

Mr. Steve Arcamonte
New River III LLC
315 S. Biscayne Boulevard, 3rd Floor
Miami, Florida 33131

November 21, 2018

**Re: New River Yacht Club III – Fort Lauderdale, Florida
Traffic Statement**

Dear Steve:

Per your request, Traf Tech Engineering, Inc. compared the trip generation associated with the approved New River Yacht Club III development with the new updated program. The previously approved project and the new updated program are presented below:

Previously Approved Development

- o 190 high-rise residential units
- o 1,800 square feet of retail space
- o Approved project trips = **654 daily trips, 59 AM peak hour trips and 40 PM peak hour trips** (refer to Table 1)

New Updated Program

- o 230 high-rise residential units
- o 1,800 square feet of retail space
- o New project trips = **791 daily trips, 71 AM peak hour trips and 48 PM peak hour trips** (refer to Table 1)

As indicated above, the updated program for the New River Yacht Club III is projected to generate 137 more daily trips, approximately 12 more AM peak hour trips and approximately eight more trip during the PM peak hour than previously approved. Hence, the difference in trips between the two development programs is minimal.

Sincerely,

TRAF TECH ENGINEERING, INC.


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

TABLE 1
Trip Generation Summary
New River Yacht Club III (Previous Approved Project)

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential w/Retail on First Floor (LUC 232)	190 units 1,800 sf	654	59	15	44	40	28	12
Net New Trips		654	59	16	43	40	28	12

Source: ITE Trip Generation Manual (10th Edition)

TABLE 2
Trip Generation Summary
New River Yacht Club III (New Modified Project)

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential w/Retail on First Floor (LUC 232)	230 units 1,800 sf	791	71	18	53	48	34	14
Net New Trips		791	71	19	52	48	34	14

Source: ITE Trip Generation Manual (10th Edition)

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Difference	40 units	137	12	3	9	8	6	2