



Tinter Traffic, LLC
2857 N.E. 25 Street
Ft. Lauderdale, FL 33305-1722

October 24, 2013

Transportation and Mobility Department
City of Ft. Lauderdale
290 N.E. 3rd Avenue
Ft. Lauderdale, FL 33301

Attn: Diana Alarcon

Subject: Conrad Ft. Lauderdale Hotel
fka Trump International Hotel
Tinter Traffic Proj, No. 13-020

Dear Ms. Alarcon:

As I recently discussed with you, my client is in the process of developing plans to “resurrect” the Trump International Hotel, which was built but never occupied. Per your request, this office has reviewed both the previously approved plan (2006) and the currently proposed plan to estimate the anticipated traffic generating characteristics of both plans and compare the current plans with those that were approved previously. Both developments are similar; however, the current development plans are slightly different in development sizes and types of development than was previously proposed. The proposed hotel/residential/restaurant development is located on the west side of A1A (North Atlantic Boulevard) between Windamar Street and Terramar Street. See Figure 1 for Site Location. Based on the analysis completed, the current plan is expected to generate less traffic on both a daily and AM Peak Hour basis, and only slightly more traffic (1%) during the PM Peak Hour. Additionally, the site traffic is projected to be within the limits of PM Peak Hour traffic identified in the “Central Beach RAC Unit/Trip Count”.

SITE TRAFFIC

In order to estimate the future traffic volumes anticipated to be generated by the proposed development, the Institute of Transportation Engineers (ITE) “Trip Generation” Report, 9th Edition, was consulted. That document includes trip generation rates for a variety of developments, including hotel, condominium and restaurant developments such as that proposed at the Conrad Ft. Lauderdale Hotel. Land Use Codes “310 – Hotel” (which includes uses ancillary to the Hotel), “230 – Condominium” and “931 – Quality Restaurant” contained in that ITE document appear to be the most appropriate for the types of development proposed. The formulas for Daily, AM and PM Peak Hour are:

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	<u>Daily</u>	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>
Hotel (1)	$T = 8.17 * X$	$T = 0.53 * X$	$T = 0.60 * X$
Condo	$\ln(T) = 0.87 \ln(X) + 2.46$	$\ln(T) = 0.80 \ln(X) + 0.26$	$\ln(T) = 0.82 \ln(X) + 0.32$
Restaurant	$T = 89.95 * X$	$T = 0.81 * X$	$T = 7.49 * X$

where T = the total number of trips (in vehicles per day (vpd) or hour (vph)) and
X = the size of the project in 1,000 SF.

(1) Includes ancillary uses

Using these formulas from the ITE Report, the site is expected to generate the following traffic:

	<u>Daily</u>	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>
2006 Plan	2,558 vpd	160 vph	189 vph
Current Plan	2,371 vpd	154 vph	191 vph
Difference	- 187 vpd	- 6 vph	+ 2 vph

Table 1 shows the calculations for 2013 site traffic and Table 2 shows similar data for the 2006 approved site plan. In addition, Appendix A includes pages 2 through 4 associated with Table 1 and Appendix B includes that data for Table 2. These Appendices detail the calculations for internalization of the site traffic, i.e. trips that are made between portions of the site, thus not impacting the surrounding roadways.

CENTRAL BEACH RAC UNIT/TRIP COUNT

The City of Ft. Lauderdale maintains a cumulative count of traffic expected to be generated by approved developments along the barrier island. When approved in 2006, the Trump International Hotel was expected to add 194 vph during the PM Peak Hour, as shown in the "Central Beach RAC Unit/Trip Count", October 29, 2007 (Appendix C). As demonstrated above, PM Peak Hour traffic expected to be generated by the current plans for the site will not exceed the volume assigned to development on this site. More recent updates to the "Trip Count" may reflect a lower PM Peak Hour traffic volume from this site (probably due to changed trip generation rates included in more recent editions of ITE "Trip Generation Manual"), however the number of trips available before the trip count limit is reached is sufficient to accommodate that difference in traffic.

CONCLUSIONS

The above described analysis shows that the current proposal for the development of this site will have no more traffic impact than was previously anticipated to be generated by the Trump International Hotel. Upon completion of construction of the hotel on this property, the City of Ft. Lauderdale issued a Certificate of Occupancy, thus indicating that all traffic related improvements that may have been required to

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mitigate the traffic impacts had been completed. Because the current plans for the site will not generate any additional traffic, no further mitigating measures are necessary for this proposed new use of the site.

Of course, should you have any questions about this information, please do not hesitate to contact this office.

Very Truly,
Alan

Alan J. Tinter, P.E.
President
Florida



Xc: Heidi Davis, Esq.
James Lawson
Tom Lodge

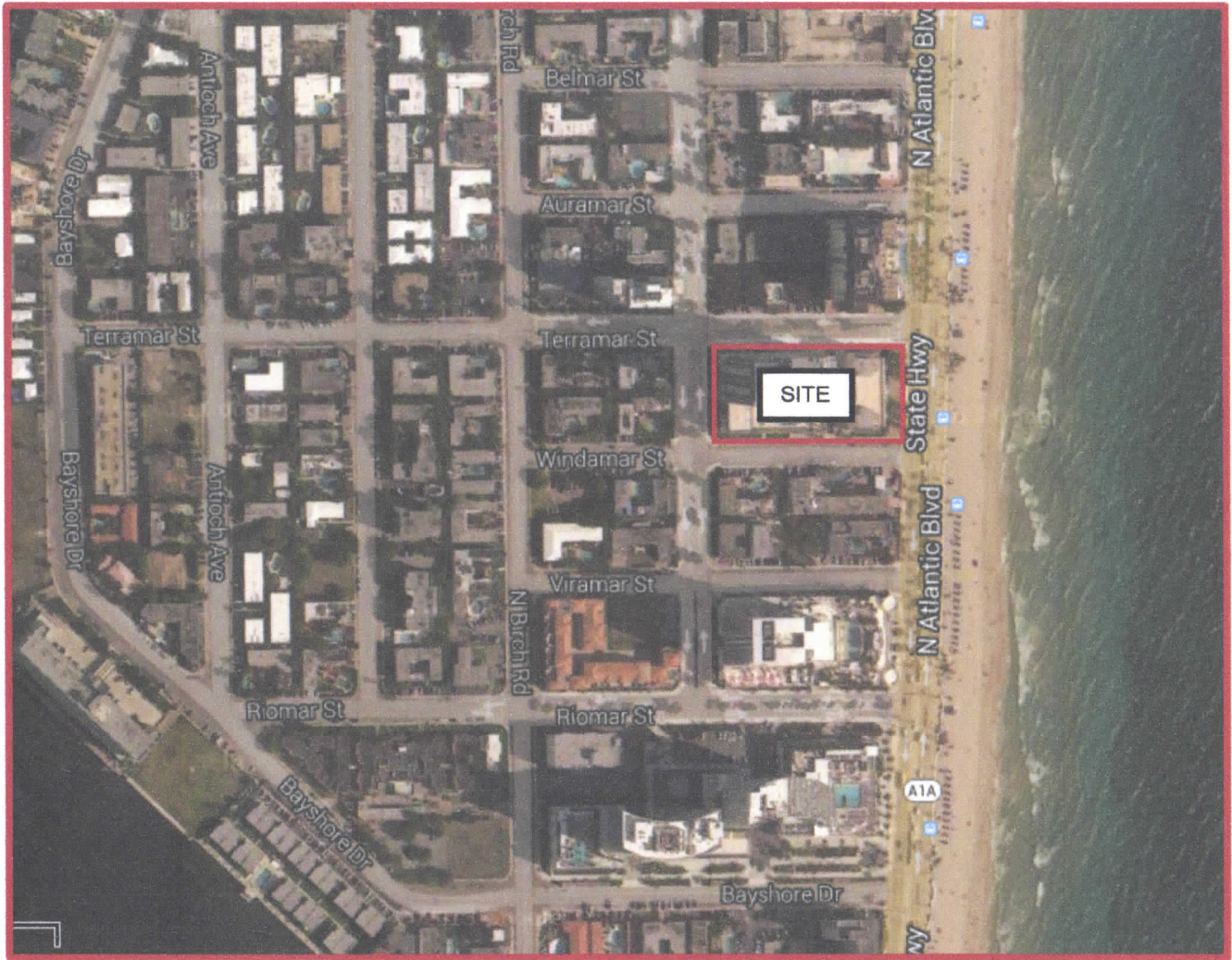


Figure 1
Conrad Ft. Lauderdale Hotel
Site Location

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TABLE 1
Conrad Ft. Lauderdale Hotel (2013 Plan)
Based on Oct. 18, 2013 Site Data by Garcia Stromberg

DAILY TRAFFIC					SITE TRAFFIC		
CATEGORY	ITE L.U.C.	Devel Size	Variable	DAILY TRIP GENERATION RATE*	Total (vpd)	Enter (vpd)	Exit (vpd)
Hotel**	310	181	Rooms	$T = 8.17 (X)$	1479	739	739
Condominium	230	109	Rooms	$\ln(T) = 0.87 \ln(X) + 2.46$	693	347	347
Restaurant	931	6,200	1,000 SF	$T = 89.95 (X)$	558	279	279
GROSS TOTAL					2730	1365	1365
Restaurant Internalization		4.10%			-23	-11	-11
Hotel/Condo Internalization		4.10%			-89	-45	-45
Trips After Internalization					2618	1309	1309
Restaurant Pass By***		44.25%			-247	-123	-123
Total Trips					2,371	1,185	1,185

AM PEAK HOUR					SITE TRAFFIC		
CATEGORY	ITE L.U.C.	Devel Size	Variable	AM PEAK HOUR TRIP GENERATION RATE*	Total (vph)	Enter (vph)	Exit (vph)
Hotel**	310	181	Rooms	$T = 0.53 (X)$	96	57	39
Condominium	230	109	Rooms	$\ln(T) = 0.80 \ln(X) + 0.26$	55	9	46
Restaurant	931	6,200	1,000 SF	$T = 0.81 (X)$	5	3	3
GROSS TOTAL					156	69	88
Restaurant Internalization		0.00%			0	0	0
Hotel/Condo Internalization		0.00%			0	0	0
Trips After Internalization					156	69	88
Restaurant Pass By***		44.25%			-2	-1	-1
Total Trips					154	67	87

PM PEAK HOUR					SITE TRAFFIC		
CATEGORY	ITE L.U.C.	Devel Size	Variable	PM PEAK HOUR TRIP GENERATION RATE*	Total (vph)	Enter (vph)	Exit (vph)
Hotel**	310	181	Rooms	$T = 0.60 (X)$	109	55	53
Condominium	230	109	Rooms	$\ln(T) = 0.82 \ln(X) + 0.32$	65	43	21
Restaurant	931	6,200	1,000 SF	$T = 7.49 (X)$	46	31	15
GROSS TOTAL					220	130	90
Restaurant Internalization		3.64%			-2	-1	-1
Hotel/Condo Internalization		3.64%			-6	-4	-3
Trips After Internalization					212	125	87
Restaurant Pass By***		44.25%			-21	-14	-7
Total Trips					191	111	80

* From Institute of Transportation Engineers "Trip Generation" Report, 9th Edition
** Per ITE "Trip Generation", ancillary uses, including Conference/Ballroom, are included in Hotel category
*** From Institute of Transportation Engineers "Trip Generation Handbook", 2nd Edition

TABLE 2
Conrad Ft. Lauderdale Hotel (2006 Plan)
Based on Oct. 18, 2013 Site Data by Garcia Stromberg

DAILY TRAFFIC					SITE TRAFFIC		
CATEGORY	ITE L.U.C.	Devel Size	Variable	DAILY TRIP GENERATION RATE*	Total (vpd)	Enter (vpd)	Exit (vpd)
Hotel**	310	298	Rooms	$T = 8.17 (X)$	2435	1217	1217
Condominium	230	0	Rooms	$\ln(T) = 0.87 \ln(X) + 2.46$	0	0	0
Restaurant	931	3,815	1,000 SF	$T = 89.95 (X)$	343	172	172
GROSS TOTAL					2778	1389	1389
Restaurant Internalization		2.45%			-8	-4	-4
Hotel/Condo Internalization		2.45%			-60	-30	-30
Trips After Internalization					2710	1355	1355
Restaurant Pass By***		44.25%			-152	-76	-76
Total Trips					2,558	1,279	1,279

AM PEAK HOUR					SITE TRAFFIC		
CATEGORY	ITE L.U.C.	Devel Size	Variable	AM PEAK HOUR TRIP GENERATION RATE*	Total (vph)	Enter (vph)	Exit (vph)
Hotel**	310	298	Rooms	$T = 0.53 (X)$	158	93	65
Condominium	230	0	Rooms	$\ln(T) = 0.80 \ln(X) + 0.26$	0	0	0
Restaurant	931	3,815	1,000 SF	$T = 0.81 (X)$	3	2	2
GROSS TOTAL					161	95	66
Restaurant Internalization		0.00%			0	0	0
Hotel/Condo Internalization		0.00%			0	0	0
Trips After Internalization					161	95	66
Restaurant Pass By***		44.25%			-1	-1	-1
Total Trips					160	94	66

PM PEAK HOUR					SITE TRAFFIC		
CATEGORY	ITE L.U.C.	Devel Size	Variable	PM PEAK HOUR TRIP GENERATION RATE*	Total (vph)	Enter (vph)	Exit (vph)
Hotel**	310	298	Rooms	$T = 0.60 (X)$	179	91	88
Condominium	230	0	Rooms	$\ln(T) = 0.82 \ln(X) + 0.32$	0	0	0
Restaurant	931	3,815	1,000 SF	$T = 7.49 (X)$	29	19	9
GROSS TOTAL					207	110	97
Restaurant Internalization		2.89%			-1	-1	0
Hotel/Condo Internalization		2.89%			-5	-3	-3
Trips After Internalization					201	107	94
Restaurant Pass By***		44.25%			-13	-8	-4
Total Trips					189	99	90

* From Institute of Transportation Engineers "Trip Generation" Report, 9th Edition
** Per ITE "Trip Generation", ancillary uses, including Conference/Ballroom, are included in Hotel category
*** From Institute of Transportation Engineers "Trip Generation Handbook", 2nd Edition

Appendix A
2013 Internalization Calculations

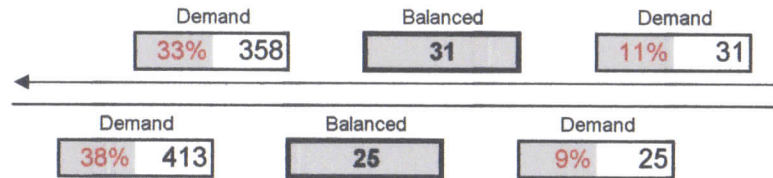
**MULTI-USE DEVELOPMENT
TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**

Analyst:	ALT
Date:	10/16/2013

Development:	Conrad Hotel
Time Period:	Daily

Land Use A:	Residential		
ITE LU Code	310, 230		
Size	290		
	Total	Internal	External
Enter	1086	31	1055
Exit	1086	25	1061
Total	2172	56	2116
Percent	100%	3%	97%

Land Use B:	Restaurant		
ITE LU Code	931		
Size	6,200		
	Total	Internal	External
Enter	279	25	254
Exit	279	31	248
Total	558	56	502
Percent	100%	10%	90%



Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Total	
Enter	1055	254	1309	
Exit	1061	248	1309	
Total	2116	502	2618	
Single Use Trip Gen. Est.	2172	558	2730	Internal Capture
				4.1%

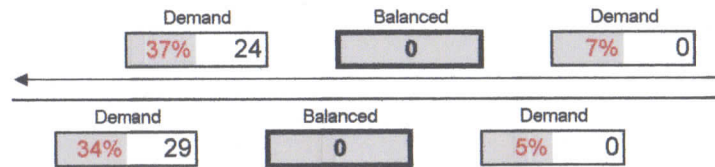
**MULTI-USE DEVELOPMENT
TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**

Analyst:	ALT
Date:	10/16/2013

Development:	Conrad Hotel
Time Period:	AM Peak

Land Use A:	Residential		
ITE LU Code	310, 230		
Size	290		
	Total	Internal	External
Enter	66	0	66
Exit	85	0	85
Total	151	0	151
Percent	100%	0%	100%

Land Use B:	Restaurant		
ITE LU Code	931		
Size	6,200		
	Total	Internal	External
Enter	3	0	3
Exit	3	0	3
Total	5.02	0	5
Percent	100%	0%	100%



Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Total	
Enter	66	3	69	
Exit	85	3	88	
Total	151	5	156	
Single Use Trip Gen. Est.	151	5	156	Internal Capture 0.0%

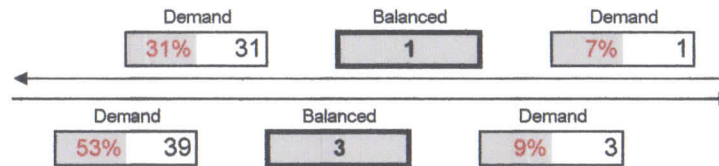
**MULTI-USE DEVELOPMENT
TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**

Analyst:	ALT
Date:	10/16/2013

Development:	Conrad Hotel
Time Period:	PM Peak

Land Use A:	Residential		
ITE LU Code	310, 230		
Size	290		
	Total	Internal	External
Enter	99	1	98
Exit	75	3	72
Total	173	4	169
Percent	100%	2%	98%

Land Use B:	Restaurant		
ITE LU Code	931		
Size	6,200		
	Total	Internal	External
Enter	31	3	28
Exit	15	1	14
Total	46.4	4	42
Percent	100%	9%	91%



Net External Trips for Multi-Use Development			
	Land Use A	Land Use B	Total
Enter	98	28	126
Exit	72	14	86
Total	169	42	212
Single Use Trip Gen. Est.	173	46	220
			Internal Capture
			3.6%

Appendix B
2006 Internalization Calculations

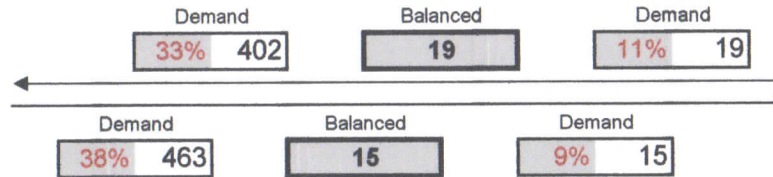
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst:	ALT
Date:	10/16/2013

Development:	Conrad Hotel
Time Period:	Daily

Land Use A:	Residential		
ITE LU Code	310, 230		
Size	298		
	Total	Internal	External
Enter	1217	19	1198
Exit	1217	15	1202
Total	2435	34	2401
Percent	100%	1%	99%

Land Use B:	Restaurant		
ITE LU Code	931		
Size	3,815		
	Total	Internal	External
Enter	172	15	157
Exit	172	19	153
Total	343	34	309
Percent	100%	10%	90%



Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Total	
Enter	1198	157	1355	
Exit	1202	153	1355	
Total	2401	309	2710	
Single Use Trip Gen. Est.	2435	343	2778	Internal Capture 2.4%

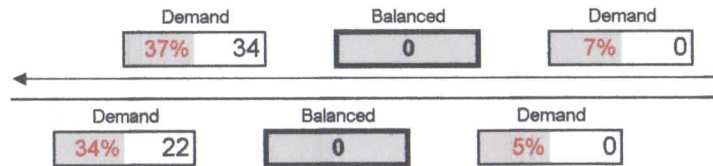
**MULTI-USE DEVELOPMENT
TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**

Analyst:	ALT
Date:	10/16/2013

Development:	Conrad Hotel
Time Period:	AM Peak

Land Use A:	Residential		
ITE LU Code	310, 230		
Size	298		
	Total	Internal	External
Enter	93	0	93
Exit	65	0	65
Total	158	0	158
Percent	100%	0%	100%

Land Use B:	Restaurant		
ITE LU Code	931		
Size	3,815		
	Total	Internal	External
Enter	2	0	2
Exit	2	0	2
Total	3.09	0	3
Percent	100%	0%	100%



Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Total	
Enter	93	2	95	
Exit	65	2	66	
Total	158	3	161	
Single Use Trip Gen. Est.	158	3	161	Internal Capture 0.0%

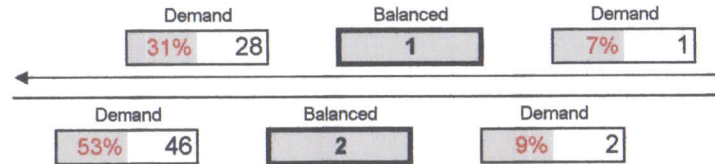
**MULTI-USE DEVELOPMENT
TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**

Analyst:	ALT
Date:	10/16/2013

Development:	Conrad Hotel
Time Period:	PM Peak

Land Use A:	Residential		
ITE LU Code	310, 230		
Size	298		
	Total	Internal	External
Enter	91	1	90
Exit	88	2	86
Total	179	3	176
Percent	100%	2%	98%

Land Use B:	Restaurant		
ITE LU Code	931		
Size	3,815		
	Total	Internal	External
Enter	19	2	17
Exit	9	1	8
Total	28.6	3	26
Percent	100%	10%	90%



Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Total	
Enter	90	17	107	
Exit	86	8	94	
Total	176	26	201	
Single Use Trip Gen. Est.	179	29	207	Internal Capture 2.9%

Appendix C

Central Beach RAC Unit/Trip Count (Oct. 29, 2007)

BASED ON MIXED RATES AND EQUATIONS, AS APPROPRIATE, 7th EDITION

Date Revised Updated to ITE Trip Generation, 7th Edition - October 29, 2007

Case Number	Development Name	Address	Status	Net New Development						Net New PM Peak Hour Trips									
				ITE 230 Condo (DU)	ITE 220 Apart. (DU)	ITE 310 Hotel (Rooms)	ITE 330 Resort Hotel (Rooms)	ITE 814 Retail (SF)	ITE 931 Quality Restaurant (SF)	ITE 230 Condo [TR1]	ITE 220 Apart. [TR2]	ITE 310 Hotel [TR3]	ITE 330 Resort Hotel [TR4]	ITE 814 Retail [TR5]	ITE 931 Quality Restaurant [TR6]	Gross Trips	Trip Reduction (From Traffic Study)	NET Trips	
NET NEW DEVELOPMENT BUILT OR APPROVED																			
80-R-01	Capri W Resort (aka Sable) - See D1 Note Below	3101 Bayshore Dr.	Under Construction			294	0	33,015	6,200	0	0	194	0	101	46	341	15%	290	
55-R-02	Birch Apartments - See D2 Note Below	3001 Alhambra	Built		4 (1)					0	2	0	0	0	0	2		2	
23-R-97	Alhambra Place - See D3 Note Below	209 N. Birch Rd.	Built	24						19	0	0	0	0	0	19		19	
26-R-99	The Atlantic Hotel - See D4 Note Below	601 N. Fort Lauderdale Beach Blvd.	Built			124		1,250	2,500	0	0	69	0	24	19	112	15%	95	
90-R-97	Jackson Tower - See D5 Note Below	100 S. Birch Rd.	Built	114	-12					67	-7	0	0	0	0	60		60	
85-R-99	Le Club - See D6 Note Below	2845 NE 9th St.	Built	66						43	0	0	0	0	0	43		43	
125-R-99	Castillo Grand (fka St. Regis) - See D7 Note Below	1 N. Fort Lauderdale Beach Blvd.	Built	-82		194	0		6,037	-51	0	118	0	0	45	112	10%	101	
53-R-04	Trump Las Olas (fka Ocean Dunes 30-R-98) - See D8 Note Below	515 S. Atlantic Blvd.	Approved			95		700	3,407	0	0	50	0	23	26	99	5%	94	
4-R-00	Hilton (fka Costa Dorada and Fortune House) - See D9 Note Below	505 Fort Lauderdale Beach Blvd.	Built			274	0	14,200	-5,200	0	0	179	0	56	-39	196	10%	176	
74-R-00	La Cascade - See D10 Note Below	615 Bayshore Dr.	Built	22						17	0	0	0	0	0	17		17	
32-R-93	Birch Pointe - See D11 Note Below	301 N. Birch Rd.	Built	17						14	0	0	0	0	0	14		14	
123-R-00	La Rive - See D12 Note Below	715 Bayshore Dr.	Built	37						27	0	0	0	0	0	27		27	
116-R-00	Maribella (fka Magna Casa) - See D13 Note Below	500 Birch Rd.	Built	19						15	0	0	0	0	0	15		15	
35-R-05	Trump Int. Hotel (fka Gold Coast Resort 80-R-00) - See D14 Note Below	551 Fort Lauderdale Beach Blvd.	Under Construction			298	0	500	923	0	0	198	0	23	7	228	15%	194	
81-R-93	Beach Place - See D15 Note Below	17 S Atlantic Blvd.	Built			122		48,000	48,000	0	0	68	0	137	360	565	17%	469	
	Development (1990 - 1998) - See D16 Note Below		Built	221				29,000		115	0	0	0	91	0	206		206	
13-R-04	Marbella Place - See D17 Note Below	501 N. Birch Rd.	Approved	0						0	0	0	0	0	0	0		0	
93-R-05	Bayshore Condo - See Development Note D18 Below	740 Bayshore Dr.	Approved	8		-7				8	0	-2	0	0	0	6		6	
50-R-05	Royal Atlantic - See D19 Note Below	435 Bayshore Dr.	Approved	34						25	0	0	0	0	0	25		25	
132-R-06	Stay Social Hotel and Garage - See D20 Note Below	900 East Sunrise Blvd.	P&Z Recommended Approval; CC Nov. 20, 2007			-2		1750	1500	0	0	0	0	26	11	37		37	
46-R-06	Orion - See D21 Note Below	700 N. Atlantic Blvd.	Approved		-34	0	340	3100	4000	0	-21	0	159	29	30	197	2%	193	
31-R-05	Blue Lofts (aka La Lorraine) - See D26 Note Below	2800 Vistamar St.	Approved	22	-36					17	-22	0	0	0	0	-5		-5	
140-R-06	Green Atelier (9 Townhomes) - See D24 Note Below	551 Antioch Ave.	Approved	9		-14				8	0	-5	0	0	0	3		3	
1-PA-04	Las Olas Beach Club (aka 51-R-01 Lauderdale Beach Condo) - See D22 Note Below	101 S. Atlantic Blvd.	Built	148		-172		4,783	-10,100	83	0	-102	0	33	-76	-62		-62	
Total Net New Built and Approved:				659	-78	1,206		136,278	57,267	407	-48	767	159	543	429	2257		2,019	
NET NEW DEVELOPMENT PENDING APPROVAL																			
25-R-06	One N. Birch Rd - See D23 Note Below	1 N. Birch Rd	Pending	10		-14				9	0	-5	0	0	0	4		4	
149-R-06	Cortez Hotel - See D27 Note Below	2926 Cortez St.	Pending	0		125				0	0	70	0	0	0	70		70	
122-R-07	Ocean Wave - See D28 Note Below	Bounded by Windamar, A1A, Viramar and Breakers	Pending		-14	102	0	750	4000	0	-9	55	0	23	30	99		99	
	Elad Development North - See D29 Note Below	Bounded by Seabreeze, Almond, Banyan and Breakers	Pending	41		132		6,500		29	0	74	0	37	0	140	4.30%	134	
Total Pending Approval:				51	-14	0	345	0	7,250	4,000	38	-9	194	0	60	30	313		307
Total Net New Built, Approved & Pending:				710	-92	1,551		143,528	61,267	445	-57	961	603	459	2,570		2,326		

(DU) -- Dwelling Units; (ROOMS) -- Occupied Hotel Rooms [Assumed full occupancy]; (SF) -- Square Feet

Trip Generation Based Upon ITE 7th Edition Rates or Equations:	
[TR1] Land Use Code 230 - Condominiums: Use equation $Ln(T) = 0.82 \times Ln(X \text{ DU}) + 0.32$ to determine peak hour trips.	
[TR2] Land Use Code 220 - Apartments: 0.62 peak hour trips per dwelling unit	
[TR3] Land Use Code 310 - Hotel: Use equation $Ln(T) = 1.2 \times Ln(X \text{ occupied rooms}) - 1.55$ to determine peak hour trips.	
[TR4] Land Use Code 330 - Resort Hotel: Use equation $Ln(T) = 1.13 \times Ln(X \text{ occupied}) - 1.52$ to determine peak hour trips.	
[TR5] Land Use Code 814 - Specialty Retail: Use equation $T = 2.40 \times (X/1000 \text{ sf}) + 21.48$ peak hour trips.	
[TR6] Land Use Code 931 (New Code) - Quality Restaurant: 7.49 peak hour trips per KSF	

Maximum Number of Units Allowed:	5500	Maximum Number of Peak Hour Trips:	3,220
Subtract Number Existing July 1998:	-3050	Subtract Number Built & Approved:	2,019
	<u>2450</u>	Number of Peak Hour Trips Left:	1,201
Subtract Number of units approved:	360		
Subtract Number of units pending:	37	Maximum Number of Peak Hour Trips:	3,220
Number of Units Available:	<u>2,053</u>	Subtract Number Built, Apprd & Pending:	2,326

Number of Peak Hour Trips if Pending Projects are Approved

894

TRIP GENERATION APPLICATION NOTES:

(1) Used Rate = 0.62 Trips per Dwelling Unit due to very small Independent Variable - 4 units - which is outside range of data points in ITE Plo

DEVELOPMENT NOTES:

- D1 CAPRI** - Redevelopment of 223 hotel rooms and 12,400 sf of restaurant - Room description: hotel 346 hotel rooms and 171 timeshare. New development includes 25,130 sf of ancillary meeting/banquet space.
- D2 BIRCH APARTMENTS** - Property vacant at the time of application submittal. No documentation of previous square footage or units.
- D3 ALHAMBRA PLACE** - Unit count verified through several realtor websites. No documentation of previous square footage or units.
- D4 THE ATLANTIC** - Aerial shows property vacant at the time of application submittal. No documentation of previous square footage or units.
- D5 JACKSON TOWER** - Redevelopment of the Hide Away Motel (12 units) and Apartments (12 units).
- D6 LE CLUB** - Aerial shows property vacant at the time of application submittal. No documentation of previous square footage or units.
- D7 ST. REGIS** - Redevelopment of 115 condos and 5,000 sf of restaurant. New development includes 17,078 sf of ancillary meeting/banquet space.
- D8 TRUMP LAS OLAS** - Aerial shows property vacant at the time of application submittal. No documentation of previous square footage or units.
- D9 HILTON** - Redevelopment of 59 hotel rooms and 5,200 sf of restaurant (Riveria Hotel). New development includes 11,400 sf of ancillary meeting/banquet space.
- D10 LA CASCADE** - Units verified via Property Appraiser and Architect Website. Redevelopment of two, two story apartment buildings but no documentation of previous square footage or units.
- D11 BIRCH POINTE** - Property vacant at the time of application submittal. No documentation of previous square footage or units.
- D12 LA RIVE** - Aerial shows old buildings on the site at the time of application but no documentation of previous square footage or units.
- D13 MARIBELLA** - Redevelopment of a four story hotel but no documentation of previous square footage or units.
- D14 TRUMP INTNL** - Redevelopment of 95 hotel rooms and 3,900 sf restaurant (Gold Coast/Merrimac). New development includes 14,760 sf of ancillary meeting/banquet space.
- D15 BEACHPLACE** - Redevelopment of 85 rooms (Marlin Hotel).
- D16 Source:** Fort Lauderdale Beach Transportation Study (Appendix E) 1998 minus Beach Place - data provided by City staff. New trip count starts 1989 - New unit count starts August 1998
- D17 MARBELLA PLACE** - Redevelopment of 37 condo units.
- D18 BAYSHORE CONDO** - Redevelopment of a 7 unit hotel.
- D19 ROYAL ATLANTIC** - Aerial shows property vacant at the time of application submittal. No documentation of previous square footage or units.
- D20 STAY SOCIAL** - Façade changes to hotel, garage improvements and added a restaurant and retail shop to parking garage. Includes 2,072 sf of ancillary meeting/banquet space. No redevelopment.
- D21 ORION** - Redevelopment of Howard Johnson's - Traffic Analysis accounted for 24 existing apartments.
- D22 LAS OLAS BEACH CLUB** - Redevelopment of 172 hotel rooms and 16,800 sf of restaurant.
- D23 ONE NORTH BIRCH** - Redevelopment of 14 motel rooms and 1 single family house.
- D24 GREEN ATELIER** - Redevelopment of 14 motel rooms.
- D26 BLUE LOFTS** - Redevelopment of 36 apartments.
- D27 CORTEZ HOTEL** - According to Property Appraiser, redevelopment of less than 10 apartments - No documentation of previous square footage or units. Need to confirm with applicant and site visit
- D28 OCEAN WAVE** - Redevelopment of 106 hotel rooms and 14 apartments.
- D29 ELAD NORTH** - Aerial shows property vacant at the time of application submittal. No documentation of previous square footage or units.