

November 24, 2020

Mr. Charles B. Ladd  
Barron Commercial Development, Inc.  
517 NE 6 Street  
Fort Lauderdale, FL 33304

**Re: 1007 East Las Olas - Fort Lauderdale, Florida  
Trip Generation Statement**

Dear Mr. Ladd:

Pursuant to your request, Daniels Consulting Engineers, Inc. (DC Engineers, Inc.) has prepared this trip generation statement specific to development of a 138-room hotel and 5,963 square feet (sf) of retail space at 1007 East Las Olas Boulevard. The project site, most recently occupied by 8,265 sf of retail space (apparel stores), is located along the north side of East Las Olas Boulevard west of SE 10 Terrace within municipal limits of the City of Fort Lauderdale. Figure 1 shows the location of the project site and a current site plan is included as Attachment A.

The following is a summary of our findings.

**Trip Generation**

Estimates of trip generation were determined using rates and formulae published in the Institute of Transportation Engineers (ITE) report *Trip Generation* (10th Edition). Based upon this information, the weekday, AM peak hour, and PM peak hour trip generation rates for existing and proposed land uses are as follows:

**Apparel Store - ITE Land Use #876**

- Weekday:  $T = 66.40(X)$  (50% in / 50% out)  
*where  $T$  = number of trips,  $X$  = 1,000 sf gross floor area*
- AM Peak Hour:  $T = 1.00(X)$  (80% in / 20% out)
- PM Peak Hour:  $T = 4.12(X)$  (51% in / 49% out)

**Shopping Center – ITE Land Use #820**

- Weekday:  $T = 37.75(X)$  (50% in / 50% out)  
*where  $T$  = number of trips and  $X$  = 1,000 sf gross leasable area*
- AM Peak Hour:  $T = 0.94(X)$  (62% in / 38% out)
- PM Peak Hour:  $T = 3.81(X)$  (48% in / 52% out)
- Pass-By Percentage: 34%

**Hotel – ITE Land Use #310**

- Weekday:  $T = 11.29(X) - 426.97$  (50% in / 50% out)  
*where  $T$  = number of trips and  $X$  = rooms*
- AM Peak Hour:  $T = 0.50(X) - 5.34$  (59% in / 41% out)
- PM Peak Hour:  $T = 0.75(X) - 26.02$  (51% in / 49% out)

12743 NW 13th Court, Coral Springs, Florida 33071  
Tel: (954) 798-0926

Table 1, included as Attachment B, summarizes trip generation results for the existing apparel stores. As shown in Table 1, the retail uses may have generated 549 gross vehicle trips per day (vpd) with eight (8) vehicle trips occurring during the AM peak hour (6 entering and 2 exiting) and 34 vehicle trips occurring during the PM peak hour (17 entering and 17 exiting).

Table 2, also included within Attachment B, summarizes trip generation results for the proposed hotel and retail use. As shown in Table 2, the proposed development is expected to generate 1,356 gross vehicle trips per day (vpd) with 70 vehicle trips occurring during the AM peak hour (42 entering and 28 exiting) and 100 vehicle trips occurring during the PM peak hour (50 entering and 50 exiting).

**Internal Capture**

Internal capture is expected between complementary land uses within a multi-use project and are those vehicle trip ends that can be satisfied onsite without impact to the adjacent roadway network. Internal capture trips are determined through implementation of methodologies contained within the ITE *Trip Generation Handbook*, 3rd Edition. Internal capture calculations are included within Attachment B.

**Pass-By Capture**

Pass-by capture rates recommended within ITE's *Trip Generation Handbook*, 3rd Edition are reflected within Table 2. Pass-by capture trips are those vehicle trips already on the roadway network that when driving by a property will spontaneously decide to visit one of the establishments onsite. The standard pass-by capture rate of 34.0 percent (34.0%) for Shopping Center (LUC 820) was applied to the proposed retail use.

**Multimodal Reduction**

The multimodal reduction factor acknowledges that a portion of visitors to a proposed project may arrive or leave through an alternative mode of travel. That is, rather than a private vehicle, some may choose to use a transit alternative (bus, trolley or train, for example), ride a bicycle, scooter, or walk. A 10.0 percent (10.0%) mode split factor has been applied in keeping with recently approved projects in the area.

**Net New Trips**

As shown in Table 2 net new vehicle trips attributable to the project as proposed are 648 vpd, approximately 56 AM peak hour trips (33 inbound and 23 outbound), and approximately 50 PM peak hour trips (25 inbound and 25 outbound).

**Conclusion**

Based upon the foregoing analysis, the proposed project should not require a comprehensive traffic impact study for the following reasons:

- Unified Land Development Regulations (ULDR's) specific to the City of Fort Lauderdale stipulate that when a proposed project generates more than 1,000 net new vehicle trips per day, a comprehensive traffic study is required. The subject project, as proposed, is expected to produce 648 net new vehicle trips per day as shown in Table 2.

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## DC ENGINEERS, INC.

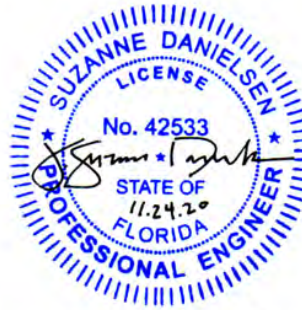
- And, if the net new vehicle trips are less than 1,000 vehicle trips per day and more than 20 percent of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a comprehensive traffic study is required. As shown in Table 2, 20 percent of daily trips are not expected to arrive or depart (or both) within one-half hour.

Of course, please call or email with any questions you may have.

### DANIELSEN CONSULTING ENGINEERS, INC.

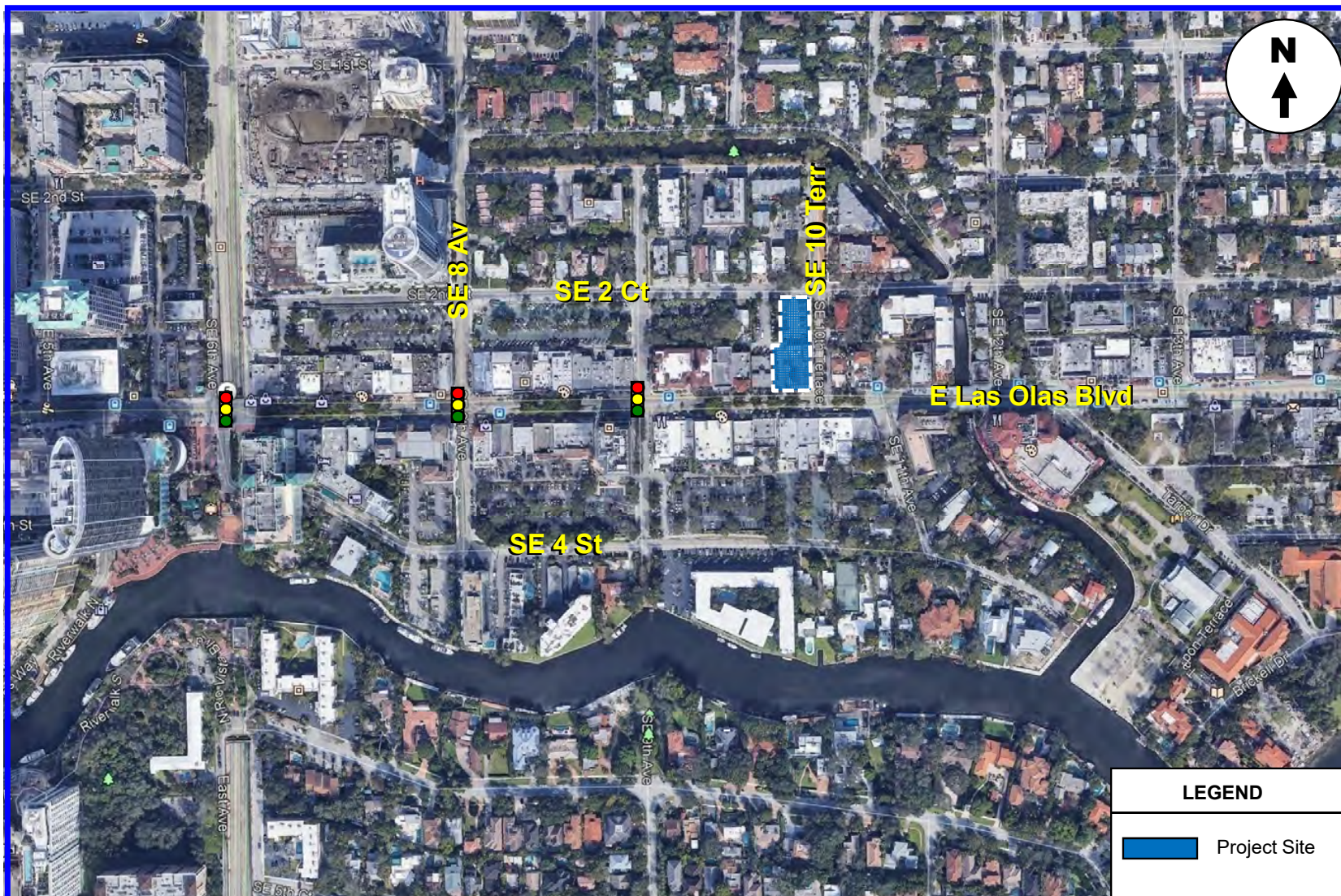


J. Suzanne Daniels, P.E.  
Senior Transportation Engineer



J. Suzanne Daniels, P.E.  
Florida Registration Number 42533  
Danielsen Consulting Engineers, Inc.  
12743 NW 13th Court  
Coral Springs, FL 33071  
CA # 3202

12743 NW 13th Court, Coral Springs, Florida 33071  
Tel: (954) 798-0926



**FIGURE 1**  
1007 East Las Olas  
Fort Lauderdale, Florida

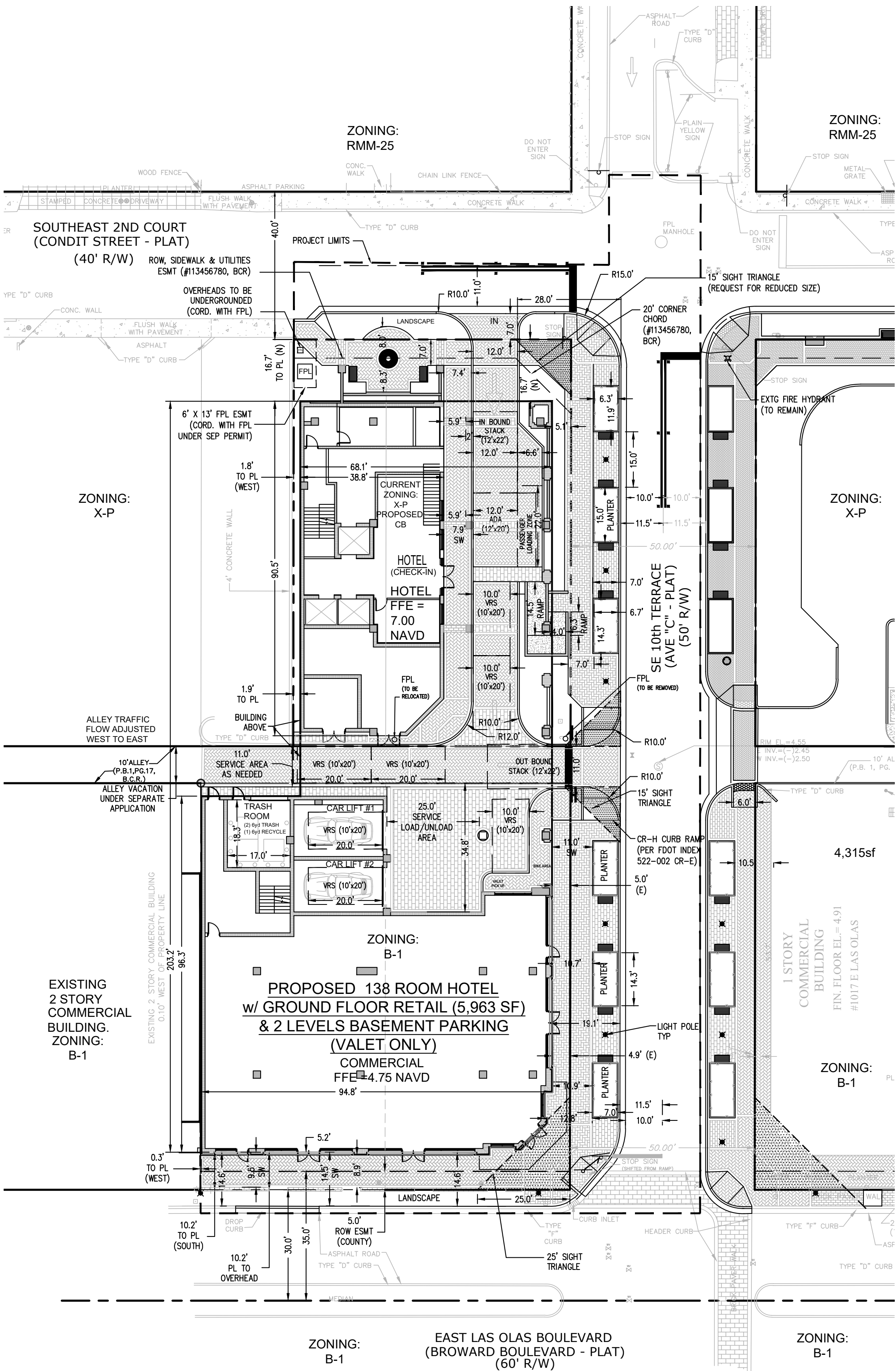
**DC Engineers, Inc.**

## Project Location Map

# **ATTACHMENT A**

## **Site Plan**

Nov 23, 2020 - 2:34pm



| SITE PLAN INFORMATION           |                          |
|---------------------------------|--------------------------|
| CURRENT USE OF PROPERTY         | COMMERCIAL/PARKING LOT   |
| CURRENT LAND USE DESIGNATION    | COMMERCIAL & MEDIUM-HIGH |
| PROPOSED LAND USE DESIGNATION   | COMMERCIAL & MEDIUM-HIGH |
| CURRENT ZONING DESIGNATION      | X-P / B-1                |
| PROPOSED ZONING DESIGNATION     | CB / B-1                 |
| ADJACENT ZONING DESIGNATION-N,E | RMM-25 / X-P             |
| ADJACENT ZONING DESIGNATION-S,W | B-1 / X-P                |

| SETBACK TABLE                        | REQ. (CB) | PROVIDED |
|--------------------------------------|-----------|----------|
| FRONT YARD (NORTH) - SE 2nd Ct.      | 5'        | 16.7'    |
| FRONT YARD (EAST) - SE 10th Terr.    | 5'        | 5.0'     |
| FRONT YARD (SOUTH) - Las Olas Blvd.  | 5'        | 10.2'    |
| SIDE YARD (WEST) - Adjacent Property | 0'        | 0.3'     |

|                                                        |                                |
|--------------------------------------------------------|--------------------------------|
| TOTAL EXISTING SITE AREA (EXCLUDING ALLEY)             | 0.44 ACRES TOTAL / 19,250 S.F. |
| TOTAL PROPOSED SITE AREA (INCLUDING ALLEY)             | 0.48 ACRES TOTAL / 20,000 S.F. |
| TOTAL PERVIOUS EXISTING (LANDSCAPE)                    | 2,942 S.F. 15.3 %              |
| TOTAL PERVIOUS PROPOSED (LANDSCAPE)                    | 766 S.F. 3.8 %                 |
| TOTAL IMPERVIOUS EXISTING                              | 10,532 S.F. 54.7 %             |
| TOTAL IMPERVIOUS PROPOSED                              | 2,831 S.F. 14.2 %              |
| TOTAL BUILDING FOOT PRINT EXISTING                     | 5,776 S.F. 30.0 %              |
| TOTAL BUILDING FOOT PRINT PROPOSED                     | 16,403 S.F. 82.0 %             |
| TOTAL BUILDING WIDTH & LENGTH                          | 95.0' x 220'                   |
| FLOOR AREA RATIO (F.A.R.) - NO MAX.                    | 6.0                            |
| BUILDING SIZE- (TOTAL BLDG AREA) (NIC BASEMENT LEVELS) | 120,427 G.S.F.                 |
| (HOTEL)                                                | 97,851 S.F.                    |
| (COMMERCIAL)                                           | 5,698 S.F.                     |
| (SERVICE/AMENITY/COMMON/RESTAURANT/OTHER)              | 16,878 S.F.                    |
| NUMBER OF STORIES/HEIGHT BLDG (MAX. 150')              | 9 STORIES/116'-8"              |
| (PARKING GARAGE) (NIC IN FAR/BELOW GRADE)              | 29,432 G.S.F./2 LEVELS         |
| VIA                                                    | 250 S.F. 1.2 %                 |
| PEDESTRIAN WALKS & PLAZAS                              | 4,842 S.F. 24.2 %              |
| LOT COVERAGE                                           | 16,403 S.F. 82.0 %             |
| LANDSCAPE @ GRADE                                      | 766 S.F.                       |
| LANDSCAPE WITHIN ROW                                   | 902 S.F.                       |
| OPEN SPACE (TOTAL ON-SITE)                             | 11,590 S.F.                    |
| OPEN SPACE (GROUND LEVEL) -                            | 3,847 S.F.                     |
| OPEN SPACE ( 9th LEVEL ) -                             | 5,693 S.F.                     |
| OPEN SPACE ( 2nd LEVEL ) -                             | 2,050 S.F.                     |

| PARKING DATA:     |  | SF/UNIT   | RATIO   | REQUIRED                                 | PROVIDED |
|-------------------|--|-----------|---------|------------------------------------------|----------|
| COMMERCIAL/RETAIL |  | 5,963 sf  | 1/250sf | 24                                       |          |
| HOTEL             |  | 138 units | 1/unit  | 138                                      |          |
| TOTAL             |  |           |         | 162                                      | 73       |
|                   |  |           |         | = 69 standard spaces<br>4 compact spaces |          |

NOTE: DUE TO 10TH TERRACE BEING DESIGNED TO THE MASTER PLAN DESIGN GUIDELINES FOR A LOCAL STREET, (3) METERED PARKING SPACES HAVE BEEN REMOVED AND WILL BE MITIGATED PRIOR TO BUILDING PERMIT ISSUANCE.

NOTE: AN EXISTING B-CYCLE STATION WILL BE REMOVED & RELOCATED. THE APPLICANT IS WORKING WITH THE CITY & BROWARD BCYCLE ON AN ALTERNATIVE LOCATION THAT WILL BE IDENTIFIED PRIOR TO THE COMMENCEMENT OF WORK WITHIN THE ROW.

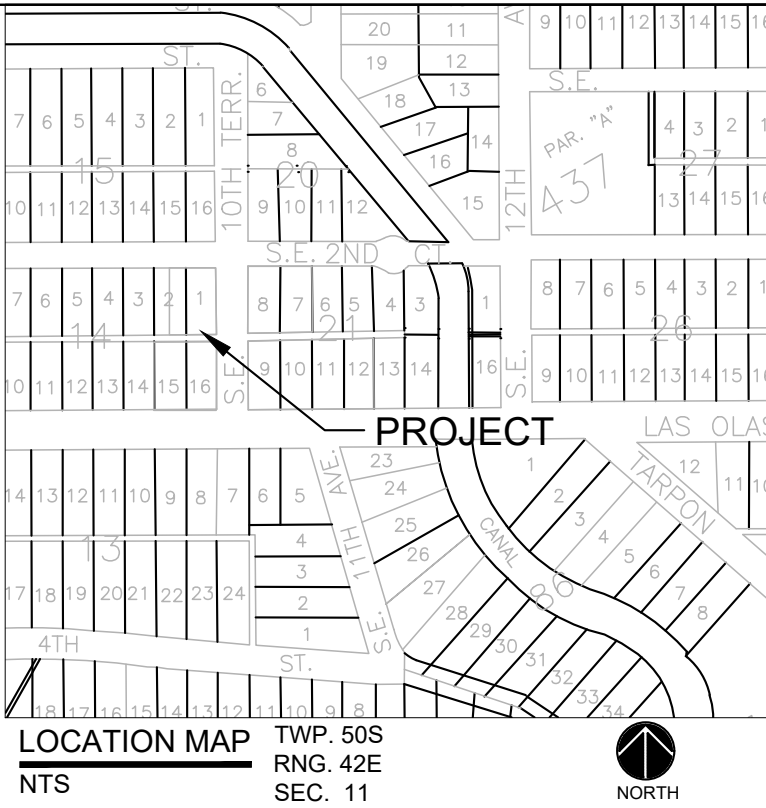
NOTE: A PARKING REDUCTION APPLICATION HAS BEEN SUBMITTED FOR A (%) REDUCTION.

NOTE: THE PROJECT WILL COMPLY WITH FBC ACCESSIBILITY SECTION 503 FOR PASSENGER LOADING ZONE.

NOTE: STACKING & VRS REQUIREMENTS ARE PROVIDED ON THE CIRCULATION EXHIBIT (SHEET X4).

NOTE: VALET PARKING WILL BE PROVIDED ON-SITE 100% OF OPERATING HOURS.

|                                                                                                                                                                                         |                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SOLID WASTE:                                                                                                                                                                            |                                                                                                                                                                                                                                    |
| SOLID WASTE / RECYCLING (HOTEL & RETAIL):                                                                                                                                               |                                                                                                                                                                                                                                    |
| * THE BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT:                                                                                                                                    |                                                                                                                                                                                                                                    |
| * WASTE REMOVAL WILL BE 3 DAYS/WK OR AS NEEDED - (2) 2YD CONTAINERS.                                                                                                                    |                                                                                                                                                                                                                                    |
| * RECYCLE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED - (1) 2YD CONTAINER.                                                                                                                   |                                                                                                                                                                                                                                    |
| * THE WASTE SYSTEMS WILL MEET THE CAPACITY REQUIREMENTS OF BLDG ORDINANCE REQ. AND COMPLY WITH ULDR 47-19.4 AS APPLICABLE.                                                              |                                                                                                                                                                                                                                    |
| STRUCTURAL SOIL:                                                                                                                                                                        |                                                                                                                                                                                                                                    |
| * STRUCTURAL SOIL WILL BE PROVIDED AS APPLICABLE PER CITY OF FORT LAUDERDALE ULDR ALONG CITY STREET ROWs.                                                                               |                                                                                                                                                                                                                                    |
| * STRUCTURAL SOIL AND PAYER GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.                                                                                                                  |                                                                                                                                                                                                                                    |
| FLOOD DATA:                                                                                                                                                                             | BUILDING DATA:                                                                                                                                                                                                                     |
| FLOOD ZONE AE<br>ELEV: 6.0<br>FLOOD PANEL #125105, DATE:12/31/2019<br>BROWARD COUNTY 100 YEAR<br>3 DAY CONTOUR= ELEV. (5.5) NAVD<br>AVERAGE WET SEASON<br>WATER LEVEL= ELEV. (0.5) NAVD | FBC BUILDING TYPE DESIGNATION:<br>OCCUPANCY: (HOTEL & COMMERCIAL)<br>CODE COMPLIANT SPRINKLER SYSTEM<br>BUILDING AND PARKING GARAGE WILL BE SPRINKLED.<br>PARKING GARAGE AIR QUALITY REQUIREMENTS<br>FBC 406.6 ENCLOSED PROVISIONS |



#### LEGAL DESCRIPTION:

Lot 1, the East one-half (E ½) of Lot 2, Lot 15 and Lot 16, Block 14, COLEE HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida.



#### SITE PLAN

Sheet Title

1007 EAST LAS OLAS  
1007 E. LAS OLAS BLVD.  
FORT LAUDERDALE, FLORIDA 33301

Job Title



| Revisions |
|-----------|
|           |
|           |
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|           |
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Phase:  
DRC  
DOCUMENTS

|            |           |
|------------|-----------|
| SEAL       |           |
| Scale:     | Date      |
| 1"=20'     | 10/30/20  |
| Job No.    | Plot Date |
| 17-1364.01 | 11/23/20  |
| Drawn by   | Sheet No. |
| SROD       | C0        |
| Proj. Mgr. |           |
| DRS        |           |
| Appr. by   | 1 of 9    |
| JMF        |           |

# **ATTACHMENT B**

## **Trip Generation**

**Table 1: Trip Generation Summary Existing Uses**

| Land Use                   | Scale | Units | AM Peak Hour |          |          | PM Peak Hour |           |           | Daily      |
|----------------------------|-------|-------|--------------|----------|----------|--------------|-----------|-----------|------------|
|                            |       |       | Total Trips  | Inbound  | Outbound | Total Trips  | Inbound   | Outbound  | Total      |
| Apparel Store (LUC 876)    | 8.265 | ksf   | 8            | 6        | 2        | 34           | 17        | 17        | 549        |
| <b>Subtotal</b>            |       |       | <b>8</b>     | <b>6</b> | <b>2</b> | <b>34</b>    | <b>17</b> | <b>17</b> | <b>549</b> |
| Internal (0%)              |       |       |              |          |          |              |           |           |            |
| <b>Subtotal</b>            |       |       | <b>8</b>     | <b>6</b> | <b>2</b> | <b>34</b>    | <b>17</b> | <b>17</b> | <b>549</b> |
| Pass-by (0%)               |       |       |              |          |          |              |           |           |            |
| <b>Subtotal</b>            |       |       | <b>8</b>     | <b>6</b> | <b>2</b> | <b>34</b>    | <b>17</b> | <b>17</b> | <b>549</b> |
| Multimodal Reduction (10%) |       |       | (1)          | (1)      | 0        | (3)          | (2)       | (1)       | (55)       |
| <b>Total</b>               |       |       | <b>7</b>     | <b>5</b> | <b>2</b> | <b>31</b>    | <b>15</b> | <b>16</b> | <b>494</b> |

Source: ITE Trip Generation Manual (10th Edition)

**Table 2: Trip Generation Summary Proposed Uses**

| Land Use                   | Scale | Units | AM Peak Hour |           |           | PM Peak Hour |           |           | Daily        |
|----------------------------|-------|-------|--------------|-----------|-----------|--------------|-----------|-----------|--------------|
|                            |       |       | Total Trips  | Inbound   | Outbound  | Total Trips  | Inbound   | Outbound  | Total Trips  |
| Hotel (LUC 310)            | 138   | rooms | 64           | 38        | 26        | 77           | 39        | 38        | 1,131        |
| Shopping Center (LUC 820)  | 5.963 | ksf   | 6            | 4         | 2         | 23           | 11        | 12        | 225          |
| <b>Subtotal</b>            |       |       | <b>70</b>    | <b>42</b> | <b>28</b> | <b>100</b>   | <b>50</b> | <b>50</b> | <b>1,356</b> |
| Internalization            |       |       | 0            | 0         | 0         | (2)          | (1)       | (1)       | (14)         |
| <b>Subtotal</b>            |       |       | <b>70</b>    | <b>42</b> | <b>28</b> | <b>98</b>    | <b>49</b> | <b>49</b> | <b>1,342</b> |
| Pass-by LUC 820 (34%)      |       |       | 0            | 0         | 0         | (8)          | (4)       | (4)       | (73)         |
| <b>Subtotal</b>            |       |       | <b>70</b>    | <b>42</b> | <b>28</b> | <b>90</b>    | <b>45</b> | <b>45</b> | <b>1269</b>  |
| Multimodal Reduction (10%) |       |       | (7)          | (4)       | (3)       | (9)          | (5)       | (4)       | (127)        |
| <b>Total</b>               |       |       | <b>63</b>    | <b>38</b> | <b>25</b> | <b>81</b>    | <b>40</b> | <b>41</b> | <b>1,142</b> |

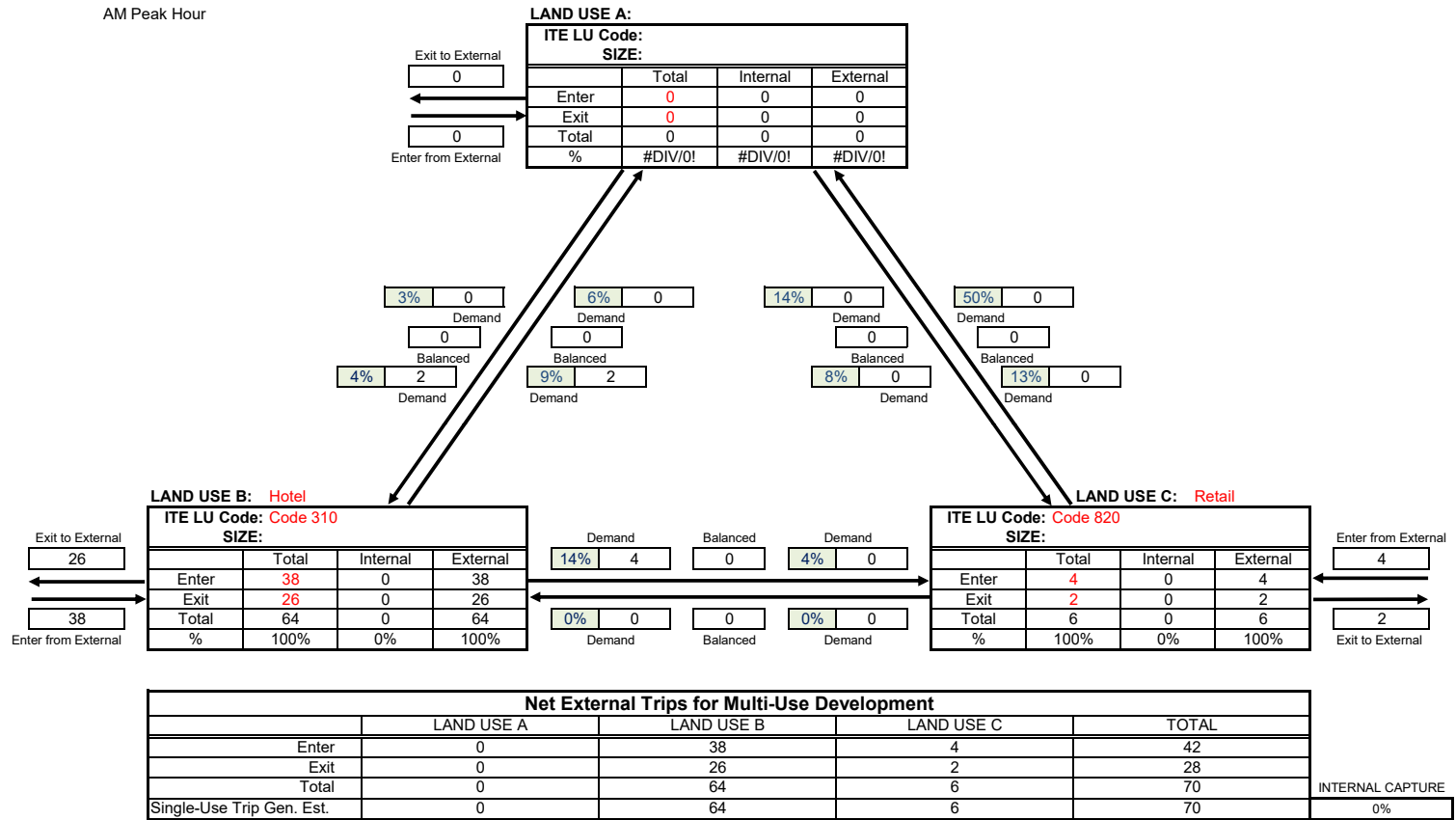
Source: ITE Trip Generation Manual (10th Edition)

|                      |           |           |           |           |           |           |            |
|----------------------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| <b>Net New Trips</b> | <b>56</b> | <b>33</b> | <b>23</b> | <b>50</b> | <b>25</b> | <b>25</b> | <b>648</b> |
|----------------------|-----------|-----------|-----------|-----------|-----------|-----------|------------|

DC Engineers, Inc.

**PROPOSED LAND USES**  
**Trip Generation**  
**and Internal Capture Summary**

**Analyst:** Danielsen  
**Date:** 13-Nov-20  
 AM Peak Hour



**PROPOSED LAND USES**  
**Trip Generation**  
**and Internal Capture Summary**

**Analyst:** Danielsen  
**Date:** 13-Nov-20  
 PM Peak Hour

