TRAFTECH
ENGINEERING, INC.

Courtney Callahan Crush, Esq.
Crush Law
600 SE 2nd Court
Fort Lauderdale, Florida 33301

September 29, 2022

**Re: 550 NE 9th Street – DRC Case # PLN-SITE-19120002 (Trip Generation)**

Dear Courtney:

Per your request, Traf Tech Engineering, Inc. conducted a trip generation comparison analysis between the hotel use located within the approved mixed-use project and a proposed high-rise residential use. The approved mixed-use project is generally located on the south side of NE 9th Street between NE 5th Avenue and NE 5th Terrace. The analysis was performed using the trip generation equations/rates published in the Institute of Transportation Engineer's (ITE) Trip Generation Manual (11th Edition). The trip generation comparison analysis was undertaken for the AM and PM peak hours. The analysis was based on the following assumptions:

APPROVED USE WITHIN MIXED USE PROJECT INCLUDES
- 192 hotel rooms

PROPOSED USE WITHIN MIXED USE PROJECT INCLUDES
- 192 high-rise residential dwelling units

The results of the trip generation comparison analyses between the hotel and residential uses are documented in Table 1 on the following page. As indicated in the table, the proposed 192 high-rise residential units is projected to generate less AM peak hour trips (-27) and less trips (-40) during the typical afternoon peak hour. Hence, no further traffic analysis is necessary associated with the proposed change in use (replacing the hotel with the residential building).

Please give me a call if you have any questions.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

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| TABLE 1<br>Trip Generation Comparison Summary<br>Searstown - Fort Lauderdale, Florida | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | AM Peak Hour | | | PM Peak Hour | | |
| **Land Use** | **Size** | **Units** | **Total Trips** | **Inbound** | **Outbound** | **Total Trips** | **Inbound** | **Outbound** |
| **Approved Land Use** | | | | | | | | |
| Hotel (LUC 310) | 192 | Rooms | 88 | 49 | 39 | 113 | 58 | 55 |
| **Proposed Land Use** | | | | | | | | |
| Residential H.Rise (LUC 222) | 192 | Units | 61 | 21 | 40 | 73 | 37 | 36 |
| **Net New Trips (Proposed - Existing)** | | | **-27** | **-28** | **1** | **-40** | **-21** | **-19** |

*Source: ITE Trip Generation Manual (11th Edition)*

## Multifamily Housing Not Close to Rail Transit - LUC # 222

*AM Peak Hour*
*T = 0.22 (X) + 18.85 with 34% inbound and 66% outbound*
*Where T = average daily vehicle trip ends and X = number of units*

*PM Peak Hour*
*T = 0.26 (X) + 23.12 with 56% inbound and 44% outbound*
*Where T = average daily vehicle trip ends and X = number of units*

## Hotel - LUC # 310

*AM Peak Hour*
*T = 0.46 (X) with 56% inbound and 44% outbound*
*Where T = average daily vehicle trip ends and X = number of rooms*

*PM Peak Hour*
*T = 0.59 (X) with 51% inbound and 49% outbound*
*Where T = average daily vehicle trip ends and X = number of rooms*

TRAFTECH ENGINEERING, INC.