

August 4, 2024

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 an 81-room hotel, 17 residential units and 5,330 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, 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.

Trip Generation

Estimates of trip generation were determined using rates and formulae published in the Institute of Transportation Engineers (ITE) report *Trip Generation* (11th 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:

Multifamily Housing (Low-Rise) - ITE Land Use #220

- Weekday: $T = 6.41(X) + 75.31$
where T = number of trips, X = dwelling units
- AM Peak Hour: $T = 0.31(X) + 22.85$ (24% in / 76% out)
- PM Peak Hour: $T = 0.43(X) + 20.55$ (63% in / 37% out)

Strip Retail Plaza (<40k) – ITE Land Use #822

- Weekday: $T = 42.20(X) + 229.68$
where T = number of trips and X = 1,000 sf gross leasable area
- AM Peak Hour: $T = 2.36(X)$ (60% in / 40% out)
- PM Peak Hour: $T = 6.59(X)$ (50% in / 50% out)

Hotel – ITE Land Use #310

- Weekday: $T = 10.84(X) - 423.51$
where T = number of trips and X = rooms
- AM Peak Hour: $T = 0.50(X) - 7.45$ (56% in / 44% out)
- PM Peak Hour: $T = 0.74(X) - 27.89$ (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 520 vehicle trips per day (vpd) with 18 vehicle trips occurring during the AM peak hour (11 entering and seven (7) exiting) and 49 vehicle trips occurring during the PM peak hour (24 entering and 25 exiting).

Table 2, also included within Attachment B, summarizes trip generation results for the proposed hotel rooms, residential units, and retail space. As shown in Table 2, the proposed development is expected to generate 905 vehicle trips per day (vpd) with 66 vehicle trips occurring during the AM peak hour (29 entering and 37 exiting) and 73 vehicle trips occurring during the PM peak hour (40 entering and 33 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.

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 385 vpd, approximately 48 AM peak hour trips (18 inbound and 30 outbound), and approximately 24 PM peak hour trips (16 inbound and eight (8) 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 385 net new vehicle trips per day as shown in Table 2.
- 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.

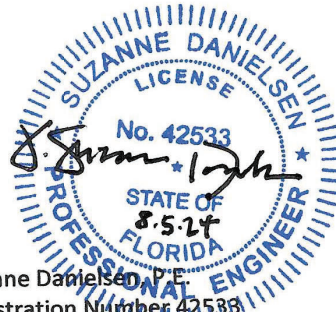
DC ENGINEERS, INC.

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

DANIELSEN CONSULTING ENGINEERS, INC.

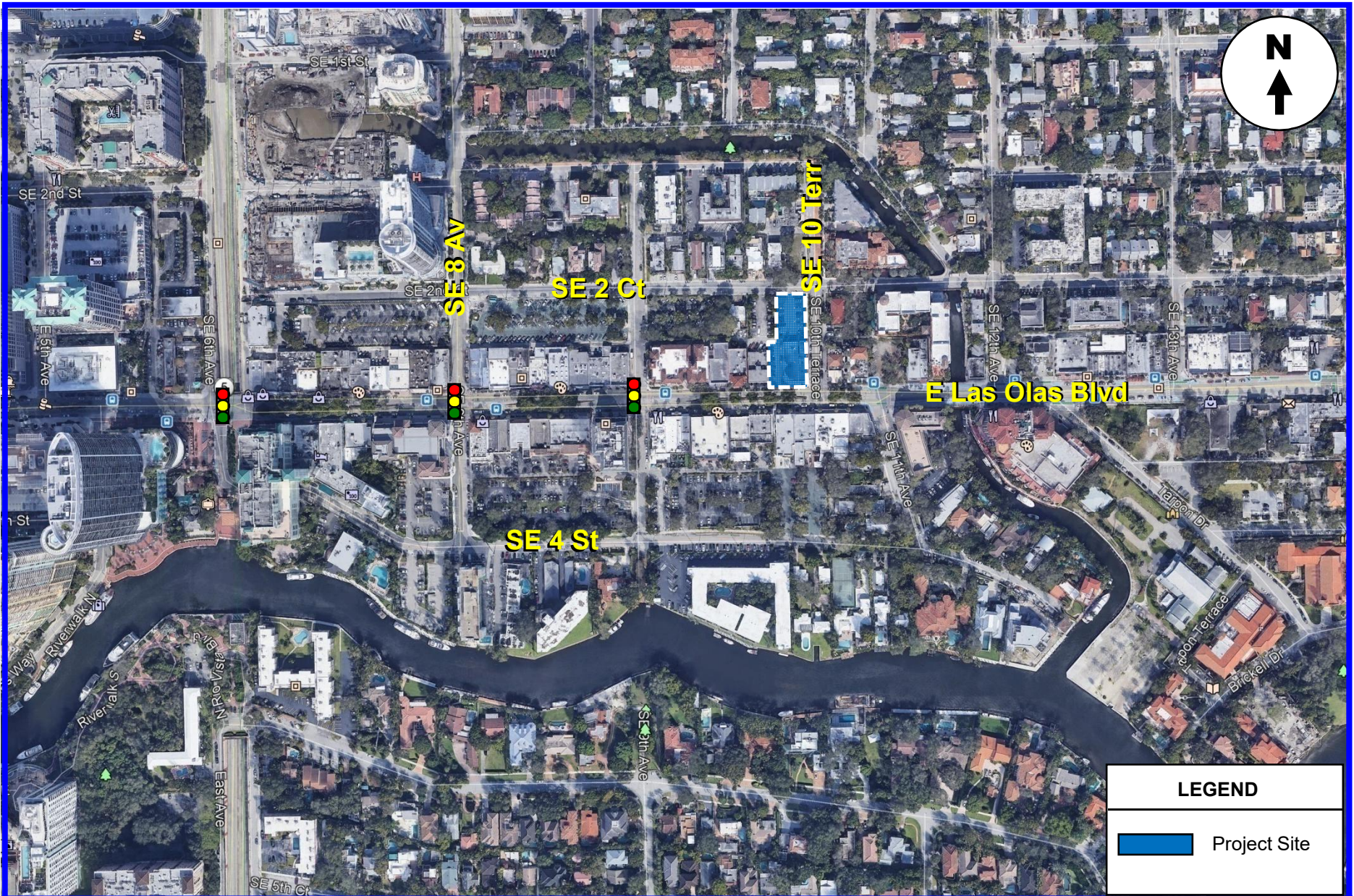


J. Suzanne Daniels, P.E.
Senior Transportation Engineer



J. Suzanne Daniels, P.E.
Florida Registration Number 42533
Danielsen Consulting Engineers, Inc.
12743 NW 13th Court
Coral Springs, FL 33071
CA # 32022

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



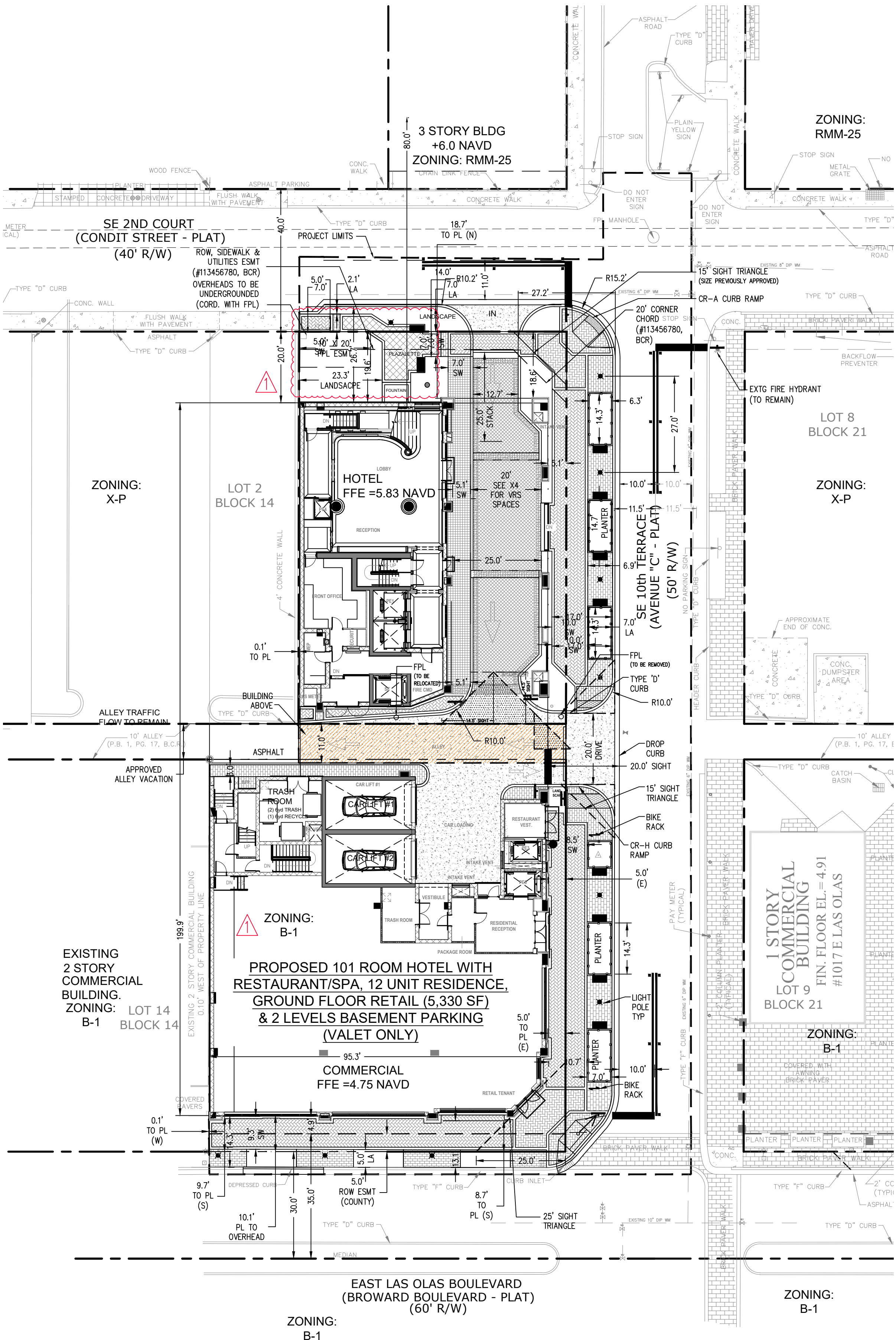
DC Engineers, Inc.

Project Location Map

FIGURE 1
1007 East Las Olas
Fort Lauderdale, Florida

ATTACHMENT A

Site Plan



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

SETBACK TABLE	REQ. (CB)	PREVIOUSLY APPROVED	PROVIDED
FRONT YARD (NORTH) - SE 2nd Ct.	47-6.20	5'	18.7'
FRONT YARD (EAST) - SE 10th Terr.		5'	5.0'
FRONT YARD (SOUTH) - Las Olas Blvd.		5'	9.7'
SIDE YARD (WEST) - Adjacent Property		0'	0.3'

TOTAL PROPOSED SITE AREA (INCLUDING ALLEY)	0.46 ACRES TOTAL / 20,000 S.F.
TOTAL PREVIOUS EXISTING (LANDSCAPE)	2,942 S.F. 14.7 %
TOTAL PREVIOUS PROPOSED (LANDSCAPE)	766 S.F. 3.8 %
TOTAL IMPERVIOUS EXISTING	11,282 S.F. 56.4 %
TOTAL IMPERVIOUS PROPOSED	2,831 S.F. 14.2 %
TOTAL BUILDING FOOT PRINT EXISTING	5,776 S.F. 28.9 %
TOTAL BUILDING FOOT PRINT PROPOSED	16,403 S.F. 82.0 %
TOTAL BUILDING WIDTH & LENGTH	95' x 200'
FLOOR AREA RATIO (F.A.R.) - NO MAX. (6.69 PREV APPROVED)	162,928/20,000 = 8.15
BUILDING SIZE- (TOTAL BLDG. AREA) (NIC PARKING)	162,928 G.S.F.
(HOTEL) 81 ROOMS	48,123 S.F.
(HOTEL RESTAURANT/BAR)	12,692 S.F.
(HOTEL SPA)	5,425 S.F.
(RESIDENTIAL) 17 MULTIFAMILY UNITS	48,208 S.F.
(COMMERCIAL/RESTAURANT ON LAS OLAS)	5,330 S.F.
(SERVICE/AMENITY/COMMON/OTHER)	43,150 S.F.
NUMBER OF STORIES/HEIGHT BLDG. (MAX. 150')	149'-2"
(PARKING GARAGE) (NIC IN FAR/BELOW GRADE)	30,880 G.S.F./2 LEVELS
VUA	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	941 S.F.

% CHANGED DUE TO APPROVAL OF THE ALLEY VACATION THUS INCREASING THE TOTAL SITE AREA.

OPEN SPACE	UNITS	REQUIRED (RATIO)	APPROVED	PROVIDED
OPEN SPACE (RESIDENTIAL UNITS)	17	2,550 S.F. (150 SF/UNIT)	N/A	11,773 S.F.
OPEN SPACE (GROUND LEVEL) 40% OF REQUIRED OPEN SPACE		1,020 S.F.	N/A	3,846 S.F.
OPEN SPACE (2nd LEVEL)			N/A	1,140 S.F.
OPEN SPACE (10th LEVEL)			N/A	0 S.F.
OPEN SPACE (12th LEVEL)			N/A	6,787 S.F.
SECTION 47.18.21.H				
LANDSCAPE 50% OF REQUIRED OPEN SPACE		1,275 S.F.	N/A	1,303 S.F.
SECTION 47.18.21.H.3				
(PUBLIC PLAZA REQUIREMENT SEE OPEN SPACE EXHIBIT (SHEET X8))		REQUIRED 1,400 S.F.	APPROVED N/A	PROVIDED 1,400 S.F.

PARKING DATA:	SF/UNIT	RATIO	REQUIRED	APPROVED	PROVIDED
COMMERCIAL/RETAIL	5,350 sf	1/250sf	21.3		3.0
HOTEL	81 units	17/unit	81.0		36.0
MULTI-FAMILY RESIDENTIAL 2 BEDROOM	3 units	2.0/unit	6.0		6.0
MULTI-FAMILY RESIDENTIAL 3 BEDROOM	12 units	2.1/unit	25.2		25.0
MULTI-FAMILY RESIDENTIAL 4 BEDROOM	2 units	2.2/unit	4.4		4.0
TOTAL SPACES			137.9	75*	74

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 MITIGATED FOR.

NOTE: AN EXISTING B-CYCLE STATION HAS BEEN REMOVED/RELOCATED.

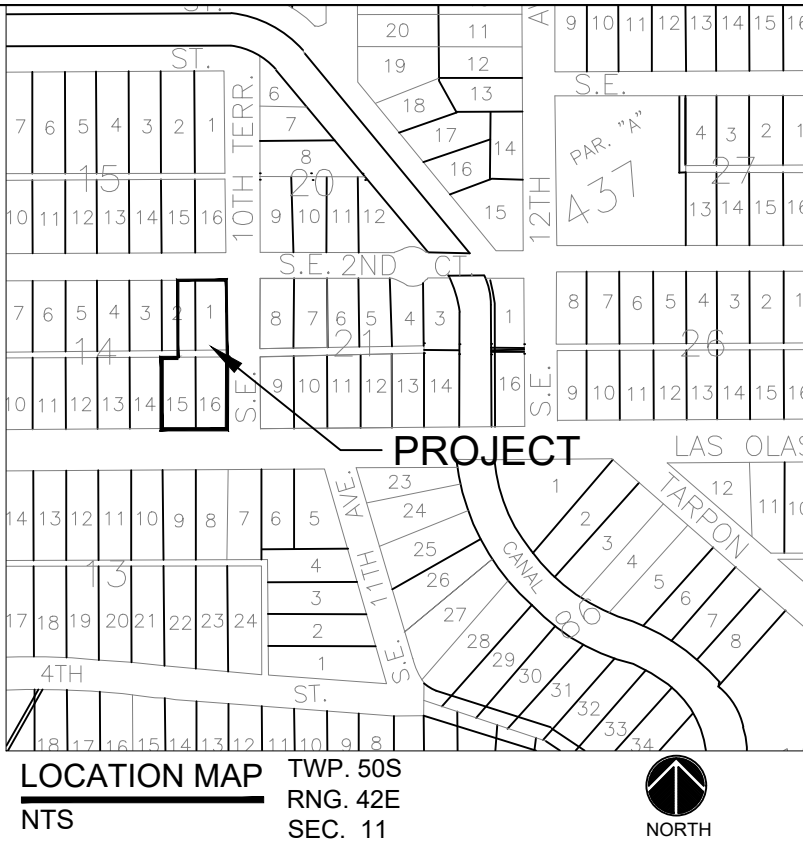
NOTE: A PARKING REDUCTION APPLICATION HAS BEEN APPROVED WITH THE PREVIOUSLY APPROVED SITE PLAN (54% (89 SPACES)). THE PROPOSED REDUCTION (HOTEL AND COMMERCIAL ONLY) IS FOR 74 SPACES.

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.

NOTE: THE OFF-SITE PARKING SPACES WILL BE PROVIDED ON THE ADJACENT SITE (TO EAST) THAT IS ALSO OWNED BY THE APPLICANT. AN OFF-SITE PARKING AGREEMENT HAS BEEN RECORDED.



LEGAL DESCRIPTION:

LOT 1, EAST 1/2 OF LOT 2, LOT 15, LOT 16 ALL IN BLOCK 14 TOGETHER WITH A PORTION OF 10' ALLEY IN SAID BLOCK 14 BOUNDED ON WEST BY SOUTHERLY EXTENSION OF EAST 25' OF SAID LOT 2 AND BOUNDED ON THE EAST BY EAST LIMIT OF SAID BLOCK 14 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DRC AMENDMENT 2 (UDP-A24025):

- HOTEL ROOM COUNT DECREASE FROM 140 TO 101
- ADDITION OF 12 MULTI-FAMILY RESIDENTIAL UNITS (9-11 LEVELS)
- GSF INCREASE FROM 133,929 SF TO 171,538 SF (+37,609 SF)
- FAR INCREASE FROM 6.69 TO 8.57 (+1.88)
- HEIGHT INCREASE FROM 123'-5" TO 149'-2" (+ 26'-3")
- COMMERCIAL SF DECREASE FROM 5,698 SF TO 5,330 SF (-368 SF)
- PARKING REQUIRED - DECREASE FROM 164 TO 148 (-16)
- WEST SETBACK FROM 0.3' TO 0.0'
- BICYCLE PARKING REMOVED
- OPEN SPACE REQUIREMENTS ADDED FOR MIXED USE DEVELOPMENT
- OPEN SPACE SHIFTED FROM 10TH FLOOR TO 12TH FLOOR

DRC AMENDMENT 2 (UDP-A24025):

- PARKING PROVIDED IN BASEMENT WAS REDUCED BY 1 SPACE
- TOTAL PARKING PROVIDED WAS REDUCED FROM 75 TO 74.
- TOTAL HOTEL ROOMS DECREASED FROM 101 TO 81.
- TOTAL RESIDENTIAL UNITS INCREASED FROM 12 TO 17.
- BICYCLE PARKING ADDED
- FAR DECREASED FROM 8.57 TO 8.15
- TOTAL GSF DECREASED FROM 171,538 SF TO 162,928 SF.
- TOTAL HOTEL SF INCREASE FROM 42,602 SF TO 48,123 SF.
- TOTAL HOTEL RESTAURANT/BAR DECREASED FROM 15,658 SF TO 12,692 SF.
- TOTAL RESIDENTIAL SF INCREASED FROM 42,602 SF TO 48,208 SF
- TOTAL SERVICE/AMENITY/COMMON/OTHER DECREASED FROM 59,907 SF TO 43,150 SF.

SOLID WASTE:

SOLID WASTE / RECYCLING:

- 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 ROW's.
- STRUCTURAL SOIL AND PAVES GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

FLOOD DATA:

FLOOD ZONE AH ELEV: 5.0
MAP#12011C0554H, DATE:08/18/2014
BROWARD COUNTY 100 YEAR
3 DAY CONTOUR= ELEV. (5.5) NAVD
AVERAGE WET SEASON
WATER LEVEL= ELEV. (1.5) NAVD

BUILDING DATA:

FBC BUILDING TYPE DESIGNATION:
OCCUPANCY: (HOTEL & RESIDENTIAL & COMMERCIAL)
CODE COMPLIANT SPRINKLER SYSTEM
BUILDING AND PARKING GARAGE WILL BE SPRINKLED.
PARKING GARAGE AIR QUALITY REQUIREMENTS
FBC 406.6 ENCLOSED PROVISIONS

SITE PLAN

Sheet Title

1007 EAST LAS OLAS

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

Job Title



Revisions

04/22/2024	AMENDMENT #2 INITIAL
07/29/2024	AMENDMENT #2 REV 1

Phase:
DRC AMENDMENT 2

SEAL

Scale: 1"=20'	Date 04/18/24
Job No. 17-1364.01	Plot Date 07/29/24
Drawn by SR0D	Sheet No.
Proj. Mgr. DRS	C0
Appr. by DRS	1 of 1

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
Strip Retail (<40k) (LUC 822)	8.265	ksf	20	12	8	54	27	27	578
Subtotal			20	12	8	54	27	27	578
Internal (0%)									
Subtotal			20	12	8	54	27	27	578
Pass-by (0%)									
Subtotal			20	12	8	54	27	27	578
Multimodal Reduction (10%)			(2)	(1)	(1)	(5)	(3)	(2)	(58)
Total			18	11	7	49	24	25	520

Source: ITE Trip Generation Manual (11th Edition)

Table 2: Trip Generation Summary Proposed Uses

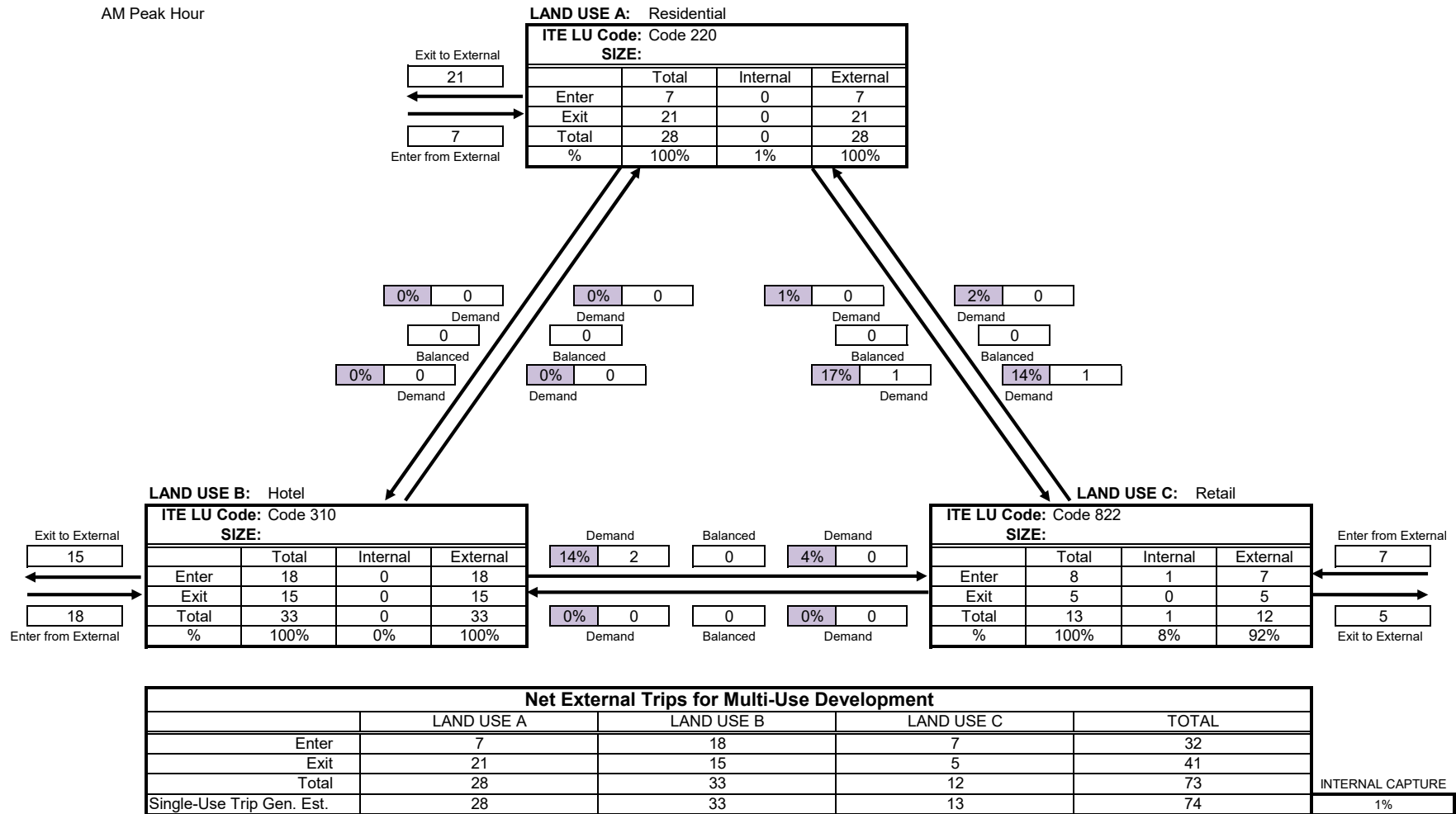
Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total Trips
Multifamily Housing (Low-Rise) (LUC 220)	17	do	28	7	21	28	18	10	184
Hotel (LUC 310)	81	rooms	33	18	15	32	16	16	455
Strip Retail (<40k) (LUC 822)	5.330	ksf	13	8	5	35	18	17	455
Subtotal			74	33	41	95	52	43	1,094
Internalization (1%, 15%)			(1)	(1)	0	(14)	(7)	(7)	(88)
Subtotal			73	32	41	81	45	36	1,006
Pass-by LUC 822 (0%)			0	0	0	0	0	0	0
Subtotal			73	32	41	81	45	36	1006
Multimodal Reduction (10%)			(7)	(3)	(4)	(8)	(5)	(3)	(101)
Total			66	29	37	73	40	33	905

Source: ITE Trip Generation Manual (11th Edition)

Net New Trips	48	18	30	24	16	8	385
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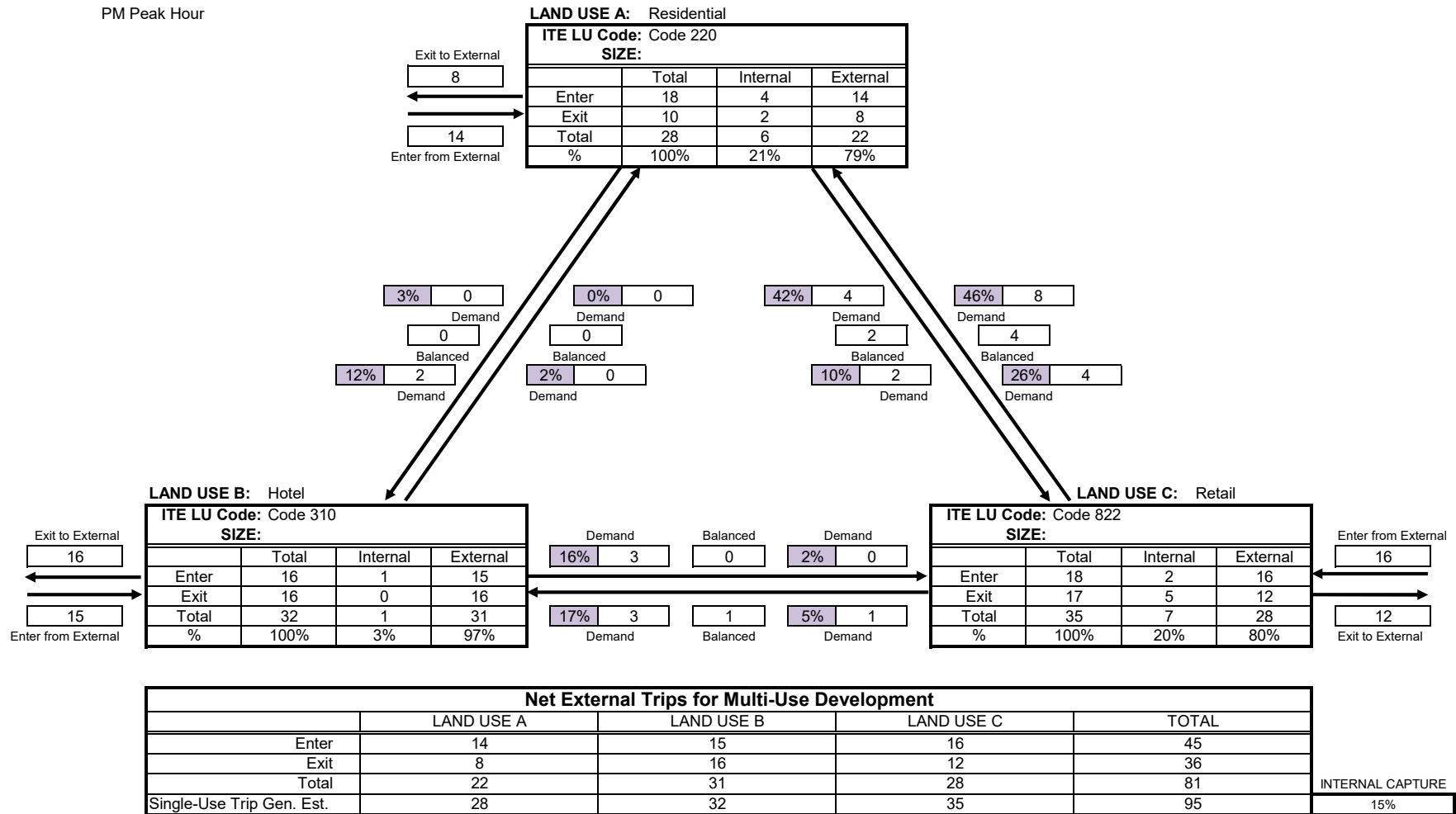
PROPOSED LAND USES
Trip Generation
and Internal Capture Summary

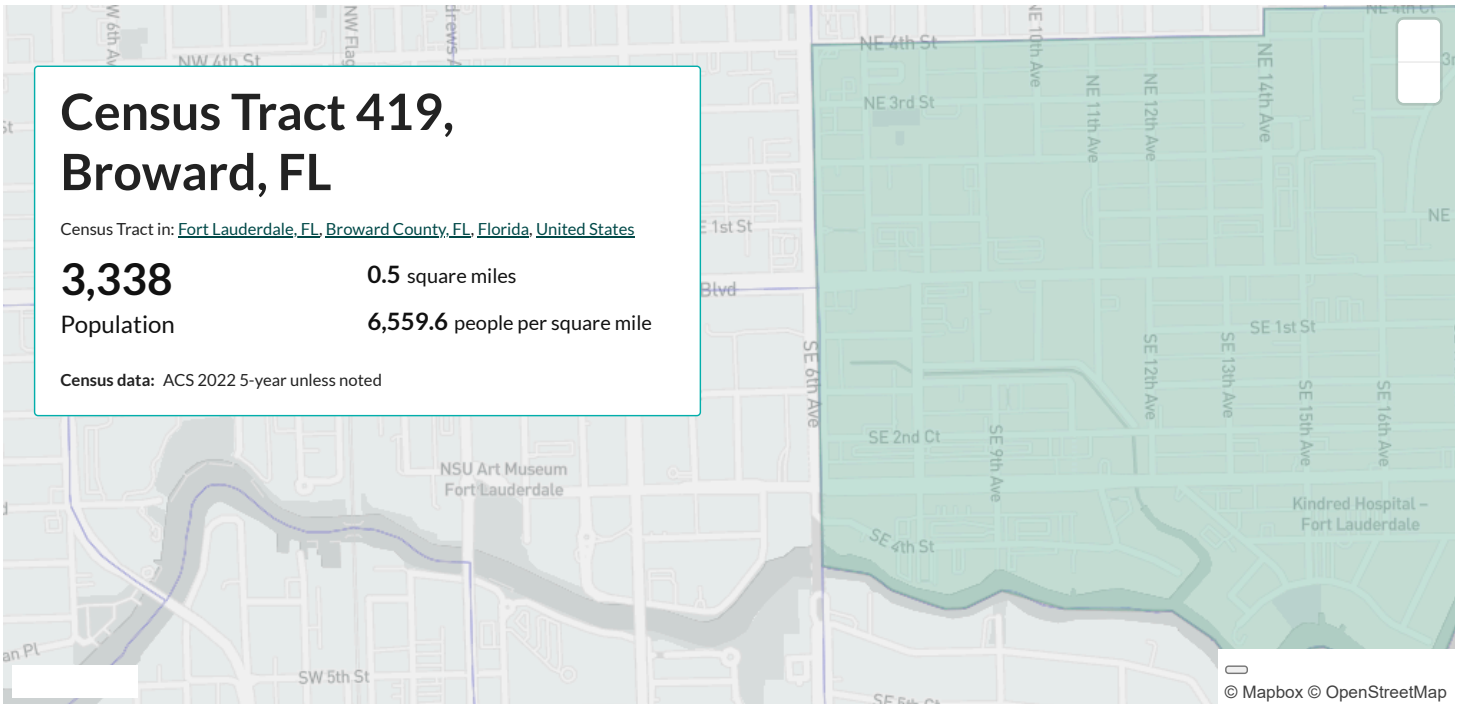
Analyst: Daniels
Date: 18-Jun-24
 AM Peak Hour



PROPOSED LAND USES
Trip Generation
and Internal Capture Summary

Analyst: Danielsen
Date: 18-Jun-24
 PM Peak Hour





Find data for this place

Search by table or column name...

Hover for margins of error and contextual data.

Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Age

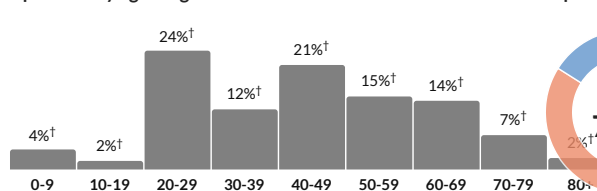
47.4

Median age

about 10 percent higher than the figure in Fort Lauderdale: 43.2

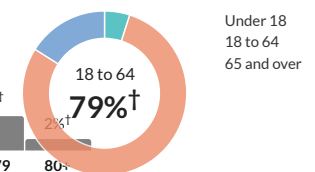
about 20 percent higher than the figure in Broward County: 41

Population by age range



Show data / Embed

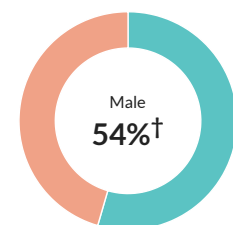
Population by age category



Show data / Embed

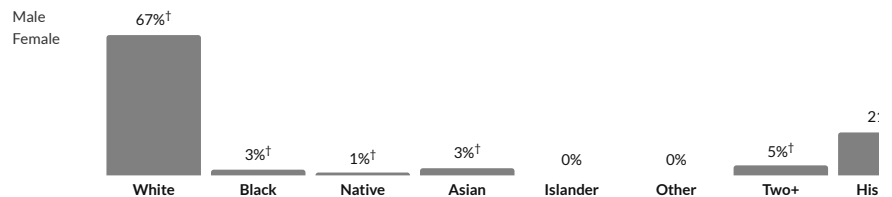
† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Sex



Show data / Embed

Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Show data / Embed

Economics

† Margin of error is at least 10 percent of the total

Income

\$92,325

\$120,486

Household income

40%†

value. Take care with this statistic.

Per capita income

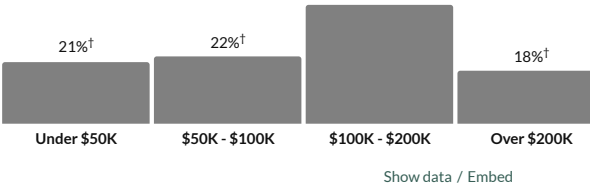
more than 1.5 times the amount in Fort Lauderdale: \$55,060

more than double the amount in Broward County: \$39,753

Median household income

about 1.5 times the amount in Fort Lauderdale: \$75,376

more than 1.5 times the amount in Broward County: \$70,331



Poverty

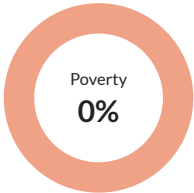
1.4%

Persons below poverty line

about 10 percent of the rate in Fort Lauderdale: 14.9%

about 10 percent of the rate in Broward County: 12.4%

Children (Under 18)



Seniors (65 and over)



† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Transportation to work

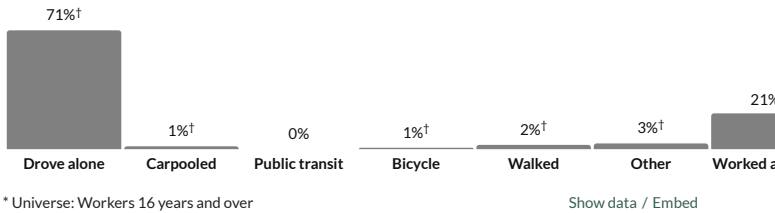
26.8 minutes

Mean travel time to work

about the same as the figure in Fort Lauderdale: 26.3

about 90 percent of the figure in Broward County: 28.9

Means of transportation to work



Families

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Households

2,191

Number of households

Fort Lauderdale: 80,031

Broward County: 741,973

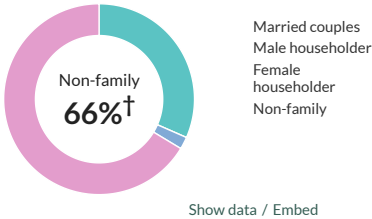
1.5

Persons per household

about two-thirds of the figure in Fort Lauderdale: 2.2

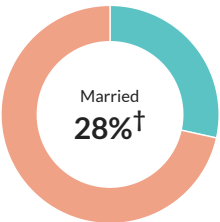
about three-fifths of the figure in Broward County: 2.6

Population by household type



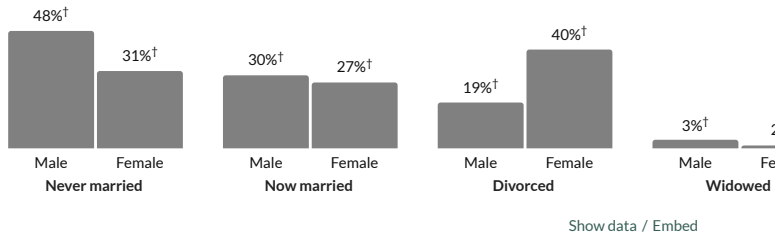
† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Marital status



* Universe: Population 15 years and over

Marital status, by sex



† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Fertility

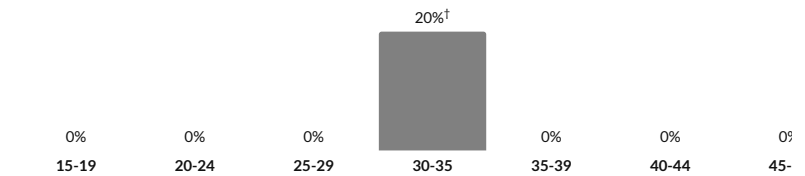
1.8%

Women 15-50 who gave birth during past year

about two-fifths of the rate in Fort Lauderdale: 4.3% †

about two-fifths of the rate in Broward County: 4.7%

Women who gave birth during past year, by age group



* Universe: Women 15 to 50 years

[Show data](#) / [Embed](#)

Housing

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Units & Occupancy

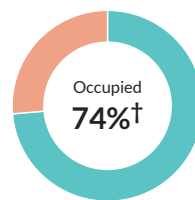
2,975

Number of housing units

Fort Lauderdale: 101,150

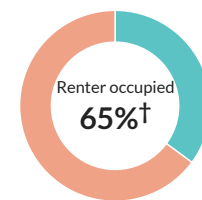
Broward County: 859,621

Occupied vs. Vacant



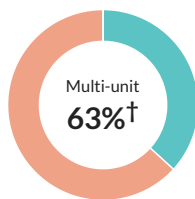
[Show data](#) / [Embed](#)

Ownership of occupied units



[Show data](#) / [Embed](#)

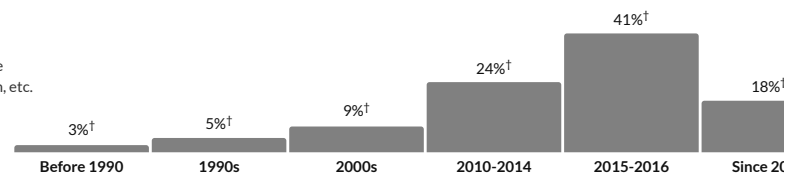
Types of structure



[Show data](#) / [Embed](#)

Single unit
Multi-unit
Mobile home
Boat, RV, van, etc.

Year moved in, by percentage of population



[Show data](#) / [Embed](#)

Value

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

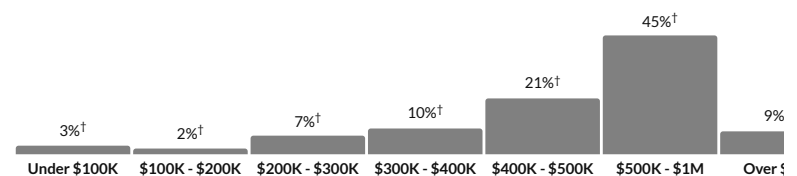
\$596,200

Median value of owner-occupied housing units

about 1.4 times the amount in Fort Lauderdale: \$417,600

more than 1.5 times the amount in Broward County: \$348,600

Value of owner-occupied housing units



[Show data](#) / [Embed](#)

Geographical mobility

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

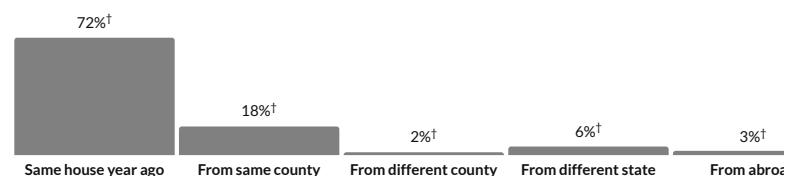
28.5%

Moved since previous year

more than 1.5 times the rate in Fort Lauderdale: 16.2%

more than double the rate in Broward County: 13.2%

Population migration since previous year



[Show data](#) / [Embed](#)

Social

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Educational attainment

97.9%

High school grad or higher

about 10 percent higher than the rate in Fort Lauderdale: 89.6%

about 10 percent higher than the rate in Broward County: 90%

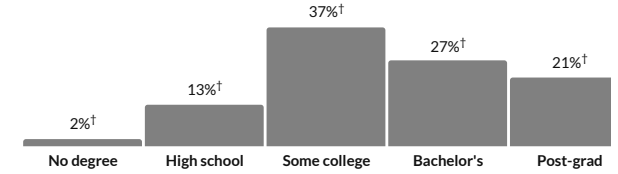
47.9%

Bachelor's degree or higher

about 20 percent higher than the rate in Fort Lauderdale: 40.3%

about 1.4 times the rate in Broward County: 34.9%

Population by highest level of education



* Universe: Population 25 years and over

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Language

N/A

Persons with language other than English spoken at home

Language at home, children 5-17

No data available

Language at home, adults 18+

No data available

Place of birth

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

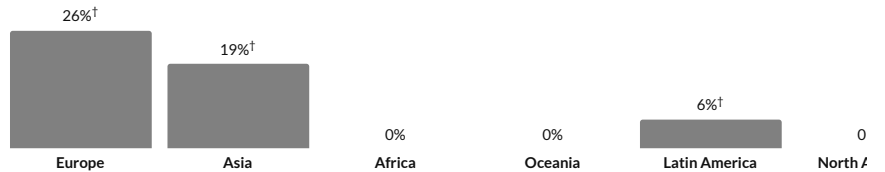
17.8%

Foreign-born population

about two-thirds of the rate in Fort Lauderdale: 26.3%

about half the rate in Broward County: 35.4%

Place of birth for foreign-born population



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Veteran status

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

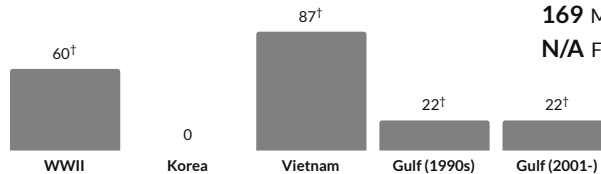
5.3%

Population with veteran status

a little higher than the rate in Fort Lauderdale: 5.1% †

about 25 percent higher than the rate in Broward County: 4.3%

Veterans by wartime service



* Civilian veterans who served during wartime only

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169 Total veterans

169 Male

N/A Female

Hover for margins of error and contextual data.

Citation: U.S. Census Bureau (2022). *American Community Survey 5-year estimates*. Retrieved from *Census Reporter Profile page for Census Tract 419, Broward, FL* <<http://censusreporter.org/profiles/14000US12011041900-census-tract-419-broward-fl/>>

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