



July 24, 2019

Malcolm Butters  
Pierre Delray One, LLC.  
6820 Lyons Technology Circle, Suite 100  
Coconut Creek Florida, 33037



RE: **SunTrust Delray**  
**Traffic Impact Evaluation**  
**Delray Beach, Florida**

Dear Malcolm:

Kimley-Horn has performed a traffic statement for the proposed redevelopment of the existing SunTrust Bank located on the southeast corner of Atlantic Avenue & SE 3<sup>rd</sup> Avenue in Delray Beach, Florida. The site location is provided in *Figure 1*. The Parcel Control Number (PCN) for the site is 12-43-46-16-01-093-0010.

The site currently contains 13,689 square feet of drive-in bank. The proposed redevelopment is 7,110 square feet of office, 3,290 square feet of retail, and 3,704 square feet of drive-in bank.

The site is located within the City of Delray Beach Transportation Concurrency Exception Area (TCEA). Which exempts the site from the capacity analysis requirements of the County's Traffic Performance Standards (TPS) as defined in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). Therefore, the following traffic statement has been prepared to identify the trip generation potential for the site.

## TRIP GENERATION

Trip generation was calculated for the proposed development based upon the trip generations rates and equations published by the Palm Beach County Traffic Division. As indicated in *Table 1*, the proposed redevelopment is projected to generate a decrease of 298 net new external daily trips, a decrease of 19 net new AM peak hour (-3 in, -16 out), and a decrease of 88 net new external PM peak hour (-47 in, -41 out). Based on the trip generation calculations, the proposed redevelopment is a decrease in trips; therefore, no further analysis is required.

TABLE 1: TRIP GENERATION COMPARISON								
SUNTRUST BANK DELRAY								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Scenario >5 Years								
Drive-In Bank	13.689 KSF	1369	130	75	55	280	140	140
	Subtotal	1369	130	75	55	280	140	140
Pass-By Capture								
Drive-In Bank	47.0%	643	61	35	26	132	66	66
	Subtotal	643	61	35	26	132	66	66
Driveway Volumes		1369	130	75	55	280	140	140
Net New External Trips		726	69	40	29	148	74	74
Proposed Scenario								
Drive-In Bank	3.704 KSF	371	35	20	15	76	38	38
General Commercial (<10,000 SF)	3.29 KSF	413	3	2	1	33	16	17
General Office (>5,000 SF)	7.11 KSF	82	33	28	5	8	1	7
	Subtotal	866	71	50	21	117	55	62
Pass-By Capture								
Drive-In Bank	47.0%	174	16	9	7	36	18	18
General Commercial (<10,000 SF)	62.0%	256	2	1	1	20	10	10
General Office (>5,000 SF)	10.0%	8	3	3	0	1	0	1
	Subtotal	438	21	13	8	57	28	29
Driveway Volumes		866	71	50	21	117	55	62
Net New External Trips		428	50	37	13	60	27	33
Proposed Net External Trips-Existing Net New External Trips		-298	-19	-3	-16	-88	-47	-41
Land Use	Daily	AM Peak Hour			PM Peak Hour		Pass By	
Drive-In Bank	100.03 trips/1,000 sf	9.5 trips/1,000 sf (58% in, 42% out)			20.45 trips/1,000 sf (50% in, 50% out)		47.0%	
General Commercial (<10,000 SF)	125.61 trips/1,000 sf	0.94 trips/1,000 sf (62% in, 38% out)			9.9 trips/1,000 sf (48% in, 52% out)		62.0%	
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%	

## SITE CIRCULATION

Parking is provided within the City of Delray's downtown area with on-street parking and parking lots for the uses around the site. No dedicated on-site parking is provided; therefore, a driveway analysis was not performed.

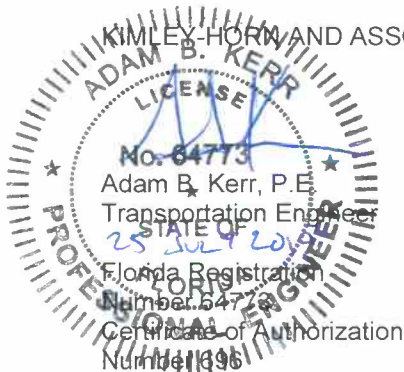
## CONCLUSION

Based on the trip generation potential associated with the proposed redevelopment will decrease the net external daily trips by 298 (-19 AM peak hour and -88 PM peak hour). The proposed project is located within the City of Delray Beach Transportation Concurrency Exception Area (TCEA). Therefore, the project is exempt from concurrency.

Please contact me at (561) 840-0874 or [adam.kerr@kimley-horn.com](mailto:adam.kerr@kimley-horn.com) should you have any questions.

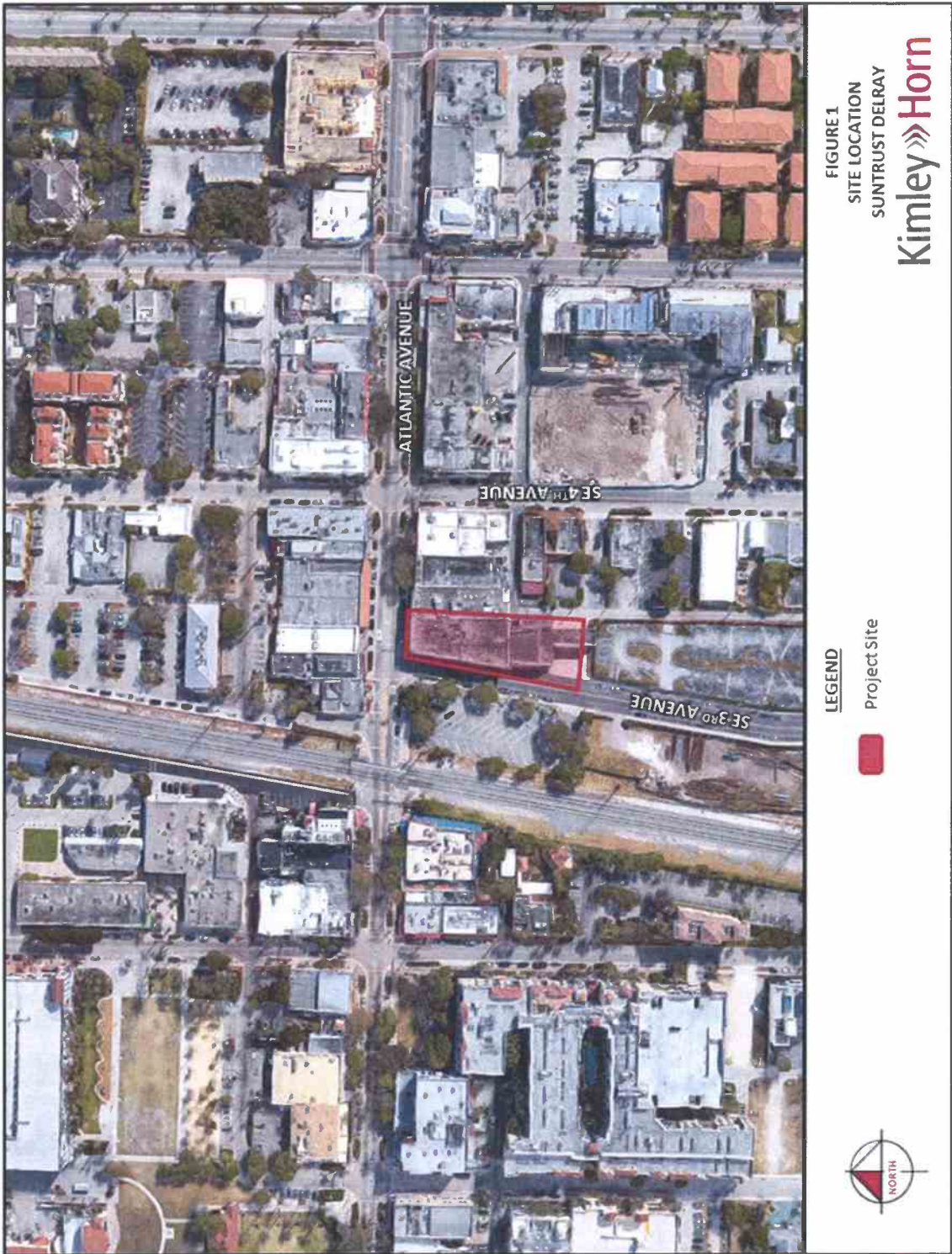
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Attachments

K:\WPB\_TPTO\1405\140527001 - aka Suntrust Bldg\Traffic Statement\2019-07-24 Traffic Statement.docx





**Location Address** 302 E ATLANTIC AVE**Municipality** DELRAY BEACH**Parcel Control Number** 12-43-46-16-01-093-0010**Subdivision** DELRAY TOWN OF**Official Records Book** 29463 **Page** 1754**Sale Date** OCT-2017**Legal Description** TOWN OF DELRAY LT 1 BLK 93**Owners**

PIERRE DELRAY ONE LLC

**Mailing address**2000 AVENUE OF THE STARS FL 11  
LOS ANGELES CA 90067 4732

<b>Sales Date</b>	<b>Price</b>	<b>OR Book/Page</b>	<b>Sale Type</b>	<b>Owner</b>
OCT-2017	\$18,010,000	29463 / 01754	WARRANTY DEED	PIERRE DELRAY ONE LLC

No Exemption Information Available.

<b>Number of Units</b> 0	<b>*Total Square Feet</b> 13902	<b>Acres</b> 0.1809
<b>Use Code</b> 2300 - FINANCIAL	<b>Zoning</b> CBD - Central Business ( 12-DELRAY BEACH )	

<b>Tax Year</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
<b>Improvement Value</b>	\$2,453,660	\$2,520,350	\$2,227,030
<b>Land Value</b>	\$2,842,113	\$2,047,555	\$1,772,775
<b>Total Market Value</b>	\$5,295,773	\$4,567,905	\$3,999,805

All values are as of January 1st each year

<b>Tax Year</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
<b>Assessed Value</b>	\$5,295,773	\$3,187,506	\$2,897,733
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$5,295,773	\$3,187,506	\$2,897,733

<b>Tax Year</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
<b>Ad Valorem</b>	\$111,920	\$78,013	\$71,948
<b>Non Ad Valorem</b>	\$1,242	\$1,242	\$1,228
<b>Total tax</b>	\$113,162	\$79,255	\$73,176



**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  
Commissioners**

Mack Bernard, Mayor

Dave Kerner, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Robert S. Weinroth

Mary Lou Berger

Melissa McKinlay

**County Administrator**

Verdenia C. Baker

August 15, 2019

Mr. Timothy R. Stillings  
Director of Planning & Zoning  
City of Delray Beach  
100 N.W. 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

**RE: SunTrust Delray  
Project #:190801  
Traffic Performance Standards Review**

Dear Mr. Stillings:

The Palm Beach County Traffic Division has reviewed the **SunTrust Delray** Traffic Impact Statement, dated July 24, 2019, 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:

<b>Municipality:</b>	City of Delray Beach
<b>Location:</b>	SEC of Atlantic Ave and SE 3 <sup>rd</sup> Ave
<b>PCN:</b>	12-43-46-16-01-093-0010
<b>Access:</b>	No dedicated parking lot (urban setting)
<b>Existing Uses:</b>	Drive-in Bank = 13,689 SF
<b>Proposed Uses:</b>	Redevelop with Office=7,110 SF, Retail=3,290 SF, Drive-in Bank=3,704 SF
<b>New Daily Trips:</b>	-298
<b>New Peak Hour Trips:</b>	-19 (-3/-16) AM; -88 (-47/-41) PM
<b>Build-out:</b>	December 31, 2024

Based on our review, the Traffic Division has determined the proposed development is within the City of Delray Beach Traffic Concurrency Exception Area (TCEA) and, therefore, exempt from the Traffic Performance Standards of Palm Beach County.

*"An Equal Opportunity  
Affirmative Action Employer"*



Mr. Timothy R. Stillings  
August 15, 2019  
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Please note the receipt of a Traffic Performance Standards (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.

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](mailto:QBari@pbcgov.org).

Sincerely,

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

Quazi Bari, P.E.  
Senior Professional Engineer  
Traffic Division

QB:rb

cc: Adam B. Kerr, P.E. - KHA  
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
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