June 1, 2020

Mr. Hector Henriette
Sun Development International
1830 South Ocean Drive, Suite 2502
Hallandale Beach, FL 33009

Re: 333 Victoria Park - Fort Lauderdale, Florida
Trip Generation Statement

Dear Mr. Henriette:

Pursuant to your request, Danielsen Consulting Engineers, Inc. (DC Engineers, Inc.) has prepared this trip generation statement specific to development of 52 residential units within the southwest quadrant of NE 4 Street and NE 7 Avenue within municipal limits of the City of Fort Lauderdale, Florida. Figure 1, included as Attachment A, shows the location of the project site. This trip generation statement documents the number of vehicle trips expected from the residential units proposed. 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 the proposed land use are as follows

Multifamily Housing (High-Rise) - ITE Land Use #222

- Weekday: T = 4.45 (X) (50% entering/50% exiting)
  where T = number of trips, X = dwelling units

- AM Peak Hour: T = 0.31 (X) (24% entering/76% exiting)
- PM Peak Hour: T = 0.36 (X) (61% entering/39% exiting)

Table 1, included as Attachment B, summarizes trip generation results for the proposed residential development. As shown in Table 1, the 52 dwelling units are expected to generate a maximum 231 vehicle trips per day (vpd) with 16 vehicle trips occurring during the AM peak hour (4 entering and 12 exiting) and 19 vehicle trips occurring during the PM peak hour (12 entering and 7 exiting). For comparison purposes, Table 2 within Attachment B shows that a 3,000 square foot convenience store with gas pumps will likely produce 1,873 gross vehicle trips per day with 122 vehicle trips occurring during the AM peak hour (61 entering and 61 exiting) and 148 vehicle trips occurring during the PM peak hour (74 entering and 74 exiting).

Conclusion

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

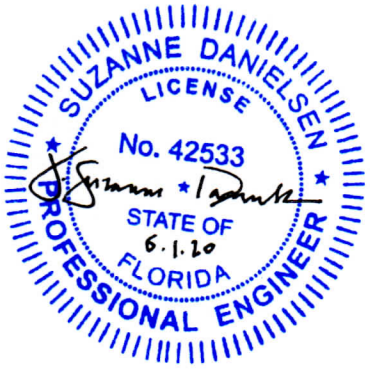
- Unified Land Development Regulations (ULDR's) specific to the City of Fort Lauderdale stipulate that when a proposed project generates more than 1,000 net new vehicle trips per day, a comprehensive traffic study is required. The subject project is expected to produce a maximum 231 net new vehicle trips per day as shown in Table 1.

- 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 1, 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 Danielsen, P.E.
Senior Transportation Engineer



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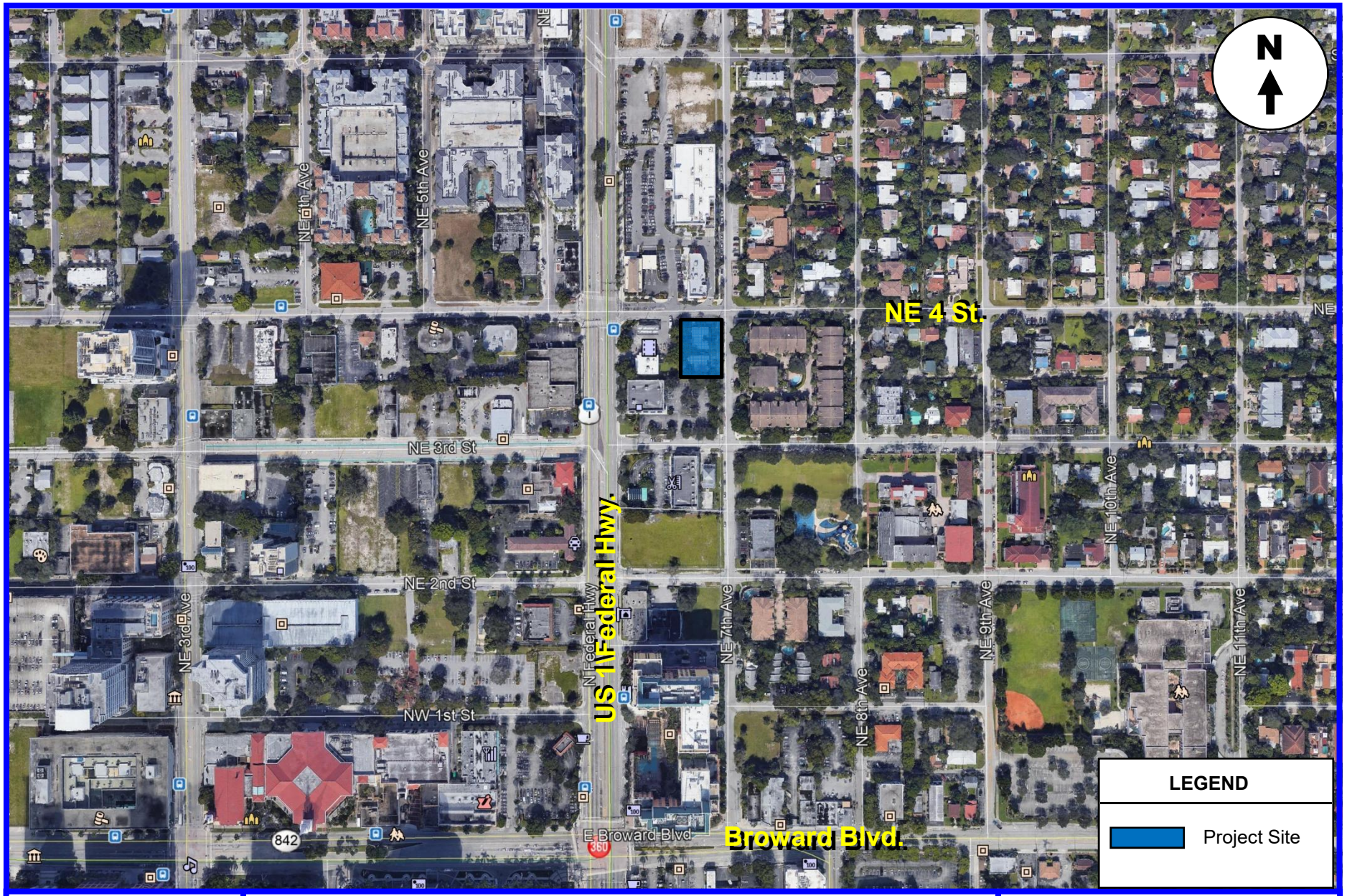
ATTACHMENT A

Project Location Map



DC Engineers, Inc.	PROJECT LOCATION MAP	**FIGURE 1** 333 Victoria Park Fort Lauderdale, Florida

APPENDIX B

Trip Generation

Table 1: 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	Inbound	Outbound
Multifamily Housing (HIgh-Rise) (LUC 222)	52	du	16	4	12	19	12	7	231	116	115
Total			**16**	**4**	**12**	**19**	**12**	**7**	**231**	**116**	**115**
Net New Vehicle Trips			**16**	**4**	**12**	**19**	**12**	**7**	**231**	**116**	**115**

Source: ITE Trip Generation Manual (10th Edition)

1-Jun-20

Table 2: Trip Generation Summary Convenience Market With Gasoline Pumps

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total Trips
Convenience Market with Gasoline Pumps (LUC 853)	3.000	ksf	122	61	61	148	74	74	1,873
Subtotal			**122**	**61**	**61**	**148**	**74**	**74**	**1,873**
Internal (0%)									
Subtotal			**122**	**61**	**61**	**148**	**74**	**74**	**1,873**
Pass-by Gasoline\Service Station (62%/56%)			76	38	38	83	41	42	1,049
Net New Trips			**46**	**23**	**23**	**65**	**33**	**32**	**824**

Source: ITE Trip Generation Manual (10th Edition)