



March 24, 2025
Revised May 26, 2025

Greg Blanco
25 SE 3rd AVE, LLC
324 Coconut Isle Drive
Fort Lauderdale, Florida 33301

Re: **25-27 SE 3rd Avenue In-Lieu Parking Analysis**
Delray Beach, Florida
Kimley-Horn #241223000

Dear Mr. Blanco

Kimley-Horn and Associates, Inc was retained to provide a parking occupancy analysis for the above referenced site. The site is located at 25-27 SE 3rd Avenue in the City of Delray Beach, Florida. The location of the site is shown in Figure 1. The Parcel Control Numbers for the site are:

- 12-43-46-16-01-093-0340
- 12-43-46-16-01-093-0360
- 12-43-46-16-01-093-0072

The purpose of this study is to demonstrate that adequate public parking is available near the subject site to accommodate the parking needs of the proposed development. Pursuant to Section 2.4.11(F) of the City's Land Development Regulations an in-lieu of parking fee is an alternative to providing required on-site parking. Section 2.4.11(F)(5) requires that prior to approving an in-lieu of parking fee request, the City Commission must make a series of findings including that:

Public parking options, including on-street parking, public parking lots, and public parking garages are available within 1,320 feet measured along a pedestrian route to the building entrance. Parking with utilization rates higher than 80% in the 12 months preceding the request is not considered to be available

The following public parking lots and public parking garages are available within the 1,320 feet of the property, when measured along a pedestrian route to the building entrance. An abundance of on street parking is also available.

- Old School Square Parking
- Robert Federspiel Garage
- 4th & 5th Delray Garage
- Railroad Parking Lot
- Village Parking Lot
- Lot A

Parking data for some of the sites was provided by the City of Delray Beach. The data provided for the Old School Square Parking Garage encompasses a period of one year; between the dates of January 1, 2024 and December 31, 2024. Data for the Village Parking Lot was provided for the time period from August 26, 2024 to November 11, 2024. Parking data provided by the City for the Robert Federspiel Parking Garage only included vehicle entries and not occupancy; therefore, the number of entries at this garage were compared to the entries at the Old School Square Parking Garage and applied to the occupancy rates of the Old School Square Parking Garage to determine overall average occupancy.

Parking observations were performed for the following sites. It should be noted that although annual counts could not be performed, and data was not available from the City, these counts can reasonably be expected to reflect annual operating conditions.

- 4th & 5th Delray Garage
- Railroad Parking Lot
- Lot A

Parking occupancy counts were performed on two days: one weekday and one weekend. Observations were performed on Thursday, January 16, 2025, and Saturday, January 18, 2025, for four consecutive evening hours, coinciding with the peak parking demand for uses near the site. Occupancy data were provided and included in the Appendix:

To understand the parking demands of on street parking within the site, the data collection was performed on the following streets during the same time periods:

- SE 2nd Street: From SE 2nd Avenue to SE 4th Avenue
- SE 1st Street: From Swinton Avenue to SE 6th Avenue
- Atlantic Avenue: From Swinton Avenue to SE 7th Avenue
- NE 1st Street: From SE 2nd Avenue to SE 6th Avenue
- Arkie's Aly: From NE 3rd Avenue to SE 4th Avenue
- SE 1st Avenue: From SE 2nd Street to NE 1st Street
- SE 2nd Avenue: From SE 2nd Street to NE 1st Street
- SE 3rd Avenue: From SE 2nd Street Atlantic Avenue
- NE 3rd Avenue: From Atlantic Avenue to NE 1st Street
- SE 4th Avenue: From SE 2nd Street to NE 2nd Street
- SE 5th Avenue: From SE 1st Street to NE 1st Street

Figure 2 illustrates the locations of the counts.

Parking Supply & Evaluation

The total parking supply was quantified as 1,408 spaces. Table 1 shows the total parking in the parking garages and lots, and Table 2 shows the total on-street parking.

Table 1: Parking Garage / Lot Supply

Garage / Lot Supply	
Location	Supply
Railroad Lot	160
4th & 5th Delray Garage	90
Federspiel Garage	136
Lot A	21
Old School Square	486
Village Lot	40
Total	933

Table 2: On-Street Parking Supply

On-Street Parking Supply	
Location	Supply
SE 2nd Street	3
SE 1st Street	44
Atlantic Avenue	83
NE 1st Street	18
SE 1st Avenue	32
SE 2nd Avenue	40
SE 3rd Avenue	76
SE 4th Avenue	109
SE 5th Avenue	7
NE 3rd Avenue	12
NE 2nd Avenue	18
NE 1st Avenue	10
Arkie's Aly	23
Total	475

Note 1: The Robert Federspiel Garage may be encumbered by a Parking Space Lease, as referenced in the *Memorandum of Lease* recorded in the Official Records of Palm Beach County, Florida (OR Book 21907, Page 0193). The memorandum indicates a reservation of "fifty-five full-time and forty part-time" parking spaces. Accordingly, the total number of available spaces in the garage may be reduced. Nevertheless, even with this potential reduction, adequate parking remains available within 1,320 feet of the subject site to meet projected demand.

The observed parking demand occurred on Saturday, January 18, 2025, at 7:00PM and yielded a total of 857 occupied spaces. The results of the occupancy analysis for the parking garages and lots are shown below in Table 3.

Table 3: Parking Garage / Lot Demand

Garage/Lot Parking Demand		
Street	Demand	% Occupied
Railroad Lot	151	94.4%
4th & 5th Delray Garage	70	77.8%
Federspiel Garage	30	22.1%
Lot A	21	100.0%
Old School Square	107	22.0%
Village Lot	5	12.5%
Total	384	41.2%

As shown in Table 3, the average parking demand is 384 spaces in the parking garages and surface lots within 1,320 feet of the site. The occupancy rate is 41.2 percent, representing availability of 549 spaces.

The results of the occupancy analysis for the on-street parking are shown below in Table 4.

Table 4: On-Street Parking Demand

On-Street Parking Demand	
Street	Demand
SE 2nd Street	3
SE 1st Street	44
Atlantic Avenue	74
NE 1st Street	20
SE 1st Avenue	33
SE 2nd Avenue	42
SE 3rd Avenue	85
SE 4th Avenue	103
SE 5th Avenue	7
SE 6th Avenue	8
NE 3rd Avenue	12
NE 2nd Avenue	17
NE 1st Avenue	10
Arkie's Aly	23
Total	473

As shown in Table 4, the average parking demand is 473 spaces in the on-street parking within 1,320 feet of the site.

It should be noted that since the on-street parking and some of the parking garages and surface lots were observed during a peak period, the average occupancy of parking of these areas is likely lower than reported here.

This data indicates that sufficient parking is available consistent with the City's Code within 1,320 feet of the subject site to offset the parking needs of the development site. As shown above, on average 549 spaces, or 58.8 percent, of the available supply of parking garage and parking lot spaces are available. Therefore, the parking needs of the development can be accommodated and the requirements of the City's Land Development Regulations are met.

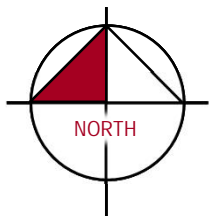
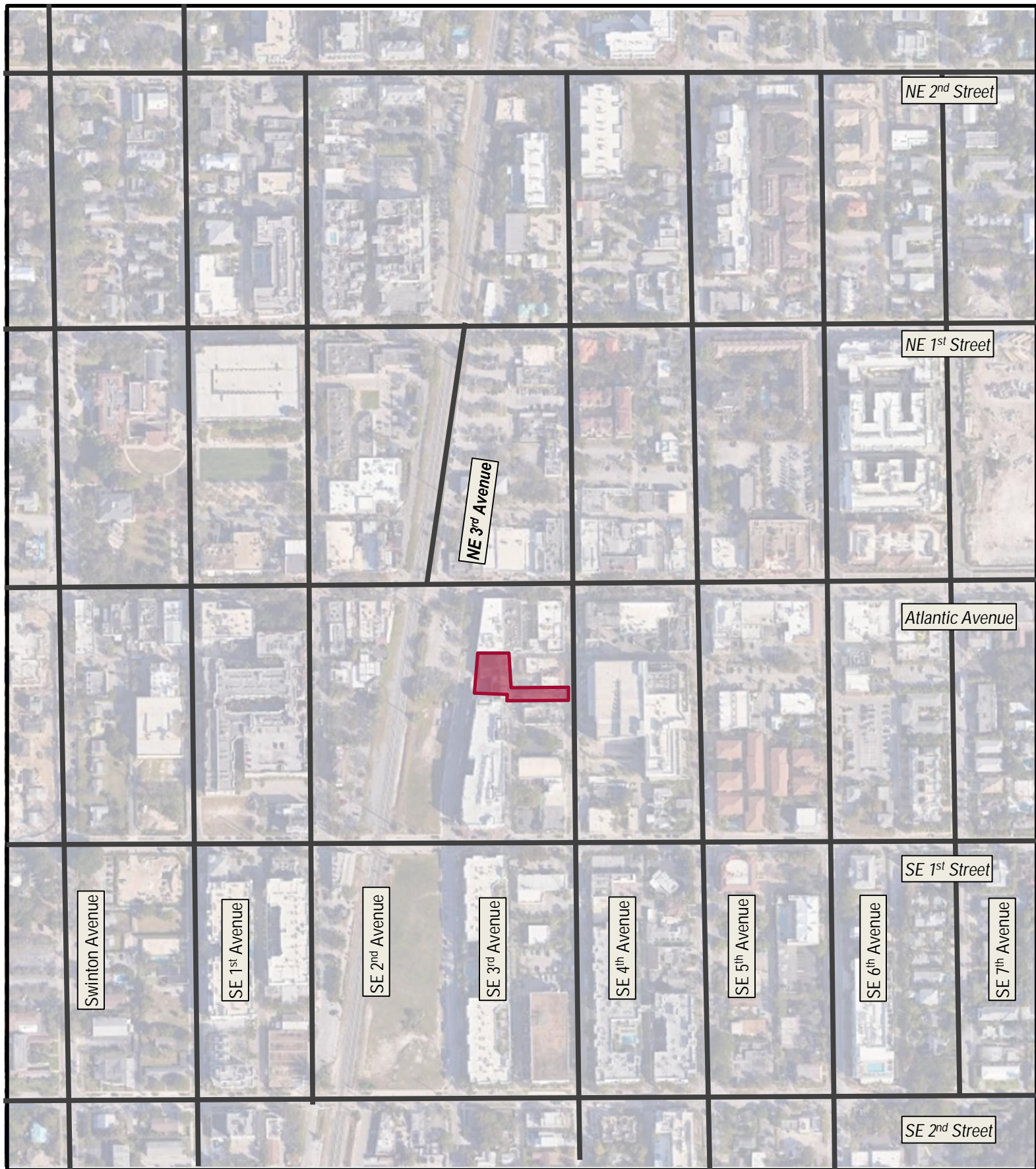
Should you have any questions, please contact me via e-mail at adam.kerr@kimley-horn.com or via phone at (561) 840-0874.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

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

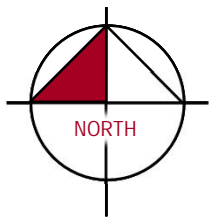
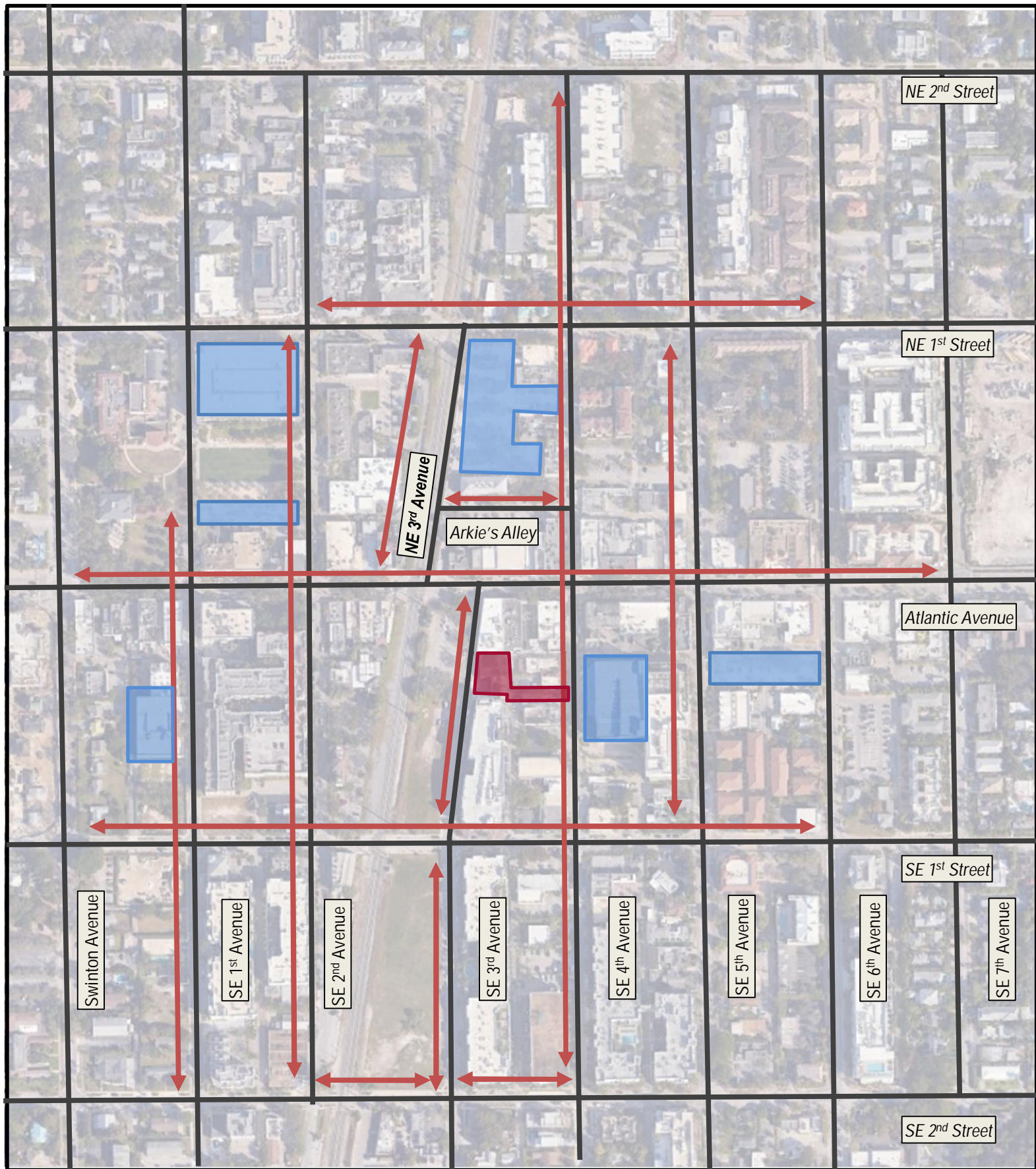
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LEGEND

- Site Location
- Parking Lot/Garage Location
- On-Street Parking Location

Figure 1
 25 SE 3rd Avenue
 KH # 241223000
 Site Location



LEGEND

- Site Location
- Parking Lot/Garage Location
- On-Street Parking Location

Figure 2
 25 SE 3rd Avenue
 KH # 241223000
 Parking Count Locations

Occupancy Report from Jan 01, 2024 to Dec 31, 2024

📍 Old School Square

📅 01 Jan, 2024 - 31 Dec, 2024

🕒 12:00 AM - 11:00 PM

Average Occupancy by Day of Week



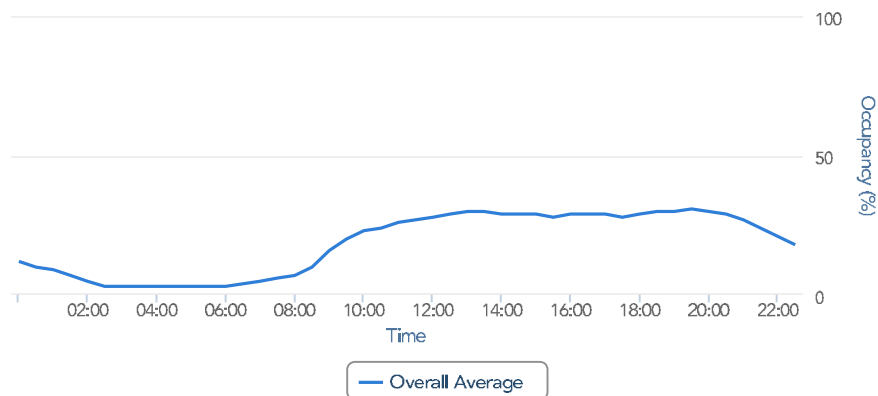
Average Occupancy by Zone



Average Occupancy by Bay Type



Hourly Occupancy Overall



Weekly Occupancy Report | from October 28, 2024 to December 11, 2024

Location (Level All): Old School Square Garage



Address: Northeast 1st Street
City: Delray Beach
Total Spaces: 486

State: Florida
Zip: 33444

Time	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.	MAX	MIN	AVG
00:00	1	2	2	4	2	3	2	4	1	-355
01:00	1	1	2	2	2	2	3	3	1	0
02:00	1	1	1	3	1	2	2	3	1	0
03:00	1	2	2	2	2	2	2	2	1	0
04:00	1	2	2	2	1	3	1	3	1	1
05:00	3	3	5	5	2	5	2	5	2	1
06:00	7	13	9	7	8	14	8	14	7	13
07:00	17	34	24	28	34	47	46	47	17	42
08:00	83	81	79	95	95	117	132	132	79	140
09:00	123	149	136	179	147	233	218	233	123	265
10:00	145	191	168	225	197	336	283	336	145	242
11:00	160	221	192	246	222	412	348	412	160	248
12:00	176	242	206	260	262	462	424	462	176	256
13:00	179	245	208	254	254	470	470	470	179	186
14:00	171	223	209	234	248	419	477	477	171	138
15:00	185	278	201	243	248	314	459	459	185	139
16:00	184	346	190	253	222	355	363	363	184	131
17:00	174	309	229	293	317	523	375	523	174	209
18:00	183	279	270	357	504	553	472	553	183	296
19:00	188	291	294	359	521	574	479	574	188	259
20:00	175	287	332	348	504	572	435	572	175	144
21:00	128	240	350	255	457	506	286	506	128	36
22:00	81	136	346	242	364	410	129	410	81	9
23:00	45	67	310	222	277	327	61	327	45	32



eleven-x

eXactpark™ Report

Generated at 2025-02-19 10:03:48 EST

Configuration

Report Type: Occupancy Percentage

Zone: Village Lot

Start Date: 2024-08-26

End Date: 2024-11-03

Days of the Week: Mon, Tues, Wed, Thurs, Fri, Sat, Sun

Times of Day: All day

Period Type: Days of the Week

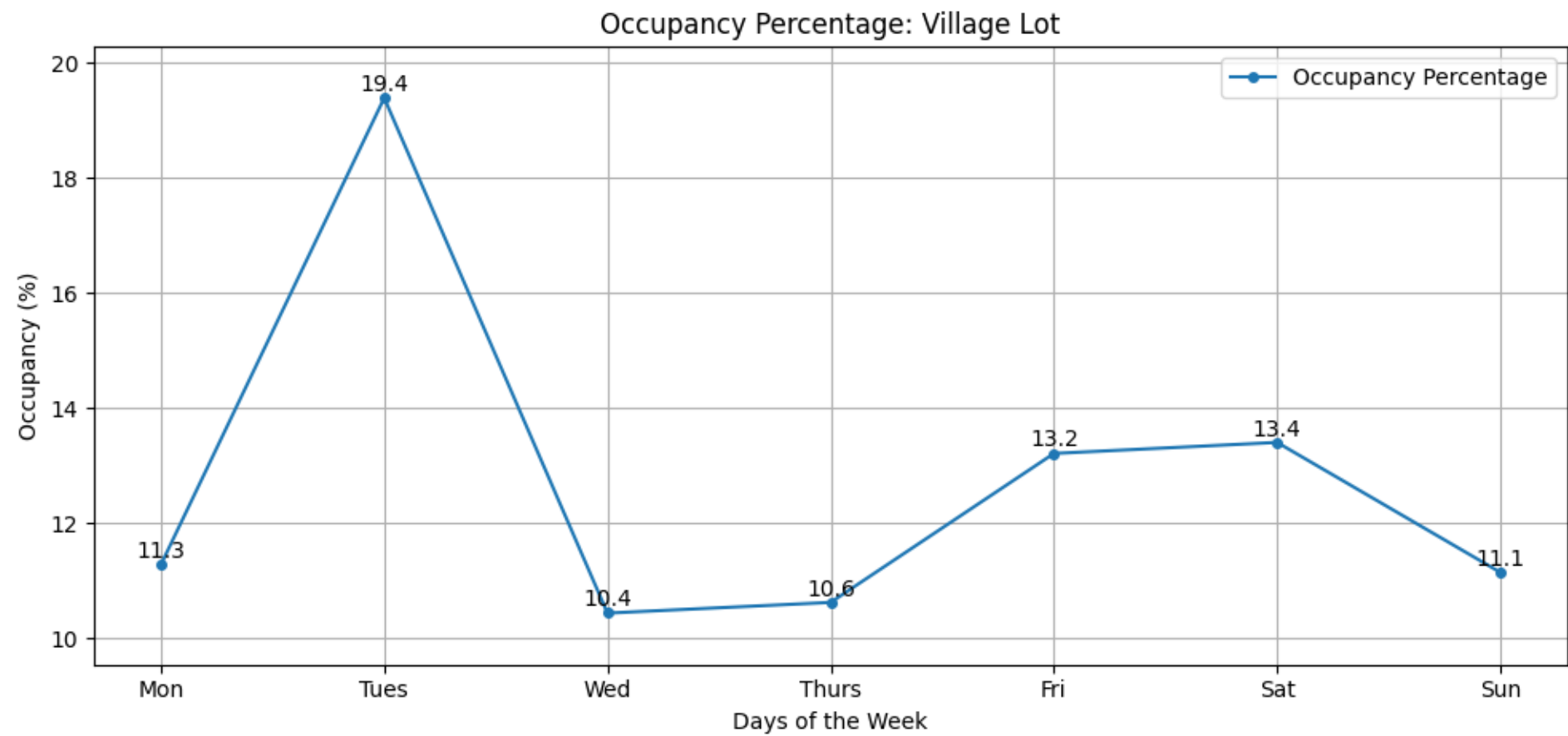
Include Sub-zones: No

Comparative: No

Definitions

Occupancy Percentage: The percentage of occupied stall_time over available stall_time during the specified time period

Result



	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Village Lot	11.3	19.4	10.4	10.6	13.2	13.4	11.1

Weekly Occupancy Report | from October 28, 2024 to December 11, 2024

Location (Level 1): Federspiel Garage



Address: Southeast 1st Avenue
City: Delray Beach
Total Spaces: 136

State: Florida
Zip: 33444

Time	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.	MAX	MIN	AVG
00:00	1	1	1	4	3	2	2	4	1	-146
01:00	1	2	1	4	1	2	2	4	1	-1
02:00	1	0	2	2	1	1	1	2	0	0
03:00	0	1	1	0	1	1	1	1	0	0
04:00	1	1	1	0	1	2	1	2	0	0
05:00	1	1	1	0	1	2	1	2	0	0
06:00	1	2	1	1	1	4	2	4	1	0
07:00	5	4	5	5	4	9	8	9	4	6
08:00	21	16	13	16	18	22	20	22	13	27
09:00	34	32	36	32	27	33	31	36	27	44
10:00	38	37	43	38	36	52	44	52	36	53
11:00	39	42	47	55	39	61	59	61	39	49
12:00	45	44	51	63	51	82	91	91	44	55
13:00	44	49	52	64	51	91	110	110	44	52
14:00	42	53	46	61	55	91	112	112	42	42
15:00	59	80	58	64	68	100	110	110	58	63
16:00	77	94	62	66	73	107	108	108	62	50
17:00	87	133	73	75	86	124	87	133	73	64
18:00	87	162	92	83	112	154	94	162	83	83
19:00	75	157	108	85	128	143	100	157	75	72
20:00	71	138	119	83	128	141	101	141	71	56
21:00	62	116	132	76	133	137	84	137	62	33
22:00	48	80	135	75	124	130	39	135	39	15
23:00	24	37	131	70	111	122	24	131	24	9

Weekly Occupancy Report

Location (Level 1): Federspiel Garage

from October 28, 2024 to December 11, 2024

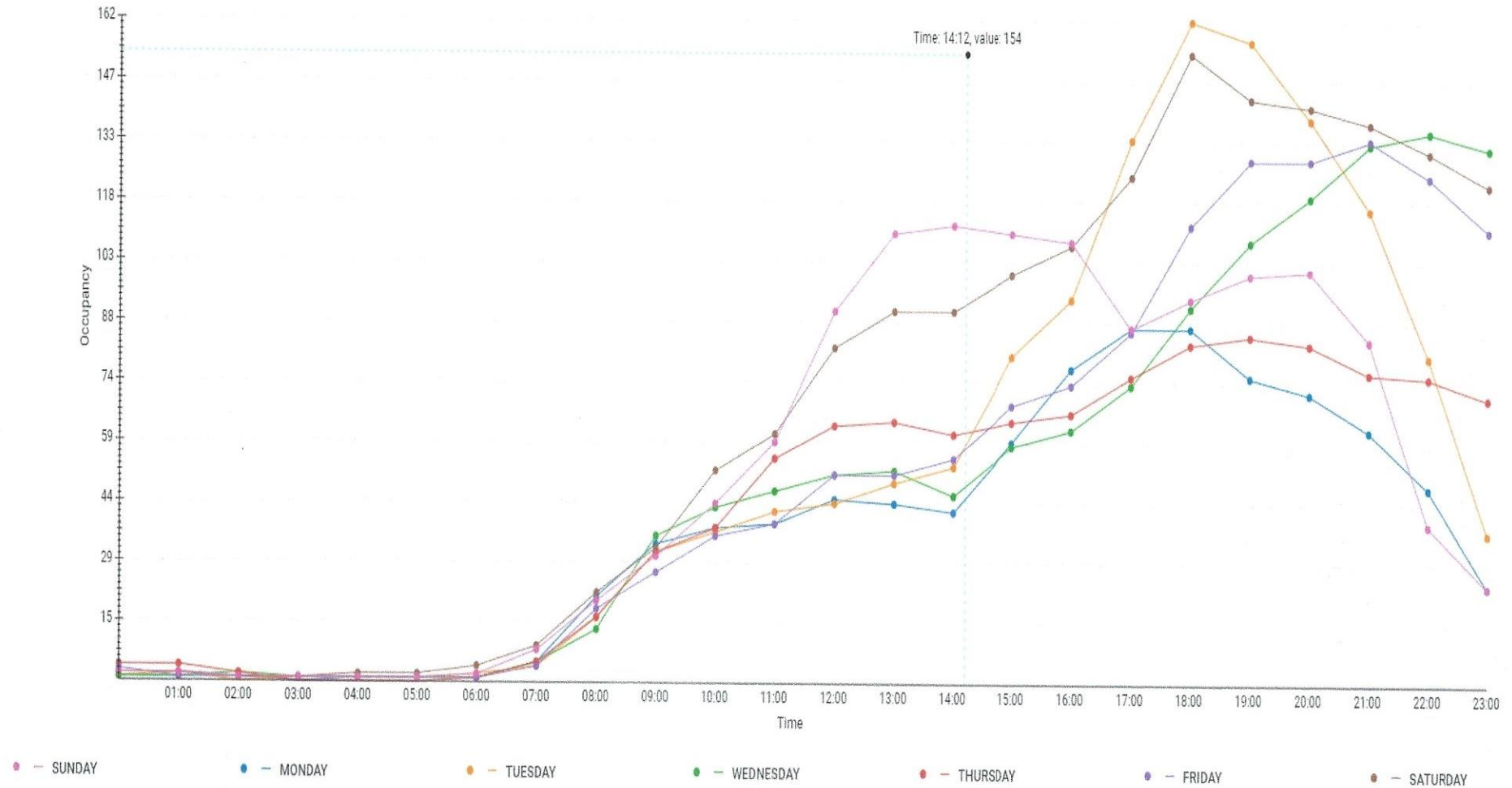
Address: Southeast 1st Avenue

City: Delray Beach

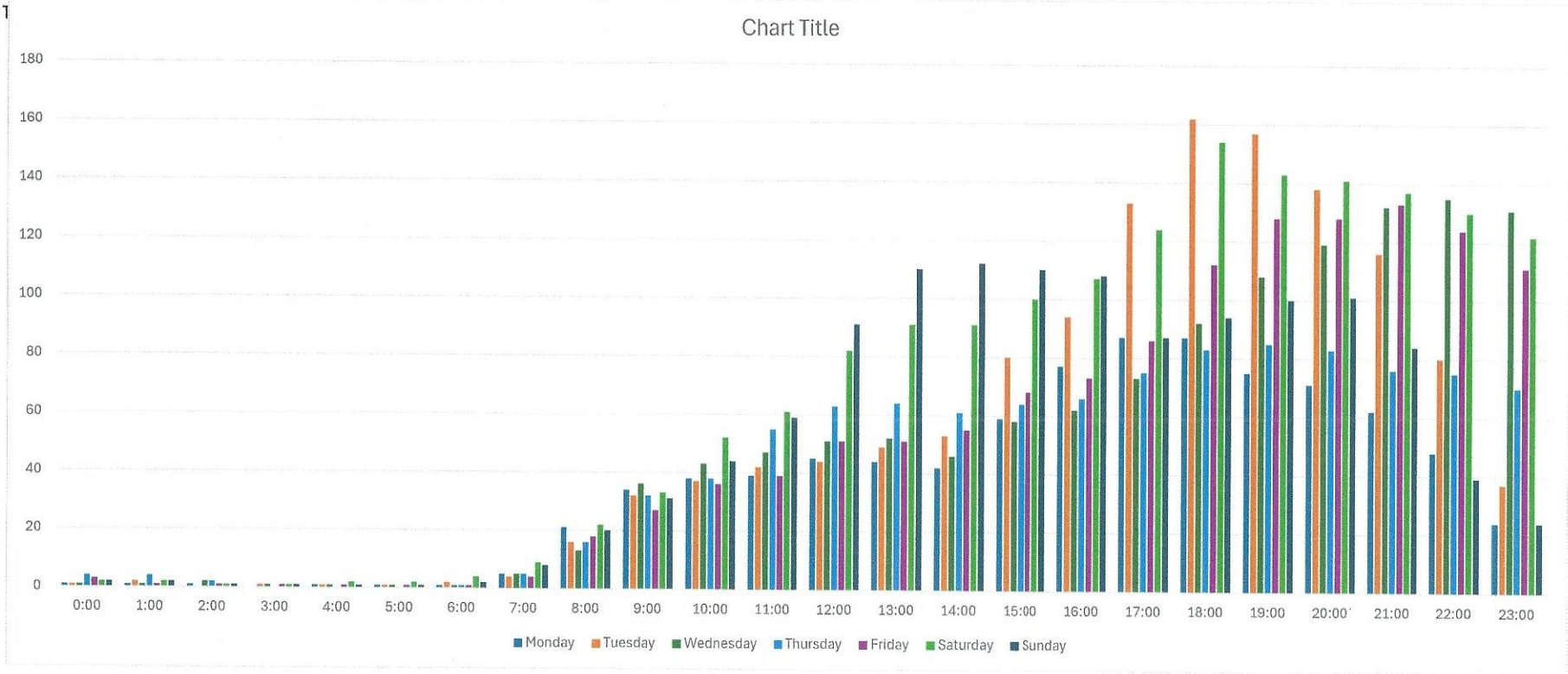
State/Province: Florida

Zip/Postal Code: 33444

TOTAL SPACES: 136



Address: Southeast 1st Avenue State/Province: Florida
City: Delray Beach Zip/Postal Code: 33444
Total spaces: 136



Saturday Jan 18

	Railroad Lot	4th & 5th Delray Garage	SE 2nd Street	SE 1st Street	Atlantic Avenue	NE 1st Street	SE 1st Avenue	SE 2nd Avenue	SE 3rd Avenue	SE 4th Avenue	SE 5th Avenue	SE 6th Avenue	NE 3rd Avenue	NE 2nd Avenue	NE 1st Avenue	Arkie's Aly	LOT A	Village Lot	Total
6:00 PM	141	56	3	44	70	18	33	36	82	107	7	8	12	17	10	23	21		680
7:00 PM	151	70	3	44	74	20	33	42	85	103	7	8	12	17	10	23	21	5	720
8:00 PM	148	69	3	46	76	20	35	41	78	101	6	8	12	17	10	23	21		706
9:00 PM	144	46	3	44	70	20	35	43	78	92	7	7	12	17	10	23	21		665
Total Spaces:	160	90	3	44	83	18	32	40	76	109	7	8	12	18	10	23	21	40	786

Thursday Jan 16

	Railroad Lot	4th & 5th Delray Garage	SE 2nd Street	SE 1st Street	Atlantic Avenue	NE 1st Street	SE 1st Avenue	SE 2nd Avenue	SE 3rd Avenue	SE 4th Avenue	SE 5th Avenue	NE 3rd Avenue	NE 2nd Avenue	NE 1st Avenue	Arkie's Aly	LOT A	Total
6:00 PM	166	29	3	41	78	18	31	28	69	116	5	10	16	-	23	21	654
7:00 PM	147	28	3	42	73	18	31	38	68	99	6	10	20	-	23	21	627
8:00 PM	140	25	3	40	61	17	29	38	56	88	4	9	23	-	23	21	577
9:00 PM	116	22	3	38	57	16	29	36	49	68	5	8	19	-	23	21	510
Total Spaces:	160	326	3	44	83	18	32	40	76	109	7	12	18	10	23	21	982