

September 28, 2021

Mr. Mauricio Teran  
Assistant Vice President of Development



3225 Aviation Avenue, 6<sup>th</sup> 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 16<sup>th</sup> 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* (10<sup>th</sup> 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

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PZ21-12000040  
1/05/2022

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 16<sup>th</sup> 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 16<sup>th</sup> Street). Parking for all vehicles using the valet service was on the parking garage located on NE 23<sup>rd</sup> Avenue. Hence, valet drivers would be traveling between the valet station on NE 16<sup>th</sup> Street and the parking garage on NE 23<sup>rd</sup> Avenue.

The new plan eliminates the valet service. Additionally, the east building will have 141 units with its own parking garage located on the north side of NE 16<sup>th</sup> 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 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 16<sup>th</sup> Street and NE 23<sup>rd</sup> Avenue, when compared against the previously approved site plan.

Please call me if you have any questions.

TRAFTECH ENGINEERING, INC.

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

**DRC**

<sup>2</sup>  
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2/16/2022

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1/05/2022

**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
<b>Net New Trips</b>		<b>2,254</b>	<b>108</b>	<b>29</b>	<b>79</b>	<b>189</b>	<b>119</b>	<b>70</b>

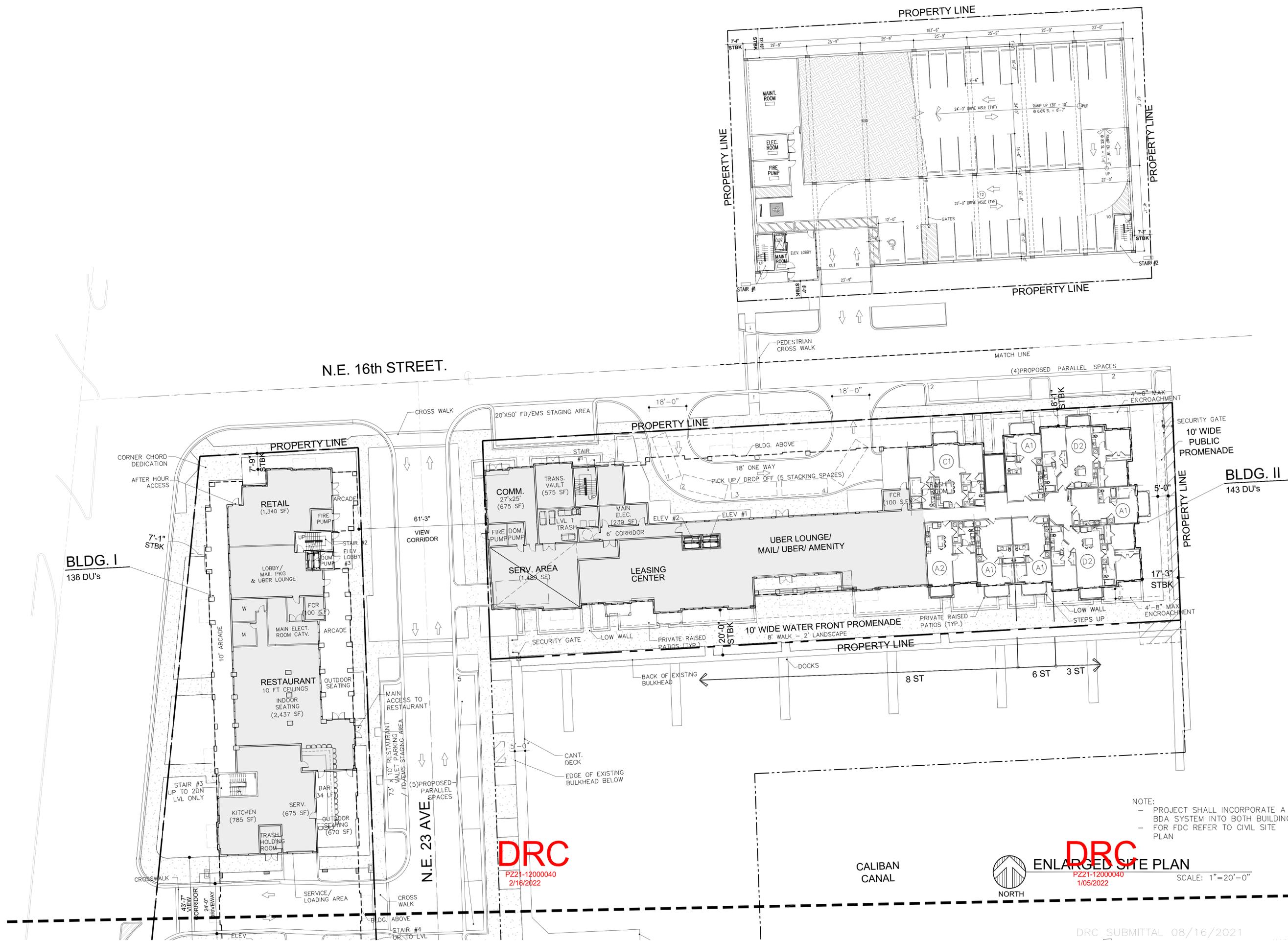
Source: ITE Trip Generation Manual (10th Edition)

**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
<b>Net New Trips</b>		<b>2,123</b>	<b>101</b>	<b>27</b>	<b>74</b>	<b>178</b>	<b>113</b>	<b>65</b>

Source: ITE Trip Generation Manual (10th Edition)

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



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**ENLARGED SITE PLAN**



SCALE: 1"=20'-0"

DRC SUBMITTAL 08/16/2021

- NOTE:
- PROJECT SHALL INCORPORATE A BDA SYSTEM INTO BOTH BUILDINGS
  - FOR FDC REFER TO CIVIL SITE PLAN

**MSA ARCHITECTS**  
 ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.  
 AAC000895  
 8850 SW 74th COURT  
 SUITE 1513 BOCA, 33156  
 (305) 273-9911

DRAWN	---
DATE	---
SCALE	AS SHOWN
JOB NO.	1828
SHEET TITLE:	ENLARGED SITE PLAN
SHEET NUMBER:	SP-1

HARBORSIDE AT  
 HIDDEN HARBOUR  
 FOR:  
 AMP IV-HIDDEN HARBOUR, LLC  
 LOCATED AT:  
 POMPANO BEACH, FLORIDA

BEATRIZ M. HERNANDEZ  
 AR0094576

BY	

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

