

Ken Just  
Director of Pre-Construction Services  
RWE Design Build  
1303 Ogden Avenue  
Downers Grove, IL 60515

**Re: GoodVets @ Delray Commons (Delray Beach)**  
**PCN 12-42-46-14-24-001-0000/-002-0000**

Dear Ken,

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with *City of Delray Beach* standards as required by the application for the GoodVets at Delray Commons project to make interior improvements on 3,000 SF of existing Retail bays to accommodate a Conditional Use.

The site is located at the southwest corner of Military Trail and Atlantic Avenue 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 12-42-46-14-24-001-0000/-002-0000. A copy of the property appraiser information for the site is included as Exhibit 1.

According to the latest approved site plan on file at the City of Delray Beach, Delray Commons includes 73,393 SF of General Commercial uses. Exhibit 2 includes a copy of the latest approved site plan. On the other hand, according to the latest TPS approval for the site, Delray Commons consists of 67,686 square feet of Retail uses and 5,251 square feet of Fast-Food Restaurant with Drive-Through uses. Exhibit 3 includes a copy of the latest TPS approval letter.

Given the small discrepancies between the approved site plan and the latest TPS approval and in order to be consistent with the latest survey and City records, the intensities included in the latest approved site plan were used in this analysis.

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 4 includes a 2017 aerial of the subject site.

Project trip generation rates used for this analysis were based on *PBC Trip Generation Rates* dated March 2, 2020. Exhibit 5 includes a copy of the PBC trip generation rates. 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. According to Table 2, the proposed changes to The Delray Commons project will not generate additional traffic.



**Figure 1 : Project Location**

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	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%	$\ln(T)=0.74$ $\ln(X)+2.89$
Fast Food Restaurant + DT	934	470.95	51%	49%	40.19	52%	48%	32.67

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING / VESTED DEVELOPMENT								
Gen. Commercial	68,413 <sup>1</sup> SF	4,644	40	24	64	197	213	410
Fast Food Restaurant+DT	4,980 <sup>2</sup> SF	2,345	102	98	200	85	78	163
Σ		6,989	142	122	264	282	291	573
Internal Capture								
Gen. Commercial		235	4	2	6	8	9	17
Fast Food Restaurant+DT		235	2	4	6	9	8	17
Σ		470	6	6	12	17	17	34
Pass-By								
Gen. Commercial	43.9%	1,936	16	9	25	83	90	173
Fast Food Restaurant+DT	49.0%	1,034	49	46	95	37	35	72
Σ		2,970	65	55	120	120	125	245
Net Existing Traffic		3,549	71	61	132	145	149	294
PROPOSED DEVELOPMENT								
Gen. Commercial	68,413 <sup>1</sup> SF	4,644	40	24	64	197	213	410
Fast Food Restaurant+DT	4,980 <sup>2</sup> SF	2,345	102	98	200	85	78	163
Σ		6,989	142	122	264	282	291	573
Internal Capture								
Gen. Commercial		235	4	2	6	8	9	17
Fast Food Restaurant+DT		235	2	4	6	9	8	17
Σ		470	6	6	12	17	17	34
Driveway Volumes		6,519	136	116	252	265	274	539
Pass-By								
Gen. Commercial	43.9%	1,936	16	9	25	83	90	173
Fast Food Restaurant+DT	49.0%	1,034	49	46	95	37	35	72
Σ		2,970	65	55	120	120	125	245
Net Proposed Traffic		3,549	71	61	132	145	149	294
Net Traffic		-	-	-	-	-	-	-

<sup>1</sup> 73,393 SF – 3,030 SF – 1,950 SF.<sup>2</sup> 3,030 SF + 1,950 SF



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Location Address	5024 W ATLANTIC AVE	
Municipality	DELRAY BEACH	
Parcel Control Number	12-42-46-14-24-001-0000	
Subdivision	DELRAY COMMONS	
Official Records Book	32526	Page 1482
Sale Date	MAY-2021	
Legal Description	DELRAY COMMONS TR 1	

<b>Owners</b>	<b>Mailing address</b>
KP DELRAY LLC	7900 GLADES RD STE 600 BOCA RATON FL 33434 4105

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2021	\$10,500,000	32526 / 01482	WARRANTY DEED	KP DELRAY LLC
JUL-2018	\$15,000,000	30025 / 01556	WARRANTY DEED	TOPVALCO INC
JUN-2015	\$10,750,000	27645 / 00807	WARRANTY DEED	MALL 5020 LLC
OCT-2003	\$10	16051 / 01737	QUIT CLAIM	DELRAY COMMONS LLC

No Exemption information available
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Number of Units 0  
\*Total Square Feet 73841  
Acres 7.2135  
Use Code 1600 - SHOPPING CENTER CMMITY  
Zoning PC - PC - PLANNED COMMERCIAL ( 12-DELRAY BEACH )

Tax Year	2021	2020	2019
Improvement Value	\$7,555,284	\$8,071,301	\$7,743,900
Land Value	\$4,399,066	\$4,399,066	\$4,241,957
Total Market Value	\$11,954,350	\$12,470,367	\$11,985,857
All values are as of January 1st each year			

Tax Year	2021	2020	2019
Assessed Value	\$11,954,350	\$12,470,367	\$11,985,857
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$11,954,350	\$12,470,367	\$11,985,857

Tax Year	2021	2020	2019
Ad Valorem	\$241,105	\$253,740	\$246,595
Non Ad Valorem	\$23,003	\$29,617	\$30,431
Total tax	\$264,108	\$283,357	\$277,026

Owner: KP DELRAY LLC PCN: 12424614240010000 1 of 1

<b>Property Detail</b>	
Location Address	5070 W ATLANTIC AVE
Municipality	DELRAY BEACH
Parcel Control Number	12-42-46-14-24-002-0000
Subdivision	DELRAY COMMONS
Official Records Book	32526
	Page 1482
Sale Date	MAY-2021
Legal Description	DELRAY COMMONS TR 2

<b>Owner Information</b>	
<b>Owners</b>	<b>Mailing address</b>
KP DELRAY LLC	7900 GLADES RD STE 600 BOCA RATON FL 33434 4105

<b>Sales Information</b>				
<b>Sales Date</b>	<b>Price</b>	<b>OR Book/Page</b>	<b>Sale Type</b>	<b>Owner</b>
MAY-2021	\$10,500,000	32526 / 01482	WARRANTY DEED	KP DELRAY LLC
JUL-2018	\$2,000,000	30025 / 01628	WARRANTY DEED	TOPVALCO INC
JAN-2016	\$1,850,000	28061 / 00431	WARRANTY DEED	LOT5070 LLC
MAR-2011	\$900,000	24406 / 01375	WARRANTY DEED	JPMORGAN CHASE BANK NA

<b>Exemption Information</b>	
No Exemption information available	

<b>Property Information</b>	
Number of Units	0
*Total Square Feet	1876
Acres	1.1811
Use Code	2200 - RESTAURANT, DRIVE IN
Zoning	PC - PC - PLANNED COMMERCIAL ( 12-DELRAY BEACH )

<b>Appraisals</b>			
<b>Tax Year</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Improvement Value	\$511,484	\$517,200	\$600,375
Land Value	\$1,350,048	\$1,350,048	\$1,285,736
Total Market Value	\$1,861,532	\$1,867,248	\$1,886,111
All values are as of January 1st each year			

<b>Assessed and Taxable Values</b>			
<b>Tax Year</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Assessed Value	\$1,861,532	\$1,867,248	\$1,886,111
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$1,861,532	\$1,867,248	\$1,886,111

<b>Taxes</b>			
<b>Tax Year</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Ad Valorem	\$37,545	\$37,994	\$38,804
Non Ad Valorem	\$2,727	\$2,693	\$1,688
Total tax	\$40,272	\$40,687	\$40,492

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

<b>Property Detail</b>	
Parcel Control Number:	12-42-46-14-24-002-0000
Location Address:	5070 W ATLANTIC AVE
Owners:	KP DELRAY LLC
Mailing Address:	7900 GLADES RD STE 600,BOCA RATON FL 33434 4105
Last Sale:	MAY-2021
Book/Page#:	32526 / 1482
Price:	\$10,500,000
Property Use Code:	2200 - RESTAURANT, DRIVE IN
Zoning:	PC - PC - PLANNED COMMERCIAL ( 12-DELRAY BEACH )
Legal Description:	DELRAY COMMONS TR 2
Total SF:	1876
Acres	1.1811

<b>2021 Values (Current)</b>		<b>2021 Taxes</b>	
Improvement Value	\$511,484	Ad Valorem	\$37,545
Land Value	\$1,350,048	Non Ad Valorem	\$2,727
Total Market Value	\$1,861,532	Total Tax	\$40,272
Assessed Value	\$1,861,532	<b>2022 Qualified Exemptions</b>	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$1,861,532	<b>Applicants</b>	
All values are as of January 1st each year.		No Details Found	

Building Footprint (Building 2 )

An aerial map showing a rectangular building footprint highlighted in light blue. The footprint is labeled with dimensions 67' (width) and 28' (height), and an area of 1876 (1876). The map includes a grid overlay and a north arrow in the bottom right corner.

Subarea and Square Footage (Building 2 )

Description	Area	Sq. Footage
FOOD FRANCHISE	1876	
Total Square Footage : 1876		

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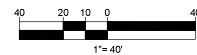
Extra Features		
Description	Year Built	Unit
Walkway-Concrete	2019	853
Paving- Asphalt	2019	2564
Wall	2019	276
Paving- Asphalt	2019	10501
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.		

<b>Structural Details (Building 2 )</b>		<b>MAP</b>	
Description			
1. Year Built		2019	
2. FRANCHISE FOOD		1876	

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4/13/2022

Owner: KP DELRAY LLC PCN: 12424614240020000 1 of 1



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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

***PROP.  
SITE PLAN  
DOCUMENTS***

\_\_\_\_\_ FOR \_\_\_\_\_



SHEET NUMBER:  
**C-301**

ORG. DATE - 5/11/2021

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**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbcgov.com



**Palm Beach County  
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Gregg K. Weiss  
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Melissa McKinlay  
Mack Bernard

**County Administrator**

Verdenia C. Baker

August 11, 2021

Dr. Juan F. Ortega, PE  
JFO Group Inc.  
6671 W Indiantown Road, Suite 50-324  
Jupiter, FL 33458

**RE: Sprouts Delray Beach - Delray Commons  
Project #: 210801  
Traffic Performance Standards (TPS) Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated July 30, 2021, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

<b>Municipality:</b>	Delray Beach
<b>Location:</b>	SWC of Atlantic Ave and Military Trail
<b>PCN:</b>	12-42-46-14-24-001-0000/-002-0000
<b>Access:</b>	Two right-in/right-out access driveway connections onto each of Atlantic Ave and Military Trail <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	General Commercial = 65,550 SF Fast Food Restaurant + DT = 5,251 SF
<b>Proposed Uses:</b>	Expand existing general commercial building by adding 2,136 SF for a total of 67,686 SF
<b>New Daily Trips:</b>	69
<b>New Peak Hour Trips:</b>	1 (0/1) AM; 6 (3/3) PM
<b>Build-out:</b>	December 31, 2023

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips; therefore, the project meets the TPS of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

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Dr. Juan F. Ortega, PE  
August 11, 2021  
Page 2

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email [QBari@pbcgov.org](mailto:QBari@pbcgov.org).

Sincerely,

A handwritten signature in blue ink that reads "Quazi Bari".

Quazi Bari, P.E., PTOE  
Manager – Growth Management  
Traffic Division

QB:HA:rb

cc: Addressee

Anthea Gianniotis, AICP, Director of Development Services, City of Delray Beach

Hanane Akif, E.I., Project Coordinator II, Traffic Division

Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review

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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 <sup>i</sup>	2.82	N/A <sup>i</sup>	8.06
	Nursery (Wholesale)	818	Acre	19.5 <sup>c</sup>	0%	N/A <sup>i</sup>	0.26	N/A <sup>i</sup>	0.45
	Landscape Services	PBC	Acre <sup>m</sup>	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	$\text{Ln}(T) = 0.74 \text{Ln}(X) + 2.89^f$
	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 <sup>g</sup>	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 <sup>h</sup>	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 <sup>i</sup>	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note j	50/50	12.3*FP+15.5*(X)
	Carwash (Automated) <sup>k</sup>	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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