

November 3, 2021

Ethan B. Wasserman, Esq.
Shareholder
Greenberg Traurig, P.A.
333 SE 2nd Avenue, 41st Floor
Miami, Florida 33131

Re: 666 71st Street - Traffic Engineering Memorandum

Dear Ethan:

Per your request, Traf Tech Engineering, Inc. has prepared a trip generation comparison analysis associated with the approved 666 71st Street mixed-use project. The approved traffic study was based on the following land uses and intensities:

- o 80 mid-rise apartment units
- o 8,100 square feet of retail use

It is my understanding that the City of Miami Beach subsequently approved the following increases in land use intensities:

- o 110 mid-rise apartment units
- o 10,494 square feet of retail use

Table 1 presents the approved/vested trips associated with the 80 residential units and 8,100 square feet of retail use. Table 2 presents the trips associated with the new program consisting of 126 residential units and 9,500 square feet of retail use. It is important to note that the project trips associated with the new development program were based on ITE Trip Generation Manual 11th Edition. The trip generation associated with the approved traffic study were not re-calculated using the 11th Edition since these are vested trips. Finally, the 90 micro-units were converted to regular apartment units by dividing the number of micro-units by two (per City of Miami Beach).

As indicated at the bottom of Table 2, the latest development program for the 666 71st Street mixed-use project results in less daily and less PM peak hour trips when compared against the previously approved project. The increase in AM peak hour trips is minimal and therefore, should not require further traffic evaluation.

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 - Approved Uses and Intensities
71 Street & Indian Creek Drive

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
						Total Trips	Inbound	Outbound
Mid Rise LUC 221	80 units	434	28	7	21	36	22	14
Retail LUC 820	8,100 sq.ft.	1,088	8	5	3	85	41	44
Gross Trips		1,522	36	12	24	121	63	58
Internal Trips (see worksheet)		-358	0	0	0	-28	-14	-14
Driveway Trips		1,164	36	12	24	93	49	44
Pass-by Retail (1)		-320	0	0	0	-25	-13	-12
New External Trips		844	36	12	24	68	36	32

Source: ITE Trip Generation Manual (10th Edition)

TABLE 2

Trip Generation Summary - Proposed Uses and Intensities
71 Street & Indian Creek Drive

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
						Total Trips	Inbound	Outbound
Mid Rise Micro Units	90 units							
Mid Rise Units	36							
Mid Rise LUC 221 (2)	81 units	340	24	6	18	32	20	12
Retail LUC 820	9,500 sq.ft.	631	28	17	11	75	38	37
Gross Trips		971	52	23	29	107	58	49
Internal Trips (see worksheet)		-236	0	0	0	-26	-13	-13
Driveway Trips		735	52	23	29	81	45	36
Pass-by Retail (1)		-177	0	0	0	-21	-12	-9
New External Trips		558	52	23	29	60	33	27

Source: ITE Trip Generation Manual (11th Edition)

(1) Based on ITE Trip Generation Handbook (3rd Edition), Retail pass-by = 34%

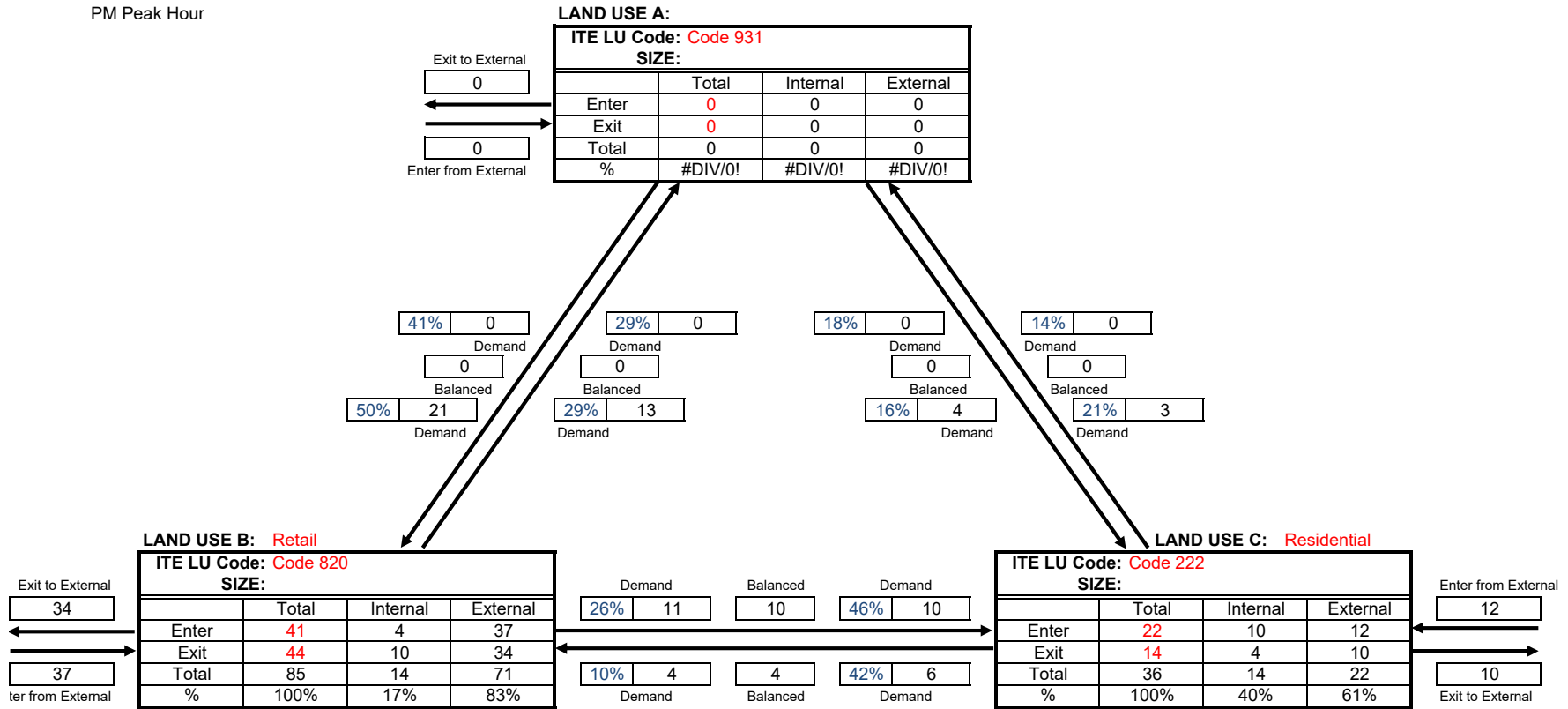
(2) Two micro-units = one regular unit, per City of Miami Beach. Hence, 90 micro-units = 45 regular units + 36 units = 81 units

Difference	Daily	AM			PM		
Driveway Trips	-429	16	11	5	-12	-4	-8
External Trips	-286	16	11	5	-8	-3	-5

APPROVED LAND USES
Trip Generation
and Internal Capture Summary

Analyst: Vargas

Date: 25-Jun-19
 PM Peak Hour



Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	0	37	12	49
Exit	0	34	10	44
Total	0	71	22	93
Single-Use Trip Gen. Est.	0	85	36	121
				INTERNAL CAPTURE
				24%

PROPOSED LAND USES
Trip Generation
and Internal Capture Summary

Analyst: Vargas
Date: 3-Nov-21
 PM Peak Hour

