



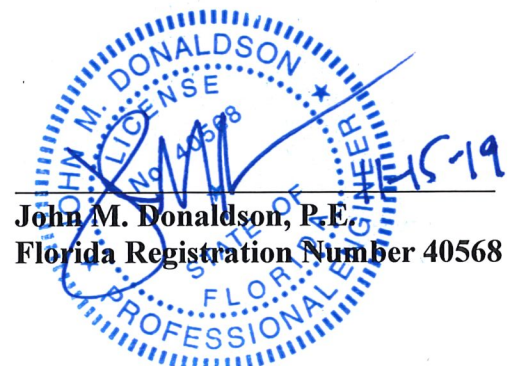
JMD ENGINEERING, INC.

TRAFFIC IMPACT ANALYSIS (DELRAY BEACH TCEA)

**95 SW 5TH AVENUE
PCN# 12-43-46-17-06-029-0280
DELRAY BEACH, FLORIDA**

**TP-19-32
November 15, 2019
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Certificate of Authorization
Number 00009514



**John M. Donaldson, P.E.
Florida Registration Number 40568**

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INTRODUCTION

The proposed freestanding office/wine bar project is located at 95 SW 5th Avenue in the City of Delray Beach, Florida (See Figure 1). The PCN for the property is 12-43-46-17-06-029-0280.

The site is currently vacant. The proposed redevelopment plan is for a new 7,508 square foot building of which 5,199 square feet is office and 2,309 square feet is a wine bar which for purpose of this study will be treated as a high quality restaurant for traffic analysis purposes.

JMD Engineering, Inc. (JMD) was retained to prepare a traffic impact analysis for the project. As the project site is within the Traffic Concurrency Exemption Area for Delray Beach (see attached map), Per Article 12. Chapter K. Section 5 (Traffic Study Information) this report provides Trip Generation, Assignment throughout the Test 1 Radius of Development Influence and Projections of future traffic at the site access.

This document presents the methodology used and the findings of the traffic impact analysis. The analysis was conducted in accordance with the requirements of the Countywide Traffic Performance Standards Ordinance (TPSO) of Palm Beach County. The analysis used current data available from Palm Beach County. The projected is expected to be built by December 2024.

INVENTORY AND PLANNING DATA

The data used in this analysis were obtained from Palm Beach County and collected in the field. The data included:

- 2019 peak hour traffic volumes
- Roadway geometrics
- PBC Property Appraiser Site Data

Song and Associates, Inc. provided project development information.



JMD ENGINEERING, INC.

PROJECT TRAFFIC

Traffic Generation

The daily and peak hour traffic generation for the development was based on trip generation rates published and accepted by Palm Beach County. The proposed development plan consists of 5,199 square feet of office and 2,309 square feet of wine bar. The proposed project is expected to generate 163 net external daily trips, 29 net a.m. peak hour trips and 15 net p.m. peak hour trips that must be analyzed for TPSO purposes. Table 1 presents the proposed project's trip generation.

Traffic Distribution

Traffic distribution was determined from a review of the roadway network, previous similar automotive submittals and travel time characteristics along with the various attractions. The distribution according to the cardinal directions is:

NORTH	-	25 percent
SOUTH	-	25 percent
EAST	-	25 percent
WEST	-	25 percent

Traffic Assignment

The net trips for the project were assigned to the surrounding roadway network in terms of a.m. and p.m. peak hour external trips. Based on the net traffic generation, it was determined that the maximum radius of development influence for Test 1 of the Traffic Performance Standards is ½ mile.



ASSURED AND PROGRAMMED CONSTRUCTION

A review of the Five-Year Plans of Palm Beach County and FDOT, as well as those improvements committed by the developers of projects in the area was made. No significant roadway construction is planned for the area.



PROJECT TRAFFIC ASSIGNMENT FOR TEST 1 RADIUS OF DEVELOPMENT INFLUENCE

Project traffic was assigned through the Test 1 Radius of Development Influence as required. Project traffic and total traffic for both a.m. and p.m. peak hours for peak hour, peak direction conditions are shown in Tables 2 and 3.



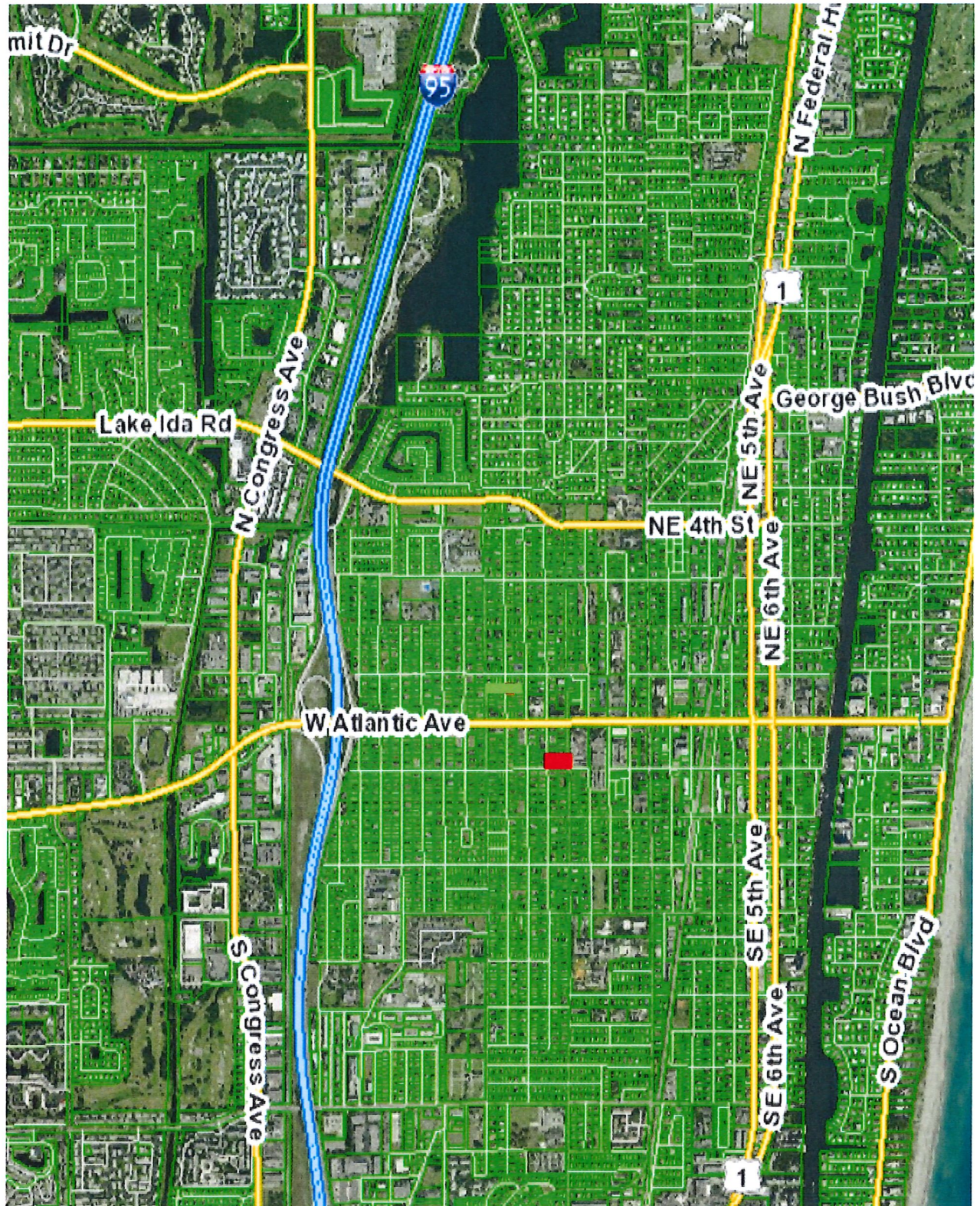
PROJECT DRIVEWAY TRAFFIC

The property accesses SW 1st Street which is a city street. No additional analysis is required.



CONCLUSION

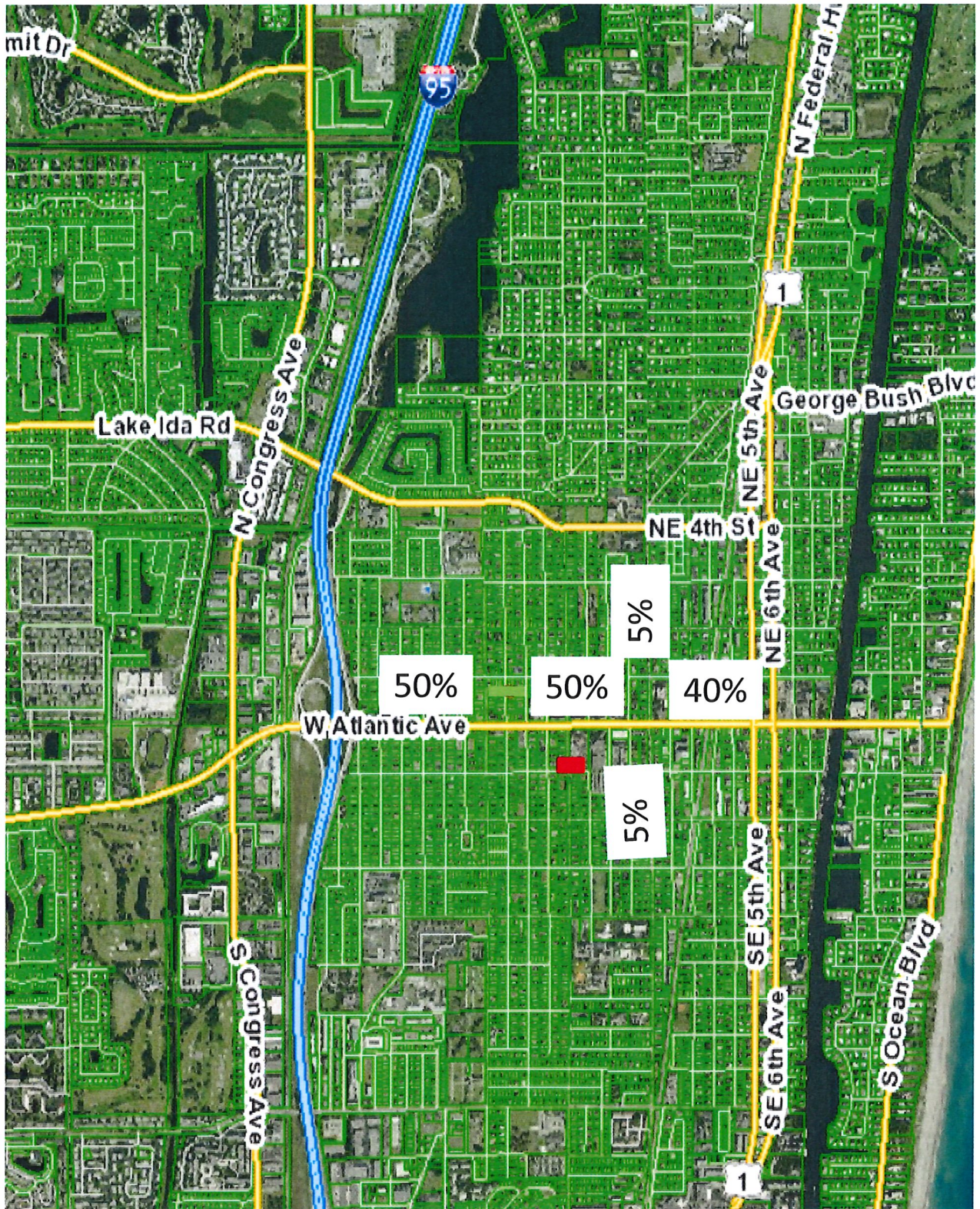
The applicant is proposing to construct 5,199 square feet of office and 2,309 square feet of wine bar on the site within the TCEA in Delray Beach, Florida. Based on the traffic impact analysis prepared for the proposed project development, the proposed development meets the requirements of the Countywide Traffic Performance Standards of Palm Beach County.



ENGINEERING, INC.

PROJECT LOCATION MAP

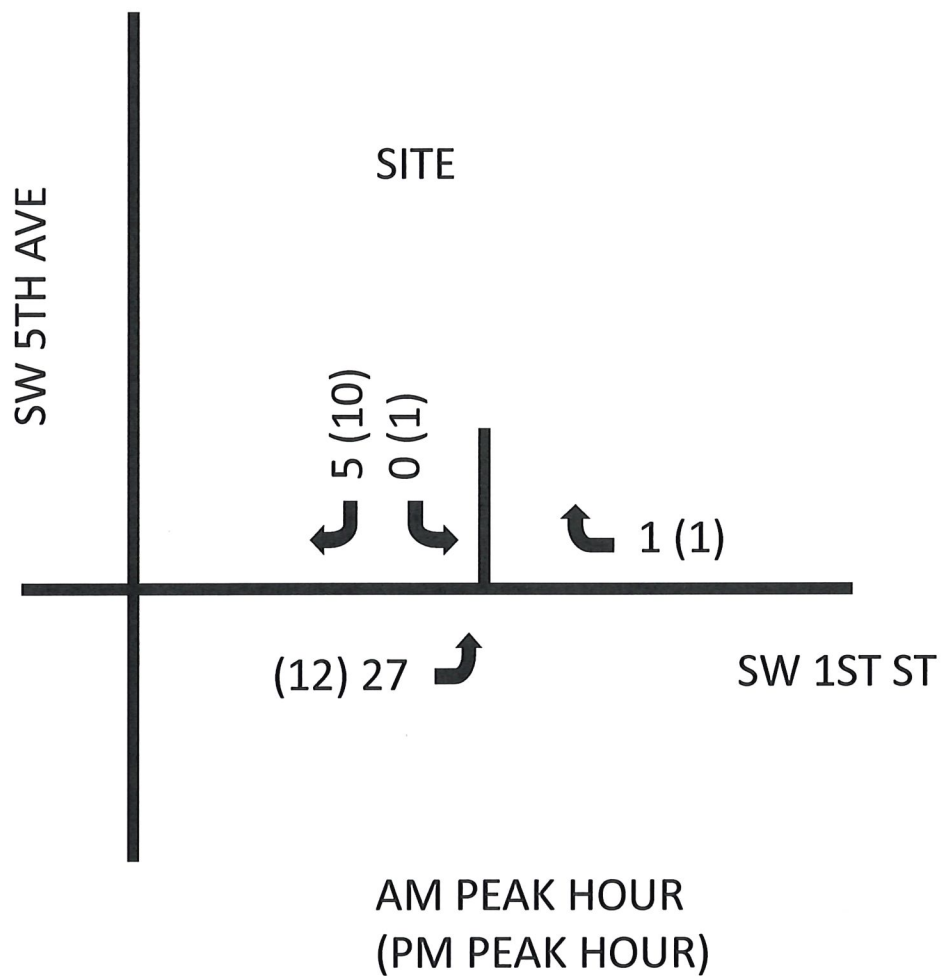
FIGURE 1
95 SW 5TH AVENUE
DELRAY BEACH, FL



ENGINEERING, INC.

PROJECT TRAFFIC ASSIGNMENT

FIGURE 2
95 SW 5TH AVENUE
DELRAY BEACH, FL



©GOOGLE



ENGINEERING, INC.

DRIVEWAY VOLUMES

FIGURE 3
95 SW 5TH AVENUE
DELRAY BEACH, FL

**TABLE 1
TRIP GENERATION
95 SW 5TH AVE**

LAND USE	INTENSITY	DAILY	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
PROPOSED DEVELOPMENT								
OFFICE	5,199 SF	60	31	27	4	6	1	5
WINE BAR	2,309 S.F.	194	2	1	1	18	12	6
SUBTOTAL		254	33	28	5	24	13	11
PASS-BY								
OFFICE	10.00%	6	3	2	1	1	0	1
WINE BAR	44.00%	85	1	0	1	8	5	3
SUBTOTAL		91	4	2	2	9	5	4
NET PROPOSED EXTERNAL TPS TRIPS		163	29	26	3	15	8	7

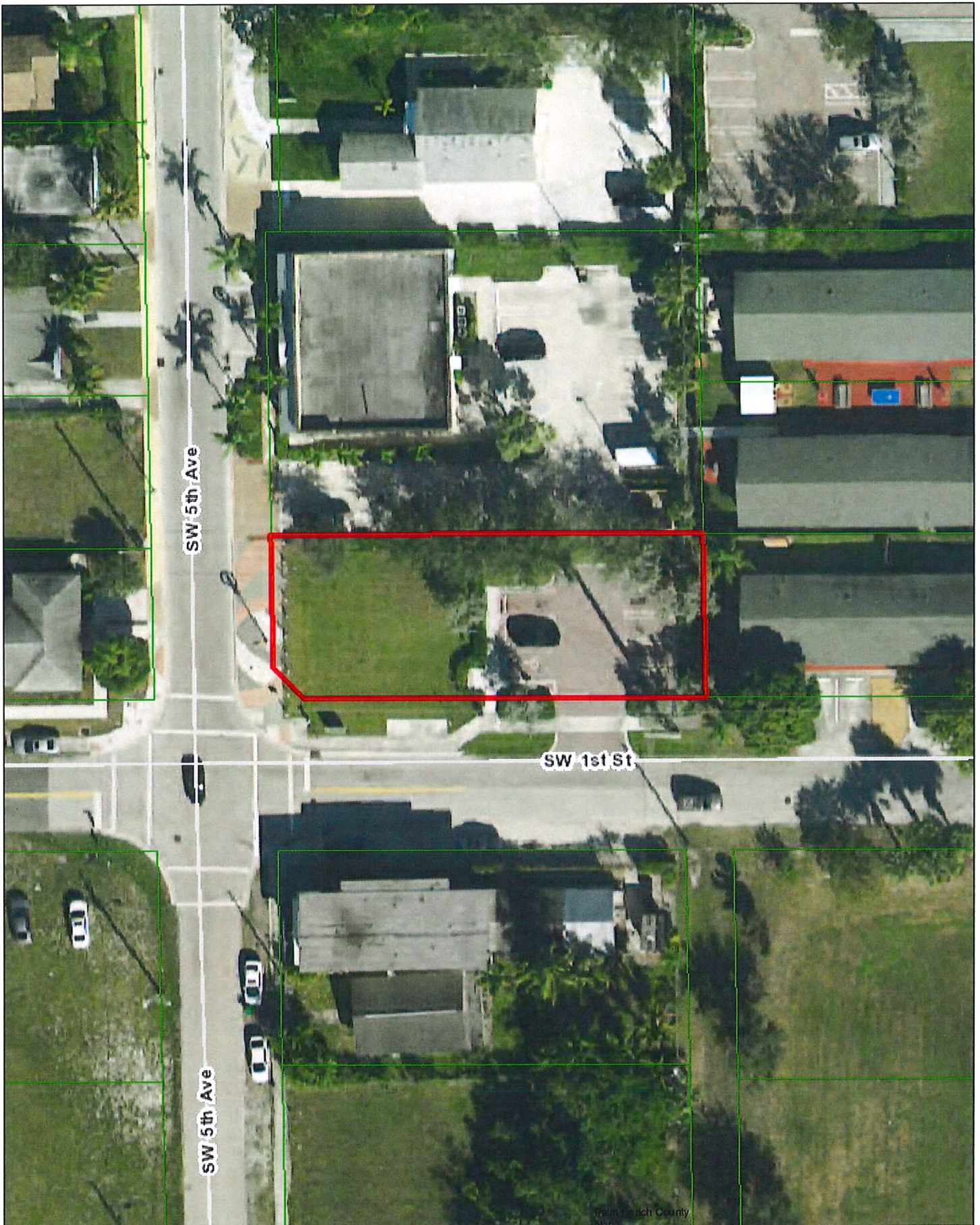
Landuse	ITE CODE	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
					In/Out	Rate/Equation	In/Out	Rate/Equation
General Office (>5,000 SF GFA)	710	1000 S.F.	$\ln(T) = 0.97 \ln(X) + 2.50$	10%	86/14	$\ln(T) = 0.94(X) + 26.49$	16/84	1.15
Quality Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8

95 SW 5TH AVE									
TABLE 2									
AM PROJECT ASSIGNMENT IN RADIUS OF INFLUENCE (0.5 MILE)									
Roadway	From	To	Ln	LOS CAPACITY	PROJECT TRAFIC			IMPACT	
				VOL	Assignment	IN	OUT	IN	OUT
ATLANTIC AVE	I-95	8th Ave SW	4D	1770	50%	16	10	0.90%	0.54%
ATLANTIC AVE	8th Ave SW	Swinton Ave	4D	1770	50%	16	10	0.90%	0.54%
ATLANTIC AVE	Swinton Ave	US-1	2	810	40%	13	8	1.58%	0.94%
SWINTON AVE	Atlantic Ave	10th St	2	810	5%	2	1	0.20%	0.12%
SWINTON AVE	Bush Blvd	Atlantic Ave	2	810	5%	2	1	0.20%	0.12%
PM Peak Hour									
Total	In	Out							
29	26	3							

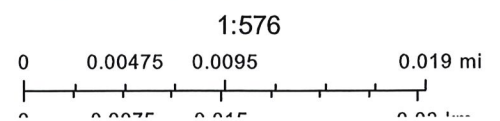
Roadway	From	To	Ln	LOS CAPACITY	PROJECT TRAFIC			IMPACT	
				VOL	Assignment	IN	OUT	IN	OUT
ATLANTIC AVE	I-95	8th Ave SW	4D	1770	50%	16	10	0.90%	0.54%
ATLANTIC AVE	8th Ave SW	Swinton Ave	4D	1770	50%	16	10	0.90%	0.54%
ATLANTIC AVE	Swinton Ave	US-1	2	810	40%	13	8	1.58%	0.94%
SWINTON AVE	Atlantic Ave	10th St	2	810	5%	2	1	0.20%	0.12%
SWINTON AVE	Bush Blvd	Atlantic Ave	2	810	5%	2	1	0.20%	0.12%
PM Peak Hour									
Total	In	Out							
15	8	7							

APPENDIX A
PROPERTY DATA

12434617060290280



November 14, 2019



Property Detail

Location Address 95 SW 5TH AVE
 Municipality DELRAY BEACH
 Parcel Control Number 12-43-46-17-06-029-0280
 Subdivision DELRAY BCH RESUB BLK 29 IN
 Official Records Book 22581 Page 1328
 Sale Date APR-2008
 Legal Description DELRAY BCH RESUB BLK 29 LT 28 (LESS TRGLR PAR SW 5TH AVE R/W) & LT 29 BLK 29

Owner Information

Owners
 DELRAY BEACH CRA

Mailing address
 20 N SWINTON AVE
 DELRAY BEACH FL 33444 2632

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2008	\$215,000	22581 / 01328	WARRANTY DEED	DELRAY BEACH CRA
JUN-2000	\$2,061	11825 / 00337	TAX DEED	VASQUEZ VINCENT

Exemption Information

Applicant/Owner	Year	Detail
	2019	

Property Information

Number of Units 0
 *Total Square Feet 0
 Acres 0.1771
 Use Code 8900 - MUNICIPAL
 Zoning CBD - Central Business (12-DELRAY BEACH)

Appraisals

Tax Year	2019	2018	2017
Improvement Value	\$24,017	\$13,099	\$12,995
Land Value	\$123,456	\$77,160	\$59,182
Total Market Value	\$147,473	\$90,259	\$72,177

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2019	2018	2017
Assessed Value	\$87,335	\$79,395	\$72,177
Exemption Amount	\$87,335	\$79,395	\$72,177
Taxable Value	\$0	\$0	\$0

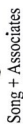
Taxes

Tax Year	2019	2018	2017
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$78	\$78	\$78
Total tax	\$78	\$78	\$78

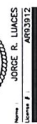
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

APPENDIX B

SITE PLAN



Architecture • Planning • Interior Design
1515 Centrepark Drive North
West Palm Beach, Florida 33401
Telephone 561-655-2123
Fax 561-655-1482
AA • 0001165 IB • 0001095



Comments :



DELRAY BEACH
CRA
DEVELOPMENT

95 SW 5TH AVE.,
DELRAY BEACH, FL
33483

Key Point:

Date :	10/10/2019
S+A Project No :	18069
Owner Project No :	
Drawn By :	MSC
Checked By :	JL
Phase :	

SITE PLAN APPROVAL

Sheet Title :

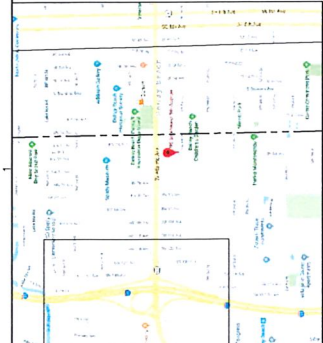
SITE PLAN

Sheet # : AS1.0

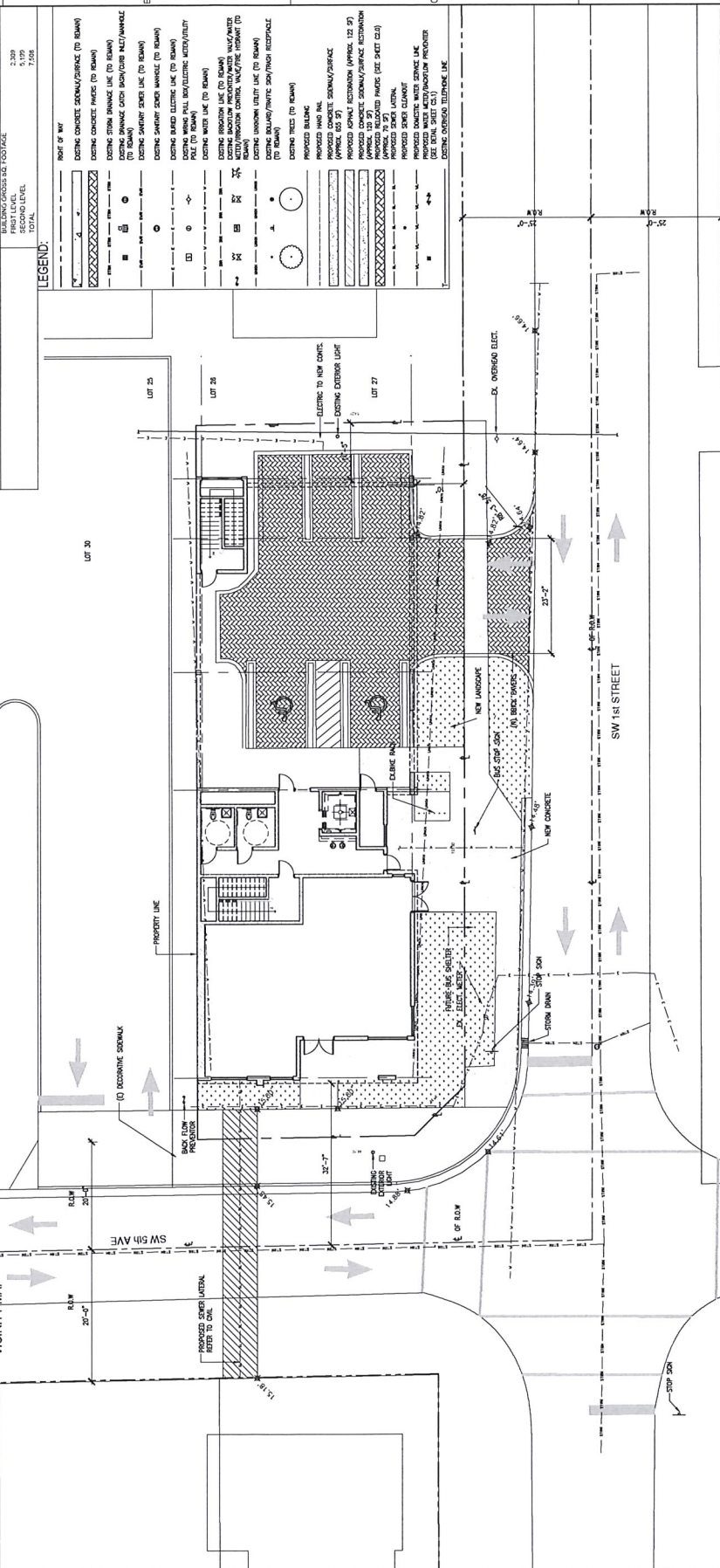
SITE TABULAR DATA

PREL. DATA	BUILDING CALCULATIONS	2007 TOP OF STAMP
<p>LEGAL DESCRIPTION 1. 1/2 AC. BLK 29 L1 7' L1 E255 TUCKER PARK SW 15TH AVE NW 2. 1/2 AC. BLK 29 L1 7' L1 E255 TUCKER PARK SW 15TH AVE NW 3. 1/2 AC. BLK 29 L1 7' L1 E255 TUCKER PARK SW 15TH AVE NW</p>	<p>BUILDING HEIGHT OF NEW BUILDING 20.07 SF</p>	<p>2007 TOP OF STAMP</p>
<p>PROPOSED USE: <u>LODGE SPACE</u> FUTURE LAND USE DESIGNATION: <u>COMMERCIAL CORE</u> ZONING DISTRICT: <u>WEST ATLANTIC OVERLAND DISTRICT</u> PROJECT CONTROL NUMBER: <u>13-14-15-16-25-2425</u> PROJECT BOUNDARY GROSS SF: <u>7,713 SF</u></p>	<p>AREA OF SITE AND PROPOSED BUILDING</p> <p>TOTAL SITE AREA 7,713 SF</p> <p>TOTAL PROJECT AREA (DETUMBERED) 4,019 SF</p> <p>PROPOSED AREA (GREEN) 2,007 SF 50%</p> <p>IMPERVIOUS AREA 5,066 SF 74%</p>	
<p>GROUND SF: 5,379 SF 1ST FLOOR: 5,199 SF 2ND LEVEL: 5,199 SF TOTAL: 7,598 SF</p>	<p>EXIST. IMPV. 4,616 SF 60%</p> <p>PROPOSED IMPV. DATA 1,091 SF 40%</p>	
<p>A. NEW CONSTRUCTION CONSISTS OF: 1 BUILDING OF 2 STORIES 1. SECONDARY OCCUPANCY 2. SECONDARY OCCUPANCY 3. SECONDARY OCCUPANCY 4. SECONDARY OCCUPANCY 5. SECONDARY OCCUPANCY 6. SECONDARY OCCUPANCY 7. SECONDARY OCCUPANCY 8. SECONDARY OCCUPANCY 9. SECONDARY OCCUPANCY 10. SECONDARY OCCUPANCY 11. SECONDARY OCCUPANCY 12. SECONDARY OCCUPANCY 13. SECONDARY OCCUPANCY 14. SECONDARY OCCUPANCY 15. SECONDARY OCCUPANCY 16. SECONDARY OCCUPANCY 17. SECONDARY OCCUPANCY 18. SECONDARY OCCUPANCY 19. SECONDARY OCCUPANCY 20. SECONDARY OCCUPANCY 21. SECONDARY OCCUPANCY 22. SECONDARY OCCUPANCY 23. SECONDARY OCCUPANCY 24. SECONDARY OCCUPANCY 25. SECONDARY OCCUPANCY 26. SECONDARY OCCUPANCY 27. SECONDARY OCCUPANCY 28. SECONDARY OCCUPANCY 29. SECONDARY OCCUPANCY 30. SECONDARY OCCUPANCY 31. SECONDARY OCCUPANCY 32. SECONDARY OCCUPANCY 33. SECONDARY OCCUPANCY 34. SECONDARY OCCUPANCY 35. SECONDARY OCCUPANCY 36. SECONDARY OCCUPANCY 37. SECONDARY OCCUPANCY 38. SECONDARY OCCUPANCY 39. SECONDARY OCCUPANCY 40. SECONDARY OCCUPANCY 41. SECONDARY OCCUPANCY 42. SECONDARY OCCUPANCY 43. SECONDARY OCCUPANCY 44. SECONDARY OCCUPANCY 45. SECONDARY OCCUPANCY 46. SECONDARY OCCUPANCY 47. SECONDARY OCCUPANCY 48. SECONDARY OCCUPANCY 49. SECONDARY OCCUPANCY 50. SECONDARY OCCUPANCY 51. SECONDARY OCCUPANCY 52. SECONDARY OCCUPANCY 53. SECONDARY OCCUPANCY 54. SECONDARY OCCUPANCY 55. SECONDARY OCCUPANCY 56. SECONDARY OCCUPANCY 57. SECONDARY OCCUPANCY 58. SECONDARY OCCUPANCY 59. SECONDARY OCCUPANCY 60. SECONDARY OCCUPANCY 61. SECONDARY OCCUPANCY 62. SECONDARY OCCUPANCY 63. SECONDARY OCCUPANCY 64. SECONDARY OCCUPANCY 65. SECONDARY OCCUPANCY 66. SECONDARY OCCUPANCY 67. SECONDARY OCCUPANCY 68. SECONDARY OCCUPANCY 69. SECONDARY OCCUPANCY 70. SECONDARY OCCUPANCY 71. SECONDARY OCCUPANCY 72. SECONDARY OCCUPANCY 73. SECONDARY OCCUPANCY 74. SECONDARY OCCUPANCY 75. SECONDARY OCCUPANCY 76. SECONDARY OCCUPANCY 77. SECONDARY OCCUPANCY 78. SECONDARY OCCUPANCY 79. SECONDARY OCCUPANCY 80. SECONDARY OCCUPANCY 81. SECONDARY OCCUPANCY 82. SECONDARY OCCUPANCY 83. SECONDARY OCCUPANCY 84. SECONDARY OCCUPANCY 85. SECONDARY OCCUPANCY 86. SECONDARY OCCUPANCY 87. SECONDARY OCCUPANCY 88. SECONDARY OCCUPANCY 89. SECONDARY OCCUPANCY 90. SECONDARY OCCUPANCY 91. SECONDARY OCCUPANCY 92. SECONDARY OCCUPANCY 93. SECONDARY OCCUPANCY 94. SECONDARY OCCUPANCY 95. SECONDARY OCCUPANCY 96. SECONDARY OCCUPANCY 97. SECONDARY OCCUPANCY 98. SECONDARY OCCUPANCY 99. SECONDARY OCCUPANCY 100. SECONDARY OCCUPANCY</p>	<p>STANDARD 6</p> <p>COMPLIANT SPACES 9</p> <p>TOTAL 15</p>	
<p>B. BUILDING GROSS SQ. FOOTAGE 1ST FLOOR 5,199 SF 2ND FLOOR 5,199 SF TOTAL 10,398 SF</p>	<p>PROPOSED 2,007 SF</p> <p>EXIST. IMPV. 4,616 SF</p> <p>ADJ. COMPLIANT SPACES 3</p> <p>TOTAL 6</p>	<p>2,389 2,389 4,778</p>

LEGEND:

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VICINITY MAP





SITE PLAN

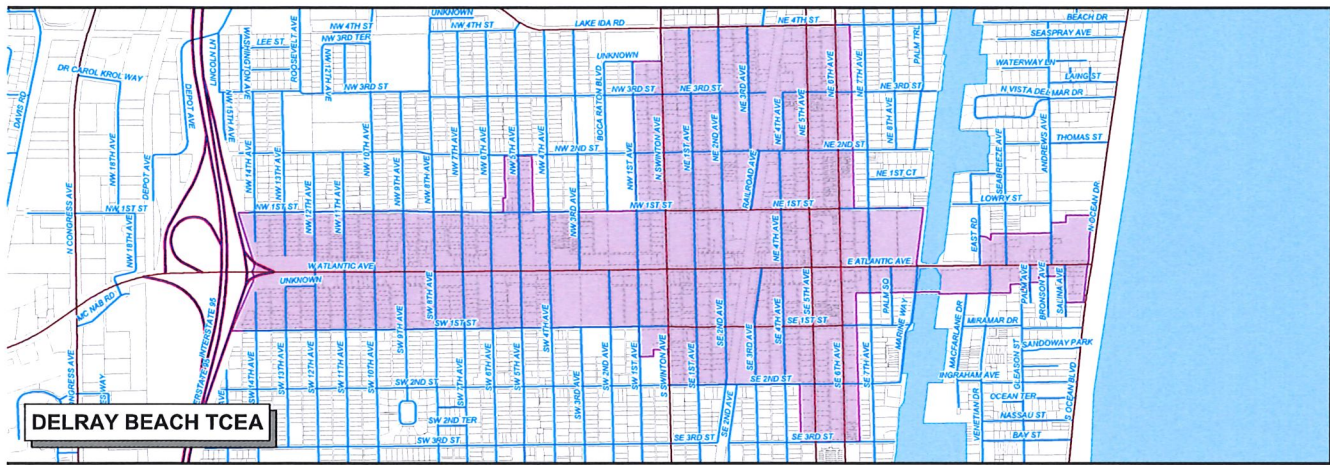
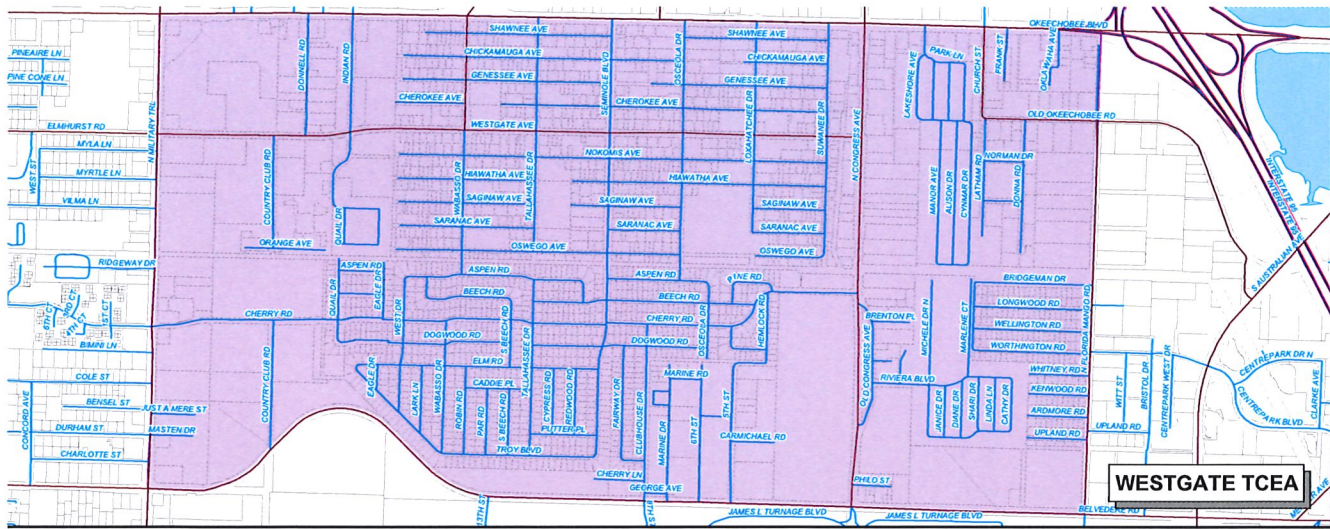
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 $1^{\circ} = 10^{\circ} - 0^{\circ}$

APPENDIX C
DELRAY BEACH TCEA MAP

TRAFFIC CONCURRENCY
EXCEPTION AREAS (TCEA's)
DETAILS 3

-  Traffic Concurrence
Exception Areas (TCEA's) *
-  Interstate 95
-  Florida's Turnpike
-  Major Roads
-  Minor Roads

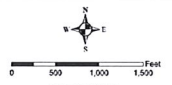


* For Further Details Upon These Features, Please
Refer To The Transportation Element Of The
Comprehensive Plan

SOURCES: PG&P Planning Division
Last Amended In Round 25-1 by Ord. 2006-203



PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES



Effective Date: 11/01/06
Filename: N:\Map Series\TCEA\MapTe15.4.mxd
Contact: PG&P Planning Dept.