

January 7, 2022

Sent via e-mail: randy.michael.williams@gmail.com

Randy M. Williams
Venetian Arcade Delray
C/O Ricardo Oscheneek
14406 S Military Trail
Delray Beach, FL 33484

Re: Venetian Arcade @ Shoppes of Delray (Delray Beach)
Conditional Use Traffic Statement
PCN 12-42-46-13-00-000-3020

Dear Ricardo,

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with the *City of Delray Beach Land Development Regulations* and *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*. This traffic statement is associated with a Conditional Use application at the Shoppes of Delray property. The subject site is located on the east side of Military Trail, ±0.35 miles north of Atlantic Avenue in the City of Delray Beach, Florida.

Figure 1 shows an aerial view of the project location in relation to the transportation network. Parcel Control Number associated with this project is 12-42-46-13-00-000-3020. A copy of the property appraiser information associated with this site is included as Exhibit 1.

The Shoppes of Delray project is proposing interior renovations on ±2,500 SF to accommodate the proposed Arcade conditional use.

According to provisions in *Article 12 of the PBC ULDC – Section 3.B*, if a structure or building has not been discontinued or abandoned for five (5) or more years prior to the time of the application, then the project is eligible for an existing use credit against project traffic. Exhibit 2 includes a 2016 aerial of the site.



Figure 1 : Project Location

Project trip generation and pass-by traffic rates used for this analysis were based on the *PBC Trip Generation Rates* dated March 2, 2020. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions, see Exhibit 3. Table 2 provides Daily, AM, and PM peak hour volumes for the existing and proposed development. According to Table 2, the proposed changes to the Shoppes of Delray project will not generate additional traffic.

Table 1: Trip Generation Rates

Land Use	ITE LU	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gen. Commercial	820	$\ln(T)=0.68 \ln(X)+5.57$	62%	38%	0.94	48%	52%	$\ln(T)=0.74 \ln(X)+2.89$

Table 2: Trip Generation – Existing Vs Proposed Development

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING/VESTED DEVELOPMENT								
Gen. Commercial	23,827 SF	2,267	14	8	22	90	98	188
Pass-By	53.70%	1,217	8	4	12	48	53	101
Net Existing/Vested Traffic		1,050	6	4	10	42	45	87
PROPOSED DEVELOPMENT								
Gen. Commercial	23,827 SF	2,267	14	8	22	90	98	188
Driveway Volumes		2,267	14	8	22	90	98	188
Pass-By	53.70%	1,217	8	4	12	48	53	101
Net Proposed Traffic		1,050	6	4	10	42	45	87
Net Traffic		-	-	-	-	-	-	-

Based on the *PBC – TPS* and the *Land Development Design Standards Manual*, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles. Figure 2 provides Daily, AM and PM peak hour driveway volumes for the Shoppes of Delray property.

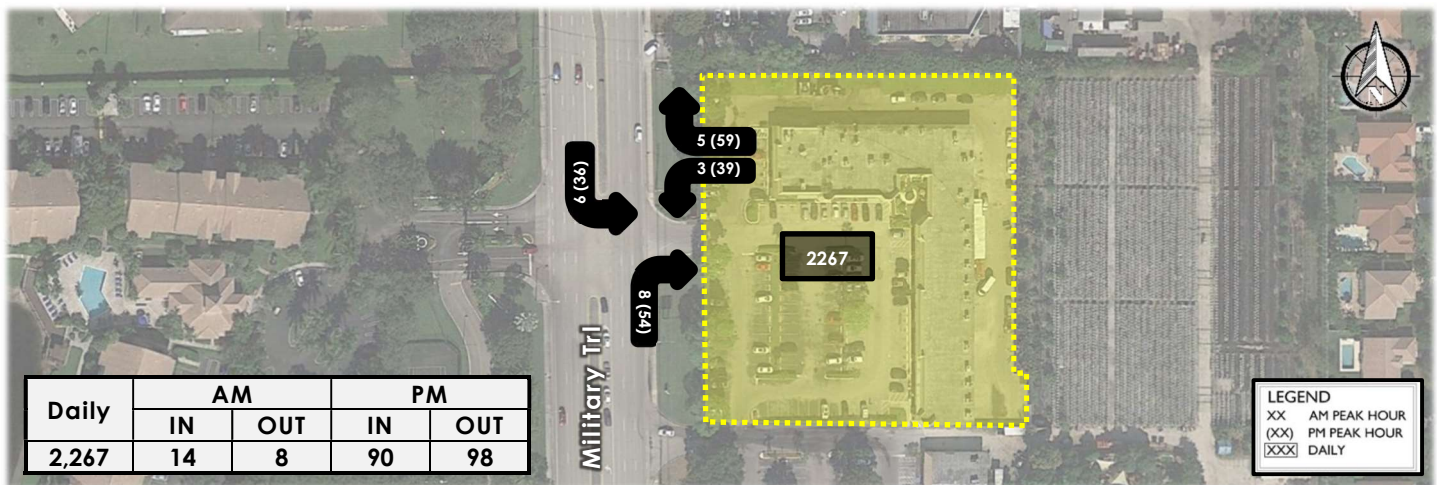


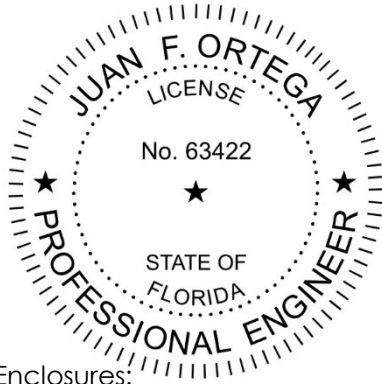
Figure 2: Project Driveway Volumes

The proposed changes to the Shoppes of Delray development have been evaluated following *City of Delray Beach Land Development Regulations* and *PBC TPS - Article 12 of the PBC ULDC*. This analysis shows that the proposed request to allow ±2,500 SF of Conditional Uses (Arcade) will not generate additional traffic. Therefore, the proposed development will be in compliance with *City of Delray Beach Land Development Regulations* and *PBC TPS - Article 12 of the PBC ULDC*. Project build-out is expected in the year 2023.

Sincerely,

JFO GROUP INC

COA Number 32276



Enclosures:

- Exhibit 1: Property Appraiser
- Exhibit 2: 2016 Aerial
- Exhibit 3: PBC Trip Generation Rates

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Property Detail

Location Address 14400 S MILITARY TRL
Municipality DELRAY BEACH
Parcel Control Number 12-42-46-13-00-000-3020
Subdivision
Official Records Book 27888 Page 165
Sale Date OCT-2015
Legal Description 13-46-42, N 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 (LESS RD & ADDL RD R/WS & E 305 FT) & W 15 FT OF S 44 FT OF E 305 FT OF N 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4

Owner Information**Owners**

SHOPPES OF DELRAY AP LLC

Mailing address

3300 N FEDERAL HWY STE 250
FORT LAUDERDALE FL 33306 1045

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2015	\$5,100,000	27888 / 00165	WARRANTY DEED	SHOPPES OF DELRAY AP LLC
JUN-1996	\$986,300	09524 / 01303	WARRANTY DEED	PEBB ENT SHOPPES DELRAY LTD
JAN-1974	\$100	02366 / 01551		

Exemption Information

No Exemption information available

Property Information

Number of Units 0
*Total Square Feet 23827
Acres 2.4264
Use Code 1100 - STORES
Zoning GC - GC - GENERAL COMMERCIAL (12-DELRAY BEACH)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$2,688,339	\$2,722,773	\$2,582,462
Land Value	\$1,890,848	\$1,890,848	\$1,801,009
Total Market Value	\$4,579,187	\$4,613,621	\$4,383,471

*All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2021	2020	2019
Assessed Value	\$4,579,187	\$4,613,621	\$4,383,471
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$4,579,187	\$4,613,621	\$4,383,471

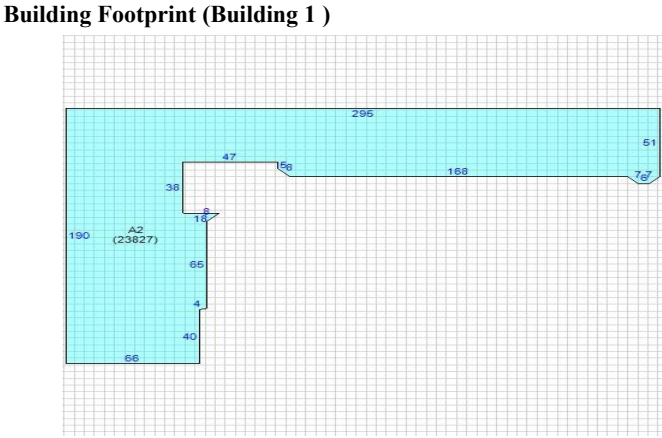
Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$92,357	\$93,875	\$90,185
Non Ad Valorem	\$10,318	\$10,165	\$10,424
Total tax	\$102,675	\$104,040	\$100,609

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

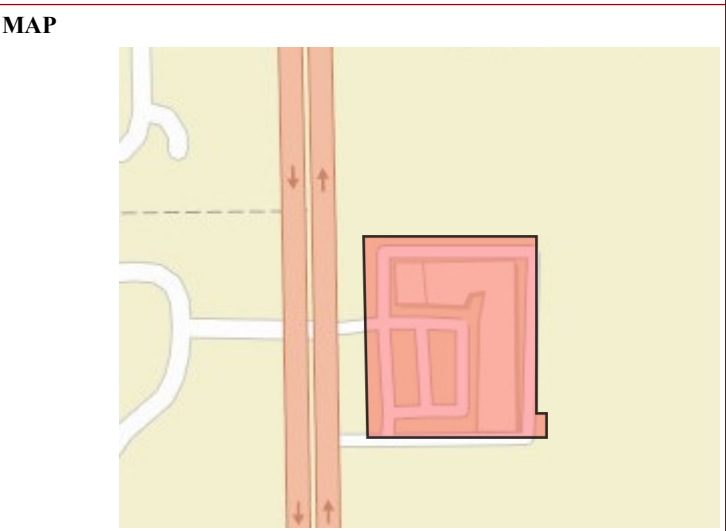
Property Detail					
Parcel Control Number:	12-42-46-13-00-000-3020		Location Address: 14400 S MILITARY TRL		
Owners:	SHOPPES OF DELRAY AP LLC				
Mailing Address:	3300 N FEDERAL HWY STE 250,FORT LAUDERDALE FL 33306 1045				
Last Sale:	OCT-2015	Book/Page#:	27888 / 165	Price:	\$5,100,000
Property Use Code:	1100 - STORES	Zoning:	GC - GC - GENERAL COMMERCIAL (12-DELRAY BEACH)		
Legal Description:	13-46-42, N 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 (LESS RD & ADDL RD R/WS & E				
	305 FT) & W 15 FT OF S 44 FT OF E 305 FT OF N 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4		Total SF:	23827	Acres 2.4264

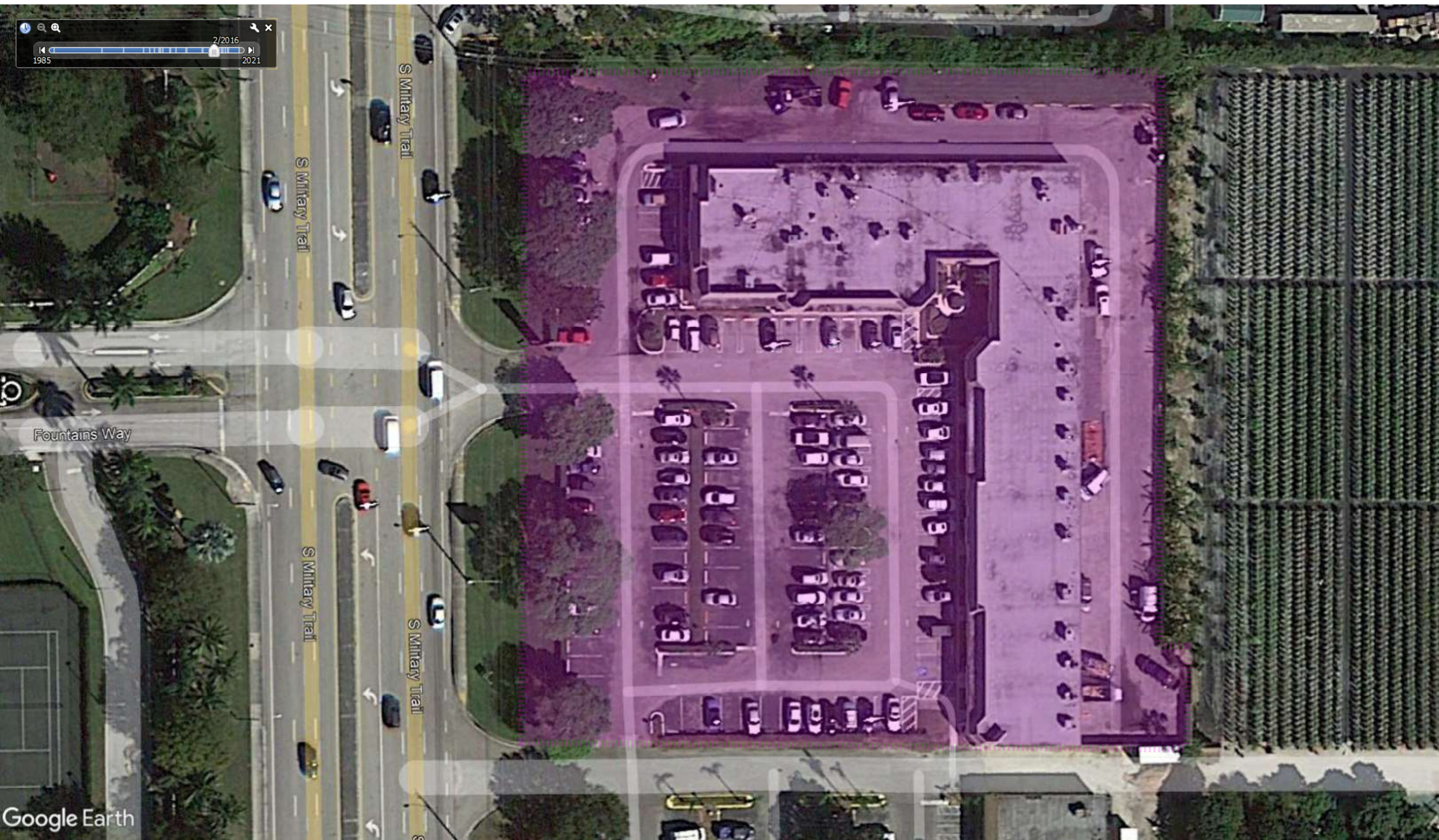
2021 Values (Current)			2021 Taxes	
Improvement Value	\$2,688,339		Ad Valorem	\$92,357
Land Value	\$1,890,848		Non Ad Valorem	\$10,318
Total Market Value	\$4,579,187		Total Tax	\$102,675
Assessed Value	\$4,579,187		2022 Qualified Exemptions	
Exemption Amount	\$0		No Details Found	
Taxable Value	\$4,579,187		Applicants	
All values are as of January 1st each year.			No Details Found	



Subarea and Square Footage (Building 1)		
Description		Area Sq. Footage
MULTIPLE TENANT RETAIL SAL	23827	
Total Square Footage : 23827		
Extra Features		
Description	Year Built	Unit
Paving- Asphalt	1975	80407
Wall	1975	600
Paving- Asphalt	1975	554
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.		

Structural Details (Building 1)		
Description		
1. Year Built	1975	
2. STRIP SHOPPING CNTR	23827	





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Palm Beach County Trip Generation Rates

(Effective with traffic studies submitted to the County on or after 4/15/2019)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	In/Out	AM Peak Hour Rate/Equation	In/Out	PM Peak Hour Rate/Equation
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	N/A ⁱ	2.82	N/A ⁱ	8.06
	Nursery (Wholesale)	818	Acre	19.5 ^c	0%	N/A ⁱ	0.26	N/A ⁱ	0.45
	Landscape Services	PBC	Acre ^m	121.70	0%	40/60	34.4	58/42	15.1
	Gen. Commercial	820	1000 S.F.	$\text{Ln}(T) = 0.68 \text{Ln}(X) + 5.57^d$	Note e	62/38	0.94	48/52	$\text{Ln}(T) = 0.74 \text{Ln}(X) + 2.89^j$
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	1.87	40/60	2.43
	Automobile Parts Sales	843	1000 S.F.	55.34	28%	55/45	2.59	48/52	4.91
	Tire Store	848	1000 S.F.	28.52	28%	64/36	2.72	43/57	3.98
	Pharmacy + DT	881	1000 S.F.	109.16	50%	53/47	3.84	50/50	10.29
Services	Drive-In Bank ^g	912	1000 S.F.	100.03	47%	58/42	9.5	50/50	20.45
	Quality Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8
	High Turnover Sit-Down Rest.	932	1000 S.F.	112.18	43%	55/45	9.94	62/38	9.77
	Fast Food Restaurant w/o DT	933	1000 S.F.	346.23	45%	60/40	25.1	50/50	28.34
	Fast Food Restaurant + DT	934	1000 S.F.	470.95	49%	51/49	40.19	52/48	32.67
	Coffee/Donut Shop w/o DT	936	1000 S.F.	686.67 ^h	45%	51/49	101.14	50/50	36.31
	Coffee/Donut Shop + DT	937	1000 S.F.	820.38	49%	51/49	88.99	50/50	43.38
	Gas Station w/Convenience Store ⁱ	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note j	50/50	12.3*FP+15.5*(X)
	Carwash (Automated) ^k	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65

Modification History
3/26/2019: First published
3/2/2020: Added Landscape Services, modification history, edited formatting,

Footnotes

- a) Weekend peak hour rate = 9.99 per 1,000 s.f. with a 48/52 directional split
- b) To be used only when adjacent to hospital, for Med. Office square footage not to exceed 44% of the hospital square footage
- c) Use caution when using because of very low sample data. Consult with the County before using.
- d) For intensities under 10,000 s.f., use a rate of 125.61 / 1,000 S.F. instead of the equation.
- e) Pass-by percent = 62% for 10,000 s.f. or less, otherwise = $83.18 - 9.30 * \text{Ln}(A)$ where A is 1,000 s.f. of leasable area
- f) For intensities under 10,000 s.f., use a rate of 9.9 / 1,000 s.f. instead of the equation.
- g) Use these rates for a drive-in bank with up to 4 drive-thru lanes (excl. ATM lane). For additional drive-thru lanes, use per lane rates from ITE Code 912 (124.76 daily, 8.83 AM, 27.15 PM. Use same in/out splits)
- h) ITE rate NA. Rate derived using PM to Daily ratio for ITE Code 937
- i) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.
- j) Use PM rates
- k) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate
- l) Assume 50/50
- m) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.

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