



Engineering & Planning, Inc.

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October 26, 2020

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 N Jog Road
Palm Beach, FL 33411

Re: Delray Ridge (fka – Everton)
PBC ID: 181101
Modification to Previous Concurrency Approval

Dear Mr. Bari:

MacKenzie Engineering and Planning, Inc. is submitting this updated Traffic Impact Statement for the proposed project, Everton Residential. The project is located at the northeast corner of Swinton Avenue and NE 22nd Street Delray Beach, Florida (PCN 12-43-46-04-00-000-7101, 12-43-46-04-00-000-7090, 12-43-46-04-00-000-7290 & 12-43-46-04-00-000-7400).

CONCURRENCY

The Everton project was approved for 51 townhomes; twelve (12) live-work units with 10,320 square feet (SF) of office. The applicant proposes to change the site plan to 14 single family dwelling units, which decreases intensity. The decreased intensity results in decreased trip generation as shown in Exhibit 1.

Table 1. Trip Generation

Scenario	Trip Generation (trips)		
	Daily	AM Peak Hour (in/out)	PM Peak Hour (in/out)
TPS Approval	431	46 (24/22)	39 (21/18)
Proposed Development	140	10 (3/7)	15 (9/6)
Net Change in Trips	--291	-36 (-21/-15)	-24 (-12/-12)

The new proposed intensities reduce trips; therefore Delray Ridge will continue to meet the Traffic Performance Standards of Palm Beach County and the conditions within the Concurrency Approval dated November 15, 2018, as shown in Exhibit 2.

DRIVEWAYS

The project proposes one full opening on Swinton Avenue and one exit only driveway on NE 22nd Avenue. The peak hour inbound left and right-turns are projected at zero (0) and nine (9), respectively. Therefore turn lanes are not warranted.

TANGERINE TRAIL

Tangerine Trail lies on the north side of the property, serves five (5) residential lots and extends westward about 500 feet from Seacrest Boulevard. Tangerine Trail ROW does not exist to Swinton Avenue. It is recommended that the current Tangerine Trail terminus remain and that the developer construct shared use path from Swinton Avenue to the Tangerine Trail terminus. This will provide the least impact and most benefit to the current residents of Tangerine Trail.

Shaun G. MacKenzie P.E.
Florida License No. 61751

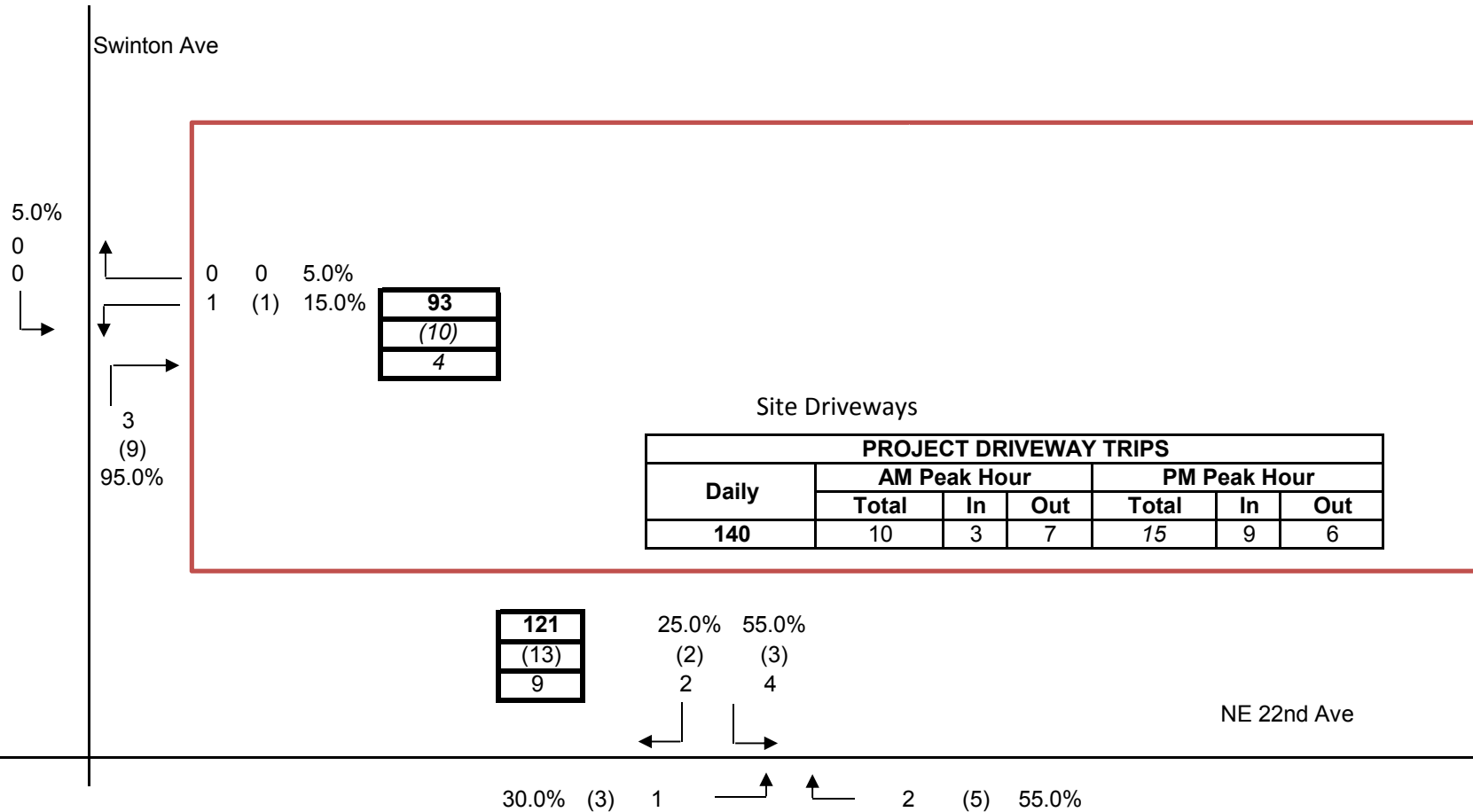
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CA 29013

EXHIBIT 1 Delray Ridge Trip Generation								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
Single Family Detached	14 DU	140	10	3	7	15	9	6
Subtotal		140	10	3	7	15	9	6
NET PROPOSED TRIPS		140	10	3	7	15	9	6
Total Proposed Driveway Volumes		140	10	3	7	15	9	6
RESIDENTIAL NET CHANGE IN TRIPS (FOR THE		140	10	3	7	15	9	6
NET CHANGE IN DRIVEWAY VOLUMES		140	10	3	7	15	9	6
Note: Trip generation was calculated using the following data:								
Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Single Family Detached	210	DU	10	0%	25/75	0.74	63/37	$\ln(T) = 0.96 \ln(X) + 0.20$

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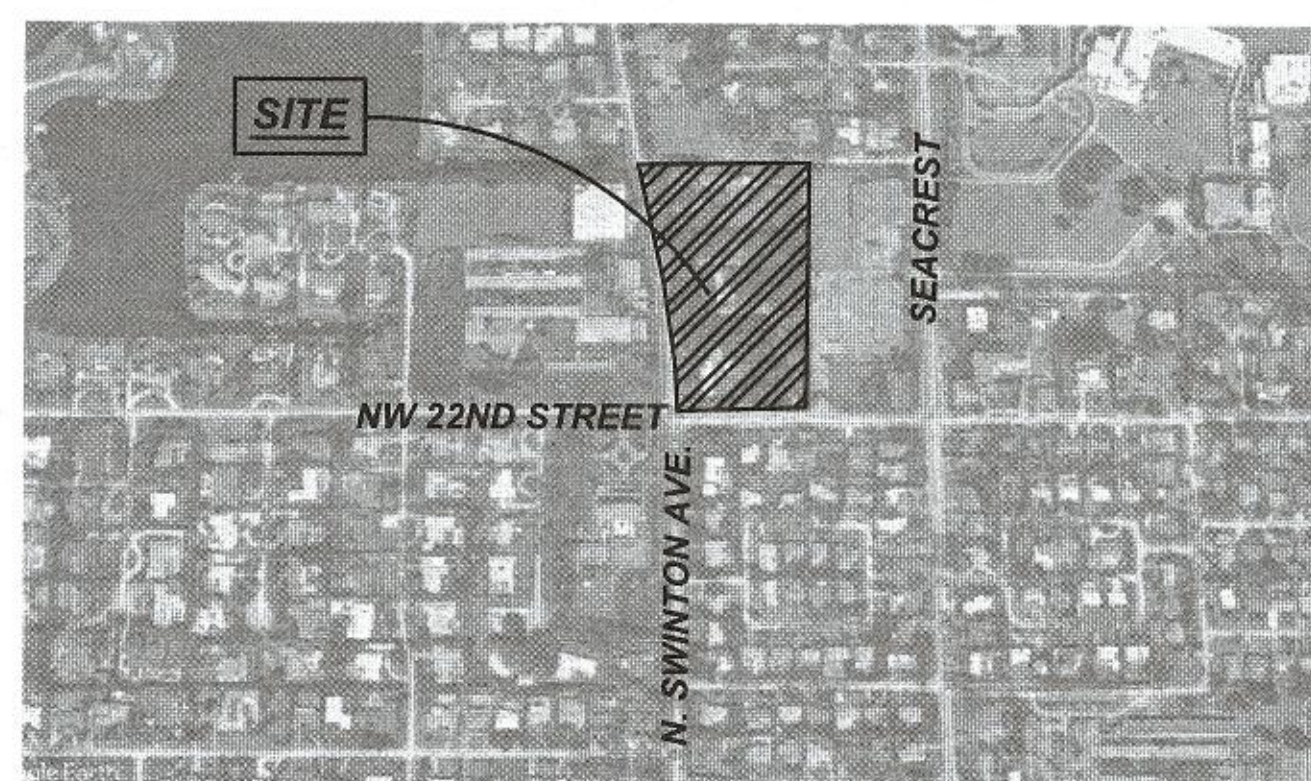
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EXHIBIT 2

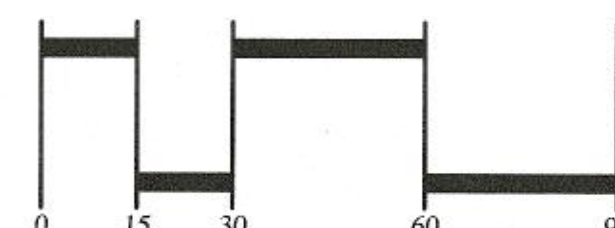
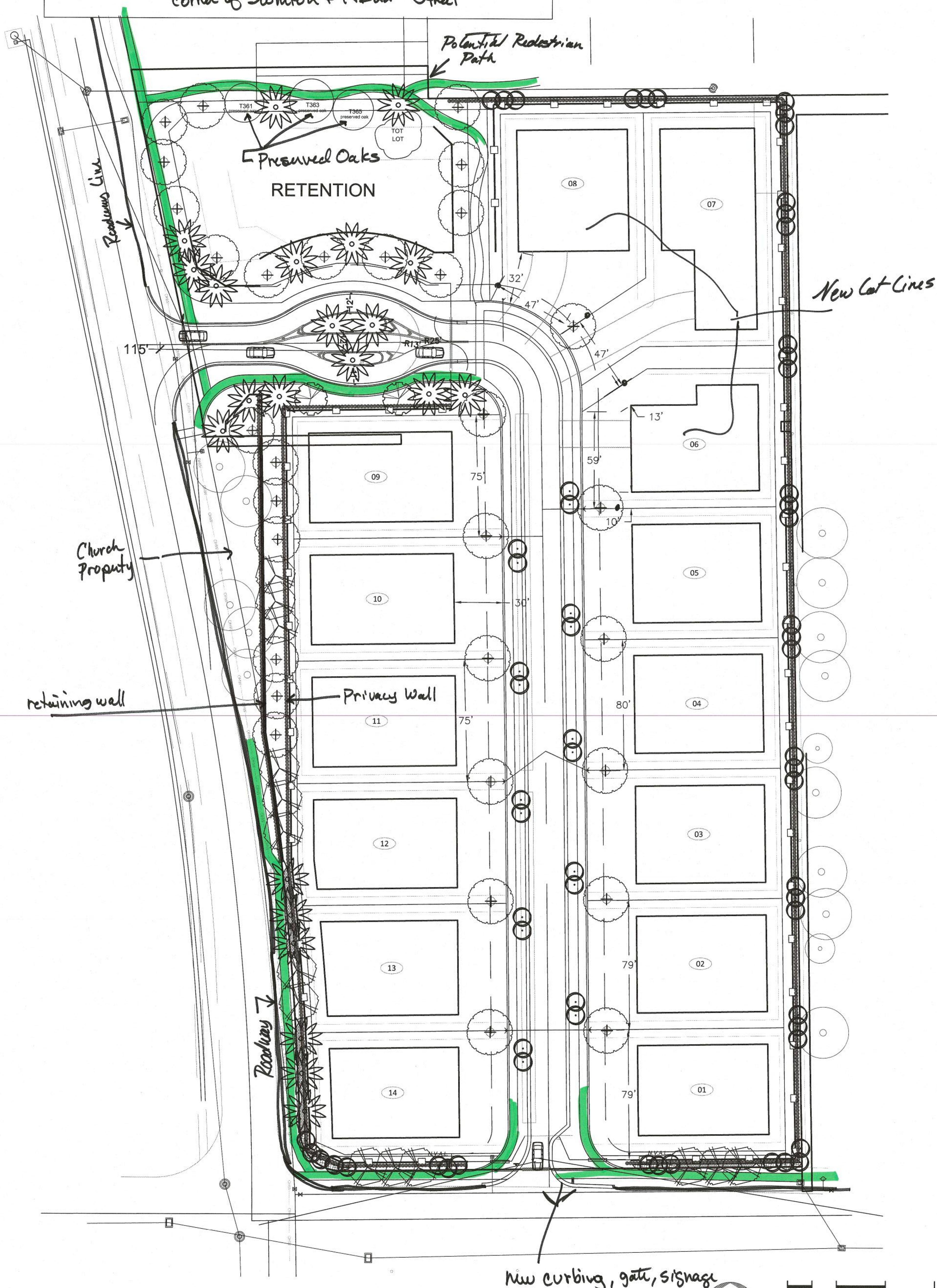


140	Total daily driveway trips
(15)	PM peak hour driveway trips
10	AM peak hour driveway trips

corner of Swinton + NE 22nd Street



LOCATION MAP
N.T.S.



GRAPHIC SCALE

1" = 30'

JOB # 8577
SHT. NO.
LP-1
OF 2 SHEETS

SUBMITTED BY—
G. ALLAN HENDRICKS
LANDSCAPE ARCHITECT
No. LA6666974
STATE OF FLORIDA
—FOR THE FIRM—
DATE Oct 05, 2002

DATE	06/23/20
DRAWN BY	GAL
F.B./ P.C.	---
SCALE	1"=30'

DELRAY RIDGE
LANDSCAPE PLAN

DELRAY BEACH

FLORIDA



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

REVISIONS	DATE	BY



**Department of Engineering
and Public Works**

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County Administrator

Verdenia C. Baker

November 15, 2018

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

**RE: Everton
 Project #: 181101
 Traffic Performance Standards Review**

Dear Mr. Stillings:

The Palm Beach County Traffic Division has reviewed the **Everton** Traffic Impact Statement dated October 26, 2018, 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:	City of Delray Beach
Location:	NEC of N Swinton Avenue and NE 22 nd Street
PCN:	12-43-46-04-00-000-7101/-7090/-7290/-7400
Access:	Two full access driveway connections onto N Swinton Avenue and NE 22 nd Street, (existing or proposed, not necessarily implies approval by County through this TPS letter, see later)
Existing Uses:	Single Family Home = 3 DUs
Proposed Uses:	Condo/TH = 51 DUs, includes 12 live/work units Office = 10,320 SF
New Daily Trips:	431
New Peak Hour Trips:	46 (24/22) AM; 39 (21/18) PM
Build-out:	December 31, 2023

Based on our review, the proposed development is within the Coastal Residential Exception Area and, therefore, the residential portion of the proposed development is exempt from the Traffic Performance Standards of Palm Beach County. The Traffic Division has determined the proposed development meets the Traffic Performance Standards of Palm Beach County.

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.

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Mr. Timothy R. Stillings
November 15, 2018
Page 2

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.

Sincerely,

A handwritten signature in black ink, reading "Quazi Bari".

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

QB:HA/dd

ec: Addressee:
Shaun G. MacKenzie, P.E., MacKenzie Engineering and Planning, Inc.
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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