



## HUGHES HUGHES INC.

October 31, 2013

Mayra Verdezoto  
Royal Atlantic Developers, LLC  
2020 NW 89<sup>th</sup> Place  
Miami, FL 33172

### Delivered Via Email

**RE: Royal Atlantic Condominium Trip Generation Statement**  
HHI Project No. 13015.1

Dear Mayra:

The City of Fort Lauderdale's Development Review Committee (DRC) process requires that a trip generation analysis be performed for the above-referenced project. The purpose of the trip generation analysis is to establish the number of trips anticipated to be generated by the project, and thereby determine whether additional traffic analyses are required.

The proposed 28-dwelling unit Royal Atlantic Condominium building is to be located on a currently-vacant parcel owned by Royal Atlantic Developers, with a street address of 435 Bayshore Drive. The Fort Lauderdale Beach site is bordered on the southwest by the Intracoastal Waterway, on the northeast by Bayshore Drive, on the northwest by the Bayshore Towers high rise condominium, and on the southeast by the 2-story Surf Club co-op.

The site's access is proposed to be obtained via a 20-foot wide inbound and outbound driveway centered approximately 40 feet south of the north end of the site's street frontage that provides ingress and egress to the project's upper level garage and a service bay to the north of the project. This driveway also provides ingress to a front drop-off area that gains egress via a 12-foot wide outbound-only driveway centered approximately 60 feet north of the south end of the site's street frontage.

Backout parking is provided along the west side of Bayshore Drive including in front of Bayshore Towers, the vacant site's frontage and the Surf Club.

The site is located in the Intracoastal Overlook Area (IOA) zoning district within the Central Beach Area. It lies within the Central Beach Alliance neighborhood.

TRANSPORTATION ENGINEERS & PLANNERS  
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14-0366  
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Projected trip generation for the proposed condominium was prepared using trip generation rates contained in the Institute of Transportation Engineers' *Trip Generation* manual, 9<sup>th</sup> Edition. As detailed in Attachment 1, the facility is projected to generate 19 total trips during the morning peak hour, 21 total trips during the afternoon peak hour and, including those trips, 213 total daily inbound and outbound trips during the course of an average weekday.

Based on the site's proximity to such central beach amenities as recreational and gymnasium activities, restaurants, lounges and night clubs, some of these trips may be made by bicycle and/or walking.

Section 47-25.2.M.4 of the City's Unified Land Development Regulations requires a full traffic impact analysis for proposed projects when they are projected to generate more than 1,000 daily trips (this project generates only 21% of that number), or when more than 20% of the projected daily trips (in this case, more than 42 trips) are anticipated to occur during the peak 30 minutes. This unique peaking of inbound or outbound traffic is not characteristic of residential projects. Therefore, according to City Code, the project does not require further traffic impact analysis.

If you have any further questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Molly J. Hughes". The signature is fluid and cursive, with the first name "Molly" being the most prominent.

Molly J. Hughes, AICP, AVS  
President

Trip Statement.wpd  
Attachment

**Attachment 1**

**Trip Generation  
Royal Atlantic Condominium**

Land Use	(ITE Land Use Code)	Scale	Units	AM Peak Hour Trips		PM Peak Hour Trips		Daily Trips			
				Entering	Exiting	Entering	Exiting	Entering	Exiting	Total	
Residential Condominium/Townhouse (230)		28	du	3	15	19	7	21	106	106	213

  

Residential Condominium/Townhouse (230)	Unit of Measure	du	AM Peak Hour		PM Peak Hour		Daily	
			Ln(T) = 0.80 Ln(X) + 0.26	Ln(T) = 0.82 Ln(X) + 0.32	Ln(T) = 0.87 Ln(X) + 2.46			

**Notes:**

The site is located at 435 Bayshore Drive, Fort Lauderdale Beach.  
Based on the following rates from the Institute of Transportation Engineers' "Trip Generation" manual, 9th Edition: