



January 15, 2018

527 Orton  
527 Orton Ave, Fort Lauderdale  
DRC#R18004

**Traffic Impact Statement**

**Introduction:**

Orton Place, LLC, ( Applicant) proposes to construct a 18 unit/6 story multifamily building located on a 0.57 acre site in North Beach Residential Area of Fort Lauderdale. Pursuant to Section 47-25.2.M.4 of the City of Fort Lauderdale Code of Ordinances. This Traffic Impact statement has been prepared on behalf of Orton Place, LLC for DRC application R18004 to establish daily, AM peak hour and PM peak hour trips for redevelopment of the site located at 527 Orton Avenue.

**Trip Generation for the existing use:**

The 0.57 acre site currently includes an existing 2 story, 3 unit residential building that is planned to be demolished. The applicant shall receive traffic 'credit' for the use being removed.

(Table I-Existing)

LAND USE	TIMEFRAME	UNITS	ITE LUC	ITE 9TH EDITION	TOTAL	% IN	TRIPS IN	% OUT	TRIPS OUT
CONDOMINIUM/TOWNHOUSE	DAILY	3 DU	230	T = 5.81 (X)	17	50%	9	50%	8
LOW RISE CONDOMINIUM/TOWNHOUSE	AM PEAK HOUR	3 DU	231	T = 0.67 (X)	2	25%	1	75%	1
LOW RISE CONDOMINIUM/TOWNHOUSE	PM PEAK HOUR	3 DU	231	T = 0.78 (X)	2	58%	1	42%	1

**Trip Generation for the proposed use:**

The applicant has proposed to re-develop the site with an 18 unit, 6 story residential building.

(Table II-Proposed)

LAND USE	TIMEFRAME	UNITS	ITE LUC	ITE 9TH EDITION	TOTAL	% IN	TRIPS IN	% OUT	TRIPS OUT
CONDOMINIUM/TOWNHOUSE	DAILY	18 DU	232	T = 4.18 (X)	75	50%	38	50%	37
LUXURY CONDOMINIUM/TOWNHOUSE	AM PEAK HOUR	18 DU	233	T = 0.56 (X)	10	23%	2	77%	8
LUXURY CONDOMINIUM/TOWNHOUSE	PM PEAK HOUR	18 DU	233	T = 0.55 (X)	10	63%	6	37%	4

Trip generation calculations are provided to evaluate the use proposed to determine compliance with the City's adequacy code. The trip generation analysis has been prepared using rates and equations from ITE Trip Generation, 9<sup>th</sup> Edition under ITE LUC 230/232.

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