

ATTACHMENT 4

***TRAFFIC ANALYSIS - Peak
(as voluntarily restricted to Industrial uses/zoning)
PC 22-5***

Prepared: July 1, 2022

INTRODUCTORY INFORMATION

Jurisdiction:	Unincorporated Broward County/Broward Municipal Services District
Size:	Approximately 24.2 acres

TRIPS ANALYSIS**Potential Trips – Current Land Use Designation**

Current Designation:	Electrical Generation Facilities
Potential Development:	242,000 square feet of electrical generation facility use
Trip Generation Rate:	“ITE Equation (110) General Light Industrial”*
Total P.M. Peak Hour Trips:	194 peak hour trips

Potential Trips – Proposed Land Use Designation

Proposed Designation:	Commerce limited to industrial uses/zoning
Potential Development:	242,000 square feet of commerce use
Trip Generation Rate:	“ITE Equation (110) General Light Industrial”
Total P.M. Peak Hour Trips:	194 peak hour trips

<u>Net P.M. Peak Hour Trips</u>	<u>0 peak hour trips</u>
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PLANNING COMMENTS

This traffic analysis is based on the voluntary commitment to restrict the proposed amendment site to industrial uses and zoning of the local government. See Attachment 3. The proposed amendment as restricted is not projected to increase traffic on the regional transportation network at the long-range planning horizon.

*Institute of Transportation Engineers (ITE) traffic generation equations from “Trip Generation – 11th Edition,” the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.