

Randall Sly, Director of Construction Compliance
C/O G. Allan Hendricks, PLA, Vice President
Caulfield & Wheeler, Inc.
7900 Glades Road, Suite 100
Boca Raton, FL 33434

Re: All County Paving • 1180 SW 10th Street (Delray Beach)
TRAFFIC CONCURRENCY ANALYSIS
PCNs 12-43-46-20-01-021-0040/-0032

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)* and with *City of Delray Beach Land Development Regulations* as required by the Site Plan Amendment for the All County Paving project. This traffic statement is associated with adding two (2) acres of Outdoor Storage to the existing 31,250 SF Warehouse and 12,754 SF Office.

The site is located south of SW 10th Street, $\pm\frac{1}{4}$ -mile east of I-95 in the City of Delray Beach, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel Control Numbers associated with this project are 12-43-46-20-01-021-0040/-0032. A copy of the property appraiser information for the site is included as Exhibit 1.



Figure 1 : Project Location

The 36,250 SF building was built in 1980 and consisted of 31,250 SF Warehouse and 5,000 SF Office. The 7,754 SF Office building was built in 2014. Exhibit 2 includes a copy of the Building Information section from the property appraiser showing the buildings already on site. Exhibit 3 includes a copy of the proposed conceptual site plan including the existing buildings on site and the 2-acre Outdoor Storage.

Project trip generation rates used for this analysis were based on *PBC Trip Generation Rates* dated July 25, 2022. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the existing and proposed development. Exhibit 4 includes a copy of the PBC trip generation rates.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Warehouse	150	1.71	77%	23%	0.17	28%	72%	0.18
Office	710	10.84	88%	12%	1.52	17%	83%	1.44
Outdoor Storage	PBC	35.00	60%	40%	2.31	47%	53%	3.96

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the proposed development.

According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 63, 4 (3 In/1 Out) and 7 (4 In/3 Out) trips respectively. Therefore, according to Table 2, the proposed changes to the All County Paving property will generate less than 201 Average Daily Trips (ADT).

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing Development¹								
Warehouse	31,250 SF	53	4	1	5	2	4	6
Office	12,754 SF	138	17	2	19	3	15	18
Σ		191	21	3	24	5	19	24
Pass-By								
Warehouse	10%	5	0	1	1	0	1	1
Office	10%	14	2	0	2	0	2	2
Σ		19	2	1	3	0	3	3
Net Existing Traffic		172	19	2	21	5	16	21
Proposed Development¹								
Warehouse	31,250 SF	53	4	1	5	2	4	6
Office	12,754 SF	138	17	2	19	3	15	18
Outdoor Storage	2 Acres	70	3	2	5	4	4	8
Σ		261	24	5	29	9	23	32
Pass-By								
Warehouse	10%	5	0	1	1	0	1	1
Office	10%	14	2	0	2	0	2	2
Outdoor Storage	10%	7	0	1	1	0	1	1
Σ		26	2	2	4	0	4	4
Net Proposed Traffic		235	22	3	25	9	19	28
Net Traffic		63	3	1	4	4	3	7

¹ As part of a conservative analysis, internal capture among uses was not included in this trip generation.

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 to 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 All County Paving property. Based on the information presented in Figure 2, PBC - TPS, and the Land Development Design Standards Manual, additional turn lanes are not warranted at the project driveways.

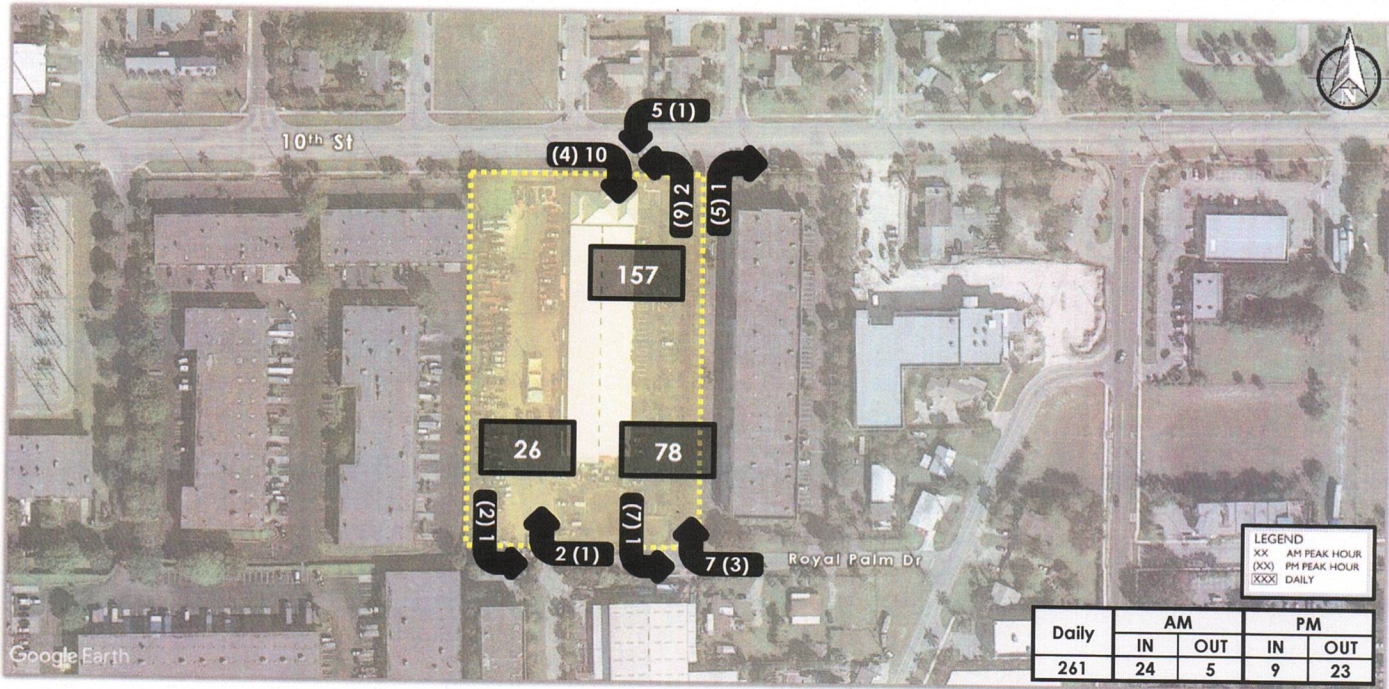


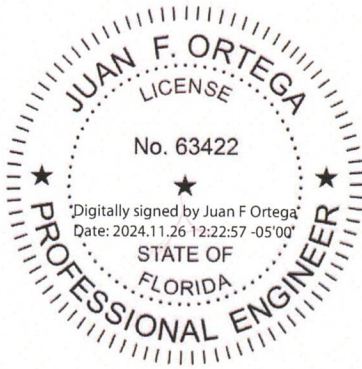
Figure 2: Project Driveway Volumes

The proposed changes to the All County Paving property have been evaluated following Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC) and City of Delray Beach Land Development Regulations. This analysis shows that the proposed request to add two (2) acres of Outdoor Storage to the existing All County Paving property will generate less than 20 peak hour trips. Therefore, project does not require a traffic study. In addition, the proposed project has been evaluated following City of Delray Beach LDR 2.4.3 (E) standards. The proposed request will generate less than 201 ADT.

This analysis shows that the proposed development will be in compliance with PBC TPS - Article 12 of the PBC ULDC and with City of Delray Beach LDR 2.4.3 (E) standards. Project build-out is expected in 2025.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures: Exhibit 1: Property Appraiser Information
 Exhibit 2: Building Areas
 Exhibit 3: Conceptual Site Plan
 Exhibit 4: PBC Trip Generation Rates

Property Detail

Location Address : 1180 SW 10TH ST
Municipality : DELRAY BEACH
Parcel Control Number : 12-43-46-20-01-021-0040
Subdivision : SUB OF SEC 20-46-43
Official Records Book/Page : 25480 / 1633
Sale Date : SEP-2012
Legal Description : SUB OF SEC 20-46-43 E 211.11 FT OF LT 21 (LESS N 50 FT SW 10TH ST & S 25 FT ROYAL PALM DR R/WS)

Owner Information**Owner(s)**

GCG REAL ESTATE HOLDINGS LLC

Mailing Address

1180 SW 10TH ST
DELRAY BEACH FL 33444 1243

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2012	\$1,100,000	25480 / 01633	WARRANTY DEED	GCG REAL ESTATE HOLDINGS LLC
JUN-2002	\$10	14203 / 00071	QUIT CLAIM	AMELUNG PARTNERSHIP
MAY-1998	\$900,000	10479 / 00942	WARRANTY DEED	
JUN-1981	\$482,000	03593 / 01333	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 44004
Acres : 2.8865
Property Use Code : 4800—WAREH/DIST TERM
Zoning : I—I - INDUSTRIAL (12-DELRAY BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$3,269,013	\$2,870,408	\$2,403,461	\$2,349,955	\$2,154,888
Land Value	\$1,320,218	\$615,599	\$528,087	\$528,087	\$502,940
Total Market Value	\$4,589,231	\$3,486,007	\$2,931,548	\$2,878,042	\$2,657,828

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$3,547,173	\$3,224,703	\$2,931,548	\$2,878,042	\$2,637,958
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$3,547,173	\$3,224,703	\$2,931,548	\$2,878,042	\$2,637,958

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$73,769	\$64,483	\$59,126	\$58,561	\$54,415
NON AD VALOREM	\$11,977	\$10,919	\$10,477	\$10,256	\$10,565
TOTAL TAX	\$85,746	\$75,402	\$69,603	\$68,817	\$64,980

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

Property Detail

Location Address : SW 10TH ST
Municipality : DELRAY BEACH
Parcel Control Number : 12-43-46-20-01-021-0032
Subdivision : SUB OF SEC 20-46-43
Official Records Book/Page : 25480 / 1633
Sale Date : SEP-2012
Legal Description : SUB OF SEC 20-46-43, W 140.74 FT OF E 351.85 FT OF LT 21

Owner Information**Owner(s)**

GCG REAL ESTATE HOLDINGS LLC

Mailing Address

1180 SW 10TH ST
 DELRAY BEACH FL 33444 1243

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2012	\$1,100,000	25480 / 01633	WARRANTY DEED	GCG REAL ESTATE HOLDINGS LLC
AUG-2005	\$260,000	19250 / 00583	WARRANTY DEED	AMELUNG PARTNERSHIP
AUG-2000	\$10	11990 / 00509	DEED OF TRUST	RAZETE LAWRENCE A
AUG-2000	\$10	11990 / 00507	DEED OF TRUST	RAZETE JOHN J
MAR-2000	\$10	11686 / 01257	QUIT CLAIM	SUN TRUST BANK
FEB-1992	\$100	07116 / 01322	QUIT CLAIM	
AUG-1988	\$100	05788 / 00065	TAX DEED	
AUG-1988	\$100	05788 / 00063	TAX DEED	
AUG-1985	\$100	04748 / 01506	WARRANTY DEED	
JAN-1984	\$75,499	04134 / 01136	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : 2.0014
Property Use Code : 4900—OPEN STORAGE
Zoning : I—I - INDUSTRIAL (12-DELRAY BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$186,155	\$190,341	\$156,176	\$159,574	\$162,841
Land Value	\$915,411	\$426,843	\$366,164	\$366,164	\$348,728
Total Market Value	\$1,101,566	\$617,184	\$522,340	\$525,738	\$511,569

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$632,031	\$574,574	\$522,340	\$479,138	\$435,580
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$632,031	\$574,574	\$522,340	\$479,138	\$435,580

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$14,977	\$11,464	\$10,535	\$10,076	\$9,506
NON AD VALOREM	\$2,166	\$155	\$155	\$155	\$155
TOTAL TAX	\$17,143	\$11,619	\$10,690	\$10,231	\$9,661

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

PROPERTY INFORMATION

Building 1 Building 2

Tangible Account(s)

SUBAREA AND SQUARE FOOTAGE FOR BUILDING 1

CODE DESCRIPTION SQUARE FOOTAGE

WHSE OFFICE	3600
WHSE OFFICE	1400
LIGHT MANUFACTURING	31250
Total Square Footage	36250

Number of Units	0
Total Square Feet*	44004
Acres	2.8865
Property Use Code	4800—WAREH/DIST TERM
Zoning	I-1 - INDUSTRIAL (12-DELRAY BEACH)

[Request Structural Details Change](#)

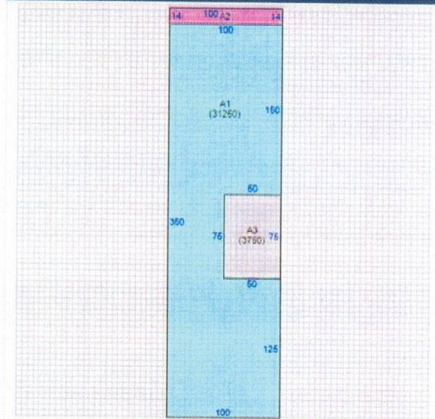
*May indicate living area in residential properties.

STRUCTURAL ELEMENT FOR BUILDING 1

Year Built	1980
LIGHT MANUFACTURING	36250

[Print Building 1 Details](#)

SKETCH FOR BUILDING 1



[Print Building 1 Sketch](#)

PROPERTY INFORMATION

Building 1 Building 2

Tangible Account(s)

SUBAREA AND SQUARE FOOTAGE FOR BUILDING 2

CODE DESCRIPTION SQUARE FOOTAGE

OFFICES	3455
LOBBY	144
OFFICES	700
UNFINISHED OFFICE BASE	3455
Total Square Footage	7754

Number of Units	0
Total Square Feet*	44004
Acres	2.8865
Property Use Code	4800—WAREH/DIST TERM
Zoning	I-1 - INDUSTRIAL (12-DELRAY BEACH)

[Request Structural Details Change](#)

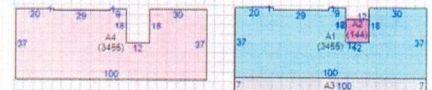
*May indicate living area in residential properties.

STRUCTURAL ELEMENT FOR BUILDING 2

Year Built	2014
OFFICE BLDG L/R 1-45	7754

[Print Building 2 Details](#)

SKETCH FOR BUILDING 2



[Print Building 2 Sketch](#)

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Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Ldg	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17 ^a	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue ^b	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
Office	General Office (10k-250k SF GFA) ^h	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA) ^h	710	1000 S.F.	$\ln(T) = 0.87 \ln(X) + 3.05$	10%	88/12	$\ln(T) = 0.86 \ln(X) + 1.16$	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	Medical Office (Stand-Alone)	720	1000 S.F.	$T=42.97(X)-108.01$	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Trip Generation Rates - updated with ITE TGM 11th Edition

Updated July 25, 2022

Juan Ortega

From: Quazi Bari <QBari@pbc.gov>
Sent: Monday, April 8, 2024 7:15 AM
To: Juan Ortega
Subject: RE: Outdoor Storage Trip Generation rates

Good morning Juan:

There has been no change in the rates for Outdoor Storage.

Thanks.

Quazi

From: Juan Ortega <jortega@jfo.us>
Sent: Friday, April 5, 2024 8:17 AM
To: Quazi Bari <QBari@pbc.gov>
Subject: FW: Outdoor Storage Trip Generation rates

Good morning Quazi, are the trip generations rates below for outdoor storage still the latest ones? If not, could you please send me the latest ones?

Dr. Juan F. Ortega, PE
JFO GROUP INC
T: (561) 462-5364 • C: (561) 512-7556
JOrtega@jfo.us

From: Hanane Akif <HAkif@pbcgov.org>
Sent: Friday, October 21, 2022 2:46 PM
To: Juan Ortega <jortega@jfo.us>
Subject: FW: Outdoor Storage Trip Generation rates

FYI.

From: Hanane Akif
Sent: Tuesday, December 8, 2020 3:07 PM
To: Juan Ortega <jortega@jfo.us>
Subject: Outdoor Storage Trip Generation rates

Daily:35.0/Acre
AM:6.6% of Daily (60/40)
PM: 11.3% of Daily (47/53)
Pass-by: 10%

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.