

BAYSHORE HOTEL

KEITH PROJECT NUMBER: 10056.00

EXECUTIVE SUMMARY

September 2021



Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457
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EXECUTIVE SUMMARY

KEITH was retained by Gzella Collection to address traffic concerns for the proposed development located at 3016 Bayshore Drive in Fort Lauderdale, Florida. A motel currently occupies the project site with 79 rooms. Bayshore Hotel is proposed as a 17-story multiple-use development with residential units housing 168 hotel rooms and 115 residential units on floors 12 through 17.

The Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition, was utilized to calculate the trip generation for the existing and proposed land uses. The proposed development is expected to generate 827 net new daily trips, 36 net new A.M. peak hour trips, 44 net new P.M. peak hour trips, and 51 net new Saturday trips. The internalization rate reduction of 10 percent (10%) was applied to the proposed development.

Intersection movement traffic counts were collected on October 22, 2019 (Tuesday) and October 26, 2019 (Saturday) during the A.M. and P.M. peak hours. Florida Department of Transportation (FDOT) Peak Season Category Factor (PSCF) was applied to the traffic counts, and the traffic signal timings were obtained by Broward County Traffic Engineering Division (BCTED). The trip distribution was based on existing traffic counts and FDOT count stations.

Committed trips from *Beach Boys* and *Bahia Mar* developments were included in the analysis. Additionally, one percent (1%) annual growth rate was applied to the traffic counts to forecast the 2022 Background traffic volumes.

Intersection capacity analysis was performed using Synchro 10, and based on the results, all intersections will continue to operate at the existing level of service (LOS) grade in the future. All intersections will continue to operate at LOS C or better with the majority of them operating at LOS A and LOS B.

The additional trips anticipated to be generated by the proposed development will have little to no impact on the surrounding roadways and intersections. Based on the City of Fort Lauderdale's Code of Ordinances, only a traffic impact statement was needed for this development which was prepared in October 2018 and approved by the City. However, this traffic study was prepared to assess any traffic impact on intersections.