



March 8th, 2016

Parking Reduction Request for 3025 East Commercial Boulevard (Benedetti Orthodontics)

REQUEST APPROVED:

Based on section 47-20.3 of the city's Unified Land Development Code (UDLR) "Reductions and exemptions; the Transportation and Mobility Department grants the approval of the change of use for 3025 East Commercial Boulevard (Benedetti Orthodontics) project. This information is based on the parking reduction study submitted by the applicant on 01/12/2016 which was reviewed administratively by staff.

The existing 1-story 12,000 sf building was previously occupied by Andres Steakhouse. The applicant, Benedetti Orthodontics proposes to change the use and renovate their unit to provide 7,932 sf of Medical Office space. They are providing 26 onsite parking spaces. They are required to have 53 spaces for the medical office space by code.

The applicant as an agreed on methodology, surveyed available open parking within a 700 feet radius of the site. The survey produced 260 parking spaces in the project buffer and of those 73 spaces were unoccupied. The applicant is requesting a parking reduction of 27 spaces,

As a condition of approval the applicant has agreed to the following:

1. Submit an official site plan.
2. Include and show at least two ADA handicap parking space on the site plan.
3. The existing parking lot is in poor condition, please bring up to standard.
4. All sidewalks must be a minimum of 4ft wide and completely ADA accessible. They must remain unobstructed (currently there are obstructions in the sidewalk).
5. Add detectable warning devices to both ends of the sidewalk ending at the alley entrance.
6. Include a bicycle rack on the site plan with counts. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-trip Bicycle Facilities Guide.
7. Signature required.

Note: These conditions will be filed electronically and stapled with the site plan file.

Best Regards,

Eric L. Houston

Transportation Planner





Benedetti Office
Vehicle Parking Count
Tuesday January 5, 2016

Period Ending	No. of Veh. West Lot	No. of Veh. Middle Lot	No. of Veh. East Lot	Total
Supply	83 Spaces	85 Spaces	92 Spaces	260 Spaces
7:00 AM	6	8	17	31
7:15 AM	5	6	19	30
7:30 AM	7	6	27	40
7:45 AM	11	7	34	52
8:00 AM	18	10	39	67
8:15 AM	23	19	43	85
8:30 AM	31	26	44	101
8:45 AM	32	27	44	103
9:00 AM	39	26	52	117
9:15 AM	46	30	64	140
9:30 AM	48	30	66	144
9:45 AM	54	27	68	149
10:00 AM	59	31	70	160
10:15 AM	55	37	76	168
10:30 AM	56	39	69	164
10:45 AM	59	39	72	170
11:00 AM	57	36	78	171
11:15 AM	55	43	78	176
11:30 AM	60	46	81	187
11:45 AM	57	48	78	183
12:00 PM	63	44	76	183
12:15 PM	57	46	74	177
12:30 PM	50	49	72	171
12:45 PM	50	49	73	172
1:00 PM	53	47	72	172
1:15 PM	59	46	77	182
1:30 PM	57	47	79	183
1:45 PM	57	47	73	177
2:00 PM	55	49	76	180

2:15 PM	53	45	74	172
2:30 PM	50	42	70	162
2:45 PM	48	32	68	148
3:00 PM	50	35	68	153
3:15 PM	47	33	68	148
3:30 PM	51	36	67	154
3:45 PM	53	39	65	157
4:00 PM	53	40	58	151
4:15 PM	55	38	57	150
4:30 PM	51	39	59	149
4:45 PM	52	41	60	153
5:00 PM	41	42	54	137
5:15 PM	39	40	51	130
5:30 PM	34	43	48	125
5:45 PM	25	45	46	116
6:00 PM	23	47	47	117
6:15 PM	19	49	50	118
6:30 PM	18	58	55	131
6:45 PM	12	72	60	144
7:00 PM	13	78	63	154

Maximum	63	78	81	187
Max to 6:00 PM	63	49	81	187
Available	20	7	11	73
Avail to 6:00 PM	20	36	11	73
Avail @ Total Max	23	39	11	73



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

January 4, 2016
Rev. January 5, 2016

Falkanger Snyder Martineau & Yates
888 South Andrews Avenue, Suite 300
Ft. Lauderdale, FL 33316

Attn: Larry Martineau

Subject: Benedetti Orthodontics Office
Tinter Traffic Proj. #15-032

Dear Mr. Martineau:

As you requested, this office has completed a review of the trip generating characteristics of the proposed dental office on the north side of Commercial Boulevard, approximately 200 feet east of Bayview Drive (Figure 1, attached), as shown in the site plan prepared by your office, dated October 22, 2015. This report has been prepared for incorporation into the site plan submittal to the City's DRC. The proposed development will include a total of 7,932 square feet of dental offices, as shown on the attached site plan. The site is currently occupied by a two story quality restaurant (currently vacant), approximately 12,000 SF of floor area. This study did not account for possible credit for traffic generated by that former use, since the building has not generated any traffic since the closing of the restaurant a few years ago.

The City of Ft. Lauderdale Unified Land Development Regulations (Section 47-25.2.M.a. – copy included) requires that a Traffic Impact Study be completed if either (1) the site generates traffic volume greater than 1,000 vehicles per day (vpd) or (2) the maximum peak half-hour traffic exceeds 20% of the daily traffic volume. This site has been evaluated as proposed, assuming no credit for potential traffic from the existing building/former use. It is estimated that, during the AM and PM Peak Hours, as well as on a daily basis, the traffic volumes the site will generate will not be significant. The estimated site generated traffic is not expected to approach the 1,000 vpd threshold, nor is the 20% criteria approached. Therefore, no further Traffic Impact Analysis is required.

The following assumptions were the basis for that conclusion:

- 1) Based on the proposed site plan, the proposed use will include 7,932 SF of dental/orthodontic offices.
- 2) For purposes of the trip comparison, land use categories in the ITE "Trip Generation Manual", 9th Edition were reviewed and a similar use was identified. Traffic generated by the proposed use was estimated using

Benedetti Orthodontics Office

January 4, 2016

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LUC "720 – Medical/Dental Office" from that document. This LUC was reviewed and considered appropriate for the type of developments being studied.

A summary of the results of the traffic generation calculations (shown in Table 1 attached) is:

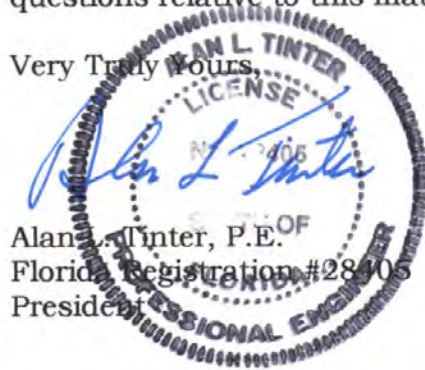
<u>Proposed Use</u>	<u>Estimated Traffic Generation</u>		
	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>	<u>Daily</u>
	19 vph	28 vph	287 vpd

The proposed use is expected to generate only 28.7% of the 1,000 vpd threshold that would necessitate a more in depth Traffic Impact Study. As can be seen from a review of the above summary, the AM Peak Hour of the proposed use represents only 6.6% of the daily traffic volume, and the PM Peak Hour represents only 9.8% of the daily traffic volume. Therefore, the 20% "rule" is not met.

It is, therefore, the conclusion of this office that further traffic analysis is not required in order to comply with the City's ULDR.

I trust that this information will prove useful to you. Of course, should you have any questions relative to this material, please do not hesitate to contact me.

Very Truly Yours,



Alan L. Tinter, P.E.
Florida Registration #28405
President

Xc: Joel Atangan

Table 1**Benedetti Orthodontics**

Based on Site Plan by Falkanger Snyder Martineau & Yates, October 22, 2015

Trip Generation - Proposed Development

<i>Daily</i>	ITE	Units	Size	Daily Trip Generation Equation*	Site Traffic	Site Traffic	
	LUC					Enter	Exit
					<i>vpd</i>	<i>vpd</i>	<i>vpd</i>
Medical/Dental Office	720	1000 sf	7.932	T = 36.13 (X)	287	144	144
Total Trips					287	144	144

<i>A.M. Peak Hour</i>	ITE	Units	Size	AM Peak Hour Trip Generation Equation*	Site Traffic	Site Traffic	
	LUC					Enter	Exit
					<i>vph</i>	<i>vph</i>	<i>vph</i>
Medical/Dental Office	720	1000 sf	7.932	T = 2.39 (X)	19	15	4
Total Trips					19	15	4

<i>P.M. Peak Hour</i>	LUC	Units	Size	Generation Equation*	Traffic	Enter	Exit
					<i>vph</i>	<i>vph</i>	<i>vph</i>
Medical/Dental Office	720	1000 sf	7.932	T = 3.57 (X)	28	8	20
Total Trips					28	8	20

* From Institute of Transportation Engineers "Trip Generation" Report, 9th Edition