

January 12, 2022

Mr. Mauricio Teran
Assistant Vice President of Development



3225 Aviation Avenue, 6th Floor
Coconut Grove, Florida 33133

Re: Harborside at Hidden Harbour – Traffic Engineering Proposal

Dear Mauricio:

Traf Tech Engineering, Inc. is pleased to provide the results of the trip generation comparison analysis associated with the approved Harborside at Hidden Harbour project located on the east side of North Federal Highway and south of NE 16th Street in the City of Pompano Beach, Florida. This report addresses the following topic:

- Trip Generation Comparison Analysis
- Valet Operation

Trip Generation Comparison Analysis

A trip generation comparison analysis was performed using the trip generation equations published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual* (10th Edition). The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The trip generation was undertaken for the following two scenarios:

Approved Uses and Intensities

- 309 mid-rise apartments
- 6,830 square feet of restaurant use

New Proposed Uses and Intensities

- 285 mid-rise apartments
- 6,830 square feet of restaurant use

DRC

PZ21-12000040
2/16/2022

Tables 1 and 2 document the trips associated with the approved and proposed site plans. As indicated at the bottom of the tables and as expected, the reduction in project intensity results in less daily, less AM peak hour, and less PM peak hour trips when compared against the approved site plan.

Valet Operation

A valet operations plan was approved in early 2020 for the project. The valet operation was for the east building on NE 16th Street. The east building was approved with 170 residential units. The drop-off was proposed on the north side of the east residential building (south side of NE 16th Street). Parking for all vehicles using the valet service was on the parking garage located on NE 23rd Avenue. Hence, valet drivers would be traveling between the valet station on NE 16th Street and the parking garage on NE 23rd Avenue.

The new plan eliminates the mandatory valet service for the east building. The east/NE 16th Street building may offer valet service. Additionally, the east building will have 141 units with its own parking garage located on the north side of NE 16th Street, as depicted in the attached new site plan. Since the number of units on the east residential building was reduced by 29 units, and the mandatory valet has been eliminated, the new plan for the Harborside at Hidden Harbour project results in less daily, less AM peak hour, and less PM peak hour trips on both NE 16th Street and NE 23rd Avenue, when compared against the previously approved site plan. Any valet service provided for the east/NE 16th Street building does not add new trips on NE 16th Street or NE 23rd Avenue since the parking garage is provided on the north side of NE 16th Street.

Please call me if you have any questions.

TRAFTECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

TABLE 1
Trip Generation Summary (Approved Uses)
Harborside at Hidden Harbour

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Restaurant (LUC 931)	6,830 sf	573	5	3	2	53	36	17
Residential (LUC 221)	309	1,681	103	27	76	136	83	53
Net New Trips		2,254	108	29	79	189	119	70

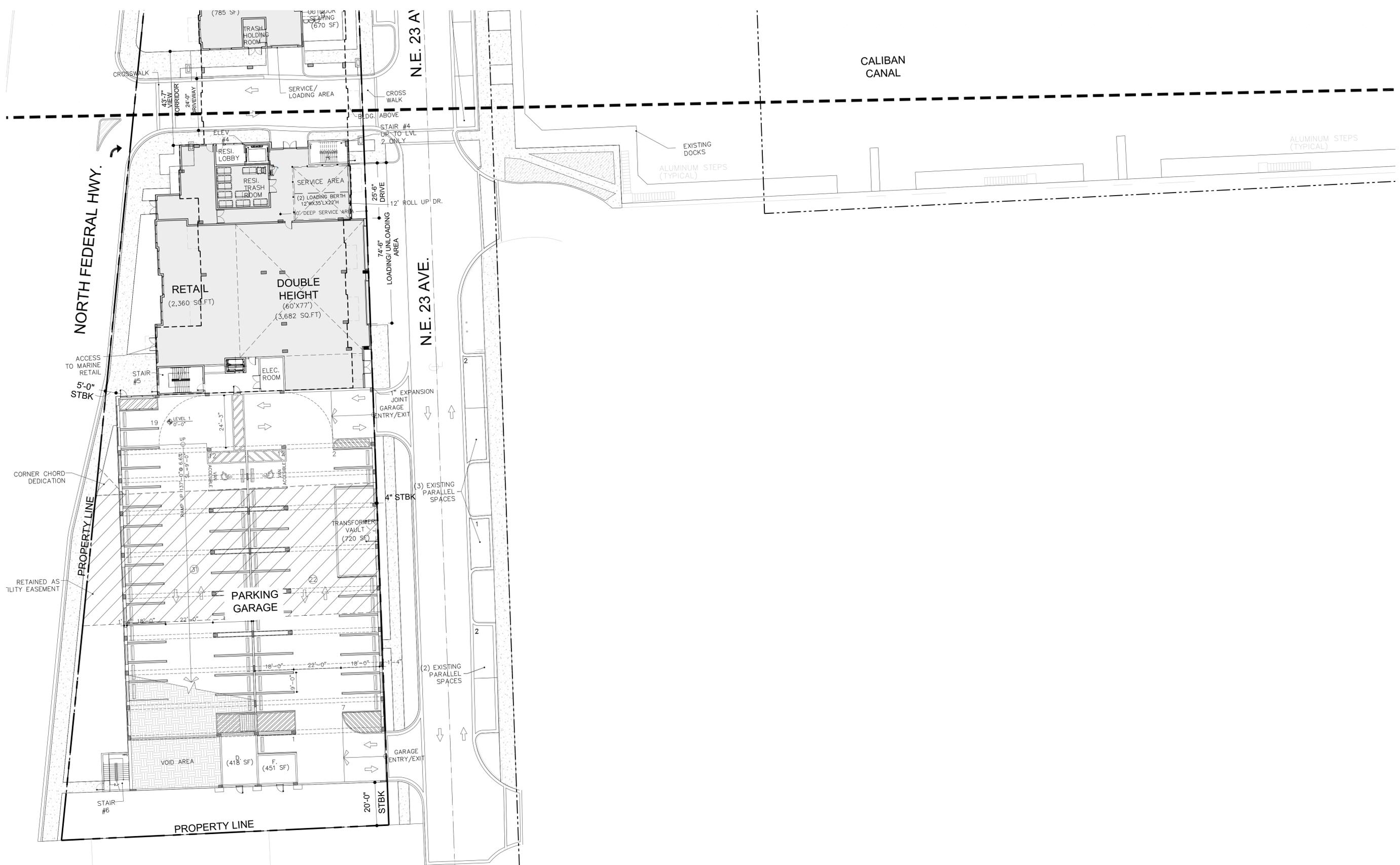
Source: ITE Trip Generation Manual (10th Edition)

TABLE 2
Trip Generation Summary (Proposed Uses)
Harborside at Hidden Harbour

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Restaurant (LUC 931)	6,830 sf	573	5	3	2	53	36	17
Residential (LUC 221)	285	1,550	96	25	71	125	76	49
Net New Trips		2,123	101	27	74	178	113	65

Source: ITE Trip Generation Manual (10th Edition)

	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Difference	-24 units	-131	-7	-2	-5	-11	-7	-4



CALIBAN CANAL

NORTH FEDERAL HWY.

N.E. 23 A

N.E. 23 AVE.

RETAIL
(2,360 SQ.FT)

DOUBLE HEIGHT
(6,682 SQ.FT)

PARKING GARAGE

VOID AREA
(418 SF)

F.
(451 SF)

TRANSFORMER VAULT
(720 SF)

RESI. LOBBY
RESI. TRASH ROOM

SERVICE AREA
(2) LOADING BERTH
12'X35'X22'4"

EXISTING DOCKS
ALUMINUM STEPS (TYPICAL)

ALUMINUM STEPS (TYPICAL)

ACCESS TO MARINE RETAIL
5'-0" STBK

CORNER CHORD DEDICATION

RETAINED AS UTILITY EASEMENT

PROPERTY LINE

PROPERTY LINE

20'-0" STBK

4" STBK

(2) EXISTING PARALLEL SPACES

(3) EXISTING PARALLEL SPACES

GARAGE ENTRY/EXIT

1" EXPANSION JOINT
GARAGE ENTRY/EXIT

74'-6" LOADING/UNLOADING AREA

25'-6" DRIVE

12' ROLL UP DR.

STAIR #4
DR. TO LVL 2 ONLY

CROSS WALK

BLDG. ABOVE

SERVICE/LOADING AREA

TRASH HOLDING ROOM (785 SF)

UP TO LVL 4
EXISTING USE ONLY (670 SF)

CROSSWALK

ORRIBOR

BRIDGEWAY

24'-0"

13'-7"

ELEV. #4

RESI. LOBBY

RESI. TRASH ROOM

SERVICE AREA

(2) LOADING BERTH

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