

# KBP CONSULTING, INC.

July 5, 2021

Ms. Cynthia A. Pasch, AICP  
Land Planner  
Greenspoon Marder LLP  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, Florida 33301

**Re: Royal Palm Plaza – Margate, Florida  
Traffic & Parking Statement**

Dear Cynthia:

As requested, KBP Consulting, Inc. has prepared a traffic and parking statement associated with the proposed drive-through lane for the existing Dunkin' store located in the Royal Palm Plaza shopping center in Margate, Broward County, Florida. More specifically, the subject site is located at 7300 through 7462 Royal Palm Boulevard and the Broward County Parcel ID numbers are 4841 26 01 2580 and 4841 26 01 2190. A project location map is presented in Attachment A to this memorandum.

The Royal Palm Plaza shopping center is located in the southwest quadrant of the intersection at Royal Palm Boulevard and NW 73<sup>rd</sup> Avenue and consists of two (2) separate buildings. The eastern building has an approximate leasable area of 20,516 square feet and the western building has an approximate leasable area of 23,320 square feet. Vehicular access to the site is provided by one (1) right-turn in / right-turn out only driveway on Royal Palm Boulevard and one (1) full access driveway on NW 73<sup>rd</sup> Avenue.

The subject Dunkin' store is located in the easternmost bay of the eastern building and occupies 1,700 square feet. The proposed plan will introduce a Dunkin' drive-through lane on the south and east sides of the eastern building with the pick-up window on the east side of the building. A site plan depicting the proposed action is presented in Attachment B to this memorandum along with a site plan for the overall Royal Palm Plaza shopping center.

The purpose of this memorandum is to document the additional vehicular trips to be generated by the proposed drive-through lane and the adequacy of the existing parking supply within the Royal Palm Plaza shopping center upon the inclusion of the drive-through lane.

## **Traffic Statement**

As a result of the proposed actions, the City of Margate has requested a traffic statement to document the additional trips to be generated by this site. In order to quantify the projected number of vehicle trips to be generated by the planned drive-through lane, traffic data (i.e. the number of vehicles entering and exiting) was collected at two (2) similar Dunkin' drive-through lanes in Margate. The subject sites for this data collection effort are located at:

- 5000 Atlantic Boulevard, Margate, FL
- 390 N. Rock Island Road, Margate, FL

The number of vehicles utilizing the drive-through lanes at both of these facilities during the AM peak period (7:00 AM to 9:00 AM) and the PM peak period (4:00 PM to 6:00 PM) were documented in 15-minute intervals on a typical weekday. This data was compiled and analyzed for the purposes of identifying the appropriate number of additional AM and PM peak hour vehicle trips anticipated to utilize the proposed drive-through lane at the 7300 Royal Palm Boulevard location.

The resulting data is presented in Attachment C to this memorandum. During the AM peak hour, the 5000 Atlantic Boulevard location processed 73 vehicles and the 390 N. Rock Island Road location processed 81 vehicles. Each vehicle represents an inbound trip and an outbound trip. As such, the number of AM peak hour vehicle trips generated at the 5000 Atlantic Boulevard location was 146 and at the 390 N. Rock Island Road location the number of AM peak hour vehicle trips generated was 162. The average number of trips generated by these drive-through lanes during the AM peak hour is 154.

During the PM peak hour, the demand in the drive-through lanes is considerably lower. At the 5000 Atlantic Boulevard location, the number of vehicles processed in the drive-through lane was 22 and at the 390 N. Rock Island Road location the number of vehicles processed was 21. The resulting number of PM peak hour vehicle trips at the 5000 Atlantic Boulevard location was 44 and the number of PM peak hour vehicle trips at the 390 N. Rock Island Road location was 42. The average number of trips generated by these drive-through lanes during the PM peak hour is 43.

Given that the subject Dunkin' store within the Royal Palm Plaza is an existing facility, it is likely that the majority of the trips to be generated by the proposed drive-through lane will be existing customers that simply choose the drive-through lane over the indoor facilities.

Additionally, the Institute of Transportation Engineers' (ITE) *Trip Generation Handbook (3<sup>rd</sup> Edition)*, reports that similar land uses exhibit relatively high pass-by rates. (Pass-by trips are trips that are already on the roadway network for another primary purpose. In the case of a Dunkin' store, the primary trips, particularly in the morning, are commonly associated with work and school.) For instance, ITE Land Use #938 – Coffee / Donut Shop with Drive-Through Window and No Indoor Seating exhibits a pass-by rate of 89%.

As a result, it is apparent that, of the 154 AM peak hour vehicle trips attributed to the proposed Dunkin' drive-through lane, roughly 137 vehicle trips would be classified as "pass-by", and 17 vehicle trips would be classified as "primary trips". And, of the 43 AM peak hour vehicle trips, roughly 38 vehicle trips would be classified as "pass-by", and 5 vehicle trips would be classified as "primary trips". In both cases, the number of net new vehicle trips on the roadway network attributed to the proposed drive-through lane is considered to be minimal, or "de minimis".

## **Parking Statement**

The City of Margate has also requested a parking study for the overall shopping center. This analysis addresses the existing uses / tenants within the subject shopping plaza, the floor areas for each use / tenant, and a determination of the required number of parking spaces according to the time-of-day / day-of-week parking rates published by the Institute of Transportation Engineers (ITE) in their *Parking Generation Manual (5<sup>th</sup> Edition)*.

The Royal Palm Plaza has a total leasable area of approximately 43,836 square feet and a parking supply (field verified) of 206 parking spaces. The proposed action results in an additional 70 square feet of floor area for the Dunkin' store in order to accommodate the drive-through pick-up window. There will be no impacts to the existing parking supply. The current tenants (as of June 2021) within the Royal Palm Plaza shopping center are listed on the following page along with their corresponding leasable area:

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## Eastern Building

• Dunkin'	1,700 SF (plus 70 square feet for the drive-through window)
• Hungry Howie's	1,360 SF
• Dia Kitchen & Bath	2,720 SF
• Tranquility Spa	1,330 SF
• Dr. Robert London	940 SF
• Petcetera Pet Spa	980 SF
• Raw Pet Food Depot	940 SF
• Dr. Peters Animal Clinic	2,720 SF
• Stride Rite Pharmacy	1,360 SF
• Cigar & Wine Bar	2,746 SF
• Vacant	3,720 SF
<b>TOTAL</b>	<b>20,516 SF</b>

## Western Building

• Royal Food Mart	2,275 SF
• Phil's Dry Cleaners	1,250 SF
• Baking Joy	1,170 SF
• Kid's Care Pediatrics	1,235 SF
• N. Lauderdale Pain & Injury	1,170 SF
• Switchin' Styles Barber	1,235 SF
• Sunny Nails & Spa	1,170 SF
• Compass Health	1,955 SF
• True Change Studio	1,870 SF
• Asian Grill	1,870 SF
• Vacant	8,120 SF
<b>TOTAL</b>	<b>23,320 SF</b>

**ITE Parking Analysis** – A parking analysis has been conducted in accordance with the procedures and data included in the current edition of the Institute of Transportation Engineers (ITE) *Parking Generation Manual (5<sup>th</sup> Edition)*. This publication contains parking data, rates, and equations for various land uses based upon research and analysis conducted by transportation professionals throughout the country. The applicable ITE land uses for this analysis include the following:

- 180 – Specialty Trade Contractor (Dia Kitchen & Bath)
- 640 – Animal Hospital / Veterinary Clinic (Dr. Peters Animal Hospital)
- 720 – Medical-Dental Office (Dr. Robert London, Kids Care Pediatrics, North Lauderdale Pain and Injury, & Compassionate Health & Wellness Center)
- 820 – Shopping Center (Tranquility Spa, Petcetera Pet Spa, Raw Pet Food Depot, Phil's Dry Cleaners, Switchin' Styles Barber Shop, Sunny Nails & Spa, Cigar & Wine Bar, Hungry Howie's, Asian Grill, and All Currently Vacant Space)
- 851 – Convenience Store (Royal Palm Mart)
- 876 – Apparel Store (True Change Studio)
- 880 – Pharmacy / Drugstore w/out Drive-Through Window (Stride Rite Pharmacy)
- 937 – Coffee / Donut Shop with Drive-Through Window (Dunkin')
- 939 – Bread / Donut / Bagel Shop w/out Drive-Through Window (Baking Joy)

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Utilizing the referenced parking generation data presented in the ITE *Parking Generation Manual*, a detailed parking analysis was performed to identify the peak parking demand by day of the week (i.e. Monday through Thursday, Friday, Saturday, and Sunday). Specifically, the average parking generation rates were applied for each use and for each time period. And, since the Shopping Center land use has higher December parking demands (as presented in the referenced ITE manual), the general retail space peak parking demands were estimated based upon the available December parking data. These analyses were performed for the proposed conditions (i.e. with the additional 70 square feet of floor area within the Dunkin' store).

The results of these analyses are presented in Attachment D to this memorandum. The parking analysis indicates that the peak season (i.e. December) peak parking demand is projected to occur on Saturdays with 181 occupied parking spaces. As a result, it is projected that there will be at least 25 unoccupied / available parking spaces within the overall Royal Palm Plaza property during this peak period.

It is noted that, occasionally, customers within drive-through lanes are asked to "pull forward" beyond the pick-up window or park in a designated parking space while their order is prepared and completed. When this condition occurs at this Dunkin' store, parking in a designated parking space will be a superior option when compared with pulling forward beyond the pick-up window due to the proximity of the primary east-west drive aisle and the NW 73<sup>rd</sup> Avenue driveway. Therefore, should the operator elect to designate several parking spaces near the drive-through lane exit for the pick-up process, adequate parking will still be available within the shopping center.

**ADA Parking** – An inventory and analysis of ADA parking spaces provided within the Royal Palm Plaza shopping center has been performed. With 206 existing parking spaces, seven (7) accessible parking spaces are required. A review of the subject site indicates that nine (9) accessible parking spaces are provided. As such, the number of accessible parking spaces is compliant.

### Summary

The Royal Palm Plaza shopping center is generally located at 7300 Royal Palm Boulevard in Margate, Florida. There is an existing Dunkin' store within this shopping center that proposes to add a drive-through lane. The addition of this drive-through lane will not impact the existing parking supply and will add a nominal amount of floor area (i.e. 70 square feet) to the existing Dunkin' store. As indicated by the traffic analysis, the proposed drive-through lane will result in a minimal amount of net new vehicle trips on the surrounding roadway network. And a review of the parking facilities indicates that the overall supply and the number of ADA parking spaces is adequate.

If you have any questions or require additional information, please do not hesitate to contact me.

**KBP CONSULTING, INC.**

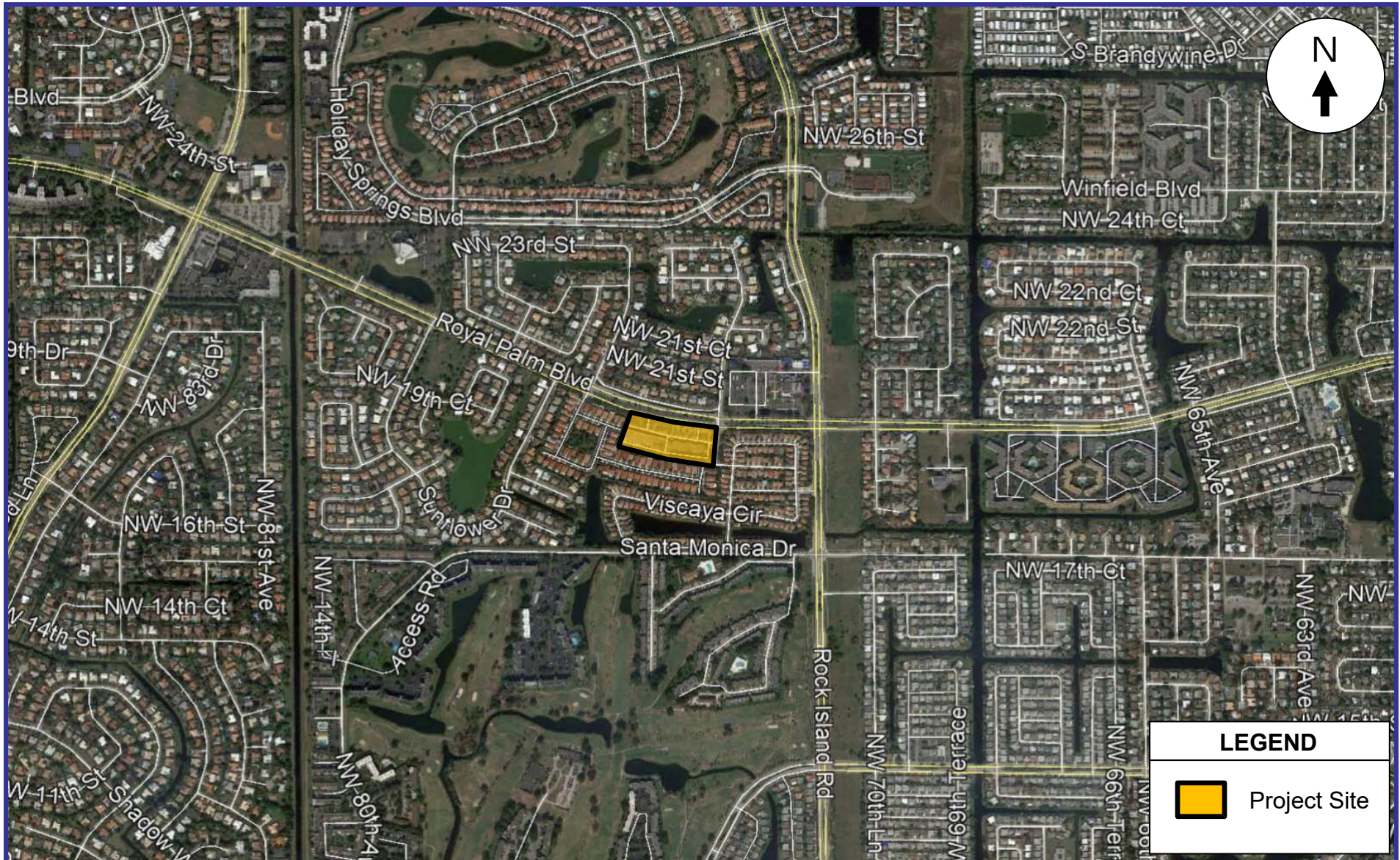
Karl B. Peterson, P.E.  
Florida Registration Number 49897  
Engineering Business Number 29939

8400 North University Drive, Suite 309, Tamarac, Florida 33321  
Tel: (954) 560-7103 Fax: (954) 582-0989

# **Attachment A**

**Royal Palm Plaza**

**Project Location Map**



**KBP**  
CONSULTING, INC.

## Project Location Map

**Attachment A**  
Royal Palm Plaza  
Margate, Florida

# **Attachment B**

**Royal Palm Plaza**

**Site Plan Information**





- GENERAL NOTES:**
- THIS SET OF PLANS IS BEING PROVIDED TO MODIFY THE AREA IN FRONT OF THIS BUSINESS TO ADD AN EXTENSION PATIO SEATING AREA. THERE ARE NO STRUCTURAL CHANGES BEING MADE TO THE BUILDING EXCEPT FOR EXTERIOR.
  - ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 2007 FLORIDA BUILDING CODE (F.B.C.), 2009 REVISED EDITION. ALL EXISTING DIMENSIONS ARE PROVIDED FOR INFORMATION ONLY. FIELD VERIFY EXISTING DIMENSIONS AS NECESSARY PRIOR TO FABRICATION.

**1. ZONING:** B-1 (RESIDENTIAL BUSINESS) & RETAIL & PERSONAL SERVICE

**2. EXISTING CONSTRUCTION:** 1-STORY CONSTRUCTION TYPE III (F.L.P.)  
 CONCRETE CARPORTS: OFFICE & RETAIL & RESTAURANT

**3. EXTERIOR RETENING:** EXIST. FINISH = 2'-0" & PROPOSED = 1'-0" & 2'-0"  
 EXIST. STAIRS = 2'-0" & PROPOSED = 2'-0" & 2'-0"  
 EXIST. STAIRS = 2'-0" & PROPOSED = 2'-0" & 2'-0"  
 EXIST. STAIRS = 2'-0" & PROPOSED = 2'-0" & 2'-0"  
 EXIST. WALL HEIGHTS = 10'-0" & PROPOSED = 10'-0" & 10'-0"

**4. SEPARATION REQUIREMENT:** MIN. 1'-0" W/ 2'-0" OF EXISTING AREA  
 EXIST. WALL HEIGHTS = 10'-0" & PROPOSED = 10'-0" & 10'-0"  
 EXIST. WALL HEIGHTS = 10'-0" & PROPOSED = 10'-0" & 10'-0"

LOT AREA = 47090.0 S.F. (A) 10.00 ACRES  
 BUILDING FOOTPRINT = 48300.0 S.F. (A) = 10.200  
 CONC. COVERED YARDWAYS = 3000.0 S.F. (A) = 0.000  
 CONC. WALKWAYS = 1700.0 S.F. (A) = 0.000  
 NEW DRIVEWAYS = 2000.0 S.F. (A) = 0.000  
 PAVED DRIVEWAYS & PARKING = 2000.0 S.F. (A) = 0.000

TOTAL IMPROVEMENTS = 57000.0 S.F. = 1.200  
 TOTAL IMPROVED AREA (NET BUILDING, PAV. CONC. DRIVEWAYS, 10000.0 S.F. A. 10.000 PROVIDED

ALL REPRESENTATIONS MADE AT THE DRC MEETING WHETHER SHOWN OR NOT SHALL BE ADHERED TO PRIOR TO CERTIFICATE OF OCCUPANCY

**AXIOM ENGINEERING, INC.**  
 FLORIDA LIC. CA 8421  
 10211 West Sample Road  
 Suite 106  
 Coral Springs, FL 33065  
 Phone: (954) 797-8666  
 Fax: (954) 797-7004

BUILDING APPROVAL IS ESSENTIAL FOR SITE ONLY. SHOWN AND SEALED PLANS AND BUILDING PERMITS ARE REQUIRED FOR ALL WORK CONTEMPLATED ON THIS SITE AND ANY BUILDINGS OR STRUCTURES

DEPARTMENT	BY	DATE
ENGINEERING	J.K.	12-2-10
PLANNING	J.P.	12-2-10
UTILITIES	J.P.	12-7-10

AFFILIANT SHALL OBTAIN ALL FEDERAL, STATE, COUNTY, CITY AND SPECIAL DISTRICT PERMITS BEFORE NECESSARY. SITE PLAN APPROVAL DOES NOT PRECLUDE ANY EXISTING CODE OR OTHER REGULATORY REQUIREMENTS.

*Julia C. Feltner* 12-7-10  
 PROJECT MANAGER DATE

**DESIGN OF BUILD-OUT OF CIGAR LOUNGE**

**Cigar Lounge**  
 7928-30 Royal Palm Plaza  
 Pompano Beach, FL 33063

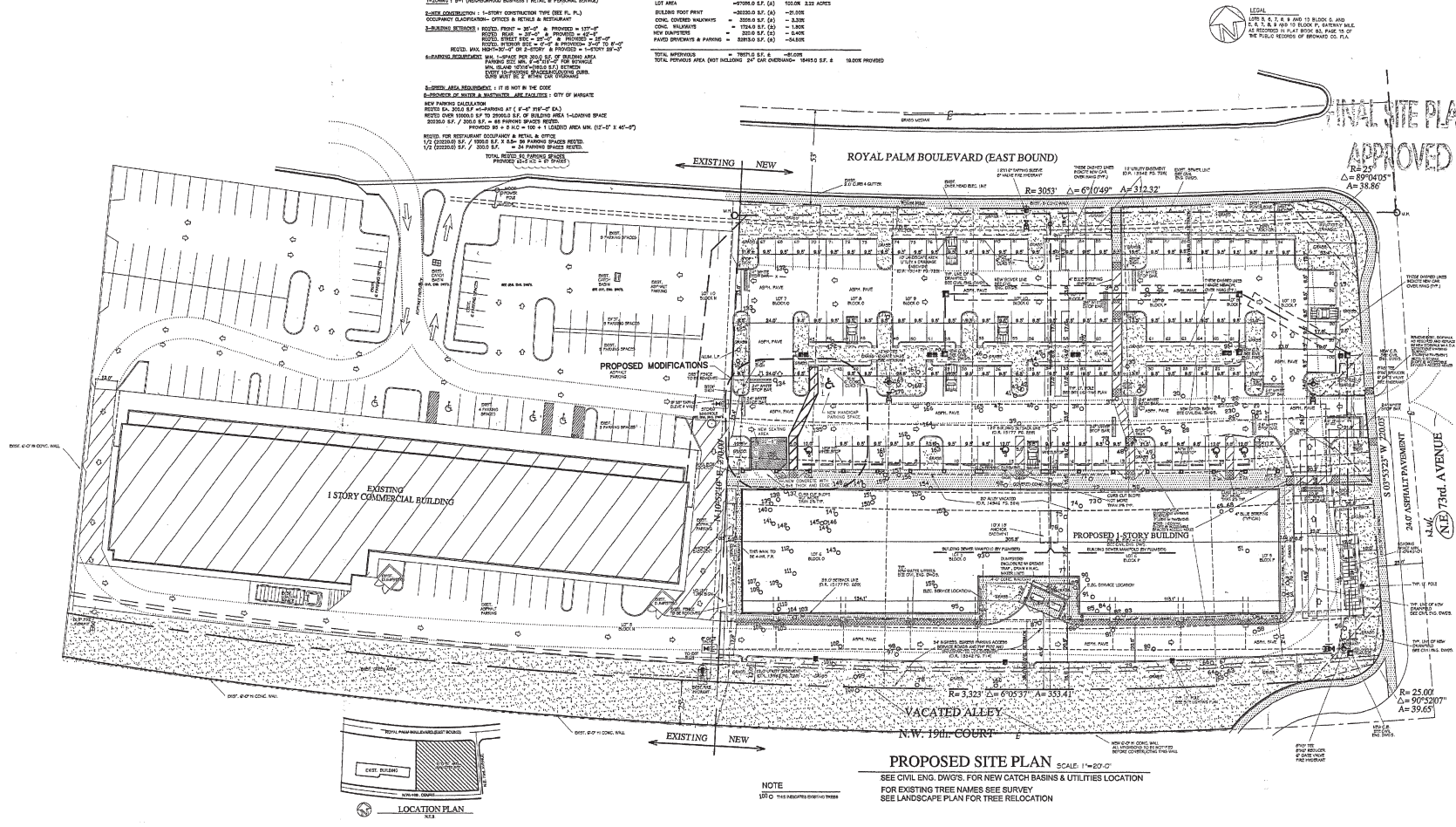
Approved: *Edwin M. Feerman* DEC 06 2010  
 Edwin M. Feerman, P.E.  
 State of Florida License No. 46590

Rev #	Date	Comments
1	12/06/2010	Incorp. Code Comments

**PROPOSED SITE PLAN**

Scale: AS NOTED  
 Drawn: Y.S.M.  
 Checked: D.J.R.  
 Approved: E.M.F.  
 Date: 11/09/2010

Project No: 5770-097  
 Sheet No: SP3



**1 PROPOSED SITE PLAN**  
 SCALE: N.T.S.

SEE CIVIL ENG. DWGS. FOR NEW CATCH BASINS & UTILITIES LOCATION  
 FOR EXISTING TREE NAMES SEE SURVEY  
 SEE LANDSCAPE PLAN FOR TREE RELOCATION

# **Attachment C**

**Dunkin'**

**Drive-Through Lane Data**

**Dunkin' - Margate, Florida  
Traffic Analyses**

**Peak Period Traffic Count - Drive-Through Lane**

**Location:** 5000 Atlantic Boulevard, Margate, FL

**Date:** 4-May-21 **Weather:** Clear

**Time Period:** 7:00 AM to 9:00 AM

<b>Time</b>	<b># of Vehicles Using Drive-Through Lane</b>	<b># of DT Trips (# of Veh. X 2)</b>	<b>Peak Period</b>
7:00 - 7:15	23	46	
7:15 - 7:30	18	36	
7:30 - 7:45	19	38	
7:45 - 8:00	9	18	138
8:00 - 8:15	26	52	144
8:15 - 8:30	19	38	<b>146</b>
8:30 - 8:45	10	20	128
8:45 - 9:00	14	28	138
<b>Total</b>	<b>138</b>	<b>276</b>	

**Dunkin' - Margate, Florida  
Traffic Analyses**

**Peak Period Traffic Count - Drive-Through Lane**

**Location:** 5000 Atlantic Boulevard, Margate, FL

**Date:** 4-May-21 **Weather:** Clear

**Time Period:** 4:00 PM to 6:00 PM

<b>Time</b>	<b># of Vehicles Using Drive-Through Lane</b>	<b># of DT Trips (# of Veh. x 2)</b>	<b>Peak Period</b>
4:00 - 4:15	6	12	
4:15 - 4:30	1	2	
4:30 - 4:45	5	10	
4:45 - 5:00	6	12	36
5:00 - 5:15	3	6	30
5:15 - 5:30	6	12	40
5:30 - 5:45	7	14	<b>44</b>
5:45 - 6:00	6	12	<b>44</b>
<b>Total</b>	<b>40</b>	<b>80</b>	

**Dunkin' - Margate, Florida**  
**Traffic Analyses**

**Peak Period Traffic Count - Drive-Through Lane**

**Location:** 390 N Rock Island Road, Margate, FL

**Date:** 6-May-21 **Weather:** Clear

**Time Period:** 7:00 AM to 9:00 AM

<b>Time</b>	<b># of Vehicles Using Drive-Through Lane</b>	<b># of DT Trips (# of Veh. X 2)</b>	<b>Peak Period</b>
7:00 - 7:15	19	38	
7:15 - 7:30	15	30	
7:30 - 7:45	21	42	
7:45 - 8:00	18	36	146
8:00 - 8:15	22	44	152
8:15 - 8:30	20	40	<b>162</b>
8:30 - 8:45	21	42	<b>162</b>
8:45 - 9:00	13	26	152
<b>Total</b>	<b>149</b>	<b>298</b>	

**Dunkin' - Margate, Florida  
Traffic Analyses**

**Peak Period Traffic Count - Drive-Through Lane**

**Location:** 390 N Rock Island Road, Margate, FL

**Date:** 6-May-21 **Weather:** Clear

**Time Period:** 4:00 PM to 6:00 PM

<b>Time</b>	<b># of Vehicles Using Drive-Through Lane</b>	<b># of DT Trips (# of Veh. x 2)</b>	<b>Peak Period</b>
4:00 - 4:15	5	10	
4:15 - 4:30	5	10	
4:30 - 4:45	5	10	
4:45 - 5:00	5	10	40
5:00 - 5:15	6	12	<b>42</b>
5:15 - 5:30	5	10	<b>42</b>
5:30 - 5:45	3	6	38
5:45 - 6:00	3	6	34
<b>Total</b>	<b>37</b>	<b>74</b>	

# **Attachment D**

**Royal Palm Plaza**

**Parking Analysis**

**Table D-1**  
**Royal Palm Plaza - Margate**  
**Parking Analysis - Proposed Conditions (Peak Season - December) with Dunkin' Drive-Through Lane**

Land Use	ITE Code	Tenant(s)	Building Area	Peak Parking Demand per ITE			
				Mon - Thurs	Friday	Saturday	Sunday
Specialty Trade Contractor	180	Dia Kitchen & Bath	2,720 SF	5	5	5	0
Animal Hospital / Veterinary Clinic	640	Dr. Peters	2,720 SF	10	10	10	0
Medical-Dental Office	720	Dr. Robert London	940 SF	<b>18</b>	<b>18</b>	<b>3</b>	<b>15</b>
		Kids Care Pediatrics	1,235 SF				
		N. Lauderdale Pain	1,170 SF				
		Compass Health	1,955 SF				
		<b>Sub Total:</b>	<b>5,300 SF</b>				
Shopping Center	820	Tranquility Spa	1,330 SF	<b>94</b>	<b>102</b>	<b>114</b>	<b>108</b>
		Petcetera	980 SF				
		Raw Pet Food Depot	940 SF				
		Phil's Dry Cleaner	1,250 SF				
		Swihin' Styles Barber	1,235 SF				
		Sunny Nails & Spa	1,170 SF				
		Cigar & Wine Bar	2,746 SF				
		Take Out Restaurants					
		- Hungry Howie's	1,360				
		- Asian Grill	1,870				
		Vacant Space	11,840 SF				
		<b>Sub Total:</b>	<b>24,721 SF</b>				
		Convenience Store	851				
Apparel Store	876	True Change Studio	1,870 SF	3	3	5	2
Pharmacy w/out Drive-Thru Window	880	Stride Rite	1,360 SF	3	3	3	3
Coffee / Donut Shop w/DT Window	937	Dunkin'	1,770 SF	10	10	16	16
Bread / Donut / Bagel w/out DT	939	Baking Joy	1,170 SF	10	10	12	12
		<b>TOTAL:</b>	<b>43,906 SF</b>	<b>166</b>	<b>174</b>	<b>181</b>	<b>169</b>
		<b>Parking Supply:</b>	<b>206 Spaces</b>				
		<b>Projected Parking Surplus:</b>		<b>40</b>	<b>32</b>	<b>25</b>	<b>37</b>