

## **CENTRAL BEACH RAC DEVELOPMENT TABLE - UNITS / VEHICULAR TRIPS**

DATE UPDATED: 4-5-18

	Development Name	Address	Status/ Expiration	Net New Development										PM Peak Hour Trips																		
Case Number				Transit	t Park	IZS ITE 411 KS City Parks (acres)	ITE 230 Condo (DU)		ITE 310 Hotel (Rooms)	ITE 330 Resort Hotel (Rooms)	General	Super	Fitness	ITE 420 Marina		ITE 931 Quality Restaurant (SF)	Condo	ITE 730 Transit Hub (SF)	ITE 425 Parks (acres)	City	ITE 220 Apart. [TR2]	Hotel	Resort Hotel	ITE 710 General Office [TR 5]	ITE 810 Super Market	ITE 492 Health Fitness Club	ITE 420 Marina	ITE 826 Specialty Retail [TR 6]	ITE 931 Quality Restaurant [TR 7]	Gross Trips	Trip Reduction (From Traffic Study)	NET Trips
60-R-01 55-R-02	Capri W Resort (aka Sable)- See D1 Note Below Birch Apartments - See D2 Note Below	3101 Bayshore Dr 3001 Alhambra	Built Built						294				-		33,015	6,200	0	0	0		0	1/6	0	0	0		0	8	46	312	15%	265
23-R-97	•	209 N. Birch Rd	Built	<b>.</b>			0.4	4									10	0	0			0	0	0	0		) 0		0	2		
23-R-97 26-R-99	Alhambra Place - See D3 Note Below The Atlantic Hotel - See D4 Note Below	601 N. Fort Lauderdale Beach Blvd	Built	<del>                                     </del>	+		24		124				+		1.250	2.500	12	1 0	0		0	7/1	0	0	0		) 0		10	97	15%	92
90-R-97	Jackson Tower - See D5 Note Below	100 S. Birch Rd	Built				114	-12	124						1,230	2,500	59	9 0	0		-7	- 7	0	0	0		) 0		19	52		52
65-R-99	Le Club - See D6 Note Below	2845 NE 9th St	Built				66										34	1 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	3 0	0		0	116	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	3	-39	164	10%	144
74-R-00	La Cascade - See D10 Note Below	615 Bayshore Dr	Built				22										11	1 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	9	0		0	0	0	0	0	(	0		0	9		9
123-R-00	La Rive - See D12 Note Below	715 Bayshore Dr	Built		_		37		ļ					<u> </u>	$\downarrow \qquad \downarrow$		19	0	0		0	0	0	0	0	(	0		0	19		19
116-R-00		500 Birch Rd	Built	<del>                                     </del>			19		ļ.,,,			-			40.000	48.000	10	0	0		0	0	0	0	0	(	0		0	10 563	4=01	10
61-R-93	Beach Place - See D15 Note Below	17 S Atlantic Blvd	Built Built	<b>.</b>	-		221		122			-			48,000 29,000	48,000	115	0	0		0	/3	0	0	0		0	13	360	194		467
13-R-04	Development (1990 - 1998) - See D16 Note Below  Marbella Place - See D17 Note Below	501 N. Birch Rd	Built				221								29,000		115	) 0	0	0	0	0	0	0	0	-	) 0	/	0	194		194
132-R-06	Stay Social Hotel and Garage - See D20 Note Below	900 East Sunrise Blvd	Built				- 0		-2				1		1750	1500	0	) 0	0	0	0	-1	0	0	0	-	1 0		11	15		15
46-R-06	Paramount - See D21 Note Below	700 N. Atlantic Blvd	Under Construction			-		-34	-	34	10		+		3100	4000	0	) 0	0	0	-21	0	143	0	0		0		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	7 0	0	0	0	-103	0	0	0	(	0	1:	-76	-89	278	-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	-8		-8
43-R-08	Elad Development North - See D29 Note Below	Bounded by Seabreeze, Almond, Banyan and Breakers	Approved				41			25	56					7,998	21	0	0	0	0	0	108	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		15	-10		-10
53R12	Grand Birch - See D33 Note Below	321 N. Birch Road	Built				22										11	1 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	16		16
75R13	Conrad- See D36 Note Below	551 Fort Lauderdale Beach Blvd	Built				109			18	31					6200	57	7 0	0	0	0	0	76	0	0	(	0	-	46	179		179
R14005	Fort Lauderdale Aquatic Center - See D39 Note Below	501 Seabreeze Blvd	Approved				- 40										0	0	0	0	0	0	0	0	0		0		0	89	10.50/	89
DRC 14041	The Wave (Approved as Bayshore Club)	612-620 Bayshore Dr	Under Construction	1			18	-13	5		_	+	_				9	0	U	U	U	U	U	U	U		0		0	9	19.5%	
1-ZPUD-08	The Gale (fma Escape & Tiffany House)- See D34 Note Below	2900 Riomar St	Under Construction				128			9	96				2000		67	7 0	0	0	0	0	40	0	0	(	0		0	112		112
R14049	Bayshore 740 - See D37 Note Below Four Seasons Hotel & Private Residences (fka Ocean	740 Bayshore Dr	Expired	1	+		8	-/	1	1	-	+	-	1	+ +		4	· U	U	U	U	U	U	U	U		1 0	'	,	4	<del>_</del>	4
A14029	Wave Beach Resort) - See D28 Note Below	525 N Fort Lauderdale Beach Blvd	Under Construction				100			15	50			1	5325	1511	52	2 0	0	0	0	0	63	0	0	(	0	1-	11	140	5.0%	133
R15062	Las Olas Corridor Improvements See D40 Note	Las Olas Blvd	Under Construction	921	21 2.	2.96 4.17			t		1	1	1		† †		0	) 1	4	15	0	0	0	0	0	(	0 0		0	20		20
R15013	AC Marriot Hotel - See D38 Note Below	3029 Alhambra St	Under Construction					-15									0	0	0	0	0	105	0	0	0		0		0	105		
R16012		451 S. Ft. Lauderdale Beach Blvd	Approved						198							7275	0	0	0	0	0	116	0	0	0	(	0		29	138		
R17040	Bahia Mar	801 Seabreeze Blvd	Approved				651		256			28,34			118,815	26,123	237					3	-16	48	306		0	14		889	48%	
Total Net New Built and Approved: 1,043 -42 1,150 1,023 0 28,342 0 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																																
		I		1	1				+	-		+		1	+		-		-			<del>                                     </del>	- T	-			+		+	4	$\overline{}$	
R18004	Orton Place	527 Orton Avenue	Pending		-		96					-	_				10	)									1					10
R18011	Beach Boys Place	401 S. Ft. Lauderdale Beach Blvd	Pending	<b> </b>	_				205			1	_	ļ	2,010			1				123					1	4	<b>}</b>			170
R18018	Las Olas Marina	200 Las Olas Circle	Pending	ļ	_				ļ					10,800	)	21,445		1											ļ			159
R18025	3000 Alhambra	3000 Alhambra Street	Pending				311									15,000																
Total Pendir	ng Approval:											G	RAND TOTA	L																		
Total Not No	Duilt Approved 9 Dendings			921	1 2	2.96 4.17	1,061	-45	1,335	1,02	23	0 28,34		10,800	214,763		552	) n	n	15	-26	589	430	48	306		1 0	43	558	2,679		3,088
	w Built, Approved & Pending:			921	.'  2.	4.17	1,001	-40	1,335	1,02	-3	20,34	<del>,</del> 2	10,000	214,703		552	. 0	U	13	-20	569	430	40	300		, 0	43.	336	2,079		3,000

rip Generation Based Upon ITE 9th Edition (Published 9/1/12):

TR21 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. ITR3] 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.

ITR61 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).

HILTON - Redevelopment of 59 hotel rooms and 5,200 sf of restaurant (Riveria Hotel). New development includes 11,400 sf of ancillary meeting/banquet space. 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).

916 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.

2019 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

levelopment 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.

(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
	2,450	Number of Peak Hour Trips Left	471
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
Number of Units Available	391	Number of Peak Hour Trips if Pending Projects are Approved	132

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.