



September 4, 2024

Christina Bilenki
Miskel Backman LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432

RE: *Proposed Zoning Change - Traffic Evaluation*
 Delray Corporate Center
 Kimley-Horn #241250000

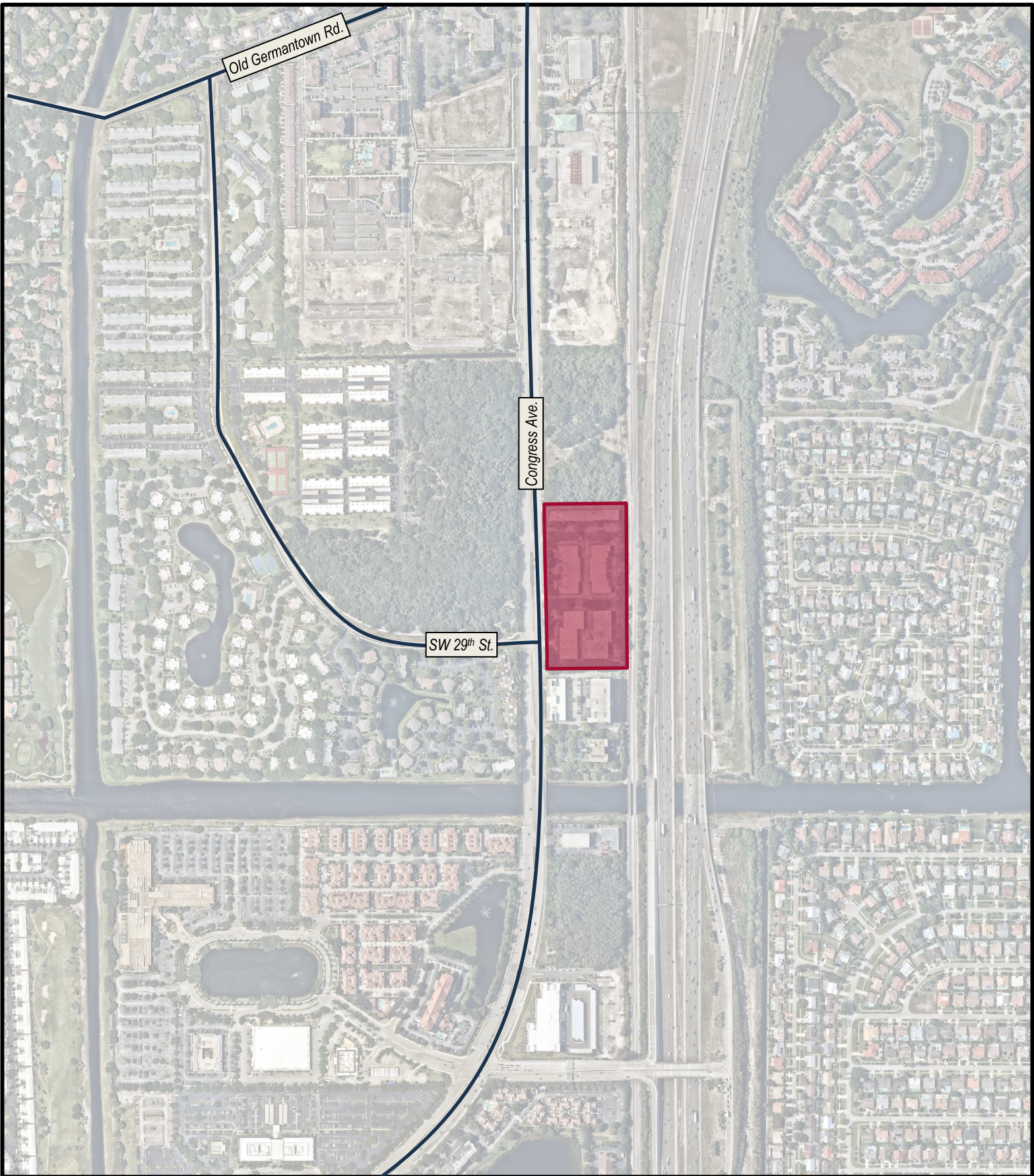
Dear Christina:

Kimley-Horn and Associates, Inc. has prepared a study to determine the potential impact of the proposed future land use and zoning change for the parcels located on the east quadrant of the intersection of Congress Avenue & SW 29th Street in the City of Delray Beach, Florida. The site currently operates with warehouse uses. It is proposed to change the future land use and rezone the property. The parcel control numbers for the site are as follows:

- 12-43-46-30-20-001-0000
- 12-43-46-30-21-001-0000
- 12-43-46-30-28-000-0010

The existing future land use is Congress Avenue Mixed Use (CMU), and the current zoning designation for the property is Mixed Residential, Office, and Commercial District (MROC). The land use is proposed to change from Commerce (CMR) and the zoning designation to Mixed Industrial and Commercial (MIC). The parcels in total are 7.597 acres in size. Figure 1 illustrates the site location.

The following evaluation considers the maximum trip generation potential for the site resulting from the proposed future land use and zoning designation changes. Following is a summary of the analyses undertaken.



LEGEND

 Site Location

FIGURE 1

Delray Corporate Center

Site Location

KH #241250000

Kimley»Horn

PROPOSED LAND USE CHANGE

To determine the net change in the trip generation potential due to the proposed change in land use for the property, the maximum development intensities for the existing and proposed designations were determined using information provided in the City of Delray Beach's Comprehensive Plan. The maximum development intensities under the existing and proposed land use designations are summarized in Table 1. The methodology for the determination of maximum intensities is summarized in the following sections.

Table 1: Future Land Use Intensities - Theoretical Maximum Development

Scenario	Land Use Designation	Acreage	Max Dev. Density/Intensity	Total Maximum Density/Intensity
Existing FLU	Congress Avenue Mixed Use (CMU)	7.597	40 units/acre + 2.5 FAR	303 du + 827,313 sf
Proposed FLU	Commerce (CMR)	7.597	0.6 FAR	198,555 sf

Existing Land Use Designation: Congress Avenue Mixed Use (CMU)

With the existing land use designation, up to a 2.5 FAR is permitted for certain commercial uses, such as office, medical office, research and development, and limited retail uses. The medical office use is the most intense use for purposes of traffic generation. Furthermore, up to 40 residential units per acre are allowed. Therefore, a maximum of 827,313 square feet of medical office use and 303 multifamily residential units are permitted for the 7.597-acre site under the existing land use designation.

Proposed Future Land Use Designation: Commerce (CMR)

With the proposed land use designation, up to a 0.6 FAR is permitted for certain commercial uses, such as warehousing, industrial, and general office use. Other uses are allowed but are limited to a small portion of the primary uses. The general office use is the most intense use for purposes of traffic generation. Therefore, a maximum of 198,555 square feet of general office use is permitted for the 7.597-acre site under the proposed future land use designation.

Trip Generation Analysis

Traffic generation calculations were conducted for the existing and proposed land use designations on site using the gross trip generation rates and equations published by the Palm Beach County Traffic Division for daily, AM peak hour and PM peak hour conditions. For the existing and proposed scenarios, pass-by capture rates published by the Palm Beach County Traffic Division were applied to determine net new external trips.

Table 2 illustrates the trip generation calculations for the existing maximum permitted development under the existing future land use designation and proposed maximum permitted development under the proposed future land use designation.

Table 2: Trip Generation Determination – Land Use Change

Source	Land Use	ITE Code	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Maximum Permitted Development Existing Future Land Use (CMU)										
PBC	Multifamily (Mid-Rise)	ITE 221	303 DU	1,376	112	26	86	118	72	46
	Medical Office (Stand-Alone)	ITE 720	827.313 ksf	35,442	2,565	2,026	539	3,251	975	2,276
Internal Capture			Subtotal	36,818	2,677	2,052	625	3,369	1,047	2,322
			% Daily % AM % PM							
	Multifamily (Mid-Rise)		3.0% 2.0% 4.0%	35	2	0	2	5	3	2
			Subtotal	35	2	0	2	5	3	2
Pass-By Capture			Daily AM PM							
			10.0% 10.0% 10.0%	3,544	257	203	54	325	98	227
	Medical Office (Stand-Alone)		Subtotal	3,544	257	203	54	325	98	227
Driveway Volumes				36,783	2,675	2,052	623	3,364	1,044	2,320
Net New External Trips				33,239	2,418	1,849	569	3,039	946	2,093
Maximum Permitted Development Proposed Future Land Use (CMR)										
PBC	General Office (10k-250k SF GFA)	ITE 710	198.555 ksf	2,152	302	266	36	286	49	237
			Subtotal	2,152	302	266	36	286	49	237
Pass-By Capture			Daily AM PM							
			10.0% 10.0% 10.0%	215	30	27	3	29	5	24
	General Office (10k-250k SF GFA)		Subtotal	215	30	27	3	29	5	24
Driveway Volumes				2,152	302	266	36	286	49	237
Net New External Trips				1,937	272	239	33	257	44	213
Proposed Net External Trips-Existing Net New External Trips				-31,302	-2,146	-1,610	-536	-2,782	-902	-1,880
Radius of Development Influence:				Directly Accessed Links						
Land Use			Daily	AM Peak Hour		PM Peak Hour		Pass By		
Multifamily (Mid-Rise)			4.54 trips/DU	0.37 trips/DU (23% in, 77% out)		0.39 trips/DU (61% in, 39% out)		0.0%		
Medical Office (Stand-Alone)			Trips = 42.97(X) -108.01	3.1 trips/ksf (79% in, 21% out)		3.93 trips/ksf (30% in, 70% out)		10.0%		
General Office (10k-250k SF GFA)			10.84 trips/ksf	1.52 trips/ksf (88% in, 12% out)		1.44 trips/ksf (17% in, 83% out)		10.0%		

As illustrated in the table above, the proposed future land use designation would result in a net decrease of 31,302 daily trips, a decrease of 2,146 AM peak hour trips, and a decrease of 2,782 PM peak hour trips based on a comparison of the theoretical maximum intensities for the existing and proposed designations. Because the proposed change in land use designation results in a decrease in trips compared to the maximum potential trips associated with the existing zoning designation, no further analysis is required.

PROPOSED ZONING CHANGE

To determine the net change in the trip generation potential due to the proposed zoning designation change, the maximum development intensities for the existing and proposed designations were determined using information provided in the City of Delray Beach's Comprehensive Plan. The maximum development intensities under the existing and proposed zoning designations are summarized in Table 3. The methodology for the determination of maximum intensities is summarized in the following sections.

Table 3: Future Zoning Intensities - Theoretical Maximum Development

Scenario	Zoning Designation	Acreage	Max Dev. Density/Intensity	Total Maximum Density/Intensity
Existing Zoning	Mixed Residential Office and Commercial (MROC)	7.597	40 units/acre + 2.5 FAR	303 du + 827,313 sf
Proposed Zoning	Mixed Industrial and Commercial (MIC)	7.597	0.6 FAR	198,555 sf

Existing Zoning Designation: Mixed Residential Office and Commercial (MROC)

With the existing zoning designation, up to a 2.5 FAR is permitted for certain commercial uses, such as office, medical office, research and development, and limited retail uses. The medical office use is the most intense use for purposes of traffic generation. Furthermore, up to 40 residential units per acre are allowed. Therefore, a maximum of 827,313 square feet of medical office use and 303 multifamily residential units are permitted for the 7.597-acre site under the existing zoning designation.

Proposed Zoning Designation: Mixed Industrial and Commercial (MIC)

With the proposed zoning designation, up to a 0.6 FAR is permitted for certain commercial uses, such as warehousing, industrial, and general office use. Other uses are allowed but are limited to a small portion of the primary uses. The general office use is the most intense use for purposes of traffic generation. Therefore, a maximum of 198,555 square feet of general office use is permitted for the 7.597-acre site under the proposed zoning designation.

Trip Generation Analysis

Traffic generation calculations were conducted for the existing and proposed designations on site using the gross trip generation rates and equations published by the Palm Beach County Traffic Division for daily, AM peak hour and PM peak hour conditions. For the existing and proposed scenarios, pass-by capture rates published by the Palm Beach County Traffic Division were applied to determine net new external trips.

Table 4 illustrates the trip generation calculations for the existing maximum permitted development under the existing zoning designation and proposed maximum permitted development under the proposed future zoning designation.

Table 4: Trip Generation Determination – Zoning Change

Source	Land Use	ITE Code	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour				
					Total	In	Out	Total	In	Out		
Maximum Permitted Development Existing Zoning (MROC)												
PBC	Multifamily (Mid-Rise)	ITE 221	303 DU	1,376	112	26	86	118	72	46		
	Medical Office (Stand-Alone)	ITE 720	827.313 ksf	35,442	2,565	2,026	539	3,251	975	2,276		
Internal Capture			Subtotal	36,818	2,677	2,052	625	3,369	1,047	2,322		
			% Daily	% AM	% PM							
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Pass-By Capture			Subtotal	35	2	0	2	5	3	2		
			Daily	AM	PM							
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Net New External Trips				33,239	2,418	1,849	569	3,039	946	2,093		
Maximum Permitted Development Proposed Zoning (MIC)												
PBC	General Office (10k-250k SF GFA)	ITE 710	198.555 ksf	2,152	302	266	36	286	49	237		
			Subtotal	2,152	302	266	36	286	49	237		
Pass-By Capture			Daily	AM	PM							
	General Office (10k-250k SF GFA)		10.0%	10.0%	10.0%	215	30	27	3	29	5	24
			Subtotal	215	30	27	3	29	5	24		
Driveway Volumes				2,152	302	266	36	286	49	237		
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Proposed Net External Trips-Existing Net New External Trips				-31,302	-2,146	-1,610	-536	-2,782	-902	-1,880		
Radius of Development Influence:				Directly Accessed Links								
Land Use			Daily	AM Peak Hour			PM Peak Hour		Pass By			
Multifamily (Mid-Rise)			4.54 trips/DU	0.37 trips/DU (23% in, 77% out)			0.39 trips/DU (61% in, 39% out)		0.0%			
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As illustrated in the table above, the proposed future land use designation would result in a net decrease of 31,302 daily trips, a decrease of 2,146 AM peak hour trips, and a decrease of 2,782 PM peak hour trips based on a comparison of the theoretical maximum intensities for the existing and proposed designations. Because the proposed change in zoning designation results in a decrease in trips compared to the maximum potential trips associated with the existing zoning designation, no further analysis is required.

CONCLUSION

The zoning and land use designation of the parcels located on the east quadrant of the intersection of Congress Avenue & SW 29th Street in the City of Delray Beach, Florida are proposed to be changed from CMU future land use and MROC zoning to CMR future land use and MIC zoning. The proposed change results in a net decrease of 31,302 daily trips, a decrease of 2,146 AM peak hour trips, and a decrease of 2,782 PM peak hour trips.

No roadway links will be significantly impacted by the land use and zoning change. Therefore, the relevant goals and objectives of the Delray Beach Comprehensive Plan are satisfied with respect to impacts on the transportation network.

Please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

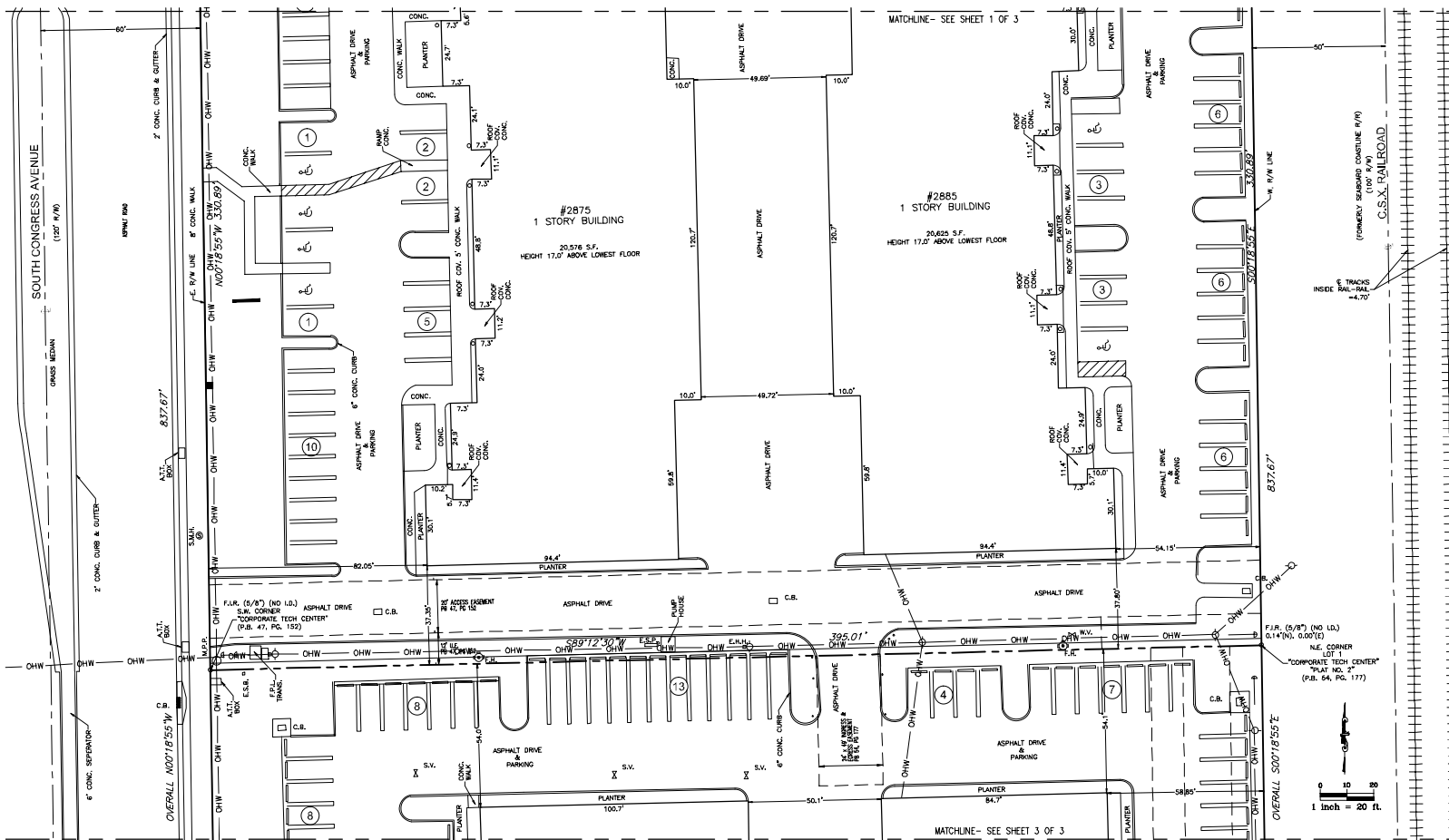
Adam B. Kerr, P.E.
Transportation Engineer
Florida Registration Number 64773

Appendix


Baseline Land Survey LLC
 1400 N.W. 1st COURT
 BOCA RATON, FL. 33432
 Ph. (561) 417-0700

JOB NO.: 24-11-012	LB-8229
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ALTA / NSPS LAND TITLE BOUNDARY SURVEY

[illegible]

SHEET 2 OF 3

ALTA / NSPS LAND TITLE SURVEY		SCALE: 1" = 20'	NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
COMMUNITY PANEL# 125102-0987-F	FLOOD ZONE: "X"	BASE FLOOD EL.: N/A	DRAWN BY: N.L.R. CHECKED BY: J.E.K.	 Baseline Land Survey LLC 1400 N.W. 1st COURT BOCA RATON, FL. 33432 Ph:(561) 417-0700
DATE OF FIRM: 10/05/2017	BASIS OF BEARING: E R/W/N LINE OF S CONGRESS AVENUE, SAID LINE HAVING AN ASSUMED PLAT BEARING OF N007°18'55"N		DATE: 08/14/2025	
PROPERTY ADDRESS: 2855,2975,2885,2905,2915 S CONGRESS AVENUE, DELRAY BEACH, FL 33445		PARTY CHIEF: PABLO SURVEY DATE: 06/28/25	JOHN E. KUJAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER L.S. 6711 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	
			JOB NO.: 24-11-012	LB-8229

OTHER BOUNDARY NOTES:

THERE ARE NO GAPS IN PLATS OR THE DESCRIPTION OF THIS BOUNDARY. GAP PARCELS 1, 2, AND 3 DESCRIBED IN O.R.B. 20642, PAGES 1518-1523, PALM BEACH COUNTY RECORDS ARE PORTIONS OF PLATS, MORE PARTICULAR GAP PARCEL 1 IS A PORTION OF "CORPUS TECH. INC. PLAT # 47, PG. 152, AND GAP PARCELS 2 AND 3, BEING PORTIONS OF "PALM COAST INDUSTRIAL PARK" PLAT, PG. 46, PG. 14. (THOSE DESCRIBED GAP PARCELS, ARE GRAPHICALLY SHOWN ON THIS SURVEY.)

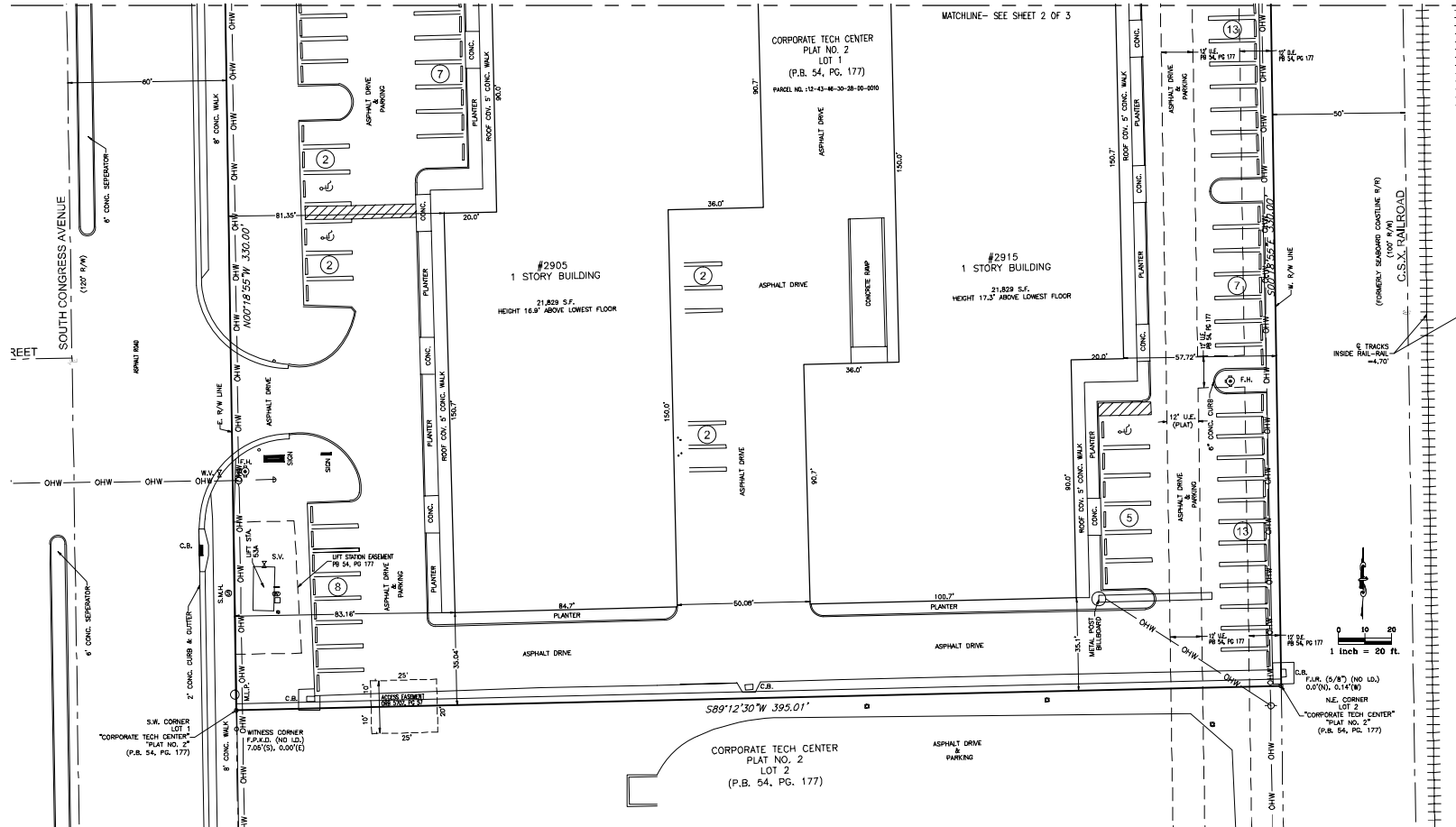
THE NEW LEGAL DESCRIPTION SHOWN HEREON DESCRIBES THE SAME REAL ESTATE AS THE RECORD DESCRIPTION.

ALL OF THE PLAT OF "PALM COAST INDUSTRIAL PARK," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 14 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH ALL OF THE PLAT OF "CORPORATE TECH CENTER," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 152 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH LOT 1, "CORPORATE TECH CENTER PLAT NO. 2," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 177 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

A PORTION OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID "PALM COAST INDUSTRIAL PARK," THENCE NORTH 89°12'30" EAST, ON THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 395.01 FEET, TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID PLAT, A DISTANCE OF 10.57 FEET, WEST ALONG THE WEST LINE OF SAID PLAT, THE C&P RAILROAD PREVIOUSLY KNOWN AS THE SEABOARD COASTLINE RAILROAD, THENCE SOUTH 00°18'50" EAST ON SAID SOUTHERLY PROLONGATION, A DISTANCE OF 66.50 FEET, THENCE SOUTH 89°12'30" WEST ON A LINE 66.50 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH PLAT LINE, A DISTANCE OF 395.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH CONGRESS AVENUE, THENCE NORTH 00°00'00" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID PLAT, A DISTANCE OF 66.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 330,887 SQUARE FEET (7.596 ACRES), MORE OR LESS.



ALTA / NSPS LAND TITLE SURVEY		SCALE: 1" = 20'	NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
COMMUNITY PANEL# 125102-0987-F	FLOOD ZONE: "X"	BASE FLOOD EL.: N/A	DRAWN BY: N.L.R. CHECKED BY: J.E.K.	
DATE OF FIRM: 10/05/2017	S&S OF BEARING: E R/W LINE OF S CONGRESS AVENUE, SAID LINE HAVING AN ASSUMED PLAT BEARING OF N007°55'W			DATE: 08/14/2023
PROPERTY ADDRESS: 2855,2875,2885,2905,2915 S CONGRESS AVENUE, DELRAY BEACH, FL 33445			PARTY CHIEF: PABLO SURVEY DATE: 06/28/25	JOHN E. KUHAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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GOAL NDC 1 NEIGHBORHOODS, DISTRICTS, AND CORRIDORS

Table NDC - 1			
Land Use Designations: Density, Intensity, and Implementing Zoning Districts			
Land Use Designation	Residential Density (Maximum Dwelling Units Per Acre)	Intensity (Maximum Floor Area Ratio)	Implementing Zoning Districts
Residential			
Low Density (LD)			
Standard	Up to 5	---	Preferred: R-1, RL, PRD Compatible: A, RR, CF, OS, OSR
Medium Density (MD)			
Standard	5-12	---	Preferred: RM, PRD Compatible: A, RR, R-1, RL, CF, OS, OSR
Revitalization/Incentive	12-24		
Mixed-Use			
Commercial Core (CC)			
Standard	12-30	3.0	Preferred: CBD Compatible: CF, OS, OSR
East of Intracoastal Waterway	12		
Revitalization/Incentive	30-100		
General Commercial (GC)			
Standard	12	3.0	Preferred: GC, AC, PC, POC, POD Compatible: A, NC, SAD CF, OS, OSR
Revitalization/Incentive	12-30		
Congress Avenue Mixed Use (CMU)			
Standard	Up to 40	2.5	Preferred: MROC Compatible: SAD, CF
Revitalization/Incentive	50		
Historic Mixed Use (HMU)			
Standard	10	1.0	Preferred: OSSHAD Compatible: CF
Transitional (TRN)			
Standard	5-12	1.0	Preferred: PRD, NC, RO Compatible: POC, POD, SAD,CF, OS, OSR, A, R-1, MH, RL, RM
Revitalization/Incentive	12-24		
Industrial			
Industrial (IND)			
Standard	—	0.60	Preferred: I, LI, Compatible: A, CF
Commerce (CMR)			
Standard	—	0.60	Preferred: MIC, LI, PCC, Also Compatible: A, CF, SAD
Revitalization/Incentive	24		
Open Space			
Open Space (OS)			
Standard	—	0.10	Preferred: OSR, OS