

November 6, 2014

Tiffany House, LP
1200 Brickell Avenue, Suite 1500
Miami, Florida 33131

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

Based on the result of a meeting held with City of Fort Lauderdale Transportation Mobility Department on October 8, 2014, Traf Tech Engineering, Inc. prepared this traffic impact statement in connection 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 the following topics:

- Trip Generation Comparison Analysis
- Traffic Circulation and Valet Operation
- Parking
- Multi-modal Amenities

Trip Generation Comparison Analysis

A trip generation comparison analysis was performed between the previous use and the proposed uses using the trip generation equations/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

- Assisted Living Facility (117 beds)

The Tiffany House was originally a hotel with 117 rooms/units (refer to January 8, 2008 letter by Flynn Engineering Services, P.A. contained in Attachment A). Subsequent to being a hotel, the facility became an assisted living facility. For purposes of this traffic report, we have conservatively assumed one bed per hotel room/unit.

PROPOSED LAND USE

- Hotel (96 rooms)
- Residential High Rise (128 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

AM Peak Hour

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

Where T = number of AM peak hour trips

PM Peak Hour

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

Where T = number of PM peak hour trips

ASSISTED LIVING (ITE Land Use 254)

Daily Trip Generation

$$T = 2.66 (X)$$

Where T = number of daily trips

X = number of beds

AM Peak Hour

$$T = 0.14 (X)$$

Where T = number of AM peak hour trips

PM Peak Hour

$$T = 0.22 (X)$$

Where T = number of PM peak hour trips

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

PM Peak Hour

$$T = 0.60 (X)$$

Where T = number of PM peak hour trips

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

PM Peak Hour

$$T = 2.71 (X)$$

Where T = number of PM peak hour trips

Using the above-listed trip generation rates from the ITE document, a trip generation comparison analysis was undertaken for the existing and proposed land uses. The results of the trip generation comparison 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 669 new daily trips, 73 new AM peak hour trips, and approximately 67 new trips during the typical afternoon peak period.

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 (669) 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 6.0%¹ of the new daily trips, which is significantly less than the 20% threshold.

¹ 73 new AM peak hour trips occurring in one hour represents approximately 37 trips in one-half hour. Thirty-seven (37) trips equate to approximately 6.0% of the 669 new daily trips.

TABLE 1 Trip Generation Summary (Existing Use) Tiffany House/The Escape Hotel								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
ALF	117	311	16	10	6	26	11	15

Source: ITE Trip Generation Manual (9th Edition)

TABLE 2 Trip Generation Summary (Proposed Uses) Tiffany House/The Escape Hotel								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential (H. Rise)	128	706	66	13	53	59	37	22
Hotel	96	486	51	30	21	58	30	28
Retail	2,000	89	0	0	0	5	2	3
Subtotal 1		1,281	117	43	74	122	69	53
Internal (10%)		-128	-12	-4	-7	-12	-7	-5
Subtotal 2		1,153	105	39	67	110	62	48
Multimodal (15%)		-173	-16	-6	-10	-17	-9	-7
External Trips		980	89	33	57	93	53	41

Source: ITE Trip Generation Manual (9th Edition)

New Trips		669	73	23	51	67	42	26
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NOTE: The 10% internal capture and 15% multi-modal trip reduction was previously approved by the City of Fort Lauderdale (refer to Attachment B containing a copy of the previously approved traffic study).

Traffic Circulation and Valet Operation

The proposed project has two traffic circulation and valet operation plans, one for hotel guests and the other for the residential component. All hotel patrons will drop-off and pick-up their vehicles off of the porte-cochere located on Riomar Street (at the lobby of the hotel building). Hotel vehicles will circulate in a clockwise direction to either enter the parking garage designated for hotel patrons via the driveway located on Bayshore Drive or exit from the parking structure onto Bayshore Drive in order to deliver the vehicles back to the hotel lobby area on Riomar Street. Queuing is not anticipated to be a problem due to the low vehicular traffic associated with the hotel operation. The drop-off/pick-up area at the hotel lobby can comfortably accommodate four vehicles and the maximum peak hour vehicular volume associated with the hotel operation is approximately 44 trips (taking into account internal and multi-modal trip reductions).

Residents and retail customers will enter the parking area via the south driveway located on Birch Road in order to allow a valet attendant to park their vehicle. All exiting vehicles will exit via the north exit-only driveway located on Birch Road. Similar to the hotel trips, the vehicular traffic associated with the non-hotel uses is anticipated to be minimal and therefore, the access driveways and the valet operation are projected to function adequately. Queuing of up to six (6) vehicles can be accommodated on site without spilling onto the public streets.

The site plan for the project depicting the proposed access plan and circulation patterns is contained in Attachment C.

Parking (Including 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. Moreover, the project as a whole requires 303 parking spaces and 322 parking stalls are provided, for a surplus of 23 parking spaces (excluding the 18 on-street parking stalls previously mentioned). Stacking for one (1) exiting vehicle is provided per City Code requirements.

Multi-Modal Improvements

As depicted in the site plan contained in Attachment C, sidewalks are provided along the entire perimeter of the project (along Riomar Street, Birch Road and Bayshore Drive). Moreover, the project will be adding three new pedestrian crosswalks with ramps at the following two intersections:

- 1) Intersection of Riomar Street and Birch Road (one crosswalk on the west leg of the intersection to cross Riomar Street)

- 2) Intersection of Birch Road and Bayshore Drive (one crosswalk on the north leg to cross Birch Road and one crosswalk on the west leg to cross Bayshore Drive)

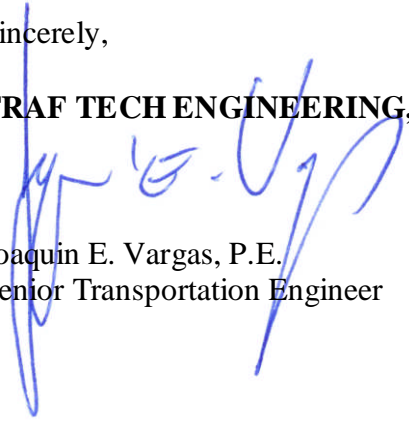
With the crosswalks with curb-ramps, pedestrian crossing features will be provided to safely cross all three roadways bordering the site (Riomar Street, Birch Road and Bayshore Drive). Currently, there are not crosswalks to cross these three streets within the immediate area of the Tiffany House / Escape Hotel project.

Additionally, bicycle racks are being proposed within the residential component of the project. The bicycle racks are located on site near the intersection of Birch Road and Bayshore Drive where multiple pedestrian crosswalks are provided to safely allow pedestrians and bicyclists to cross the intersection.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.



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

ATTACHMENT A
Documentation of Previous Use

January 8, 2008

FILE COPY

Carol Ingold
City of Fort Lauderdale
300 North Andrews Avenue
Fort Lauderdale, FL 33304

Re: The Escape
Case No.: 1-ZPUD-08

Parks and Recreation

Comments:

1. Park Impact Fees will be imposed on each new dwelling unit proposed by every project applying for a building permit. An impact fee calculator and a link to the ordinance can be found on the Building Department's website: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm

Land Use Type	Fee	Units	Total Fee
Residential Dwelling Unit (single or multifamily)			
Less than 500 sq. ft	\$1,650.00		
501 to 1,000 sq. ft	\$1,875.00		
1,001 to 1,500 sq. ft	\$2,175.00		
1,501 to 2,000 sq. ft	\$2,375.00	11	
2,001 to 2,500 sq. ft	\$2,525.00	5	
2,501 to 3,000 sq. ft	\$2,625.00	11	
3,001 to 3,500 sq. ft	\$2,725.00	11	
3,501 to 4,000 sq. ft	\$2,825.00	1	
More than 4,000 sq. ft	\$2,900.00	2	
New Hotel/Motel Room		41	
Existing Hotel/Motel Rooms (Credits)		117	
Total Rooms for Park Impact Fees	\$0	0	\$0
TOTAL			\$0

RESPONSE: Credits were applied for the 117 existing units at the Tiffany House.

Please feel free to contact me with any questions regarding my comments.

Sincerely,

Flynn Engineering Services, P.A.



Damon T. Ricks
Project Coordinator

1130 201107
7/26/10 architect 11
talked w/ Mehran Farahmand
building total of 41 units
117 existing units
no park impact
Xerox
Exhibit 4
14-1582
Page 8 of 21
Jim Clifford

License Information

Business Information

Business Number 076562
 Business Name TIFFANY HOUSE
 Address 2900 RIO MAR ST

OK
 Back

License	Category	Status	Expiration	Balance
076562	421305	Closed	09/30/2004	0.00

License Information Financial Details Defined Fields

Category 421305 - ADULT CONGREGATE LIVING (LEVEL IV)
 Description 17 OR MORE RESIDENTS
 License Number 076562
 Status Closed Balance 0.00
 Issue Date 10/05/2001 Expiration Date 09/30/2004
 Number of Units 117.00 Fee Amount 200.00
 Exempt Code Exempt Amount 0.00
 Prior Category 19905 Account Code

Supplemental Fields

License Information

Business Information

Business Number 076588
 Business Name TIFFANY HOUSE
 Address 2900 RIO MAR ST

OK
 Back

License Category Status Expiration Balance

076588 419903 Closed 09/30/2004 0.00

License Information Financial Details Defined Fields

Category 419903 - RESTAURANT 51 TO 199 PERSONS
 Description
 License Number 076588
 Status Closed Balance 0.00
 Issue Date 10/05/2001 Expiration Date 09/30/2004
 Number of Units 1.00 Fee Amount 151.00
 Exempt Code Exempt Amount 0.00
 Prior Category 18503 Account Code

Supplemental Fields

License Information

Business Information

Business Number 628214
 Business Name TIFFANY HOUSE
 Address 2900 RIO MAR ST # 109

OK
 Back

License	Category	Status	Expiration	Balance
628214	411100	Closed	09/30/2004	0.00

License Information Financial Details Defined Fields

Category 411100 - HOME HEALTH CARE
 Description
 License Number 628214
 Status Closed Balance 0.00
 Issue Date 10/05/2001 Expiration Date 09/30/2004
 Number of Units 1.00 Fee Amount 150.00
 Exempt Code Exempt Amount 0.00
 Prior Category 27500 Account Code

Supplemental Fields

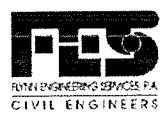
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1) FLYNN ENGINEERING SERVICES
2)

Date/Time: Mar. 18. 2009 9:36AM

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Reason for error
 min: 1) Hang up or line fail
 2) No answer
 3) No answer
 4) Exceeded max. E-mail size
 E. 2) Busy
 E. 4) No facsimile connection



January 6, 2008

Carol Ingold
City of Fort Lauderdale
300 North Andrews Avenue
Fort Lauderdale, FL 33304

Re: The Escape
Case No. 1-ZPUD-08

Parks and Recreation

Comments:

1. Park Impact Fees will be imposed on each new dwelling unit proposed by every project applying for a building permit. An impact fee calculator and a link to the ordinance can be found on the Building Department's website: http://cityoflaudfl.us/building_services/park_impact_fee_calc.htm

Land Use Type	Fee	Units	Total Fee
Residential Dwelling Unit (single or multi-family)			
Less than 500 sq. ft.	\$1,650.00		
501 to 1,000 sq. ft.	\$1,675.00		
1,001 to 1,500 sq. ft.	\$2,175.00		
1,501 to 2,000 sq. ft.	\$2,375.00	11	
2,001 to 2,500 sq. ft.	\$2,525.00	5	
2,501 to 3,000 sq. ft.	\$2,625.00	11	
3,001 to 3,500 sq. ft.	\$2,725.00	11	
3,501 to 4,000 sq. ft.	\$2,825.00	1	
More than 4,000 sq. ft.	\$2,900.00	2	
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Existing Hotel/Motel Rooms (Credits)		117	
Total Rooms for Park Impact Fees	\$0	2	\$0
TOTAL			\$0

RESPONSE: Credits were applied for the 117 existing units at the Tiffany House.

Please feel free to contact me with any questions regarding my comments.

Sincerely,

Flynn Engineering Services, P.A.

Damon T. Ricks
Project Coordinator

241 COMMERCIAL BLDG.
LAUDERDALE BEACH, FL 33304

PHONE: (954) 522-1004
FAX: (954) 522-7630

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www.flynnengineering.com

* * * Memory TX Result Report (Mar. 18. 2009 9:26AM) * * *

1) FLYNN ENGINEERING SERVICES
2)

Date/Time: Mar. 18. 2009 9:26AM

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Reasons for error:

- m.m.m. 1) Hang up or line fail
- m.m.m. 2) E. 2) Busy
- m.m.m. 3) No answer
- m.m.m. 4) E. 4) No facsimile connection
- m.m.m. 5) Exceeded max. E-mail size

Park Impact Fee

FES # 17-0708 00
THE ESCAPE

Total Due 0

CITY OF FORT LAUDERDALE

Date 4/10/09

BUILDING DEPARTMENT

App'd By Chris [Signature]

PARK IMPACT FEE SUPPLEMENTAL FORM

FOR NEW RESIDENTIAL CONSTRUCTION

THIS FORM MUST BE SUBMITTED WITH PERMIT APPLICATION
AFTER REVIEW AND FEE CALCULATION BY THE PARKS AND
RECREATION DEPARTMENT. CONTACT KIM CLIFFORD AT

954-828-5354 OR KClifford@fortlauderdale.gov OR CAROL INGOLD AT 954-
828-5789 OR AT CIngold@fortlauderdale.gov.

Job Address: 2900 Rother St The Escape (previously Tiffany Base)

Owner's Name: _____ Phone #: _____

Owner's Address: _____

Contractor's Name: Flynn Engineer Phone #: _____

Contractor's Address: _____

DWELLING UNIT SIZE	# OF UNITS X PRICE	TOTAL
Less than 500 sq ft	x \$1650	\$
	Credits	
501 to 1000 sq ft	x \$1875	\$
	Credits	
1001 to 1500 sq ft	x \$2175	\$
	Credits	
1501 to 2000 sq ft	11 x \$2375	\$
	Credits 11	
2001 to 2500 sq ft	5 x \$2525	\$
	Credits 5	
2501 to 3000 sq ft	11 x \$2625	\$
	Credits 11	
3001 to 3500 sq ft	11 x \$2725	\$
	Credits 11	
3501 to 4000 sq ft	1 x \$2825	\$
	Credits 1	
More than 4000 sq ft	2 x \$2900	\$
	Credits 2	
Hotel/Motel Rooms	41 x \$1250	\$
	Credits 41	
GRAND TOTAL: \$		<u>0</u>
Documentation Provided for Credits:		
<u>Credit for 117 existing units</u>		

ATTACHMENT B
Previous Approved Traffic Statement

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

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.

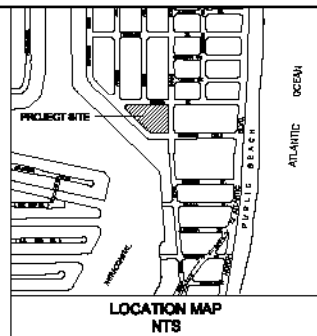
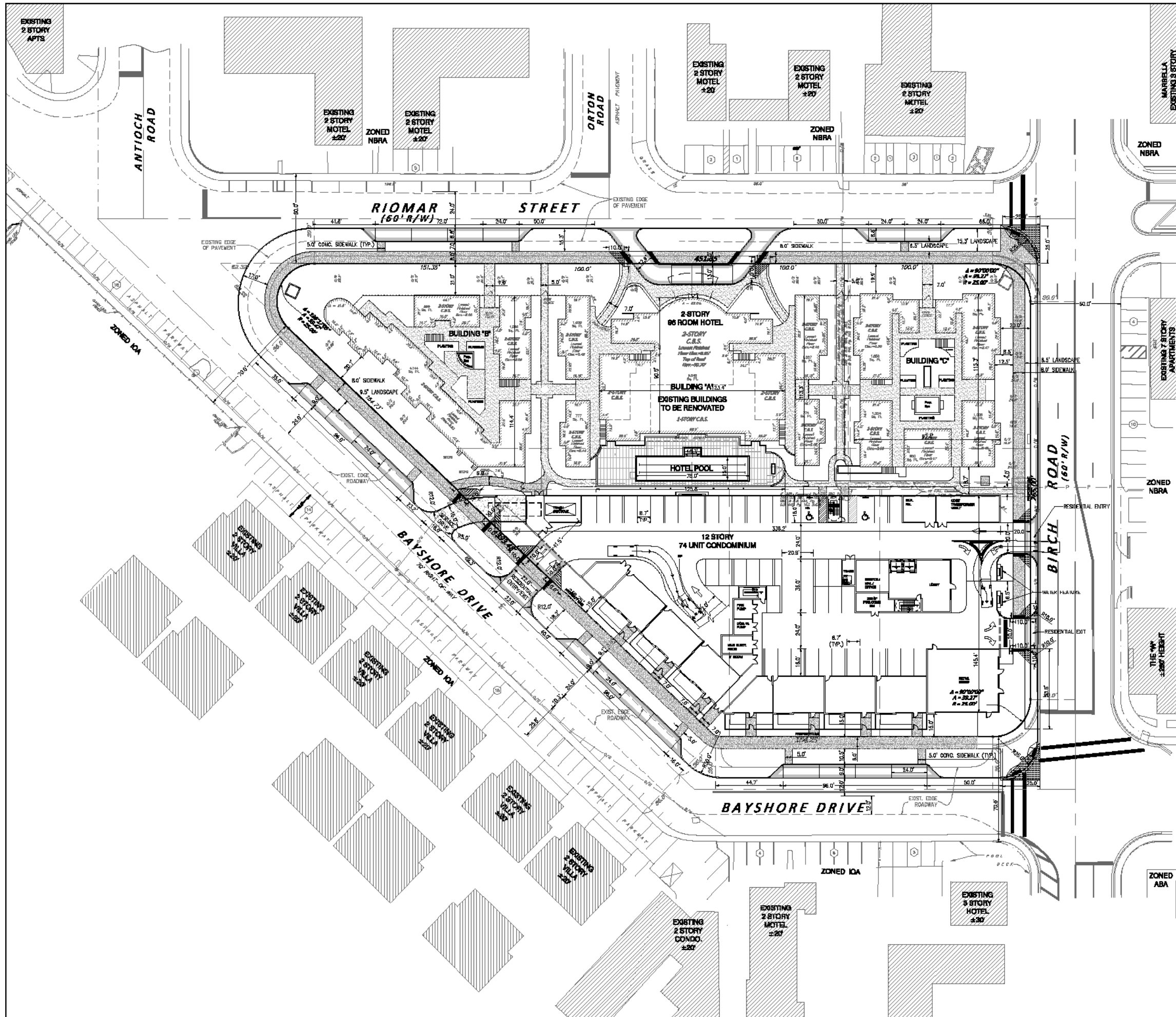
Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.



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



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	86,293 S.F. (74%)
TOTAL BUILDING FOOT PRINT EXISTING	14,564 S.F. (12%)
TOTAL BUILDING FOOT PRINT PROPOSED	71,841 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-BEN - 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

FES
FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

241 COMMERCIAL BLVD.
LAUDERDALE-FT. LEE-SEA, FL 33308
PHONE: (352) 322-1004
FAX: (352) 322-7830
www.flynnengineering.com
EB# 6578

Sheet Title
SITE PLAN

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

Phase:
DRG DOCUMENTS

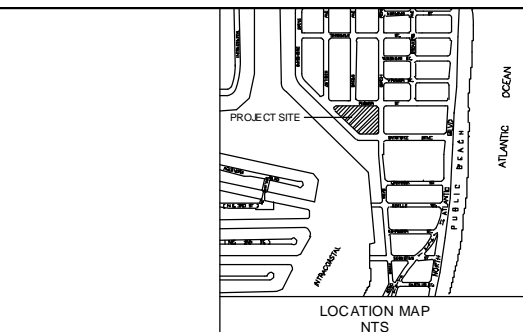
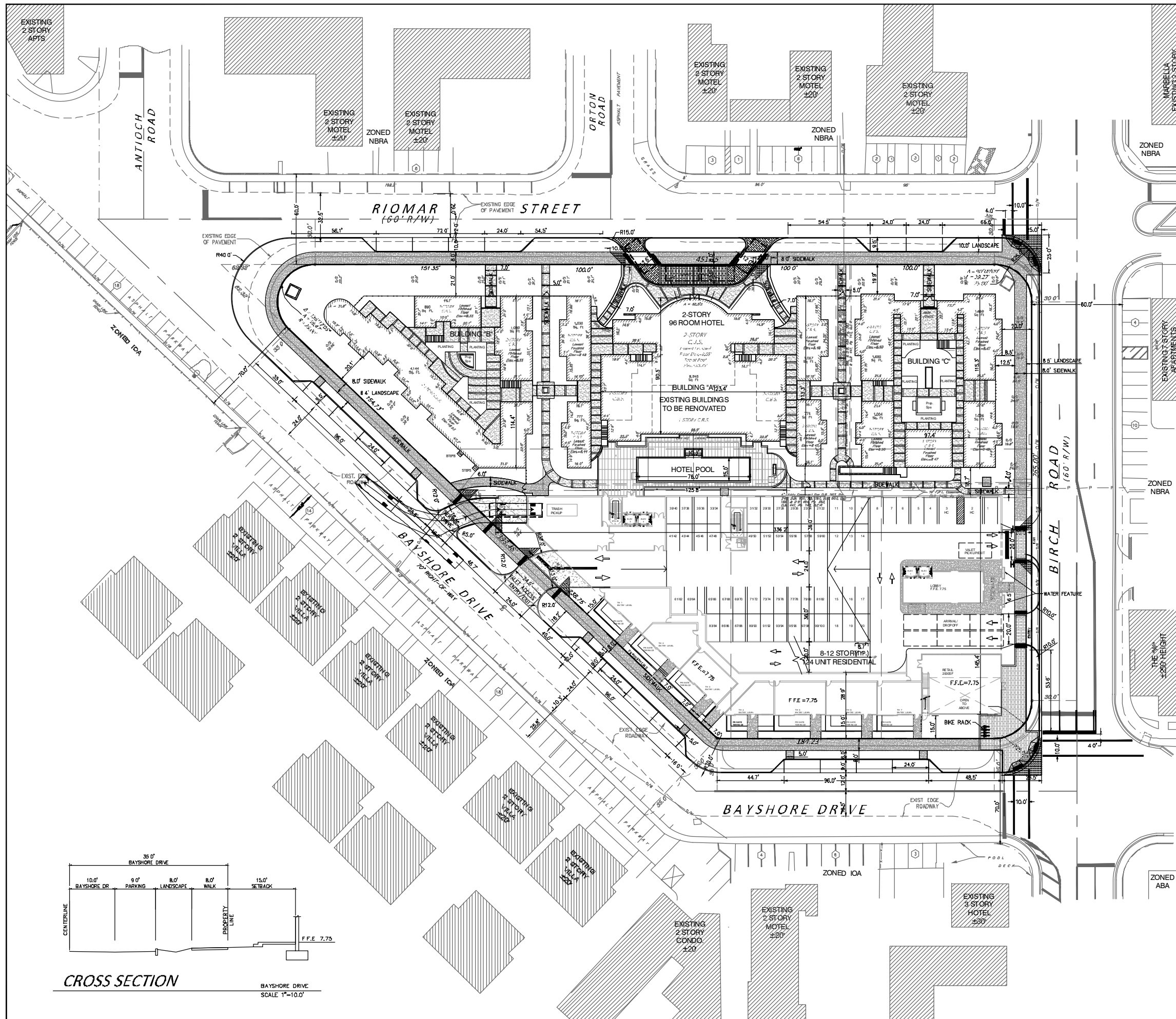
Revisions

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.:	EB	Exhibit 4	
Appr.:	JH	14-1582	



ATTACHMENT C

Site Plan – Tiffany House / Escape Hotel



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	PLD
PROPOSED ZONING DESIGNATION	PLD
ADJACENT ZONING DESIGNATION	NBRA, IOA, ABA
WATER/WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
TOTAL SITE AREA	2.68 ACRES TOTAL / 116,710 SF
TOTAL PERVIOUS EXISTING (LANDSCAPE)	46,938 S.F. (40%)
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	30,132 S.F. (25.8%)
TOTAL IMPERVIOUS EXISTING	69,772 S.F. (60%)
TOTAL IMPERVIOUS PROPOSED	86,578 S.F. (74.2%)
TOTAL BUILDING FOOT PRINT EXISTING	29,564 S.F. (25%)
TOTAL BUILDING FOOT PRINT PROPOSED	71,541 S.F. (61%)
RESIDENTIAL DEVELOPMENT, NUMBER OF UNITS	124
HOTEL DEVELOPMENT, NUMBER OF UNITS	96
COMMERCIAL RETAIL	2,000 S.F.
PARKING DATA*	
1 BEDROOM = 1.75/UNIT	105.0 (60 UNITS)
2 BEDROOM = 2/UNIT	102.0 (51 UNITS)
3 BEDROOM & 2+DEN = 2.1/UNIT	27.3 (13 UNITS)
HOTEL = 0.87/ROOM	64.3 (96 ROOMS)
RETAIL = 500/SF	4.0 (2,000 S.F.)
TOTAL PARKING REQUIRED	303.0 (INCL. H/C)
TOTAL GARAGE PARKING PROVIDED	322.0 (INCL. H/C)
TOTAL ON-STREET PARALLEL PARKING PROVIDED	18.0 SPACES
TOTAL BUILDING SQUARE FOOTAGE	317,070 S.F.
FLOOR AREA RATIO (F.A.R.)	317,070 S.F. / 116,710 S.F. = 2.72
BUILDING HEIGHT	120'
NUMBER OF STORIES	12
BUILDING WIDTH & LENGTH	335' x 145'
OPEN SPACE	45,509 S.F. / 39%
VEHICULAR USE AREA	1,925 S.F.

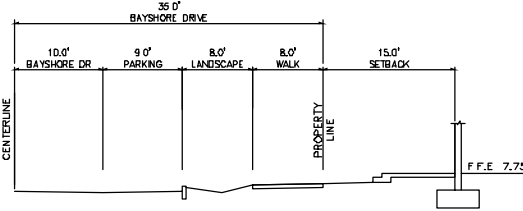
SETBACKS

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

LEGEND

- + PROPOSED ELEVATION
- EXISTING ELEVATION
- ▭ PROPOSED CATCH BASIN
- ⊕ PROPOSED PLUG
- ⊕ TEE
- ⊕ WATER METER
- ⊕ DOUBLE DETECTOR CHECK VALVE / WATER CHECK VALVE ON DOWNSTREAM SIDE
- ⊕ REDUCED PRESSURE BACKFLOW PREVENTOR
- ⊕ DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- ⊕ PROPOSED MANHOLE
- W - WATER MAIN
- FM - 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 SAMOSE CONNECTION

STRUCTURE CATEGORY II, MINIMUM FFE = BFE+1
 FLOOD ZONE "AE" ELEV 5 NAVD NEW FLOOD MAP #12011003884, DATE AUGUST 18, 2014



CROSS SECTION
 BAYSHORE DRIVE
 SCALE 1"=10.0'

FES
 FLYNN ENGINEERING SERVICES, P.A.
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 EB# 6578

SITE PLAN

Street Title:
TIFFANY HOUSE / THE ESCAPE HOTEL

Job Title:
TIFFANY HOUSE / THE ESCAPE HOTEL

2500 RIOMAR STREET
 FORT LAUDERDALE, FL

Phase:
 DRC DOCUMENTS

Revisions

Scale:	Date:
1"=30'	10/08/14
Job No:	Rev. No.:
07-0707.04	10/08/14
Drawn by:	Sheet No.:
DTR	4
Appr. by:	Sheet No.:
JMF	4-1582