

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.

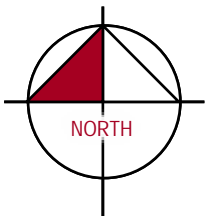
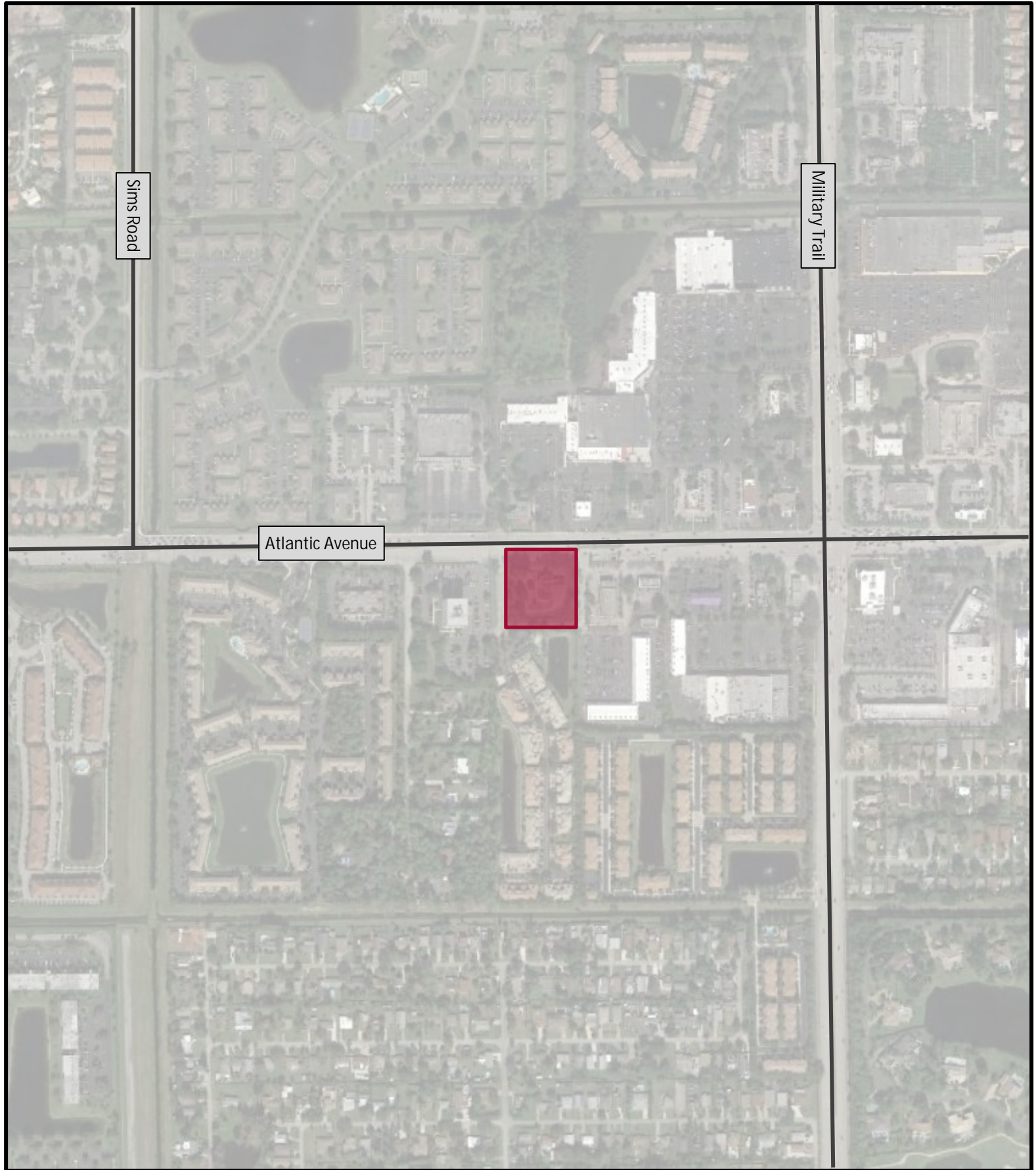
Table 1: Future Land Use Intensities
Theoretical Maximum Development (for P&Z Traffic Analysis)

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

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."



LEGEND



-  Site Location
-  Trafficway

FIGURE 1
5200 Atlantic
Site Location
KH #140917000

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.

Table 2: Trip Generation Determination

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			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 Volumes		23,268	2,210	1,282	928	4,757	2,379	2,378
Net New External Trips		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 Volumes		10,674	219	136	83	1,015	487	528
Net New External Trips		7,205	148	92	56	685	329	356
Proposed Net External Trips-Existing Net New External Trips		-5,127	-1,023	-587	-436	-1,836	-932	-904
<u>Land Use</u>	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>			<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	$\text{Ln}(T) = 0.68*\text{Ln}(X)+5.57$	0.94 trips/1,000 sf (62% in, 38% out)			$\text{Ln}(T) = 0.74*\text{Ln}(X)+2.89$ (48% in, 52% out)			32.5%

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.

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 adam.kerr@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

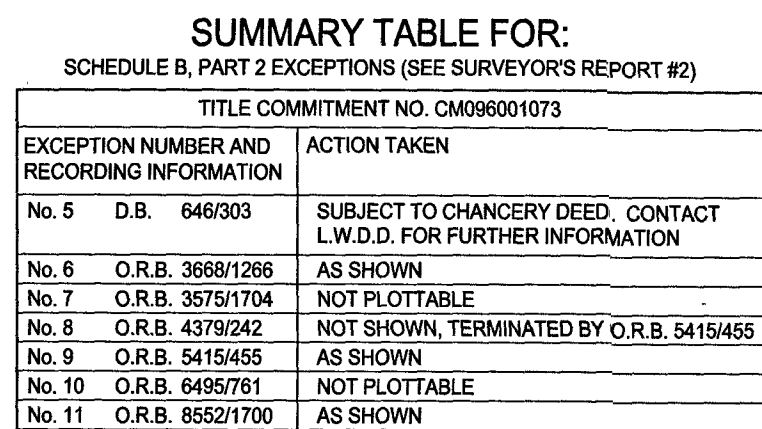
KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.
Transportation Engineer


Florida Registration
Number 64773
Registry No. 696

Attachments

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01/2021.



MICHAEL J. AVROM, P.S.M.
Florida Registration No. 7253
AVROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: mavrom@aviromsurvey.com

Property Detail

Parcel Control Number: 12-42-46-14-00-000-5340 Location Address: 5200 W ATLANTIC AVE
 Owners: SUN FIRST NATL OF PALM BCH CTY
 Mailing Address: SUNTRUST CORP REAL ESTATE C/O PO BOX 26665,VA RIC 8614 ,RICHMOND VA 23261 6665
 Last Sale: JAN-1982 Book/Page#: 03668 / 1266 Price: \$300,000
 Property Use Code: 2300 - FINANCIAL Zoning: POC - POC - PLANNED OFFICE CENTER (12-DELRAY BEACH)
 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: 4479 Acres 1.78

2020 Values (Current)

Improvement Value \$464,450
 Land Value \$1,163,040
 Total Market Value \$1,627,490
 Assessed Value \$1,627,490
 Exemption Amount \$0
 Taxable Value \$1,627,490

All values are as of January 1st each year.

2020 Taxes

Ad Valorem \$33,115
 Non Ad Valorem \$1,617
 Total Tax \$34,732

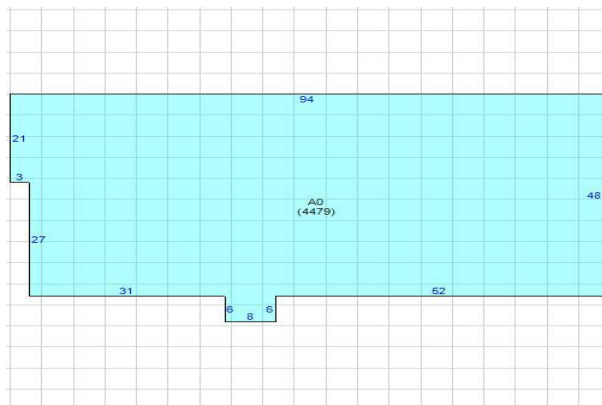
2021 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BRANCH BANK	4479
Total Square Footage :	4479

Extra Features

Description	Year Built	Unit
Paving- Asphalt	1977	27402
Patio	1982	985

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1. Year Built	1977
2. NEIGHBORHOOD BANK	4479

MAP

Owner: SUN FIRST NATL OF PALM BCH CTY PCN: 12424614000005340 1 of 1