Ad Valorem\$15,001

Non Ad Valorem\$50

Total Tax\$15,051

2021 Qualified Exemptions

No Details Found

Applicants

No Details Found

All values are as of January 1st each year.

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

No Image Found

Structural Details (Building 0)

MAP

Description

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA4/28/2021

Property Detail	
Location Address	338 SE 5TH AVE
Municipality	DELRAY BEACH
Parcel Control Number	12-43-46-21-01-104-0050
Subdivision	OSCEOLA PARK IN
Official Records Book	32307
	Page 1835
Sale Date	MAR-2021
Legal Description	OSCEOLA PARK LT 5 /LESS E 10 FT RD R/W/ BLK 104

Owner Information	
Owners	Mailing address
318 SE 5TH LLC	6810 N STATE ROAD 7 POMPANO BEACH FL 33073 4304

Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2021	\$3,900,000	32307 / 01835	WARRANTY DEED	318 SE 5TH LLC
JUL-2020	\$2,500,000	31592 / 00925	WARRANTY DEED	SHOVEL READY PROJECTS LLC
SEP-2017	\$3,050,000	29365 / 00534	WARRANTY DEED	FEDERAL HIGHWAY CAPITAL 318 B LLC
SEP-2005	\$1,100,000	19267 / 01504	WARRANTY DEED	5TH STREET VENTURE LLC
JUN-1999	\$88,000	11186 / 00884	WARRANTY DEED	LUCKIE JAMES E &
MAY-1997	\$65,000	09833 / 00670	WARRANTY DEED	
AUG-1985	\$90,000	04616 / 01026	WARRANTY DEED	
JAN-1973	\$12,000	02244 / 00659		

Exemption Information	
No Exemption information available	

Property Information	
Number of Units	0
*Total Square Feet	0
Acres	0.1459
Use Code	1000 - VACANT COMMERCIAL
Zoning	CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)

Appraisals			
Tax Year	2020	2019	2018
Improvement Value	\$0	\$0	\$0
Land Value	\$387,080	\$368,648	\$317,800
Total Market Value	\$387,080	\$368,648	\$317,800
All values are as of January 1st each year			


Assessed and Taxable Values			
Tax Year	2020	2019	2018
Assessed Value	\$384,538	\$349,580	\$317,800
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$384,538	\$349,580	\$317,800

Taxes			
Tax Year	2020	2019	2018
Ad Valorem	\$7,842	\$7,329	\$6,399
Non Ad Valorem	\$19	\$19	\$19
Total tax	\$7,861	\$7,348	\$6,418

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

Property Detail			
Parcel Control Number:	12-43-46-21-01-104-0050	Location Address:	338 SE 5TH AVE
Owners:	318 SE 5TH LLC		
Mailing Address:	6810 N STATE ROAD 7,POMPANO BEACH FL 33073 4304		
Last Sale:	MAR-2021	Book/Page#:	32307 / 1835
Property Use Code:	1000 - VACANT COMMERCIAL	Price:	\$3,900,000
		Zoning:	CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)
Legal Description:	OSCEOLA PARK LT 5 /LESS E 10 FT RD R/W/ BLK 104	Total SF:	0
		Acres	0.1459

2020 Values (Current)		2020 Taxes	
Improvement Value	\$0	Ad Valorem	\$7,842
Land Value	\$387,080	Non Ad Valorem	\$19
Total Market Value	\$387,080	Total Tax	\$7,861
Assessed Value	\$384,538	2021 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$384,538	Applicants	
All values are as of January 1st each year.		No Details Found	

<div>Building Footprint (Building 0)</div> <div></div>	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)	MAP
Description	

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA4/28/2021

Property Detail	
Location Address	346 SE 5TH AVE
Municipality	DELRAY BEACH
Parcel Control Number	12-43-46-21-01-104-0060
Subdivision	OSCEOLA PARK IN
Official Records Book	32307
	Page 1835
Sale Date	MAR-2021
Legal Description	OSCEOLA PARK LT 6 /LESS E 10 FT RD R/W/ BLK 104

Owner Information	
Owners	Mailing address
318 SE 5TH LLC	6810 N STATE ROAD 7 POMPANO BEACH FL 33073 4304

Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2021	\$3,900,000	32307 / 01835	WARRANTY DEED	318 SE 5TH LLC
JUL-2020	\$2,500,000	31592 / 00925	WARRANTY DEED	SHOVEL READY PROJECTS LLC
SEP-2017	\$3,050,000	29365 / 00534	WARRANTY DEED	FEDERAL HIGHWAY CAPITAL 318 B LLC
SEP-2005	\$1,100,000	19267 / 01504	WARRANTY DEED	5TH STREET VENTURE LLC
OCT-1997	\$100	10249 / 01808	WARRANTY DEED	LUCKIE JAMES E &
OCT-1997	\$104,000	10090 / 01733	WARRANTY DEED	
JUN-1988	\$67,500	05740 / 00524	REP DEED	
JAN-1971	\$9,200	01925 / 00846		

Exemption Information	
No Exemption information available	

Property Information	
Number of Units	0
*Total Square Feet	800
Acres	0.1459
Use Code	1700 - OFFICE ONE STORY
Zoning	CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)

Appraisals			
Tax Year	2020	2019	2018
Improvement Value	\$0	\$0	\$70,664
Land Value	\$0	\$0	\$317,750
Total Market Value	\$418,590	\$368,590	\$388,414
All values are as of January 1st each year			

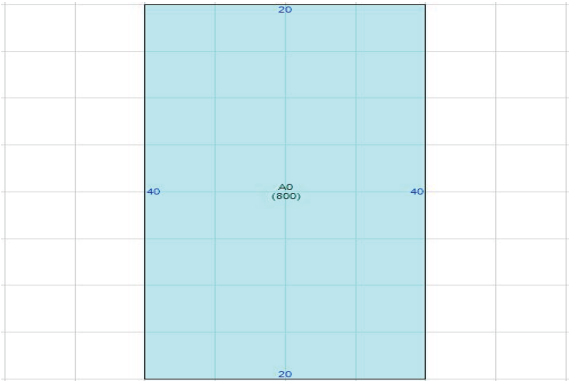
Assessed and Taxable Values			
Tax Year	2020	2019	2018
Assessed Value	\$405,449	\$368,590	\$388,414
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$405,449	\$368,590	\$388,414


Taxes			
Tax Year	2020	2019	2018
Ad Valorem	\$8,342	\$7,583	\$7,820
Non Ad Valorem	\$469	\$483	\$483
Total tax	\$8,811	\$8,066	\$8,303

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

Property Detail			
Parcel Control Number:	12-43-46-21-01-104-0060	Location Address:	346 SE 5TH AVE
Owners:	318 SE 5TH LLC		
Mailing Address:	6810 N STATE ROAD 7,POMPANO BEACH FL 33073 4304		
Last Sale:	MAR-2021	Book/Page#:	32307 / 1835
Property Use Code:	1700 - OFFICE ONE STORY	Price:	\$3,900,000
		Zoning:	CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)
Legal Description:	OSCEOLA PARK LT 6 /LESS E 10 FT RD R/W/ BLK 104	Total SF:	800
		Acres	0.1459

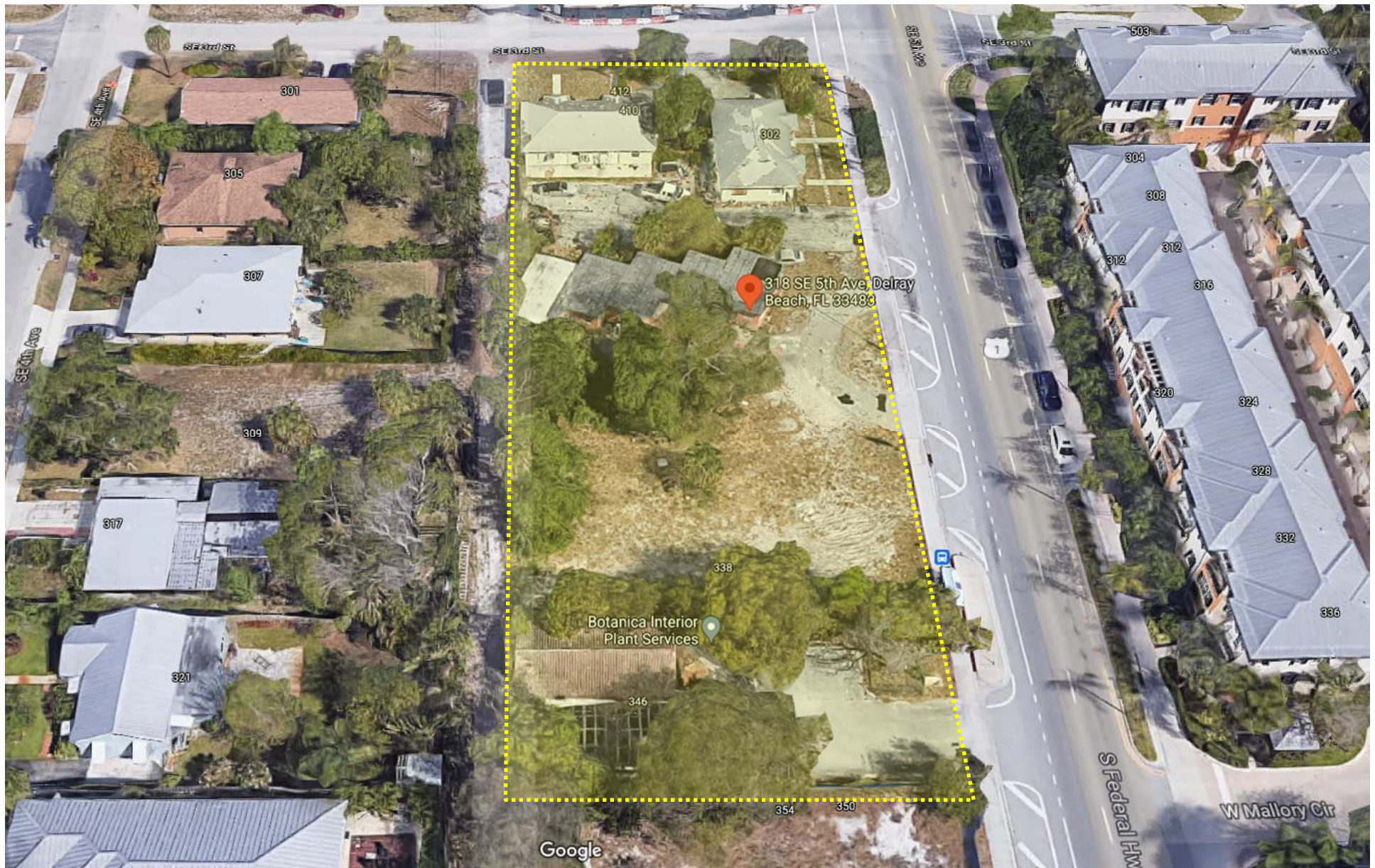
2020 Values (Current)		2020 Taxes	
Improvement Value	\$0	Ad Valorem	\$8,342
Land Value	\$0	Non Ad Valorem	\$469
Total Market Value	\$418,590	Total Tax	\$8,811
Assessed Value	\$405,449	2021 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$405,449	Applicants	
All values are as of January 1st each year.		No Details Found	

Building Footprint (Building 1)		Subarea and Square Footage (Building 1)	
		Description	Area Sq. Footage
		SFR TO OFFICE	800
		Total Square Footage :	800
Extra Features			
Description		Year Built	Unit
Fence- Chain Link 6ft #11 Gaug		1940	50
Fence- Chain Link 6ft #11 Gaug		1940	248
Greenhouse-Steel Pipe		1999	1248
Paving- Asphalt		1988	2418
Patio		1988	140
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.			

Structural Details (Building 1)		MAP	
Description			
1. Year Built	1940		
2. SFR CONVERT TO COMM	800		

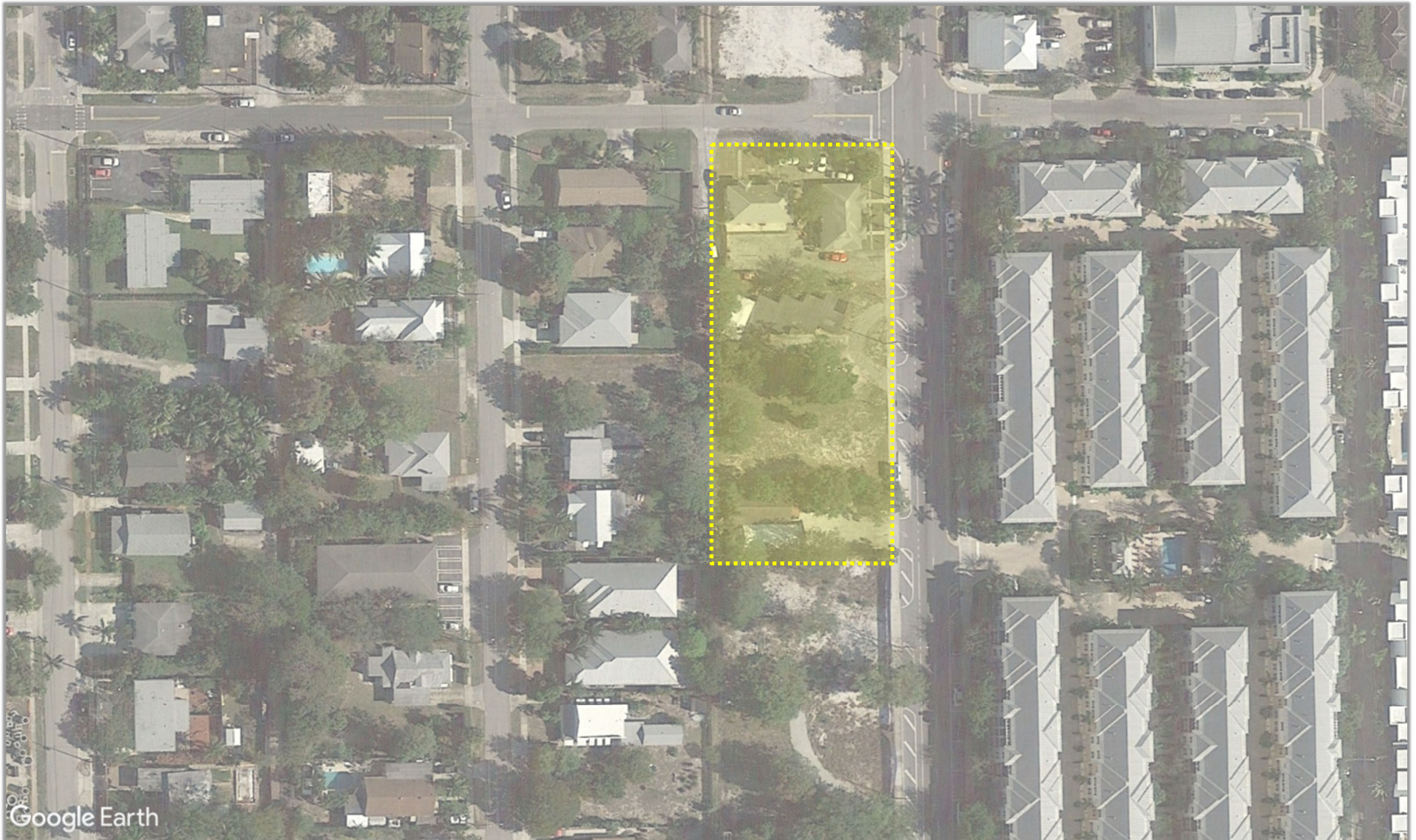
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA4/28/2021

Site Aerial

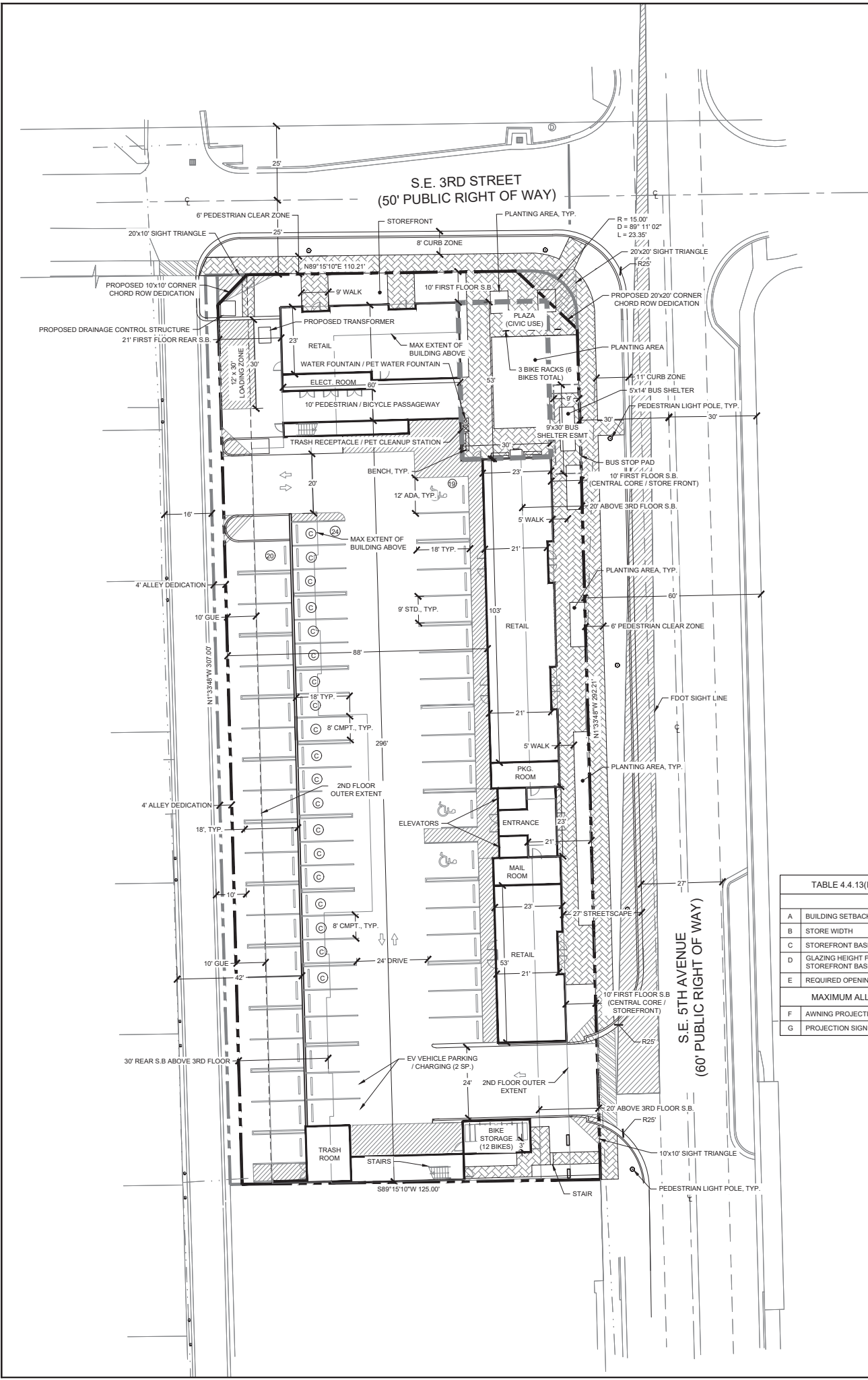


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2017 Aerial

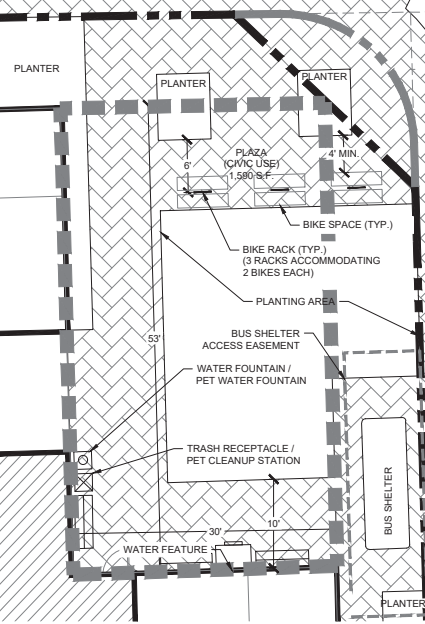


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BICYCLE PARKING CALCULATION			
USE	PROPOSED	REQUIRED	PROVIDED
RESIDENTIAL	26 UNITS	TYPE 1 = 1 SPACE PER 10 UNITS (3 SPACES)	3 TYPE 1 SPACES MIN.
		TYPE 2 = 1 SPACE PER 6 UNITS (4 SPACES)	4 TYPE 2 SPACES MIN.
RETAIL	4,479 SF	TYPE 1 = 1 SPACE PER 2500 SF (2 SPACES)	2 TYPE 1 SPACES MIN.
TOTAL		TYPE 1 = 5 SPACES TYPE 2 = 4 SPACES	6 TYPE 1 SPACES MIN. 12 TYPE 2 SPACES MIN.

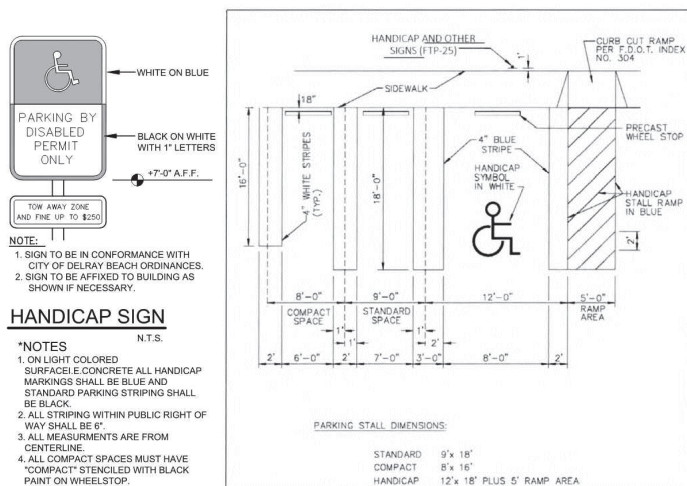
PLAZA (CIVIC AREA) DETAIL SCALE: 1" = 10'



NOTE: ADDITIONAL OPEN SPACE IS LOCATED ON THE UPPER FLOORS OF THE BUILDING. PLEASE REFER TO ARCHITECTURAL PLANS.

SHARED PARKING CALCULATION										
	BASE	NIGHT	DAY (9AM-4PM)	"EVENING (6PM-MIDNIGHT)	"WEEKEND DAY (9AM-4PM)"	"WEEKEND EVE. (6PM-MIDNIGHT)"	SHARED			
RESIDENTIAL	32		32 (60%)	19.2 (90%)	28.8 (80%)	25.6 (70%)	22.4 (90%)	28.8		
RESIDENTIAL (RESERVED)	26	(100%)	26 (100%)	26 (100%)	26 (100%)	26 (100%)	26 (100%)	26	(100%)	26
RETAIL	9	(5%)	0.45 (70%)	6.3 (90%)	8.1 (100%)	9 (70%)	6.3 (90%)	8.1		
TOTAL	67		58.45	51.5	62.9	60.1	61.80	62.9		
SPACES	67		59	53	62.9	61	62	63		

TYPICAL PARKING SPACES DETAIL - RT 4.2



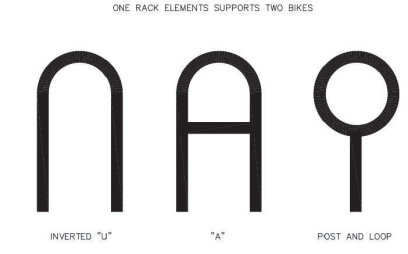
- LEGEND**
- AC. = ACRES
 - BBL = BASE BUILDING LINE
 - © = COMPACT SPACE
 - CMPT. = COMPACT
 - D.E. = DRAINAGE EASEMENT
 - D.U. = DWELLING UNITS
 - ESMT. = EASEMENT
 - EX. = EXISTING
 - FLU. = FUTURE LAND USE
 - F.P. = FOUNDATION PLANTING
 - GUE. = GENERAL UTILITY EASEMENT
 - L.A.E. = LIMITED ACCESS EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - R = RADIUS
 - R/W = RIGHT-OF-WAY
 - S.B. = SETBACK
 - S.F. = SQUARE FEET
 - S/W = SIDEWALK
 - T.B.A. = TO BE ABANDONED
 - TYP. = TYPICAL
 - U.E. = UTILITY EASEMENT

DWELLING UNIT DATA					
UNIT TYPE	NO. OF UNITS	A/C AREA S.F. FOR UNITS	% OF MIX	2ND FLOOR	3RD FLOOR
A - 3 BDRM / 2 BATH	8	1,788 SF	31%	4	4
B - 2 BDRM / 2 BATH	4	1,438 SF	15%	0	0
C - 2 BDRM / 2 BATH	11	1,487 SF	42%	3	4
D - 3 BDRM / 2 BATH	2	2,190 SF	8%	1	1
E - 2 BDRM / 2 BATH	1	1,552 SF	4%	0	1
TOTAL	26	-	100%	8	9

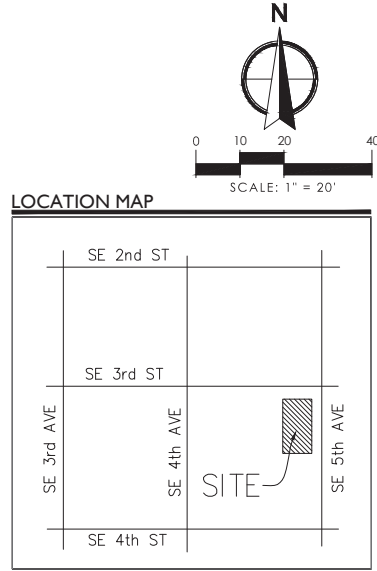
PARKING CALCULATION		
PARKING REQUIRED		
1.75 SPACES PER 2 OR MORE BEDROOM UNIT	26 UNITS	46 SPACES
0.5 SPACES FOR THE FIRST 20 UNITS	20 UNITS	10 SPACES
0.3 SPACES PER UNIT FROM 20 UNITS ONWARDS	6 UNITS	2 SPACES
TOTAL RESIDENTIAL PARKING SPACES		58 SPACES
PARKING PROVIDED		
SPACES @ PARKING GARAGE		43 SPACES
SPACES @ ALLEY (10'x18')		20 SPACES
TOTAL PARKING PROVIDED		63 SPACES*
*REGULAR SP. = 44 SP. / COMPACT SP. = 19 SP. (30% MAX / 19 SP.)		

SITE SETBACKS						
ZONING: CBD	STOREFRONT	CENTRAL CORE				
	FRONT	FRONT	FRONT ABOVE 3RD FLOOR	SIDE STREET	REAR	REAR ABOVE 3RD FLOOR
REQUIRED	10' MIN. 15' MAX.	10'	20'	0'	10'	30'
PROPOSED	10'	10'	20'	0'	21'	30'

TYPICAL BICYCLE RACK DETAIL



THE LOCATION OF THE BICYCLE RACK SHOULD BE SUCH THAT IT IS VISIBLE AND IS COMPLIANT WITH THE CURRENT VERSION OF THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG). PREFERABLY ON THE APPROACH SIDE OF THE BUILDING OR STRUCTURE. PARKING IS EXPECTED, AT LEAST 50% OF THE BICYCLE PARKING SPOTS SHOULD BE COVERED BY AN OVERHANG OR ACTUAL STORAGE FACILITY. UPPER ELEMENTS OF THE BICYCLE RACK SHOULD NOT PROTRUDE, CREATING AN OBSTACLE FOR A BLIND TRAVELER. THE COLOR OF THE BICYCLE RACK IS 3075 ENGINEERING GRADE/COLOR BLUE.



SITE DATA	
APPLICATION NAME	318 SE 5TH AVE
APPLICATION NUMBER	2022-013
FUTURE LAND USE	COMMERCIAL CORE (CC)
ZONING	CENTRAL BUSINESS DISTRICT (CBD)
SUB DISTRICT	CENTRAL CORE
EXISTING USE	VACANT
PROPOSED USE	MIXED USE (MULTIFAMILY / RETAIL)
PROPERTY CONTROL NUMBER(S)	12-43-46-21-01-104-0010; -0030; -0050; - 0060
TOTAL GROSS SITE AREA	0.88 AC (38,323 S.F.)
LAND DEDICATION (4' ALONG ALLEY)	0.01 AC (614 S.F.)
PROPOSED UNITS	26 D.U.
DENSITY	29.55 D.U. / AC
TOTAL BUILDING	79,732 S.F.
FAR	2.07
MAX BUILDING HEIGHT (4 FLOORS)	49'
RETAIL AREA	4,479 S.F.
TOTAL NET SITE AREA	0.87 (37,709)
TOTAL IMPERVIOUS AREA	35,582 S.F.
TOTAL BUILDING FOOTPRINT AREA	26,928 S.F.
TOTAL PERVIOUS AREA	2,741 S.F.
CIVIC SITE AREA REQUIRED	852 S.F. (5% OF SITE)
CIVIC SITE AREA PROVIDED	1,590 S.F.
OPEN SPACE AREA REQUIRED	9,580 S.F. (25% OF SITE)
OPEN SPACE PROVIDED	11,503 S.F. (30%)

LAND DESCRIPTION

LOTS 1 AND 2, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

EAST 10 FEET OF LOTS 1 AND 2, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO LESS
A PARCEL OF LAND IN LOT 1, BLOCK 104, OSCEOLA PARK, AS RECORDED IN PLAT BOOK 3, PAGE 2, PALM BEACH COUNTY PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT ON THE NORTH LINE OF SAID LOT 1, LOCATED 10 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1, RUN WESTERLY ALONG SAID NORTH LINE FOR 14.78 FEET; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.34 FEET THROUGH A CENTRAL ANGLE OF 89° 09' 00" TO A POINT ON A LINE PARALLEL TO AND 10 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 1; THENCE RUN NORTH 1° 08' 35" WEST ALONG SAID PARALLEL LINE FOR 14.78 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOTS 3 AND 4, LESS AND EXCEPT THE EAST TEN FEET THEREOF, BLOCK 104, OF OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:
LOTS 5 AND 6, BLOCK 104, OF OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 10 FEET OF SAID LOTS FOR ROAD RIGHT OF WAY PURPOSES.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 38,323 SQUARE FEET, OR 0.880 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 888.909.2220 www.wgln.com
Cert No. 6091 - LE No. 7655

BY	DATE	DESCRIPTION	REVISIONS
CB	2021-1-7	INITIAL SUBMITTAL	1
CB	2022-04-07	RESUBMITTAL	2
CB	2022-07-01	RESUBMITTAL	3
CB	2022-08-28	RESUBMITTAL	4
CB	2022-10-27	RESUBMITTAL	5

CAD 68500_PL_SITE

JOB NO. 2445.00

DRAWN BY CB

CHECK BY JB

DATE 2021-3-1

318 SE 5TH AVE

DELRAY BEACH, FLORIDA

SITE PLAN

SHEET:

SP-1

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Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Ldg	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17 ^a	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue ^b	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
Office	General Office (10k-250k SF GFA) ^h	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA) ^h	710	1000 S.F.	$\text{Ln}(T) = 0.87 \text{Ln}(X) + 3.05$	10%	88/12	$\text{Ln}(T) = 0.86\text{Ln}(X) + 1.16$	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	Medical Office (Stand-Alone)	720	1000 S.F.	$T=42.97(X)-108.01$	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	50/50	2.82	50/50	8.06
	Nursery (Wholesale)	818	Acre	19.50	0%	50/50	0.23	50/50	0.36
	Landscape Services	PBC	Acre ^c	121.70	0%	40/60	34.4	58/42	15.1
	Shop Center (>150ksf)	820	1000 S.F.	37.01	24%	62/38	0.84	48/52	3.4
	Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
	Shop Plaza (40-150ksf) w/out Sup Market	821	1000 S.F.	67.52	39%	62/38	1.73	49/51	5.19
	Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	1.86	40/60	2.42
	Automobile Parts Sales	843	1000 S.F.	54.57	28%	55/45	2.51	48/52	4.9
	Tire Store	848	1000 S.F.	27.69	28%	64/36	2.61	43/57	3.75
	Supermarket	850	1000 S.F.	93.84	36%	59/41	2.86	50/50	8.95
Services	Pharmacy + DT	881	1000 S.F.	108.40	50%	52/48	3.74	50/50	10.25
	Drive-In Bank	912	1000 S.F.	100.35	47%	58/42	9.95	50/50	21.01
	Fine Dining Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8
	High Turnover Sit-Down Rest.	932	1000 S.F.	107.2	43%	55/45	9.57	61/39	9.05
	Fast Food Restaurant w/o DT	933	1000 S.F.	450.49	45%	58/42	43.18	50/50	33.21
	Fast Food Restaurant + DT	934	1000 S.F.	467.48	49%	51/49	44.61	52/48	33.03
	Coffee/Donut Shop w/o DT	936	1000 S.F.	441.88 ^d	45%	51/49	93.08	50/50	32.29
	Coffee/Donut Shop + DT	937	1000 S.F.	533.57	49%	51/49	85.88	50/50	38.99
	Coffee/Donut Shop + DT w/No Seat	938	DT Lanes	179	49%	50/50	39.81	50/50	15.08
	Gas Station w/Convenience Store ^e	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note f	50/50	12.3*FP+15.5*(X)
	Carwash (Automated) ^g	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65

Footnotes

a) Based on Daily to AM peak ratio for LUC 532 (Private School (K-12))

b) Weekend peak hour rate = 10.36 per 1,000 s.f. with a 48/52 directional split

c) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.

d) Based on Daily to PM ratio for ITE Code 937 (Coffee Donut Shop + DT)

e) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.

f) Use PM rates

g) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate from older ITE TGM. New PBC rate study underway.

h) Based on PBC analysis of ITE TGM data plots

Modification History

3/2/2020: Added Landscape Services, modification history, edited formatting

7/25/2022: Updated with ITE TG Manual 11th ed information



July 7, 2021

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

RE: 318 SE 5th Avenue
Project #: 210612
Traffic Performance Standards (TPS) Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated June 11, 2021, 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:

Municipality:	Delray Beach
Location:	SWC of SE 3 rd Street and SE 5 th Avenue
PCN:	12-43-46-21-01-104-0010/-0030/-0050/-0060
Access:	Access driveway connection onto SE 5 th Avenue and onto existing alley west of the site <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Low-rise Multi-Family Residential = 9 DUs General Office = 800 SF
Proposed Uses:	Redevelop the site with: Mid-rise Multi-Family Residential = 26 DUs General Retail = 5,000 SF
New Daily Trips:	302
New Peak Hour Trips:	12 (6/6) AM; 23 (12/11) PM
Build-out:	December 31, 2025

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network; therefore, the project meets the TPS of Palm Beach County.

Please note the receipt of a 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.

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.

**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com



**Palm Beach County
Board of County
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Mack Bernard

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"An Equal Opportunity
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Dr. Juan F. Ortega, PE
July 7, 2021
Page 2

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.

Sincerely,

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

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb

cc: Addressee

Anthea Gianniotis, AICP, Director of Development Services, City of Delray Beach

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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