



Armando's Service Station

6348 Collins Avenue
Miami Beach, Florida 33141

prepared for:
Armando's Service Station, Inc.

traffic statement

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-foot by 20-foot 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.

TRAF TECH 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

ATTACHMENT A

Site Plan for Armando's Service Station



ARCHITECTURE AAC011002
 JOSE L. GOMEZ ARO010416
 8101 BISCAYNE BLVD. SUITE 509
 MIAMI FL 33138-4664
 TEL (305) 559-1250
 FAX (305) 551-1140
 beilinsonarchitectspa.com



ARMANDO'S SERVICE STATION
 6348 COLLINS AVENUE, MIAMI BEACH

FIRST SUBMITTAL 10-02-20
 SCOPE OF WORK: DESIGN REVIEW APPROVAL

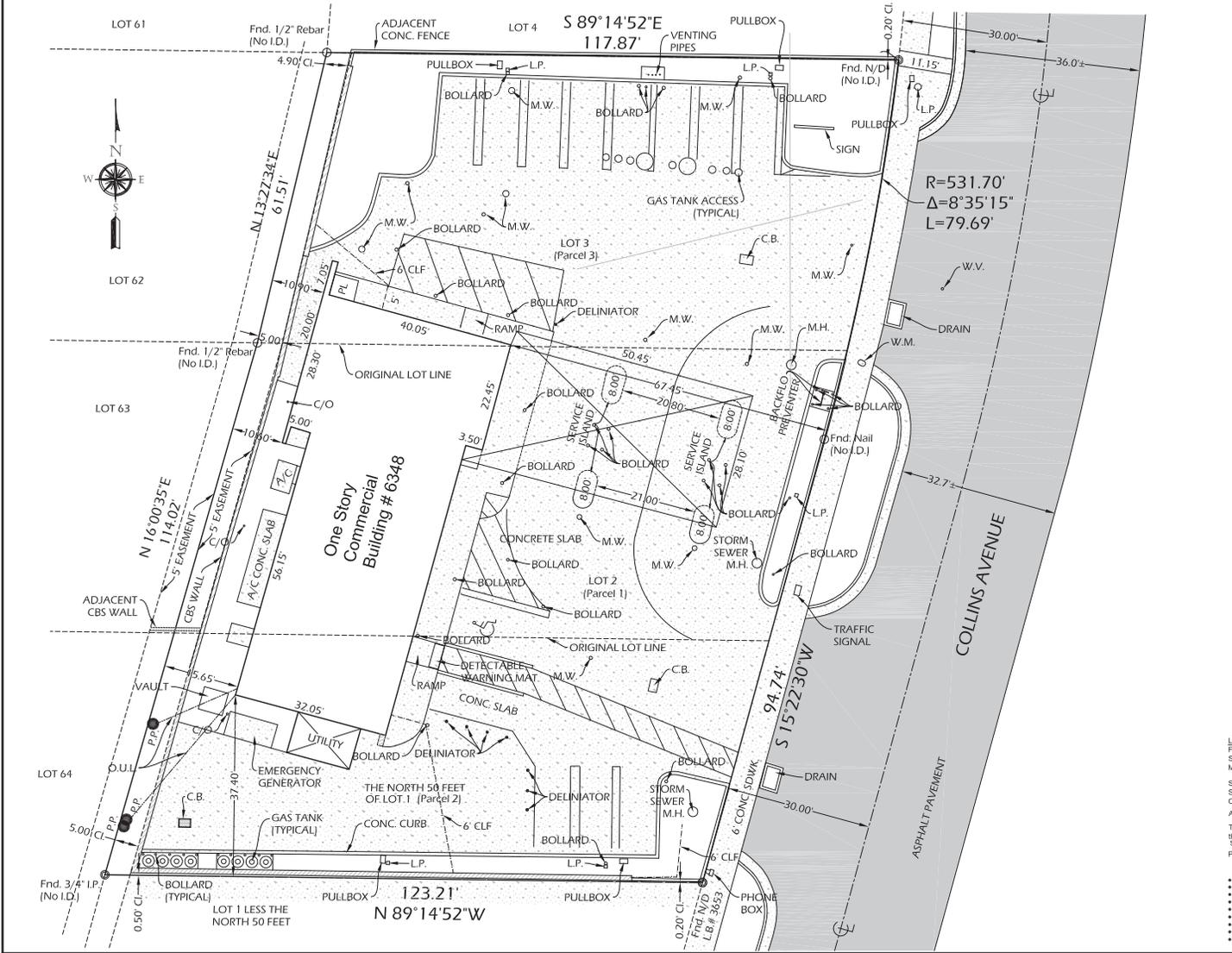
ARMANDO'S SERVICE STATION
 6348 COLLINS AVENUE
 MIAMI BEACH, FL 33141

DATE	REVISION

DWG. TITLE	COVER

SHEET NUMBER
A-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 VY 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 easements and/or encroachments shown herein are of apparent nature. Fence ownership by dual means. Legal ownership of fences not determined.
- Underground structures, if any, not located.
- Boundary Easements are based on assumed median or Plat of Record.
- Lands shown herein were not abstracted for assessments and/or apportionments of record.
- Legal descriptions provided by client.
- 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.

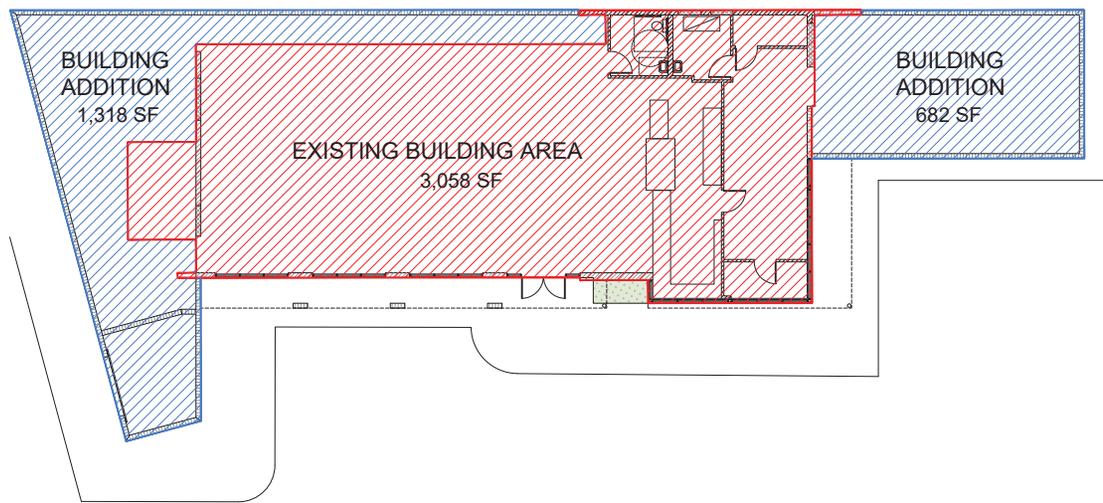
LEGEND	<ul style="list-style-type: none"> CLF = Center Line CL = Chain Link Fence CLF = Clear Conc. = Concrete ASH = Asphalt BBD = Barbecue CB = Catch Basin CBS = Concrete Block Structure CH = Chord Chatta = Chatterbox Enc. = Encasement 	<ul style="list-style-type: none"> F.H. = Fire Hydrant F.P. = Found 1/2" Iron Pipe F.R. = Found 1/2" Iron Rebar F.P.L. = Florida Power & Light ID = Identification L.P. = Light Pole LB = License Business LME = Lake Maintenance Easement LP = Light Pole L.S. = Land Surveyor 	<ul style="list-style-type: none"> M = Measured MANNT. = Maintenance ME = Maintenance Easement MH = Manhole M = Monument M.W. = Monitoring Well N/A = Not Applicable ND = Not a Spec N# = Number NTS = Not to Scale 	<ul style="list-style-type: none"> O.S. = Offset O.U.L. = Overhead Utility Lines P = Plat PB = Plat Book PC = Point of Curvature PCP = Permanent Control Point PG = Page P.L. = Point of Intersection PKWY = Parkway R = Right of Way R = Radius R = Residence 	<ul style="list-style-type: none"> PL = Planter P.L.S. = Professional Land Surveyor P.O.B. = Point of Beginning P.O.C. = Point of Commencement P.P. = Power Pole PRC = Point of Reverse Curvature PRM = Point of Reference Monument PT = Point of Tangency R = Radius R = Residence 	<ul style="list-style-type: none"> R.L.S. = Registered Land Surveyor RMG = Range R/S = Railroad RSM = Registered Surveyor & Mapper R/W = Right-of-Way S&W = Sidewalk S&D = Section SD = Storm Drain SMH = Sanitary Manhole SSMH = Sanitary Sewer Manhole 	<ul style="list-style-type: none"> T = Tangent Trms. = Transformer TWP = Township Typ. = Typical U.E. = Utility Easement UTIL. = Utility W.F. = Wood Fence W.M. = Water Meter WME = Wall Maintenance Easement
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SURVEYOR'S SEAL
 I declare that I am the author and the proprietor of this survey and the information contained herein is true and correct to the best of my knowledge and belief.
 REVISIONS: 01-11-11
 02-26-11
 05-04-15
 05-01-19

BOUNDARY SURVEY
 Nelson M. ...
 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
 BASE: 8
 DATE: 01-09-09
 SCALE: 1" = 10'
 DWN BY: M.M.
 JOB NO.: 02-0025



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

ARMANDO'S SERVICE STATION
 6045 COLLINS AVENUE
 MIAMI BEACH, FL 33141

DATE	REVISION

DWG. TITLE	DIAGRAM - FLOOR AREA
SCALE	1/8" = 1'-0"
PROJECT NO.	2020-15
DATE	10-02-20
SHEET NUMBER	A-006

