

May 2, 2013

Mr. Dev Motwani
Tiffany House, LLP
300 SW 1st Avenue, #133
Fort Lauderdale, Florida 33301

Re: Tiffany House/The Escape Hotel (Fort Lauderdale) – Traffic Statement

Dear Dev:

Per your request, Traf Tech Engineering, Inc. conducted a traffic impact statement associated with the proposed Tiffany House/The Escape Hotel development planned to be located on the south side of Riomar Street between Bayshore Drive and Birch Road in Fort Lauderdale Beach, Broward County, Florida. The traffic impact statement addresses trip generation and whether the project trips trigger the minimum trip thresholds required by the City of Fort Lauderdale for a comprehensive traffic study.

The trip generation analysis was performed using the trip generation rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation* manual (9th Edition). The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The analysis was based on the following assumptions:

EXISTING LAND USE

- Currently Vacant (previously approved for 41 residential units)

PROPOSED LAND USE

- Hotel (96 rooms)
- Residential High Rise (74 units)
- Specialty Retail (2,000 square feet)

According to ITE's *Trip Generation* manual (9th Edition), the trip generation rates used for the proposed land uses are:

HIGH RISE RESIDENTIAL CONDOMINIUM/TOWNHOUSE (ITE Land Use 232)

Daily Trip Generation

$$T = 3.77 (X) + 223.66$$

Where T = number of daily trips

X = number of units

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AM Peak Hour

$$T = 0.29 (X) + 28.86 (X)$$

Where T = number of AM peak hour trips

X = number of units

PM Peak Hour

$$T = 0.34 (X) + 15.47$$

Where T = number of PM peak hour trips

X = number of units

HOTEL (ITE Land Use 310)

Daily Trip Generation

$$T = 8.95 (X) - 373.16$$

Where T = number of daily trips

X = number of rooms

AM Peak Hour

$$T = 0.53 (X)$$

Where T = number of AM peak hour trips

X = number of rooms

PM Peak Hour

$$T = 0.60 (X)$$

Where T = number of PM peak hour trips

X = number of rooms

SPECIALTY RETAIL (ITE Land Use 826)

Daily Trip Generation

$$T = 44.32 (X)$$

Where T = number of daily trips

X = 1000 square feet of gross leasable area

AM Peak Hour

$$T = 0.0 (X)$$

Where T = number of AM peak hour trips

X = 1000 square feet of gross leasable area

PM Peak Hour

$$T = 2.71 (X)$$

Where T = number of PM peak hour trips

X = 1000 square feet of gross leasable area

Using the above-listed trip generation rates from the ITE document, a trip generation analysis was undertaken for the proposed land uses. The results of the trip generation analysis are documented in Table 1 on the following page.

As indicated in Table 1, the proposed Tiffany House/The Escape Hotel is projected to generate approximately 901 new daily trips, 85 new AM peak hour trips, and approximately 87 new trips during the typical afternoon peak period.

TABLE 1				
Trip Generation Analysis				
Tiffany House/The Escape Hotel (Fort Lauderdale)				
Land Use	Size	Number of Trips		
		Daily	AM Peak	PM Peak
Residential	74 units	503	50	41
Hotel	96 rooms	486	50	56
Retail	2,000 sq.ft.	89	0	6
Subtotal A	-	1,078	100	103
Internal Trips ¹	-	-18	0	-1
Subtotal B	-	1,060	100	102
Multimodal ²	-	-159	-15	-15
External Trips		901	85	87

Source: ITE Trip Generation Manual (9th Edition)

Based on the above analysis, the proposed project is not required to prepare a traffic study for the following reasons:

- According to the City of Fort Lauderdale ULDR Section 47-25.2.M.4, when the proposed development generates more than 1,000 daily trips, a traffic impact study is required. The project will generate fewer (954) new trips than the 1,000 daily-trip threshold.
- If the daily trips are less than 1,000 and more than 20% of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a traffic impact study is required. As presented in Table 1, the maximum number of new trips anticipated within one-half hour is approximately 4.9%³ of the new daily trips, which is significantly less than the 20% threshold.

¹ Assumed to be 10% of the retail trips x 2 to account for inbound and outbound internal trip.

² Assumed that 15% of the project trips will use other modes of transportation, due to the location of the project.

³ 87 new PM peak hour trips occurring in one hour represents approximately 44 trips in one-half hour. Forty four (44) trips equate to approximately 4.9% of the 901 new daily trips.

Access Plan

The proposed access for the project will consist of an inbound-only driveway and an outbound-only egress lane off of Birch Road. Moreover, a full-access driveway is proposed on Bayshore Drive. A service driveway is also provided off of Bayshore Drive.

In addition to the access plan for the project, a drop-off lane is proposed on Riomar Street. The drop-off/pick-up lane is primarily intended for hotel patrons.

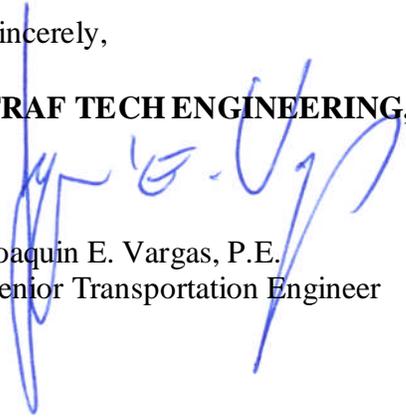
On-Street Parking

As shown in the proposed site plan for the project, 18 on-street parking spaces will be added as a result of this project. The 18 on-street parking spaces consist of six (6) parking stalls on Riomar Street and 12 parking spaces on Bayshore Drive. It is important to note that the 18 proposed on-street parking spaces are not required to meet the parking demand for the project.

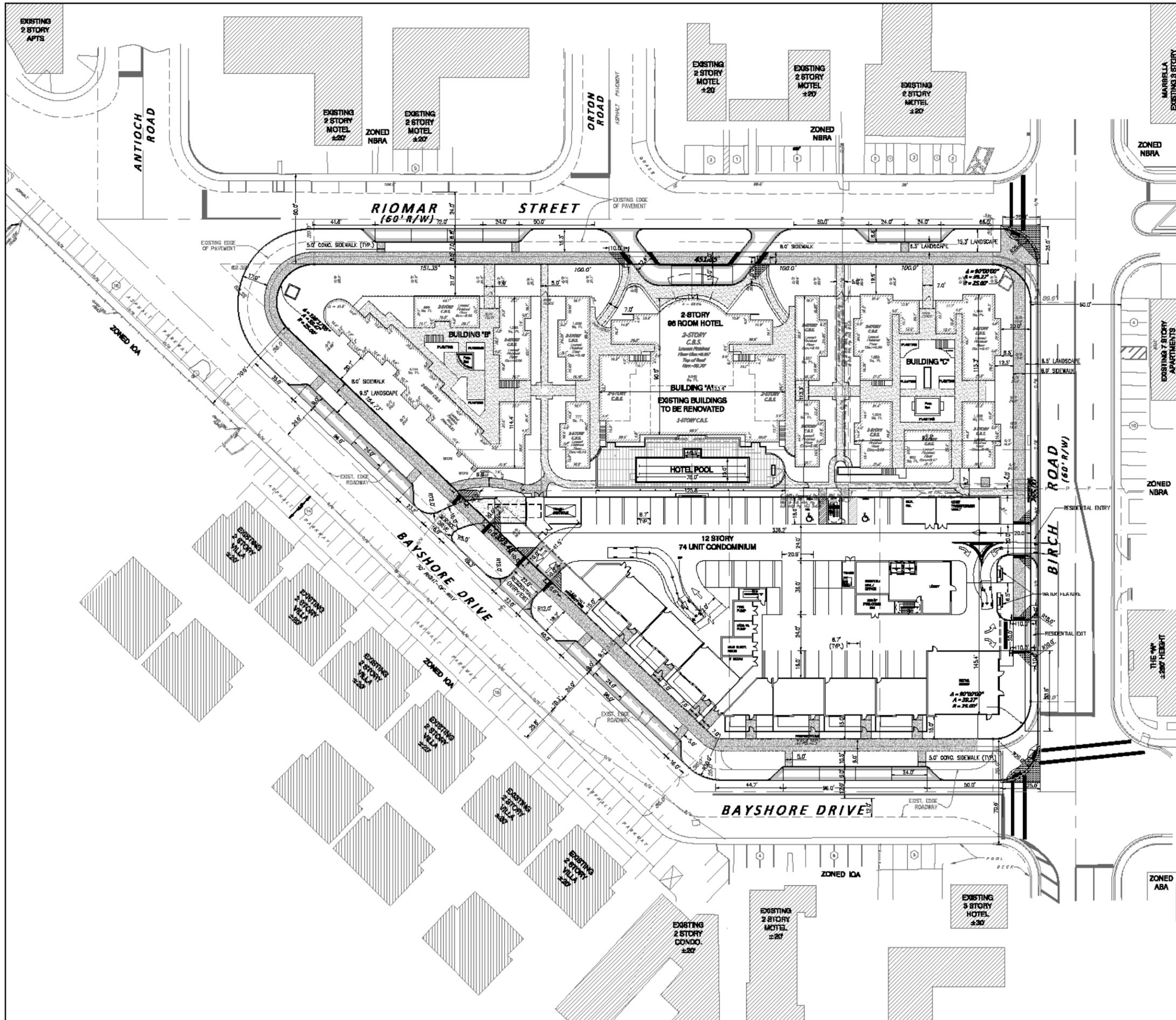
Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.



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



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LEGAL DESCRIPTION

Lots 1, 2, 3, and 4, Block 8, BIRCH OCEAN FRONT SUBDIVISION, according to the plat thereof, as recorded in Plat Book 19, Page 26, of the public records of Broward County, Florida, and Lots 15, 16, and 17, BIRCH ESTATES, according to the plat thereof, as recorded in Plat Book 23, Page 24, of the public records of Broward County, Florida.

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	29,000 SF VACATED ASSISTED LIVING FACILITY
CURRENT LAND USE DESIGNATION	CENTRAL BEACH REGIONAL ACTIVITY CENTER
PROPOSED LAND USE DESIGNATION	CENTRAL BEACH REGIONAL ACTIVITY CENTER
CURRENT ZONING DESIGNATION	PUD
PROPOSED ZONING DESIGNATION	PUD
ADJACENT ZONING DESIGNATION	NBRA, IOA, ABA
WATER/WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
TOTAL SITE AREA	2.68 ACRES TOTAL / 116,710 S.F.
TOTAL PERVIOUS EXISTING (LANDSCAPE)	48,538 S.F. (42%)
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	30,407 S.F. (26%)
TOTAL IMPERVIOUS EXISTING	69,772 S.F. (60%)
TOTAL IMPERVIOUS PROPOSED	86,243 S.F. (74%)
TOTAL BUILDING FOOT PRINT EXISTING	14,564 S.F. (12%)
TOTAL BUILDING FOOT PRINT PROPOSED	71,643 S.F. (61%)

RESIDENTIAL DEVELOPMENT: NUMBER OF UNITS	74
HOTEL DEVELOPMENT: NUMBER OF UNITS	96
COMMERCIAL RETAIL	2000 S.F.

PARKING DATA:	
1 BEDROOM - 1.75/UNIT	0
2 BEDROOM - 2/UNIT	54 (27 UNITS)
3 BEDROOM & 2-BED - 2.1/UNIT	98.7 (47 UNITS)
HOTEL - 0.67/ROOM	64.3 (98 ROOMS)
RETAIL - 500/SF	4 (2000 S.F.)
TOTAL PARKING REQUIRED	222 (INCL. H/C)
TOTAL PARKING PROVIDED	245 (INCL. H/C)
ON STREET PARALLEL PROVIDED	18 SPACES

TOTAL BUILDING SQUARE FOOTAGE	291,643 S.F.
FLOOR AREA RATIO (F.A.R.)	291,643 S.F. / 116,710 S.F. = 2.48
BUILDING HEIGHT	129'
NUMBER OF STORIES	12
BUILDING WIDTH & LENGTH	336' x 140'
OPEN SPACE	48,225 S.F. / 42%
VEHICULAR USE AREA	1,828 S.F.

SETBACKS

BAYSHORE DRIVE	15 FEET
BIRCH ROAD	20 FEET
RIOMAR STREET	20 FEET

LEGEND

- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WATER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTER
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- WATER MAIN
- SANITARY FORCE MAIN VALVE
- FIRE HYDRANT
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER LINE
- EXIST. UTILITY LINE TO BE REMOVED
- PROPOSED CONCRETE
- FIRE DEPARTMENT SWAT CONNECTION

Sheet Title
SITE PLAN

Job Title
TIFFANY HOUSE / THE ESCAPE HOTEL
2000 RIOMAR STREET, FORT LAUDERDALE, FL

Phase:
DRG DOCUMENTS

Revisions

Scale:	1"=30'	Date:	03/01/13
Job No.:	07-0707.03	Rev Date:	04/28/13
Drawn by:	DTR	Sheet No.:	C1
Proj. Mgr.:	JDH	Appr. by:	JDH

Scale: 1"=30'
Job No. 07-0707.03
Drawn by DTR
Proj. Mgr. JDH
Appr. by JDH

