

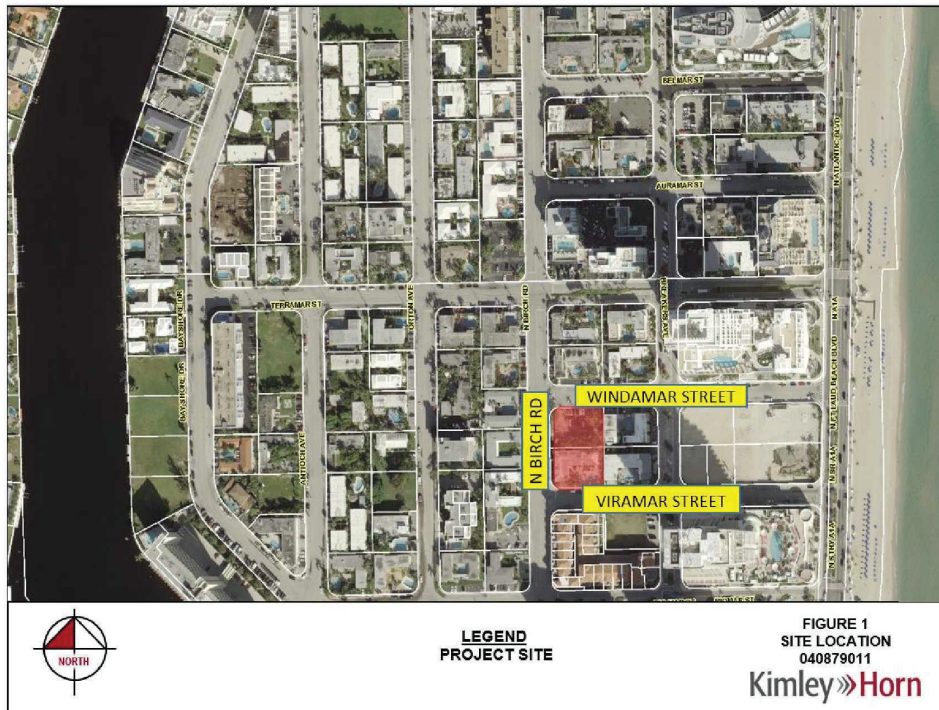
July 25, 2024
Revised September 20, 2024

Mr. Dev Motwani
Merrimac Ventures, L.C.
2455 E Sunrise Boulevard, Suite 1112
Ft. Lauderdale, FL 33304

**RE: 530 North Birch Road - Traffic Generation Statement
Ft. Lauderdale, Florida
Kimley-Horn # 040879011**

Dear Dev:

As requested, Kimley-Horn and Associates, Inc. has completed the following trip generation determination for the proposed residential redevelopment on a site located at 530 North Birch Road in Fort Lauderdale, Florida. The project is proposed to be built on a site that was most recently approved for development of 32 condominium units. The proposed redevelopment plan will now result in development of a multi-story building containing a total of 36 multi-family residential units and 1,300 square feet of retail. The red shaded portion of *Figure 1*, shown below, shows the location of project site.



Trip Generation Evaluation

A trip generation determination was prepared to calculate the potential daily and PM peak hour traffic generated by the proposed site redevelopment in comparison to the prior approval. Average daily and PM peak hour trip generation rates published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, Eleventh Edition*, were used to determine the trips generated by the existing and proposed land uses. The average rates published for Multifamily Housing (High-Rise) Not Close to Rail Transit (Land Use 222) were used to calculate trips generated by the previously-approved site development, and the average rates for Multifamily Housing (High-Rise) Not Close to Rail Transit (Land Use 222), and Strip Retail Plaza (Land Use 822) were used to calculate trips generated by the proposed site development. *Table 1* summarizes the daily and PM peak hour trip generation calculations for this project.

TABLE 1 WEEKDAY TRIP GENERATION - ITE 11th EDITION 530 North Birch Road					
LAND USE	INTENSITY	DAILY TRIPS	PM PEAK HOUR		
			TOTAL	IN	OUT
Previously-Approved Development					
Multifamily Housing (High-Rise)	32 units	145	10	6	4
Existing External Trips		145	10	6	4
Proposed Development					
Multifamily Housing (High-Rise)	36 units	163	12	7	5
Strip Retail Plaza (<40k)	1.300 ksf	71	9	5	4
Internal Capture					
	Daily %	PM %			
Multifamily Housing (High-Rise)	7.36%	8.33%	12	1	0
Strip Retail Plaza (<40k)	16.90%	11.11%	12	1	1
Pass-By Capture					
Multifamily Housing (High-Rise)	0%	0	0	0	0
Strip Retail Plaza (<40k) *	40%	24	3	2	1
Proposed External Trips		186	15	8	7
Trip Differential (Proposed - Existing):		41	5	2	3
NOTE: Trip Generation Rates based on ITE's <i>Trip Generation Manual, 11th Edition</i>					
Daily Trips					
Multifamily Housing (High-Rise)	[ITE 222]	=	T = 4.54*X (units)		
Strip Retail Plaza (<40k)	[ITE 822]	=	T = 54.45*X (units)		
PM Peak Hour					
Multifamily Housing (High-Rise)	[ITE 222]	=	T = 0.32*X (units)*(56% in, 44% out)		
Strip Retail Plaza (<40k)	[ITE 822]	=	T = 6.59*X (units)*(50% in, 50% out)		
* Pass By Capture taken from ITE Trip Generation Manual, 11th Edition for Shopping Plaza use					

City of Fort Lauderdale Traffic Impact Analysis Determination

As shown in *Table 1*, the proposed redevelopment on site is expected to generate an increase of 41 net new external weekday daily trips in comparison to the prior approval. Without applying any credit for prior approvals or prior development, the new site development generates 186 external weekday daily trips.

Based upon this calculation, the number of net new vehicle trips is well below the 1,000 vehicle trips per day, which is the threshold above which a full Traffic Impact Analysis (TIA) would be required under the City of Ft. Lauderdale's Unified Land Development Regulations (ULDR) Section 47-25.2M(4). Therefore, no detailed traffic impact/operational analysis has been undertaken. However, because the project is located within the Central Beach Regional Activity Center (RAC), a supplemental PM peak hour trip generation calculation has been performed, as described in the next section.

Central Beach RAC Trip Generation Determination

The Central Beach Regional Activity Center (RAC) currently has an allocation of available trips that can be utilized by proposed development. This overall allocation is tracked on a PM peak hour basis. Therefore, the trip generation calculation presented in *Table 1* also included a determination of the net change in the PM peak hour traffic generated by the proposed site redevelopment, including a credit for the currently existing site development. As shown previously in *Table 1*, the proposed redevelopment on site is expected to generate an increase of 5 net new external weekday PM peak hour trip in comparison to the previously approved development program on site (net change of +2 inbound / +3 outbound PM peak hour trips).

The most current version of the Central Beach Regional Activity Center (RAC) development monitoring table provided by the City of Fort Lauderdale is attached for reference. This table indicates that 192 PM peak hour trips are remaining within the RAC. Therefore, the minor increase of 5 peak hour trips for this site can be accommodated within the threshold available within the RAC.

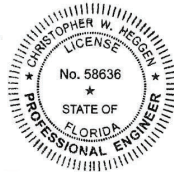
Additionally, it is noted that, based on limited availability of multi-modal opportunities in the immediate vicinity of the site and based upon discussions with the City's prior Transportation and Mobility Engineer, no multi-modal credits have been applied to the trip generation calculation for this site.

Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer
Florida Registration
Number 58636



Registry No. 35106

Attachment

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This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Digitally signed by
Christopher W
Heggen
Date: 2024.09.20
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