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August 25, 2020

Ms. Miryam Jimenez
c/o Kyle B. Teal, Esq.
Buchanan Ingersoll & Rooney PC
One Biscayne Tower
Two South Biscayne Boulevard, Ste. 1500
Miami, FL 33131-1822

RE: Margate Cares for Heroes Traffic Statement
Project No. 202027.01

Dear Ms. Jimenez:

As requested, Thomas A. Hall, Inc. has completed a traffic statement for a proposed new business plan for this site in the City of Margate, Florida. According to the project site plan, the proposed new plan is for an 8,885-square-foot residential rehabilitation facility located at 603 Melaleuca Drive. The prior development was a 10-unit, multi-family apartment building, which was reconstructed to serve as a group care facility in accordance with City-approved permits. The enclosed **Figure 1 – Site Location** shows the location of the proposed project. A copy of the project's site plan is also enclosed.

1. Trip Generation Analysis

In order to determine the traffic impacts associated with the proposed residential rehabilitation facility, an analysis of trips expected to be generated by both the prior and proposed developments was conducted. Trip generation characteristics provided in the Institute of Transportation Engineers' (ITE) *Trip Generation* manual, 10th Edition, were consulted and the trips generated by the prior multi-family residential land use (ITE Code 220 – Multi-Family Housing, Low-Rise) were estimated, as was the (ITE Code 620 – Nursing Home) land use. Note that Nursing Home was selected as the proposed development's land use. ITE's manual does not contain trip generation characteristics for a residential rehabilitation facility. However, nursing homes have similar operational and trip generation characteristics and, thus, offer the best match to the proposed land use.

Tables 1, 2 and 3 (enclosed) show the trips expected to be generated by the proposed project, as well as the net new trips resulting from the replacement of the prior land use with the proposed land use. As the tables indicate, the proposed residential rehabilitation facility is expected to generate a decrease of -14 daily trips, zero (0) change in a.m. peak-hour trips, and minus one (-1) p.m. peak-hour trip.

The average rate was used in the calculations for both the prior and proposed land uses due to the extremely small size of the building areas proposed for these land uses (The fitted curve equation tended to overstate the trips associated with these relatively small areas or yield irrational numbers).

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2. Parking

It is our understanding that the application for a reasonable accommodation for Margate Cares for Heroes calls for 36 beds. The city's parking code, Article XXXIII, Section 33.3, for convalescent homes, nursing homes, retirement homes and other such facilities with operational characteristics similar to the proposed development is based on beds. Therefore, a review of the project's parking requirements using the ITE's *Parking Generation* manual, 5th Edition, was completed assuming the proposed number of beds as the independent variable. A copy of the parking generation characteristics information from the ITE manual is enclosed.

The average rate for parking spaces per bed is 0.36, which would mean that 13 parking spaces (36 beds x 0.36 parking spaces = 12.96 parking spaces, or 13 parking spaces) are required to serve the site. However, good design practice would suggest that, rather than rely upon the average rate for parking, the 85th percentile rate should be used. The ITE manual indicates that the 85th percentile parking rate per bed is 0.51, which means that 18 parking spaces (36 beds x 0.51 parking spaces = 18.36 parking spaces, or 18 parking spaces) are required to serve the site. Note that this is the total demand, including clients, staff, visitors and service vehicles.

Comparing this parking demand to the site plan and staff report, reveals that the 22 parking spaces (including one handicap space) provided at the Margate Cares for Heroes site is more than sufficient.

3. Conclusion

Based upon the findings shown in Tables 1, 2 and 3, and described above, it appears that the proposed Margate Cares for Heroes development proposed to be located at 603 Melaleuca Drive will result in a small decrease in trips generated by the property. The proposed land use will generate a decrease of -14 daily trips, zero (0) change in a.m. peak-hour trips, and minus one (-1) p.m. peak-hour trip when compared to the prior land use. Further, with 22 parking spaces on site (including one handicap parking space), the proposed development has more than enough parking to accommodate the maximum parking demand of 18 parking spaces.

Should you have any questions or comments regarding this statement, please do not hesitate to contact this office.

Very truly yours,



Thomas A. Hall
President

Freddie Vargas, P.E.
FL Registration No. 35941
814 S. Military Trail
Deerfield Beach, FL 33442

TAH/kh
Enclosures

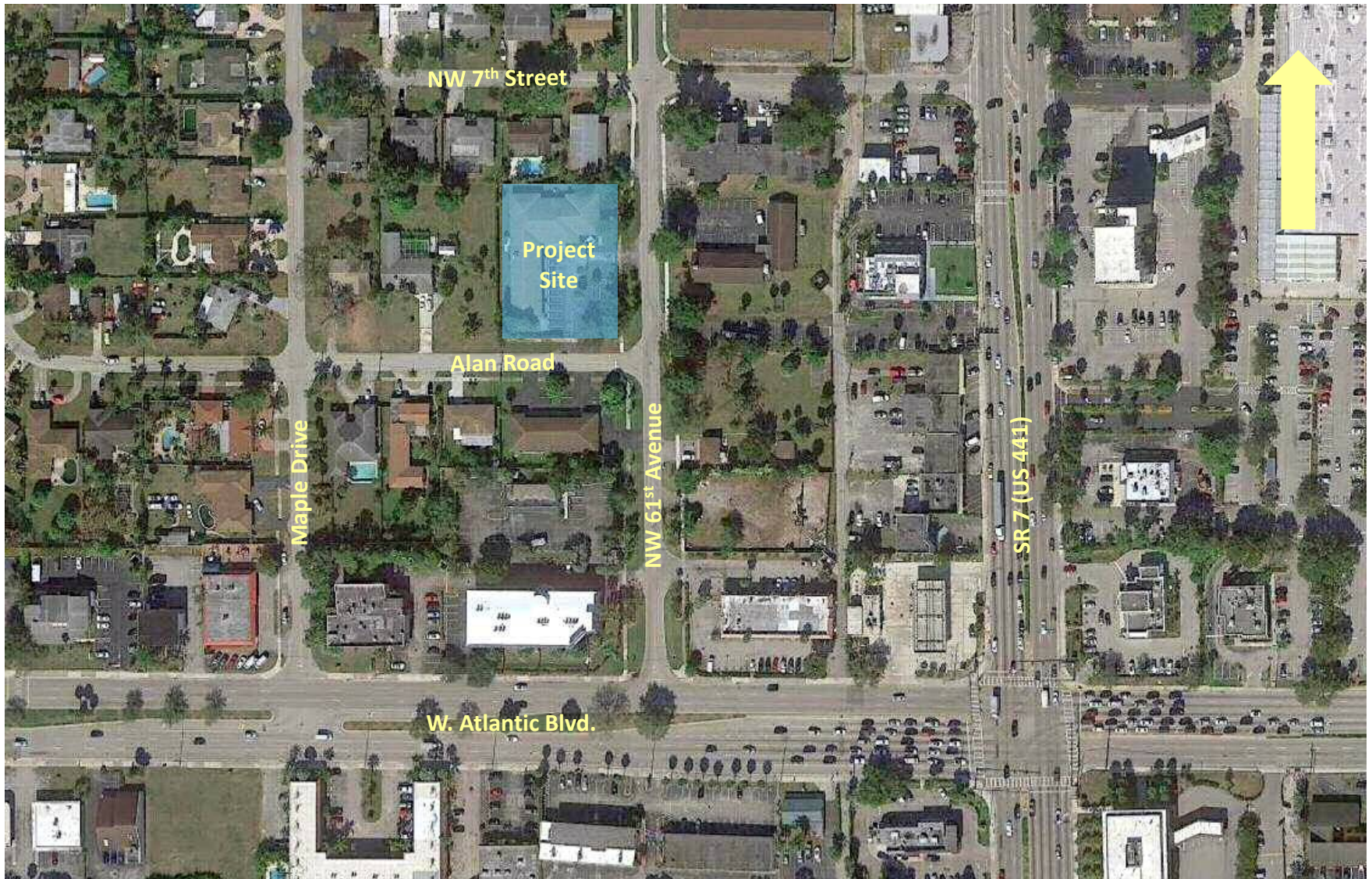
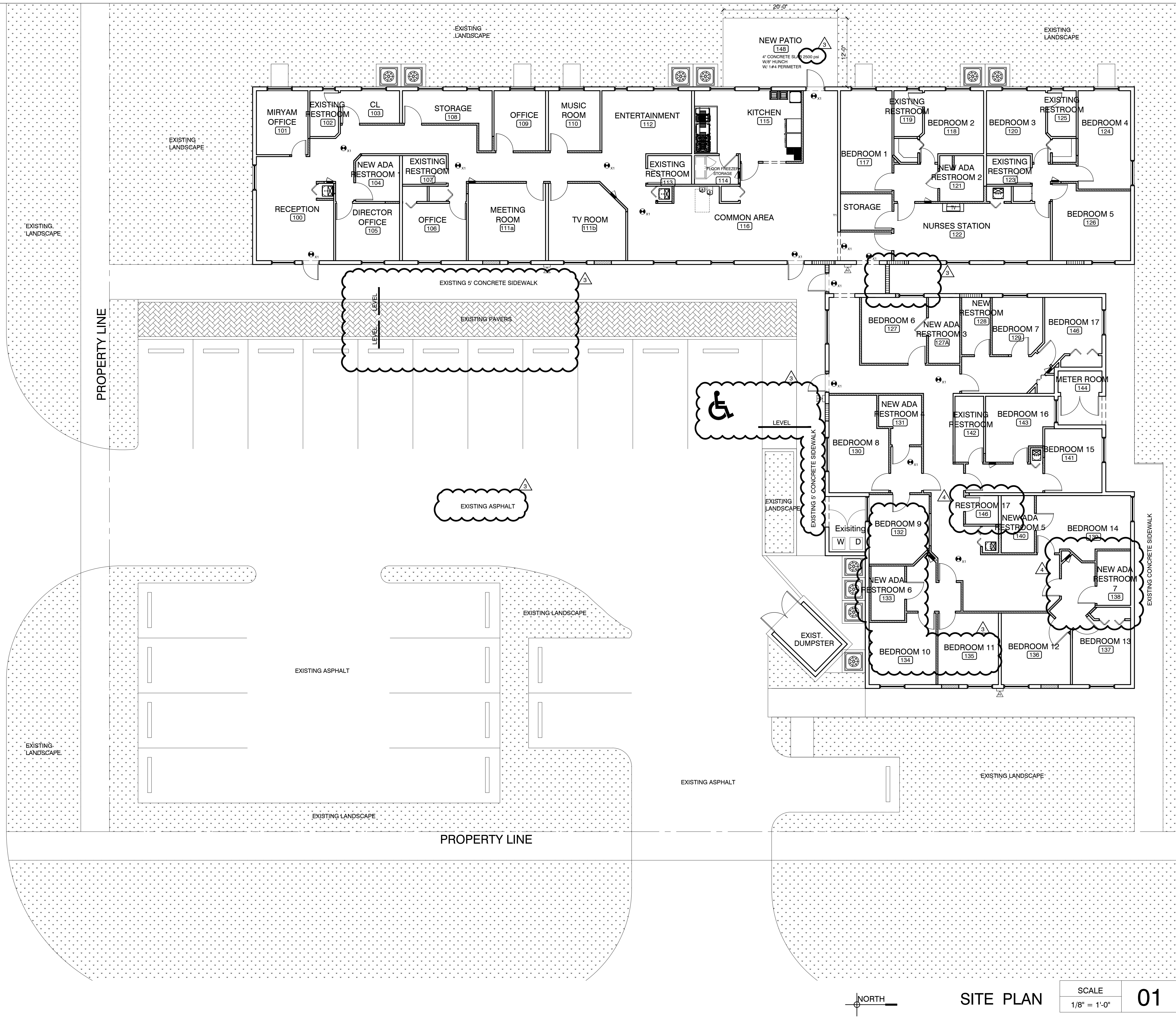


Figure 1 – Site Location
Margate Cares for Heroes
City of Margate, Florida

ALAN RD. (NW 6th STREET)



QUALITY OF LIFE
603 MELALEUCA DRIVE
MARGATE, FL

REVISIONS DATES:
08/03/15 BD COMMENTS
02/08/16 BD COMMENTS
03/01/16 BD COMMENTS
03/18/16 BD COMMENTS
04/04/16 BD COMMENTS
09/07/16 SITE REVISION
PROFESSIONAL SEAL

RICHARD HARRIS SIMON #A0004364
REGISTERED ARCHITECT STATE OF FLORIDA
ISSUE DATE: 10/09/15
PROJECT #: 1429 ALF 100
DRAWN BY: JJT
CHECKED BY: RHS

SITE PLAN

A-1.0

3331 N.E. 32nd Street
Ft. Lauderdale, FL 33308
P: 954.566.7298 F: 954.566.3286
www.simonarchitectural.com
AA-C000582
SIMON ARCHITECTURAL
architects - interior designers
engineers - construction managers

Table 1
Daily Trip Generation
Margate Cares for Heroes

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Internal Trips				External Trips			Pass-by Trips		New Trips		
				In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Prior Use																		
Multi-Family Housing (Low-Rise)	220	10 d.u.	T=7.32(X) (50/50)	37	36	73	0	0	0	0.0%	37	36	73	0	0.0%	37	36	73
Subtotal				37	36	73	0	0	0		37	36	73	0		37	36	73
Proposed Use																		
Nursing Home	620	8,885 s.f. ⁽²⁾	T=6.64(X) (50/50)	29	30	59	0	0	0	0.0%	29	30	59	0	0.0%	29	30	59
Subtotal				29	30	59	0	0	0	0	29	30	59	0	0	29	30	59
NetDifference				-8	-6	-14	0	0	0		-8	-6	-14	0		-8	-6	-14

⁽¹⁾Trip generation rate obtained from ITE *Trip Generation* manual, 10th Edition.

⁽²⁾Square footage obtained from the Broward County Property Appraiser's website.

Table 2
AM Peak Hour Trip Generation
Margate Cares for Heroes

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Internal Trips				External Trips			Pass-by Trips		New Trips		
				In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Prior Use																		
Multi-Family Housing (Low-Rise)	220	10 d.u.	T=0.46(X) (23/77)	1	4	5	0	0	0	0.0%	1	4	5	0	0.0%	1	4	5
Subtotal				1	4	5	0	0	0		1	4	5	0		1	4	5
Proposed Use																		
Nursing Home	620	8,885 s.f. ⁽²⁾	T=0.55(X) (78/22)	4	1	5	0	0	0	0.0%	4	1	5	0	0.0%	4	1	5
Subtotal				4	1	5	0	0	0	0	4	1	5	0	0	4	1	5
NetDifference				3	-3	0	0	0	0		3	-3	0	0		3	-3	0

⁽¹⁾Trip generation rate obtained from ITE *Trip Generation* manual, 10th Edition.

⁽²⁾Square footage obtained from the Broward County Property Appraiser's website.

Table 3
PM Peak Hour Trip Generation
Margate Cares for Heroes

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Internal Trips				External Trips			Pass-by Trips		New Trips		
				In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Prior Use																		
Multi-Family Housing (Low-Rise)	220	10 d.u.	T=0.56(X) (63/37)	4	2	6	0	0	0	0.0%	4	2	6	0	0.0%	4	2	6
Subtotal				4	2	6	0	0	0		4	2	6	0		4	2	6
Proposed Use																		
Nursing Home	620	8,885 s.f. ⁽²⁾	T=0.59(X) (41/59)	2	3	5	0	0	0	0.0%	2	3	5	0	0.0%	2	3	5
Subtotal				2	3	5	0	0	0	0	2	3	5	0	0	2	3	5
NetDifference				-2	1	-1	0	0	0		-2	1	-1	0		-2	1	-1

⁽¹⁾Trip generation rate obtained from ITE *Trip Generation* manual, 10th Edition.

⁽²⁾Square footage obtained from the Broward County Property Appraiser's website.

Nursing Home (620)

Peak Period Parking Demand vs: Beds

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 9:00 a.m. - 3:00 p.m.

Number of Studies: 10

Avg. Num. of Beds: 133

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.36	0.12 - 0.57	0.22 / 0.51	***	0.15 (42%)

Data Plot and Equation

