

Mr. Ira Waitz
Sr. Development Manger – Retail Group - STILES
201 East Las Olas Boulevard
Suite 1200
Fort Lauderdale, Florida 33301

December 2, 2025

Re: Stiles Wilton Manors – Trip Generation Comparison Analysis

Dear Ira:

Traf Tech Engineering, Inc. is pleased to provide you with a trip generation comparison analysis associated with a proposed mixed-use development to be located on the south side of Wilton Drive, west of NE 7th Avenue in the City of Wilton Manors, Florida. The project will consist of retail and residential uses. Existing at the site is a shopping center with approximately 77,746 square feet. Proposed for the site is retail use consisting of approximately 48,790 square feet plus 82 residential units. Our proposed scope of services, schedule, and fees follows:

Trip Generation and Distribution

A trip generation comparison analysis was performed using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (12th Edition)*. The trip generation analysis was undertaken for AM and PM peak hour conditions. Tables 1 and 2 document the trip generation associated with the existing and proposed development programs.

As presented at the bottom of Table 2 on the following page, the proposed mixed-use development is projected to generate approximately 19 less AM peak hour trips, and approximately 75 less trips during the typical afternoon peak hour. Therefore, no new traffic impacts will be generated by the proposed mixed-use development to the surrounding street system.

Sincerely,

TRAF TECH ENGINEERING, INC.

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

TABLE 1 Trip Generation Summary (Existing Use) Shoppes of Wilton Manors							
Land Use	Size	AM Peak Hour			PM Peak Hour		
		Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Shopping Plaza (40-150k) (LUC 821)	77,746	123	76	47	370	181	189
Driveway Trips		123	76	47	370	181	189
Pass-by (-40%)		0	0	0	-148	-72	-76
External Trips		123	76	47	222	109	113

Source: ITE Trip Generation Manual (12th Edition).

TABLE 2 Trip Generation Summary (Proposed Uses) Stiles Wilton Manors							
Land Use	Size	AM Peak Hour			PM Peak Hour		
		Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential MR (LUC 221)	82	27	6	21	33	21	12
Shopping Plaza (40-150k) (LUC 821)	48,790	77	48	29	232	114	118
Gross Trips		104	54	50	265	135	130
Internal Trips		0	0	0	-30	-15	-15
Driveway Trips		104	54	50	235	120	115
Pass-By Trips (Retail)							
- Ins/Out Retail Internal % Trips						4%	8%
- Ins/Out Retail Internal Trips					14	5	9
- Ins/Out Retail Driveway Trips					218	109	109
Retail Pass-By Trips (-40%)		0	0	0	-88	-44	-44
Total Trips		104	54	50	147	76	71

Source: ITE Trip Generation Manual (12th Edition).

Difference in Trips	AM Peak Hour			PM Peak Hour		
	Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Driveway Trips	-19	-22	3	-135	-61	-74
External Trips	-19	-22	3	-75	-33	-42

ITE Land Use Code 221 - Multifamily (MR)

AM Peak: $T = 0.42 (X) - 7.77$ (23% inbound and 77% outbound), X = number of units

PM Peak: $T = 0.36 (X) - 3.07$ (64% inbound and 36% outbound), X = number of units

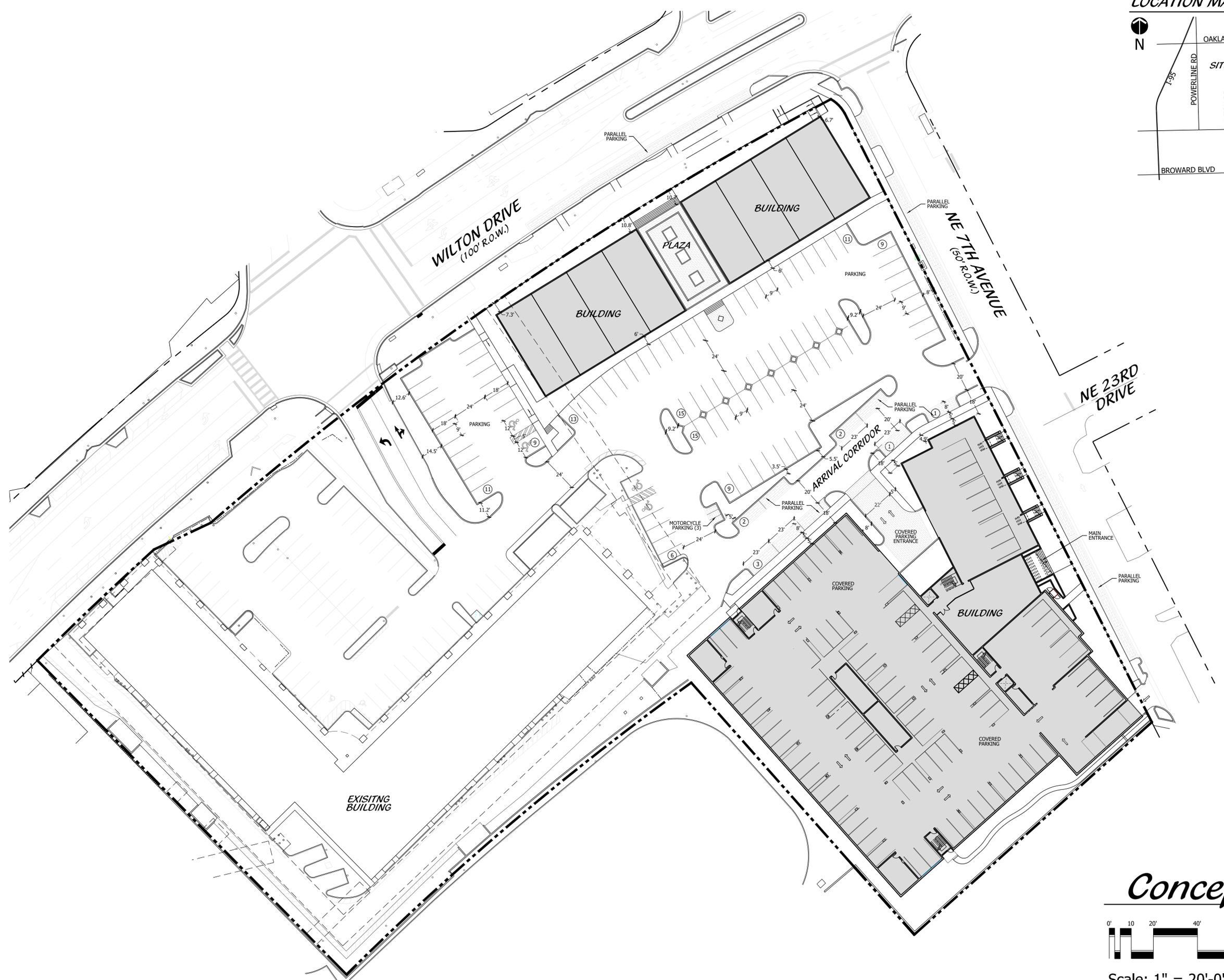
ITE Land Use Code 821 - Shopping Center (40-150k)

AM Peak: $T = 1.58 (X)$ (62% inbound and 38% outbound), X = 1,000 square feet

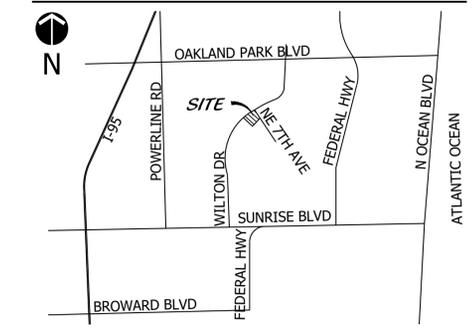
PM Peak: $T = 4.76 (X)$ (49% inbound and 51% outbound), X = 1,000 square feet

ATTACHMENT A

Site Plan for Stiles Wilton Manors



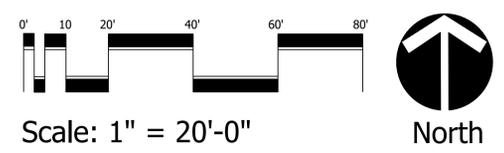
LOCATION MAP



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 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-C000239

WILTON MANORS
 Wilton Manors, Florida

Concept Plan



DESIGNED	JAE
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	25-0806
DATE	10-08-25
REVISIONS	

October 08, 2025 4:22:41 p.m.
 Drawing: 25-0914_BASE-A.DWG

ATTACHMENT B

Trip Generation and Internal Capture

TABLE 1 Trip Generation Summary (Existing Use) Shoppes of Wilton Manors							
Land Use	Size	AM Peak Hour			PM Peak Hour		
		Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
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Source: ITE Trip Generation Manual (12th Edition).

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Gross Trips		104	54	50	265	135	130
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Driveway Trips		104	54	50	235	120	115
Pass-By Trips (Retail)							
- Ins/Out Retail Internal % Trips						4%	8%
- Ins/Out Retail Internal Trips					14	5	9
- Ins/Out Retail Driveway Trips					218	109	109
Retail Pass-By Trips (-40%)		0	0	0	-88	-44	-44
Total Trips		104	54	50	147	76	71

Source: ITE Trip Generation Manual (12th Edition).

Difference in Trips	AM Peak Hour			PM Peak Hour		
	Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Driveway Trips	-19	-22	3	-135	-61	-74
External Trips	-19	-22	3	-75	-33	-42

ITE Land Use Code 221 - Multifamily (MR)

AM Peak: $T = 0.42 (X) - 7.77$ (23% inbound and 77% outbound), X = number of units

PM Peak: $T = 0.36 (X) - 3.07$ (64% inbound and 36% outbound), X = number of units

ITE Land Use Code 821 - Shopping Center (40-150k)

AM Peak: $T = 1.58 (X)$ (62% inbound and 38% outbound), X = 1,000 square feet

PM Peak: $T = 4.76 (X)$ (49% inbound and 51% outbound), X = 1,000 square feet

NCHRP 8-51 Internal Trip Capture Estimation Tool					
Project Name:	Stiles Wilton Manors	Organization:	Traf Tech Engineering, Inc.		
Project Location:	Wilton Manors	Performed By:	J. Vargas		
Scenario Description:	Future Conditions	Date:	12/2/2025		
Analysis Year:	Project Buildout	Checked By:	J. Vargas		
Analysis Period:	AM Street Peak Hour	Date:	12/2/2025		

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	821	48,790	sf	77	48	29
Restaurant				0		
Cinema/Entertainment				0		
Residential	221	82	units	27	6	21
Hotel				0		
All Other Land Uses ²				0		
Total				104	54	50

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	104	54	50
Internal Capture Percentage	0%	0%	0%
External Vehicle-Trips ³	104	54	50
External Transit-Trips ⁴	0	0	0
External Non-Motorized Trips ⁴	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	0%	0%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	0%	0%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

³Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

⁴Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

NCHRP 8-51 Internal Trip Capture Estimation Tool					
Project Name:	Stiles Wilton Manors			Organization:	Traf Tech Engineering, Inc.
Project Location:	Wilton Manors			Performed By:	J. Vargas
Scenario Description:	Future Conditions			Date:	12/2/2025
Analysis Year:	Project Buildout			Checked By:	J. Vargas
Analysis Period:	PM Street Peak Hour			Date:	12/2/2025

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	821	48,790	sf	232	114	118
Restaurant				0		
Cinema/Entertainment				0		
Residential	221	82	units	33	21	12
Hotel				0		
All Other Land Uses ²				0		
Total				265	135	130

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	10	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	5	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	265	135	130
Internal Capture Percentage	11%	11%	12%
External Vehicle-Trips ³	235	120	115
External Transit-Trips ⁴	0	0	0
External Non-Motorized Trips ⁴	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	4%	8%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	48%	42%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

³Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

⁴Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute