



May 6, 2024

Mr. Roger Clark, AICP
City of Venice
Planning Manager
401 W. Venice Avenue
Venice, Florida 32485

Re: Grand Palazzo on the Isle
Land Use Equivalency Matrix
City of Venice, Florida

Dear Mr. Clark:

Kimley-Horn and Associates, Inc. (Kimley-Horn) has prepared the attached land use equivalency matrix for the Grand Palazzo on the Isle development located in the City of Venice, Florida.

The matrix compares average p.m. peak hour trip rates for 2 KSF (2,000 square feet) of various commercial land uses that can be built on the property with multifamily housing (low-rise) to quantify equivalency between different uses. As shown in Exhibit A, the minimum p.m. peak hour trip generation for any 2 KSF of commercial use is 6.80 trips for LUC 820, which is 13.33 times higher than the p.m. peak hour trip rate of 0.51 trips for one (1) multifamily (low-rise) dwelling unit. As such, the equivalency is well within the allowed conversion of 2,000 commercial square feet for one (1) multifamily (low-rise) dwelling unit. There will be no increase in the maximum potential transportation impact based on the land use equivalency matrix provided.

We hope that this land use equivalency matrix satisfies the transportation impacts associated with the proposed site. Upon your review of this document, please let us know if you have any questions or comments.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Christopher Hatton".

Christopher Hatton, P.E.
Principal

A handwritten signature in black ink, appearing to read "Basit Ali".

Basit Ali, P.E.
Transportation Engineer

Exhibit A

Land Use Equivalency Matrix

| FROM | | | | | TO |
|------|---|----------|------------------------|-------------|-------------------------------------|
| | Trip Generated By | ITE Code | PM Peak Hour Trip Rate | | Multifamily Housing (Low-Rise) (DU) |
| | 1 DU Multifamily Housing (Low-Rise) | 220 | 0.51 | is equal to | 1.00 |
| | 2 KSF Free-Standing Discount Superstore | 813 | 8.66 | is equal to | 16.98 |
| | 2 KSF Variety Store | 814 | 13.40 | is equal to | 26.27 |
| | 2 KSF Shopping Center (>150k) | 820 | 6.80 | is equal to | 13.33 |
| | 2 KSF Shopping Plaza (40-150k) | 821 | 18.06 | is equal to | 35.41 |
| | 2 KSF Strip retail Plaza (<40k) | 822 | 13.18 | is equal to | 25.84 |

Equivalency Matrix is based on trip rates published in the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.

DU = dwelling unit; 2 KSF = 2,000 square feet

The minimum PM Peak Hour trip generation rate for any 2 KSF of commercial use is 6.80 trips (LUC 820), which is 13.33 times higher than 1 DU of Multifamily Housing (Low-Rise) rate of 0.51. Land Use Code 822, which has a PM Peak Hour trip rate of 13.18, and is the most appropriate retail land use for this trade-off, is 25.84 times higher than 1 DU of multifamily housing (Low-Rise).