



JMD ENGINEERING, INC.

May 7, 2020

Quazi Bari, PE
PBC Department of Engineering – Traffic Division
2300 Jog Road, 3rd Floor
West Palm Beach, FL 33411

Re: Traffic Statement – The George
Delray Beach, FL
PCN: 12-43-46-09-16-002-0100/0111

Dear Mr. Bari:

A change is proposed for the above referenced site with PCNs # 12-43-46-09-16-002-0100/0111 in Delray Beach, Florida. Site location is shown in Figure 1. It is proposed demolish 6 hotel rooms and to construct 3,775 square feet of professional office and 3 multi-family residential units. The build out for this proposed use is 2025.

Trip Generation

Trip generation rates published by Palm Beach County and the Institute of Transportation Engineers' (ITE) publication were utilized to determine the daily and peak hour traffic for the site.

The site is currently occupied with a 6 room hote than has been existence for more than 5 years. The existing trips generated by the site are 45 daily, 3 am peak hour and 4 pm peak hour. The proposed project is expected to generate a net of 77 external daily trips, 7 net a.m. peak hour trips and 10 net p.m. peak hour trips. The net increase as a result of the project is 32 daily, 4 am peak hour and 6 pm peak hour trips. Trip generation is shown in Table 1.



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PROJECT LOCATION MAP

FIGURE 1
THE GEORGE
DELRAY BEACH, FL



TABLE 1 THE GEORGE TRIP GENERATION COMPARISON								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing								
Hotel		6 rms	50	3	2	1	4	2
		<i>Subtotal</i>	50	3	2	1	4	2
Pass-By								
Hotel		10.00%	5	0	0	0	0	0
		<i>Subtotal</i>	5	0	0	0	0	0
TOTAL NET EXISTING TRIPS			45	3	2	1	4	2
Proposed								
Condo/Townhouse		3 d.u.	22	1	0	1	2	1
Office		3,775 sf	61	7	6	1	9	3
		<i>Subtotal</i>	83	8	6	2	11	4
Pass-By								
Office		10.00%	6	1	1	0	1	0
TOTAL NET PROPOSED TRIPS			77	7	5	2	10	4
PROPOSED DRIVEWAY TRIPS			83	8	6	2	11	4
PROPOSED LESS EXISTING NET TRIPS			32	4	3	1	6	2

Landuse	ITE CODE	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
					In/Out	Rate/Equation	In/Out	Rate/Equation
Multifamily Low-Rise Housing upto 2 story (Apartment/Condo/TH)	220	Dwelling Unit	7.32	0%	23/77	0.46	63/37	0.56
Hotel	310	Rooms	8.36	10%	59/41	0.47	51/49	0.6
Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	63/18	1.92	32/68	2.45

Project Traffic Assignment

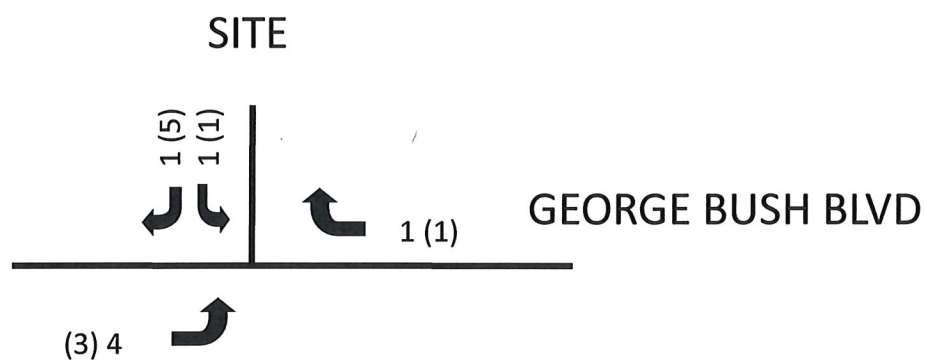
Based on a review of the travel time characteristics, complementary land uses in the project's radius of influence and previous approvals, it is expected that the distribution of traffic would be 100% onto George Bush Boulevard with 80% west and 20% east.

Test 1 - Significance Analysis

There are a maximum of 6 net PM Peak Hour directional trips onto George Bush Boulevard. As the directional capacity of George Bush Boulevard is 880, 1% significance threshold would be 8 vehicles. As the project is not significant, no link analysis is required. The project driveway volumes are shown in Figure 2.

Test 2 — Significance Analysis

As the project is not significant, no link analysis is required.



LEGEND
AM 4
PM (2)



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PROJECT DRIVEWAY VOLUMES

FIGURE 2
THE GEORGE
DELRAY BEACH, FL



Conclusion

Based on the analysis presented above, the proposed “The George” residential/office development proposed on site meets the TPS standards.

If there are any questions regarding this analysis, please do not hesitate to call me at 561-383-5595.

Sincerely,

JMD ENGINEERING, INC.

John M. Donaldson, P.E., PTOE
Transportation Engineer

Florida Registration
Number 40568
Engineering Business
Number CA00009514
Attachments

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12434609160020100



Property Detail

Location Address 655 GEORGE BUSH BLVD
Municipality DELRAY BEACH
Parcel Control Number 12-43-46-09-16-002-0100
Subdivision FREY SOPHIA ADD TO DELRAY IN
Official Records Book 29258 Page 1119
Sale Date JUL-2017
Legal Description SOPHIA FREY ADD LT 10 /LESS S 8 FT RD R/W & E 34.35 FT/ & W 98.15 FT OF S 24.88 FT OF LT 11 BLK 2

Owner Information

Owners	Mailing address
3SISTERS REALTY LLC	655 GEORGE BUSH BLVD DELRAY BEACH FL 33483 5715

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2017	\$660,000	29258 / 01119	WARRANTY DEED	3SISTERS REALTY LLC
FEB-2013	\$280,000	25852 / 00060	WARRANTY DEED	GRAPEVINE HOUSE LLC
FEB-2009	\$250,000	23132 / 01342	WARRANTY DEED	COCONUT CREEK DEVELOPERS LC
AUG-2004	\$535,000	17610 / 01981	WARRANTY DEED	HOLMES DENIS
NOV-1995	\$135,000	09002 / 00485	WARRANTY DEED	TRULOVE VERLON &
DEC-1993	\$100	08057 / 01277	REP DEED	
OCT-1991	\$100	07025 / 01831	REP DEED	
MAR-1990	\$100	06374 / 01522	QUIT CLAIM	
JAN-1977	\$60,000	02641 / 01508		

Exemption Information

No Exemption information available

Property Information

Number of Units 7
*Total Square Feet 1960
Acres 0.2068
Use Code 3900 - MOTEL
Zoning GC - General Commercial (12-DELRAY BEACH)

Appraisals

Tax Year	2019	2018	2017
Improvement Value	\$82,095	\$79,234	\$77,576
Land Value	\$487,153	\$472,920	\$450,400
Total Market Value	\$569,248	\$552,154	\$527,976

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2019	2018	2017
Assessed Value	\$569,248	\$552,154	\$342,703
Exemption Amount	\$0	\$0	\$0

Taxable Value	\$569,248	\$552,154	\$342,703
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Taxes

Tax Year	2019	2018	2017
Ad Valorem	\$11,712	\$11,117	\$8,294
Non Ad Valorem	\$666	\$666	\$675
Total tax	\$12,378	\$11,783	\$8,969

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

12434609160020111



Property Detail

Location Address NE 7TH AVE

Municipality DELRAY BEACH

Parcel Control Number 12-43-46-09-16-002-0111

Subdivision FREY SOPHIA ADD TO DELRAY IN

Official Records Book 29258

Page 1119

Sale Date JUL-2017

Legal Description SOPHIA FREY ADD N 25.04 FT OF W 98.15 FT OF LT 11 & S 1/2 OF LT 12 /LESS S 14.96 FT OF E 34.35 FT/ BLK 2

Owner Information

Owners

3SISTERS REALTY LLC

Mailing address

655 GEORGE BUSH BLVD

DELRAY BEACH FL 33483 5715

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2017	\$660,000	29258 / 01119	WARRANTY DEED	3SISTERS REALTY LLC
FEB-2013	\$280,000	25852 / 00060	WARRANTY DEED	GRAPEVINE HOUSE LLC
FEB-2009	\$100,000	23132 / 01298	WARRANTY DEED	COCONUT CREEK DEVELOPERS LC
JUN-2005	\$350,000	18845 / 00179	WARRANTY DEED	BEACHWAY USA LLC
FEB-2002	\$60,000	13434 / 00172	WARRANTY DEED	GRYZBOWSKI JOSEPH F &
JAN-1985	\$16,800	04437 / 01785	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 0

*Total Square Feet 0

Acres 0.1207

Use Code 1000 - VACANT COMMERCIAL

Zoning GC - General Commercial (12-DELRAY BEACH)

Appraisals

Tax Year	2019	2018	2017
Improvement Value	\$0	\$0	\$0
Land Value	\$170,622	\$165,627	\$157,740
Total Market Value	\$170,622	\$165,627	\$157,740

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2019	2018	2017
Assessed Value	\$170,622	\$165,627	\$116,454
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$170,622	\$165,627	\$116,454

Taxes

Tax Year	2019	2018	2017
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Firefox

https://www.pbcgov.com/papa/Asps/PropertyDetail/Printerfriendly...

Ad Valorem	\$3,510	\$3,335	\$2,672
Non Ad Valorem	\$9	\$9	\$9
Total tax	\$3,519	\$3,344	\$2,681

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