



Armando's Service Station

6348 Collins Avenue
Miami Beach, Florida 33141

prepared for:

Armando's Service Station, Inc.

traffic statement

TRAFTECH
ENGINEERING, INC.

November 2020

November 7, 2020

Mr. Jim Daily
Armando's Service Station
6348 Collins Avenue
Miami Beach, Florida 33141

Re: Armando's Service Station (6348 Collins Avenue) – Traffic Statement

Dear Jim:

Traf Tech Engineering, Inc. has prepared this traffic memorandum in connection with the proposed building expansion at the existing gasoline service station located at 6348 Collins Avenue in the City of Miami Beach in Miami-Dade County, Florida. The existing service station consists of four gasoline pumps (8 fueling positions) and a 3,058 square-foot convenience store. The proposed expansion project will maintain the four gasoline pumps and will expand the convenience store with a 2,000 square-foot additional for a total of 5,058 square feet. The existing and proposed site plans are 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:

Gasoline Service Station with Convenience Store (ITE Land Use 945)

Daily Trips

$$T = 1,440.02 (X)$$

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

AM Peak Hour

$T = 75.99 (X)$ with 51% inbound and 49% outbound

Where T = AM peak hour trip ends and $X = 1,000$ sf

PM Peak Hour

$T = 88.35 (X)$ with 51% inbound and 49% outbound

Where T = PM peak hour trip ends and $X = 1,000$ sf

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

As shown in Table 1, the proposed expansion project is projected to generate approximately 1,180 new daily trips, approximately 57 new AM peak hour trips (29 inbound and 28 outbound) and approximately 68 new trips during the typical afternoon peak hour (35 inbound and 33 outbound). The expanded project will have a total driveway volume of approximately 7,284 daily trips, approximately 384 AM peak hour trips (196 inbound and 188 outbound) and approximately 447 PM peak hour trips (228 inbound and 219 outbound).

Since Collins Avenue is a one-way northbound facility adjacent to the site, all inbound vehicles will arrive from the south and all exiting traffic will head north on Collins Avenue. The project's trip distribution after the expansion project is in place is shown in Figure 1.

Traffic Circulation and Loading

As shown in the site plan contained in Attachment A, the site has two access driveways. Both driveways operate as left-turns in/left-turns out since Collins Avenue is a one-way northbound facility. The south driveway provides access to five (5) parking stalls (including one handicap parking space) and to the four (4) fuel pumps. The north access driveway will provide access to eight (8) parking spaces. Access to the fuel pumps is also provided via the north access driveway. The area designated for the gasoline pumps also serve as internal circulation between the north and south driveways. Additionally, a 10-feet by 20-feet loading space is provided on the north side of the site (first parking stall located immediately north of the building).

Sight Visibility

Due to the horizontal curve, sight distance restrictions currently exist at this site. However, given the low speed limit (30 mph) within this section of Collins Avenue, the required sight distance is approximately 205 feet per FDOT's Design Standards. Given the layout of the service station and the one-way (northbound) Collins Avenue, most of the exiting traffic is expected to use the north access driveway (the north access driveway provides much better visibility than the south access driveway). Hence, the area between the north and south driveways should not include landscaping that restricts visibility.

Please give me a call if you have any questions.

TRAFTech ENGINEERING, INC.



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

TABLE 1 Trip Generation Summary (Existing Use) Armando's Service Station (6348 Collins Avenue)								
Land Use	Size (sq ft)	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Gasoline SS w/C Store (LUC 945)	3,058	4,404	232	118	114	270	138	132
Driveway Trips		4,404	232	118	114	270	138	132
Pass-by (-62%AM / -56% PM)	3,650	-2,598	-144	-73	-71	-168	-86	-82
External Trips		1,806	88	45	43	102	52	50

Source: ITE Trip Generation Manual (10th Edition)

TABLE 2 Trip Generation Summary (Proposed Use) Armando's Service Station (6348 Collins Avenue)								
Land Use	Size (sq ft)	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Gasoline SS w/C Store (LUC 945)	5,058	7,284	384	196	188	447	228	219
Driveway Trips		7,284	384	196	188	447	228	219
Pass-by (-62%AM / -56% PM)	3,650	-4,298	-239	-122	-117	-277	-141	-136
External Trips		2,986	145	74	71	170	87	83

Source: ITE Trip Generation Manual (10th Edition)

Proposed - Existing	Daily Trips	AM Peak Hour			PM Peak Hour		
		Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Difference in Driveway Trips	2,880	152	78	74	177	90	87
Difference in External Trips	1,180	57	29	28	68	35	33



FIGURE 1

Armando's Service Station
Miami Beach, Florida

ATTACHMENT A

Site Plan for Armando's Service Station



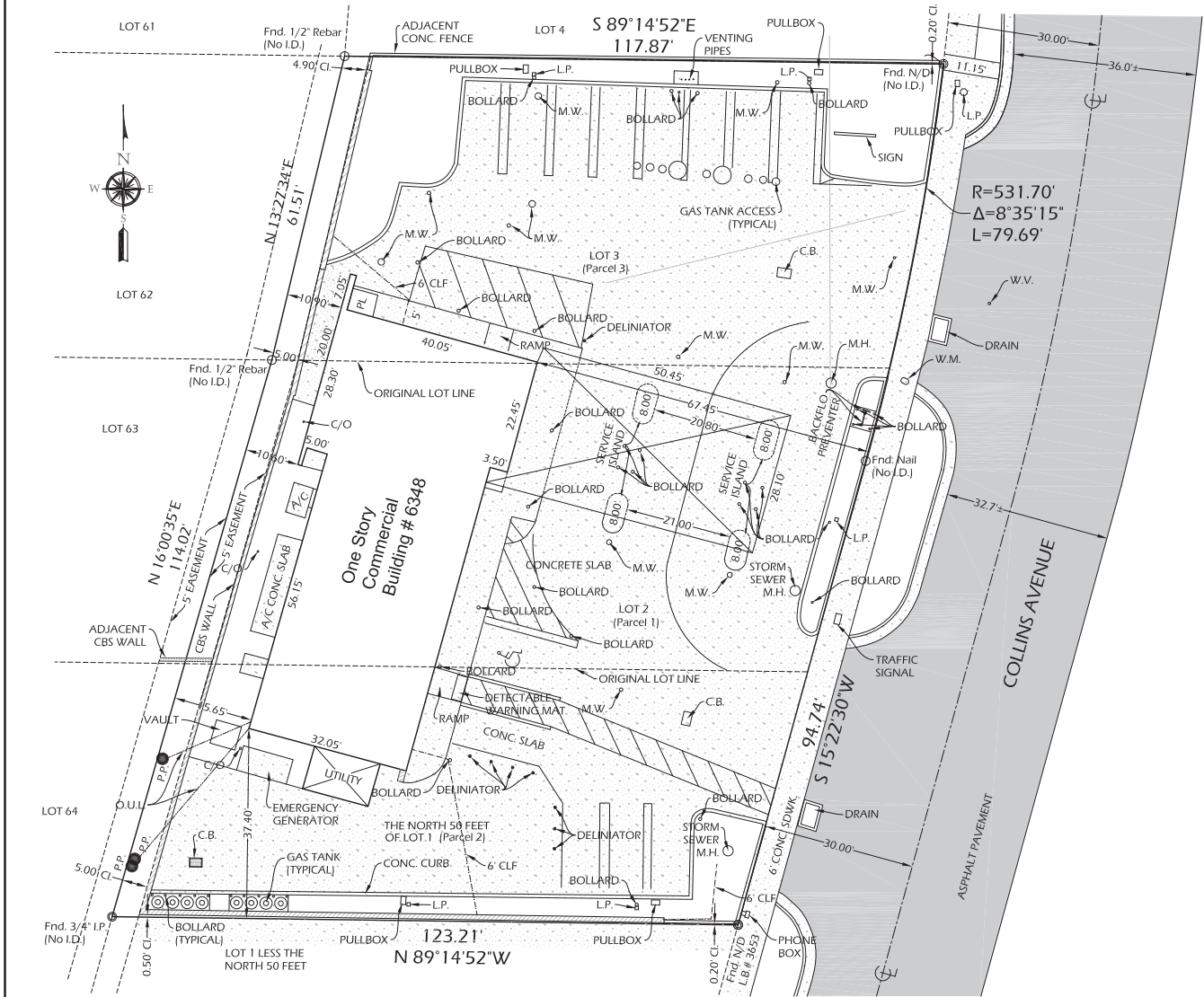
ARMANDO'S SERVICE STATION
6348 COLLINS AVENUE
MIAMI BEACH, FL. 33141

A blank grid consisting of 6 horizontal lines and 1 vertical line, intended for drawing a diagram.

DATE	REVISION
G. TITLE	
	COVER
LE	
	N.T.S.
JECT NO.	
	2020-15
E	
	10-02-20
ET NUMBER	
	A-000

4-000

BOUNDARY SURVEY

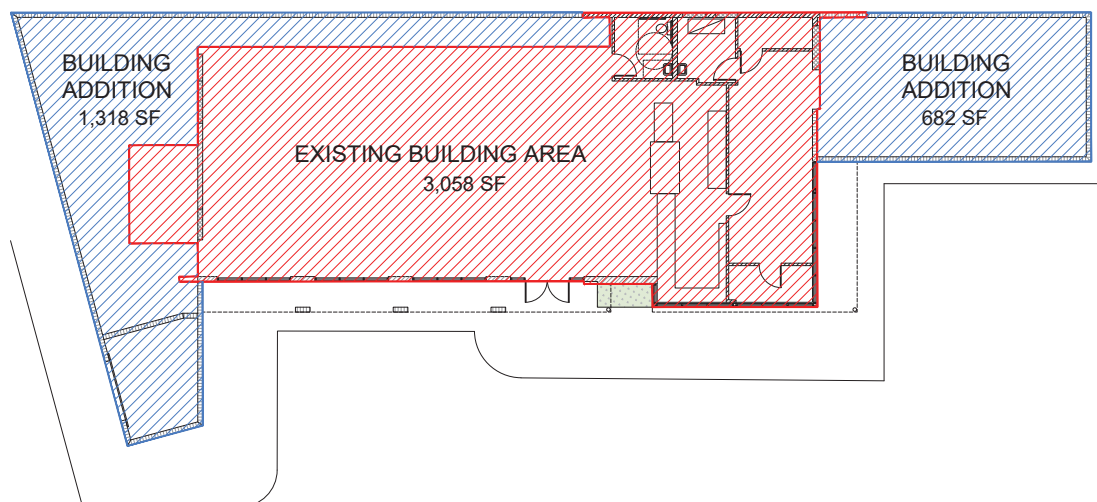


LOCATION SKETCH
NTS

LEGAL DESCRIPTION:
FIRST PARCEL: Lot two(2) in Block Seven (7) of SECOND OCEAN FRONT SUBDIVISION OF THE MIAMI BEACH BY SHORE COMPANY, according to the Plat thereof, recorded in Plat Book 8, at Page 125, of the Public Records of MIAMI-DADE County, Florida, in case of a discrepancy a survey shall prevail;
SECOND PARCEL: The North Fifty (50) feet of Lot One (1) of Block Seven (7) of SECOND OCEAN FRONT SUBDIVISION, according to the Plat thereof, recorded in Plat Book 28, at Page 28, of the Public Records of MIAMI-DADE County, Florida.
AND
THIRD PARCEL: Lot Three (3) in Block Seven (7) of SECOND OCEAN FRONT SUBDIVISION, according to the Plat thereof, recorded in Plat Book 28, Page 28, of the Public Records of MIAMI-DADE County, Florida.
Surveyor's Note:
PREPARED FOR: Amando's Service Station, Inc., 6348 Collins Avenue, Miami Beach, FL 33141

- All distances and/or encroachments shown herein are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Underground structures, if any, not located.
- Boundary, if shown, are based on assumed location or Plat of Record.
- Lands shown herein were not abstracted for assessments and/or right-of-way of record.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional encumbrances not shown on this survey that may be found in the public records of this county. ABSTRACT NOT REVIEWED.
- This BOUNDARY SURVEY has been prepared for the exclusive use of the parties named herein. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the plat.

LEGEND A = Central Angle A/C = Air Conditioner ASPH = Asphalt BBD = Barbecue CB = Catch Basin CBS = Concrete Block Structure CH = Chord Chalk = Chalk CL = Center Line CLF = Chain Link Fence CL = Clear Conc. = Concrete D = Ditch D = Diameter DH = Drilled Hole DME = Drainage & Maintenance Easmt Easmt = Easement Enc. = Encroachment F.H. = Fire Hydrant FPL = Found 1/2" Iron Pipe FPL = Found 1/2" Iron Rebar FPL = Florida Power & Light ID = Identification L.P. = Light Pole LB = Licensed Business LME = Lake Maintenance Easement LP = Light Pole L.S. = Land Surveyor M = Measured MANNT. = Maintenance MH = Manhole M = Monument Line M.W. = Monitoring Well N/A = Not Applicable N = Not a Sign N = Number NTS = Not to Scale O.S. = Offset O.U.L. = Overhead Utility Lines P = Plat PB = Plat Book PC = Point of Curvature PCP = Permanent Control Point P = Page P.L. = Point of Intersection PKWY = Parkway R = Right-of-Way R.L.S. = Registered Land Surveyor RNG = Range R.R. = Railroad RSM = Registered Surveyor & Mapper R.W. = Right-of-Way SdWk = Sidewalk Sec. = Section SD = Storm Drain SMH = Sanitary Manhole SSMH = Sanitary Sewer Manhole T = Tangent Trans. = Transformer T.M.P. = Township Typ. = Typical U.E. = Utility Easement UMLY = Utility W.F. = Wood Fence W.M. = Water Meter WME = Wall Maintenance Easement	SURVEYOR'S SEAL Under the seal of the State of Florida, I, Nelson Mojarena, do hereby certify that I am a duly Licensed Professional Land Surveyor and that I am the author of the foregoing survey and report. My commission expires on 05-01-19. REVISOR: 01-12-11 07-26-11 05-04-15 05-01-19	BOUNDARY SURVEY Nelson Mojarena Registered Surveyor & Mapper No. 5504 State of Florida	MOJARENA & ASSOCIATES, INC. Land Surveyors & Mappers Certificate of Authorization No. 9698 12025 S.W. 132nd Avenue Miami, Florida 33186 (305) 278-2454 FLOOD ZONE: AE SCALE: 1" = 10' M.M. DATE: 01-09-09 DWN BY: JCB/MLC 09-0025
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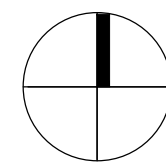
FLOOR AREA CALCULATION

LOT AREA= 20,740 SF
MAX. FAR ALLOWED= 2.0 / 41,480 SF

☒ EXISTING BUILDING AREA= 3,058 SF
☒ BUILDING ADDITION= 2,000 SF
TOTAL FLOOR AREA= 5,058 SF

A blank grid consisting of 6 horizontal lines and 2 vertical lines, creating a table-like structure with 5 rows and 2 columns. This is intended for drawing a diagram of the system.

DATE	REVISION
DWG. TITLE	
DIAGRAM - FLOOR AREA	
SCALE	
1/8"=1'-0"	
PROJECT NO.	
2020-1	
DATE	
10-02-21	
SHEET NUMBER	



BEILINSON
GOMEZ

ARCHITECTS P.A.

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ARMANDO'S SERVICE STATION

6346 COLLINS AVENUE
MIAMI BEACH, FL 33141

DATE	REVISION

DATE REVISION

DWG. TITLE

PROPOSED SITE PLAN

SCALE

1/8"=1'-0"

PROJECT NO.

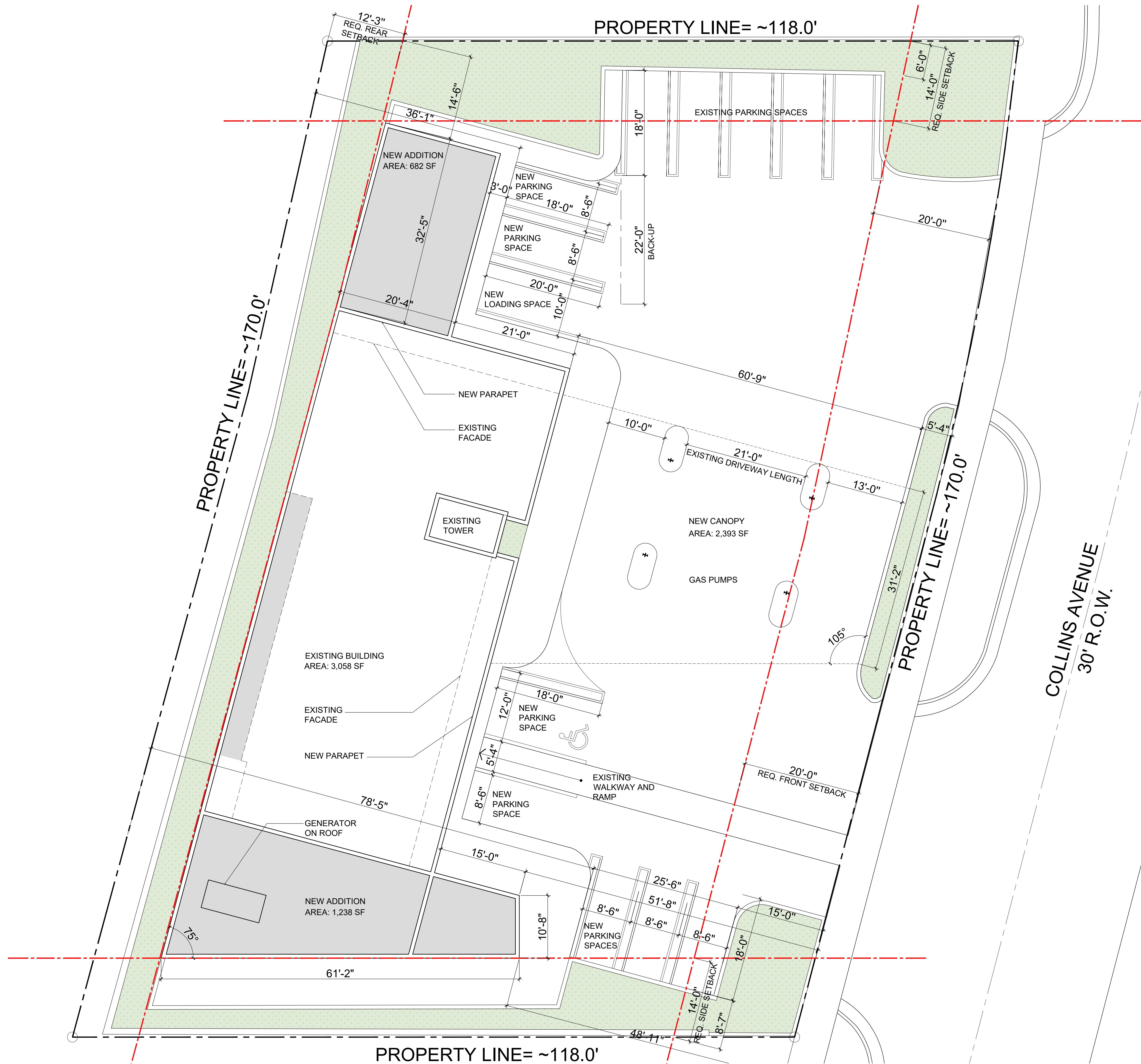
2020-15

DATE

11-09-20

SHEET NUMBER

A-100



NOTES:

1. NEW MONUMENT-STYLE SIGNS SHALL BE REQUIRED. POLE SIGNS SHALL BE PROHIBITED.
2. PARKING AREAS, DRIVE LANES AND DRIVES TO BE FINISHED WITH WHITE PORTLAND CONCRETE. ALBEDO: 0.70-0.80

SETBACK LINES

ADDITIONAL FLOOR AREA

LANDSCAPE

LOT AREA: 20,698 SF

FAR: 2.0

MAX. FLOOR AREA: 41,396 SF

EXISTING BUILDING: 3,058 SF

NEW ADDITION: 1,920 SF

TOTAL FLOOR AREA: 4,978 SF

PARKING CALCULATIONS:

REQUIRED RETAIL: 1 SPACE X 300 SF

REQUIRED: 4,978 SF / 300= 17 SPACES

PROVIDED: 13 SPACES