

August 5, 2024

Mr. Charles B. Ladd
Barron Commercial Development, Inc.
517 NE 6 Street
Fort Lauderdale, FL 33304

**Re: 1007 East Las Olas - Fort Lauderdale, Florida
Parking Statement**

Dear Mr. Ladd:

The existing 8,265 square feet (sf) of retail space located at 1007 East Las Olas Boulevard (along the north side of East Las Olas Boulevard west of SE 10 Terrace within municipal limits of the City of Fort Lauderdale, Florida) is proposed to be replaced with an 81-room hotel, 17 multifamily dwelling units and 5,330 square feet of retail space. Figure 1, attached, shows the location of the project site. This parking statement addresses adequacy of the proposed onsite parking supply and nearby publicly available parking spaces to accommodate the proposed hotel, dwelling units and retail space. A site plan is included as Attachment A.

Required Parking

According to Unified Land Development Regulations (ULDR's) specific to the City of Fort Lauderdale, the proposed development should provide 138 parking spaces as shown below.

Land Use	Intensity	ULDR Rate	Parking Spaces
Hotel	81 rooms	1 space/room	81.0
Commercial\Retail	5,330 sf	1 space/250 sf	21.3
Multifamily Dwelling Units	17 units	varies*	35.6
Total			137.9

*2.0/unit (3 units), 2.1/unit (12 units), 2.2/unit (2 units).

Parking at Comparable Sites

Parking for the iconic Riverside Hotel, located at 620 East Las Olas Boulevard, is accommodated within a multi-story parking garage and adjacent surface parking lots. The Riverside Hotel, in addition to 229 rooms, offers conference facilities and operates two (2) restaurants and two (2) bars\lounges on site. Although amenities provided at the Riverside Hotel are broader than expected at the one proposed, vehicle statistics are expected to remain consistent due to location and customer demographics. Riverside Hotel management has indicated in a letter dated November 11, 2020, that in 2018 and 2019 just under 29 percent (29%) and just under 31 percent (31%) of hotel guests arrived via a private vehicle and kept that car overnight on hotel property, respectively. Attachment B includes the referenced letter.

According to the Urban Land Institute (ULI), approximately 78% of parked vehicles associated with a hotel are attributable to guests and 22% to employees. Applying these statistics to parking requirements for the proposed hotel yields 63 guest spaces and 18 employee spaces. According to the data provided by Riverside Hotel management an average of 30% of guests may arrive in a personal vehicle. This yields a demand for 19 guest spaces (30% of 63 guest spaces is 18.9 spaces). So 19 hotel guest spaces plus 18 hotel employee spaces and 56.9 retail and residential spaces yields a parking demand of 94 parking spaces for the hotel, retail space and residential units proposed at 1007 E. Las Olas Boulevard.

As 56 parking spaces will be provided onsite and 18 more will be provided in an offsite surface parking lot (74 total), an adequate number of parking spaces are expected to be available for the proposal residential units (36 spaces) and the 81-room hotel (37 spaces). The 21 retail-specific parking spaces are proposed to be accommodated within public parking areas located within 700 feet of the project site.

As shown in Figure 2 publicly available parking within 700 feet of the project site is comprised of paid public parking spaces (both on-street and off-street), free public parking (on-street only), and paid private spaces for public use. In keeping with the original parking statement for the 1007 East Las Olas Boulevard project, the following analysis is based upon data collected on behalf of the City of Fort Lauderdale in April and June of 2017.

Report: Parking and Delivery Evaluation - Las Olas Boulevard from SE 3rd Avenue to SE 17th Avenue

In October 2017 a report entitled *Parking and Delivery Evaluation-Las Olas Boulevard from SE 3rd Avenue to SE 17th Avenue* was prepared on behalf of the City of Fort Lauderdale. The purpose of the study was to understand the impacts of repurposing one travel lane along Las Olas Boulevard in each direction to provide space for bicycle and pedestrian facilities. As outside travel lanes along Las Olas Boulevard are often used by delivery vehicles, off-street parking facilities were studied to understand the impact of using parking spaces for other needs including the loading and unloading of delivery trucks.

The Parking and Delivery Evaluation study provides a parking inventory and peak hour observations of publicly available spaces within the Las Olas area from SE 6 Avenue to SE 16 Avenue between SE 4 Street and SE 2 Court, including on-street and off-street parking during various peak hours. The data, collected in late April 2017, has been evaluated to isolate those parking spaces located within 700 feet of the project site and to further determine the number of available parking spaces within various weekday and weekend peak hours. The parking spaces considered fall into one of the following categories: public paid parking, public free parking, and private (for public use) paid parking. Excerpts from the Parking and Delivery Evaluation study are included as Attachment C.

Analysis

With 774 publicly available parking spaces within 700 feet of the project site, the maximum observed occupancy (434 spaces) used just 56.1 percent (56.1%) of the available inventory.

	2017 Peak Hour			
	AM ⁽³⁾	Midday ⁽³⁾	PM ⁽³⁾	Saturday
Publicly Available Spaces	708 ⁽²⁾	774	774	774
Observed Occupancy	45	434	354	393
Unoccupied Spaces	663	340	420	381

(2) recognizes that 66 spaces along East Las Olas Boulevard are only available after 11:00 AM.

(3) as data was collected on 2 weekdays, peak hour values reflect the average of the 2 data sets.

In accordance with the original methodology, both a peak season factor and a typical growth rate were applied to the 2017 data to approximate conditions in 2024.

- **Average Peak Season Conversion Factor:** According to FDOT's Peak Season Factor Category (PSFC) report applicable at the time of the original parking study (reference Attachment D), an adjustment factor of 1.03 (3.0%) is appropriate for data collected between April 16 and 22, 2017 while 1.04 (4.0%) is appropriate for data collected between April 23 and 29, 2017.

- **Historic Growth:** FDOT maintains a traffic count station (#9084) on East Las Olas Boulevard adjacent to the project site. Annual Average Daily Traffic Volumes at this count station for the past five (5) years (2019-2023) yield an annual average growth rate of -2.97 percent. For this analysis, an annual growth rate of +0.50 percent has been applied. The data from FDOT and the growth rate analysis are included as Attachment E.

Attached Tables 1, 2 and 3 provide 2024 peak season parking estimates and a current inventory of publicly available parking spaces. The peak is noted to occur during the midday peak hour with an average 2024 parking occupancy of 463 parking spaces (70%) leaving 195 spaces available.

	2024 Peak Hour			
	AM ⁽³⁾	Midday ⁽³⁾	PM ⁽³⁾	Saturday
Publicly Available Spaces	592 ⁽²⁾	658	658	658
Estimate Occupancy	48	463	378	424
Unoccupied Spaces	544	195	280	234

(2) recognizes that 66 spaces along East Las Olas Boulevard are available after 11:00 AM.

(3) as data was collected on 2 weekdays, peak hour values reflect the average of the 2 data sets.

A decrease in publicly available parking spaces located within 700 feet of the project site is noted between 2017 (774 spaces) and 2024 (658 spaces). This is likely due to multiple spaces within the large parking areas being assigned to businesses or individuals. In addition, five (5) on-street parking spaces have been converted to loading zones since 2017. Even with the additional loss of 31 parking spaces with construction of the proposed hotel and retail space (28 parking spaces on site and three (3) metered spaces along SE 10 Terrace (to be mitigated)), adequate unoccupied parking spaces are estimated to be in place today to accommodate the 21 parking spaces needed by the retail-component of the 1007 East Las Olas project as proposed.

A parking reduction is, therefore, requested for the 1007 East Las Olas project in accordance with **Section 47-20-3.5.b** of the City's ULDR's. This section acknowledges 'the use, site, structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR's for similar uses'. This parking reduction also considers **Section 47-20-3.5.c** of the City's ULDR's which acknowledges that a parking reduction can be approved if 'there is a public parking facility within seven hundred (700) feet of the parcel which the parking is intended to serve along a safe pedestrian path as defined by Section 47-20.4 which spaces may be used to provide parking for the applicant's property without conflict with the need for public parking'.

Conclusion

Based upon the analysis contained herein, the project site, with 74 parking spaces, is expected to fully accommodate the parking demand generated by the 17 multifamily dwelling units (36 spaces) and the 81-room hotel (37 spaces). In addition, adequate unoccupied parking spaces are estimated to be in place today to accommodate the 21 parking spaces needed by the retail component of the 1007 East Las Olas Boulevard project as proposed. From parking observations conducted in 2017 and extrapolated into 2024, peak occupancy is noted to occur during the midday peak hour with 463 parking spaces (70.0%) occupied leaving 195 spaces available. Of the 195 parking spaces, 31 will be eliminated with this application (28 parking spaces onsite and three (3) metered spaces along SE 10 Terrace) resulting in 164 available public parking spaces within 700 feet of the project site.

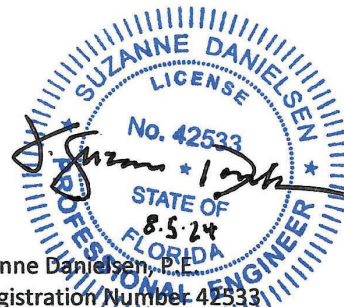
Of course, please do not hesitate to contact me directly with any questions you may have.

Sincerely,

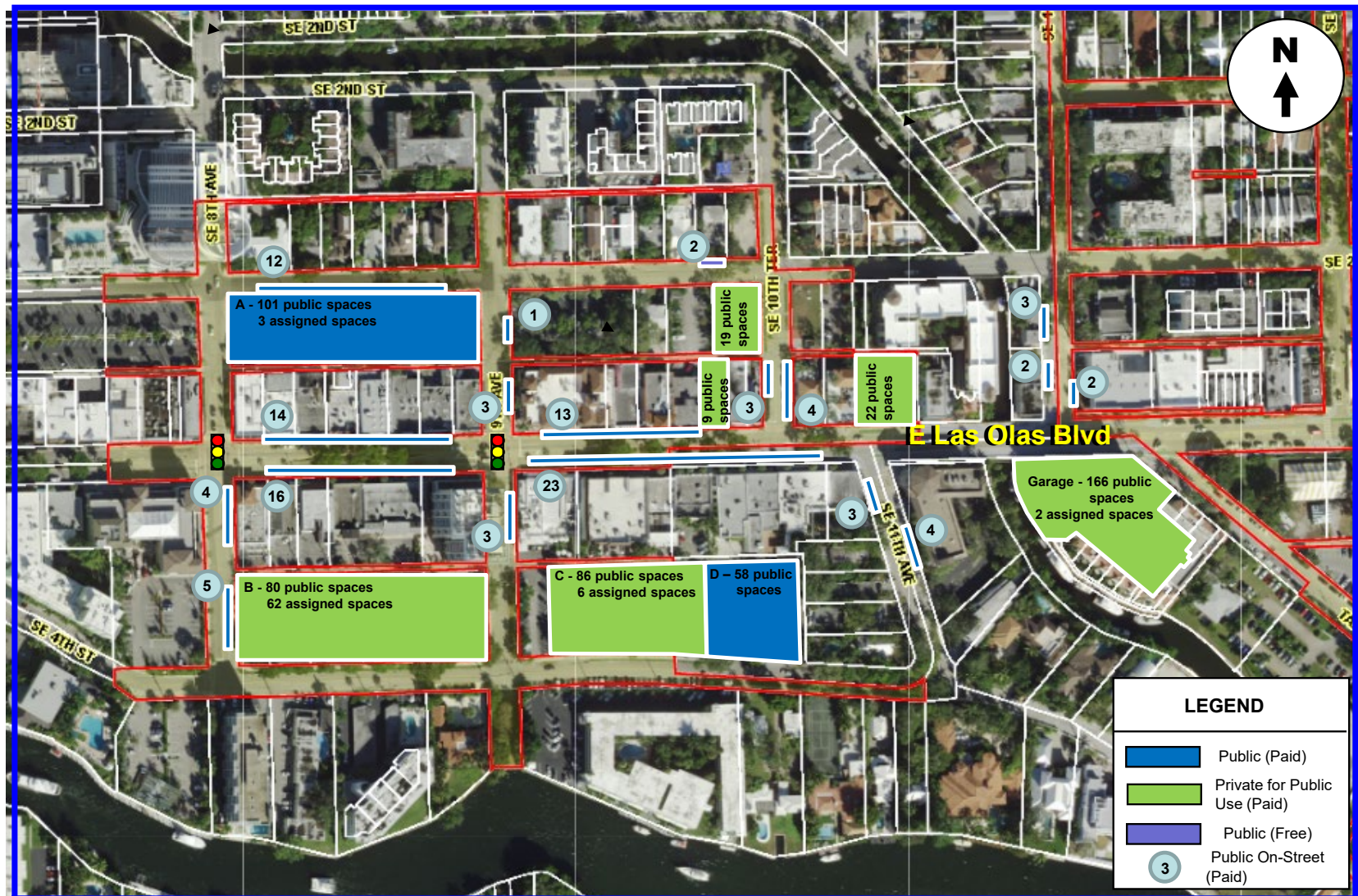
DC ENGINEERS, INC.



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



J. Suzanne Daniels, P.E.
Florida Registration Number 42533
Danielsen Consulting Engineers, Inc.
12743 NW 13th Court
Coral Springs, FL 33071
CA # 32022



DC Engineers, Inc.

Publicly Available Parking Spaces Within 700'

FIGURE 2
1007 East Las Olas
Fort Lauderdale, Florida

Table 1: Parking Summary (within 700 feet of project) Wednesday April 19, 2017

Parking Type	Inventory	AM Average			Midday Average			PM Average		
		Occupancy* (%)	Cars	Available Spaces	Occupancy* (%)	Cars	Available Spaces	Occupancy* (%)	Cars	Available Spaces
Public (Paid Parking)										
<i>on-street</i>	54	0.0	0	54	63.0	34	20	57.4	31	23
<i>on-street Las Olas only</i>	66	0.0	0	66	68.2	45	21	60.6	40	26
<i>off-street</i>	179	2.2	4	175	36.3	65	114	40.2	72	107
Public (Free Parking)										
<i>on-street</i>	2	100.0	2	0	100.0	2	0	100.0	2	0
Private for Public (Paid)										
<i>off-street</i>	294	0.0	0	294	67.0	197	97	54.4	160	134
<i>garage</i>	179	8.9	16	163	63.7	114	65	52.5	94	85
2017 Totals	774	2.8	22	752	59.0	457	317	51.6	399	375
2017 Peak Season (3%)			23	751		471	303		411	363
2024 Peak Season	658	3.6	24	634	74.2	488	170	64.7	426	232

* Source: 'Parking and Delivery Evaluation - Las Olas Boulevard From SE 3rd Avenue to SE 17 Avenue' prepared by Tindale Oliver.

Table 2: Parking Summary (within 700 feet of project) Thursday April 20, 2017

Parking Type	Inventory	AM Average			Midday Average			PM Average		
		Occupancy* (%)	Cars	Available Spaces	Occupancy* (%)	Cars	Available Spaces	Occupancy* (%)	Cars	Available Spaces
Public (Paid Parking)										
<i>on-street</i>	54	7.4	4	50	59.3	32	22	46.3	25	29
<i>on-street Las Olas only</i>	66	0.0	0	66	50.0	33	33	71.2	47	19
<i>off-street</i>	179	5.0	9	170	44.7	80	99	29.6	53	126
Public (Free Parking)										
<i>on-street</i>	2	100.0	2	0	100.0	2	0	100.0	2	0
Private for Public (Paid)										
<i>off-street</i>	294	10.2	30	264	59.2	174	120	45.2	133	161
<i>garage</i>	179	12.3	22	157	50.3	90	89	27.4	49	130
2017 Totals	774	8.7	67	707	53.1	411	363	39.9	309	465
2017 Peak Season (3%)			69	705		423	351		318	456
2024 Peak Season	658	10.8	71	587	66.6	438	220	50.0	329	329

* Source: 'Parking and Delivery Evaluation - Las Olas Boulevard From SE 3rd Avenue to SE 17 Avenue' prepared by Tindale Oliver.

Table 3: Parking Summary (within 700 feet of project) Saturday April 29, 2017

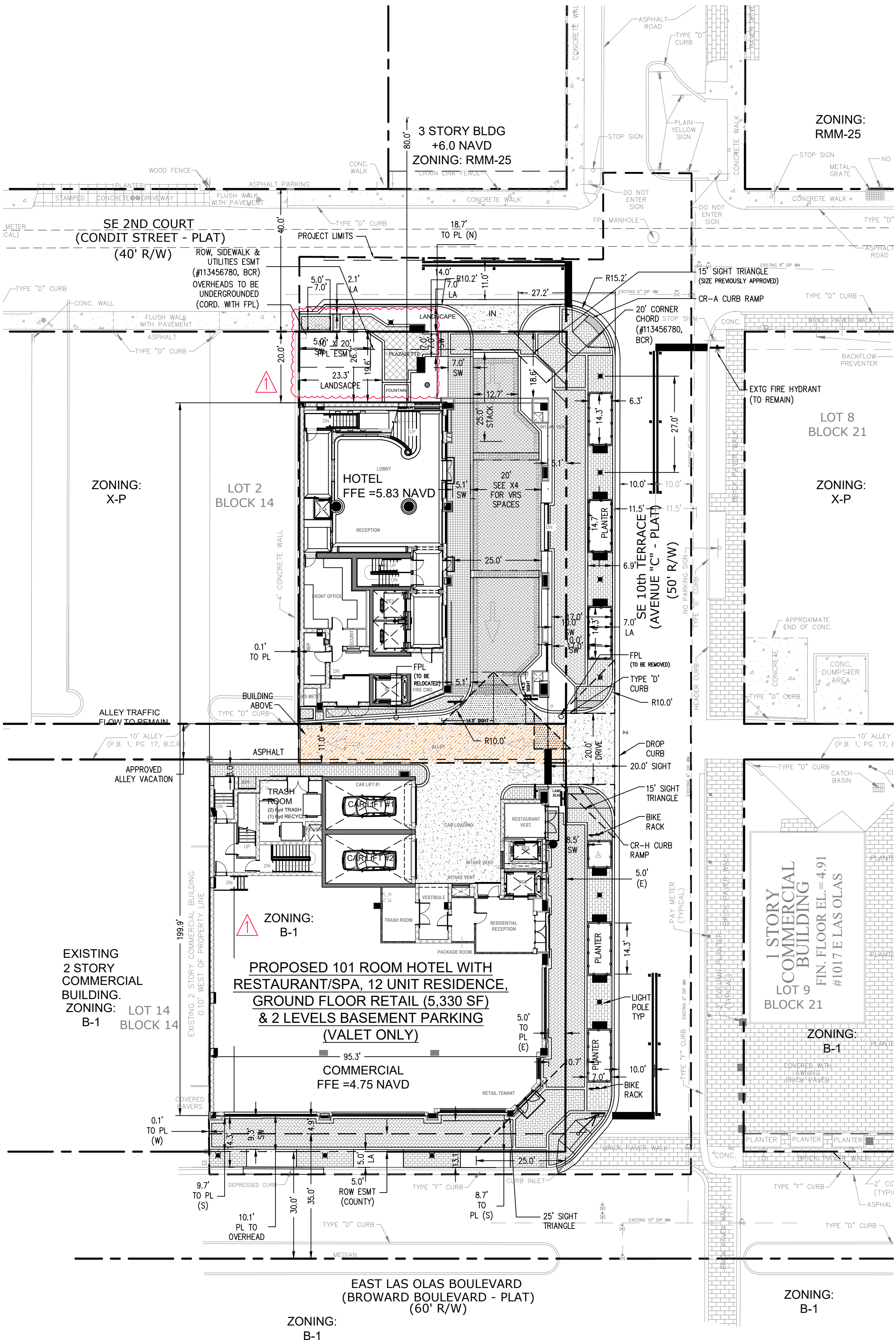
Parking Type	Inventory	PM Average		
		Occupancy* (%)	Cars	Available Spaces
Public (Paid Parking)				
<i>on-street</i>	54	61.1	33	21
<i>on-street Las Olas only</i>	66	83.3	55	11
<i>off-street</i>	179	97.2	174	5
Public (Free Parking)				
<i>on-street</i>	2	100.0	2	0
Private for Public (Paid)				
<i>off-street</i>	294	33.7	99	195
<i>garage</i>	179	16.8	30	149
2017 Totals	774	50.8	393	381
2017 Peak Season (4%)			409	365
2024 Peak Season	658	64.4	424	234

* Source: 'Parking and Delivery Evaluation - Las Olas Boulevard From SE 3rd Avenue to SE 17 Avenue' prepared by Tindale Oliver.

ATTACHMENT A

Site Plan

Drawing name: F:\2017 jobs\17-1364.01 Las Olas HOTEL\17-1364.01 HOTEL SITE.dwg
Jul 29, 2024 - 5:21pm



SITE PLAN INFORMATION	
CURRENT USE OF PROPERTY	COMMERCIAL/PARKING LOT
APPROVED USE OF PROPERTY	COMMERCIAL DEVELOPMENT
PROPOSED USE OF PROPERTY	MIXED USE DEVELOPMENT
CURRENT LAND USE DESIGNATION	COMMERCIAL & MEDIUM-HIGH
PROPOSED LAND USE DESIGNATION	COMMERCIAL & MEDIUM-HIGH
CURRENT ZONING DESIGNATION	CB
PROPOSED ZONING DESIGNATION	CB
ADJACENT ZONING DESIGNATION-N/E	RMM-25 / X-P
ADJACENT ZONING DESIGNATION-S/W	B-1 / X-P

SETBACK TABLE	REQ. (CB)	PREVIOUSLY APPROVED	PROVIDED
FRONT YARD (NORTH) - SE 2nd Ct.	47'-6.20	5'	18.7'
FRONT YARD (EAST) - SE 10th Terr.	5'	5.0'	5.0'
FRONT YARD (SOUTH) - Las Olas Blvd.	5'	9.7'	9.7'
SIDE YARD (WEST) - Adjacent Property	0'	0.3'	0.0'

TOTAL PROPOSED SITE AREA (INCLUDING ALLEY)	0.46 ACRES TOTAL / 20,000 S.F.
TOTAL PREVIOUS EXISTING (LANDSCAPE)	2,942 S.F. 14.7 %
TOTAL PREVIOUS PROPOSED (LANDSCAPE)	766 S.F. 3.8 %
TOTAL IMPERVIOUS EXISTING	11,282 S.F. 56.4 %
TOTAL IMPERVIOUS PROPOSED	2,831 S.F. 14.2 %
TOTAL BUILDING FOOT PRINT EXISTING	5,776 S.F. 28.9 %
TOTAL BUILDING FOOT PRINT PROPOSED	16,403 S.F. 82.0 %
TOTAL BUILDING WIDTH & LENGTH	95' x 200'
FLOOR AREA RATIO (F.A.R.) - NO MAX. (6.69 PREV APPROVED)	162,928/20,000 = 8.15
BUILDING SIZE- (TOTAL BLDG AREA) (NIC PARKING)	162,928 G.S.F.
(HOTEL) 81 ROOMS	48,123 S.F.
(HOTEL RESTAURANT/BAR)	12,692 S.F.
(HOTEL SPA)	5,425 S.F.
(RESIDENTIAL) 17 MULTIFAMILY UNITS	48,208 S.F.
(COMMERCIAL/RESTAURANT ON LAS OLAS)	5,330 S.F.
(SERVICE/AMENITY/COMMON/OTHER)	43,150 S.F.
NUMBER OF STORIES/HEIGHT BLDG (MAX. 150')	149'-2"
(PARKING GARAGE) (NIC IN FAR/BELOW GRADE)	30,880 G.S.F./2 LEVELS
VUA	250 S.F. 1.2 %
PEDESTRIAN WALKS & PLAZAS	4,842 S.F. 24.2 %
LOT COVERAGE	16,403 S.F. 82.0 %
LANDSCAPE @ GRADE	766 S.F.
LANDSCAPE WITHIN ROW	941 S.F.

% CHANGED DUE TO APPROVAL OF THE ALLEY VACATION THUS INCREASING THE TOTAL SITE AREA.

OPEN SPACE	UNITS	REQUIRED (RATIO)	APPROVED	PROVIDED
OPEN SPACE (RESIDENTIAL UNITS)	17	2,550 S.F. (150 SF/UNIT)	N/A	11,773 S.F.
OPEN SPACE (GROUND LEVEL) 40% OF REQUIRED OPEN SPACE		1,020 S.F.	N/A	3,846 S.F.
OPEN SPACE (2nd LEVEL)			N/A	1,140 S.F.
OPEN SPACE (10th LEVEL)			N/A	0 S.F.
OPEN SPACE (12th LEVEL)			N/A	6,787 S.F.
SECTION 47.18.21.H.2		REQUIRED 1,275 S.F.	APPROVED N/A	PROVIDED 1,303 S.F.
LANDSCAPE 50% OF REQUIRED OPEN SPACE		REQUIRED 1,400 S.F.	APPROVED N/A	PROVIDED 1,400 S.F.
SECTION 47.18.21.H.3		REQUIRED 1,400 S.F.	APPROVED N/A	PROVIDED 1,400 S.F.
PUBLIC PLAZA REQUIREMENT				
SEE OPEN SPACE EXHIBIT (SHEET X8)				

PARKING DATA:	SF/UNIT	RATIO	REQUIRED	APPROVED	PROVIDED
COMMERCIAL/RETAIL	5,350 sf	1/250sf	21.3		3.0
HOTEL	81 units	1.7/unit	81.0		36.0
MULTI-FAMILY RESIDENTIAL 2 BEDROOM	3 units	2.0/unit	6.0		6.0
MULTI-FAMILY RESIDENTIAL 3 BEDROOM	12 units	2.1/unit	25.2		25.0
MULTI-FAMILY RESIDENTIAL 4 BEDROOM	2 units	2.2/unit	4.4		4.0
TOTAL SPACES			137.9	75*	74

NOTE: DUE TO 10TH TERRACE BEING DESIGNED TO THE MASTER PLAN DESIGN GUIDELINES FOR A LOCAL STREET, (3) METERED PARKING SPACES HAVE BEEN REMOVED AND MITIGATED FOR.

NOTE: AN EXISTING B-CYCLE STATION HAS BEEN REMOVED/RELOCATED.

NOTE: A PARKING REDUCTION APPLICATION HAS BEEN APPROVED WITH THE PREVIOUSLY APPROVED SITE PLAN (54% (89 SPACES)). THE PROPOSED REDUCTION (HOTEL AND COMMERCIAL ONLY) IS FOR 74 SPACES.

NOTE: THE PROJECT WILL COMPLY WITH FBC ACCESSIBILITY SECTION 503 FOR PASSENGER LOADING ZONE.

NOTE: STACKING & VRS REQUIREMENTS ARE PROVIDED ON THE CIRCULATION EXHIBIT (SHEET X4).

NOTE: VALET PARKING WILL BE PROVIDED ON-SITE 100% OF OPERATING HOURS.

NOTE: THE OFF-SITE PARKING SPACES WILL BE PROVIDED ON THE ADJACENT SITE (TO EAST) THAT IS ALSO OWNED BY THE APPLICANT. AN OFF-SITE PARKING AGREEMENT HAS BEEN RECORDED.

DRC AMENDMENT 2 (UDP-A24025):

- HOTEL ROOM COUNT DECREASE FROM 140 TO 101
- ADDITION OF 12 MULTI-FAMILY RESIDENTIAL UNITS (9-11 LEVELS)
- GSF INCREASE FROM 133,929 SF TO 171,538 SF (+37,609 SF)
- FAR INCREASE FROM 6.69 TO 8.57 (+1.88)
- HEIGHT INCREASE FROM 123'-5" TO 149'-2" (+ 26'-3")
- COMMERCIAL SF DECREASE FROM 5,698 SF TO 5,330 SF (-368 SF)
- PARKING REQUIRED - DECREASE FROM 164 TO 148 (-16)
- WEST SETBACK FROM 0.3' TO 0.0'
- BICYCLE PARKING REMOVED
- OPEN SPACE REQUIREMENTS ADDED FOR MIXED USE DEVELOPMENT
- OPEN SPACE SHIFTED FROM 10TH FLOOR TO 12TH FLOOR

DRC AMENDMENT 2 (UDP-A24025):

- PARKING PROVIDED IN BASEMENT WAS REDUCED BY 1 SPACE
- TOTAL PARKING PROVIDED WAS REDUCED FROM 75 TO 74.
- TOTAL HOTEL ROOMS DECREASED FROM 101 TO 81.
- TOTAL RESIDENTIAL UNITS INCREASED FROM 12 TO 17.
- BICYCLE PARKING ADDED
- FAR DECREASED FROM 8.57 TO 8.15
- TOTAL GSF DECREASED FROM 171,538 SF TO 162,928 SF.
- TOTAL HOTEL SF INCREASE FROM 42,602 SF TO 48,123 SF.
- TOTAL HOTEL RESTAURANT/BAR DECREASED FROM 15,658 SF TO 12,692 SF.
- TOTAL RESIDENTIAL SF INCREASED FROM 42,602 SF TO 48,208 SF
- TOTAL SERVICE/AMENITY/COMMON/OTHER DECREASED FROM 59,907 SF TO 43,150 SF.

SOLID WASTE:

SOLID WASTE / RECYCLING:

- THE BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT:
 - WASTE REMOVAL WILL BE 3 DAYS/WK OR AS NEEDED - (2) 2YD CONTAINERS.
 - RECYCLE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED - (1) 2YD CONTAINER.

* THE WASTE SYSTEMS WILL MEET THE CAPACITY REQUIREMENTS OF BLDG ORDINANCE REQ. AND COMPLY WITH ULDR 47-19.4 AS APPLICABLE.

STRUCTURAL SOIL:

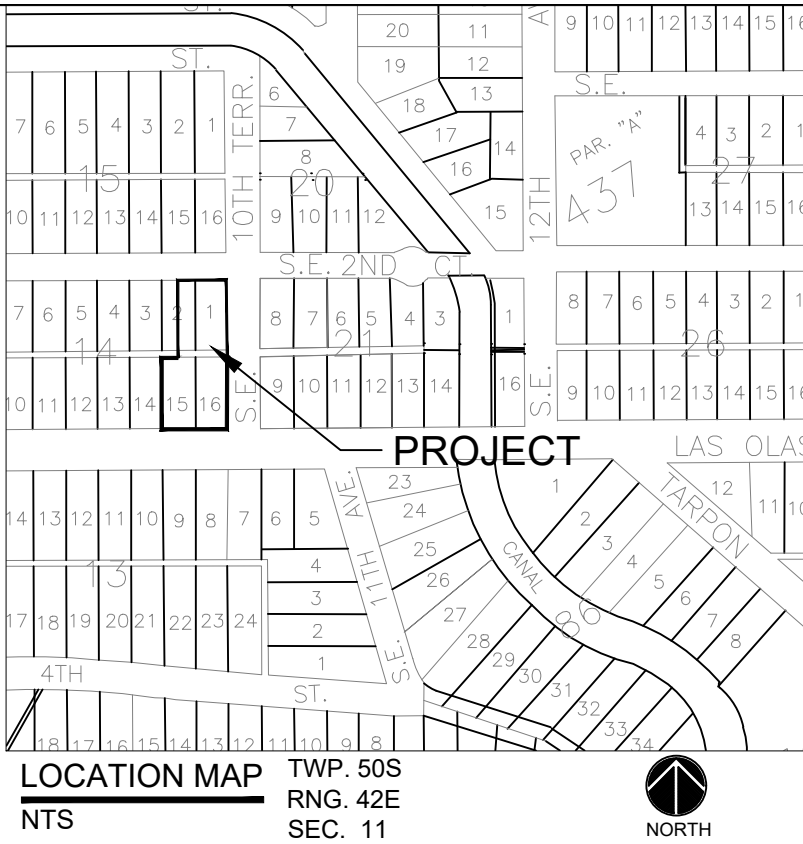
- STRUCTURAL SOIL WILL BE PROVIDED AS APPLICABLE PER CITY OF FORT LAUDERDALE ULDR ALONG CITY STREET ROW's.
- STRUCTURAL SOIL AND PAVEMENT GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

FLOOD DATA:

FLOOD ZONE AH ELEV: 5.0
MAP#12011C0554H, DATE:08/18/2014
BROWARD COUNTY 100 YEAR
3 DAY CONTOUR= ELEV. (5.5) NAVD
AVERAGE WET SEASON
WATER LEVEL= ELEV. (1.5) NAVD

BUILDING DATA:

FBC BUILDING TYPE DESIGNATION:
OCCUPANCY: (HOTEL & RESIDENTIAL & COMMERCIAL)
CODE COMPLIANT SPRINKLER SYSTEM
BUILDING AND PARKING GARAGE WILL BE SPRINKLED.
PARKING GARAGE AIR QUALITY REQUIREMENTS
FBC 406.6 ENCLOSED PROVISIONS



LEGAL DESCRIPTION:

LOT 1, EAST 1/2 OF LOT 2, LOT 15, LOT 16 ALL IN BLOCK 14 TOGETHER WITH A PORTION OF 10' ALLEY IN SAID BLOCK 14 BOUNDED ON WEST BY SOUTHERLY EXTENSION OF EAST 25' OF SAID LOT 2 AND BOUNDED ON THE EAST BY EAST LIMIT OF SAID BLOCK 14 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN

Sheet Title

1007 EAST LAS OLAS

1007 E. LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

Job Title



Revisions

04/22/2024	AMENDMENT #2 INITIAL
07/29/2024	AMENDMENT #2 REV 1

Phase:
DRC AMENDMENT 2

SEAL

Scale: 1"=20'	Date 04/18/24
Job No. 17-1364.01	Plot Date 07/29/24
Drawn by SR0D	Sheet No. C0
Proj. Mgr. DRS	
Appr. by DRS	1 of 1

ATTACHMENT B

Riverside Hotel

THE LAS OLAS COMPANY, INC.

600 SAGAMORE ROAD
FORT LAUDERDALE, FLORIDA 33301

(954) 463-5630
FAX (954) 463-5750

November 11, 2020

Robert Lochrie III, Esq.
1401 E. Broward Boulevard, Suite #200
Fort Lauderdale, Florida 33301

Re: Riverside Hotel Parking Demand
620 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

Dear Robert,

This is in response to your inquiry about parking levels for our guests here at the Riverside Hotel. While these numbers are loose, they are in the ballpark. There are extending circumstances that can shift the numbers, but I don't think by that much. Things like group rates, discounted parking, etc. can change the numbers, but again, I don't think by that much. With that said, I am not going to consider the current fiscal year of 2020, but our numbers showed that in 2018, we had just less than 29% of occupied rooms had a car and 2019 showed just shy of 31% of rooms had cars overnight. Also, keep in mind that we have approximately 50 employees that park in the garage as well, but that is influenced by having two restaurants of employees as well.

So, on an annual basis, a 100 room hotel and one restaurant would generate approximately 25,000 room night with an average of 30% of the guests traveling in with a vehicle equates to 20 parking spaces for guest and 25 spaces for employees.

I hope this helps you understand the parking demand on a hotel with a restaurant.

Sincerely,



Michael C. Weymouth
President & CEO

ATTACHMENT C

2017 Parking Observations



Parking Utilization Wednesday 04/19/17 AM Count

A-1



Parking Utilization Wednesday 04/19/17 MID Count

A-2



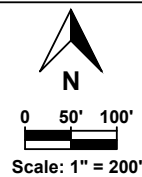
Parking Utilization Wednesday 04/19/17 PM Count

A-3



Parking Utilization Thursday 04/20/17 AM Count

A-4



5/31/2017 1:31 PM

J:\-CLIENT 700 - 799\756006-01.17 LAS OLAS PARKING ANALYSIS\DESIGN\ACAD\LAS OLAS PARKING INVENTORY_052217.DWG



Parking Utilization Thursday 04/20/17 PM Count

A-6



Parking Utilization Saturday 04/29/17 PM Count

A-7

Las Olas Boulevard Parking and Delivery Evaluation

Table 1: Parking Occupancy by Parking Type

Parking Type	Inventory	Wednesday AM		Thursday AM		Wednesday Midday		Thursday Midday		Wednesday PM		Thursday PM		Saturday Night	
		Parked Cars	Occupancy	Parked Cars	Occupancy	Parked Cars	Occupancy	Parked Cars	Occupancy	Parked Cars	Occupancy	Parked Cars	Occupancy	Parked Cars	Occupancy
Public (Paid Parking)															
on-street	239	17	13%	22	17%	174	73%	138	58%	157	66%	140	59%	209	87%
on-street Las Olas only	157	5	10%	11	22%	111	71%	83	53%	94	60%	103	66%	141	90%
off-street	249	8	3%	47	19%	126	51%	129	52%	110	44%	94	38%	155	62%
Public (Free Parking)															
on-street	52	12	23%	31	60%	30	58%	44	85%	30	58%	44	85%	45	87%
Private for Public (Paid)															
off-street	500	10	2%	48	10%	249	50%	249	50%	206	41%	157	31%	195	39%
garage	291	16	5%	24	8%	117	40%	96	33%	102	35%	55	19%	60	21%
Private (Permit or Customer Only)															
off-street	619	85	14%	140	23%	360	58%	331	53%	185	30%	254	41%	251	41%
garage	251	64	25%	101	40%	124	49%	163	65%	149	59%	116	46%	92	37%
Valet	158	64	41%	64	41%	62	39%	70	44%	85	54%	52	33%	121	77%
TOTAL AREA PARKING	2359	276	12%	477	21%	1242	53%	1220	52%	1024	43%	912	39%	1128	48%

Note: During AM peak hour, only 49 spaces available along Las Olas Boulevard, as on-street parking west of 11th Ave is designated as travel lane from 3:00–11:00 AM; table reflects time of day availability.

Table 2: Average Parking Occupancy

Parking Type	Inventory	AM - Average		Midday - Average		PM - Average		Saturday Night	
		Cars Parked	Occupancy	Cars Parked	Occupancy	Cars Parked	Occupancy	Cars Parked	Occupancy
On-Street	291	41	14%	193	66%	185.5	64%	254	87%
Off-Street - Surface	1368	169	12%	722	53%	503	37%	601	44%
Garage	542	102.5	19%	250	46%	211	39%	152	28%
Valet	158	64	41%	66	42%	68.5	43%	121	77%
Total	2359	376.5	16%	1231	52%	968	41%	1128	48%

ATTACHMENT D

PSFC

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 8600 EAST-A1A TO US1

WEEK	DATES	SF	MOCF: 0.91 PSCF
1	01/01/2017 - 01/07/2017	0.99	1.09
2	01/08/2017 - 01/14/2017	0.97	1.07
3	01/15/2017 - 01/21/2017	0.94	1.03
* 4	01/22/2017 - 01/28/2017	0.93	1.02
* 5	01/29/2017 - 02/04/2017	0.91	1.00
* 6	02/05/2017 - 02/11/2017	0.90	0.99
* 7	02/12/2017 - 02/18/2017	0.88	0.97
* 8	02/19/2017 - 02/25/2017	0.88	0.97
* 9	02/26/2017 - 03/04/2017	0.89	0.98
* 10	03/05/2017 - 03/11/2017	0.89	0.98
* 11	03/12/2017 - 03/18/2017	0.89	0.98
* 12	03/19/2017 - 03/25/2017	0.90	0.99
* 13	03/26/2017 - 04/01/2017	0.91	1.00
* 14	04/02/2017 - 04/08/2017	0.92	1.01
* 15	04/09/2017 - 04/15/2017	0.93	1.02
* 16	04/16/2017 - 04/22/2017	0.94	1.03
17	04/23/2017 - 04/29/2017	0.95	1.04
18	04/30/2017 - 05/06/2017	0.95	1.04
19	05/07/2017 - 05/13/2017	0.96	1.05
20	05/14/2017 - 05/20/2017	0.97	1.07
21	05/21/2017 - 05/27/2017	1.00	1.10
22	05/28/2017 - 06/03/2017	1.02	1.12
23	06/04/2017 - 06/10/2017	1.04	1.14
24	06/11/2017 - 06/17/2017	1.06	1.16
25	06/18/2017 - 06/24/2017	1.05	1.15
26	06/25/2017 - 07/01/2017	1.04	1.14
27	07/02/2017 - 07/08/2017	1.02	1.12
28	07/09/2017 - 07/15/2017	1.01	1.11
29	07/16/2017 - 07/22/2017	1.02	1.12
30	07/23/2017 - 07/29/2017	1.03	1.13
31	07/30/2017 - 08/05/2017	1.04	1.14
32	08/06/2017 - 08/12/2017	1.05	1.15
33	08/13/2017 - 08/19/2017	1.06	1.16
34	08/20/2017 - 08/26/2017	1.12	1.23
35	08/27/2017 - 09/02/2017	1.17	1.29
36	09/03/2017 - 09/09/2017	1.23	1.35
37	09/10/2017 - 09/16/2017	1.28	1.41
38	09/17/2017 - 09/23/2017	1.25	1.37
39	09/24/2017 - 09/30/2017	1.21	1.33
40	10/01/2017 - 10/07/2017	1.18	1.30
41	10/08/2017 - 10/14/2017	1.14	1.25
42	10/15/2017 - 10/21/2017	1.10	1.21
43	10/22/2017 - 10/28/2017	1.09	1.20
44	10/29/2017 - 11/04/2017	1.07	1.18
45	11/05/2017 - 11/11/2017	1.05	1.15
46	11/12/2017 - 11/18/2017	1.04	1.14
47	11/19/2017 - 11/25/2017	1.03	1.13
48	11/26/2017 - 12/02/2017	1.02	1.12
49	12/03/2017 - 12/09/2017	1.00	1.10
50	12/10/2017 - 12/16/2017	0.99	1.09
51	12/17/2017 - 12/23/2017	0.98	1.08
52	12/24/2017 - 12/30/2017	0.96	1.05
53	12/31/2017 - 12/31/2017	0.94	1.03

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2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8601 CEN.-W OF US1 TO SR7

WEEK	DATES	SF	MOCF: 0.97 PSCF
1	01/01/2017 - 01/07/2017	0.96	0.99
2	01/08/2017 - 01/14/2017	0.98	1.01
3	01/15/2017 - 01/21/2017	0.99	1.02
4	01/22/2017 - 01/28/2017	0.99	1.02
* 5	01/29/2017 - 02/04/2017	0.98	1.01
* 6	02/05/2017 - 02/11/2017	0.98	1.01
* 7	02/12/2017 - 02/18/2017	0.97	1.00
* 8	02/19/2017 - 02/25/2017	0.97	1.00
* 9	02/26/2017 - 03/04/2017	0.96	0.99
* 10	03/05/2017 - 03/11/2017	0.96	0.99
* 11	03/12/2017 - 03/18/2017	0.96	0.99
* 12	03/19/2017 - 03/25/2017	0.96	0.99
* 13	03/26/2017 - 04/01/2017	0.97	1.00
* 14	04/02/2017 - 04/08/2017	0.97	1.00
* 15	04/09/2017 - 04/15/2017	0.98	1.01
* 16	04/16/2017 - 04/22/2017	0.98	1.01
* 17	04/23/2017 - 04/29/2017	0.99	1.02
18	04/30/2017 - 05/06/2017	0.99	1.02
19	05/07/2017 - 05/13/2017	0.99	1.02
20	05/14/2017 - 05/20/2017	1.00	1.03
21	05/21/2017 - 05/27/2017	1.00	1.03
22	05/28/2017 - 06/03/2017	1.00	1.03
23	06/04/2017 - 06/10/2017	1.01	1.04
24	06/11/2017 - 06/17/2017	1.01	1.04
25	06/18/2017 - 06/24/2017	1.01	1.04
26	06/25/2017 - 07/01/2017	1.01	1.04
27	07/02/2017 - 07/08/2017	1.01	1.04
28	07/09/2017 - 07/15/2017	1.02	1.05
29	07/16/2017 - 07/22/2017	1.01	1.04
30	07/23/2017 - 07/29/2017	1.01	1.04
31	07/30/2017 - 08/05/2017	1.01	1.04
32	08/06/2017 - 08/12/2017	1.01	1.04
33	08/13/2017 - 08/19/2017	1.01	1.04
34	08/20/2017 - 08/26/2017	1.05	1.08
35	08/27/2017 - 09/02/2017	1.08	1.11
36	09/03/2017 - 09/09/2017	1.12	1.15
37	09/10/2017 - 09/16/2017	1.16	1.20
38	09/17/2017 - 09/23/2017	1.13	1.16
39	09/24/2017 - 09/30/2017	1.10	1.13
40	10/01/2017 - 10/07/2017	1.08	1.11
41	10/08/2017 - 10/14/2017	1.05	1.08
42	10/15/2017 - 10/21/2017	1.03	1.06
43	10/22/2017 - 10/28/2017	1.02	1.05
44	10/29/2017 - 11/04/2017	1.01	1.04
45	11/05/2017 - 11/11/2017	1.00	1.03
46	11/12/2017 - 11/18/2017	0.99	1.02
47	11/19/2017 - 11/25/2017	0.98	1.01
48	11/26/2017 - 12/02/2017	0.98	1.01
49	12/03/2017 - 12/09/2017	0.97	1.00
50	12/10/2017 - 12/16/2017	0.96	0.99
51	12/17/2017 - 12/23/2017	0.97	1.00
52	12/24/2017 - 12/30/2017	0.98	1.01
53	12/31/2017 - 12/31/2017	0.99	1.02

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2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 8630 WEST-W OF US441

WEEK	DATES	SF	MOCF: 0.97 PSCF
1	01/01/2017 - 01/07/2017	1.02	1.05
2	01/08/2017 - 01/14/2017	1.01	1.04
3	01/15/2017 - 01/21/2017	1.00	1.03
4	01/22/2017 - 01/28/2017	0.99	1.02
5	01/29/2017 - 02/04/2017	0.98	1.01
* 6	02/05/2017 - 02/11/2017	0.97	1.00
* 7	02/12/2017 - 02/18/2017	0.96	0.99
* 8	02/19/2017 - 02/25/2017	0.95	0.98
* 9	02/26/2017 - 03/04/2017	0.95	0.98
* 10	03/05/2017 - 03/11/2017	0.95	0.98
* 11	03/12/2017 - 03/18/2017	0.95	0.98
* 12	03/19/2017 - 03/25/2017	0.96	0.99
* 13	03/26/2017 - 04/01/2017	0.97	1.00
* 14	04/02/2017 - 04/08/2017	0.97	1.00
* 15	04/09/2017 - 04/15/2017	0.98	1.01
* 16	04/16/2017 - 04/22/2017	0.98	1.01
* 17	04/23/2017 - 04/29/2017	0.98	1.01
* 18	04/30/2017 - 05/06/2017	0.98	1.01
19	05/07/2017 - 05/13/2017	0.98	1.01
20	05/14/2017 - 05/20/2017	0.98	1.01
21	05/21/2017 - 05/27/2017	0.99	1.02
22	05/28/2017 - 06/03/2017	1.01	1.04
23	06/04/2017 - 06/10/2017	1.02	1.05
24	06/11/2017 - 06/17/2017	1.03	1.06
25	06/18/2017 - 06/24/2017	1.04	1.07
26	06/25/2017 - 07/01/2017	1.05	1.08
27	07/02/2017 - 07/08/2017	1.05	1.08
28	07/09/2017 - 07/15/2017	1.06	1.09
29	07/16/2017 - 07/22/2017	1.05	1.08
30	07/23/2017 - 07/29/2017	1.04	1.07
31	07/30/2017 - 08/05/2017	1.03	1.06
32	08/06/2017 - 08/12/2017	1.02	1.05
33	08/13/2017 - 08/19/2017	1.01	1.04
34	08/20/2017 - 08/26/2017	1.04	1.07
35	08/27/2017 - 09/02/2017	1.07	1.10
36	09/03/2017 - 09/09/2017	1.10	1.13
37	09/10/2017 - 09/16/2017	1.13	1.16
38	09/17/2017 - 09/23/2017	1.10	1.13
39	09/24/2017 - 09/30/2017	1.07	1.10
40	10/01/2017 - 10/07/2017	1.04	1.07
41	10/08/2017 - 10/14/2017	1.01	1.04
42	10/15/2017 - 10/21/2017	0.98	1.01
43	10/22/2017 - 10/28/2017	0.98	1.01
44	10/29/2017 - 11/04/2017	0.98	1.01
45	11/05/2017 - 11/11/2017	0.98	1.01
46	11/12/2017 - 11/18/2017	0.98	1.01
47	11/19/2017 - 11/25/2017	0.99	1.02
48	11/26/2017 - 12/02/2017	1.00	1.03
49	12/03/2017 - 12/09/2017	1.01	1.04
50	12/10/2017 - 12/16/2017	1.02	1.05
51	12/17/2017 - 12/23/2017	1.01	1.04
52	12/24/2017 - 12/30/2017	1.01	1.04
53	12/31/2017 - 12/31/2017	1.00	1.03

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2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 8659 BROWARD I595

WEEK	DATES	SF	MOCF: 0.98 PSCF
1	01/01/2017 - 01/07/2017	0.98	1.00
2	01/08/2017 - 01/14/2017	1.00	1.02
3	01/15/2017 - 01/21/2017	1.02	1.04
4	01/22/2017 - 01/28/2017	1.01	1.03
5	01/29/2017 - 02/04/2017	1.00	1.02
6	02/05/2017 - 02/11/2017	0.99	1.01
* 7	02/12/2017 - 02/18/2017	0.98	1.00
* 8	02/19/2017 - 02/25/2017	0.98	1.00
* 9	02/26/2017 - 03/04/2017	0.97	0.99
* 10	03/05/2017 - 03/11/2017	0.97	0.99
* 11	03/12/2017 - 03/18/2017	0.96	0.98
* 12	03/19/2017 - 03/25/2017	0.97	0.99
* 13	03/26/2017 - 04/01/2017	0.97	0.99
* 14	04/02/2017 - 04/08/2017	0.98	1.00
* 15	04/09/2017 - 04/15/2017	0.98	1.00
* 16	04/16/2017 - 04/22/2017	0.98	1.00
* 17	04/23/2017 - 04/29/2017	0.98	1.00
* 18	04/30/2017 - 05/06/2017	0.99	1.01
* 19	05/07/2017 - 05/13/2017	0.99	1.01
20	05/14/2017 - 05/20/2017	0.99	1.01
21	05/21/2017 - 05/27/2017	1.00	1.02
22	05/28/2017 - 06/03/2017	1.01	1.03
23	06/04/2017 - 06/10/2017	1.02	1.04
24	06/11/2017 - 06/17/2017	1.03	1.05
25	06/18/2017 - 06/24/2017	1.03	1.05
26	06/25/2017 - 07/01/2017	1.03	1.05
27	07/02/2017 - 07/08/2017	1.03	1.05
28	07/09/2017 - 07/15/2017	1.03	1.05
29	07/16/2017 - 07/22/2017	1.02	1.04
30	07/23/2017 - 07/29/2017	1.02	1.04
31	07/30/2017 - 08/05/2017	1.01	1.03
32	08/06/2017 - 08/12/2017	1.01	1.03
33	08/13/2017 - 08/19/2017	1.00	1.02
34	08/20/2017 - 08/26/2017	1.04	1.06
35	08/27/2017 - 09/02/2017	1.08	1.10
36	09/03/2017 - 09/09/2017	1.11	1.13
37	09/10/2017 - 09/16/2017	1.15	1.17
38	09/17/2017 - 09/23/2017	1.12	1.14
39	09/24/2017 - 09/30/2017	1.08	1.10
40	10/01/2017 - 10/07/2017	1.05	1.07
41	10/08/2017 - 10/14/2017	1.01	1.03
42	10/15/2017 - 10/21/2017	0.98	1.00
43	10/22/2017 - 10/28/2017	0.98	1.00
44	10/29/2017 - 11/04/2017	0.98	1.00
45	11/05/2017 - 11/11/2017	0.97	0.99
46	11/12/2017 - 11/18/2017	0.97	0.99
47	11/19/2017 - 11/25/2017	0.97	0.99
48	11/26/2017 - 12/02/2017	0.98	1.00
49	12/03/2017 - 12/09/2017	0.98	1.00
50	12/10/2017 - 12/16/2017	0.98	1.00
51	12/17/2017 - 12/23/2017	0.99	1.01
52	12/24/2017 - 12/30/2017	1.01	1.03
53	12/31/2017 - 12/31/2017	1.02	1.04

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2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 8675 BROWARD I75 URBAN

WEEK	DATES	SF	MOCF: 0.97 PSCF
1	01/01/2017 - 01/07/2017	0.99	1.02
2	01/08/2017 - 01/14/2017	1.00	1.03
3	01/15/2017 - 01/21/2017	1.01	1.04
4	01/22/2017 - 01/28/2017	1.00	1.03
5	01/29/2017 - 02/04/2017	0.99	1.02
6	02/05/2017 - 02/11/2017	0.98	1.01
* 7	02/12/2017 - 02/18/2017	0.97	1.00
* 8	02/19/2017 - 02/25/2017	0.97	1.00
* 9	02/26/2017 - 03/04/2017	0.97	1.00
* 10	03/05/2017 - 03/11/2017	0.96	0.99
* 11	03/12/2017 - 03/18/2017	0.96	0.99
* 12	03/19/2017 - 03/25/2017	0.96	0.99
* 13	03/26/2017 - 04/01/2017	0.97	1.00
* 14	04/02/2017 - 04/08/2017	0.97	1.00
* 15	04/09/2017 - 04/15/2017	0.97	1.00
* 16	04/16/2017 - 04/22/2017	0.97	1.00
* 17	04/23/2017 - 04/29/2017	0.97	1.00
* 18	04/30/2017 - 05/06/2017	0.98	1.01
* 19	05/07/2017 - 05/13/2017	0.98	1.01
20	05/14/2017 - 05/20/2017	0.98	1.01
21	05/21/2017 - 05/27/2017	0.99	1.02
22	05/28/2017 - 06/03/2017	1.00	1.03
23	06/04/2017 - 06/10/2017	1.00	1.03
24	06/11/2017 - 06/17/2017	1.01	1.04
25	06/18/2017 - 06/24/2017	1.02	1.05
26	06/25/2017 - 07/01/2017	1.02	1.05
27	07/02/2017 - 07/08/2017	1.03	1.06
28	07/09/2017 - 07/15/2017	1.03	1.06
29	07/16/2017 - 07/22/2017	1.02	1.05
30	07/23/2017 - 07/29/2017	1.01	1.04
31	07/30/2017 - 08/05/2017	1.01	1.04
32	08/06/2017 - 08/12/2017	1.00	1.03
33	08/13/2017 - 08/19/2017	0.99	1.02
34	08/20/2017 - 08/26/2017	1.03	1.06
35	08/27/2017 - 09/02/2017	1.08	1.11
36	09/03/2017 - 09/09/2017	1.12	1.15
37	09/10/2017 - 09/16/2017	1.16	1.20
38	09/17/2017 - 09/23/2017	1.12	1.15
39	09/24/2017 - 09/30/2017	1.08	1.11
40	10/01/2017 - 10/07/2017	1.05	1.08
41	10/08/2017 - 10/14/2017	1.01	1.04
42	10/15/2017 - 10/21/2017	0.97	1.00
43	10/22/2017 - 10/28/2017	0.97	1.00
44	10/29/2017 - 11/04/2017	0.98	1.01
45	11/05/2017 - 11/11/2017	0.98	1.01
46	11/12/2017 - 11/18/2017	0.98	1.01
47	11/19/2017 - 11/25/2017	0.98	1.01
48	11/26/2017 - 12/02/2017	0.99	1.02
49	12/03/2017 - 12/09/2017	0.99	1.02
50	12/10/2017 - 12/16/2017	0.99	1.02
51	12/17/2017 - 12/23/2017	1.00	1.03
52	12/24/2017 - 12/30/2017	1.00	1.03
53	12/31/2017 - 12/31/2017	1.01	1.04

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2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 8676 BROWARD I75 RURAL

WEEK	DATES	SF	MOCF: 0.93 PSCF
1	01/01/2017 - 01/07/2017	0.96	1.03
2	01/08/2017 - 01/14/2017	0.97	1.04
3	01/15/2017 - 01/21/2017	0.98	1.05
* 4	01/22/2017 - 01/28/2017	0.97	1.04
* 5	01/29/2017 - 02/04/2017	0.95	1.02
* 6	02/05/2017 - 02/11/2017	0.94	1.01
* 7	02/12/2017 - 02/18/2017	0.92	0.99
* 8	02/19/2017 - 02/25/2017	0.91	0.98
* 9	02/26/2017 - 03/04/2017	0.91	0.98
* 10	03/05/2017 - 03/11/2017	0.90	0.97
* 11	03/12/2017 - 03/18/2017	0.90	0.97
* 12	03/19/2017 - 03/25/2017	0.91	0.98
* 13	03/26/2017 - 04/01/2017	0.92	0.99
* 14	04/02/2017 - 04/08/2017	0.93	1.00
* 15	04/09/2017 - 04/15/2017	0.95	1.02
* 16	04/16/2017 - 04/22/2017	0.96	1.03
17	04/23/2017 - 04/29/2017	0.98	1.05
18	04/30/2017 - 05/06/2017	0.99	1.06
19	05/07/2017 - 05/13/2017	1.01	1.09
20	05/14/2017 - 05/20/2017	1.02	1.10
21	05/21/2017 - 05/27/2017	1.03	1.11
22	05/28/2017 - 06/03/2017	1.04	1.12
23	06/04/2017 - 06/10/2017	1.05	1.13
24	06/11/2017 - 06/17/2017	1.07	1.15
25	06/18/2017 - 06/24/2017	1.06	1.14
26	06/25/2017 - 07/01/2017	1.05	1.13
27	07/02/2017 - 07/08/2017	1.04	1.12
28	07/09/2017 - 07/15/2017	1.03	1.11
29	07/16/2017 - 07/22/2017	1.04	1.12
30	07/23/2017 - 07/29/2017	1.05	1.13
31	07/30/2017 - 08/05/2017	1.06	1.14
32	08/06/2017 - 08/12/2017	1.07	1.15
33	08/13/2017 - 08/19/2017	1.08	1.16
34	08/20/2017 - 08/26/2017	1.13	1.22
35	08/27/2017 - 09/02/2017	1.17	1.26
36	09/03/2017 - 09/09/2017	1.22	1.31
37	09/10/2017 - 09/16/2017	1.26	1.35
38	09/17/2017 - 09/23/2017	1.22	1.31
39	09/24/2017 - 09/30/2017	1.17	1.26
40	10/01/2017 - 10/07/2017	1.13	1.22
41	10/08/2017 - 10/14/2017	1.08	1.16
42	10/15/2017 - 10/21/2017	1.04	1.12
43	10/22/2017 - 10/28/2017	1.02	1.10
44	10/29/2017 - 11/04/2017	1.00	1.08
45	11/05/2017 - 11/11/2017	0.97	1.04
46	11/12/2017 - 11/18/2017	0.95	1.02
47	11/19/2017 - 11/25/2017	0.95	1.02
48	11/26/2017 - 12/02/2017	0.95	1.02
49	12/03/2017 - 12/09/2017	0.95	1.02
50	12/10/2017 - 12/16/2017	0.96	1.03
51	12/17/2017 - 12/23/2017	0.96	1.03
52	12/24/2017 - 12/30/2017	0.97	1.04
53	12/31/2017 - 12/31/2017	0.98	1.05

* PEAK SEASON

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2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 8695 BROWARD I95

WEEK	DATES	SF	MOCF: 0.97 PSCF
1	01/01/2017 - 01/07/2017	0.97	1.00
2	01/08/2017 - 01/14/2017	0.99	1.02
3	01/15/2017 - 01/21/2017	1.00	1.03
4	01/22/2017 - 01/28/2017	0.99	1.02
5	01/29/2017 - 02/04/2017	0.99	1.02
6	02/05/2017 - 02/11/2017	0.98	1.01
* 7	02/12/2017 - 02/18/2017	0.97	1.00
* 8	02/19/2017 - 02/25/2017	0.97	1.00
* 9	02/26/2017 - 03/04/2017	0.97	1.00
* 10	03/05/2017 - 03/11/2017	0.96	0.99
* 11	03/12/2017 - 03/18/2017	0.96	0.99
* 12	03/19/2017 - 03/25/2017	0.97	1.00
* 13	03/26/2017 - 04/01/2017	0.97	1.00
* 14	04/02/2017 - 04/08/2017	0.98	1.01
* 15	04/09/2017 - 04/15/2017	0.98	1.01
* 16	04/16/2017 - 04/22/2017	0.98	1.01
* 17	04/23/2017 - 04/29/2017	0.98	1.01
* 18	04/30/2017 - 05/06/2017	0.98	1.01
* 19	05/07/2017 - 05/13/2017	0.98	1.01
20	05/14/2017 - 05/20/2017	0.98	1.01
21	05/21/2017 - 05/27/2017	0.99	1.02
22	05/28/2017 - 06/03/2017	1.00	1.03
23	06/04/2017 - 06/10/2017	1.00	1.03
24	06/11/2017 - 06/17/2017	1.01	1.04
25	06/18/2017 - 06/24/2017	1.01	1.04
26	06/25/2017 - 07/01/2017	1.01	1.04
27	07/02/2017 - 07/08/2017	1.00	1.03
28	07/09/2017 - 07/15/2017	1.00	1.03
29	07/16/2017 - 07/22/2017	1.00	1.03
30	07/23/2017 - 07/29/2017	1.00	1.03
31	07/30/2017 - 08/05/2017	1.00	1.03
32	08/06/2017 - 08/12/2017	1.00	1.03
33	08/13/2017 - 08/19/2017	1.00	1.03
34	08/20/2017 - 08/26/2017	1.05	1.08
35	08/27/2017 - 09/02/2017	1.11	1.14
36	09/03/2017 - 09/09/2017	1.16	1.20
37	09/10/2017 - 09/16/2017	1.21	1.25
38	09/17/2017 - 09/23/2017	1.17	1.21
39	09/24/2017 - 09/30/2017	1.13	1.16
40	10/01/2017 - 10/07/2017	1.09	1.12
41	10/08/2017 - 10/14/2017	1.05	1.08
42	10/15/2017 - 10/21/2017	1.01	1.04
43	10/22/2017 - 10/28/2017	1.00	1.03
44	10/29/2017 - 11/04/2017	1.00	1.03
45	11/05/2017 - 11/11/2017	0.99	1.02
46	11/12/2017 - 11/18/2017	0.98	1.01
47	11/19/2017 - 11/25/2017	0.98	1.01
48	11/26/2017 - 12/02/2017	0.98	1.01
49	12/03/2017 - 12/09/2017	0.97	1.00
50	12/10/2017 - 12/16/2017	0.97	1.00
51	12/17/2017 - 12/23/2017	0.98	1.01
52	12/24/2017 - 12/30/2017	0.99	1.02
53	12/31/2017 - 12/31/2017	1.00	1.03

* PEAK SEASON

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ATTACHMENT E

Historic Growth

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9084 - LAS OLAS BLVD, E OF SE 9 AVENUE

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
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2023	12300 C	E	6400	W	5900	9.00	54.20	4.40
2022	10500 S	E	5200	W	5300	9.00	53.50	4.20
2021	10300 F	E	5100	W	5200	9.00	54.50	6.70
2020	10300 C	E	5100	W	5200	9.00	53.50	3.00
2019	14300 T	E	7000	W	7300	9.00	54.70	4.30
2018	14300 S	E	7000	W	7300	9.00	54.10	3.00
2017	14100 F	E	6900	W	7200	9.00	53.80	2.80
2016	13900 C	E	6800	W	7100	9.00	55.20	4.70
2015	16000 V		0		0	9.00	54.90	3.40
2014	16000 R					9.00	54.50	7.40
2013	16000 T		0		0	9.00	54.60	7.60
2012	16000 S		0		0	9.00	55.00	5.90
2011	15700 F		0		0	9.00	54.50	6.30
2010	15500 C	E	7500	W	8000	9.37	54.06	9.30
2009	15100 F	E	7500	W	7600	9.31	53.74	5.30
2008	15500 C	E	7700	W	7800	9.70	54.48	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

**1007 E. Las Olas Boulevard
East Las Olas Boulevard
Fort Lauderdale**

Areawide Growth Rate Analysis

Site #9084 - Las Olas Boulevard east of SE 9 Avenue

Year	Volume	Growth Rate
2019	14300	
2023	12300	-2.97%