

KBP CONSULTING, INC.

MEMORANDUM

To: Benjamin Restrepo, P.E.

From: Karl Peterson, P.E.

Date: April 29, 2026

Subject: Shader Retail – 801 N. Federal Highway
Vehicle Stacking Deviation

Shader Retail is a proposed commercial retail building to be located in the northwest quadrant of the intersection at N. Federal Highway (US 1 / SR 5) and NE 8th Street in the City of Fort Lauderdale, Broward County, Florida. More specifically, the subject site is located at 801 N. Federal Highway, and the Broward County Parcel ID numbers are:

- 4942-34-06-1540
- 4942-34-06-1550
- 4942-34-06-1580
- 4942-34-06-1590
- 4942-34-06-1600

A project location map is presented in Attachment A to this memorandum.

The subject site will be developed with 4,768 square feet of retail space and a parking lot with 11 parking spaces. Vehicular access to this parking lot will be provided on NE 5th Terrace. The proposed site plan is presented in Attachment B. As indicated on the proposed site plan, the proposed vehicle stacking distance between the property line and the first parking space is 12 feet wide by 7 feet - 10 inches long for the inbound lane and 12 feet wide by 7 feet - 6 inches long for the outbound lane.

As part of the DRC review process, it was noted that the minimum stacking requirements for the proposed driveway on NE 5th Terrace are not being met per *Sec. 47-20.5. – General design of parking facilities*. Per this section of the Code, the required stacking area per the Code of Ordinances should be 12 feet wide by 22 feet long.

The trip generation analysis (see Attachment C) for this development indicates that this site will generate 260 daily vehicle trips, 19 vehicle trips in the AM peak hour (10 inbound and 9 outbound), and 30 vehicle trips in the PM peak hour (15 inbound and 15 outbound). As a result, the subject site will generate substantially less than 500 daily trips, which allows for a reduction in the vehicle stacking area.

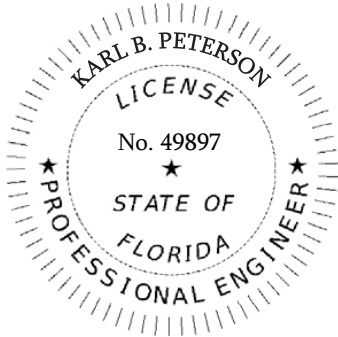
To further support the proposed stacking dimensions, the background traffic volumes on the adjacent roadway (NE 5th Terrace) are relatively low. And it is likely that the number of vehicle trips to be generated by this site is overestimated since it is anticipated that many of the future patrons of this site will walk or bike to the site from the surrounding residential properties.

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As a result of these conditions, it appears that the requested stacking dimensions will have a minimal impact on the adjacent streets, will not impede onsite traffic circulation, and will not result in an unsafe condition.

APPROVED BY:



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED
AND SEALED BY:

Karl B Peterson 2026.04.29
11:42:30 -04'00'

ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST
BE VERIFIED ON ANY ELECTRONIC COPIES.

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Attachment A

Project Location Map



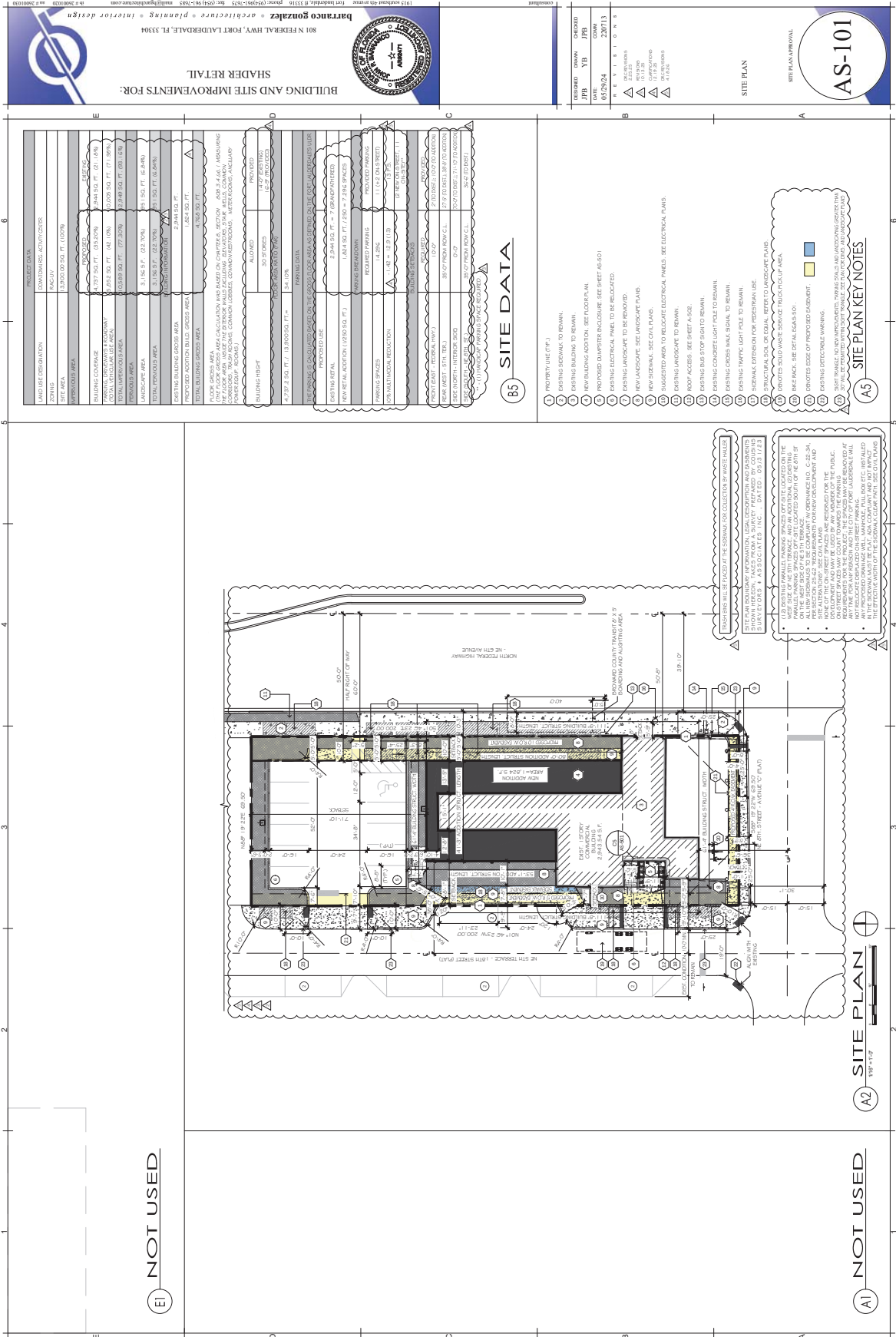
Attachment A
 Shader Retail
 Fort Lauderdale, Florida

Project Location Map

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Attachment B

Site Plan



Attachment C

Trip Generation Analysis

Table 1
Shader Retail
Trip Generation Summary
Fort Lauderdale, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed Use								
Retail / Shopping Center	4,768 SF	260	10	9	19	15	15	30

Compiled by: KBP Consulting, Inc. (April 2026).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Edition).