

**Memorandum**

To: Michael Harrison  
 Equistone Partners  
 21218 St. Andrews Blvd, Suite 110  
 Boca Raton, FL 33433

From: J. Suzanne Danielsen, P.E.

Date: February 27, 2026

**Re: 1117 E. Las Olas Boulevard - Fort Lauderdale, Florida  
 Traffic Statement**

As requested, Danielsen Consulting Engineers, Inc. (DC Engineers, Inc.) has prepared this trip generation and parking statement specific to development of 20,337 square feet of retail space and 11,816 square feet of office space at 1117 E. Las Olas Boulevard (along the north side of E. Las Olas Boulevard west of SE 12 Avenue) within municipal limits of the City of Fort Lauderdale. The proposed development will replace 2,769 square feet of retail space and five (5) multifamily dwelling units. Figure 1 shows the location of the project site.

**TRIP GENERATION ANALYSIS**

The project site is currently occupied by both retail space and multifamily dwelling units. The Himmershee Canal is adjacent to the west property line, and the east property line is bordered by SE 12 Avenue. The south and north property lines are also bordered by public rights of way (E. Las Olas Boulevard and SE 2 Court, respectively). Vehicles will not directly access the project site according to the site plan included as Attachment A.

**Trip Generation**

A trip generation analysis has been completed for the proposed retail and office space. The analysis was performed using rates and formulae published in the Institute of Transportation Engineer's (ITE) report *Trip Generation* (12th 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 categories and corresponding rates for the proposed development are as follows:

**Strip Retail Plaza (<40k) – ITE Land Use #822**

- Weekday:  $T = 42.20(X) + 229.68$   
*where T = number of trips and X = gross leasable area (GLA)*
- AM Peak Hour:  $T = 3.93(X)$  (55% in / 45% out)
- PM Peak Hour:  $\ln(T) = 0.68\ln(X) + 2.77$  (50% in / 50% out)

**General Office – ITE Land Use #710**

- Weekday:  $T = 6.18(X) + 207.96$   
*where T = number of trips and X = gross floor area (GFA)*
- AM Peak Hour:  $T = 1.12(X) + 19.95$  (88% in / 12% out)
- PM Peak Hour:  $T = 0.99(X) + 31.14$  (16% in / 84% out)

The results of this effort are documented in report Table 2 'Trip Generation Summary Proposed Uses'. As shown in Table 2, the proposed retail and office space are expected to produce 1,296 vehicle trips per day (vpd) with 109 vehicle trips occurring during the AM peak hour (71 entering and 38 exiting) and 155 vehicle trips occurring during the PM peak hour (63 entering and 92 exiting). Table 1 'Trip Generation Summary Existing Uses' shows that the project site as it exists today likely produces 496 vehicle trips per day with 26 AM peak hour trips (10 entering and 16 exiting) and 42 PM peak hour trips (22 entering and 20 exiting). Net new vehicle trips expected, therefore total 800 vehicle trips per day, 83 AM peak hour trips and 113 PM peak hour trips.

**PARKING ANALYSIS**

According to Unified Land Development Regulations (ULDR's) specific to the City of Fort Lauderdale, the proposed development will require 129 parking spaces as shown on the site plan and demonstrated in Table 3 below.

**Table 3: Parking Generation Proposed Uses (ULDR Rates)**

Land Use	Scale (ksf)	Rate	Parking Spaces
<b>Proposed</b>			
Office	11.816	1/250 gsf	47.3
Retail	20.337	1/250 gsf	81.3
<b>Total</b>			<b>128.6</b>

**Shared Parking Analysis**

The Urban Land Institute (ULI) has developed a shared use parking methodology which is detailed in the document *Shared Parking*. Shared parking is defined as a parking space that can be used to serve two (2) or more individual land uses without conflict or encroachment. The opportunity to implement shared parking is generated by the following:

- Variations in the peak accumulation of parked vehicles as the result of different activity patterns of adjacent or nearby land uses (by hour, by day, by season).
- Relationships among land use activities that result in the attraction to two or more land uses on a single vehicular trip to a given area or development.

The ULI has developed hourly parking demand distributions for a variety of land uses. These distributions are presented in table format and provide a percent of the required parking ratio on an hourly basis throughout the course of an 18-hour period, which is denoted as hourly percent required. Each individual land use parking demand is summated to estimate the overall parking demand for the project. Tables provided in Attachment C show that the peak parking demand on a typical weekday is expected to occur at 2:00 PM with 123 spaces needed. Similarly, on a typical weekend day, the peak is noted to occur at 11:00 AM with 121 spaces needed. *Once the effect of internalization is considered 116 and 114 parking spaces are in demand on a typical weekday and a typical weekend day, respectively.*

**Parking Availability**

Because no parking spaces are located onsite (which is typical throughout the Las Olas Boulevard corridor) employees and patrons of the 1117 E. Las Olas Boulevard property arriving by private vehicle will park within adjacent private surface parking areas or within publicly available parking spaces nearby. To establish availability, 207 city-controlled public parking spaces located within 700 feet of the project site were observed. As approved by City staff data previously collected for an additional 213 parking spaces were also reviewed. The additional parking spaces reflect an expanded quarter mile (1,320 foot) study area. Figures included within Attachment C show the general location of all 420 parking spaces located within 1,320 feet of the project site.

A parking reduction is, therefore, requested for the office space and retail use proposed at 1117 E. Las Olas Boulevard in accordance with **Section 47-20.3.5(c)** of the City's ULDR's which acknowledges that a parking reduction can be approved if 'there is a public parking facility within seven hundred (700) feet of the parcel which the parking is intended to serve along a safe pedestrian path as defined by Section 47-20.4 which spaces may be used to provide parking for the applicant's property without conflict with the need for public parking'.

**Data Collection and Analysis**

The 207 public parking spaces were observed Thursday June 26 and Saturday June 28, 2025, with occupancy noted in 15-minute intervals between the hours of 10:00 AM and 11:00 PM. Parking observations conducted over the two (2)-day period are summarized per zone in report Table 4, included within Attachment C. As shown in Table 4, the peak accumulation on Thursday June 24 occurred at 8:00 PM with 176 parking spaces occupied and 31 parking spaces available. Table 4 also shows the peak accumulation noted on Saturday June 28 was observed to occur at 9:00 PM with 186 spaces occupied and 21 spaces available. Table 4 also shows the effect of extending the study area to 1,320 feet with the addition of 161 spaces from a 2024 study and 52 spaces from a 2023 study. The peak of the three (3) data sets occurs at 8:00 PM on Thursday with 335 spaces occupied and 85 spaces available and at 8:00 PM on Saturday with 353 spaces occupied and 67 spaces available.

**Existing Parking Space Demand**

Table 5 below quantifies the parking space demand for existing uses to be removed. Once existing uses are demolished, 11 additional public parking spaces are expected to be available to serve the proposed development. The residential use currently has onsite parking.

**Table 5: Parking Generation Existing Uses**

Land Use	Intensity	Rate	Parking Spaces
<b>Existing</b>			
Multifamily Residential	5.0	2.0 per du	10.0*
Retail	2,769	1/250 sf	11.0
<b>Total</b>			<b>21.0</b>

\*satisfied onsite.

**CONCLUSION**

Based upon the foregoing analysis, the proposed project should not require a comprehensive traffic impact study for the following reasons:

- Unified Land Development Regulations (ULDR's) specific to the City of Fort Lauderdale stipulate that when a proposed project generates more than 1,000 net new vehicle trips per day, a comprehensive traffic study is required. The 1117 E. Las Olas Boulevard project, as proposed, is expected to produce less than 1,000 net new vehicle trips as shown in Tables 1 and 2.
- And, if the net new vehicle trips are less than 1,000 vehicle trips per day and more than 20 percent of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a comprehensive traffic study is required. As shown in Tables 1 and 2, 20 percent of daily trips are not expected to arrive or depart (or both) within one-half hour.

The City's ULDR's require that proposed uses provide 129 parking spaces. Businesses along East Las Olas Boulevard within the vicinity of the project site are primarily parked in adjacent private surface parking areas or within public parking spaces nearby.

The shared parking analysis shows that the peak parking demand on a typical weekday is expected to occur at 2:00 PM with 116 spaces needed. Similarly, on a typical weekend day, the peak is noted to occur at 11:00 AM with 114 spaces needed. Peak occupancy of 420 publicly available parking spaces located within 1,320 feet of the project site was noted to occur on a typical weekday at 8:00 PM and a typical Saturday at 8:00 PM. However, both peaks noted occur outside regular office and retail business hours. Between 10:00 AM and 7:00 PM peak occupancy was noted to occur at 7:00 PM on both a typical weekday and a typical weekend day. An hour-by-hour comparison (Tables 6 and 7) shows that adequate parking spaces are expected to be available for employees and patrons of the project site. In addition, once existing uses are demolished, 11 additional public parking spaces are expected to be available.

**Table 6: Available Parking - Weekday**

Time of Day	10 AM	11 AM	12 Noon	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
Spaces Available	NA	242	200	142	160	172	179	163	103	94	85	116	157	NA
Spaces Needed	NA	102	111	112	116*	108	102	92	80	71	55	38	15	NA

*\*project peak. (Shared parking – internalization).*

**Table 7: Available Parking - Weekend**

Time of Day	10 AM	11 AM	12 Noon	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
Spaces Available	NA	254	203	120	110	108	133	121	87	70	67	70	97	NA
Spaces Needed	NA	113	114*	112	103	91	79	66	60	55	51	40	25	NA

*\*project peak. (Shared parking – internalization).*

**DC ENGINEERS, INC.**

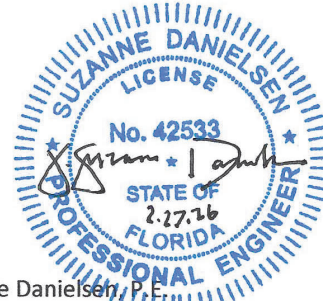
Of course, please do not hesitate to contact me directly with any questions you may have.

Sincerely,

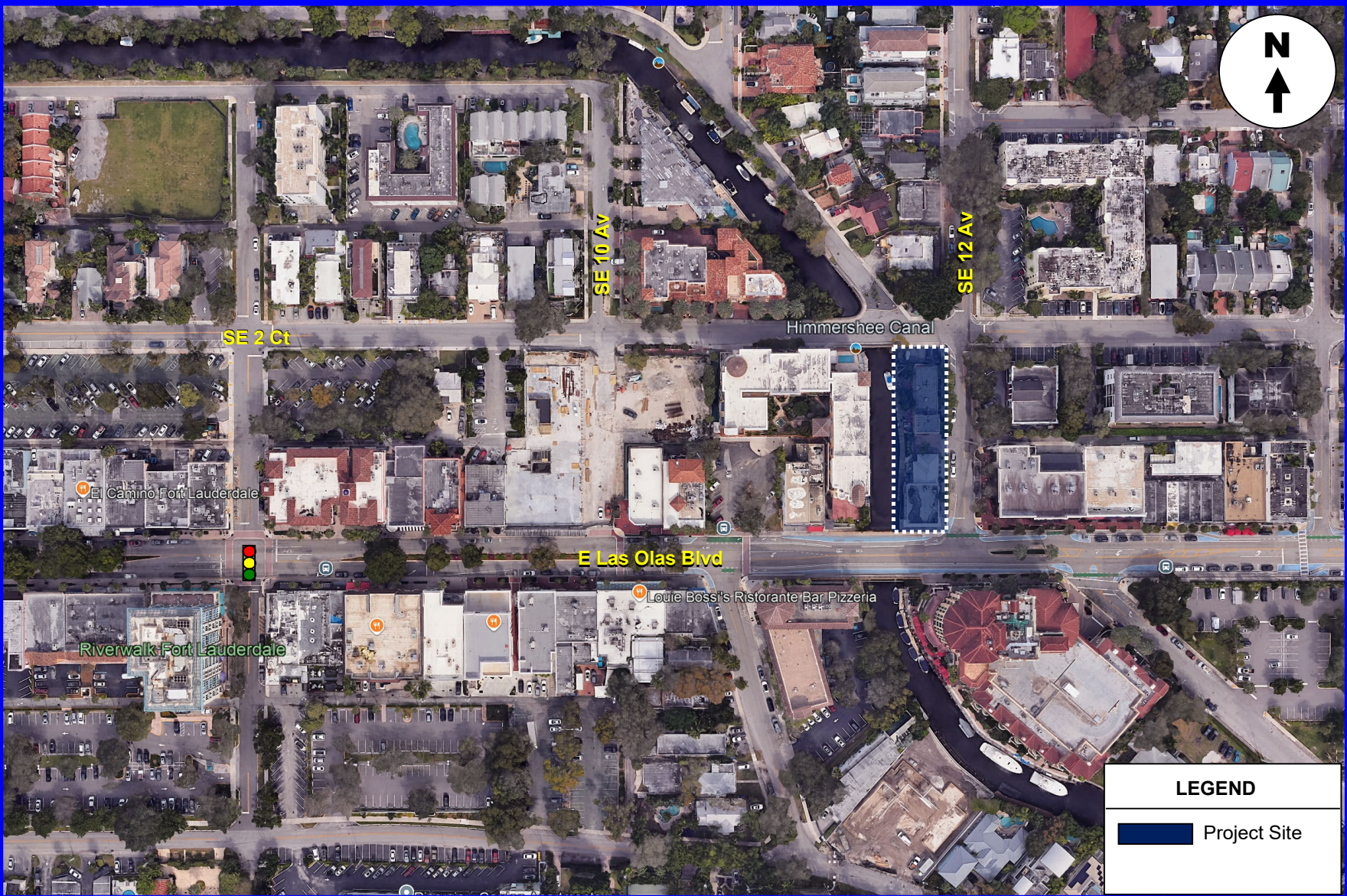
**DC ENGINEERS, INC.**



J. Suzanne Danielsen, P.E.  
Senior Transportation Engineer



J. Suzanne Danielsen, P.E.  
Florida Registration Number 42533  
Danielsen Consulting Engineers, Inc.  
12743 NW 13th Court  
Coral Springs, FL 33071  
CA # 32022



DC Engineers, Inc.

Data Collection Figure

**FIGURE 1**  
 1117 E. Las Olas Blvd  
 Fort Lauderdale, Florida

**Table 1 - Trip Generation Summary Existing Uses**

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	
Multifamily Housing (Low-Rise) (LUC 220)	5	du	15	4	11	10	6	4	149
Strip Retail Plaza (<40K) (LUC 822)	2.769	ksf	11	6	5	32	16	16	347
<b>Total</b>			<b>26</b>	<b>10</b>	<b>16</b>	<b>42</b>	<b>22</b>	<b>20</b>	<b>496</b>

Source: ITE Trip Generation Manual (12th Edition)

**Table 2 - Trip Generation Summary Proposed Uses**

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	
General Office (LUC 710)	11.816	ksf	33	29	4	43	7	36	281
Strip Retail Plaza (<40K) (LUC 822)	20.337	ksf	80	44	36	124	62	62	1,088
<b>Subtotal</b>			<b>113</b>	<b>73</b>	<b>40</b>	<b>167</b>	<b>69</b>	<b>98</b>	<b>1,369</b>
Internalization (4%, 7%)			4	2	2	12	6	6	73
<b>Subtotal</b>			<b>109</b>	<b>71</b>	<b>38</b>	<b>155</b>	<b>63</b>	<b>92</b>	<b>1,296</b>
Pass-by Capture (0%)						0	0	0	0
<b>Subtotal</b>			<b>109</b>	<b>71</b>	<b>38</b>	<b>155</b>	<b>63</b>	<b>92</b>	<b>1296</b>
Multimodal Reduction (0%)*			0	0	0	0	0	0	0
<b>Total</b>			<b>109</b>	<b>71</b>	<b>38</b>	<b>155</b>	<b>63</b>	<b>92</b>	<b>1,296</b>

Source: ITE report Trip Generation (12th Edition)

\*Census Tract 425.01

<b>Net New Vehicle Trips</b>	<b>83</b>	<b>61</b>	<b>22</b>	<b>113</b>	<b>41</b>	<b>72</b>	<b>800</b>
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DC Engineers, Inc.

# ATTACHMENT A

# PROJECT: WESTON JEWELERS - LAS OLAS

## DRC SITE PLAN LEVEL IV - UDP-SR25001

1117 E LAS OLAS BOULEVARD,  
FORT LAUDERDALE, FL 33301

### OWNER:

FOUR TEN PROPERTIES, LLC  
1728 MAIN ST  
WESTON, FL 33326

### PROJECT TEAM:

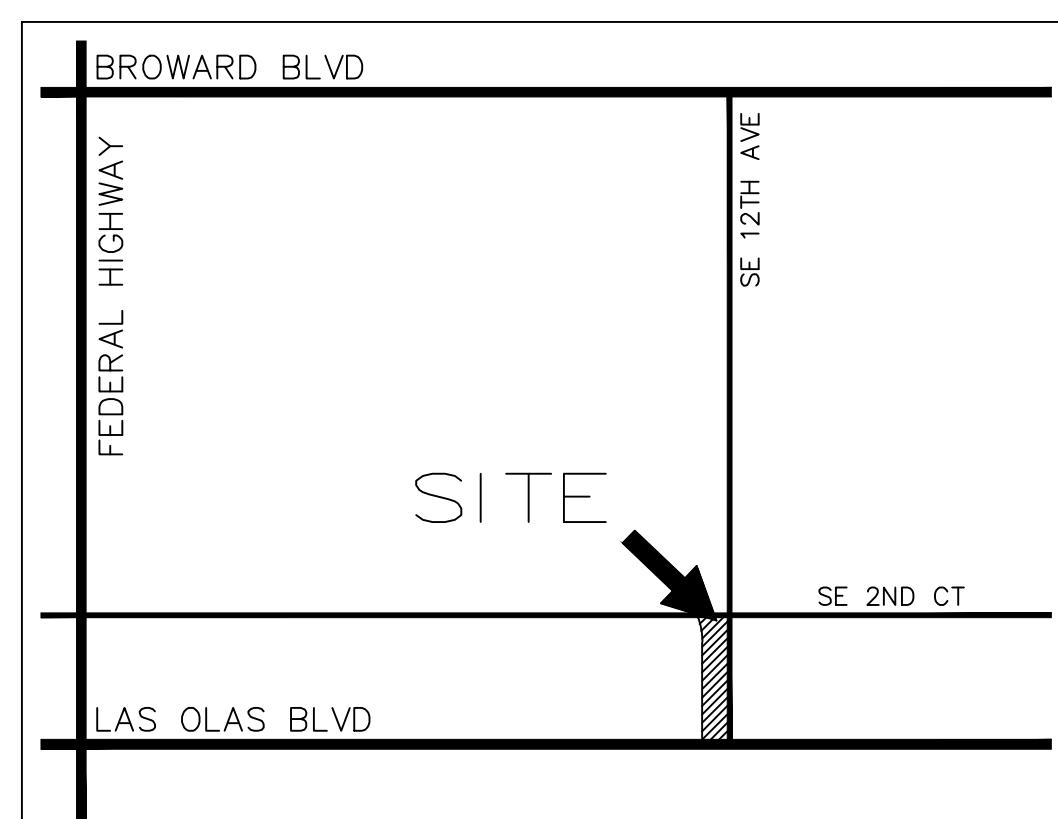
LAND USE ATTORNEY  
**STEPHANIE J. TOOTHAKER, ESQ.**  
401 E Las Olas Blvd, Ste 130-154, Fort Lauderdale, FL  
954.648.9376

ARCHITECT  
**ARQUITECTONICA**  
477 S. Rosemary Avenue, West Palm Beach, FL  
305.372.1812

CIVIL ENGINEER / LAND PLANNER  
**FLYNN ENGINEERING SERVICES, PA**  
241 Commercial Blvd., Lauderdale-by-the-Sea, FL  
954.522.1004

#### FRANCHISE UTILITY PROVIDERS:

COMCAST	AT&T
FP&L	TECO
CITY OF FORT LAUDERDALE	



LOCATION MAP  
NTS

LANDSCAPE ARCHITECT  
**EDSA**  
1512 E Broward Blvd, Fort Lauderdale, FL  
954.524.3330

TRAFFIC ENGINEER  
**DC ENGINEERS, INC**  
CORAL SPRINGS, FL 33071  
954.798.0926



### DRC SHEET INDEX

SURVEY  
PLAT

C0.0 SITE PLAN  
C0.1 ZONING PLAN

A002 CONTEXT LOCATION MAP  
A008 AERIAL VIEWS  
A004 PROJECT DATA  
A005 ZONING DISTRICT MAP  
L0-1-01 ILLUSTRATIVE SITE PLAN

A009 RENDERING  
A010 RENDERING  
A011 RENDERING  
A012 RENDERING

A101 GROUND LEVEL  
A102 LEVEL 2  
A103 LEVEL 3  
A104 LEVEL 4  
A105 LEVEL 5

A106 LEVEL ROOFTOP  
A201 ELEVATIONS  
A202 ELEVATION  
A203 ELEVATION  
A204 STREET ELEVATIONS

A205 STREET ELEVATIONS  
A206 SECTIONS  
A207 ENLARGED STREET SECTIONS  
A208 MATERIAL BOARD  
LS-101A LIFE SAFETY PLAN GROUND LEVEL  
LS-102A LIFE SAFETY PLAN LEVEL 2  
LS-103A LIFE SAFETY PLAN LEVEL 3  
LS-104A LIFE SAFETY PLAN LEVEL 4  
LS-105A LIFE SAFETY PLAN LEVEL 5

L0-0-04 GENERAL NOTES  
L1-0-01 DEMOLITION NOTES  
L1-1-01 TREE MITIGATION PLAN - GROUND LEVEL  
L1-5-01 TREE MITIGATION SCHEDULE  
L3-1-01 HARDSCAPE PLAN - GROUND LEVEL  
L3-1-02 HARDSCAPE PLAN - AMENITY DECK  
L5-0-01 PLANTING NOTES  
L5-1-01 TREE PLAN - GROUND LEVEL  
L5-1-02 SOIL EXHIBIT PLAN  
L6-1-01 SHRUB PLAN - GROUND LEVEL  
L6-1-02 SHRUB PLAN - AMENITY LEVEL  
L6-3-01 PLANTING DETAILS  
L6-5-01 PLANTING SCHEDULE

L8-1-01 LIGHTING PLAN - GROUND LEVEL  
C1 PAVEMENT MARKING & SIGNAGE PLAN  
C2 CONCEPTUAL PAVING, GRADING, & DRAINAGE PLAN  
C3 CONCEPTUAL WATER & SEWER PLAN  
ESC EROSION & SEDIMENT CONTROL PLAN  
X1 RIGHT-OF-WAY EASEMENT EXHIBIT  
X2 SIDEWALK EASEMENT EXHIBIT  
X3 MAINTENANCE AGREEMENT EXHIBIT  
X5 VEHICLE TURNING EXHIBIT  
A006 LOCATION IMAGES  
A007 STREET VIEWS

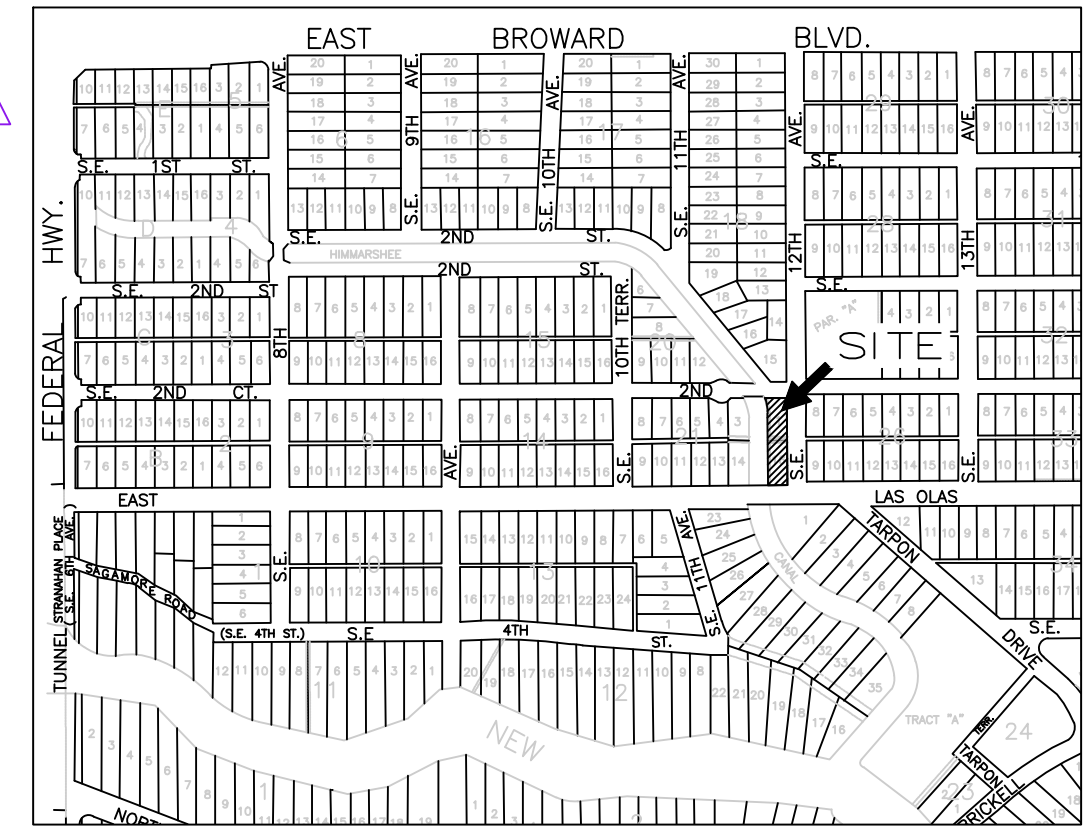
<p>241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004   WWW.FLYNNENGINEERING.COM EB# 6578</p>	Drawn by GCC	Date 08/07/25
	Proj. Mgr. SROD	Plot Date 02/26/26
	Appr. by BMK	
	Job No. 25-1895.00	

Revisions	
10/31/25	REV1
02/26/26	REV2

Phase:  
DRC DOCUMENTS

SEAL

Scale:	1"=20'	Date:	03/04/26
Job No.	25-1895.00	Plt Date:	03/04/26
Drawn by:	GCC	Sheet No.:	<b>C0.0</b>
Proj. Mgr.:	SROD		
Appr. by:	BMK		1 of 1



**LOCATION MAP**

**SITE PLAN DATA TABLE:**

REQUIRED	PROVIDED
BUILDING HEIGHT (TOP OF ROOF) (MAX)	150'
NUMBER OF STORIES	5 STORIES
BUILDING WIDTH & LENGTH	44.7' X 210.0'
PEDESTRIAN WALKS & PLAZAS	3,674 SF 32%
LOT COVERAGE	10,467 SF 90%
VUA AREA	0 SF 0%
OPEN SPACE	1,163 SF 10%

**BUILDING GSF (BY USE):**

RETAIL	OFFICE	TOTAL BUILDING SQUARE FOOTAGE PROPOSED
25,270 SF	14,079 SF	39,349 GSF

**PARKING DATA TABLE:**

COMMERCIAL BUILDING	AREA*	RATIO	CODE	SHARED PARKING REQUIRED WITHIN A 1/4 MILE: 116 SPACES	PROVIDED
RETAIL	20,337 SF*	1/250 SF	81.3		0**
OFFICE	11,816 SF*	1/250 SF	47.3		0**
<b>TOTAL PARKING (ONSITE)</b>					<b>0**</b>
<b>TOTAL PARKING (OFFSITE WITHIN 1/4 MILE)**</b>					<b>116**</b>

**LOADING ZONE AND STACKING DATA TABLE:**

SEC 47-20.6	AREA	RATIO	REQUIRED	PROVIDED
COMMERCIAL BUILDING	39,349 SF	1 / (>20,000 SF <50,000 SF)	1 TYPE I	1
INBOUND STACKING SPACES			N/A	N/A
OUTBOUND STACKING SPACES			N/A	N/A

**SOLID WASTE / RECYCLING MANAGEMENT:**

- THE SOLID WASTE AND RECYCLING WILL BE COLLECTED BY A PRIVATE LICENSED CONTRACTOR 2 TIMES PER WEEK FOR TRASH AND 1 TIME PER RECYCLING.
- THE COLLECTION WILL OCCUR FROM SE 2ND COURT.
- THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. ON-SITE PERSONNEL WILL PLACE CONTAINERS FROM THE TRASH ROOM TO THE AREA OUTSIDE THE BUILDING FOR PICK UP.
- SOLID WASTE TRANSPORT TO TRASH ROOMS SHALL BE PERFORMED INSIDE THE BUILDING VIA TRASH CHUTE. TRASH ROOMS ARE LOCATED ON 1ST AND 5TH LEVELS. CONTAINERS ON 5TH LVL WILL BE CIRCULATED FROM THE SERVICE ELEVATOR AND BROUGHT TO THE AREA OUTSIDE FOR PICK UP.
- THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENT OF THE BUILDING ORDINANCE REQUIREMENTS.

• THE BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT:  
 • WASTE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED-(3) 64GL CONTAINERS  
 • RECYCLE REMOVAL WILL BE 1 DAY/WK OR AS NEEDED-(2) 64GL CONTAINERS

**LOADING ZONE AND STACKING DATA TABLE:**

SEC 47-20.6	AREA	RATIO	REQUIRED	PROVIDED
COMMERCIAL BUILDING	39,349 SF	1 / (>20,000 SF <50,000 SF)	1 TYPE I	1
INBOUND STACKING SPACES			N/A	N/A
OUTBOUND STACKING SPACES			N/A	N/A

**BUILDING DATA:**

FBC BUILDING TYPE DESIGNATION: I-B  
 OCCUPANCY: COMMERCIAL

**OVERHEAD UTILITIES AND ROW LIGHTING:**

EXISTING STREET LIGHTING ALONG SE 12TH AVE TO REMAIN.

**SETBACK TABLE:**

	REQUIRED	PROVIDED
FRONT YARD (SOUTH) - E LAS OLAS	5' FROM PROP LINE	10.0' BLDG TO PROPERTY LINE 6.5' UPPER LVLS TO PROPERTY LINE
FRONT YARD (EAST) - SE 12TH ST	5' FROM PROP LINE	5.0' BLDG TO PROPERTY LINE
SIDE YARD (NORTH) - SE 2ND CT	0' FROM PROP LINE	10.0' BLDG TO PROPERTY LINE
REAR YARD (WEST) - WATERWAY	20' FROM PROP LINE*	0.0' BLDG TO PROPERTY LINE

\* CITY COMMISSION APPROVAL PER CODE SECTION 47-23.8. WATERWAY USE.

**FLOOD DATA:**

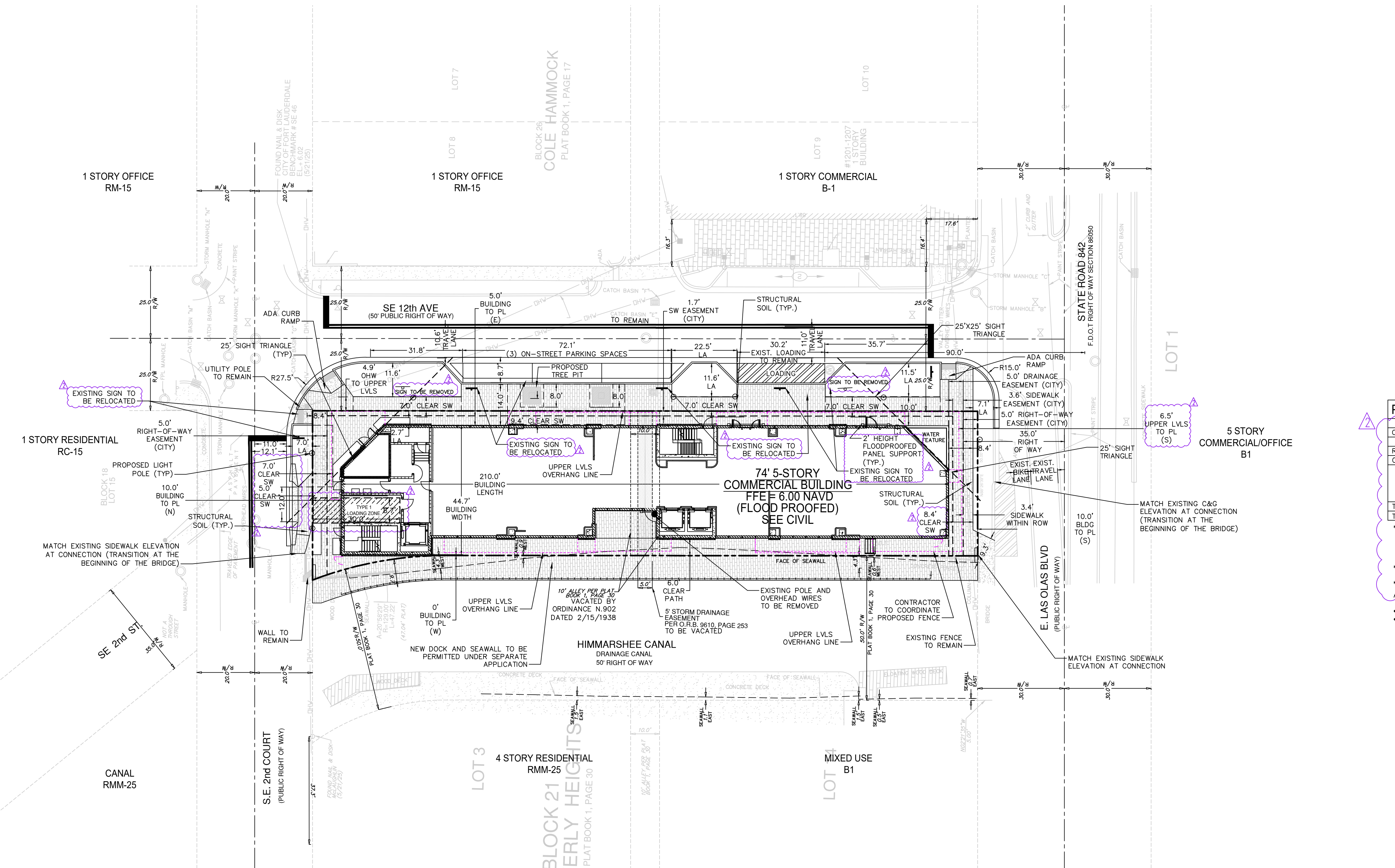
SEE SHEET C2.

**ON-STREET PARKING:**

NONE OF THE ON-STREET PARKING SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBERS OF THE PUBLIC. ON-STREET SPACES WILL NOT COUNT TOWARDS THE PARKING REQUIREMENTS FOR THE PROJECT. THE SPACES MAY BE REMOVED AT ANY TIME FOR ANY REASON AND THE CITY OF FORT LAUDERDALE WILL NOT RELOCATE DISPLACED ON-STREET PARKING SPACES.

**STRUCTURAL SOIL:**

STRUCTURAL SOIL WILL BE USED UNDER THE PUBLIC SIDEWALK AS REQUIRED PER THE CITY OF FORT LAUDERDALE ULD. STRUCTURAL SOIL AND PAVEMENT GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.



**REVISION #2:**

- CHANGED SETBACK FROM UPPER LEVELS ALONG E LAS OLAS
- UPDATED BACKGROUND PER BUILDING CHANGES (SEE ARCH SHEETS)
- UPDATED BUILDING GSF BY USE (RETAIL FROM 24,270 TO 25,270 SF AND OFFICE FROM 15,079 SF TO 14,079 SF)
- ADDED LABELS
- UPDATED PARKING CALCULATIONS TO REFLECT NEW USES SQUARE FOOTAGES; TOTAL PARKING REQUIRED BY CODE HAS CHANGED FROM 127 TO 129; & TOTAL PARKING REQUIRED BY TRAFFIC STATEMENT FROM 115 TO 116.
- ADDED LOADING ZONE

# ATTACHMENT B

TABLE

1117 E. Las Olas Boulevard - - Fort Lauderdale  
Shared Parking Analysis - Weekend

Hour of Day	Spaces = 0 Restaurant (Customers)		Spaces = 0 Restaurant (Employees)		Spaces = 69 Retail (Customers)		Spaces = 12 Retail (Employees)		Spaces = 3 Office (Customers)		Spaces = 44 Office (Employees)		Spaces = 0 Residential (Residents)		Spaces = 0 Residential (Guests)		129 Total
	Utilization	Spaces	Utilization	Spaces	Utilization	Spaces	Utilization	Spaces	Utilization	Spaces	Utilization	Spaces	Utilization	Spaces	Utilization	Spaces	
6:00 AM	0%	0	0%	0	1%	1	10%	1	0%	0	0%	0	95%	0	0%	0	2
7:00 AM	0%	0	20%	0	5%	3	15%	2	20%	1	20%	9	80%	0	10%	0	15
8:00 AM	0%	0	30%	0	30%	21	40%	5	60%	2	60%	26	67%	0	20%	0	54
9:00 AM	0%	0	60%	0	50%	35	75%	9	80%	3	80%	35	55%	0	20%	0	82
10:00 AM	0%	0	75%	0	70%	48	85%	10	90%	3	90%	40	50%	0	20%	0	101
11:00 AM	15%	0	75%	0	90%	62	95%	12	100%	3	100%	44	45%	0	20%	0	121
12:00 PM	50%	0	75%	0	95%	66	100%	12	90%	3	90%	40	40%	0	20%	0	121
1:00 PM	55%	0	75%	0	100%	69	100%	12	80%	3	80%	35	40%	0	20%	0	119
2:00 PM	45%	0	75%	0	100%	69	100%	12	60%	2	60%	26	40%	0	20%	0	109
3:00 PM	45%	0	75%	0	95%	66	100%	12	40%	1	40%	18	40%	0	20%	0	97
4:00 PM	45%	0	75%	0	90%	62	100%	12	20%	1	20%	9	45%	0	20%	0	84
5:00 PM	60%	0	100%	0	80%	55	95%	12	10%	0	10%	4	50%	0	40%	0	71
6:00 PM	90%	0	100%	0	75%	52	85%	10	5%	0	5%	2	60%	0	60%	0	64
7:00 PM	95%	0	100%	0	70%	48	80%	10	0%	0	0%	0	70%	0	100%	0	58
8:00 PM	100%	0	100%	0	65%	45	75%	9	0%	0	0%	0	80%	0	100%	0	54
9:00 PM	90%	0	100%	0	50%	35	65%	8	0%	0	0%	0	85%	0	100%	0	42
10:00 PM	90%	0	100%	0	30%	21	45%	5	0%	0	0%	0	95%	0	100%	0	26
11:00 PM	90%	0	85%	0	10%	7	15%	2	0%	0	0%	0	97%	0	80%	0	9
12:00 AM	50%	0	50%	0	0%	0	0%	0	0%	0	0%	0	100%	0	50%	0	0

Source: Institute of Transportation Engineers and Urban Land Institute's Shared Parking

Land Use	Size	Pkg Rate	Total Parking Spaces	Employee\Residents		Customer\Visitors	
				% (1)	Spaces	% (1)	Spaces
Office	11,816 sq. ft.	250 sf per sp	47.3 Spaces	93%	44	7%	3.3
Retail	20,337 sq. ft.	250 sf per sp	81.3 Spaces	15%	12.2	85%	69.1
<b>Total</b>			<b>128.6 Spaces</b>		<b>56</b>		<b>72</b>

Shared Spaces =	121.0
Internal (2) =	-7
Transit Redctn. (3) =	0
<b>Required Spaces =</b>	<b>114</b>

**TABLE**

**1117 E. Las Olas Boulevard - - Fort Lauderdale  
Shared Parking Analysis - Weekday**

Hour of Day	Spaces = 0 Restaurant (Customers)		Spaces = 0 Restaurant (Employees)		Spaces = 66 Retail (Customers)		Spaces = 15 Retail (Employees)		Spaces = 3 Office (Customers)		Spaces = 44 Office (Employees)		Spaces = 0 Residential (Residents)		Spaces = 0 Residential (Guests)		129
	Utilization	Spaces	Utilization	Spaces	Utilization	Spaces	Utilization	Spaces	Utilization	Spaces	Utilization	Spaces	Utilization	Spaces	Utilization	Spaces	Total
6:00 AM	0%	0	0%	0	1%	1	10%	2	0%	0	3%	1	95%	0	0%	0	3
7:00 AM	0%	0	20%	0	5%	3	15%	2	1%	0	15%	7	80%	0	10%	0	12
8:00 AM	0%	0	50%	0	15%	10	25%	4	20%	1	50%	22	67%	0	20%	0	36
9:00 AM	0%	0	75%	0	35%	23	45%	7	60%	2	90%	40	55%	0	20%	0	72
10:00 AM	15%	0	90%	0	60%	40	75%	12	100%	3	100%	44	50%	0	20%	0	99
11:00 AM	40%	0	90%	0	75%	49	95%	15	45%	1	100%	44	45%	0	20%	0	109
12:00 PM	75%	0	90%	0	100%	66	100%	15	15%	0	85%	37	40%	0	20%	0	118
1:00 PM	75%	0	90%	0	100%	66	100%	15	45%	1	85%	37	40%	0	20%	0	119
2:00 PM	65%	0	90%	0	95%	63	100%	15	95%	3	95%	42	40%	0	20%	0	123
3:00 PM	40%	0	75%	0	85%	56	100%	15	45%	1	95%	42	40%	0	20%	0	114
4:00 PM	50%	0	75%	0	85%	56	100%	15	15%	0	85%	37	45%	0	20%	0	108
5:00 PM	75%	0	100%	0	85%	56	100%	15	10%	0	60%	26	50%	0	40%	0	97
6:00 PM	95%	0	100%	0	90%	59	100%	15	5%	0	25%	11	60%	0	60%	0	85
7:00 PM	100%	0	100%	0	80%	53	100%	15	2%	0	15%	7	70%	0	100%	0	75
8:00 PM	100%	0	100%	0	65%	43	90%	14	1%	0	5%	2	80%	0	100%	0	59
9:00 PM	100%	0	100%	0	45%	30	60%	9	0%	0	3%	1	85%	0	100%	0	40
10:00 PM	95%	0	100%	0	15%	10	40%	6	0%	0	1%	0	95%	0	100%	0	16
11:00 PM	75%	0	85%	0	5%	3	20%	3	0%	0	0%	0	97%	0	80%	0	6
12:00 AM	25%	0	35%	0	0%	0	0%	0	0%	0	0%	0	100%	0	50%	0	0

Source: Institute of Transportation Engineers and Urban Land Institute's Shared Parking

Land Use	Size	Pkg Rate	Total Parking Spaces	Employee\Residents		Customer\Visitors	
				% (1)	Spaces	% (1)	Spaces
Office	11,816 sq. ft.	250 sf per sp	47.3 Spaces	92%	44	8%	3.3
Retail	20,337 sq. ft.	250 sf per sp	81.3 Spaces	19%	15	81%	66
<b>Total</b>			128.6 Spaces		59		69

Shared Spaces =	123.4
Internal (2) =	-7
Transit Redctn. (3) =	0
<b>Required Spaces =</b>	<b>116</b>

# ATTACHMENT C

Table 4

Thursday June 26, 2025																								Total	Occupied Spaces			Cumulative
Spaces	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Zone 10	Zone 11	Zone 12	Zone 13	Zone 14	Zone 15	Zone 16	Zone 17	Zone 18	Zone 19	Zone 20	Zone 21	Total	Spaces Available	Feb-24	Aug-23	Total	Spaces Available	
10:00 AM	2	19	2	0	6	4	7	1	1	0	0	2	1	1	2	3	0	12	2	6	1	66	141	-	-	-	-	
10:15 AM	3	22	3	3	6	4	9	4	1	0	0	3	1	0	2	1	1	14	3	5	2	78	129	-	-	-	-	
10:30 AM	4	25	2	3	4	3	7	3	1	0	0	3	1	0	1	1	1	15	3	6	2	78	129	-	-	-	-	
10:45 AM	4	28	2	0	3	3	5	3	2	0	0	3	1	1	2	1	1	15	2	6	2	81	126	-	-	-	-	
11:00 AM	2	30	3	0	4	2	4	3	1	0	4	3	1	2	1	1	1	13	2	3	0	76	131	77	-	-	-	
11:15 AM	6	32	3	0	1	1	6	4	1	1	4	3	1	2	1	1	1	12	2	4	1	86	121	-	-	-	-	
11:30 AM	4	34	3	0	3	2	4	3	2	0	4	2	1	0	1	1	1	11	2	3	2	80	127	79	25	184	236	
11:45 AM	7	36	3	0	4	2	4	2	2	0	6	2	1	0	1	2	1	11	3	5	1	89	118	-	-	-	-	
12:00 PM	7	52	3	1	6	3	5	4	2	0	6	3	1	2	3	2	2	13	3	5	3	119	88	81	20	220	200	
12:15 PM	11	54	3	2	7	5	5	3	2	0	8	3	1	1	3	1	4	15	3	6	4	132	75	98	22	258	162	
12:30 PM	12	55	3	4	6	4	6	4	2	0	9	3	1	2	3	1	4	16	3	6	4	138	69	-	-	-	-	
12:45 PM	13	56	3	4	7	5	7	3	2	0	10	3	1	2	4	1	4	16	3	5	3	141	66	104	25	278	142	
1:00 PM	14	57	3	4	7	3	6	4	2	1	13	3	1	2	3	2	4	18	3	6	4	149	58	102	25	276	144	
1:15 PM	13	57	3	4	6	5	6	4	3	2	13	3	1	2	2	3	4	20	2	5	3	151	56	-	-	-	-	
1:30 PM	15	57	3	3	7	3	7	4	4	2	12	3	1	2	2	2	3	18	2	6	3	149	58	96	24	260	160	
1:45 PM	15	49	3	1	6	3	5	4	4	1	14	3	1	2	2	2	4	20	3	4	4	143	64	-	-	-	-	
2:00 PM	14	48	3	1	7	3	7	5	4	0	12	3	1	2	1	2	3	21	3	6	2	140	67	99	18	261	159	
2:15 PM	15	50	3	2	7	4	6	4	6	0	14	2	1	2	1	2	4	22	1	5	3	145	62	-	-	-	-	
2:30 PM	14	53	3	0	7	3	7	4	6	0	14	3	1	2	2	2	3	16	2	6	3	144	63	91	17	248	172	
2:45 PM	10	51	3	2	3	3	8	3	7	0	13	3	1	2	1	3	2	17	3	6	5	141	66	-	-	-	-	
3:00 PM	12	51	3	4	6	4	6	3	6	0	12	3	1	2	1	3	2	17	4	6	4	140	67	94	17	230	190	
3:15 PM	7	48	3	4	4	3	4	4	5	0	10	3	1	2	1	3	2	17	3	6	3	125	82	106	22	241	179	
3:30 PM	8	41	3	3	5	2	5	4	5	0	10	3	1	2	1	2	2	18	3	6	3	119	88	-	-	-	-	
3:45 PM	9	45	3	2	7	1	4	4	3	0	10	3	1	1	2	2	2	19	5	6	4	124	83	116	22	243	177	
4:00 PM	6	41	3	4	6	1	3	4	3	0	10	2	1	1	2	2	1	20	5	5	3	113	94	112	21	257	163	
4:15 PM	6	32	3	3	5	1	2	4	1	0	10	3	1	2	2	3	1	20	3	3	2	99	108	126	21	286	134	
4:30 PM	8	34	3	4	7	1	3	4	0	0	11	1	1	2	2	3	1	22	3	4	2	105	102	134	22	317	103	
4:45 PM	9	34	3	4	2	4	2	4	0	0	10	2	1	2	3	3	1	24	3	2	1	108	99	129	25	317	103	
5:00 PM	7	46	3	4	4	4	5	4	2	0	9	2	1	2	3	3	0	24	3	5	1	124	83	-	-	-	-	
5:15 PM	9	48	3	4	5	5	4	3	3	0	12	2	1	2	3	2	0	26	3	6	2	134	73	128	28	326	94	
5:30 PM	10	52	3	4	6	5	4	1	3	0	11	3	1	2	3	3	0	28	3	5	2	139	68	124	33	326	94	
5:45 PM	12	54	3	4	5	5	5	2	6	0	13	3	1	2	3	3	0	30	5	6	1	154	53	114	30	304	116	
6:00 PM	14	55	3	4	5	5	5	2	5	0	14	3	1	2	3	3	5	29	4	6	2	161	46	110	25	295	125	
6:15 PM	17	55	3	4	4	5	6	3	2	0	14	3	1	2	3	3	4	29	3	6	2	161	46	-	-	-	-	
6:30 PM	18	55	3	4	5	5	6	3	3	0	14	2	1	2	3	3	4	29	3	6	3	163	44	96	12	229	191	
6:45 PM	16	53	3	4	7	5	6	3	2	1	14	3	1	2	3	3	5	29	3	6	3	161	46	-	-	-	-	
7:00 PM	20	55	3	4	7	4	8	3	1	1	14	3	1	2	3	3	5	32	3	6	3	170	37	-	-	-	-	
7:15 PM	22	55	3	4	6	4	8	3	2	1	13	3	1	2	3	4	5	32	2	5	3	171	36	114	30	304	116	
7:30 PM	18	54	3	4	6	5	7	4	3	2	12	3	1	2	3	4	5	32	2	6	3	169	38	124	33	326	94	
7:45 PM	16	57	3	4	7	4	9	4	5	2	14	3	1	2	3	4	5	32	1	6	3	174	33	128	31	335	85	
8:00 PM	16	58	3	4	7	5	10	4	5	3	14	3	1	2	3	3	5	30	2	6	3	176	31	120	29	323	97	
8:15 PM	14	58	2	4	8	5	8	3	8	3	14	3	1	2	3	3	5	31	2	5	4	174	33	-	-	-	-	
8:30 PM	15	58	3	4	6	4	9	4	8	3	13	3	1	2	2	4	5	29	2	6	3	174	33	114	30	304	116	
8:45 PM	19	58	2	4	8	5	8	4	7	2	14	3	0	2	2	4	4	28	1	6	4	173	34	-	-	-	-	
9:00 PM	17	56	3	4	8	5	7	2	7	2	12	2	1	2	3	4	3	26	1	5	2	160	47	110	25	295	125	
9:15 PM	20	57	3	4	8	4	7	4	6	2	11	2	1	2	3	4	2	28	2	6	3	167	40	104	18	263	157	
9:30 PM	18	52	3	4	8	4	6	3	6	3	11	3	1	2	3	2	2	29	3	6	3	160	47	-	-	-	-	
9:45 PM	18	52	3	3	8	4	7	3	7	2	10	3	1	2	3	3	2	29	1	6	5	161	46	-	-	-	-	
10:00 PM	15	41	3	4	6	2	6	4	6	2	9	3	1	2	3	3	1	27	2	6	5	141	66	96	12	229	191	
10:15 PM	15	38	3	4	7	3	6	4	3	1	9	3	1	2	3	4	1	23	2	5	4	130	77	-	-	-	-	
10:30 PM	16	33	3	4	6	3	7	4	1	1	8	3	1	2	3	3	1	20	2	5	5	121	86	-	-	-	-	
10:45 PM	15	34	3	4	5	2	4	2	1	0	7	1	1	2	3	3	0	15	2	4	3	102	105	-	-	-	-	
11:00 PM	14	34	2	4	3	3	3	2	1	0	7	1	0	2	3	3	0	10	2	5	0	92	115	-	-	-	-	

176 31

335 85

Saturday June 28, 2025																								Total
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Zone 10	Zone 11	Zone 12	Zone 13	Zone 14	Zone 15	Zone 16	Zone 17	Zone 18	Zone 19	Zone 20	Zone 21	Total	Spaces Available	
10:00 AM	2	15	1	0	3	2	4	1	0	0	5	2	1	0	2	1	0	16	4	2	3	207	146	
10:15 AM	3	17	2	1	4	4	6	2	0	0	5	2	1	0	2	3	0	16	4	5	2	74	133	
10:30 AM	5	20	2	1	4	4	6	2	0	0	5	2	1	0	3	3	1	20	4	4	3	85	122	
10:45 AM	5	22	2	2	5	4	4	2	0	0	7	2	1	0	2	3	2	22	4	6	2	90	117	
11:00 AM	2	28	1	3	6	4	6	1	0	0	7	2	1	0	2	3	2	22	4	5	1	91	116	
11:15 AM	7	30	2	3	4	5	8	1	0	0	9	3	1	0	2	2	2	24	4	5	3	108	99	
11:30 AM	5	31	3	4	5	4	8	3	0	0	10	3	1	1	2	2	1	23	3	6	3	109	98	
11:45 AM	8	32	3	4	8	3	4	1	0	0	11	3	1	2	1	2	2	17	3	6	4	103	104	
12:00 PM	8	37	3	4	6	4	3	3	0	0	14	3	1	2	1	3	2	18	3	6	4	115	92	
12:15 PM	13	44	3	4	4	5	3	4	0	0	14	3	1	2	3	3	2	17	3	5	5	130	77	
12:30 PM	14	51	3	4	6	5	4	3	1	0	13	2	1	2	1	3	2	20	2	5	5	137	70	
12:45 PM	15	53	3	4	8	4	5	1	1	0	14	2	1	1	2	3	2	21	2	5	5	140	67	
1:00 PM	16	56	3	4	7	4	5	4	0	0	13	3	1	2	1	4	2	24	2	5	4	149	58	
1:15 PM	15	57	3	4	7	3	7	4	1	0	14	3	1	2	1	3	1	24	3	3	6	151	56	
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1:45 PM	17	58	3	4	7	4	7	3	2	0	14	3	1	2	1	3	2	22	2	6	5	155	52	
2:00 PM	16	58	3	4	6	3	7	3	3	0	13	2	1	2	1	2	3	24	2	5	4	152	55	
2:15 PM	17	52	3	4	4	5	7	2	2	0	11	3	1	2	1	2	4	28	2	5	4	151	56	
2:30 PM	16	54	3	4	3	5	7	1	3	0	11	2	1	2	1	2	4	28	4	6	5	155	52	
2:45 PM	12	54	3	4	4	4	6	1	2	0	12	3	1	2	2	2	5	32	4	5	5	155	52	
3:00 PM	14	57	3	4	6	5	7	2	1	0	11	2	1	2	2	1	4	30	3	5	4	154	53	
3:15 PM	8	53	2	3	5	3	7	2	1	0	11	2	1	2	2	2	4	29	4	6	4	143	64	
3:30 PM	9	56	2	4	5	3	7	2	1	0	12	3	1	2	1	3	4	28	4	6	3	147	60	
3:45 PM	10	56	3	4	6	3	6	4	0	0	11	3	1	2	1	3	3	29	3	3	4	145	62	
4:00 PM	7	56	3	4	7	2	4	3	1	0	10	2	1	2	1	3	2	30	3	5	2	137	70	
4:15 PM	7	54	3	4	7	3	3	2	2	2	13	2	1	2	1	3	2	28	3	5	3	139	68	
4:30 PM	9	53	3	4	6	2	1	3	1	1	12	3	1	2	1	4	4	29	2	3	3	137	70	
4:45 PM	10	54	3	4	7	4	2	4	1	1	14	3	1	2	1	4	5	31	3	5	3	151	56	
5:00 PM	8	54	3	4	6	4	2	3	2	1	12	3	1	2	1	4	4	31	2	6	3	146	61	
5:15 PM	10	53	3	4	7	4	5	3	2	1	13	3	1	2	3	3	4	31	3	6	3	153	54	
5:30 PM	12	56	3	4	7	5	4	4	2	1	14	2	1	2	3	4	5	29	2	5	2	156	51	
5:45 PM	14	55	3	4	6	4	4	3	4	1	14	3	1	2	3	4	5	31	2	6	2	161	46	
6:00 PM	16	56	3	4	6	5	6	4	4	1	14	3	1	2	3	4	4	29	3	6	2	166	41	
6:15 PM	20	55	3	4	6	5	9	4	3	0	14	3	1	2	3	4	4	29	3	6	3	171	36	
6:30 PM	21	57	3	4	7	5	10	4	4	1	13	3	1	2	3	4	5	29	3	6	3	177	30	
6:45 PM	18	58	3	4	6	5	10	4	5	2	14	3	1	2	3	4	5	29	3	6	2	177	30	
7:00 PM	18	58	3	4	7	5	11	4	7	2	14	3	1	2	2	3	5	30	3	6	3	180	27	
7:15 PM	18	58	3	4	8	5	10	4	7	2	14	3	1	2	3	3	5	31	4	6	4	183	24	
7:30 PM	18	58	3	4	7	5	8	4	8	4	14	3	1	2	3	4	4	32	4	6	4	185	22	
7:45 PM	18	56	3	4	7	5	9	4	7	4	14	3	1	2	3	4	5	32	4	5	4	183	24	
8:00 PM	18	56	3	4	7	5	9	4	8	4	13	3	1	2	3	4	4	32	3	6	4	182	25	
8:15 PM	18	57	3	4	7	5	8	4	8	4	12	3	1	2	2	4	4	30	3	6	6	180	27	
8:30 PM	18	58	3	4	7	5	9	4	8	4	12	3	1	2	2	4	5	29	3	6	5	181	26	
8:45 PM	17	58	3	4	7	5	10	4	7	4	11	3	1	2	2	3	5	32	4	6	6	183	24	
9:00 PM	18	58	3	4	7	5	9	4	8	3	14	3	1	2	3	4	5	32	3	6	5	186	21	
9:15 PM	18	58	3	4	7	5	6	4	8	4	14	3	1	2	3	3	5	31	2	6	5	180	27	
9:30 PM	16	57	3	4	7	5	7	4	8	4	14	3	1	2	3	3	5	31	3	6	5	180	27	
9:45 PM	18	56	2	4	7	5	7	4	7	3	13	2	1	2	3	3	5	32	2	3	4	172	35	
10:00 PM	14	56	3	4	7	5	7	4	8	4	14	3	1	2	3	3	5	30	2	4	3	171	36	
10:15 PM	18	56	3	4	5	5	6	4	7	4	14	3	1	2	3	3	5	30	2	3	4	173	34	
10:30 PM	16	56	3	4	6	5	7	4	8	4	14	3	1	2	3	3	4	29	2	5	6	175	32	
10:45 PM	18	55	3	4	7	5	5	4	7	1	13	2	1	2	3	3	4	28	2	5	6	167	40	
11:00 PM	18	54	3	4	6	5	3	3	8	1	12	3	1	2	3	3	2	26	2	5	5	159	48	

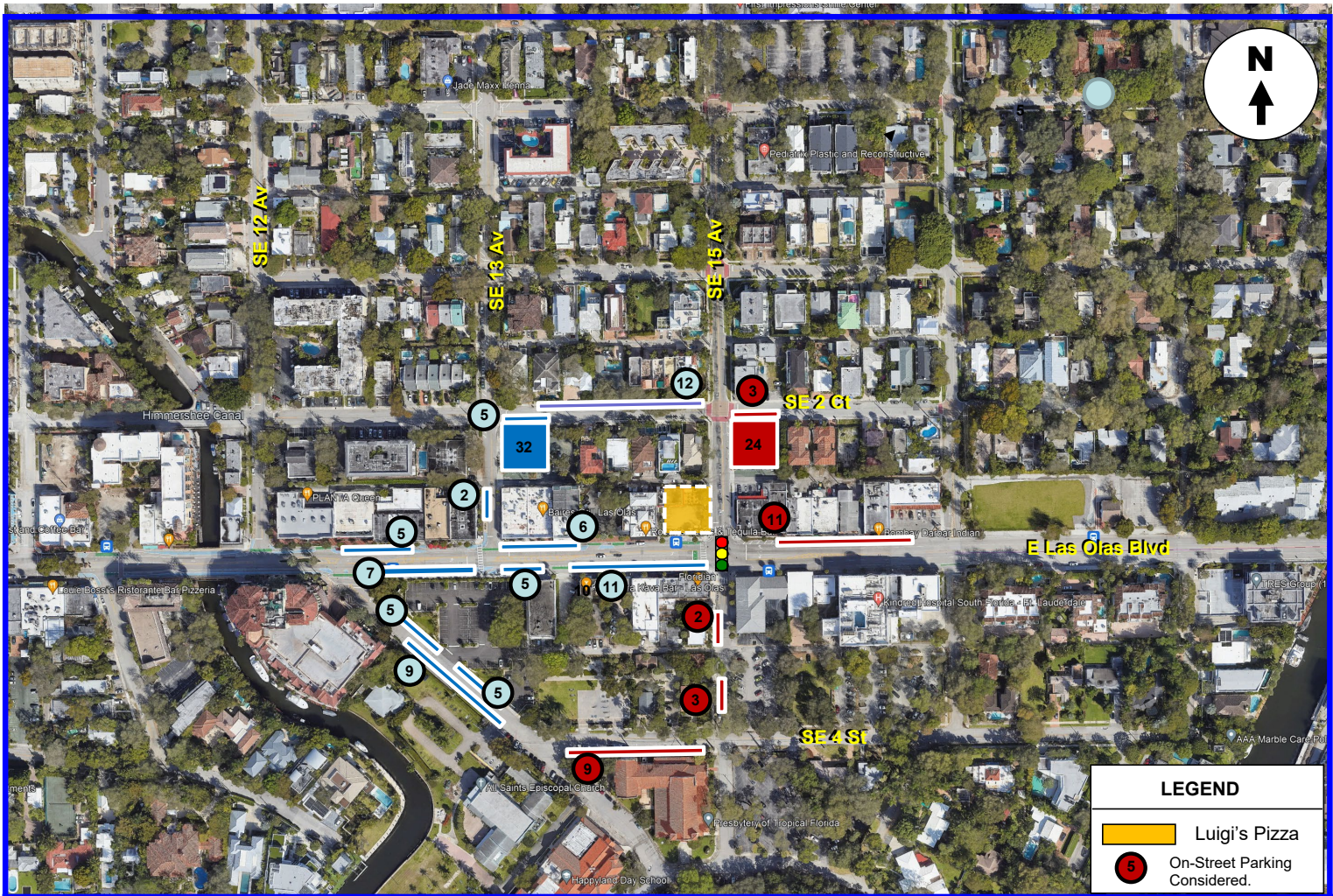
Occupied Spaces		Total	Cumulative Spaces Available
Feb-24	Aug-23		
-	-	420	-
-	-	-	-
-	-	-	-
-	-	-	-
52	-	-	-
-	-	-	-
74	23	206	214
-	-	-	-
79	23	217	203
-	-	-	-
101	22	260	160
-	-	-	-
124	27	300	120
-	-	-	-
128	26	310	110
-	-	-	-
128	30	310	110
-	-	-	-
128	33	316	104
-	-	-	-
130	28	312	108
-	-	-	-
110	33	290	130
-	-	-	-
120	30	287	133
-	-	-	-
128	31	296	124
-	-	-	-
126	27	299	121
-	-	-	-
128	35	319	101
-	-	-	-
133	34	333	87
-	-	-	-
130	36	343	77
-	-	-	-
129	41	350	70
-	-	-	-
124	42	351	69
-	-	-	-
129	42	353	67
-	-	-	-
130	39	350	70
-	-	-	-
129	35	350	70
-	-	-	-
122	43	345	75
-	-	-	-
119	33	323	97
-	-	-	-
106	27	308	112
-	-	-	-
-	-	-	-



DC Engineers, Inc.

**Data Collection Figure**

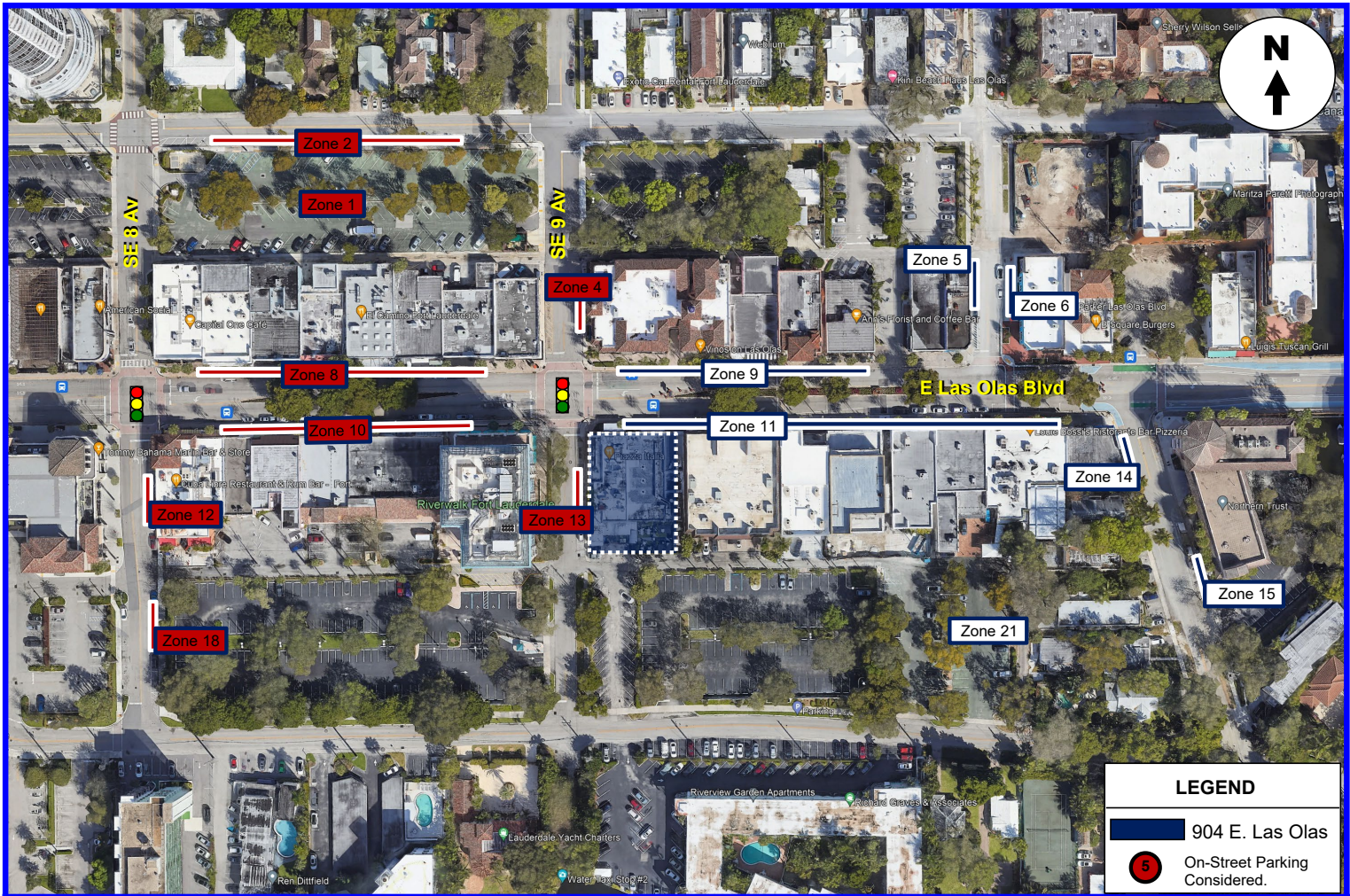
**FIGURE A**  
 1117 E. Las Olas Blvd  
 Fort Lauderdale, Florida



DC Engineers, Inc.

**Data Collection Figure**

**FIGURE A**  
**1117 E. Las Olas Blvd.**  
**Fort Lauderdale, Florida**



DC Engineers, Inc.

**Project Location Map**

**FIGURE B**  
1117 E. Las Olas Blvd.  
Fort Lauderdale, Florida

**Table: Parking Observations (February 2024)**

Thursday February 22, 2024										Total
	Zone 1	Zone 2	Zone 4	Zone 8	Zone 10	Zone12	Zone 13	Zone 18	Total	Spaces Available
Spaces	105	11	3	14	16	4	3	5	161	
11:00 AM	63	0	3	0	5	3	3	0	77	84
11:30 AM	61	1	3	0	8	3	3	0	79	82
12:00 PM	59	1	2	7	7	2	3	0	81	80
12:30 PM	66	0	3	10	11	4	3	1	98	63
1:00 PM	69	0	3	11	12	3	3	3	104	57
1:30 PM	66	1	3	13	10	3	3	3	102	59
2:00 PM	64	0	3	11	10	3	2	3	96	65
2:30 PM	70	0	2	11	9	4	2	1	99	62
3:00 PM	68	0	2	9	8	0	2	2	91	70
3:30 PM	67	0	0	8	11	3	3	2	94	67
4:00 PM	72	1	2	10	11	3	3	4	106	55
4:30 PM	80	4	3	10	10	3	3	3	116	45
5:00 PM	79	1	3	9	10	4	3	3	112	49
5:30 PM	86	3	3	13	11	4	3	3	126	35
6:00 PM	88	8	3	12	11	4	4	4	134	27
6:30 PM	84	8	3	12	11	4	3	4	129	32
7:00 PM	83	8	3	11	11	4	4	4	128	33
7:30 PM	87	7	2	11	10	3	1	3	124	37
8:00 PM	87	5	3	12	11	4	3	3	128	33
8:30 PM	81	5	3	11	11	4	2	3	120	41
9:00 PM	77	5	3	9	11	4	3	2	114	47
9:30 PM	72	6	3	11	8	4	3	3	110	51
10:00 PM	69	8	3	6	9	4	2	3	104	57
10:30 PM	63	4	3	8	9	4	2	3	96	65

134

Saturday February 24, 2024										Total
	Zone 1	Zone 2	Zone 4	Zone 8	Zone 10	Zone12	Zone 13	Zone 18	Total	Spaces Available
Spaces	105	11	3	14	16	4	3	5	161	
11:00 AM	32	0	2	7	4	3	3	1	52	109
11:30 AM	47	1	2	10	5	3	3	3	74	87
12:00 PM	59	0	3	4	6	3	3	1	79	82
12:30 PM	77	1	3	4	8	2	3	3	101	60
1:00 PM	90	7	3	5	10	3	3	3	124	37
1:30 PM	90	8	3	8	9	4	3	3	128	33
2:00 PM	91	9	3	8	8	3	3	3	128	33
2:30 PM	89	8	3	8	9	4	3	4	128	33
3:00 PM	89	8	3	9	9	5	3	4	130	31
3:30 PM	75	5	2	10	7	4	3	4	110	51
4:00 PM	81	5	3	10	10	4	3	4	120	41
4:30 PM	91	6	3	8	9	4	3	4	128	33
5:00 PM	90	7	3	7	9	4	3	3	126	35
5:30 PM	91	7	3	8	10	3	3	3	128	33
6:00 PM	91	9	3	9	11	3	3	4	133	28
6:30 PM	86	9	3	10	11	4	3	4	130	31
7:00 PM	87	8	3	10	10	4	3	4	129	32
7:30 PM	86	6	3	10	9	3	3	4	124	37
8:00 PM	88	8	3	10	10	4	3	3	129	32
8:30 PM	89	7	3	10	10	4	3	4	130	31
9:00 PM	87	8	3	10	9	4	4	4	129	32
9:30 PM	86	7	3	9	8	2	4	3	122	39
10:00 PM	81	6	3	10	10	3	3	3	119	42
10:30 PM	74	6	2	8	7	3	3	3	106	55

133