



February 26, 2026

Adam B. Kerr, P.E.
 Kimley-Horn and Associates, Inc.
 477 S Rosemary Avenue, Suite 215
 West Palm Beach, Florida 33401

**Engineering and
 Public Works Department**

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 West Palm Beach, FL 33416-1229
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 www.pbc.gov

**RE: Exalt Health Delray Beach
 FLUA Amendment Policy 3.5-d Review
 Round 2025-26-B2**

Dear Mr. Kerr:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Analysis for the proposed Future Land Use Amendment for the above-referenced project, revised February 4, 2026, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

**Palm Beach County
 Board of County
 Commissioners**

- Sara Baxter, Mayor
- Marci Woodward, Vice Mayor
- Maria G. Marino
- Gregg K. Weiss
- Joel G. Flores
- Maria Sachs
- Bobby Powell Jr.
- County Administrator**
 Joseph Abruzzo

Location:	East side of Sims Road, approximately 670 feet south of Lake Ida Road	
PCN:	00-42-46-14-00-000-3170	
Acres:	4.89 Acres	
	Current FLU	Proposed FLU
FLU:	Congregate Living Residential with an underlying 8 units per acre (CLR/8)	Institutional with an underlying High Residential 8 designation (INST/8)
Zoning:	Multi-Family Residential Medium Density (RM)	Institutional & Public Facilities (IPF)
Density/ Intensity:	8 du/acre	0.45 FAR
Maximum Potential:	Assisted Living Facility = 140 beds	Hospital = 95,853 SF
Proposed Potential:	None	None
Net Daily Trips:	565 (maximum – current)	
Net PH Trips:	70 (48/22) AM, 73 (25/48) PM (maximum)	
* <i>Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

"An Equal Opportunity Employer"



Adam B. Kerr, P.E.
February 26, 2026
Page 2

Based on the review, the Traffic Division has determined that the proposed amendment's traffic impacts **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **maximum potential** density shown above.

Please contact me at 561-684-4030 or email me at DSimeus@pbc.gov with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to be "DS", is written over a light blue horizontal line.

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:ep
ec:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Bryan Davis – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
David Wiloch – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review
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EXALT HEALTH DELRAY BEACH PALM BEACH COUNTY, FL

FUTURE LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

Kimley»»Horn

February 4, 2026
Kimley-Horn Project #248377000

FUTURE LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

EXALT HEALTH DELRAY BEACH PALM BEACH COUNTY, FL

Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida

Kimley»»Horn

December 17, 2025
Revised February 4, 2026

Kimley-Horn Project #248377000
Registry No. 35106
Kimley-Horn and Associates, Inc.
477 S Rosemary Avenue, Suite 215
West Palm Beach, Florida 33401
561/840 0848 TEL



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by Adam B Kerr
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Adam B. Kerr, P.E.
Florida Registration Number 64773

TABLE OF CONTENTS

LIST OF TABLES..... ii

LIST OF FIGURES ii

INTRODUCTION 1

PROJECT TRAFFIC 3

 TRIP GENERATION..... 3

 Existing Site Development 3

 Existing Future Land Use - Maximum Potential Development 3

 Proposed Future Land Use - Maximum Potential Development 3

TRAFFIC DISTRIBUTION AND ASSIGNMENT 4

LEVEL OF SERVICE ANALYSIS 5

 SHORT-RANGE (YEAR 2030) 5

 LONG-RANGE (YEAR 2045) 5

SHORT-RANGE (2030) PLANNING HORIZON 6

 Significance Analysis 6

 Capacity Analysis 9

LONG-RANGE (2045) PLANNING HORIZON 11

CONCLUSION 13

APPENDIX..... A

LIST OF TABLES

Table 1: Land Use Summary Table 1
Table 2: Trip Generation Calculations Summary 4
Table 3: Short-Range Significance Determination 6
Table 4: Short-Range (Year 2030) AM Peak Hour Significance Analysis 7
Table 5: Short-Range (Year 2030) PM Peak Hour Significance Analysis 8
Table 6: Short-Range (Year 2030) AM Peak Hour Capacity Analysis 10
Table 7: Short-Range (Year 2030) PM Peak Hour Capacity Analysis 10
Table 8: Long-Range Significance Determination 11
Table 9: Long-Range (Year 2045) Daily Significance Analysis 12

LIST OF FIGURES

Figure 1: Site Location 2

INTRODUCTION

Kimley-Horn and Associates, Inc. has been retained to prepare a Future Land Use (FLU) Amendment traffic analysis for a 4.89-acre site located in the southwest corner of Sims Road and Lake Ida Road in unincorporated Palm Beach County, Florida. Figure 1 illustrates the location of the project site. The site currently has a Palm Beach County FLU designation of Congregate Living Residential (CLR/8). The proposed FLU designation that is the subject of this analysis is Institutional (INST).

The parcel control numbers (PCN) for the project site are:

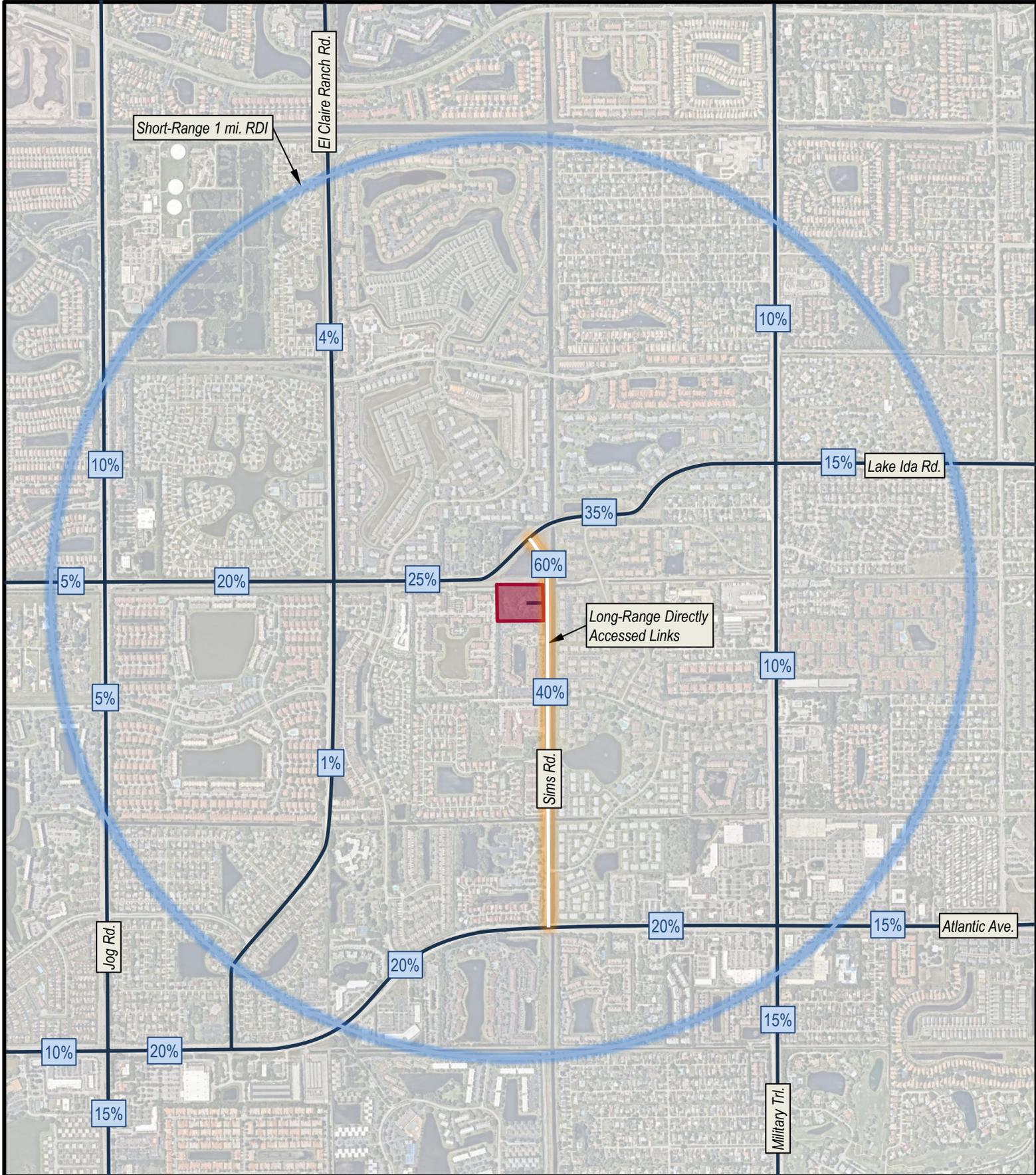
- 00-42-46-14-00-000-3170

The traffic impacts from the proposed future land use amendment were analyzed based on the procedures outlined in Policy 3.5-d of the Palm Beach County Comprehensive Plan. Currently, the site has a Congregate Living Residential (CLR/8) future land use designation. The Congregate Living Residential FLU designation allows a maximum density of up to 12 dwelling units per acre. To evaluate the maximum theoretical intensity of development under the existing future land use designation, a maximum of 140 assisted living facility beds was assumed, based on 2.39 beds per dwelling unit. The proposed future designation is Institutional (INST). Based on the proposed maximum density of .45 FAR, a maximum of 95,853 square feet of Hospital use would be permitted to be built on this 4.89-acre site. Table 1 shows a summary of the existing, existing FLU, proposed FLU, and voluntarily restricted proposed development intensities.

Table 1: Land Use Summary Table

Development Scenario	Future Land Use	Acreage	Density / Intensity	Max Development Potential
Existing Site Development	CLR/8	4.89 acres	1 DU	--
Maximum Permitted Under Existing Future Land Use	CLR/8		12 DU/acre * 2.39 beds/unit	140 beds
Maximum Permitted Under Proposed Future Land Use	INST		.45 FAR	95,853 sf Hospital

This analysis was conducted following short-range and long-range analysis procedures used to evaluate comprehensive plan amendments in Palm Beach County. This report summarizes the findings of the comprehensive plan land use amendment traffic analysis in the context of the maximum permitted under the proposed future land use.



LEGEND

■ Site Location

FIGURE 1

Exalt Health Delray Beach
Site Location
KH #248377000

PROJECT TRAFFIC

The project traffic volumes evaluated in this analysis are defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

TRIP GENERATION

The trip generation calculations are based on the trip generation rates published by Palm Beach County. Trip generation calculations have been performed for three scenarios:

Existing Site Development

This scenario represents the currently trip generation occurring on site. The site currently has a single-family home on site.

As indicated in Table 2, the existing site generates 10 net external daily trips, 1 net external AM peak hour trips (0 in, +1 out), and 1 net external PM peak hour trips (+1 in, 0 out).

Existing Future Land Use - Maximum Potential Development

This scenario represents the maximum theoretical development potential for the site under the existing FLU designation, which equates to 140 assisted living facility beds

As indicated in Table 2, the maximum intensity of development under the currently-adopted future land use designation has the potential to generate 364 net external daily trips, 25 net external AM peak hour trips (+15 in, +10 out), and 34 net external PM peak hour trips (+13 in, +21 out).

Proposed Future Land Use - Maximum Potential Development

This scenario represents the maximum development permitted on site under the proposed FLU designation, which equates to a 95,853 square-foot hospital.

As indicated in Table 2, the maximum density of development under the proposed future land use designation has the potential to generate 929 net external daily trips, 71 net external AM peak hour trips (+48 in, +23 out), and 74 PM peak hour trips (+26 in, +48 out).

Because the proposed amendment for the subject site results in an overall net increase in the trip generation potential of the site on a daily, AM, and PM peak-hour basis in comparison to existing uses on site, it was necessary to determine if any of the roadway links within the project Radius of Development Influence (RDI) are expected to be significantly impacted. Roadway link analyses were conducted for the short-range (2030) scenario using the Test 2 criteria defined in Article 12 of the Palm Beach County ULDC. Roadway link analysis was conducted for the long-range (2045) scenario using Policy 3.5-d of the Future Land Use Element as published by Palm Beach County.

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to surrounding roadways within the project RDI based upon a review of the proposed roadway network to be in place at the time of buildout and its travel time characteristics.

The daily and peak-hour trips for the project were then assigned to the surrounding roadway network proposed to be in place for each respective analysis year. Figure 1 also illustrates the project traffic assignment to the surrounding roadway network.

Table 2: Trip Generation Calculations Summary

Source	Land Use	ITE Code	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Existing Site Development										
PBC	Single Family Detached	210	1 DU	10	1	0	1	1	1	0
			Subtotal	10	1	0	1	1	1	0
Internal Capture			% Daily							
	Single Family Detached		0.0%	0	0	0	0	0	0	0
			Subtotal	0	0	0	0	0	0	0
Pass-By Capture			Daily							
	Single Family Detached		0.0%	0	0	0	0	0	0	0
			Subtotal	0	0	0	0	0	0	0
Driveway Volumes				10	1	0	1	1	1	0
Net New External Trips				10	1	0	1	1	1	0
Existing FLU Maximum Intensity										
PBC	Assisted Living Facility	254	140 bed(s)	364	25	15	10	34	13	21
			Subtotal	364	25	15	10	34	13	21
Internal Capture			% Daily							
	Assisted Living Facility		0.0%	0	0	0	0	0	0	0
			Subtotal	0	0	0	0	0	0	0
Pass-By Capture			Daily							
	Assisted Living Facility		0.0%	0	0	0	0	0	0	0
			Subtotal	0	0	0	0	0	0	0
Driveway Volumes				364	25	15	10	34	13	21
Net New External Trips				364	25	15	10	34	13	21
Proposed FLU Maximum Intensity										
PBC	Hospital	610	95.853 ksf	1,032	79	53	26	82	29	53
			Subtotal	1,032	79	53	26	82	29	53
Internal Capture			% Daily							
	Hospital		0.0%	0	0	0	0	0	0	0
			Subtotal	0	0	0	0	0	0	0
Pass-By Capture			Daily							
	Hospital		10.0%	103	8	5	3	8	3	5
			Subtotal	103	8	5	3	8	3	5
Driveway Volumes				1,032	79	53	26	82	29	53
Net New External Trips				929	71	48	23	74	26	48
Proposed FLU Maximum Trips-Existing Development Trips (Short-Range)				919	70	48	22	73	25	48
Radius of Development Influence:				1 mile(s)						
Proposed FLU Maximum-Existing FLU Maximum Trips (Long-Range)				565	46	33	13	40	13	27
Radius of Development Influence:				Directly Accessed Links						
Source	Land Use		Daily	AM Peak Hour			PM Peak Hour		Avg. Pass By	
PBC	Single Family Detached		10 trips/DU	0.7 trips/DU (26% in, 74% out)			0.94 trips/DU (63% in, 37% out)		0.0%	
PBC	Assisted Living Facility		2.6 trips/bed(s)	0.18 trips/bed(s) (60% in, 40% out)			0.24 trips/bed(s) (39% in, 61% out)		0.0%	
PBC	Hospital		10.77 trips/ksf	0.82 trips/ksf (67% in, 33% out)			0.86 trips/ksf (35% in, 65% out)		10.0%	

LEVEL OF SERVICE ANALYSIS

Consistent with comprehensive plan amendment evaluation requirements, roadway segment analyses were conducted to address the traffic conditions for the existing, short-range planning horizon (2030), and long-range planning horizon (2045) conditions on links within the RDI.

SHORT-RANGE (YEAR 2030)

This analysis is based on the Test 2 standards of the Palm Beach County Traffic Performance Standards Ordinance (TPSO) and was conducted using the LOS E peak hour, peak direction link service volumes published by Palm Beach County.

As stated previously, this analysis utilizes the net increase in peak-hour trip generation potential of the proposed future land use designation in comparison to traffic generated by the existing development.

LONG-RANGE (YEAR 2045)

This analysis is based on Policy 3.5-d of the Palm Beach County Future Land Use Element and was conducted using the LOS D daily link service volumes published by Palm Beach County.

As stated previously, this analysis utilizes the net increase in daily trip generation potential of the proposed future land use designation in comparison to the maximum development potential under the existing FLU.

SHORT-RANGE (2030) PLANNING HORIZON

As previously noted, the existing development currently on site is a single-family home. The maximum development under the proposed future land use is a 95,853 square foot hospital. Therefore, the net increase in peak hour trip generation potential associated with the maximum development potential under the proposed FLU is 70 net new external AM peak-hour trips (+48 in, +22 out) and 73 net new external PM peak-hour trips (+25 in, +48 out). For the purposes of this analysis, the radius of development influence is one mile. Significance was determined in accordance with the Test 2 LOS E peak-hour peak-directional service volumes provided in the Palm Beach County Traffic Performance Standards Ordinance (TPSO). Table 3 summarizes the thresholds for determining significance as outlined in Article 12 of the Palm Beach County TPSO. As per the TPSO, during the short-range horizon, a link is considered significantly impacted if project traffic accounts for more than 3% of the LOS E general service volume.

Table 3: Short-Range Significance Determination

NET EXTERNAL PEAK HOUR TWO-WAY TRIP GENERATION			RADIUS
1	through	20	Directly Accessed Link(s)
21	through	50	0.5 miles
51	through	100	1 mile
101	through	500	2 miles
501	through	1,000	3 miles
1,001	through	2,000	4 miles
2,001	and	Up	5 miles

Note: Source table 12.B.2.D-7 3A - Radius of Development Influence of Article 12

Significance Analysis

As indicated in Table 4 and Table 5, the following roadway link is significantly impacted by the project traffic:

- Sims Road, from Lake Ida Road to Project driveway

Further, capacity analysis of the significantly impacted roadway link is required.

Table 4: Short-Range (Year 2030) AM Peak Hour Significance Analysis

ROADWAY	FROM	TO	EXISTING NUMBER OF LANES	LOS E GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							AM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?							
Lake Ida Road	Hagen Ranch Rd.	Jog Rd.	2L	880	5%	i	2	1	0.23%	No	0.11%	No
Lake Ida Road	Jog Rd.	El Clair Ranch Rd.	2L	880	20%	i	10	4	1.14%	No	0.45%	No
Lake Ida Road	El Clair Ranch Rd.	Sims Rd.	2L	860	25%	i	12	6	1.40%	No	0.70%	No
Lake Ida Road	Sims Rd.	Military Trl.	2L	880	35%	o	8	17	0.91%	No	1.93%	No
Lake Ida Road	Military Trl.	Congress Ave.	4LD	1,960	15%	o	3	7	0.15%	No	0.36%	No
Atlantic Avenue	Jog Rd.	El Clair Ranch Rd.	6LD	2,830	20%	i	10	4	0.35%	No	0.14%	No
Atlantic Avenue	El Clair Ranch Rd.	Sims Rd.	6LD	2,830	20%	i	10	4	0.35%	No	0.14%	No
Atlantic Avenue	Sims Rd.	Military Trl.	6LD	2,830	20%	o	4	10	0.14%	No	0.35%	No
Atlantic Avenue	Military Trl.	Barwick Rd.	6LD	2,830	15%	o	3	7	0.11%	No	0.25%	No
Jog Road	Flavor Pict Rd.	Lake Ida Rd.	6LD	2,940	10%	o	2	5	0.07%	No	0.17%	No
Jog Road	Lake Ida Rd.	Atlantic Ave.	6LD	2,830	5%	i	2	1	0.07%	No	0.04%	No
El Clair Ranch Road	Flavor Pict Rd.	Lake Ida Rd.	2L	880	4%	o	1	2	0.11%	No	0.23%	No
El Clair Ranch Road	Lake Ida Rd.	Atlantic Ave.	2L	880	1%	i	0	0	0.00%	No	0.00%	No
Sims Road	Lake Ida Rd.	Project Driveway	2L	880	60%	o	13	29	1.48%	No	3.30%	Yes
Sims Road	Project Driveway	Atlantic Ave.	2L	880	40%	i	19	9	2.16%	No	1.02%	No
Military Trail	Coconut Ln.	Lake Ida Rd.	6LD	2,940	10%	o	2	5	0.07%	No	0.17%	No
Military Trail	Lake Ida Rd.	Atlantic Ave.	6LD	2,830	10%	i	5	2	0.18%	No	0.07%	No
Military Trail	Atlantic Ave.	Linton Blvd.	6LD	2,830	15%	i	7	3	0.25%	No	0.11%	No

Table 5: Short-Range (Year 2030) PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	EXISTING NUMBER OF LANES	LOS E GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							PM PEAK HOUR					
							TRIPS		% IMPACT			
						NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?	
Lake Ida Road	Hagen Ranch Rd.	Jog Rd.	2L	880	5%	i	1	2	0.11%	No	0.23%	No
Lake Ida Road	Jog Rd.	El Clair Ranch Rd.	2L	880	20%	i	5	10	0.57%	No	1.14%	No
Lake Ida Road	El Clair Ranch Rd.	Sims Rd.	2L	860	25%	i	6	12	0.70%	No	1.40%	No
Lake Ida Road	Sims Rd.	Military Trl.	2L	880	35%	o	17	9	1.93%	No	1.02%	No
Lake Ida Road	Military Trl.	Congress Ave.	4LD	1,960	15%	o	7	4	0.36%	No	0.20%	No
Atlantic Avenue	Jog Rd.	El Clair Ranch Rd.	6LD	2,830	20%	i	5	10	0.18%	No	0.35%	No
Atlantic Avenue	El Clair Ranch Rd.	Sims Rd.	6LD	2,830	20%	i	5	10	0.18%	No	0.35%	No
Atlantic Avenue	Sims Rd.	Military Trl.	6LD	2,830	20%	o	10	5	0.35%	No	0.18%	No
Atlantic Avenue	Military Trl.	Barwick Rd.	6LD	2,830	15%	o	7	4	0.25%	No	0.14%	No
Jog Road	Flavor Pict Rd.	Lake Ida Rd.	6LD	2,940	10%	o	5	3	0.17%	No	0.10%	No
Jog Road	Lake Ida Rd.	Atlantic Ave.	6LD	2,830	5%	i	1	2	0.04%	No	0.07%	No
El Clair Ranch Road	Flavor Pict Rd.	Lake Ida Rd.	2L	880	4%	o	2	1	0.23%	No	0.11%	No
El Clair Ranch Road	Lake Ida Rd.	Atlantic Ave.	2L	880	1%	i	0	0	0.00%	No	0.00%	No
Sims Road	Lake Ida Rd.	Project Driveway	2L	880	60%	o	29	15	3.30%	Yes	1.70%	No
Sims Road	Project Driveway	Atlantic Ave.	2L	880	40%	i	10	19	1.14%	No	2.16%	No
Military Trail	Coconut Ln.	Lake Ida Rd.	6LD	2,940	10%	o	5	3	0.17%	No	0.10%	No
Military Trail	Lake Ida Rd.	Atlantic Ave.	6LD	2,830	10%	i	3	5	0.11%	No	0.18%	No
Military Trail	Atlantic Ave.	Linton Blvd.	6LD	2,830	15%	i	4	7	0.14%	No	0.25%	No

Capacity Analysis

The significantly impacted link was then analyzed based on their available capacity and the proposed demand of the roadway. The Palm Beach County TPS database was used to determine any background traffic that may also contribute to the demand of the roadway during the short-range (Year 2030) capacity analysis.

Table 6 and Table 7 provide the AM and PM peak hour capacity analysis, respectively; on the significantly impacted roadway link. As shown in these tables, the significantly impacted link will operate acceptably in the short-range planning horizon.

Table 6: Short-Range (Year 2030) AM Peak Hour Capacity Analysis

Roadway	From	To	Committed		Direction	Significantly Impacted?	Count Year	Count Year Traffic Volume	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2030 Total Traffic	Meets Standard ??	Back-ground Def. ??
			Lanes	LOS E Service Volume					Committed Traffic (from TPS)	1.0% Traffic Growth	Committed plus 1.0%	Historic Growth Rate (from TPS)	Max Historic Growth or 1%	Max Historic Growth					
Sims Road	Lake Ida Rd.	Project Driveway	2L	880	NB/EB	No	-	-	-	-	-	-	-	-	-	-	-	-	-
			2L	880	SB/WB	Yes	2024	204	8	13	21	0.00%	1.00%	13	21	29	254	Yes	-

Table 7: Short-Range (Year 2030) PM Peak Hour Capacity Analysis

Roadway	From	To	Committed		Direction	Significantly Impacted?	Count Year	Count Year Traffic Volume	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2030 Total Traffic	Meets Standard ??	Back-ground Def. ??
			Lanes	LOS D Service Volume					Committed Traffic (from TPS)	1.0% Traffic Growth	Committed plus 1.0%	Historic Growth Rate (from TPS)	Max Historic Growth or 1%	Max Historic Growth					
Sims Road	Lake Ida Rd.	Project Driveway	2L	880	NB/EB	Yes	2024	195	15	12	27	0.00%	1.00%	12	27	29	251	Yes	-
			2L	880	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-	-

LONG-RANGE (2045) PLANNING HORIZON

As previously noted, the maximum permitted development under the existing future land use designation is 140 assisted living facility beds. The maximum development under the proposed future land use is a 95,853 square foot hospital. Therefore, the net increase in daily trip generation potential is 565 daily trips. For the purposes of this analysis, the radius of development influence is directly accessed links. Significance was determined in accordance with Table 3.5-1 from the Palm Beach County Future Land Use Element (FLUE). As per the FLUE, during the long-range horizon, a link is considered significantly impacted where the net trip increase impacting roads is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in Table 8.

Table 8: Long-Range Significance Determination

NET EXTERNAL DAILY TRIP GENERATION			RADIUS
1	through	50	No Significant Impact
50	through	1,000	Directly Accessed Link(s)
1,001	through	4,000	1 mile
4,001	through	8,000	2 miles
8,001	through	12,000	3 miles
12,001	through	20,000	4 miles
20,000	and	Up	5 miles

Note: Source table 3.5-1 - Significant Impact of PBC FLUE

As indicated in Table 9, no roadway links are anticipated to be significantly impacted by the addition of the project; therefore, no further link analysis is necessary.

Table 9: Long-Range (Year 2045) Daily Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	2045 ADJUSTED DAILY VOLUME	V/C	PROJECT TRIPS				2045 TOTAL VOLUMES	Meets Standard??
							PROJECT % ASSIGNMENT	DAILY TRIPS	% IMPACT	Sig?		
Sims Road	Lake Ida Rd.	Project Driveway	2L	15,200	6,800	0.45	60%	339	2.23%	No	-	-
Sims Road	Project Driveway	Atlantic Ave.	2L	15,200	6,800	0.45	40%	226	1.49%	No	-	-

CONCLUSION

The foregoing comprehensive plan traffic analysis has been conducted to evaluate the proposed future land use designation change from the existing Congregate Living Residential (CLR/8) to the proposed future designation of Institutional (INST). The 4.89-acre project is located in the southwest corner of Sims Road and Lake Ida Road in unincorporated Palm Beach County, Florida. Based on the analyses conducted for each of the planning horizons (short-range and long-range), the study roadway segments are expected to meet the standards outlined in Article 12 of the Palm Beach County TPSO.

Therefore, the standards defined in Policy 3.5-d in the Future Land Use Element of Palm Beach County are met with the proposed change in the future land use designation for this parcel.

APPENDIX



Palm Beach County Zoning Division
 2300 N. Jog Road
 West Palm Beach, Florida 33411
 Phone: (561) 233-5200

2025 GENERAL APPLICATION - INSTRUCTIONS

All Zoning applications require submittal of this General Application and must be preceded with a Pre-Application Review (PAR) with issuance of a Referral Number and invoice for online submittal. Part 2 is not required for not required for Unity of Title or Release, Unity of Control or Release, Temporary Use, Temporary Sign, Reasonable Accommodation, or Special Permit. The Part 2 table below can be deleted for those applications. For Confirmation of Community Residence, use Form 132 in lieu of this General Application form. Email questions and request for Word version of this form to PZB-ZoningIntake@pbc.gov . See [GeoNav](#) for yellow items.

Part 1 – General Information			
Application Name	Exalt Hospital	Date	November 17, 2025
Control No./Name	2017-00128	Control Acres	4.89
Address or Location	14051 Sims Road ; SW Corner of Sims Road and Lake Ida Road.		
PCNs	00-42-46-14-00-000-3170		
Owner Name	Wellery Delray LLC		
Agent/Applicant	Joni Brinkman ; Alejandro Toro; Erik de Vries		
Email	jbrinkman@udsflorida.com atoro@udsflorida.com erik@astreadevelopment.com	Phone	561-366-1100 - 214-762-7334
A. Request Summary			
Application Summary	<i>Urban Design Studio, LLC respectfully requests a Pre-Application Review to discuss proposed site development for a new inpatient rehabilitation hospital. The proposed facility will consist of approximately 39,300 SF and 40 beds</i>		
Zoning Requests	Small Scale Land Use Amendment from CLR/8 to INST/8; rezoning from RM to IPF; Abandonment of CLF Class A Use Approval; request for Class A Use Approval for Hospital, Variance to Hospital Minimum 5 acre lot size		
B. Subject Site Data			
Existing Uses	<i>Mostly Vacant ; One 2,724 SF single family home.</i>		
Future Land Use	Congregate Living Residential (CLR/8) – Proposing institutional		
Zoning	RM (Medium Residential) with an existing Class A Conditional Use; We are proposing a Rezoning to IPF, Class A Conditional Use approval for the hospital and concurrent abandonment of the use approval for the Congregate Living Facility (CLF).		
Overlay*	N/A		
Acres – with additions/deletions	4.89 Acres (previously 5 acres due to eminent domain right-of-way taking (recorded in ORB Book 8930 Page 1254)		
Access	<i>Proposed Full Access off of Sims Road</i>		
Development Order	<i>Previously approved DROE-2018-01712 and R-2018- 1289, R-2018-1290</i>		
Code Violation	None		

Building Permits	<i>No permit</i>
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Part 2 – Detailed Information

A. Prior and Concurrent Applications

WHP/TDR	<i>N/A</i>
FLUA Amendment	<i>Proposed Institutional Future Land use designation</i>
Monitoring	<i>N/A</i>
Resolution & Conditions of Approval	<i>Previously approved DROE-2018-01712 and R-2018- 1289, R-2018-1290</i>

B. Concurrency Determination Data

Non-Residential Intensity	<i>The proposed facility will consist of approximately 39,300 SF of hospital use with 40 beds; no outpatient services</i>
Residential Density Units	<i>N/A</i>
Residents/Beds	<i>40 Beds - Inpatient rehabilitation facility classified as a hospital</i>
Water	<i>Proposed Water Connection via Palm Beach County Water Utilities</i>
Sewer	<i>Proposed Sewer Connection via -Palm Beach County Water Utilities</i>
Health Dept. Uses	<i>N/A</i>
Health Dept. Hazardous Material	<i>N/A</i>

C. Environmental Determination Data

ERM Regulations	<i>N/A</i>
ERM Review of Native Vegetation	<i>N/A</i>

Part 3. Applicant Data

A. Agent Information

Identify the information for the agent processing the application. This will be the primary contact for the Division.

Name(s)	<i>Joni Brinkman; Alejandro Toro</i>
Company Name	<i>Urban Design Studio LLC</i>
Address	<i>401 Clematis Street, Suite CU02</i>
City, State, Zip	<i>West Palm Beach, Florida 33401</i>
Phone / Fax Number	<i>561-366-1100</i>
Email Address	<i>jbrinkman@udsflorida.com ; atoro@udsflorida.com</i>

B. Applicant Information

Identify the information for each Property Owner and Contract Purchaser. Duplicate table as needed. Each Owner and each Applicant / Contract Purchaser must submit Attachment C & Attachment E.	
Name	
Company Name	Wellery Delray, LLC
Address	112 Sheffield Loop Suite D
City, State, Zip	Hattiesburg, MS 39402
Phone / Fax Number	
Email Address	
Interest	<i>Property Owner</i>
Name	
Company Name	Delray Beach Rehab, LP
Address	4430 Lively Lane
City, State, Zip	Dallas, TX 752220
Phone / Fax Number	214.762.7334
Email Address	erik@astreadevelopment.com
Interest	<i>Tenant & Operator</i>

Note: Refer to PZB Zoning Website for all ULDC Articles <http://www.pbcgov.com/uldc/index.htm> referenced in this document and the Technical Manual for helpful information <http://www.pbcgov.com/techmanual/index.htm>

Property Detail

Parcel Control Number : 00-42-46-14-00-000-3170

Owners : WELLERY DELRAY LLC

Mailing Address : 112 SHEFFIELD LOOP STE D
HATTIESBURG MS 39402 1406

Location Address : 14051 SIMS RD

Book/Page : 30090 / 37

Sale Date : 08/27/2018

Legal Description : 14-46-42, NE 1/4 OF NE 1/4 OF NW 1/4 (LESS S 260 FT, N 85 FT L-32 CNL & E 40 FT E-3 CNL & W 81.58 FT OF E 121.58 FT SIMS RD R/WS)

Property Use Code : 1000—VACANT COMMERCIAL LAND

Zoning : RM—MULTI-FAMILY (MEDIUM DENSITY) (00-UNINCORPORATED)

Total Square Feet : 0

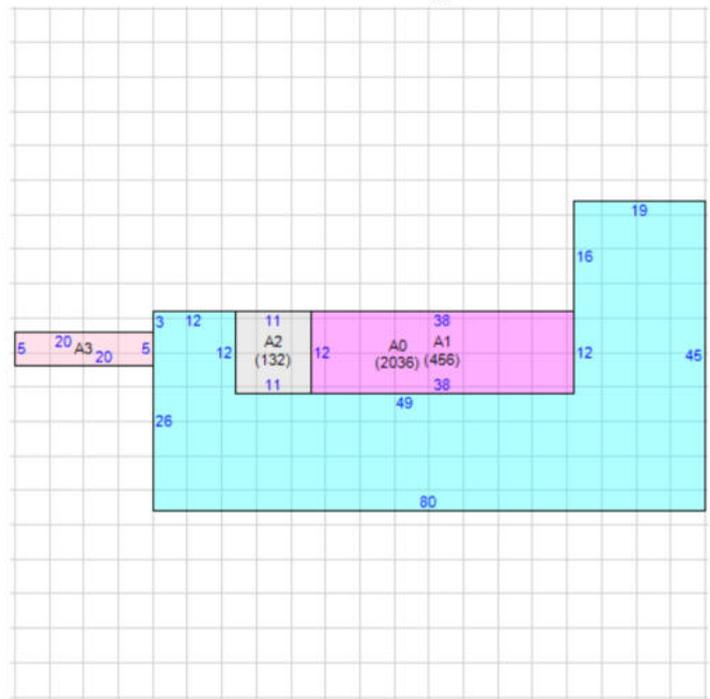
Acres : 4.55

Building Details

Subarea and Square Footage for Building 1

Description	square Footage
BAS Base Area	2036
UOP Unfinished Open Porch	100
UOP Unfinished Open Porch	456
UEP Unfinished Encl. Porch	132
Total Square Footage	2724
Area Under Air	2036

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	1988	1
Utility Building	1972	878

Structural Element for Building 1

Bldg Type	SFR
Exterior Wall 1	WSF: WOOD SIDING
Year Built	1972
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	0
Full Baths	2
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	ASPHALT/COMPOSITION

Interior Wall 1	PLYWOOD PNL.
Interior Wall 2	DRYWALL
Floor Type 1	CARPETING
Floor Type 2	N/A
Stories	1

Tax Year		2025	
Improvement Value	\$176,459		
Land Value	\$2,972,265	AD VALOREM	\$48,372
Total Market Value	\$3,148,724	NON AD VALOREM	\$870
Assessed Value	\$2,862,885	TOTAL TAX	\$49,242
Exemption Amount	\$0		
Taxable Value	\$2,862,885		

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpar.com

A B C D E F G H I
 Input Data
 ROAD NAME: Sims Rd STATION: 0 Report Created
 CURRENT YEAR: 2024 FROM: Midpoint 12/10/2025
 ANALYSIS YEAR: 2030 TO: W Atlantic Ave
 GROWTH RATE: 0% COUNT DATE: 5/8/2024
 PSF: 1

Existing Volumes taken from turning movement counts at Atlantic Avenue & Sims Road

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	317	113	204	339	195	144
Peak Volume	317	113	204	339	195	144
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	317	113	204	339	195	144

Committed Developments	Type	% Complete
Cameron Park	Res	100%
St Nicholas Melkite Mission	NR	50%
Aspen Square PUD	Res	100%
Stonybrook on The Lake	Res	100%
Emerald Place	Res	100%
Tuscan Gardens	NR	100%
Delray Villas - Civic Pod	NR	100%
Delray Square outparcel	NR	100%
Wellyer Senior Living Community	NR	0%
1690-2350 South Congress Avenue	Res	15%
Avalon Trails	Res	70%
Starbucks Atlantic Avenue	NR	100%
Total Committed Developments		
Total Committed Residential		
Total Committed Non-Residential		
Double Count Reduction		
Total Discounted Committed Developments		
Historical Growth		
Comm Dev+1% Growth		
Growth Volume Used		
Total Volume		

Lanes	2L					
LOS D Capacity	1480	880	880	1480	880	880
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1570	880	880	1570	880	880
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data
 ROAD NAME: Sims Rd STATION: 0 Report Created
 CURRENT YEAR: 2024 FROM: Lake Ida Rd 12/10/2025
 ANALYSIS YEAR: 2030 TO: Midpoint
 GROWTH RATE: 0% COUNT DATE: 5/8/2024
 PSF: 1

Existing Volumes taken from turning movement counts at Atlantic Avenue & Sims Road

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	317	113	204	339	195	144
Peak Volume	317	113	204	339	195	144
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	317	113	204	339	195	144

Committed Developments	Type	% Complete
Cameron Park	Res	100%
St Nicholas Melkite Mission	NR	50%
Aspen Square PUD	Res	100%
Stonybrook on The Lake	Res	100%
Emerald Place	Res	100%
Tuscan Gardens	NR	100%
Delray Villas - Civic Pod	NR	100%
Delray Square outparcel	NR	100%
Wellyer Senior Living Community	NR	0%
1690-2350 South Congress Avenue	Res	15%
Avalon Trails	Res	70%
Starbucks Atlantic Avenue	NR	100%
Total Committed Developments		
Total Committed Residential		
Total Committed Non-Residential		
Double Count Reduction		
Total Discounted Committed Developments		
Historical Growth		
Comm Dev+1% Growth		
Growth Volume Used		
Total Volume		

Lanes	2L					
LOS D Capacity	1480	880	880	1480	880	880
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1570	880	880	1570	880	880
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
53075	W Atlantic Ave	Military Tr	2/27/2020	8:00 AM	6	262	628	218	1	322	1618	220	23	267	1265	555	4	241	736	159	6525
53075	W Atlantic Ave	Military Tr	2/27/2020	12:00 PM	24	540	1167	262	16	397	976	345	73	370	1025	381	29	273	987	331	7196
53075	W Atlantic Ave	Military Tr	2/27/2020	4:45 PM	12	489	1579	238	11	300	902	276	53	447	1013	277	20	272	1038	381	7308
53062	W Atlantic Ave	Sims Rd	5/28/2024	7:45 AM	0	0	0	0	0	136	0	68	17	63	1628	0	3	0	794	50	2759
53062	W Atlantic Ave	Sims Rd	5/28/2024	12:00 PM	0	0	0	0	0	84	0	58	12	67	1308	0	4	0	1146	96	2775
53062	W Atlantic Ave	Sims Rd	5/28/2024	4:30 PM	0	0	0	0	1	83	0	60	7	84	1270	0	1	0	1409	111	3026
53062	W Atlantic Ave	Sims Rd	4/29/2021	7:45 AM	0	0	0	0	0	113	0	108	37	34	1721	0	3	0	1007	167	3190
53062	W Atlantic Ave	Sims Rd	4/29/2021	12:00 PM	0	0	0	0	0	71	0	58	9	55	1612	0	5	0	1462	67	3339
53062	W Atlantic Ave	Sims Rd	4/29/2021	4:30 PM	0	0	0	0	0	91	0	78	9	91	1747	0	7	0	1789	121	3933
53025	W Atlantic Ave	SR 7	4/11/2023	7:30 AM	156	28	757	427	3	497	1547	105	1	59	100	27	3	422	77	263	4472
53025	W Atlantic Ave	SR 7	4/11/2023	12:00 PM	100	48	579	387	1	292	575	45	2	63	119	44	10	465	127	242	3099
53025	W Atlantic Ave	SR 7	4/11/2023	5:00 PM	127	34	1411	486	0	270	933	36	1	109	74	21	2	482	47	265	4298
53025	W Atlantic Ave	SR 7	5/17/2021	7:30 AM	171	25	545	308	2	337	1059	68	0	37	80	22	0	348	70	110	3182
53025	W Atlantic Ave	SR 7	5/17/2021	12:15 PM	85	38	442	285	0	153	429	31	0	35	109	28	4	392	124	152	2307
53025	W Atlantic Ave	SR 7	5/17/2021	5:00 PM	127	43	996	352	1	186	630	21	0	78	70	20	1	437	50	193	3205
53010	W Atlantic Ave	Stone Quarry Bl/Lexing	4/4/2022	7:45 AM	0	6	0	16	0	223	18	163	3	45	1622	10	3	31	1882	153	4175
53010	W Atlantic Ave	Stone Quarry Bl/Lexing	4/4/2022	12:00 PM	0	13	0	16	1	175	3	116	3	33	1084	3	8	56	1394	109	3014
53010	W Atlantic Ave	Stone Quarry Bl/Lexing	4/4/2022	4:45 PM	0	17	0	18	0	154	2	102	5	172	1717	6	8	47	1800	157	4205
53225	W Atlantic Ave	Swinton Ave	2/3/2022	7:45 AM	0	139	134	7	0	16	282	235	0	245	459	135	0	2	193	17	1864
53225	W Atlantic Ave	Swinton Ave	2/3/2022	12:00 PM	0	192	203	18	0	20	196	258	2	252	436	199	0	0	351	26	2153
53225	W Atlantic Ave	Swinton Ave	2/3/2022	4:45 PM	0	237	341	28	0	34	169	301	4	259	481	165	0	0	409	40	2468
53060	W Atlantic Ave	Via Flora Rd	2/8/2022	7:45 AM	0	1	2	9	0	60	4	53	3	34	1583	8	0	15	1208	36	3016
53060	W Atlantic Ave	Via Flora Rd	2/8/2022	12:00 PM	0	20	2	17	0	65	0	65	5	59	1354	13	5	25	1439	90	3159

SERPM 8 2045 Cost Feasible Adjusted Two-Way Traffic Volumes - Palm Beach County

PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
2406	937355	SEMINOLE PRATT-WHITNEY RD	Northlake Blvd	100th Lane North	2	4		9,974	11,577	13,953	10,894	27,276	29,000
NEW	PBC110	SEMINOLE PRATT-WHITNEY RD	100th Lane North	Avenir	0	4			-	-	-	13,572	13,600
NEW	PBC111	SEMINOLE PRATT-WHITNEY RD	Avenir	SR-710	0	4			-	-	-	15,987	16,000
	937572	SHERWOOD FOREST BLVD	Melaleuca Ln	Lake Worth Rd	2	2			-	-	8,384	8,060	8,100
4644	937153	SHERWOOD FOREST BLVD	Lake Worth Rd	10th Ave N	2	2	7,677	5,767	7,925	7,800	5,462	7,156	9,600
4654	937154	SHERWOOD FOREST BLVD	10th Ave N	Cresthaven Blvd	2	2	9,095	7,736	8,499	10,573	13,108	15,846	11,200
4200	937152	SHERWOOD FOREST BLVD	Cresthaven Blvd	Forest Hill Blvd	2	2	7,434	6,348	7,078	7,595	6,803	8,743	9,100
2615	937130	SILVER BEACH RD	Congress Ave	Old Dixie Hwy	3	3		13,508	13,765	15,245	5,480	2,972	11,300
2807	937051	SILVER BEACH RD	Old Dixie Hwy	US-1	3	3	13,451	11,591	12,264	12,806	10,186	10,648	12,800
NEW	PBC112	SIMS RD	Linton Blvd	Atlantic Ave	0	3			-	-	1,961	5,941	5,900
	937582	SIMS RD	Atlantic Ave	Lake Ida Rd	2	2			-	-	5,393	6,763	6,800
3418	937089	SKEES RD	Belvedere Rd	Okeechobee Blvd	2	2	5,651	4,956	4,644	5,829	3,229	9,081	10,500
	933502	SOUTH A ST	6th Ave S	22nd Av N	2	2			-	-	8,101	10,773	10,800
3446	937159	SOUTH SHORE DR	Lake Worth Rd	Greenview Shores Bl	2	2	18,874	16,271	17,402	18,500	9,628	13,237	21,000
3429	937325	SOUTH SHORE DR	Greenview Shores Bl	Big Blue Trace	4	4	20,318	18,470	22,634	17,000	7,211	9,085	24,500
3421	937324	SOUTH SHORE DR	Big Blue Trace	Forest Hill Blvd	4	4	26,822	23,838	25,965	27,500	18,036	19,755	27,700
6605	938528	SPANISH RIVER BLVD	Military Tr	IBM Access	4	4	24,618	22,574	29,285	23,500	19,564	23,381	33,100
6305	938528	SPANISH RIVER BLVD	IBM Access	Perimeter Rd	4	4	22,776	23,173	27,823	32,615	19,564	23,381	31,600
6811	937415	SPANISH RIVER BLVD	Perimeter Rd	Old Dixie Hwy	4	4	21,491	19,254	22,555	26,738	4,412	8,520	26,700
6813	937415	SPANISH RIVER BLVD	Old Dixie Hwy	Federal Hwy	4	4	16,980	15,945	18,750	21,970	4,412	8,520	22,900
6801	930740	SPANISH RIVER BLVD	Federal Hwy	Ocean Blvd	4	4	18,419	18,762	19,154	19,700	12,831	13,777	20,100
	937667	SPENCER RD	Okeechobee Blvd	Palm Beach Lakes Blvd	4	4			-	-	13,171	18,338	18,300
	937610	SR 717/CANAL ST	Sr-715/Nw 16 St	End Of Bridge 930072	2	2			-	-	634	1,559	1,600
	935195	SR-15	SR-715	N/A	2	2			-	-	826	1,134	1,100
	930766	SR-15	Hooker Hwy	N/A	2	2			-	-	5,747	8,136	8,100
7013	930396	SR-15	State Market Rd SR-729	Section 20 Rd	2	2	8,040	11,523	9,295	9,900	5,078	7,855	12,100
7012	930431	SR-15	McClure Rd	State Market Rd SR-729	2	2	7,300	6,666	6,395	6,100	4,610	7,527	9,300
7009	930431	SR-15	W Main St	McClure Rd	2	2	4,113	3,651	3,501	6,100	4,610	7,527	6,400
7008	930129	SR-15	W Main St	N State Market Rd SR-729	2	2	6,149	3,530	2,983	3,400	1,244	1,721	3,500
7007	930374	SR-15	SR-729	Muck City Rd SR-700	2	2	6,379	5,289	5,061	5,400	3,600	4,594	6,100
7005	930002	SR-15	Old Connors Hwy	Amons Rd	2	2	5,270	4,352	4,559	4,900	5,031	6,931	6,300
6110	937245	SR-7	Broward County Line	SW 18 St	6	6	51,123	51,995	51,985	57,974	63,354	67,019	55,700
6414	937245	SR-7	SW 18 St	Palmetto Park Rd	6	6	53,733	43,804	52,909	54,810	63,354	67,019	56,000
6400	930752	SR-7	Palmetto Park Rd	Glades Rd	6	6	58,692	49,596	57,771	58,316	46,669	57,957	71,700
6402	935342	SR-7	Glades Rd	Yamato Rd	6	6	51,532	44,141	45,141	47,964	35,244	46,833	56,700
6412	937244	SR-7	Yamato Rd	Clint Moore Rd	6	6	37,804	31,986	36,321	41,392	32,173	45,301	51,100
6102	930714	SR-7	Clint Moore Rd	Winner's Cir	6	6	32,366	27,084	28,306	30,168	35,973	53,748	46,100
5404	930391	SR-7	Winner's Cir	W Atlantic Ave	4	4	28,073	23,965	27,414	31,366	34,637	53,234	46,000
	930099	SR-7	W Atlantic Ave	1 mi N of W Atlantic Ave	4	4			-	-	31,860	51,240	51,200
5400	930694	SR-7	1 mi N of W Atlantic Ave	Flavor Pict Rd	4	4	25,797	21,746	24,509	-	31,804	51,176	43,900