

July 4, 2024

Graham Penn, Esq.
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard, Suite 300
Miami, Florida 33131

Re: 630 Alton - Trip Generation Memorandum

Dear Graham:

Per your request, Traf Tech Engineering, Inc. prepared a trip generation comparison analysis in connection with parcel located at 630 Alton Road in the City of Miami Beach, Miami-Dade County, Florida. The trip generation comparison analysis was performed for the site using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. The trip generation analyses were undertaken for daily, AM peak hour, and PM peak hour conditions. The trip generation comparison analysis was based on the following uses and intensities:

APPROVED PLAN

- High-Rise Residential Building (Built) = 279 units
- Retail Use (not built) = 5,530 square feet
- Restaurant Use (not built) = 5,800 square feet
= 11,330 sq. ft. of commercial use

PROPOSED PLAN

- High-Rise Residential Building (Built) = 279 units
- Retail Use (not built) = 6,675 square feet
- Restaurant Use (not built) = 2,926 square feet
= 9,602 sq. ft. of commercial use

The results of the trip generation comparison analysis are documented at the bottom of Table 2. As shown on the following page, the new proposed commercial intensities are projected to generate approximately 179 less daily trips, approximately one (1) more AM peak hour trips, and approximately 14 less trips during the typical afternoon peak hour when compared against the approved development program for the 630 Alton Road site.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

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

| TABLE 1 Trip Generation Summary 630 Alton - Approved Plan | | | | | | | | |
|-----------------------------------------------------------------|-----------|--------------|--------------|-----------|-----------|--------------|-----------|-----------|
| Land Use | Size | Daily Trips | AM Peak Hour | | | PM Peak Hour | | |
| | | | Total Trips | Inbound | Outbound | Total Trips | Inbound | Outbound |
| Residential High-Rise (LUC 222) | 279 units | 1,267 | 76 | 26 | 50 | 89 | 50 | 39 |
| Commercial Uses | | | | | | | | |
| Retail <40k (LUC 822) | 5,530 sf | 301 | 13 | 8 | 5 | 36 | 18 | 18 |
| Restaurant (LUC 931) | 5,800 sf | 486 | 4 | 2 | 2 | 45 | 30 | 15 |
| Total Commercial | 11,330 | | | | | | | |
| Gross Trips | | 2,054 | 93 | 36 | 57 | 170 | 98 | 72 |

Source: ITE Trip Generation Manual (11th Edition)

| TABLE 2 Trip Generation Summary 630 Alton - Proposed Plan | | | | | | | | |
|-----------------------------------------------------------------|-----------|--------------|--------------|-----------|-----------|--------------|-----------|-----------|
| Land Use | Size | Daily Trips | AM Peak Hour | | | PM Peak Hour | | |
| | | | Total Trips | Inbound | Outbound | Total Trips | Inbound | Outbound |
| Residential High-Rise (LUC 222) | 279 units | 1,267 | 76 | 26 | 50 | 89 | 50 | 39 |
| Commercial Uses | | | | | | | | |
| Retail <40k (LUC 822) | 6,675 sf | 363 | 16 | 10 | 6 | 44 | 22 | 22 |
| Restaurant (LUC 931) | 2,927 sf | 245 | 2 | 1 | 1 | 23 | 15 | 8 |
| Total Commercial | 9,602 | | | | | | | |
| Gross Trips | | 1,875 | 94 | 37 | 57 | 156 | 87 | 69 |

Source: ITE Trip Generation Manual (11th Edition)

| Difference in Trips | | Daily Trips | AM Peak Hour | | | PM Peak Hour | | |
|---------------------|--|-------------|--------------|----------|----------|--------------|------------|-----------|
| | | | Total Trips | Inbound | Outbound | Total Trips | Inbound | Outbound |
| Proposed - Existing | | -179 | 1 | 1 | 0 | -14 | -11 | -3 |

ITE Land Use Code 222 - Multifamily High-Rise)

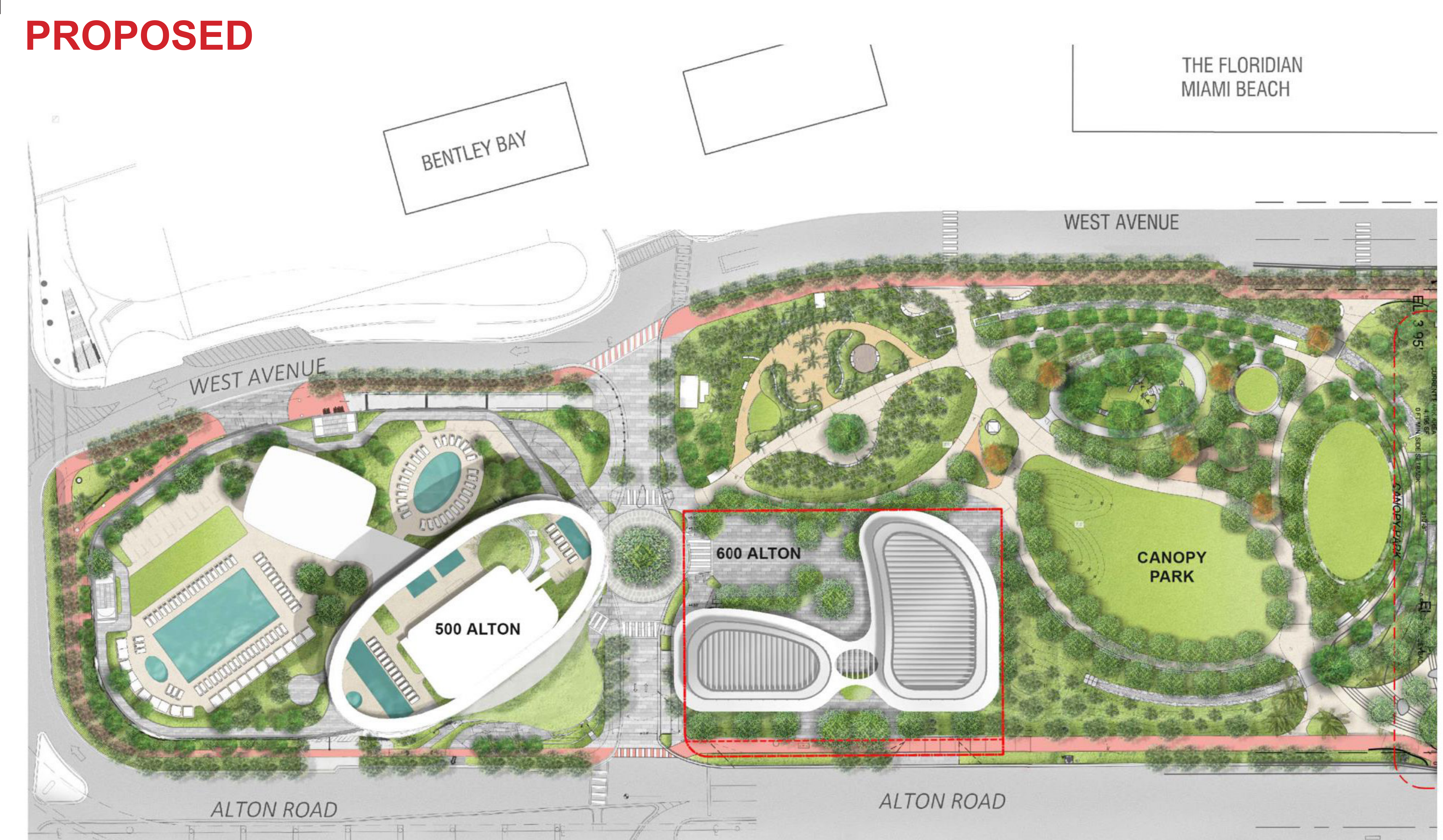
Daily Trips: T = 4.54 (X) , X = number of units
 AM Peak: T = 0.27 (34% inbound and 66% outbound), X = number of units
 PM Peak: T = 0.32 (X) (61% inbound and 39% outbound), X = number of units

ITE Land Use Code 822 Retail (<40k)

Daily Trips: T = 54.45 (X), X = 1,000 square feet
 AM Peak: T = 2.36 (X) (60% inbound and 40% outbound), X = 1,000 square feet
 PM Peak: T = 6.59 (X) (50% inbound and 50% outbound), X = 1,000 square feet

ITE Land Use Code 931 - Fine Dining

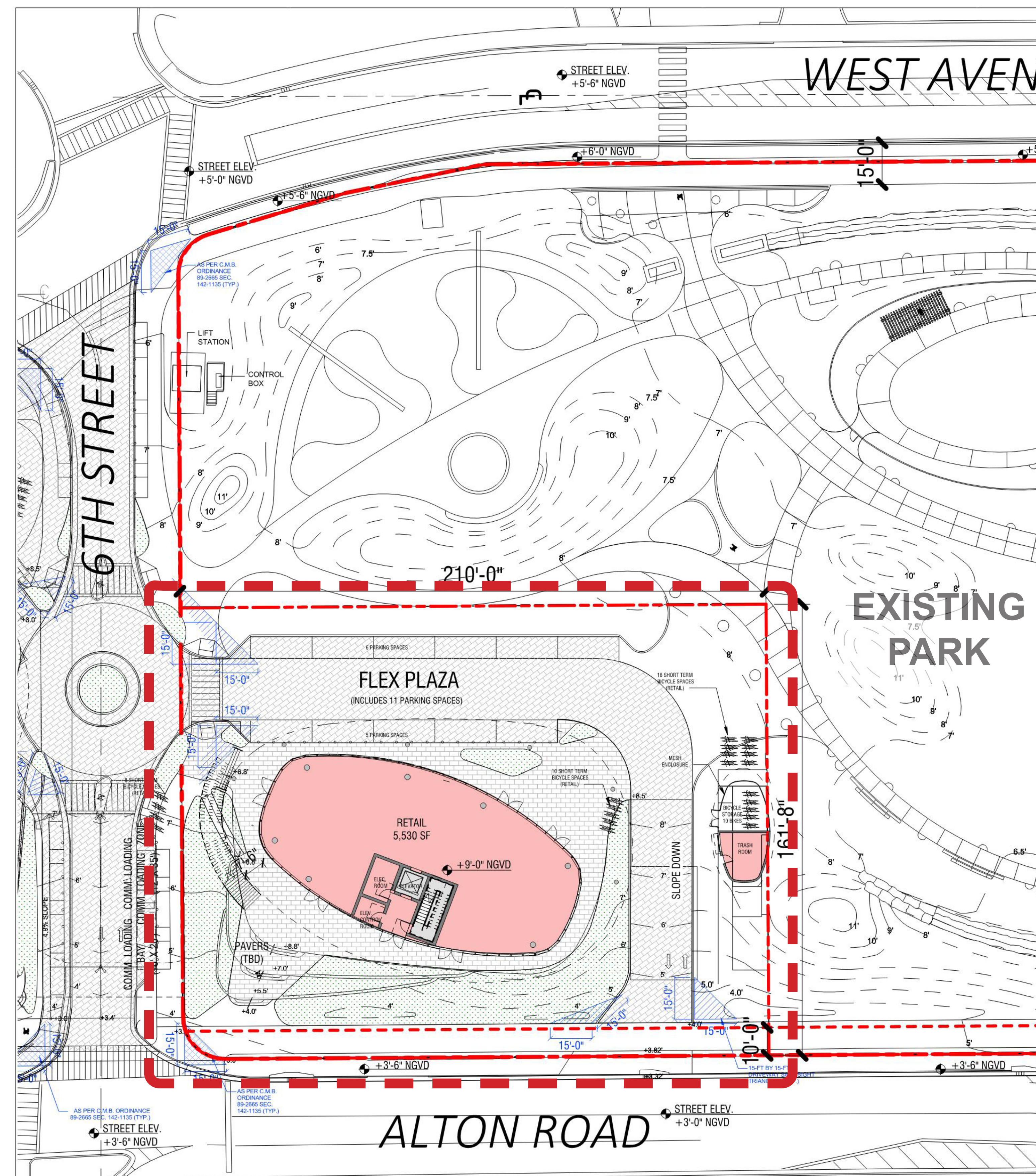
Daily Trips: T = 83.84 (X), X = 1,000 square feet
 AM Peak: T = 0.73 (X) (50% inbound and 50% outbound), X = 1,000 square feet
 PM Peak: T = 7.8 (X) (67% inbound and 33% outbound), X = 1,000 square feet



APPROVED

PROPOSED

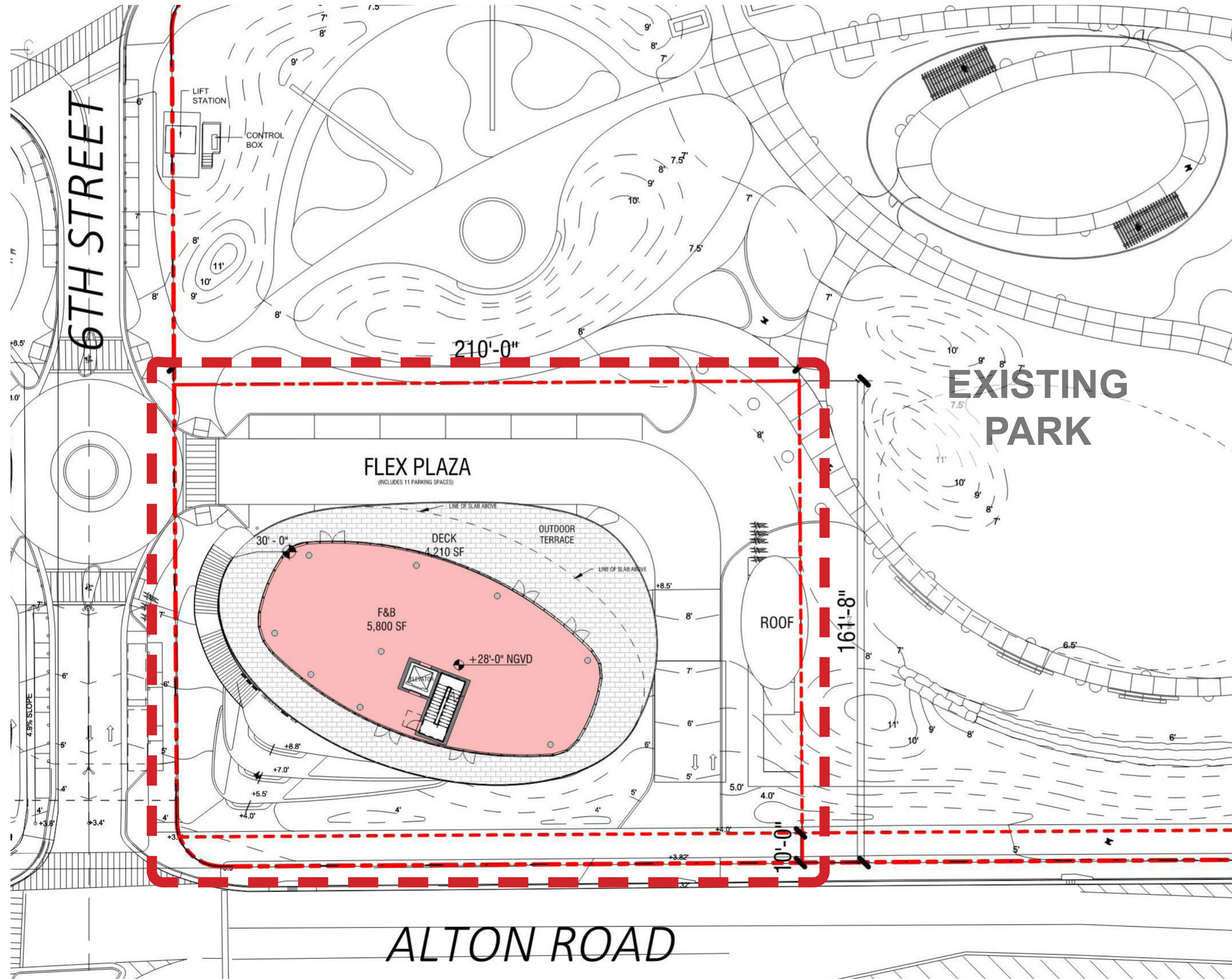
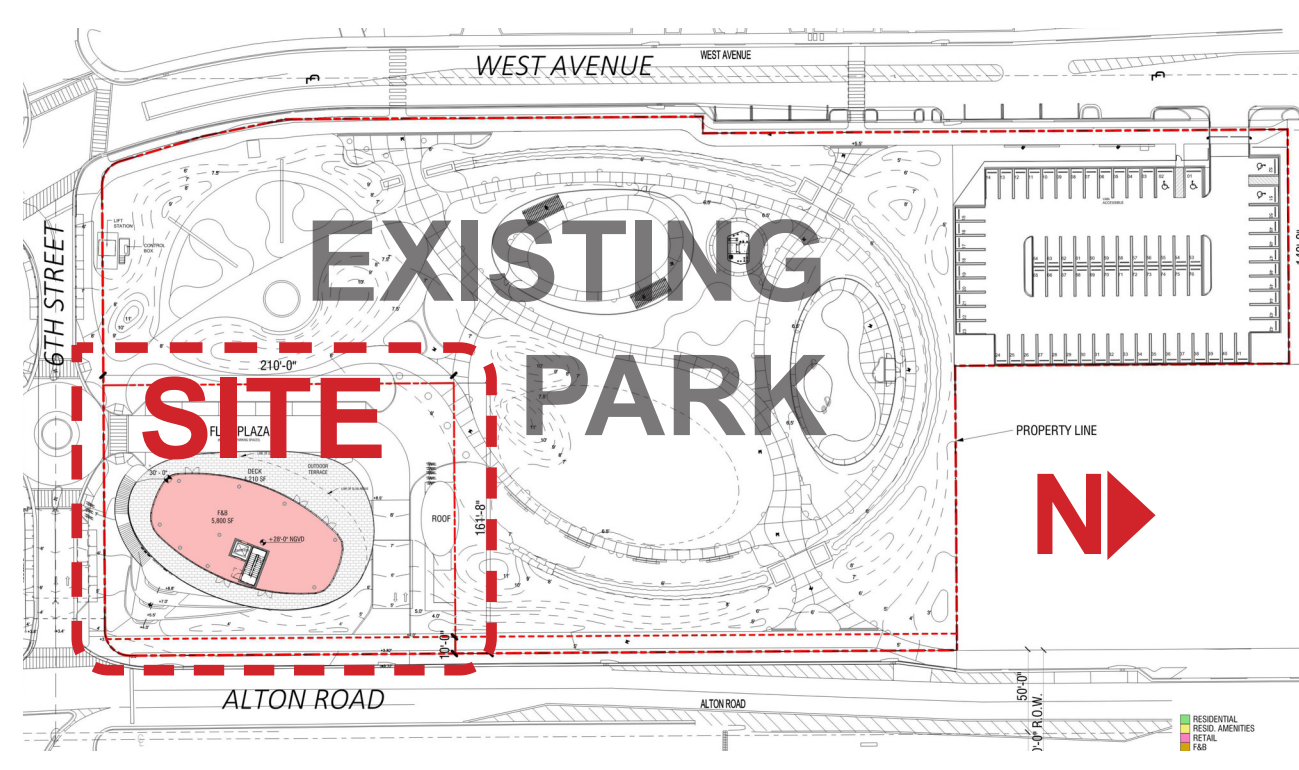
APPROVED



APPROVED GROUND LEVEL

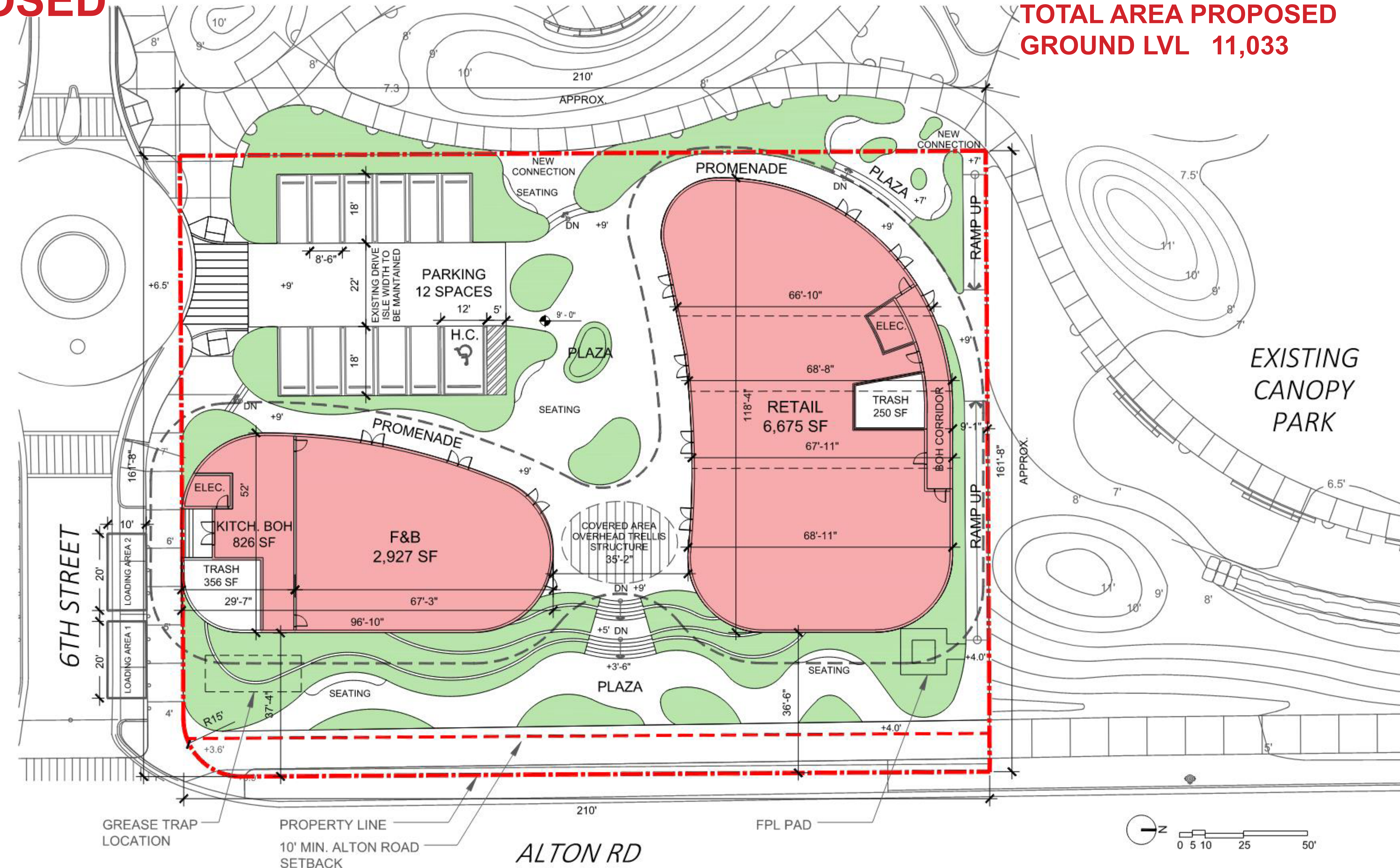
TOTAL AREA APPROVED
GROUND LVL + 2ND LVL
11,330 SF

KEY PLAN



APPROVED 2ND LEVEL

PROPOSED



TOTAL AREA PROPOSED
GROUND LVL 11,033

