

August 28, 2024

Benjamin Restrepo, P.E.
City of Fort Lauderdale, Development Services
700 NW 19 Avenue
Fort Lauderdale, FL 33311

**Re: 513 NE 6 Street (South Tower) - Fort Lauderdale, Florida
Trip Generation Update**

Dear Benjamin:

In September 2019 (updated February 2020) a traffic study was prepared for the proposed 627 N. Federal Highway mixed-use project. Although approved by City staff at that time, the project eventually moved forward as two (2) separate phases: 513 NE 6 Street (South Tower) and Flagler Residences North (North Tower). In June 2022 **513 NE 6 Street (South Tower)** included 320 residential dwelling units, a 2,500 square foot restaurant and 27,200 square feet of retail space. **Flagler Residences North (North Tower)** in a July 2022 submittal included 241 high-rise residential dwelling units, 11,512 square feet of restaurant space, 42,227 square feet of retail use (including a supermarket) and 19,541 square feet of office. Figure 1, attached, shows the location of the project site.

Attachment A includes a site plan that emphasizes the contiguous nature and unified ownership of the two (2) project phases described above and recognizes the proposed transfer of dwelling units from the South Tower to the North Tower. As shown in Attachment A the overall project will include 561 high-rise residential dwelling units (301 dwelling units in the North Tower and 260 dwelling units in the South Tower), 26,193 square feet of restaurant space, 20,212 square feet of office use, and 52,110 square feet of retail space (including a supermarket).

Trip Generation Analysis

Estimates of trip generation for the proposed development mix were determined using rates and formulae published in the Institute of Transportation Engineers (ITE) report *Trip Generation* (11th Edition). Based upon this information, appropriate Weekday (Daily), AM peak hour and PM peak hour trip generation rates are as follows:

Multifamily Housing (High-Rise) – ITE Land Use #222

- Weekday: $T = 3.76(X) + 377.04$
where T = number of trips and X = dwelling units
- AM Peak Hour: $T = 0.22(X) + 18.85$ (26% in / 74% out)
- PM Peak Hour: $T = 0.26(X) + 23.12$ (62% in / 38% out)

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Fine Dining Restaurant – ITE Land Use #931

- ❑ Weekday: $T = 83.84(X)$
where T = number of trips and $X = 1,000$ sf gross floor area
- ❑ AM Peak Hour: $T = 0.73(X)$ (50% in / 50% out)
- ❑ PM Peak Hour: $T = 7.80(X)$ (67% in / 33% out)
- ❑ Pass-By Percentage: 44%

High-Turnover (Sit-Down) Restaurant – ITE Land Use #932

- ❑ Weekday: $T = 107.20(X)$
where T = number of trips and $X = 1,000$ sf gross floor area
- ❑ AM Peak Hour: $T = 9.57(X)$ (55% in / 45% out)
- ❑ PM Peak Hour: $T = 9.05(X)$ (61% in / 39% out)
- ❑ Pass-By Percentage: 43%

General Office – ITE Land Use #710

- ❑ Weekday: $T = 10.84(X)$
where T = number of trips and $X = 1,000$ sf gross floor area
- ❑ AM Peak Hour: $T = 1.52(X)$ (88% in / 14% out)
- ❑ PM Peak Hour: $T = 1.44(X)$ (17% in / 83% out)

Shopping Plaza (40k - 150k, Supermarket) – ITE Land Use #821

- ❑ Weekday: $T = 94.49(X)$
where T = number of trips and $X = 1,000$ sf gross leasable area
- ❑ AM Peak Hour: $T = 3.53(X)$ (62% in / 38% out)
- ❑ PM Peak Hour: $T = 9.03(X)$ (48% in / 52% out)
- ❑ Pass-By Percentage: 40%

The site plan included as Attachment A is expected to produce 4,632 vehicle trips per day with 358 vehicle trips occurring during the AM peak hour (184 entering and 174 exiting) and 307 vehicle trips occurring during the PM peak hour (178 entering and 129 exiting). Reference Table C in Attachment B.

Because vehicle trips specific to the two (2) prior approvals total 5,709 vehicle trips per day, 374 AM peak hour trips and 444 PM peak hour trips (reference trip generation Tables A and B included as Attachment B) a decrease in impact is expected across all three (3) study scenarios. As a result, additional traffic-related studies are not recommended at this time.

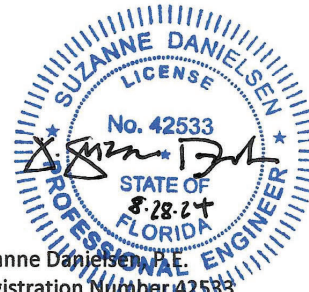
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I trust the information contained herein addresses any concern you may have regarding the generation of vehicle trips expected from the updated site plan. Of course, please call or email with any questions.

DANIELSEN CONSULTING ENGINEERS, INC.

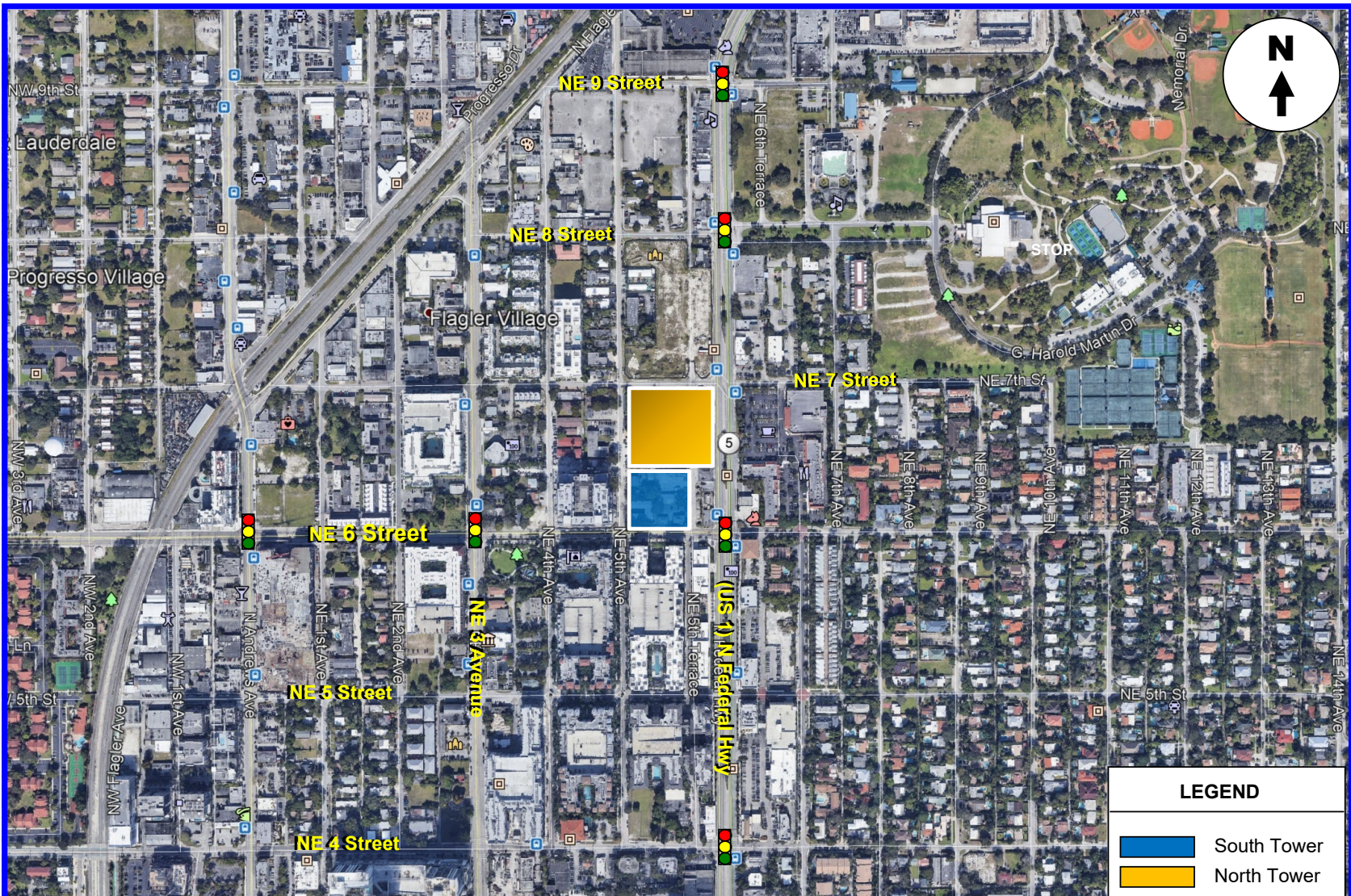


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Project Location Map

FIGURE 1
Flagler North/South Tower
Fort Lauderdale, Florida