

November 6, 2023

Mr. Chad Bradshaw
Managing Director
Trinsic Residential Group
327 Plaza Real, Suite 219
Boca Raton, Florida 33432

Re: Aura Cypress Creek – Parking Need Memorandum

Dear Chad:

Per your request, Traf Tech Engineering, Inc. has determined the parking needs associated with the proposed Aura Cypress Creek development planned to be located within the existing Westin Fort Lauderdale hotel located on the north side of Cypress Creek Road and east of I-95 in the City of Fort Lauderdale, Florida. The proposed Aura Cypress Creek and existing Westin Fort Lauderdale development will consist of the following uses and intensities:

Existing Westin Fort Lauderdale

- 298 hotel rooms with accessory restaurant, meeting space, and retail

Proposed Aura Cypress Creek

- 51 affordable studios/one-bedroom units
- 137 one-bedroom units/studios
- 134 two-bedroom units
- 18 three-bedroom units
340 mid-rise residential units

- 4,717 square feet of retail use

A parking structure with 835 parking spaces. A copy of the site plan is contained in Attachment A.

The parking needs for the proposed uses (residential and retail) were determined using the parking requirements of the City of Fort Lauderdale's Land Development Regulations. Table 1 documents the parking needs for the existing Westin Fort Lauderdale and proposed Aura Cypress Creek development. As indicated in the table, the existing 298 hotel rooms (with its ancillary uses), 340 residential units and 4,717 square feet of retail use requires approximately 816 parking spaces. Since 835 parking stalls are proposed, adequate parking will be provided to satisfy the peak parking needs of the hotel and future residential development.

It is important to note that the existing 298-room hotel, with its ancillary uses, only requires 200 parking spaces. This is based on actual parking observations performed by the hotel (refer to Attachment B). This was confirmed by Traf Tech Engineering by conducting an actual parking count in June 2023 during an event at the hotel premises. The parking demand study performed by Traf Tech Engineering, Inc. is contained in Attachment C.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

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

TABLE 1 - PARKING ANALYSIS (Aura)

NEW RESIDENTIAL				
Unit Type	Units		Parking Rate (1) per Unit	Required Parking
Affordable Studios/ 1-Bedroom units	51		1.00	51
1-Bedroom/Studios	137		1.75	240
2-Bedrooms	134		2.00	268
3-Bedrooms	18		2.10	38
Subtotal	340			597
NEW RETAIL				
Use	Size		Parking Rate (1) per 1,000 sf	Required Parking
Retail	4,717 sq. ft.		4	19
Subtotal				19
EXISTING HOTEL				
Use	Size		Parking Rate (2) per key	Required Parking
Hotel	298 keys		0.67	200
Subtotal				200
Overall Parking Requirements				816
Parking Provided				835
Parking Surplus =				19

(1) Per City of Fort Lauderdale Land Development Regulations

(2) Refer to parking demand Letter from Westin Hotel Cypress Creek and Parking Demand Study by Traf Tech Engineering, Inc.

