



October 11, 2024

Robert Blatt
Nathan Delray, J.V.
6671 West Indiantown Road
Suite 50 - Box 435
Jupiter, Florida 33458

RE: **Proposed Zoning Change - Traffic Evaluation**
Northeast Corner SW 10th Street & Congress Avenue
Delray Beach, Florida
Kimley-Horn #241208000

Dear Robert:

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 property located on the northeast corner of SW 10th Street & Congress Avenue in the City of Delray Beach, Florida. The PCN for the site is 12-43-46-19-46-000-0010. The site currently operates with a warehouse use. It is proposed to change the future land use and rezone the property.

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). It is proposed to change the land use to Commerce (CMR) and the zoning designation to Mixed Industrial and Commercial (MIC). This parcel is 4.266 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.

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)	4.266	40 units/acre + 2.5 FAR	170 du + 464,567 sf
Proposed FLU	Commerce (CMR)	4.266	0.6 FAR	111,496 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 12 residential units per acre are allowed. Therefore, a maximum of 464,567 square feet of medical office use and 170 multifamily residential units are permitted for the 4.266-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 111,496 square feet of general office use is permitted for the 4.266-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

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Maximum Permitted Development Existing Future Land Use (CMU)								
Multifamily Mid-Rise	170 DU	772	63	14	49	66	40	26
Medical Office	464,567 KSF	19,854	1,440	1,138	302	1,826	548	1,278
	Subtotal	20,626	1,503	1,152	351	1,892	588	1,304
Pass-By Capture								
Medical Office	10.0%	1,985	144	114	30	183	55	128
Net New External Trips		18,641	1,359	1,038	321	1,709	533	1,176
Maximum Permitted Development Proposed Future Land Use (CMR)								
General Office (>5,000 SF)	111.496 KSF	1,209	169	149	20	161	27	134
	Subtotal	1,209	169	149	20	161	27	134
Pass-By Capture								
General Office (>5,000 SF)	10.0%	121	17	15	2	16	3	13
Net New External Trips		1,088	152	134	18	145	24	121
Proposed Net External Trips-Existing Net New External Trips		-17,553	-1,207	-904	-303	-1,564	-509	-1,055
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	T = 42.97(X) - 108.01	3.1 trips/1,000 sf (79% in, 21% out)			3.93 trips/1,000 sf (30% in, 70% out)			10.0%
General Office (>5,000 SF)	T = 10.84 trips/1,000 sf	T = 1.52 trips/1,000 sf (88% in, 12% out)			1.44 trips/1,000 sf (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 17,553 daily trips, a decrease of 1,207 AM peak hour trips, and a decrease of 1,564 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)	4.266	40 units/acre + 2.5 FAR	170 du + 464,567 sf
Proposed Zoning	Mixed Industrial and Commercial (MIC)	4.266	0.6 FAR	111,496 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 12 residential units per acre are allowed. Therefore, a maximum of 464,567 square feet of medical office use and 170 multifamily residential units are permitted for the 4.266-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 111,496 square feet of general office use is permitted for the 4.266-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

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Maximum Permitted Development Existing Zoning (MROC)								
Multifamily Mid-Rise	170 DU	772	63	14	49	66	40	26
Medical Office	464.567 KSF	19,854	1,440	1,138	302	1,826	548	1,278
	Subtotal	20,626	1,503	1,152	351	1,892	588	1,304
Pass-By Capture								
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Maximum Permitted Development Proposed Zoning (MIC)								
General Office (>5,000 SF)	111.496 KSF	1,209	169	149	20	161	27	134
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Proposed Net External Trips-Existing Net New External Trips		-17,553	-1,207	-904	-303	-1,564	-509	-1,055
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 17,553 daily trips, a decrease of 1,207 AM peak hour trips, and a decrease of 1,564 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

It is proposed to change to the zoning and land use designation of the property located on the northeast corner of SW 10th Street & Congress Avenue in the City of Delray Beach 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 17,553 daily trips, a decrease of 1,207 AM peak hour trips, and a decrease of 1,564 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

Property Detail

Location Address : 975 S CONGRESS AVE
Municipality : DELRAY BEACH
Parcel Control Number : 12-43-46-19-46-000-0010
Subdivision : ARCHER LINPRO CENTER
Official Records Book/Page : 07575 / 0424
Sale Date : JAN-1993
Legal Description : ARCHER-LINPRO CENTER LT 1

Owner Information**Owner(s)**

NATHAN PROPERTIES INC &
 PROPERTIES OF DELRAY INC

Mailing Address

6671 W INDIANTOWN RD STE 50-435
 JUPITER FL 33458 3984

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-1993	\$1,700,000	07575 / 00424	WARRANTY DEED	NATHAN PROPERTIES INC &

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 71406
Acres : 4.3446
Property Use Code : 4800—WAREH/DIST TERM
Zoning : MROC—MROC-MIXED RES OFFICE & COMM (12-DELRAY BEACH)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$6,306,058	\$6,219,751	\$5,202,636	\$4,302,613	\$4,241,919
Land Value	\$2,838,750	\$2,838,750	\$2,087,428	\$1,788,413	\$1,788,413
Total Market Value	\$9,144,808	\$9,058,501	\$7,290,064	\$6,091,026	\$6,030,332

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$8,107,156	\$7,370,142	\$6,700,129	\$6,091,026	\$6,030,332
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$8,107,156	\$7,370,142	\$6,700,129	\$6,091,026	\$6,030,332

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$154,097	\$150,196	\$134,287	\$122,849	\$122,702
NON AD VALOREM	\$20,186	\$19,618	\$16,982	\$16,272	\$15,917
TOTAL TAX	\$174,283	\$169,814	\$151,268	\$139,121	\$138,619

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcapao.gov