January 26, 2017

Mr. John P. Brennan
Vice President
Diversified Companies
6300 NE 1st Avenue, Suite 100
Fort Lauderdale, Florida 33334

Re: 2980 Retail / Restaurant Building – Fort Lauderdale, Florida
Traffic & Parking Statement

Dear John:

As requested, KBP Consulting, Inc. has prepared a traffic and parking statement associated with the proposed redevelopment of the parcels located at 2980-2990 N. Federal Highway in the City of Fort Lauderdale, Broward County, Florida. The traffic element of this statement addresses the trip generation characteristics associated with the previous and proposed development and if the increase in project trips exceeds the minimum trip thresholds established by the City of Fort Lauderdale that would require a comprehensive traffic impact study. The parking element of this statement addresses the adequacy of the proposed parking supply.

TRAFFIC IMPACT ANALYSIS

Previous and Proposed Development

The buildings on the subject site have recently been demolished. The previous uses and approximate building areas are as follows:

- High-Turnover (Sit-Down) Restaurant: 2,415 square feet
- Specialty Retail Space: 6,600 square feet
- General Office Building: 9,315 square feet
- Residential Apartments: 4 dwelling units

The subject site is proposed to be redeveloped with a 5,100 square foot high-turnover (sit-down) restaurant and 2,465 square feet of specialty retail space. A project location map is presented in Attachment A to this memorandum and a preliminary site plan is presented in Attachment B.

Trip Generation Analysis

A trip generation analysis has been conducted for the previous and proposed development at the subject site. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (9th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the referenced ITE report, the most appropriate land use category and corresponding rates for the existing and proposed development are as follows:

High-Turnover (Sit-Down) Restaurant – ITE Land Use #932

- Daily Trips: T = 127.15 (X)
  where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour Trips: T = 10.81 (X) (55% in / 45% out)
- PM Peak Hour Trips: T = 9.85 (X) (60% in / 40% out)

Specialty Retail – ITE Land Use #826

- Daily Trips: T = 42.78 (X) + 37.66
  where T = number of trips and X = 1,000 square feet of gross floor area
- PM Peak Hour Trips: T = 2.40 (X) + 21.48 (44% in / 56% out)

General Office Building – ITE Land Use #710

- Daily Trips: Ln(T) = 0.76 Ln(X) + 3.68
  where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour Trips: Ln(T) = 0.80 Ln(X) + 1.57 (88% in / 12% out)
- PM Peak Hour Trips: T = 1.12 (X) + 78.45 (17% in / 83% out)

Utilizing the above-listed trip generation rates and equations from the referenced ITE document, a trip generation analysis was undertaken for the previous and proposed development. The results of this effort are documented in Table 1 below.

Table 1
2980 Retail / Restaurant Building
Trip Generation Analysis
2980 - 2990 N. Federal Highway - Fort Lauderdale, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Previous								
High-Turnover (Sit-Down) Restaurant	2,415 SF	307	14	12	26	14	10	24
Specialty Retail	6,600 SF	320	0	0	0	16	21	37
Office	9,315 SF	216	26	3	29	15	74	89
Apartments	4 DU	27	0	2	2	1	1	2
Sub-Total (Previous)		**870**	**40**	**17**	**57**	**46**	**106**	**152**
Proposed								
High-Turnover (Sit-Down) Restaurant	5,100 SF	648	30	25	55	30	20	50
Specialty Retail	2,465 SF	143	0	0	0	12	15	27
Sub-Total (Proposed)		**791**	**30**	**25**	**55**	**42**	**35**	**77**
Difference (Proposed - Existing)		**(79)**	**(10)**	**8**	**(2)**	**(4)**	**(71)**	**(75)**

Compiled by: KBP Consulting, Inc. (January 2017).
Source: ITE Trip Generation Manual (9th Edition).

As indicated in Table 1 above, the proposed 2980 Retail / Restaurant Building project is anticipated to generate 791 daily vehicle trips, 55 AM peak hour vehicle trips (30 inbound and 25 outbound) and 77 vehicle trips (42 inbound and 35 outbound) during the typical afternoon peak hour. When compared with the previous development on this site this represents a decrease of 79 daily vehicle trips, two (2) AM peak hour trips, and 75 PM peak hour trips.

Conclusions

Based on the above analysis, the proposed project is not required to prepare a comprehensive traffic impact study for the following reasons:

- According to the City of Fort Lauderdale's ULDR Section 47-25.2.M.4, when the proposed development generates more than 1,000 net new daily trips, a traffic impact study is required. The subject project will generate fewer daily trips than the previous development on this site.

- And, if the daily trips are less than 1,000 and more than 20% of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a traffic impact study is required. As presented in Table 1, the proposed development will result in a trip reduction during both the AM and PM peak hours. Additionally, the maximum number of trips anticipated within one-half hour is approximately 4.93% of the daily trips, which is significantly less than the 20%[1] threshold.

PARKING ANALYSIS

Based upon the City of Fort Lauderdale Code of Ordinances the proposed development at 2980-2990 N. Federal Highway is required to provide 76 parking spaces. The proposed site plan provides for 70 parking spaces. The purpose of this parking analysis is to assess the adequacy for the proposed parking supply in view of the shortfall with respect to the City's Code.

Access to Alternative Modes of Transportation

Bus service in this area is provided by Broward County Transit. Routes 10 and 20 provide service along this section of N. Federal Highway generally between 5:45 AM and 11:30 PM on weekdays with 15 to 30 minute headways. Saturday service is provided generally between 5:30 AM and 11:00 PM with Sunday service provided generally between 8:40 AM and 9:15 PM. The northbound bus stop is provided approximately 70 feet north of the site and the southbound bus stop is located approximately 300 feet to the north of the site. The availability of this transit service and the proximity to the site offers an attractive transportation option for patrons thereby reducing the potential vehicular parking demand for the 2980 Retail / Restaurant Building project.

ITE Parking Analysis

A parking analysis has been conducted in accordance with the procedures and data included in the Institute of Transportation Engineers (ITE) *Parking Generation (4th Edition)* manual. This publication contains parking data, rates, and equations for various land uses based upon research and analysis conducted by transportation professionals throughout the country. The applicable land uses for the 2980 Retail / Restaurant Building are #820 – Shopping Center and #932 – High-Turnover (Sit-Down) Restaurant. The average peak period parking demand rate for these uses are as follows[2]:

- Land Use #820 – Shopping Center: 3.76 vehicles per 1,000 square feet
- Land Use #932 – High-Turnover (Sit-Down) Restaurant: 10.60 vehicles per 1,000 square feet

The supporting data from the ITE publication is included as Attachment C to this memorandum. Based upon these parking rates, the parking requirements for the 2980 Retail / Restaurant Building are calculated as follows:

- Retail: 2,465 SF x 3.76 spaces / 1,000 SF = 9.27 spaces = 10 spaces
- Restaurant: 5,100 SF x 10.60 spaces / 1,000 SF = 54.06 spaces = 55 spaces

[1] Seventy Seven (77) PM peak hour trips occurring in one hour represents 39 trips in one-half hour. Thirty-nine (39) trips equate to approximately 4.93% of the 791 daily trips.

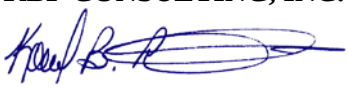
[2] The Shopping Center data is based upon a non-Friday Weekday in December and the Restaurant data is based upon a suburban site with no bar or lounge area.

Based upon this analysis, the total parking supply required for the 2980 Retail / Restaurant Building is 65 parking spaces. Therefore, a proposed parking supply of 70 parking spaces is anticipated to be adequate and will include a buffer of five (5) parking spaces which represents a 7.7% over-supply for the orderly turnover of parking spaces.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.

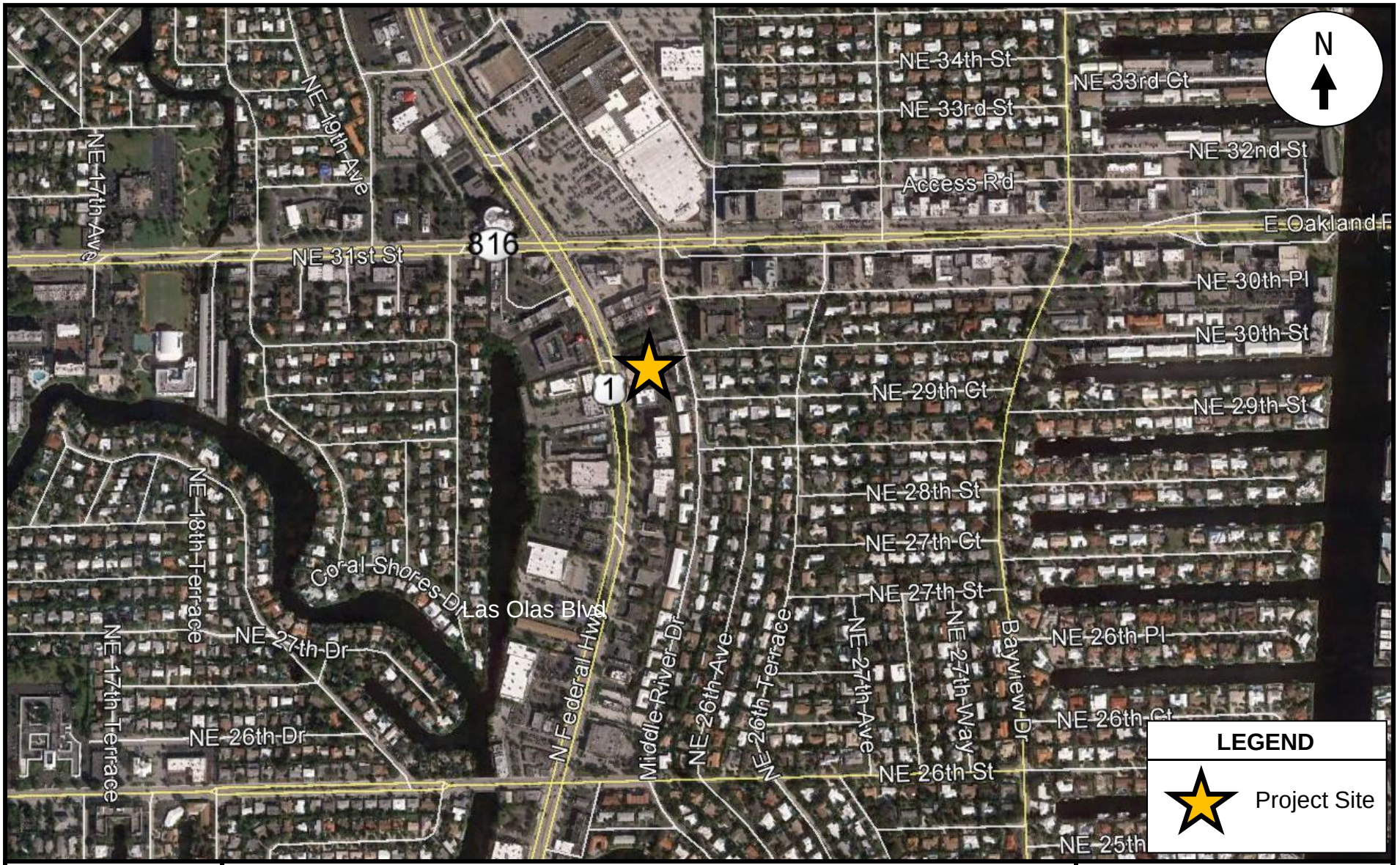


Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939

Attachment A

2980 Retail / Restaurant Building

Project Location Map



KBP
CONSULTING, INC.

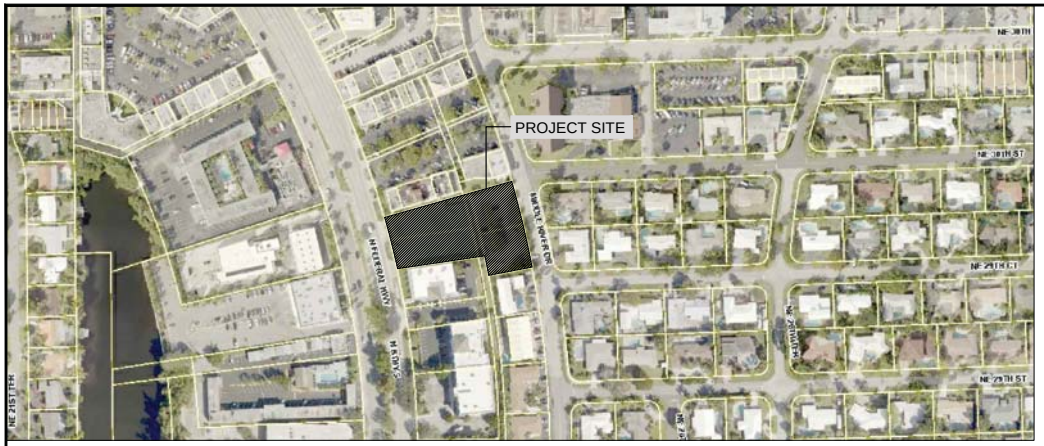
Project Location Map

Attachment A
2980 Retail / Restaurant
Fort Lauderdale, Florida

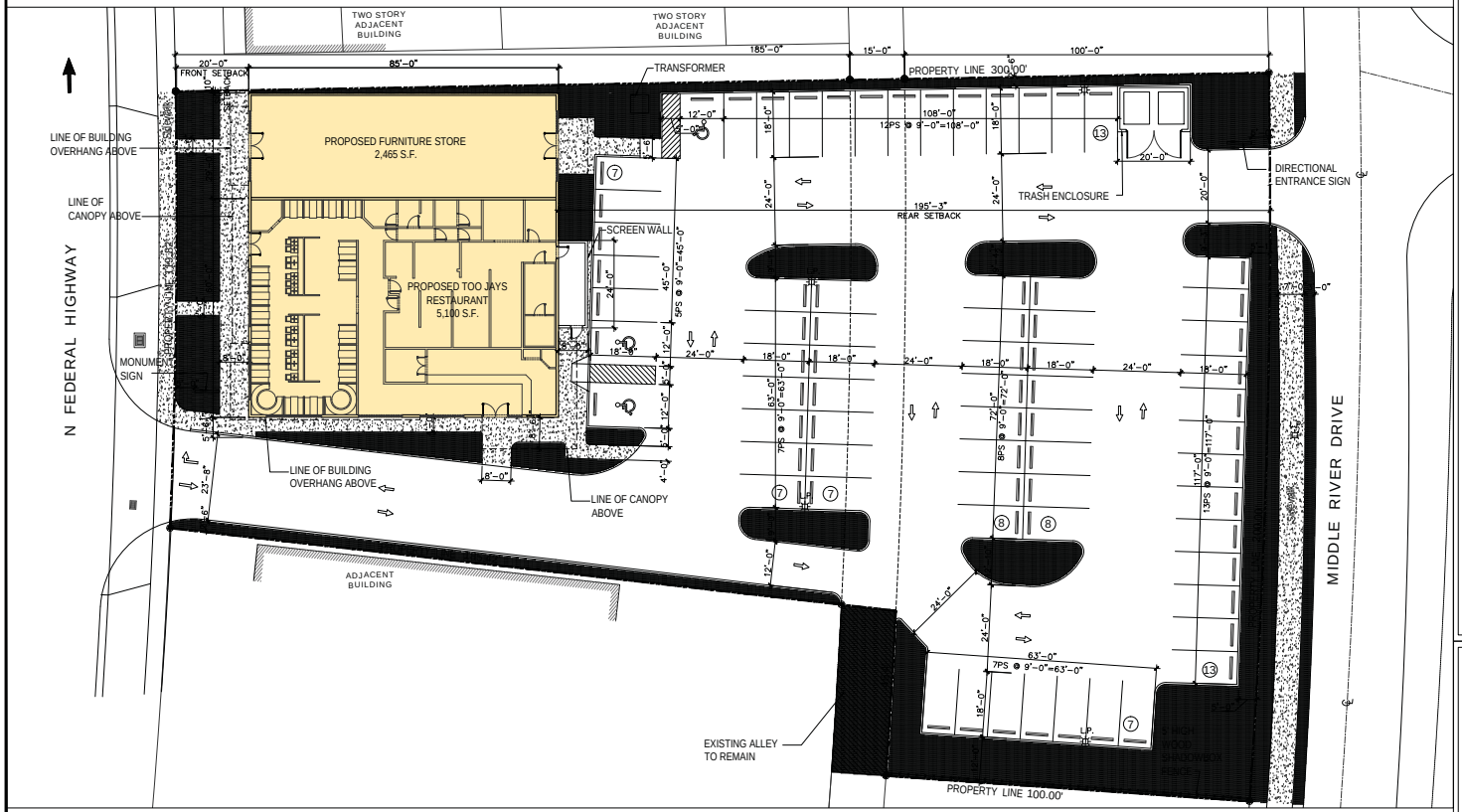
Attachment B

2980 Retail / Restaurant Building

Preliminary Site Plan



LOCATION MAP
SCALE: NTS



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

SITE PLAN LEGEND:

- PROPERTY LINE
- EXISTING ALLEY LINE
- BUILDING AREA
- LANDSCAPE AREA
- PAVEMENT AREA
- EXISTING ALLEY TO REMAIN

SITE CRITERIA AND BUILDING DATA:

PROPERTY ADRESS: 2980-2990 N. FEDERAL HGWY. CITY OF FORT LAUDERDALE

PROJECT DESCRIPTION:

THE CONSTRUCTION OF A NEW 1 STORY 7565 S.F. COMMERCIAL BUILDING AT 2980 NORTH FEDERAL HIGHWAY IN FORT LAUDERDALE, FLORIDA. THIS BUILDING WILL CONTAIN 2 TENANTS, A 5,100 S.F. RESTAURANT AND A 2,465 S.F. FURNITURE STORE. OPEN AIR PARKING TOTALING 70 PARKING SPACES ARE BEING PROVIDED.

WITH THIS SUBMISSION WE ARE REQUESTING THE DEVELOPMENT REVIEW COMMITTEE TO REVIEW OUR APPLICATIONS FOR SITE PLAN LEVEL IV, REZONING OF THE RMM-25 PORTION OF SITE TO AN X-P ZONE, AND FOR A RIGHT OF WAY VACATION.

A. LAND USE DESIGNATION:	COMERCIAL AND MEDIUM HIGH 25
B. ZONING DESIGNATION: EXISTING ZONING DESIGNATION: PROPOSED	B-1 BOULEVARD BUSINESS / RMM-25 RESIDENTIAL B-1 BOULEVARD BUSINESS / X-P
C. GROSS LOT AREA:	46,140.75 S.F. / 43,560 = 1.059 ACRES
D. WATER / WASTE SERVICE PROVIDER:	CITY OF FORT LAUDERDALE
E. BUSINESS DEVELOPMENT:	COMERCIAL
F. GROSS FLOOR AREA:	RESTAURANT: 5,100 SF FURNITURE STORE: 2,465 SF
G. PARKING DATA:	PARKING PROVIDED: 70 SPACES PARKING REQUIRED PER ITE MANUAL IS LESS THAN 70 TENANT REQUIRED PARKING: **70 SPACES**
H. BUILDING FOOTPRINT/LOT COVERAGE:	7,565 SF
I. FLOOR AREA RATIO (F.A.R.):	7,565 SF / 46,140.75 SF = 0.1639 F.A.R.
J. BUILDING HEIGHT:	21'-0" FROM FINISHED FLOOR TO TOP OF PARAPET.
K. NUMBER OF STORIES:	1
L. SEE NARRATIVE AND ATTACHMENTS FOR ADDITIONAL INFORMATION	
M. DENSITY:	N/A
N. CURRENT USE OF PROPERTY AND INTENSITY:	VACANT LAND
O. NUMBER OF DWELLING UNITS:	N/A
P. LOADING ZONE:	N/A
Q. STRUCTURE LENGTH:	89'-0" X 85'-0"
R. OPEN SPACE:	38.575 SF /0.88 AC
S. VEHICULAR USE AREA:	28,116.40 SF
T. LANDSCAPE AREA: LANDSCAPE REQUIRED: LANDSCAPE PROVIDED:	20% VUA = 5,623.28 SF 30 SF/PARKING SPACE = 2,100 SF TOTAL LANDSCAPE REQUIRED: 7,723.28 SF TOTAL LANDSCAPE PROVIDED: 7,725.36 SF

U. SETBACKS:

SETBACKS:	REQUIRED	PROVIDED
FRONT SET BACK	20'-0"	20'-0"
SIDE SET BACK	-	0'-10"
REAR SET BACK	-	195'-3"

LEGAL DESCRIPTION:

PARCEL 1: LOTS 4 AND 5, BLOCK 66, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
(FOLIO No. 494225045130 AND 494225045140)
TOGETHER WITH A PARCEL OF LAND LYING WITHIN LOT 2, BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED AS FOLLOWS:
ON THE SOUTH BY A LINE PARALLEL TO AND 141 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF MID LOT 2; ON THE WEST BY THE WEST BOUNDARY OF SAID LOT 2; ON THE NORTH BY A LINE PARALLEL TO AND 208 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 2; AND ON THE EAST BY THE EAST BOUNDARY LINE OF SAID LOT 2.
(FOLIO No. 494225044570)
PARCEL 2: LOT 2, LESS THE SOUTH 208 FEET(AS MEASURED AT RIGHT ANGLES), BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (FOLIO No. 494225044560)
2980-2990 NORTH FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33306

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OWNER:
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P: 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

DEVELOPER:
DIVERSIFIED COMPANIES
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PROJECT:
2980 RETAIL / RESTAURANT BUILDING
2980-2990 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33306

Job Number:	16021.01
File name:	
Issued Date:	01/17/17
Drawn by:	MV/AMV
Checked by:	CC / CP

SHEET NAME
PROPOSED SITE PLAN

SHEET NUMBER
SP-1.0

Attachment C

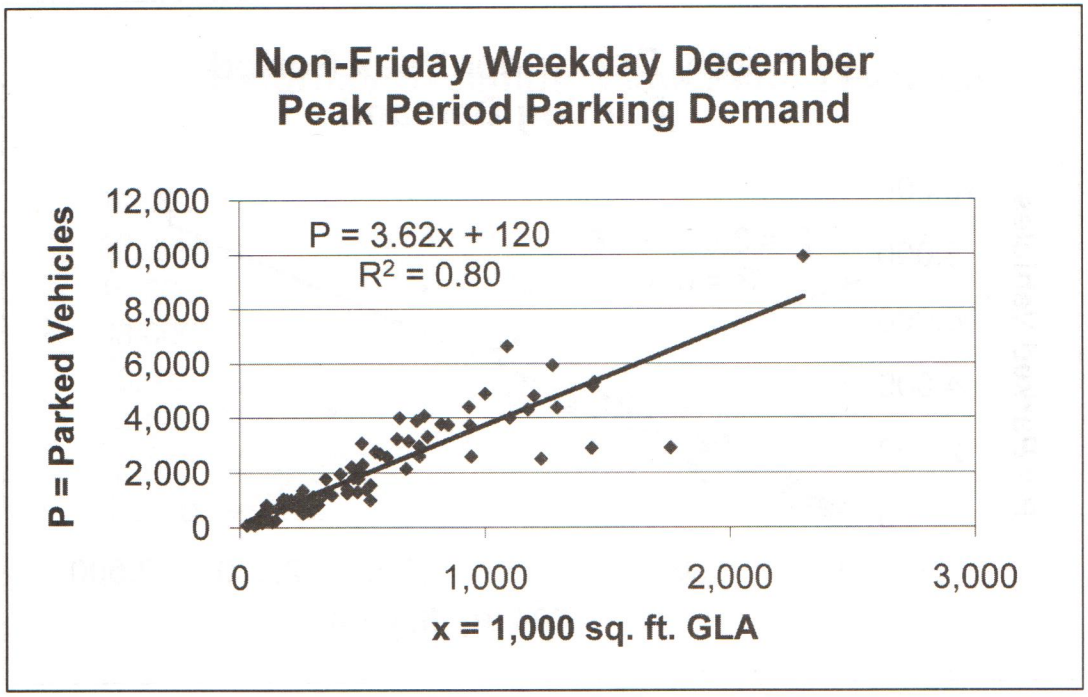
ITE Parking Generation (4th Edition)

Parking Data Excerpts

Land Use: 820
Shopping Center

Average Peak Period Parking Demand vs. 1,000 sq. ft. GLA
On a: Non-Friday Weekday (December)

Statistic	Peak Period Demand
Peak Period	11:00 a.m.–10:00 p.m.
Number of Study Sites	79
Average Size of Study Sites	556,000 sq. ft. GLA
Average Peak Period Parking Demand	3.76 vehicles per 1,000 sq. ft. GLA
Standard Deviation	1.28
Coefficient of Variation	34%
95% Confidence Interval	3.48–4.04 vehicles per 1,000 sq. ft. GLA
Range	1.44–7.37 vehicles per 1,000 sq. ft. GLA
85th Percentile	5.05 vehicles per 1,000 sq. ft. GLA
33rd Percentile	3.15 vehicles per 1,000 sq. ft. GLA



Land Use: 932
High-Turnover (Sit-Down) Restaurant

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Weekday
Land Use Code Subset: Family Restaurant (No Bar or Lounge)
Location: Suburban

Statistic	Peak Period Demand
Peak Period	11:00 a.m.–2:00 p.m.
Number of Study Sites	20
Average Size of Study Sites	4,750 sq. ft. GFA
Average Peak Period Parking Demand	10.60 vehicles per 1,000 sq. ft. GFA
Standard Deviation	5.42
Coefficient of Variation	51%
95% Confidence Interval	8.22–12.98 vehicles per 1,000 sq. ft. GFA
Range	2.59–21.78 vehicles per 1,000 sq. ft. GFA
85th Percentile	16.30 vehicles per 1,000 sq. ft. GFA
33rd Percentile	7.40 vehicles per 1,000 sq. ft. GFA