

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.

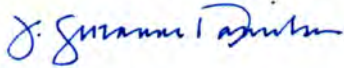
12743 NW 13th Court, Coral Springs, Florida 33071
Tel: (954) 798-0926

DC ENGINEERS, INC.

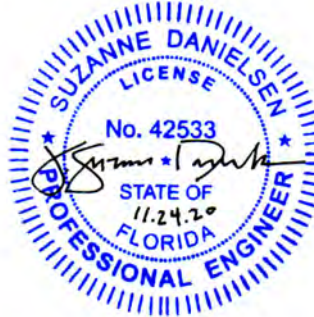
- And, if the net new vehicle trips are less than 1,000 vehicle trips per day and more than 20 percent of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a comprehensive traffic study is required. As shown in Table 2, 20 percent of daily trips are not expected to arrive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

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

DANIELSEN CONSULTING ENGINEERS, INC.

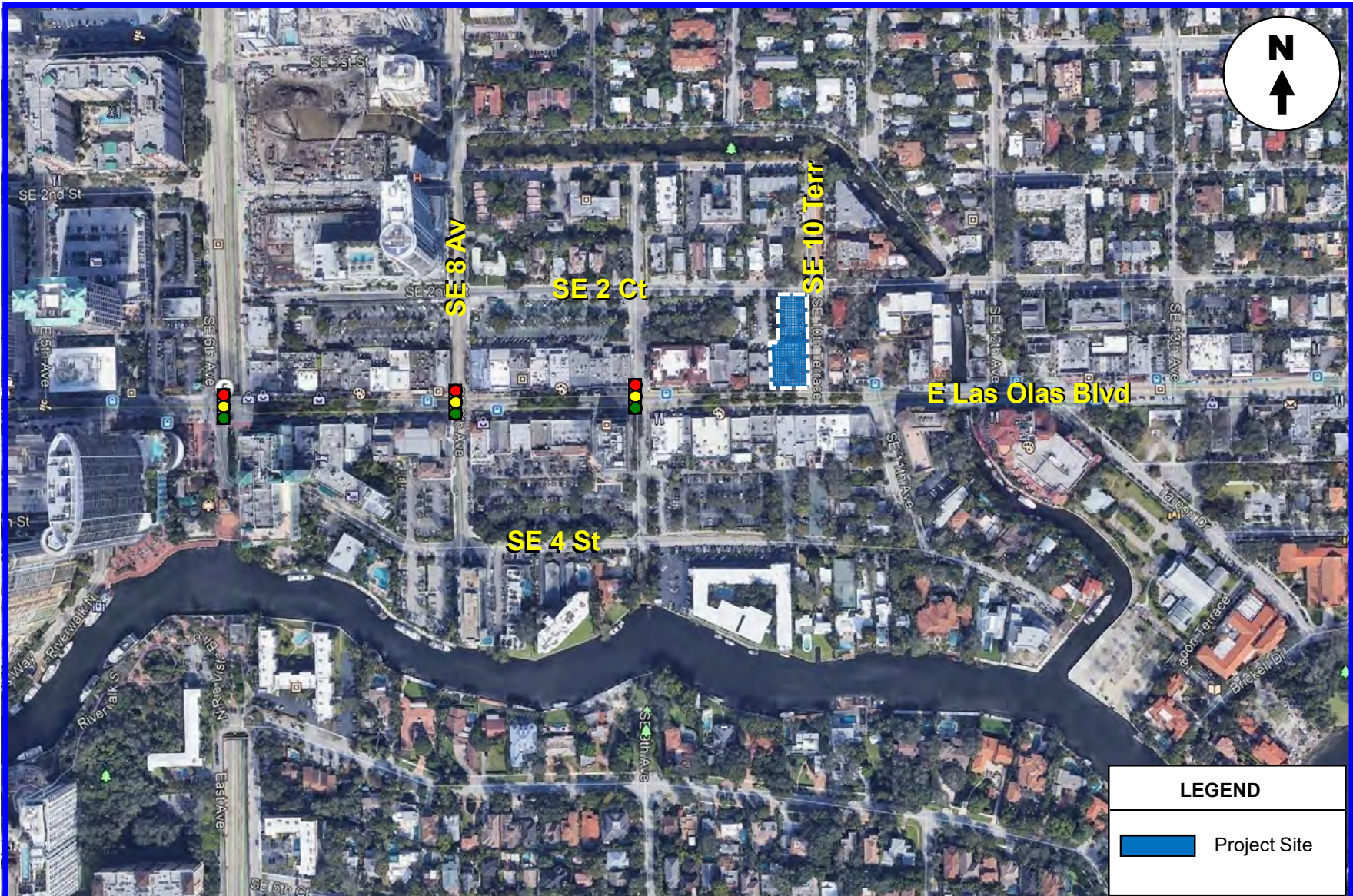


J. Suzanne Daniels, P.E.
Senior Transportation Engineer



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



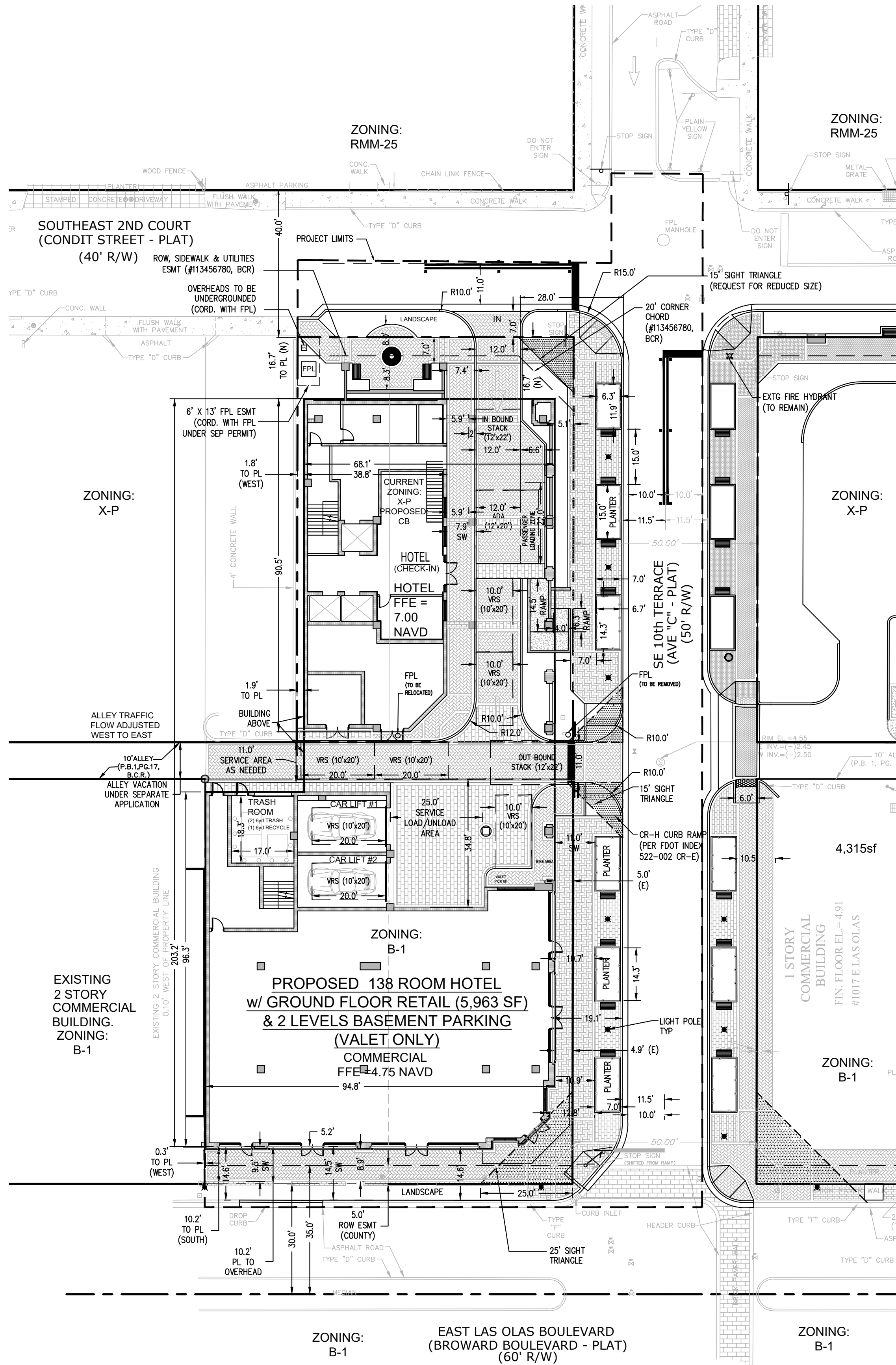
DC Engineers, Inc.

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
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)	0.46 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.	

	SF/UNIT	RATIO	REQUIRED	PROVIDED
COMMERCIAL/RETAIL	5,963 sf	1/250sf	24	
HOTEL	138 units	1/unit	138	
TOTAL SPACES			162	73

= 69 standard spaces
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 BICYCLE ON AN ALTERNATIVE LOCATION THAT WILL BE IDENTIFIED PRIOR TO THE COMMENCEMENT OF WORK WITHIN THE ROW.

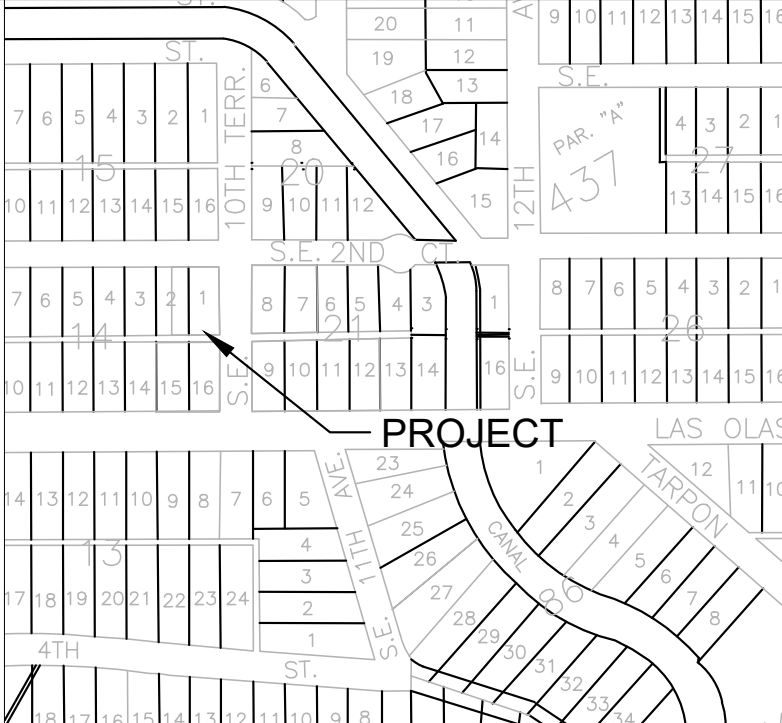
NOTE: A PARKING REDUCTION APPLICATION HAS BEEN SUBMITTED FOR A (%) REDUCTION.

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 ROW'S.
* STRUCTURAL SOIL AND PAVR GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.
FLOOD DATA:
FLOOD ZONE AE ELEV. 6.0 FLOOD PANEL #125105, DATE:12/31/2019 BROWARD COUNTY 100 YEAR 3 DAY CONTOUR= ELEV. (5.5) NAVD AVERAGE WET SEASON WATER LEVEL= ELEV. (0.5) NAVD
BUILDING DATA:
FBC BUILDING TYPE DESIGNATION: OCCUPANCY: (HOTEL & COMMERCIAL) CODE COMPLIANT SPRINKLER SYSTEM BUILDING AND PARKING GARAGE WILL BE SPRINKLED. PARKING GARAGE AIR QUALITY REQUIREMENTS 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

Phase:
DRC
DOCUMENTS

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

ATTACHMENT B

Trip Generation

Table 1: Trip Generation Summary Existing Uses

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

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
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	
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
Subtotal			70	42	28	100	50	50	1,356
Internalization			0	0	0	(2)	(1)	(1)	(14)
Subtotal			70	42	28	98	49	49	1,342
Pass-by LUC 820 (34%)			0	0	0	(8)	(4)	(4)	(73)
Subtotal			70	42	28	90	45	45	1269
Multimodal Reduction (10%)			(7)	(4)	(3)	(9)	(5)	(4)	(127)
Total			63	38	25	81	40	41	1,142

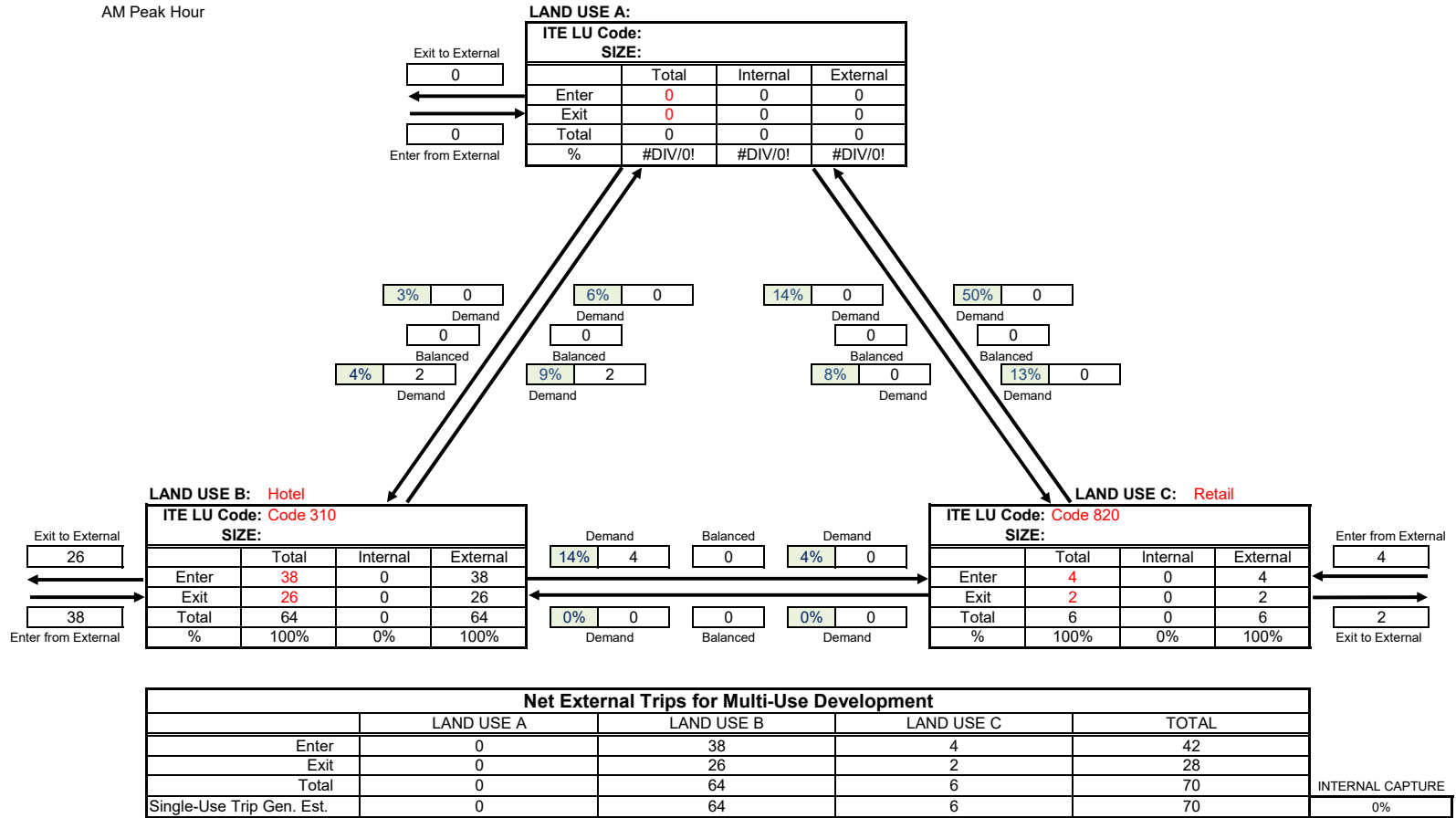
Source: ITE Trip Generation Manual (10th Edition)

Net New Trips	56	33	23	50	25	25	648
----------------------	-----------	-----------	-----------	-----------	-----------	-----------	------------

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

