



880 71st Street

Miami Beach, Florida 33140

prepared for:

Kahuna Properties

traffic statement

September 21, 2020

Mr. Matis N. Cohen
Kahuna Properties
880 71st Street
Miami Beach, Florida 33140

Re: 880 71st Street – Traffic Statement

Dear Matis:

Traf Tech Engineering, Inc. has prepared this traffic memorandum in connection with a proposed residential project planned to be located at 880 71st Street in the City of Miami Beach in Miami-Dade County, Florida. The subject residential project will consist of 36 residential units and 14 parking spaces including one handicap parking stall. Bicycle racks for 40 bicycles is also proposed. Retail spaces (3,650 square feet) to primarily serve future residents of the project is also included. The site is currently vacant. The proposed site plan for the 36-unit development is contained in Attachment A. This traffic memorandum addresses the following topics:

- o Trip Generation and Trip Distribution
- o Traffic Circulation and Driveway Volumes

Trip Generation and Trip Distribution

A trip generation analysis was performed for the site using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (10th Edition)*. The trip generation analyses were undertaken for daily, AM peak hour, and PM peak hour conditions.

According to ITE's *Trip Generation Manual (10th Edition)*, the trip generation equations used for the analyses are presented below:

Multifamily Mid Rise (ITE Land Use 221)

Daily Trips

$$T = 5.44 (X)$$

Where T = average daily vehicle trip ends and X = number of units

AM Peak Hour

$T = 0.36 (X)$ with 26% inbound and 74% outbound

Where T = AM peak hour trip ends and X = number of units

PM Peak Hour

$T = 0.44 (X)$ with 61% inbound and 39% outbound

Where T = PM peak hour trip ends and X = number of units

Retail (ITE Land Use 820)

Daily Trips

$T = 37.75 (X)$

Where T = average daily vehicle trip ends and X = 1,000 square feet

AM Peak Hour

$T = 0.94 (X)$ with 62% inbound and 38% outbound

Where T = AM peak hour trip ends and X = 1,000 square feet

PM Peak Hour

$T = 3.81 (X)$ with 48% inbound and 52% outbound

Where T = PM peak hour trip ends and X = 1,000 square feet

Using the above-listed trip generation equations from the ITE document, a trip generation analysis was undertaken for the proposed residential/retail development. The results of this effort are documented in Table 1.

As shown in Table 1, the proposed 36-unit residential development generates approximately 334 daily trips, approximately 16 AM peak hour trips (5 inbound and 11 outbound) and approximately 30 trips during the typical afternoon peak hour (17 inbound and 13 outbound). No deduction was applied to account for internal capture (conservative approach).

The trip distribution for the project was based on Miami-Dade County's Cardinal Distribution data base for the years 2015 and 2045 for TAZ 625, which is applicable to the site location. Based on the distribution for TAZ 625, approximately 30% of the vehicle trips will arrive/depart to and from the east and 70% will travel to and from the west. The project's trip distribution is shown in Figure 1.

Traffic Circulation and Geometry

As shown in the site plan contained in Attachment A, the traffic circulation consists of a 23-foot two-way driveway on Bay Drive East. Within the parking area, 14 parking spaces are provided including one parking stall for handicap vehicles. Additionally, a 10 feet x 20 feet residential loading space is provided.

Queuing

No gates are proposed and therefore, queuing is not anticipated to be an issue with this development.

Please give me a call if you have any questions.

TRAF TECH ENGINEERING, INC.

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

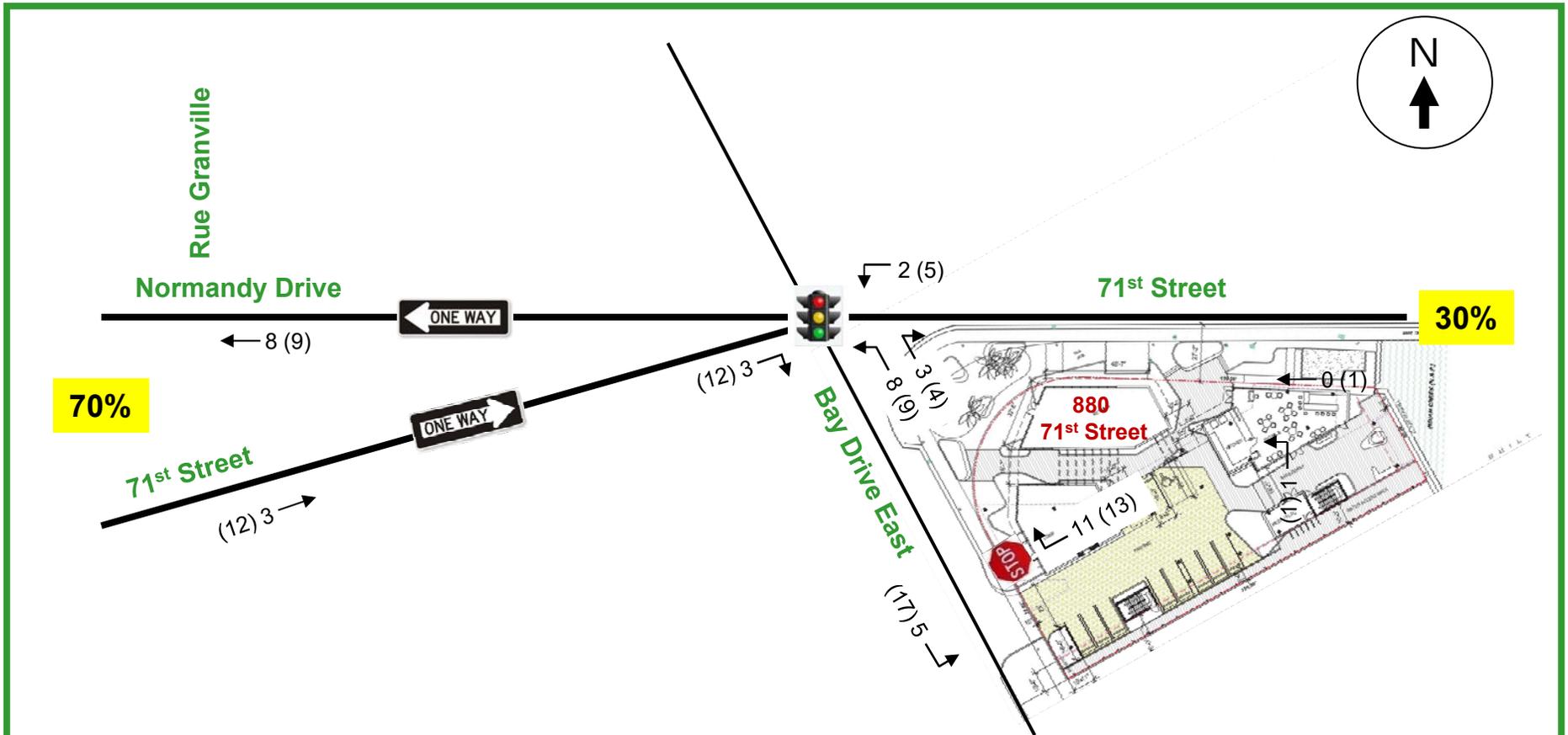


TABLE 1
Trip Generation Summary (Proposed Use)
880 71st Street

Land Use	Size (units)	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Multifamily Mid Rise (LUC 221)	36	196	13	3	10	16	10	6
Retail (LUC 880)	3,650	138	3	2	1	14	7	7
External Trips		334	16	5	11	30	17	13

Source: ITE Trip Generation Manual (10th Edition)

ATTACHMENT A

Site Plan for 880 71st Street

880

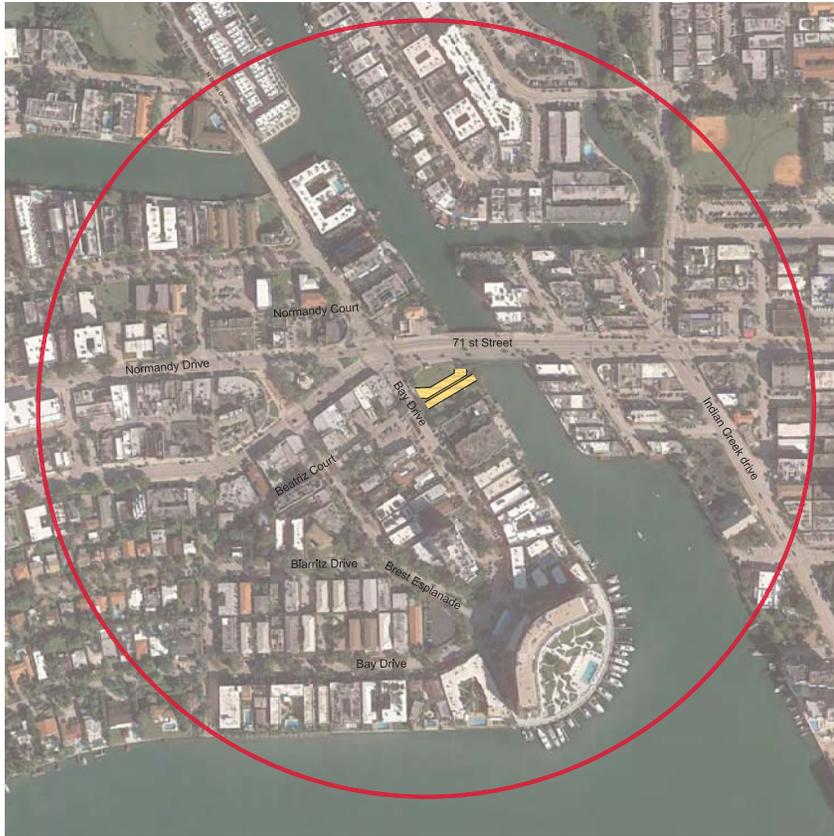
880 71st Street
Miami Beach, FL

DRC Submittal
9.4.20

LIST OF DRAWINGS

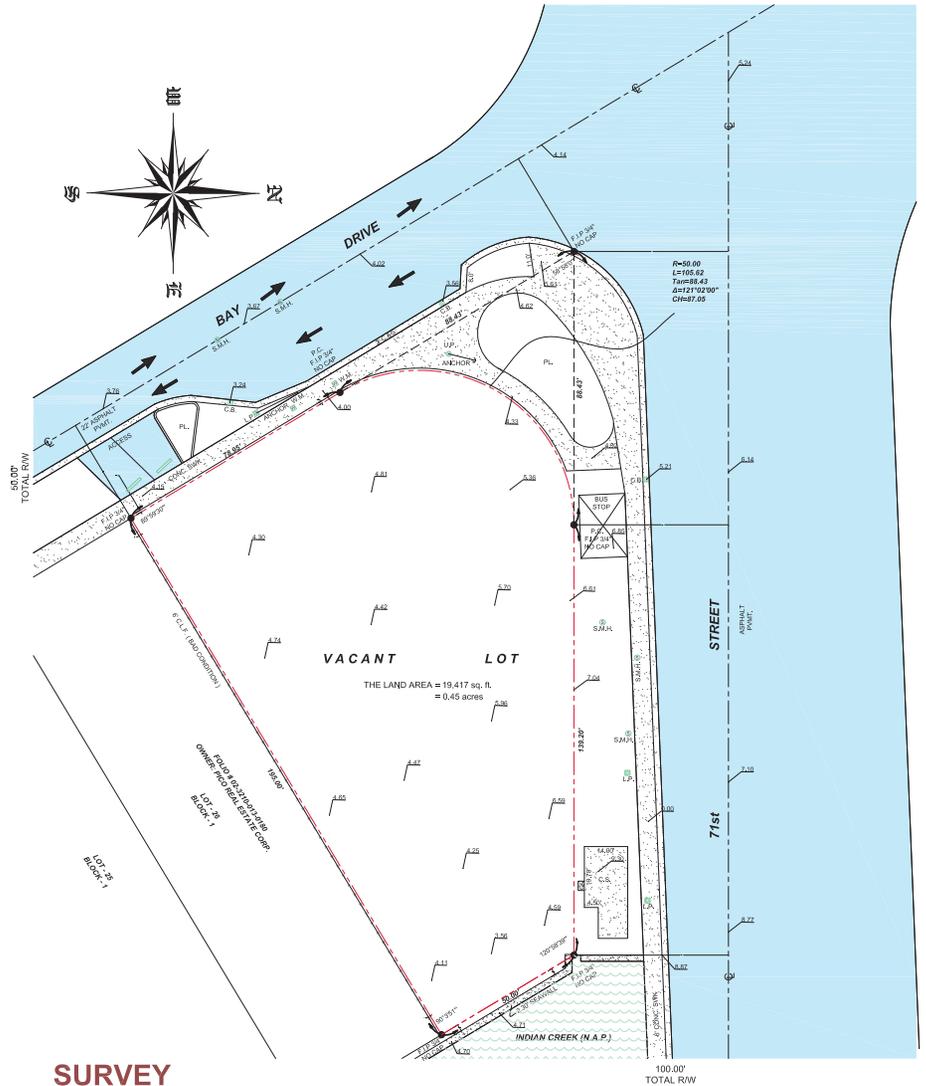
	COVER SHEET
PAGE 0	SURVEY AND LOCATION MAP
PAGE 1	ZONING DIAGRAMS
PAGE 2	ZONING DATA SUMMARY
PAGE 2.1	PROGRAM AREAS
PAGE 2.2	FAR AREA CALCULATIONS
PAGE 3	SITE PLAN / FIRST FLOOR PLAN
PAGE 4	SECOND THRU FOURTH FLOOR PLANS
PAGE 5	ROOF PLAN
PAGE 6	CONCEPT BUILDING ELEVATIONS
PAGE 7	CONCEPT BUILDING ELEVATIONS
PAGE 8	CONCEPT BUILDING ELEVATIONS
PAGE 9	BUILDING SECTIONS
PAGE 10	CONCEPT RENDERINGS
PAGE 11	CONCEPT RENDERINGS
PAGE 12	LANDSCAPE PLAN
PAGE 13	LANDSCAPE DETAILS





CONTEXT LOCATION PLAN

Scale: 1"=40'-0"



SURVEY

Scale: 1"=40'-0"

BUILT FORM
ARCHITECTURE

