

January 18, 2018

Mr. Seth Gadinsky
Gadinsky Real Estate, LLC
1680 Michigan Avenue, Suite 1001
Miami Beach, Florida 33139

Re: Traffic Impact Statement - The Sanctuary at El Portal

Dear Mr. Gadinsky:

Pursuant to your request, Daniels Consulting Engineers, Inc. (DC Engineers, Inc.) has prepared this traffic impact statement specific to The Sanctuary at El Portal. More specifically, the conversion of 5,611 square feet of the existing facility (currently vacant) into an event space capable of hosting lectures and orchestra-driven concerts is addressed. Additional development will include 2,713 square feet of retail space, 10,613 square feet of office use and a 5,223 square foot restaurant. The project site is located along the east side of NE 2nd Avenue between NE 87th Street and NE 88th Street within municipal limits of the Village of El Portal, Florida (Reference Figure 1). This traffic impact statement documents expected trip generation of the proposed event space and those proposed uses expected to be operational during a planned event and provides an estimate of project traffic assignment and distribution at adjacent intersections. The following is a summary of our findings.

Trip Generation

Trip generation estimates were determined using rates and formulae published in the most recent edition of the Institute of Transportation Engineers (ITE) report *Trip Generation*. Based upon this information, the weekday, AM peak hour, and PM peak hour trip generation rates for proposed land uses are as follows

Community Center - ITE Land Use #495

- Weekday: $T = 33.82 (X)$
where T = number of trips, X = 1,000 sf gross floor area
- AM Peak Hour of Adjacent Street: $T = 2.05 (X)$ (66% entering/34% exiting)
- PM Peak Hour of Adjacent Street: $T = 2.74 (X)$ (49% entering/51% exiting)

Incorporating rates detailed above, the 5,611 square foot event space is expected to produce 190 vehicle trips per day with 12 vehicle trips occurring during the AM peak hour of the adjacent street (8 entering and 4 exiting) and 15 vehicle trips occurring during the PM peak hour of the adjacent street (8 entering and 7 exiting). As ITE rates do not reflect significant events occurring outside typical peak hours of the adjacent roadway network, a peak hour rate was developed to reflect an orchestral performance and 308 available seats. The following Peak Hour of the Generator rate assumes 95% occupancy, 2.5 persons per vehicle and one event per day.

- Peak Hour of the Generator: $T = 41.70(X)$ (50% entering\50% exiting)

The event-specific rate yields 234 vehicle trips (117 entering and 117 exiting)

In reality, one event per day is not expected. It is likely three (3) events per week will occur. On those days when an event is not being held, AM peak hour trips are expected to remain the same, the PM peak hour under examination will experience 54 vehicle trips per hour (with 32 entering and 22 existing) and daily trips are expected to be 540 vehicle trips per day. It is important to note that all estimates provided herein reflect peak hour of the generator for each use, rather than peak hour of the roadway, to allow examination of conditions during an event.

Quality Restaurant - ITE Land Use #931

Daily Trips: $T = 83.84(X)$ (50% inbound and 50% outbound)
where T = number of trips and X = 1,000 square feet GFA

AM Peak Hour Trips $T = 4.47(X)$ (80% inbound and 20% outbound)

PM Peak Hour Trips $T = 8.28(X)$ (61% inbound and 39% outbound)

** peak hour of the generator.*

Shopping Center - ITE Land Use #820

Daily Trips: $T = 37.75(X)$ (50% inbound and 50% outbound)
where T = number of trips and X = 1,000 square feet GLA

AM Peak Hour Trips $T = 3.00(X)$ (54% inbound and 46% outbound)

PM Peak Hour Trips $T = 4.21(X)$ (50% inbound and 50% outbound)

** peak hour of the generator.*

Using the above trip generation rates and formulae from the ITE document, a trip generation analysis was undertaken for the proposed development. The results of this effort are documented in report Table 1. As shown in Table 1, the proposed event space, retail use and restaurant space are expected to produce 774 gross daily trips, approximately 31 gross AM peak hour trips (22 entering and 9 exiting), and approximately 288 gross PM peak hour trips (149 entering and 139 exiting). Vehicle trips attributable to the office space were not considered as the time period analyzed is during a typical event which is expected to occur outside normal business hours.

Figures 2 and 3 illustrate how these trips may be distributed to the area roadway network. Distribution and assignment of vehicle trips has been completed in accordance with cardinal distributions published by Miami Dade County for Traffic Analysis Zone (TAZ) 409 within which the project site is located. Vehicles will enter the valet queue\parking area via NE 88 Street and exit along NE 87 Street according to the current site plan prepared by Barretta & Brewer Associates, Inc.

For comparison purposes trips were generated for the 45,000 square foot Miami Shores Presbyterian church located at 602 NE 96 Street in Miami Shores, Florida. Trip generation estimates include the church itself as well as a 23-student pre-school and a

DC Engineers, Inc.

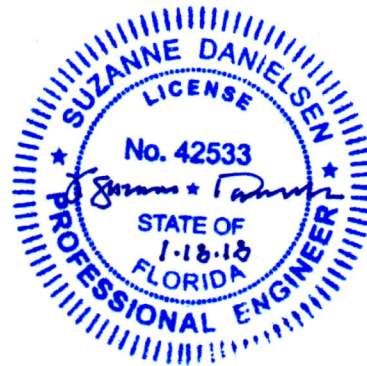
185-student elementary school (grades 1-5). As shown in Table 2, this church likely produces 1,147 gross daily trips (weekday), approximately 215 gross AM peak hour trips (118 entering and 97 exiting), and approximately 96 gross PM peak hour trips (49 entering and 47 exiting). On a typical Sunday the church likely produces 432 vehicles during the peak hour with 207 entering and 225 exiting.

I trust this will assist in your efforts with the Village. Of course, please do not hesitate to call or email with any questions you may have.

DANIELSEN CONSULTING ENGINEERS, INC.



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



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 Project Site

DC Engineers, Inc.

Project Location Map

FIGURE 1
The Sanctuary
El Portal, Florida

Table 1: Trip Generation Summary Proposed Uses

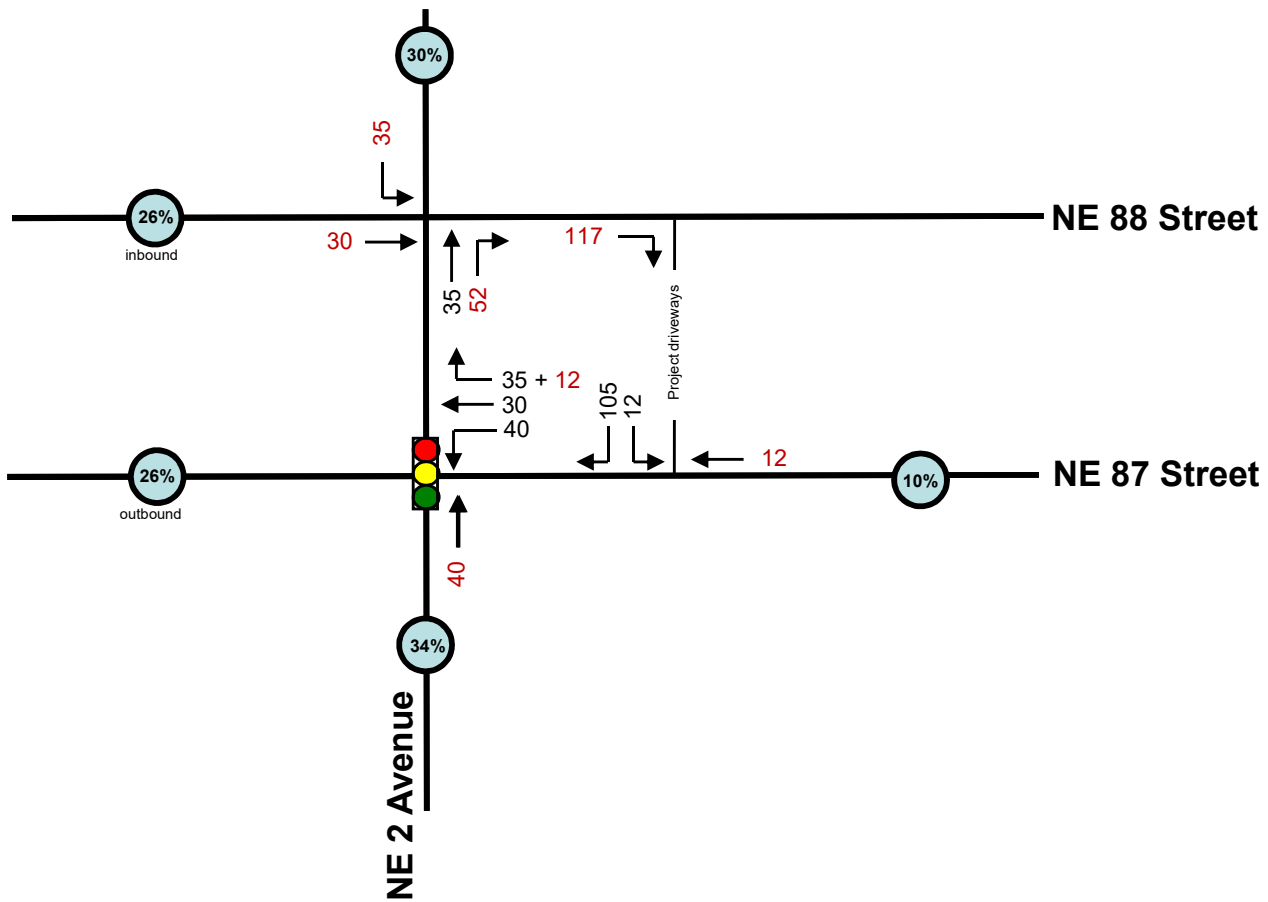
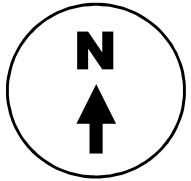
Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Quality Restaurant (LUC 931)	5.223	ksf	23	18	5	43	26	17	438	219	219
Shopping Center (LUC 820)	2.713	ksf	8	4	4	11	6	5	102	51	51
Event Space	5.611	ksf	0	0	0	234	117	117	234	117	117
External Trips			31	22	9	288	149	139	774	387	387

Source: ITE report Trip Generation (10th Edition)

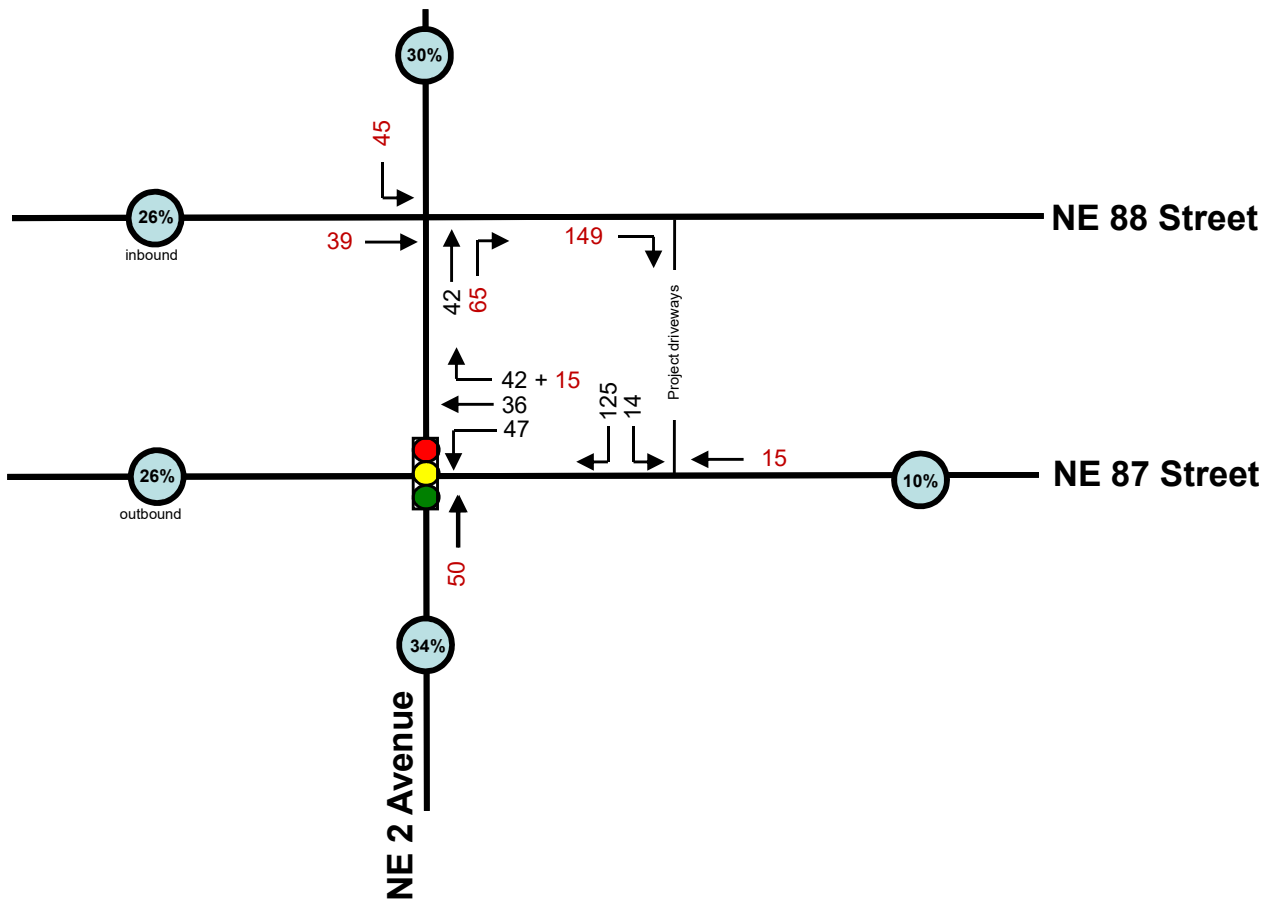
Table 2: Comparable Site

Land Use	Size	Units	AM Peak Hour			PM Peak Hour			Daily		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Church (LUC 560)	45,000	ksf	29	16	13	30	19	11	293	147	146
Day Care Center (LUC 565)	23	stds	18	10	8	18	8	10	94	47	47
Elementary School (Private) (LUC 534)	185	stds	168	92	76	48	22	26	760	380	380
External Trips			215	118	97	96	49	47	1,147	574	573

Source: ITE Trip Generation Manual (10th Edition)



LEGEND
Peak Hour Volumes
XX Entering
XX Exiting



LEGEND
Peak Hour Volumes
XX Entering
XX Exiting