

MEMORANDUM

To: Jay Doucette
Spring Engineering

From: Karl Peterson, P.E.

Date: January 24, 2026

Subject: Al Hendrickson Toyota – Coconut Creek, Florida
Trip Generation Statement

Introduction

Al Hendrickson Toyota is an existing automobile dealership located on the north side of W. Sample Road (State Road 834) between Banks Road and NW 54th Avenue in Coconut Creek, Broward County, Florida. More specifically, the subject site is located at 5201 W. Sample Road, and the Broward County Parcel ID number is 4842 18 03 0010. A project location map is presented in Attachment A to this memorandum.

Existing Land Use and Access

The subject site has a land area of approximately 12.338 acres (537,453 square feet) and the floor area of the existing facilities is 39,315 square feet. Vehicular access to the site is provided by one (1) right-turn in only driveway on W. Sample Road, one (1) full access driveway on Banks Road, and one (1) full access driveway on NW 54th Avenue.

Proposed Land Use and Access

The subject site will be redeveloped and expanded with new automobile sales and service facilities and a new parking garage with 568 vehicle inventory parking spaces. The parking garage will include a carwash and automobile detailing area. Vehicular access to the site will be provided by the existing driveways.

Traffic Impact Study

A traffic impact study for this proposed redevelopment plan was prepared in August 2024 in accordance with a methodology that was reviewed and approved by the City. This study considered a proposed floor area of 106,337 square feet. The detailed operational analyses of the study area indicated that each of the study intersections and project driveways are projected to operate at an acceptable Level of Service (LOS) with the increased traffic associated with the proposed redevelopment activity. The trip generation analysis table contained within the approved traffic impact study is presented in Attachment B to this memorandum.

Over the past several months, the proposed site plan and development program have undergone several modifications. The result of this is a reduction in the floor area of the proposed facilities. The proposed floor area is now 97,991 square feet, which is a reduction of 8,346 square feet. The final site plan (including the site data, building area breakdown, and truck circulation pathways) is presented in Attachment C.

Updated Trip Generation Analysis

The previously referenced trip generation analysis was conducted in accordance with the data presented in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. Since that analysis was completed, the *12th Edition* of the *Trip Generation Manual* has been released. The updated equations for ITE Land Use #840 – Automobile Sales (New) are presented below.

Automobile Sales (New) – ITE Land Use #840

- Weekday: $T = 28.65 (X) - 29.45$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $\text{Ln}(T) = 0.81 \text{Ln}(X) + 1.31$ (73% in / 27% out)
- PM Peak Hour: $\text{Ln}(T) = 0.84 \text{Ln}(X) + 1.34$ (40% in / 60% out)

Table 1 below presents the updated trip generation analysis for the existing and proposed facilities at the Al Hendrickson Toyota site in Coconut Creek, Florida. This analysis reflects the latest (reduced) floor area and the current ITE trip generation equations for this land use. Excerpts from the referenced ITE manual are presented in Attachment D.

Table 1 Al Hendrickson Toyota Trip Generation Summary Coconut Creek, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing Use</i>								
Automobile Sales (New)	39,315 SF	1,097	53	20	73	33	50	83
<i>Proposed Use</i>								
Automobile Sales (New)	97,991 SF	2,778	111	41	152	72	108	180
Difference (Proposed - Existing)	58,676 SF	1,681	58	21	79	39	58	97

Compiled by: KBP Consulting, Inc. (January 2026).

Source: Institute of Transportation Engineers (ITE) *Trip Generation Manual (12th Edition)*.

As indicated in Table 1 above, the proposed facilities are anticipated to generate 2,778 daily vehicle trips, 152 AM peak hour vehicle trips (111 inbound and 41 outbound), and 180 vehicle trips (72 inbound and 108 outbound) during the typical afternoon peak hour. When considering the existing Al Hendrickson Toyota facilities on the subject site, this represents an increase of 1,681 daily vehicle trips, an increase of 79 AM peak hour vehicle trips, and an increase of 97 PM peak hour vehicle trips.

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The foregoing trip generation analysis reveals a reduction in the number of additional trips to be generated by the proposed redevelopment of the site. This reduction is attributed to both the decrease in the proposed floor area and the updated trip generation data published by ITE. A summary of the reduction in future trips is presented below.

- **Daily Trips**

○ Previously Approved Increase:	+1,920 Trips
○ <u>Currently Proposed Increase:</u>	<u>+1,681 Trips</u>
○ Difference:	- 239 Trips (-12.4%)

- **AM Peak Hour Trips**

○ Previously Approved Increase:	+125 Trips
○ <u>Currently Proposed Increase:</u>	<u>+79 Trips</u>
○ Difference:	- 46 Trips (-36.8%)

- **PM Peak Hour Trips**

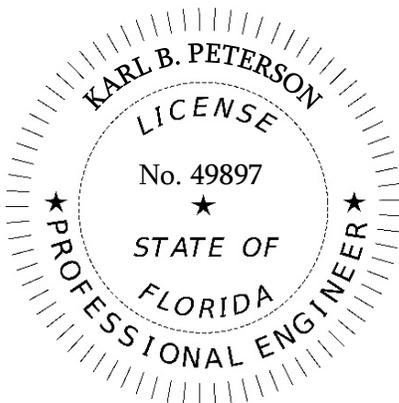
○ Previously Approved Increase:	+121 Trips
○ <u>Currently Proposed Increase:</u>	<u>+97 Trips</u>
○ Difference:	- 24 Trips (-19.8%)

Given that the number of additional daily and peak hour trips to be generated by the proposed Al Hendrickson Toyota site is less than that of the number of additional trips estimated in the previously prepared and approved traffic impact study for this site, it is evident that the conclusions of that traffic study remain valid and that an updated traffic study is not warranted.

Please let me know if you have any questions or comments.

APPROVED BY:

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AND SEALED BY:



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KARL B. PETERSON, P.E. NO. 49897

Attachment A
Project Location Map



LEGEND	
	Project Site

KBP
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Project Location Map

Attachment A
Al Hendrickson Toyota
Coconut Creek, Florida

Attachment B

Trip Generation Analysis – August 2024

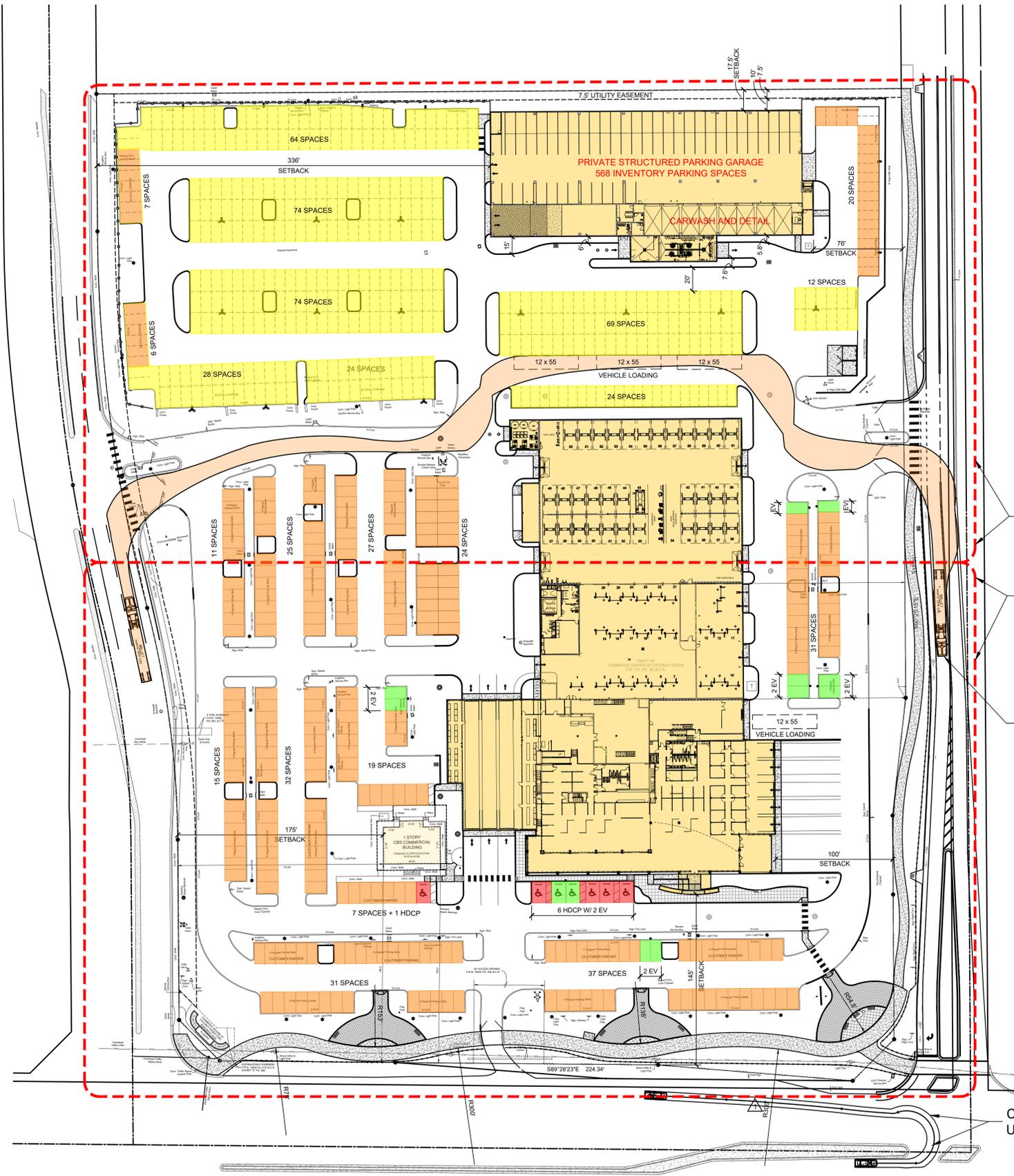
Trip generation table from the approved traffic impact study.

<p align="center">Table 1 Al Hendrickson Toyota Trip Generation Summary Coconut Creek, Florida</p>								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing Use</i>								
Automobile Sales (New)	39,315 SF	1,097	53	20	73	37	55	92
<i>Proposed Use</i>								
Automobile Sales (New)	106,337 SF	3,017	145	53	198	85	128	213
Difference (Proposed - Existing)	67,022 SF	1,920	92	33	125	48	73	121

Compiled by: KBP Consulting, Inc. (August 2024).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition).

Attachment C
Proposed Site Plan



OVERALL SITE PLAN
SCALE: 1"= 50'



BUILDING AREA BREAKDOWN

EXISTING
TOYOTA: 36,205 SF + AUXILIARY: 1,526 SF + CARWASH: 1,584 SF
TOTAL BLDG AREA: 39,315 SF

SALES / OFFICE AREA
1st FLOOR = 29,304 SF
2nd FLOOR = 19,883 SF

SERVICE AREA
1st FLOOR = 47,198 SF

TOYOTA BLDG AREA: 96,465 SF

1st FLOOR AREA 2nd FLOOR AREA

PROPOSED
NEW TOYOTA BUILDOUT: 96,465 SF
EXISTING AUXILIARY: 1,526 SF
NEW CARWASH DETAIL: 6,015 SF
NEW PARKING GARAGE: 151,278 SF
TOTAL BLDG AREA: 255,284 SF = 5.861 AC

PARKING LEGEND

- HANDICAP SPACES (12x18) = 5 SPACES + 2 EV
- STANDARD SPACES (9x18) = 270 SPACES
- EV CHARGING (10 9x18 & 2 HDCP) = 12 SPACES
- INVENTORY SPACES (9x18) = 389 SPACES
- PARKING GARAGE (9x18) = 568 SPACES

TOTAL PROVIDED PARKING = 1,224 SPACES + 6 BICYCLE SPACES

AUTO TURN SPEC

FIRE DEPARTMENT TRUCK ROUTE SHOWN ON EXHIBIT FD-1, FD-2 AND FD-3.

WB-67 Tractor Width : 8.00' Lock to Lock Time : 6.0
Trailer Width : 6.50' Steering Angle : 28.4
Tractor Track : 8.00' Articulating Angle : 75.0
Trailer Track : 8.50'

EV PARKING DETAIL

6" GREEN STRIPE
4" DIA GREEN LOGO
GREEN LETTERS
EV PARKING ONLY

PROJECT DATA

PROJECT NAME: AL HENDRICKSON TOYOTA
OWNER: COCONUT CREEK AUTOMOTIVE MANAGEMENT, LLC
3031 NORTH ROCKY POINT DRIVE, SUITE 770
TAMPA, FLORIDA 33607
PHONE: (813) 535-7857
E-mail: tsantos@morganautogroup.com

ENGINEER: SPRING ENGINEERING, INC.
3014 US HIGHWAY 19
HOLIDAY, FLORIDA 34691
PHONE: (727) 938-1516
E-MAIL: sei@springengineeringinc.com

SURVEYOR: PARAMOUNT ENGINEERING GROUP, INC.
902 CLINT MOORE ROAD, SUITE 218
BOCA RATON, FLORIDA 33487
PHONE: (561) 989-2280
EMAIL: ParamountEngineeringGroup@aol.com

SITE DATA

PARCEL I.D. #: 4842 18 03 0010 - 12.338 AC
EXISTING USE: AUTOMOTIVE SALES AND SERVICE
PROPOSED USE: AUTOMOTIVE SALES AND SERVICE
ZONING DESIGNATION: B-4 REGIONAL SHOPPING DISTRICT TO PMDD PLANNED MAIN STREET DEVELOPMENT DISTRICT

BUILDING SETBACKS: B-4 / PMDD / PROV. BUFFERS: REQ / PROV.
NORTH: 50' / 5' / 17.5' NORTH: 5' / 17.5'
SOUTH: 75' / 28' / 145' SOUTH: 5' / 5'
EAST: 30' / 10' / 76' EAST: 5' / 16.5'
WEST: 30' / 10' / 175' WEST: 5' / 16.5'

BUILDING HEIGHT: PROVIDED 97' ALLOWED: 120' / 10 STORY

FLOOD ZONE: THIS PROJECT IS LOCATED IN FLOOD ZONE 'X' ACCORDING TO F.L.R.M. NUMBER 12011C 0165 H, PREPARED BY F.E.M.A., LAST REVISED AUGUST 18, 2014.

BUILDING AREA: 255,284 SF - SEE AREA BREAKDOWN ABOVE
FLOOR AREA RATIO: 5.861 / 12.338 = 0.475

SITE AREAS: 12.338 AC

	EXISTING	PROPOSED	TOTAL	%
- BUILDING AREA	0.903 AC	1.587 AC	2.490 AC	20.2 %
- PAVING / CONC. AREA	8.891 AC	-1.841 AC	7.050 AC	57.1 %
- PERVIOUS PAVING	0.000 AC	0.140 AC	0.140 AC	1.1 %
- LANDSCAPE AREA	2.544 AC	0.114 AC	2.658 AC	21.6 %
- IMPERVIOUS AREA	9.794 AC	-0.254 AC	9.540 AC	77.3 %
- PERVIOUS	2.544 AC	0.254 AC	2.798 AC	22.7 %

REQUIRED PARKING: (3 SPACES PER 1000 SF GFA)
TOYOTA NEW SALES: 96,465 SF / 1000 SF x 3 = 290 SPACES
AUXILIARY BUILDING: 1,526 SF / 1000 SF x 3 = 5 SPACES
TOTAL REQUIRED = 295 SPACES REQUIRED

PROVIDED PARKING: 1,224 SPACES + 6 BICYCLE SPACES (SEE LEGEND)
EXISTING PARKING BEFORE DEVELOPMENT = 985 SPACES

UTILITY COMPANY: COCONUT CREEK UTILITIES
WATER / SEWER: FLORIDA POWER AND LIGHT
ELECTRIC: FLORIDA POWER AND LIGHT

PERVIOUS AREA CALCULATION

POST - BASIN - A
2,798 AC PERVIOUS AREA
9,540 AC IMPERVIOUS AREA
12,338 TOTAL BASIN AREA

SCALE: 1"= 150'

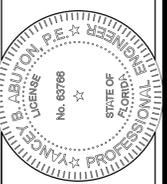
SEE ENLARGED SITE PLAN ON SHEET C2.2

SEE ENLARGED SITE PLAN ON SHEET C2.1

WB-67 TRUCK ROUTE

CUSTOMER U-TURN

REV	DATE	DESCRIPTION
1	12/19/2024	PER CITY OF COCONUT CREEK
2	04/24/2025	PER CITY OF COCONUT CREEK
3	06/18/2025	PER CITY OF COCONUT CREEK



Al Hendrickson
TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024



Spring Engineering
Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747

OVERALL SITE PLAN
DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.

Attachment D

ITE Trip Generation Data

Land Use: 840

Automobile Sales (New)

Description

A new automobile sales dealership is typically located along a major arterial street characterized by abundant commercial development. The sale or leasing of new cars is the primary business at these facilities. However, the land use also commonly provides automobile servicing, parts sales, and used car sales. The dealerships may also provide truck sales and service.

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Delaware, Florida, Georgia, Indiana, New York, New Jersey, North Carolina, Ontario (CAN), Oregon, Texas, Vermont, and Virginia.

Source Numbers

328, 414, 427, 438, 440, 507, 571, 583, 612, 715, 728, 880, 881, 936, 974, 975, 1036, 1219, 1236

Automobile Sales (New) (840)

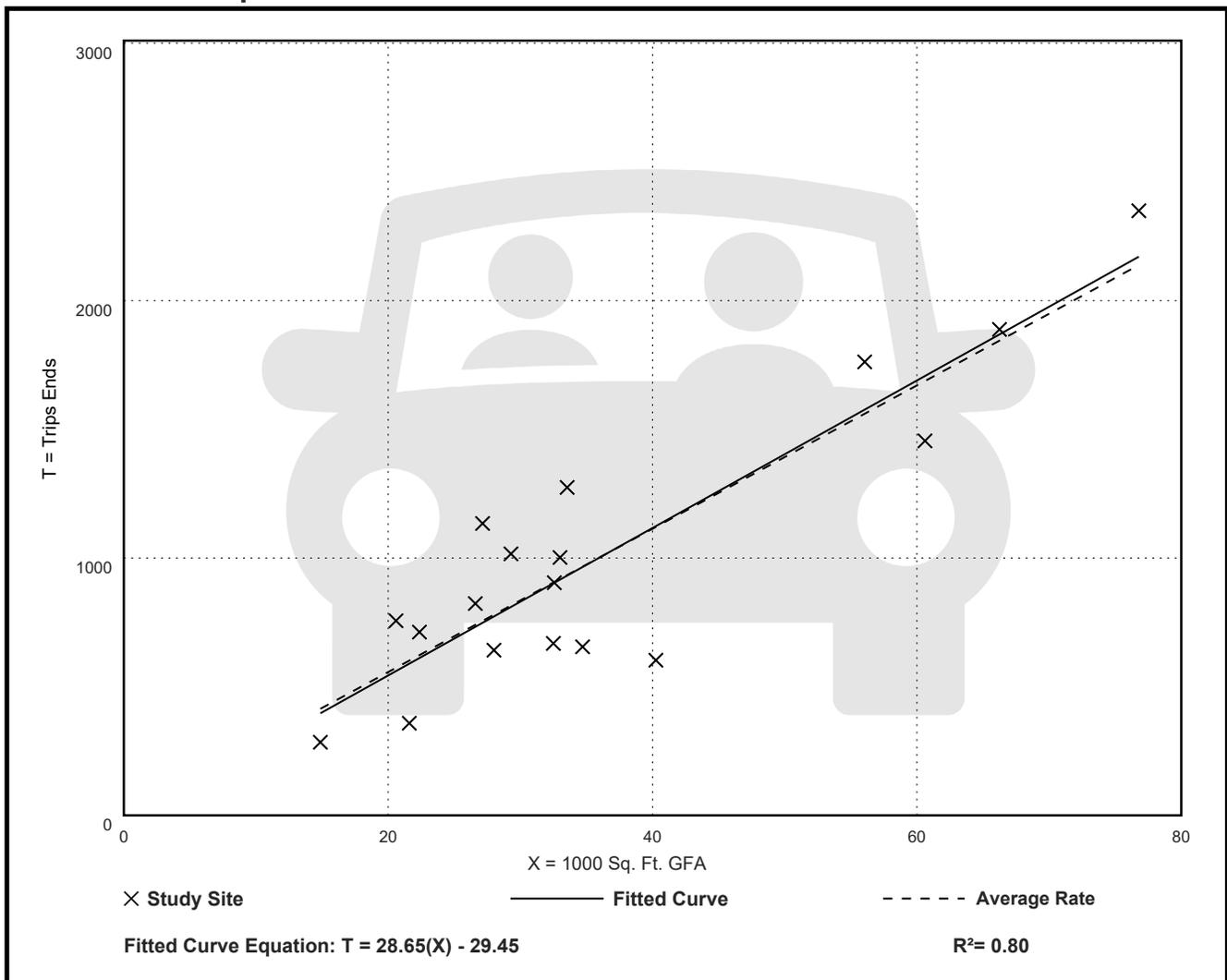
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: **Weekday**

Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 36
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
27.84	14.98 - 41.78	7.01

Data Plot and Equation



Automobile Sales (New) (840)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 26

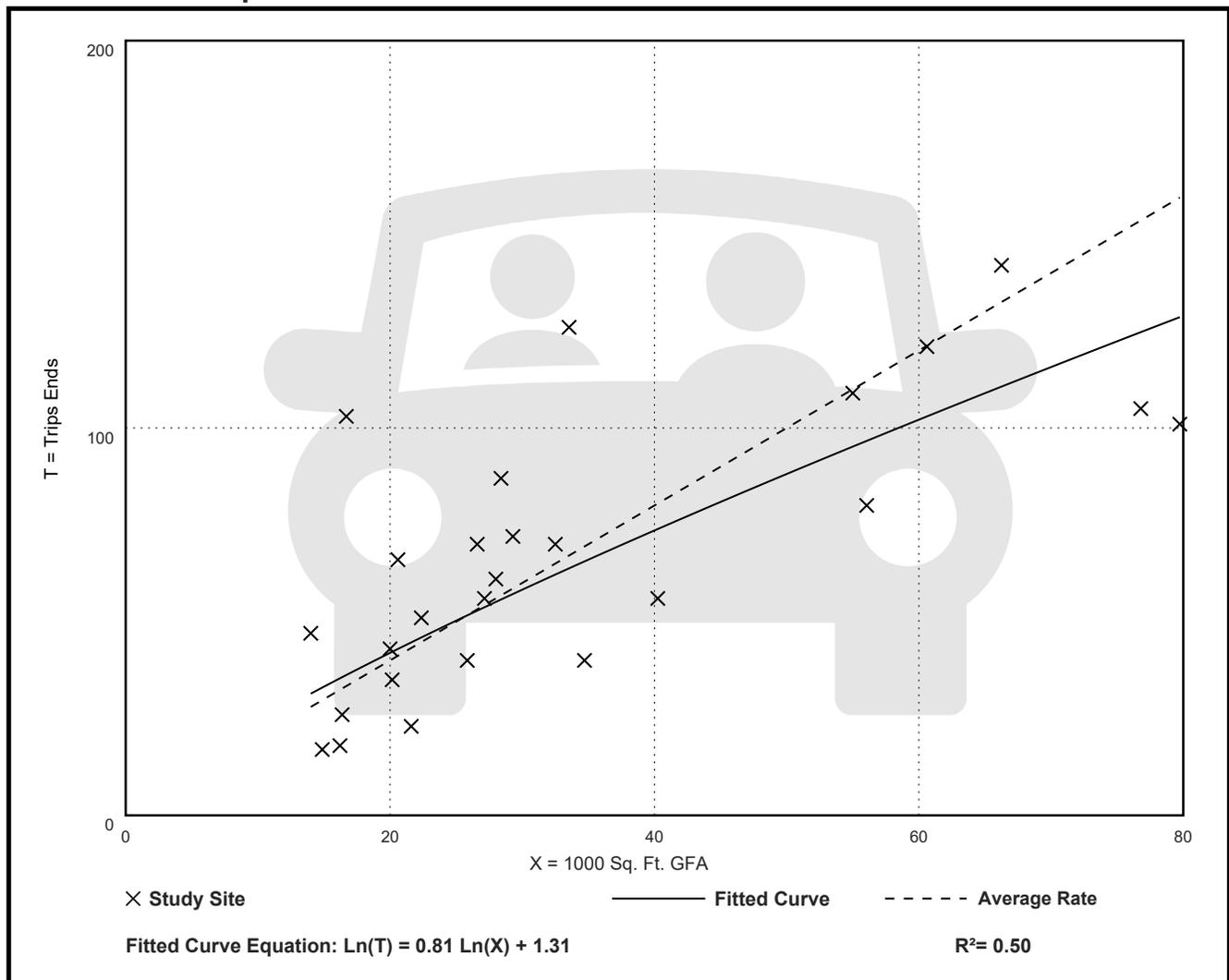
Avg. 1000 Sq. Ft. GFA: 34

Directional Distribution: 73% entering, 27% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.00	1.06 - 6.17	0.90

Data Plot and Equation



Automobile Sales (New) (840)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 47

Avg. 1000 Sq. Ft. GFA: 36

Directional Distribution: 40% entering, 60% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.29	0.60 - 5.81	0.94

Data Plot and Equation

