Kimley »Horn

August 4, 2021

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

RE: Proposed Zoning Change- Traffic Evaluation 5200 Atlantic Boulevard, PCN #12-42-46-14-00-000-5340 Delray Beach, Florida Kimley-Horn #140917000

Dear Christina:

Kimley-Horn and Associates, Inc. has prepared a study to determine the potential impact of the proposed zoning change for the 5200 Atlantic Boulevard site located west of Military Trail, east of Sims Road in Delray Beach, FL. The existing zoning designation for the site is Planned Office Center (POC). It is proposed to change the zoning designation to General Commercial (GC). The 5200 Atlantic Boulevard parcel is 1.78 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 zoning designation change. Following is a summary of the analyses undertaken.

MAXIMUM DEVELOPMENT POTENTIAL

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 1*. The methodology for the determination of maximum intensities is summarized in the following sections.

Scenario	Zoning Designation	Acreage	Max Dev. Intensity	Total Maximum Intensity
Existing Zoning	Planned Office Center (POC)	1.78	3.0 FAR	232,611 sf
Proposed Zoning	General Commercial (GC)	1.78	3.0 FAR	232,611 sf

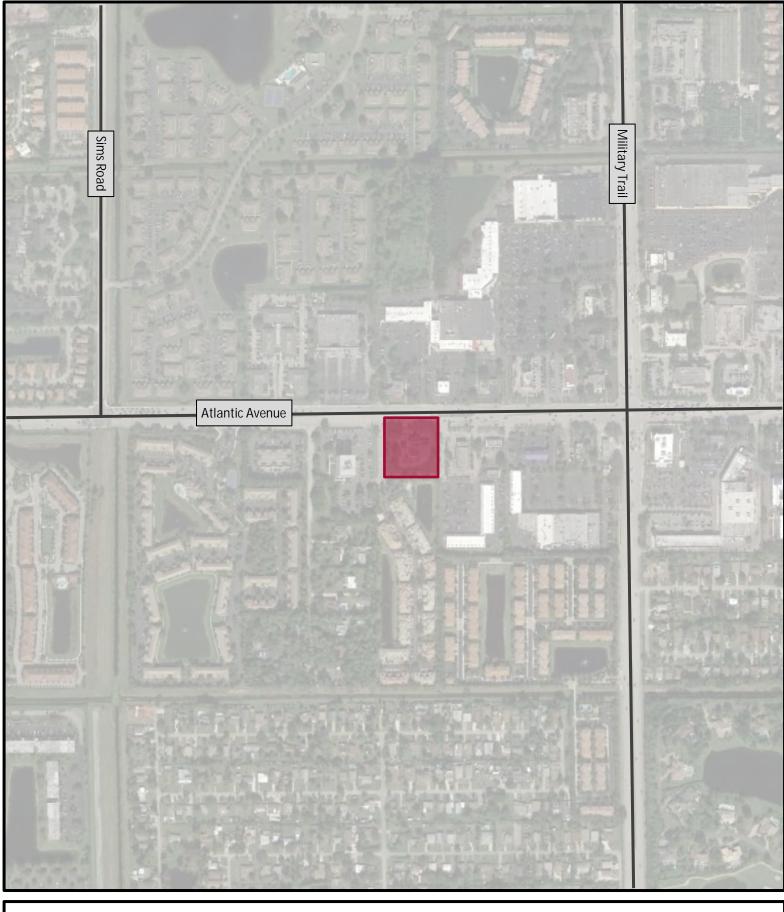
 Table 1: Future Land Use Intensities

 Theoretical Maximum Development (for P&Z Traffic Analysis)

Existing Zoning Designation: Planned Office Center (POC)

Under the existing zoning designation, several land uses are permitted. Using information provided by the Delray Beach Zoning Resolutions, it was noted that:

"Principal uses and structures permitted. The following types of use are allowed within the POC District as a permitted use:(1) Banks and financial institutions including drive-in and drive-through facilities."







Site Location Trafficway

FIGURE 1 5200 Atlantic Site Location KH #140917000



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Using a maximum development intensity of a 3.0 FAR and a gross site area of 1.78-acres, a maximum of 232,611 square feet of development is permitted under the existing zoning designation. For the purposes of this traffic evaluation, the permitted zoning use with the highest traffic generation was assumed. Under the existing zoning designation, it was determined that 232,611 square feet of bank with drive-thru is permitted and would be representative of the maximum potential trip generation.

Proposed Zoning Designation: General Commercial (GC)

Under the proposed zoning designation, similarly up to a 3.0 FAR is permitted. Therefore, a maximum of 232,611 square feet of general commercial use is permitted for the 1.78-acre site under the future zoning designation.

TRAFFIC GENERATION

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 2 illustrates the trip generation calculations for the two development scenarios, existing maximum permitted development, and proposed maximum permitted development.

Land Use	Intensity	Daily Trinc	AM Peak Hour		PM Peak Hour		r	
Land Use Intensity L		Daily Trips	Total	In	Out	Total	In	Out
Maximum Permitted Development Under Existing Zoning (POC)								
Drive-In Bank	232.611 KSF	23,268	2,210	1,282	928	4,757	2,379	2,378
	Subtotal	23,268	2,210	1,282	928	4,757	2,379	2,378
Pass-By Capture								
Drive-In Bank	47.0%	10,936	1,039	603	436	2,236	1,118	1,118
	Subtotal	10,936	1,039	603	436	2,236	1,118	1,118
Driveway Vol	23,268	2,210	1,282	928	4,757	2,379	2,378	
Net New Extern	12,332	1,171	679	492	2,521	1,261	1,260	
Maximum Permitted Development Under Proposed Zoning (GC)								
General Commercial	232.611 KSF	10,674	219	136	83	1,015	487	528
Subtotal		10,674	219	136	83	1,015	487	528
Pass-By Capture								
General Commercial 32.5%		3,469	71	44	27	330	158	172
Subtotal		3,469	71	44	27	330	158	172
Driveway Vol	10,674	219	136	83	1,015	487	528	
Net New Extern	7,205	148	92	56	685	329	356	
Proposed Net External Trips-Exist	-5,127	-1,023	-587	-436	-1,836	-932	-904	
Land Use Daily		AM Peak Hour		PM Peak Hour			<u>Pass By</u>	
Drive-In Bank 100.03 trips/1,000 sf		9.5 trips/1,000 sf (58% in, 42% out)		20.45 trips/1,000 sf (50% in, 50% out)			47.0%	
General Commercial Ln(T) = 0.68*Ln(X)+5.57		0.94 trips	0.94 trips/1,000 sf (62% in, 38% out)		Ln(T) = 0.74*Ln(X)+2.89 (48% in, 52% out)		32.5%	

Table 2: Trip Generation Determination

As illustrated in the table above, the proposed new zoning designation would result in a net decrease of 5,127 daily trips, a decrease of 1,023 (-587 in, -436 out) AM peak hour trips, and a decrease of 1,836 (-932 in, -904 out) PM peak hour trips based on a comparison of the theoretical maximum intensities for the existing and proposed designations.

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CONCLUSION

The proposed change to the zoning designation of the subject site reflects a net decrease of 5,127 daily trips, a decrease of 1,023 AM peak hour trips, and a decrease of 1,836 PM peak hour trips. This proposed zoning designation change from Planned Office Center (POC) to General Commercial (GC) will not significantly impact the surrounding transportation network from a planning and zoning viewpoint. 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 <u>adam.kerr@kimley-horn.com</u> should you have any questions regarding this evaluation.

Sincerely,

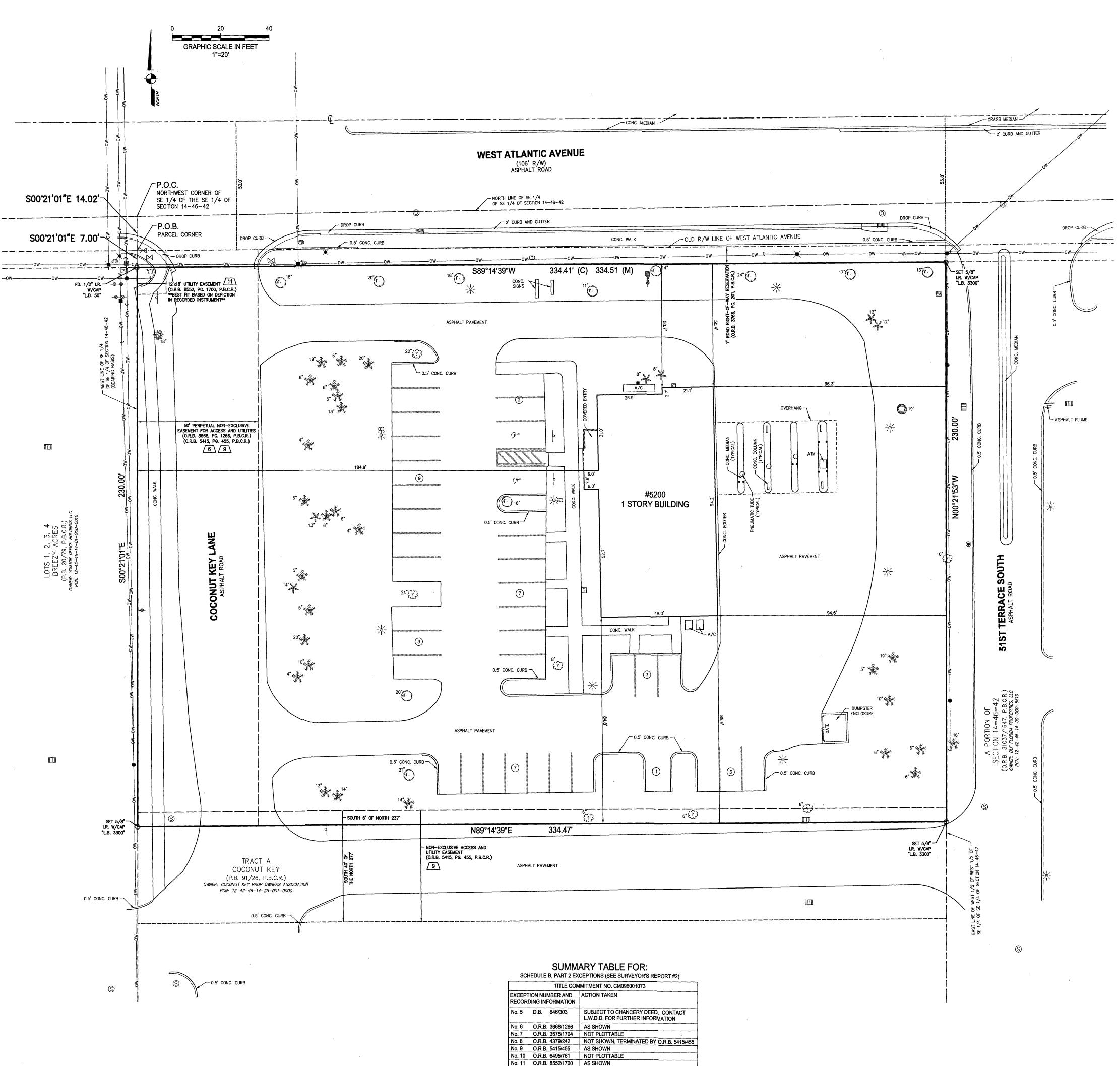
KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E. Transportation Engineer

Florida Registration Number 64773 Registry No. 696

Attachments

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LAND DESCRIPTION:

A portion of Section 14, Township 46 South, Range 42 East being more particularly described as follows:

COMMENCE at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida; thence Southerly, along the West line of the aforesaid Southeast 1/4 of the Southeast 1/4 of Section 14, a distance of 14.02 feet to the POINT OF BEGINNING of the parcel to be herein described; thence continue Southerly along the same course, a distance of 237 feet; thence Easterly, making an angle with the preceeding course of 89'35'40" measured from North to East, a distance of 334.47; thence Northerly, making an angle with the preceeding course of 90°23'28" measured from West to North, a distance of 237 feet; thence Westerly a distance of 334.41 feet to the POINT OF BEGINNING aforedescribed. LESS and EXCEPT any Right—of—Way for State Road 806 a/k/a W Atlantic Ave.

LESS and EXCEPT that portion for Road Right of Way as contained in Right-of-Way Deed recorded July 28, 1982, in Official Records Book 3766, Page 201, Public Records of Palm Beach County, Florida.

Said lands situate in the City of Delray Beach, Palm Beach, County, Florida and containing 76,195 square feet (1.749 acres) more or less.

SURVEYOR'S REPORT:

- 1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- 2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Fidelity National Title Insurance Copmany, Title Commitment No. CM096001073, effective date March 16, 2021, as prepared by BridgeTrust Title Group. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avirom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- 2.a. Some instruments as shown hereon contain irregularities in the legal description. These instruments were plotted as "best fit" based on the Surveyor's interpretation of the document's intent.
- 3. The land description shown hereon is in accord with the Title Commitment.
- 4. No underground improvements were located.
- 5. Bearings, distances and/or angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are based on the West line of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 46 South, Range 42 East having a bearing of S00°21'01"E.
- 6. The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12099C0959F, Community Number 125102, dated 10/05/2017.
- 7. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- 8. This map is intended to be displayed at a scale of 1'' = 20' (1:240).
- 9. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'. 10. Adjacent property owner information shown hereon was obtained from the Palm Beach County
- Property Appraiser's website. 11. The types of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the trees.
- 12. Abbreviation Legend: \mathcal{Q} = Center Line; A/C = Air Conditioner; CONC. = Concrete; D.B. = Deed Book; F.B. = Field Book; FD. = Found; I.R. = Iron Rod; L.B. = Licensed Business; L.W.D.D. = Lake Worth Drainage District; O.R.B. = Official Records Book; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; R/W = Right - of - Way; W/CAP = With Cap;

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		LEGEND	
		BACK FLOW PREVENTOR VALVE CABLE TELEVISION RISER CATCH BASIN CLEAN OUT CONCRETE UTILITY POLE CONCRETE UTILITY POLE WITH LIGHT CROSSWALK SIGNAL POLE CURB INLET DOUBLE DETECTOR CHECK VALVE DRAINAGE MANHOLE ELECTRIC METER ELECTRIC SERVICE BOX FIRE HYDRANT GUY ANCHOR HANDICAP PARKING IRRIGATION CONTROL VALVE METAL LIGHT POLE NUMBER OF REGULAR PARKING NUMBER OF REGULAR PARKING NUMBER OF TITLE EXCEPTION OVERHEAD WIRES SANITARY MANHOLE SEWER VALVE SIGN (UNLESS NOTED) TRAFFIC SIGNAL SERVICE BOX UNKNOWN MANHOLE WATER METER WATER METER WATER METER WATER VALVE WOOD UTILITY POLE TREE - ACACIA TREE - PALM TREE - PINE TREE - PINE TREE - POINCIANA TREE - UNKNOWN	
CERTIFICATION:		1	
		NAL TITLE INSURANCE COMP	ANY
accordance with the 2021 N	finimum Standa oted by ALTA c	ird Detail Requirements for and NSPS, and includes Ite	ch it is based were made i ALTA/NSPS Land Title Surveys ems 1, 2, 3, 4, 7(a), 8, 9, 1 21.
Date: 482021		1	Ininf D. Anim
		Flo	CHAEL J.`AVIROM, P.S.M. rida Registration No. 7253 ROM & ASSOCIATES, INC.

L.B. No. 3300

EMAIL: mavirom@aviromsurvey.com

ASSOCIATES, I IG & MAPPING FINIF SUITF 102 જે ટેં **N** N N N **VR**V ATES AIVA ALTA/NSPS LAND TITLE SURVEY 5200 WEST ATLANTIC AVENUE A PORTION OF SECTION 14 TOWNSHIP 46 SOUTH, RANGE 42 EAST CITY OF DELRAY I

 1" = 20'	04/01/2021	L.M.W.	M.J.A.	PG. 12-20	1 OF 1
SCALE:	DATE:	BY:	CHECKED:	F.B. 2079	SHEET:
JOB	#:		119	96	

Property Detail						
Owners:	12-42-46-14-00-000-5340 SUN FIRST NATL OF PALM BCH CTY		ion Address: 5200 W ATLANTIC AVE			
_	Mailing Address:SUNTRUST CORP REAL ESTATE C/O POLast Sale:JAN-1982Property Use Code:2300 - FINANCIAL				00.000	
			DOC DOC DIAN	INED OFFICE CENTER (12	\$300,000	
Property Use Code:			BEACH)	INED OFFICE CENTER (1.	2-DEERAT	
Legal Description:	14-46-42, WLY 334.47 FT OF NLY251.02 FT OF SE 1/4 OF SE 1/4 (LESS NLY 21.02 FT SR 806 R/W)	Total SF	F: 4479	Acres 1.	78	
2020 Values (Curren	t)		2020 Taxes			
Improvement Value		\$464,450	Ad Valorem \$33,115			
Land Value		\$1,163,040	Non Ad Valorem \$1,617			
Total Market Value		\$1,627,490	Total Tax \$34,732			
Assessed Value		\$1,627,490	2021 Qualified Exemption	ns		
Exemption Amount		\$0	No Details Found			
Taxable Value		\$1,627,490	Applicants			
All values are as of Jan	wary 1st each year	\$1,027,470	No Details Found			
Building Footprint (Building 1)		Subarea and Square Foot	age (Building 1)		
· · · · · · · · · · · · · · · · · · ·			Description		Area Sq. Footage	
			BRANCH BANK	4479		
	94			Total Square Footage : 4479)	
			Extra Features			
21			Description	Year Built	Unit	
3			Paving- Asphalt	1977	27402	
	A0 (4479)	48	Patio	1982	985	
27			Unit may represent the perimete			
			number or other measurement.	i, square roomge, mieur roomg	, юш	
31	6 8 6 52					
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Structural Details (B	building 1)		МАР			
	Sunumg 1)		MAI			
Description						
1. Year Built	1977					
2. NEIGHBORH	OOD BANK 4479					

1 of 1

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

8/4/2021