



August 20, 2018

Revised October 3, 2018

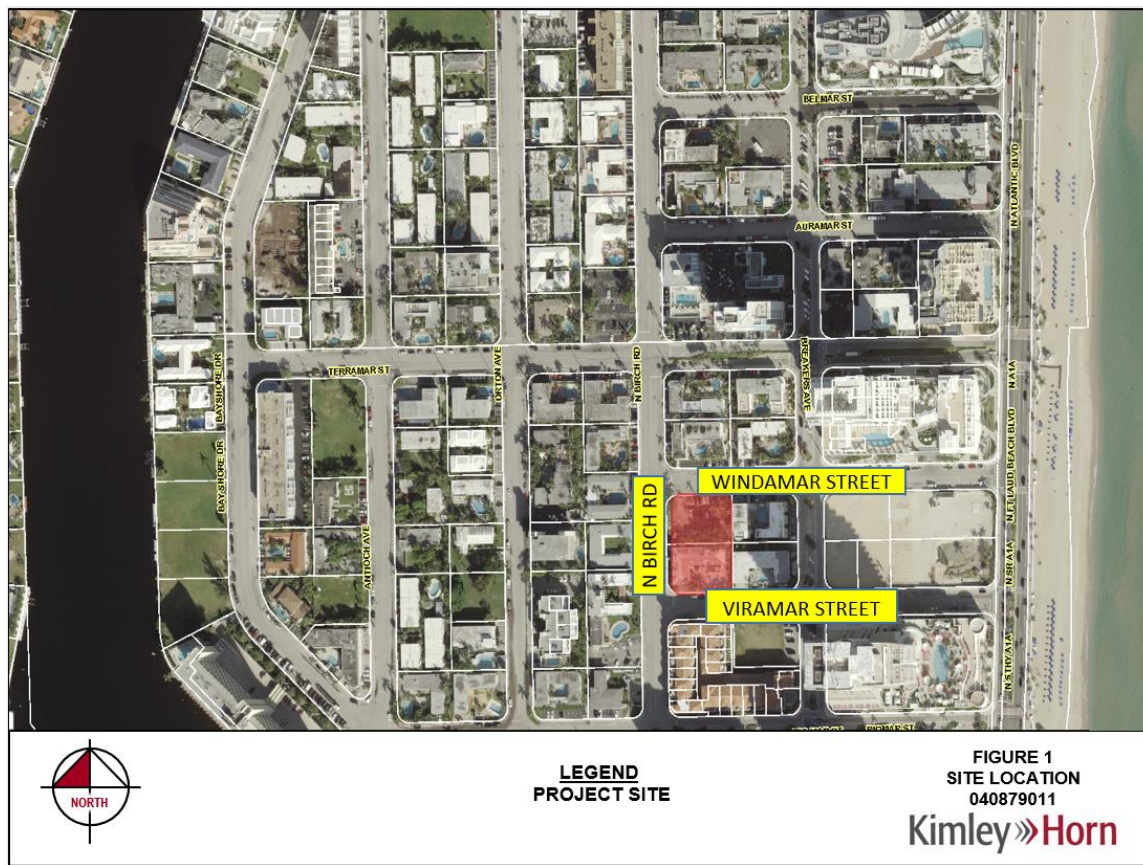
Revised July 18, 2022

Mr. George Fletcher  
Adache Group Architects  
550 S Federal Highway  
Ft. Lauderdale, FL 33301

**RE: 530 North Birch Road - Traffic Generation Statement**  
**Ft. Lauderdale, Florida**  
**Kimley-Horn # 040879011**

Dear George:

As requested, Kimley-Horn and Associates, Inc. has completed the following trip generation determination for the proposed residential redevelopment on a site located at 530 North Birch Road in Fort Lauderdale, Florida. The project is proposed to be built on a site that formerly contained 16 hotel rooms. The proposed redevelopment plan will result in the demolition of existing structures on site and the construction of a multi-story building containing a total of 32 multi-family residential units. The red shaded portion of *Figure 1*, shown below, shows the location of project site.



## Trip Generation Evaluation

A trip generation determination was prepared to calculate the potential daily and PM peak hour traffic generated by the proposed site redevelopment. Average daily and PM peak hour trip generation rates published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, Eleventh Edition*, were used to determine the trips generated by the existing and proposed land uses. The average rates published for Hotel (Land Use 310) were used to calculate trips generated by the existing site development and the average rates for Multifamily Housing (High-Rise) Not Close to Rail Transit (Land Use 222) were used to calculate trips generated by the proposed site development. *Table 1* summarizes the daily and PM peak hour trip generation calculation for this project.

| TABLE 1<br>WEEKDAY TRIP GENERATION - ITE 11th EDITION<br>520 North Birch Road                 |           |             |                                      |    |     |
|-----------------------------------------------------------------------------------------------|-----------|-------------|--------------------------------------|----|-----|
| LAND USE                                                                                      | INTENSITY | DAILY TRIPS | PM PEAK HOUR                         |    |     |
|                                                                                               |           |             | TOTAL                                | IN | OUT |
| <u>Existing Development</u>                                                                   |           |             |                                      |    |     |
| Hotel                                                                                         | 16 rooms  | 128         | 9                                    | 5  | 4   |
| <i>Existing External Trips</i>                                                                |           | 128         | 9                                    | 5  | 4   |
| <u>Proposed Development</u>                                                                   |           |             |                                      |    |     |
| Multifamily Housing (High-Rise)                                                               | 32 units  | 145         | 10                                   | 6  | 4   |
| <i>Proposed External Trips</i>                                                                |           | 145         | 10                                   | 6  | 4   |
| <i>Trip Differential (Proposed - Existing):</i>                                               |           | 17          | 1                                    | 1  | 0   |
| <i>NOTE: Trip Generation Rates based on ITE's <u>Trip Generation Manual, 11th Edition</u></i> |           |             |                                      |    |     |
| <u>Daily Trips</u>                                                                            |           |             |                                      |    |     |
| Hotel                                                                                         | [ITE 310] | =           | T = 7.99*X (rooms)                   |    |     |
| Multifamily Housing (High-Rise)                                                               | [ITE 222] | =           | T = 4.54*X (units)                   |    |     |
| <u>PM Peak Hour</u>                                                                           |           |             |                                      |    |     |
| Hotel                                                                                         | [ITE 310] | =           | T = 0.59*X (rooms)*(51% in, 49% out) |    |     |
| Multifamily Housing (High-Rise)                                                               | [ITE 222] | =           | T = 0.32*X (units)*(56% in, 44% out) |    |     |

## City of Fort Lauderdale Traffic Impact Analysis Determination

As shown in *Table 1*, the proposed residential redevelopment on site is expected to generate an increase of 17 net new external weekday daily trips in comparison to the vested hotel use on site. Without applying any credit for existing uses, the new site development generates 145 external weekday daily trips.

Based upon this calculation, the number of net new vehicle trips is well below the 1,000 vehicle trips per day, which is the threshold above which a full Traffic Impact Analysis (TIA) would be required under the City of Ft. Lauderdale's Unified Land Development Regulations (ULDR) Section 47-25.2M(4). Therefore, no detailed traffic impact/operational analysis has been undertaken. However, because the project is located within the Central Beach Regional Activity Center (RAC), a supplemental PM peak hour trip generation calculation has been performed, as described in the next section.

### Central Beach RAC Trip Generation Determination

The Central Beach Regional Activity Center (RAC) currently has an allocation of available trips that can be utilized by proposed development. This overall allocation is tracked on a PM peak hour basis. Therefore, the trip generation calculation presented in *Table 1* also included a determination of the net change in the PM peak hour traffic generated by the proposed site redevelopment, including a credit for the currently existing site development.

As shown previously in *Table 1*, the proposed residential redevelopment on site is expected to generate an increase of 1 net new external weekday PM peak hour trip in comparison to the currently-existing use on site (net change of +1 inbound / 0 outbound trips).

An entitlement tracking table provided by the City of Fort Lauderdale is attached for reference. There may be additional applications currently in review that are not included in this table; however, at the time of the initial submittal for this project, there were 132 PM peak hour trips remaining within the RAC at the given time. The minor increase of 1 peak hour trips for this site can be accommodated within the threshold available within the RAC.

Additionally, it is noted that, based on limited availability of multi-modal opportunities in the immediate vicinity of the site and based upon a discussion with the City's Transportation and Mobility Engineer, no multi-modal credits have been applied to the trip generation calculation for this site.

Please contact me via telephone at (561) 840-0248 or via e-mail at [chris.heggen@kimley-horn.com](mailto:chris.heggen@kimley-horn.com) should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.  
Transportation Engineer

Florida Registration  
Number 58636

Registry No. 35106



This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Christopher W  
Heggen  
2022.07.18  
17:58:40 -04'00'

Attachment

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| Case Number                              | Development Name                                                                           | Address                                           | Status/<br>Expiration     | Net New Development            |                             |                                     |                          |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          | PM Peak Hour Trips        |                                |                             |                                     |                            |                           |                                     |                                        |                            |                                      |                   |                                          |                                            |                |                                           |           |
|------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------|--------------------------------|-----------------------------|-------------------------------------|--------------------------|---------------------------|-----------------------------|---------------------------------------|------------------------------|----------------------------|--------------------------------------|-------------------|-------------------------------------|------------------------------------------|---------------------------|--------------------------------|-----------------------------|-------------------------------------|----------------------------|---------------------------|-------------------------------------|----------------------------------------|----------------------------|--------------------------------------|-------------------|------------------------------------------|--------------------------------------------|----------------|-------------------------------------------|-----------|
|                                          |                                                                                            |                                                   |                           | ITE 730<br>Transit<br>Hub (SF) | ITE 425<br>Parks<br>(acres) | ITE 411<br>City<br>Parks<br>(acres) | ITE 230<br>Condo<br>(DU) | ITE 220<br>Apart.<br>(DU) | ITE 310<br>Hotel<br>(Rooms) | ITE 330<br>Resort<br>Hotel<br>(Rooms) | ITE 710<br>General<br>Office | ITE 810<br>Super<br>Market | ITE 492<br>Health<br>Fitness<br>Club | ITE 420<br>Marina | ITE 826<br>Specialty<br>Retail (SF) | ITE 931<br>Quality<br>Restaurant<br>(SF) | ITE 230<br>Condo<br>[TR1] | ITE 730<br>Transit<br>Hub (SF) | ITE 425<br>Parks<br>(acres) | ITE 411<br>City<br>Parks<br>(acres) | ITE 220<br>Apart.<br>[TR2] | ITE 310<br>Hotel<br>[TR3] | ITE 330<br>Resort<br>Hotel<br>[TR4] | ITE 710<br>General<br>Office<br>[TR 5] | ITE 810<br>Super<br>Market | ITE 492<br>Health<br>Fitness<br>Club | ITE 420<br>Marina | ITE 826<br>Specialty<br>Retail<br>[TR 6] | ITE 931<br>Quality<br>Restaurant<br>[TR 7] | Gross<br>Trips | Trip Reduction<br>(From Traffic<br>Study) | NET Trips |
|                                          |                                                                                            |                                                   |                           |                                |                             |                                     |                          |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          |                           |                                |                             |                                     |                            |                           |                                     |                                        |                            |                                      |                   |                                          |                                            |                |                                           |           |
| 60-R-01                                  | Capri W Resort (aka Sable)- See D1 Note Below                                              | 3101 Bayshore Dr                                  | Built                     |                                |                             |                                     |                          |                           | 294                         |                                       |                              |                            |                                      |                   | 33,015                              | 6,200                                    | 0                         | 0                              | 0                           |                                     | 0                          | 176                       | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 89                                       | 46                                         | 312            | 15%                                       | 265       |
| 55-R-02                                  | Birch Apartments - See D2 Note Below                                                       | 3001 Alhambra                                     | Built                     |                                |                             |                                     |                          | 4                         |                             |                                       |                              |                            |                                      |                   |                                     |                                          | 0                         | 0                              | 0                           |                                     | 2                          | 0                         | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 0                                        | 2                                          |                | 2                                         |           |
| 23-R-97                                  | Alhambra Place - See D3 Note Below                                                         | 209 N. Birch Rd                                   | Built                     |                                |                             |                                     | 24                       |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          | 12                        | 0                              | 0                           |                                     | 0                          | 0                         | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 0                                        | 12                                         |                | 12                                        |           |
| 26-R-99                                  | The Atlantic Hotel - See D4 Note Below                                                     | 601 N. Fort Lauderdale Beach Blvd                 | Built                     |                                |                             |                                     |                          |                           |                             | 124                                   |                              |                            |                                      |                   | 1,250                               | 2,500                                    | 0                         | 0                              | 0                           |                                     | 0                          | 74                        | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 3                                        | 19                                         | 97             | 15%                                       | 82        |
| 90-R-97                                  | Jackson Tower - See D5 Note Below                                                          | 100 S. Birch Rd                                   | Built                     |                                |                             |                                     | 114                      | -12                       |                             |                                       |                              |                            |                                      |                   |                                     |                                          | 59                        | 0                              | 0                           |                                     | -7                         | 0                         | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 0                                        | 52                                         |                | 52                                        |           |
| 65-R-99                                  | Le Club - See D6 Note Below                                                                | 2845 NE 9th St                                    | Built                     |                                |                             |                                     | 66                       |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          | 34                        | 0                              | 0                           |                                     | 0                          | 0                         | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 0                                        | 34                                         |                | 34                                        |           |
| 126-R-99                                 | Castillo Grand (fka St. Regis) - See D7 Note Below                                         | 1 N. Fort Lauderdale Beach Blvd                   | Built                     |                                |                             |                                     | -82                      |                           |                             | 194                                   |                              |                            |                                      |                   |                                     | 6,037                                    | -43                       | 0                              | 0                           |                                     | 0                          | 116                       | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 0                                        | 45                                         | 119            | 10%                                       | 103       |
| 4-R-00                                   | Hilton (fka Costa Dorada and Fortune House) - See D9 Note Below                            | 505 Fort Lauderdale Beach Blvd                    | Built                     |                                |                             |                                     |                          |                           |                             | 274                                   |                              |                            |                                      |                   | 14,200                              | -5,200                                   | 0                         | 0                              | 0                           |                                     | 0                          | 164                       | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 38                                       | -39                                        | 164            | 10%                                       | 144       |
| 74-R-00                                  | La Cascade - See D10 Note Below                                                            | 615 Bayshore Dr                                   | Built                     |                                |                             |                                     | 22                       |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          | 11                        | 0                              | 0                           |                                     | 0                          | 0                         | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 0                                        | 11                                         |                | 11                                        |           |
| 32-R-93                                  | Birch Pointe - See D11 Note Below                                                          | 301 N. Birch Rd                                   | Built                     |                                |                             |                                     | 17                       |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          | 9                         | 0                              | 0                           |                                     | 0                          | 0                         | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 0                                        | 9                                          |                | 9                                         |           |
| 123-R-00                                 | La Rive - See D12 Note Below                                                               | 715 Bayshore Dr                                   | Built                     |                                |                             |                                     | 37                       |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          | 19                        | 0                              | 0                           |                                     | 0                          | 0                         | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 0                                        | 19                                         |                | 19                                        |           |
| 116-R-00                                 | Maribella (fka Magna Casa) - See D13 Note Below                                            | 500 Birch Rd                                      | Built                     |                                |                             |                                     | 19                       |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          | 10                        | 0                              | 0                           |                                     | 0                          | 0                         | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 0                                        | 10                                         |                | 10                                        |           |
| 61-R-93                                  | Beach Place - See D15 Note Below                                                           | 17 S Atlantic Blvd                                | Built                     |                                |                             |                                     |                          |                           |                             | 122                                   |                              |                            |                                      |                   |                                     | 48,000                                   | 0                         | 0                              | 0                           |                                     | 0                          | 73                        | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 130                                      | 360                                        | 563            | 17%                                       | 467       |
|                                          | Development (1990 - 1998) - See D16 Note Below                                             |                                                   | Built                     |                                |                             |                                     | 221                      |                           |                             |                                       |                              |                            |                                      |                   | 29,000                              |                                          | 115                       | 0                              | 0                           |                                     | 0                          | 0                         | 0                                   | 0                                      | 0                          | 0                                    | 79                | 0                                        | 194                                        |                | 194                                       |           |
| 13-R-04                                  | Marbella Place - See D17 Note Below                                                        | 501 N. Birch Rd                                   | Built                     |                                |                             |                                     | 0                        |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          | 0                         | 0                              | 0                           | 0                                   | 0                          | 0                         | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 0                                        | 0                                          | 0              | 0                                         | 0         |
| 132-R-06                                 | Stay Social Hotel and Garage - See D20 Note Below                                          | 900 East Sunrise Blvd                             | Built                     |                                |                             |                                     |                          | -2                        |                             | -2                                    |                              |                            |                                      |                   | 1750                                | 1500                                     | 0                         | 0                              | 0                           | 0                                   | 0                          | -1                        | 0                                   | 0                                      | 0                          | 0                                    | 5                 | 11                                       | 15                                         |                | 15                                        |           |
| 46-R-06                                  | Paramount - See D21 Note Below                                                             | 700 N. Atlantic Blvd                              | Under Construction        |                                |                             |                                     |                          | -34                       | 0                           | 340                                   |                              |                            |                                      |                   | 3100                                | 4000                                     | 0                         | 0                              | 0                           | 0                                   | -21                        | 0                         | 143                                 | 0                                      | 0                          | 0                                    | 8                 | 30                                       | 160                                        | 2%             | 156                                       |           |
| 51-R-01                                  | Las Olas Beach Club (aka Lauderdale Beach Condo) - See D22 Note Below                      | 101 S. Atlantic Blvd                              | Built                     |                                |                             |                                     | 148                      |                           | -172                        |                                       |                              |                            |                                      |                   | 4,763                               | -10,100                                  | 77                        | 0                              | 0                           | 0                                   | 0                          | -103                      | 0                                   | 0                                      | 0                          | 0                                    | 13                | -76                                      | -89                                        |                | -89                                       |           |
| 1-PA-04                                  | One N. Birch Rd - See D23 Note Below                                                       | 1 N. Birch Rd                                     | Expired; motel demolished |                                |                             |                                     |                          |                           | -14                         |                                       |                              |                            |                                      |                   |                                     |                                          | 0                         | 0                              | 0                           | 0                                   | 0                          | -8                        | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 0                                        | -8                                         |                | -8                                        |           |
| 43-R-08                                  | Elad Development North - See D29 Note Below                                                | Bounded by Seabreeze, Almond, Banyan and Breakers | Approved                  |                                |                             |                                     | 41                       |                           |                             | 256                                   |                              |                            |                                      |                   |                                     | 7,998                                    | 21                        | 0                              | 0                           | 0                                   | 0                          | 0                         | 108                                 | 0                                      | 0                          | 0                                    | 0                 | 60                                       | 189                                        | 16.60%         | 157                                       |           |
| 143 & 144-R-07                           | Yankee Trader Renovations - See D30 Note Below                                             | 301 & 331 N. Fort Lauderdale Beach Blvd           | Built                     |                                |                             |                                     |                          | -6                        | -43                         |                                       |                              |                            |                                      |                   |                                     | 2054                                     | 0                         | 0                              | 0                           | 0                                   | 0                          | -26                       | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 15                                       | -10                                        |                | -10                                       |           |
| 53R12                                    | Grand Birch - See D33 Note Below                                                           | 321 N. Birch Road                                 | Built                     |                                |                             |                                     | 22                       |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          | 11                        | 0                              | 0                           | 0                                   | 0                          | 0                         | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 11                                       |                                            | 11             |                                           |           |
| 70R12                                    | Royal Atlantic- See D35 Note Below                                                         | 435 Bayshore Dr                                   | Built                     |                                |                             |                                     | 31                       |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          | 16                        | 0                              | 0                           | 0                                   | 0                          | 0                         | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 16                                       |                                            | 16             |                                           |           |
| 75R13                                    | Conrad- See D36 Note Below                                                                 | 551 Fort Lauderdale Beach Blvd                    | Built                     |                                |                             |                                     | 109                      |                           |                             | 181                                   |                              |                            |                                      |                   |                                     | 6200                                     | 57                        | 0                              | 0                           | 0                                   | 0                          | 0                         | 76                                  | 0                                      | 0                          | 0                                    | 0                 | 46                                       | 179                                        |                | 179                                       |           |
| R14005                                   | Fort Lauderdale Aquatic Center - See D39 Note Below                                        | 501 Seabreeze Blvd                                | Approved                  |                                |                             |                                     |                          |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          | 0                         | 0                              | 0                           | 0                                   | 0                          | 0                         | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 89                                       |                                            | 89             |                                           |           |
| DRC 14041                                | The Wave (Approved as Bayshore Club)                                                       | 612-620 Bayshore Dr                               | Under Construction        |                                |                             |                                     | 18                       | -13                       |                             |                                       |                              |                            |                                      |                   |                                     |                                          | 9                         | 0                              | 0                           | 0                                   | 0                          | 0                         | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 9                                        | 19.5%                                      | 0              |                                           |           |
| 1-ZPUD-08                                | The Gale (fma Escape & Tiffany House)- See D34 Note Below                                  | 2900 Riomar St                                    | Under Construction        |                                |                             |                                     | 128                      |                           |                             | 96                                    |                              |                            |                                      |                   | 2000                                |                                          | 67                        | 0                              | 0                           | 0                                   | 0                          | 0                         | 40                                  | 0                                      | 0                          | 0                                    | 5                 | 0                                        | 112                                        |                | 112                                       |           |
| R14049                                   | Bayshore 740 - See D37 Note Below                                                          | 740 Bayshore Dr                                   | Expired                   |                                |                             |                                     | 8                        | -7                        |                             |                                       |                              |                            |                                      |                   |                                     |                                          | 4                         | 0                              | 0                           | 0                                   | 0                          | 0                         | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 4                                        |                                            | 4              |                                           |           |
| A14029                                   | Four Seasons Hotel & Private Residences (fka Ocean Wave Beach Resort) - See D28 Note Below | 525 N Fort Lauderdale Beach Blvd                  | Under Construction        |                                |                             |                                     | 100                      |                           |                             | 150                                   |                              |                            |                                      |                   | 5325                                | 1511                                     | 52                        | 0                              | 0                           | 0                                   | 0                          | 0                         | 63                                  | 0                                      | 0                          | 0                                    | 14                | 11                                       | 140                                        | 5.0%           | 133                                       |           |
| R15062                                   | Las Olas Corridor Improvements See D40 Note                                                | Las Olas Blvd                                     | Under Construction        | 921                            | 2.96                        | 4.17                                |                          |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          | 0                         | 1                              | 4                           | 15                                  | 0                          | 0                         | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 20                                       |                                            | 20             |                                           |           |
| R15013                                   | AC Marriot Hotel - See D38 Note Below                                                      | 3029 Alhambra St                                  | Under Construction        |                                |                             |                                     |                          | -15                       | 175                         |                                       |                              |                            |                                      |                   |                                     |                                          | 0                         | 0                              | 0                           | 0                                   | 0                          | 105                       | 0                                   | 0                                      | 0                          | 0                                    | 0                 | 105                                      | 5.0%                                       | 88             |                                           |           |
| R16012                                   | Boutique Hotel - Sophia Enterprises See D41 NOTE                                           | 451 S. Ft. Lauderdale Beach Blvd                  | Approved                  |                                |                             |                                     |                          |                           | 198                         |                                       |                              |                            |                                      |                   |                                     | 7275                                     | 0                         | 0                              | 0                           | 0                                   | 0                          | 116                       | 0                                   | 0                                      | 0                          | 0                                    | 29                | 138                                      | 4.7%                                       | 10             |                                           |           |
| R17040                                   | Bahia Mar                                                                                  | 801 Seabreeze Blvd                                | Approved                  |                                |                             |                                     | 651                      |                           | 256                         |                                       |                              | 28,342                     |                                      |                   | 118,815                             | 26,123                                   | 237                       |                                |                             |                                     |                            | 3                         | -16                                 | 48                                     | 306                        |                                      | 146               | 165                                      | 889                                        | 48%            | 460                                       |           |
| Total Net New Built and Approved:        |                                                                                            |                                                   |                           |                                |                             |                                     | 1,043                    | -42                       | 1,150                       | 1,023                                 | 0                            | 28,342                     | 0                                    | 0                 | 212,753                             | 94,561                                   | 542                       | 0                              | 0                           | 15                                  | -26                        | 466                       | 430                                 | 48                                     | 306                        | 0                                    | 0                 | 386                                      | 558                                        | 2,679          |                                           | 2,749     |
| NET NEW DEVELOPMENT PENDING APPROVAL     |                                                                                            |                                                   |                           |                                |                             |                                     |                          |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          |                           |                                |                             |                                     |                            |                           |                                     |                                        |                            |                                      |                   |                                          |                                            |                |                                           |           |
| R18004                                   | Orton Place                                                                                | 527 Orton Avenue                                  | Pending                   |                                |                             |                                     | 96                       |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          | 10                        |                                |                             |                                     |                            |                           |                                     |                                        |                            |                                      |                   |                                          |                                            |                | 10                                        |           |
| R18011                                   | Beach Boys Place                                                                           | 401 S. Ft. Lauderdale Beach Blvd                  | Pending                   |                                |                             |                                     |                          |                           | 205                         |                                       |                              |                            |                                      |                   | 2,010                               |                                          |                           |                                |                             |                                     |                            | 123                       |                                     |                                        |                            |                                      | 47                |                                          |                                            |                | 170                                       |           |
| R18018                                   | Las Olas Marina                                                                            | 200 Las Olas Circle                               | Pending                   |                                |                             |                                     |                          |                           |                             |                                       |                              |                            | 10,800                               |                   |                                     | 21,445                                   |                           |                                |                             |                                     |                            |                           |                                     |                                        |                            |                                      |                   |                                          |                                            |                |                                           |           |
| R18025                                   | 3000 Alhambra                                                                              | 3000 Alhambra Street                              | Pending                   |                                |                             |                                     | 311                      |                           |                             |                                       |                              |                            |                                      |                   |                                     | 15,000                                   |                           |                                |                             |                                     |                            |                           |                                     |                                        |                            |                                      |                   |                                          |                                            |                | 159                                       |           |
| R18047                                   | 2901 Las Olas                                                                              | 2901 East Las Olas Blvd                           | Pending                   |                                |                             |                                     | 15                       |                           |                             |                                       |                              |                            |                                      |                   |                                     | 2,000                                    |                           |                                |                             |                                     |                            |                           |                                     |                                        |                            |                                      |                   |                                          |                                            |                |                                           |           |
| Total Pending Approval:                  |                                                                                            |                                                   |                           |                                |                             |                                     |                          |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          |                           |                                |                             |                                     |                            |                           |                                     |                                        |                            |                                      |                   |                                          |                                            |                |                                           |           |
| GRAND TOTAL                              |                                                                                            |                                                   |                           |                                |                             |                                     |                          |                           |                             |                                       |                              |                            |                                      |                   |                                     |                                          |                           |                                |                             |                                     |                            |                           |                                     |                                        |                            |                                      |                   |                                          |                                            |                |                                           |           |
| Total Net New Built, Approved & Pending: |                                                                                            |                                                   |                           | 921                            | 2.96                        | 4.17                                | 1,076                    | -45                       | 1,335                       | 1,023                                 | 0                            | 28,342                     | 0                                    | 10,800            | 214,763                             | 133,006                                  | 552                       | 0                              | 0                           | 15                                  | -26                        | 589                       | 430                                 | 48                                     | 306                        | 0                                    | 0                 | 433                                      | 558                                        | 2,679          |                                           | 3,088     |

**Trip Generation Based Upon ITE 9th Edition (Published 9/1/12):**  
[TR2] Land Use Code 220 - Apartments = 0.62 p.m. peak hour of adjacent street trips per dwelling unit.  
[TR1] Land Use Code 230 - Condominiums = 0.52 p.m. peak hour of adjacent street trips per dwelling unit.  
[TR3] Land Use Code 310 - Hotel = 0.60 p.m. peak hour of adjacent street trips per room.  
[TR4] Land Use Code 330 - Resort Hotel = 0.42 p.m. peak hour of adjacent street trips per room.  
[TR5] Land Use Code 710 - General Office = 1.12(X/1000 sf) +78.45 p.m. peak hour trips.  
[TR6] Land Use Code 826 - Specialty Retail (≤ 69,290 sf) = 2.71(X/1000 sf) p.m. peak hour of adjacent street trips.  
[TR6] Land Use Code 826 - Specialty Retail (> 69,290 sf) = 2.4(X/1000 sf)+21.48 p.m. peak hour of adjacent street trips.  
[TR7] Land Use Code 931 - Quality Restaurant = 7.49(X/1000 sf) p.m. peak hour of adjacent street trips.

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 Hotel Indigo (fka Trump Las Olas) - 12 stories, 136 hotel rooms, 1,529 sf retail, 5,594 sf restaurant. Aerial shows property vacant at the time of application submittal. No documentation of previous SF or units. Vested (foundation only).
- D9 HILTON - Redevelopment of 59 hotel rooms and 5,200 sf of restaurant (Riviera Hotel). New development includes 11,400 sf of ancillary meeting/banquet space. HILTON Conversion of 6,889 sf retail to restaurant
- 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 - Original Plans for 95 hotel rooms and 3,900 sf restaurant not utilities. See Conrad 75R13 for current proposal.
- 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. Site Plan Approved for 34 du in 2005 - site plan approval expired in 2007
- 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 Paramount - 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. Both buildings are demolished per aerial image.

**USES**  
(DU) -- Dwelling Units  
(ROOMS) = Occupied Hotel Rooms  
(SF) = Square Feet

|                                             |              |                                       |            |
|---------------------------------------------|--------------|---------------------------------------|------------|
| Maximum Number of Units Allowed             | 5,500        | Maximum Number of Peak Hour Trips     | 3,220      |
| Subtract number of units existing July 1998 | -3,050       | Subtract Number Built & Approved      | 2,749      |
|                                             | <b>2,450</b> | <b>Number of Peak Hour Trips Left</b> | <b>471</b> |

|                                                                |            |                                                                   |            |
|----------------------------------------------------------------|------------|-------------------------------------------------------------------|------------|
| Subtract Number of units approved (this includes unit credits) | 1,652      | Maximum Number of Peak Hour Trips                                 | 3,220      |
| Subtract Number of units pending                               | 407        | Subtract Number Built, Appr'd & Pending                           | 3,088      |
| <b>Number of Units Available</b>                               | <b>391</b> | <b>Number of Peak Hour Trips if Pending Projects are Approved</b> | <b>132</b> |

- D24 GREEN ATELIER - Redevelopment of 14 motel rooms.
- D26 BLUE LOFTS - Redevelopment of 36 apartments.
- D28 Four Seasons - Redevelopment with 100 condo units, 150 hotel rooms and ancillary retail and restaurant uses.
- D29 ELAD NORTH - Aerial shows property vacant at the time of application submittal. No documentation of previous square footage or units.
- D30 YANKEE TRADER - Banquet facility addition reduction of 31 rooms and renovation of a two-story motel (12 rooms) and a apartment building (6 units)
- D31 BEACHWALK AT BAHIA MAR - No redevelopment
- D32 BAHIA MAR - Redevelopment of 116 hotel rooms. Retail SF proposed includes Yacht Broker, trip rate needs to be determined in traffic study. Item withdrawn
- D33 Grand Birch - Redevelopment of 22 multifamily units
- D34 Gale - Redevelopment of site with 128 condo units (incl. 54 additional units requested at 10/28/14 DRC meeting (1/6/15 City Commission meeting) 2,000 SF retail in new building, and 96 hotel rooms in existing historic structure.
- D35 Royal Atlantic- Redevelopment of 30 multifamily units.
- D36 Conrad- Repurposing of existing building for 109 multifamily units, 181 room resort hotel and 6,200 sf of restaurant.
- D37 740 Bayshore - See Note D18 Bayshore Condo. Repurposing of existing 7 unit hotel with 8 condo units.
- D38 AC Marriot Hotel - Redevelopment of 15 apartments and one single family house with a new 175 room hotel. See Traffic study for calculation.
- D39 Fort Lauderdale Aquatic Complex - 273,475 sf aquatic facility with parking structure.
- D40 Las Olas Corridor Improvements - If retail space used to replace Marina Office and Police Substation displaced by project, no new traffic would be generated
- D41 Boutique Hotel - Existing retail trips were calculated and analyzed as part of redevelopment of site, credited toward new project resulting in small net increase.