Traf Tech
ENGINEERING, INC.

February 15, 2017

Mr. Jose Miguel Caruso
MAC

Re: 1250 Normandy Drive – Traffic Statement

Dear Jose:

Per your request, Traf Tech Engineering, Inc. conducted a traffic statement associated with the proposed arcade gaming facility to be located at a previous restaurant at 1250 Normandy Drive in the City of Miami Beach in Miami-Dade County, Florida. Figure 1 on the following Page shows the location of the project site. This report documents the projected trip generation and traffic impacts to the surrounding street system. The following is a summary of our findings.

Trip Generation

A trip generation analysis was performed using the trip generation rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (9th Edition). The trip generation analysis was undertaken for daily, AM peak hour and PM peak hour conditions. The analysis was based on the following assumptions:

PREVIOUS LAND USE

- Restaurant (7,308 square feet)

PROPOSED LAND USE

- Arcade Gaming (7,308)

According to ITE's *Trip Generation Manual* (9th Edition), the trip generation rates used for the previous and proposed land uses are:

HIGH TURNOVER RESTAURANT (ITE Land Use 932)

Daily Trip Generation
T = 127.15 (X)
Where T = number of daily trips, X = 1,000 sf of gross floor area

AM Peak Hour of the Adjacent Street
T = 10.81 (X) (55% inbound and 45% outbound)
Where T = number of peak hour trips, X = 1,000 sf of gross floor area

PM Peak Hour of the Adjacent Street
T = 9.85 (X) (60% inbound and 40% outbound)
Where T = number of peak hour trips, X = 1,000 sf of gross floor area

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PROJECT LOCATION MAP
And
Trip Distribution

FIGURE 1
1250 Normandy Drive
Miami Beach, Florida

RECREATIONAL FACILITY (ITE Land Use 435)

Daily Trip Generation
T = No Information (Assumed to be 10 times PM Peak Hour)
Where T = number of daily trips, X = 1,000 sf of gross floor area

AM Peak Hour of the Adjacent Street
T = No Information (Assumed to be zero)

PM Peak Hour of the Adjacent Street
T = 3.58 (X) (55% inbound and 45% outbound)
Where T = number of peak hour trips, X = 1,000 sf of gross floor area

Using the above-listed equations from the ITE document, a trip generation analysis was undertaken for the previous and proposed land uses. The results of this effort are documented in Tables 1 and 2.

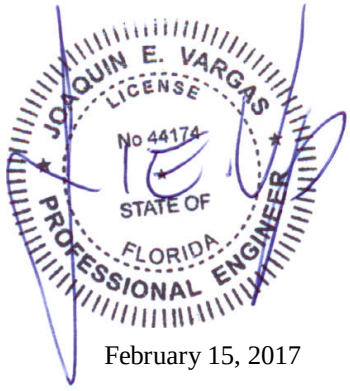
As indicated in the tables, the proposed arcade gaming facility is projected to generate approximately 195 daily trips and approximately 20 peak hour trips (12 inbound and eight outbound). Therefore, the proposed arcade gaming facility is anticipated to have a De-Minimus traffic impact to the surrounding street system (one new peak hour trip every three minutes). Figure 1 depicts the new traffic impacts on the surrounding street system. The trip distribution was based on Traffic Analysis Zone (TAZ) 625, which is applicable to the location of the project site. As indicated in Figure 1, the maximum traffic impact on any directional roadway segment is six (6) new vehicles trips in a one-hour period, which is insignificant from a traffic engineering standpoint.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

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



February 15, 2017

TABLE 1
Trip Generation Summary (Previous Use)
1250 Normandy Drive

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Restaurant (LUC 932)	7,308	929	79	43	36	72	43	29
Driveway Trips		**929**	**79**	**43**	**36**	**72**	**43**	**29**
Pass-by (Retail-25%)		-232	-20	-11	-9	-18	-11	-7
External Trips		**697**	**59**	**33**	**27**	**54**	**32**	**22**

Source: ITE Trip Generation Manual (9th Edition)

TABLE 2
Trip Generation Summary (Proposed Use)
1250 Normandy Drive

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Rec. Fac. (LUC 435)	7,308	260	0	0	0	26	16	10
Driveway Trips		**260**	**0**	**0**	**0**	**26**	**16**	**10**
Pass-by (Retail-25%)		-65	0	0	0	-7	-4	-3
External Trips		**195**	**0**	**0**	**0**	**20**	**12**	**8**

Source: ITE Trip Generation Manual (9th Edition)

Difference in Trips		**-502**	**-59**	**-33**	**-27**	**-35**	**-21**	**-14**

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APPENDIX A

Site Plan – 1250 Normandy Drive

AREA CALCULATIONS

7,308 NET SQ.FT.

MAX. OCCUPANCY

1. 7,308 GROSS SQ.FT. BUSINESS DIVIDED BY 100: 73 MAX OCCUPANTS

PROJECT SUMMARY

CURRENTLY UNUSED BUILDING- LAST USE IS CAFETERIA WITH KITCHEN AND TAKE HOME FOODS.

PROPOSED USE: VIDEO GAME ARCADE WITH CAFE

ZONING SUMMARY

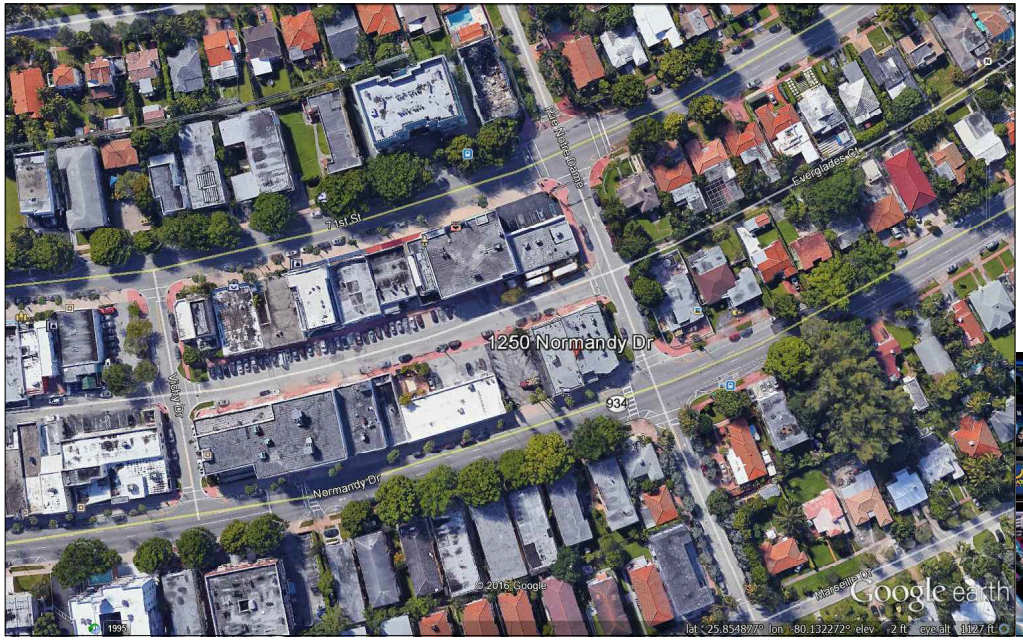
1. C-2 ZONING

REQUIRES CONDITIONAL USE PERMIT

SCOPE OF WORK

NEW LAYOUT TO MAIN SPACE USING EXISTING WALLS SEPARATING KITCHEN AND BATHROOMS.

BATHROOM REMODELING
MODIFICATIONS TO AC
MINIMUM FACADE IMPROVEMENTS
PAINTING



LOCATION

REVISIONS		
NO.	ITEMS	DATE

VICTOR MORALES
ARCHITECT
852 1st Ave. South
Naples, FL. 34102
305 303 4190
FL. # 98070

Project Name & Address
NORMANDY ARCADE
1250 Normandy Dr.
Miami Beach, FL.

Issue Date: SEPT 2016

Sheet

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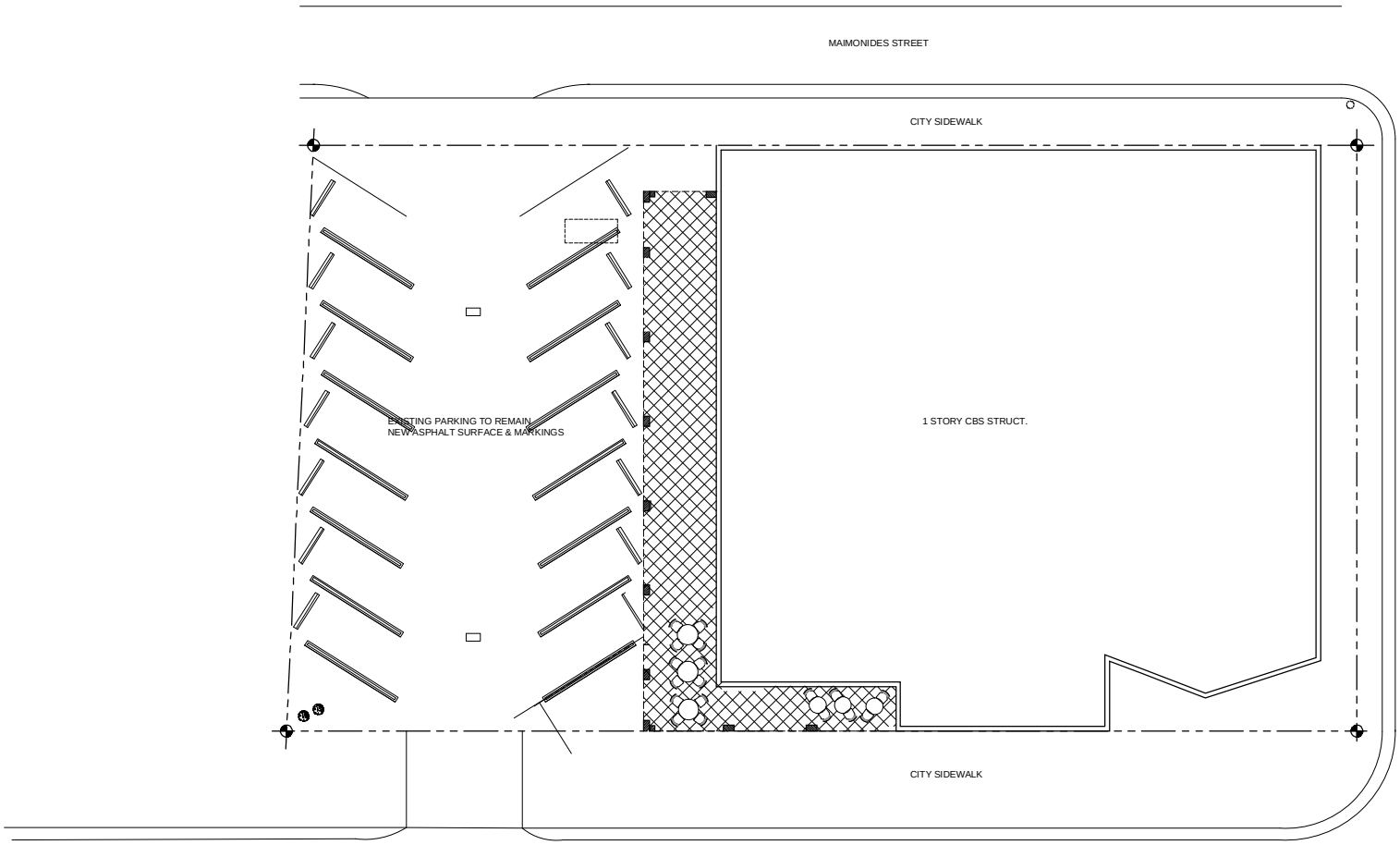

SITE PLAN
SCALE: 3/16" = 1'-0"

REVISIONS		
NO.	ITEMS	DATE

VICTOR MORALES
ARCHITECT
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Naples, FL. 34102
305 303 4190
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Project Name & Address
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1250 Normandy Dr.
Miami Beach, FL.

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Sheet

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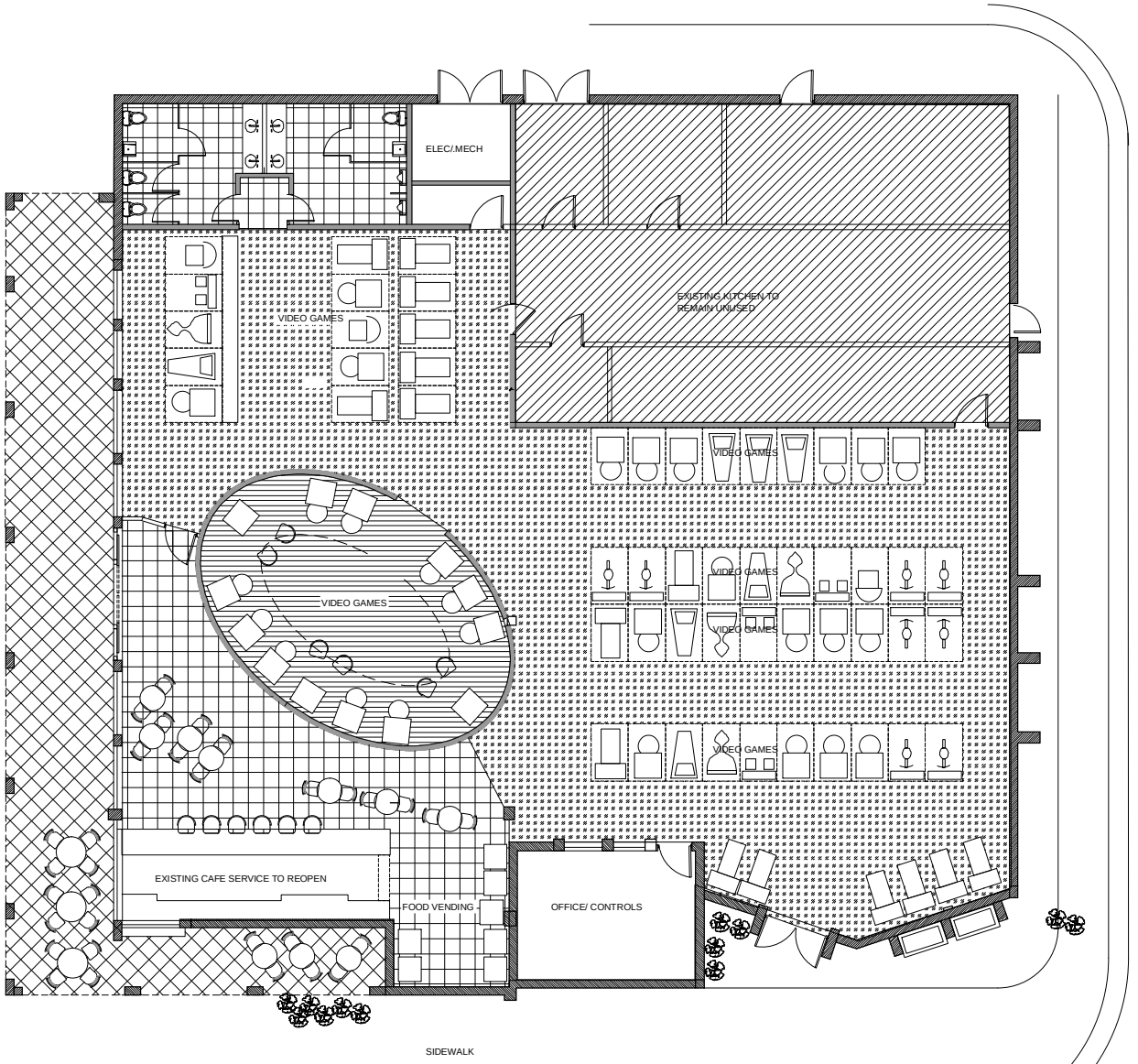

PROPOSED: 73 MACHINES

GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

REVISIONS		
NO.	ITEMS	DATE

VICTOR MORALES
ARCHITECT
852 1st Ave. South
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1250 Normandy Dr.
Miami Beach, FL.

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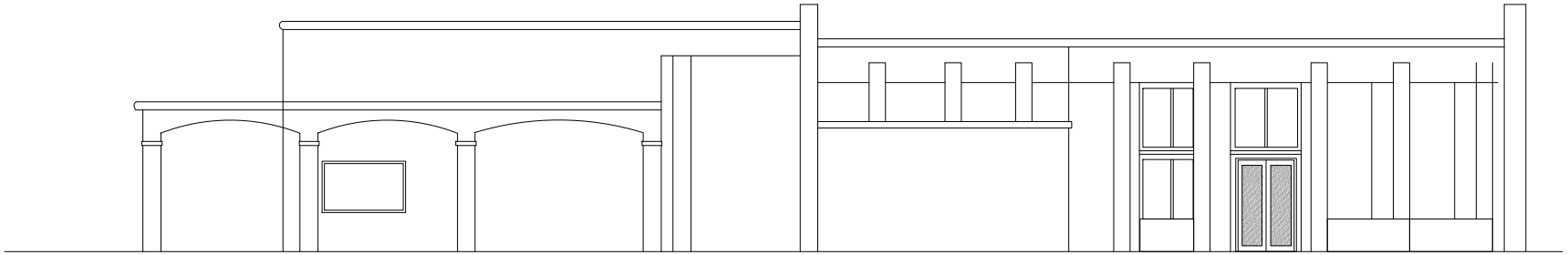
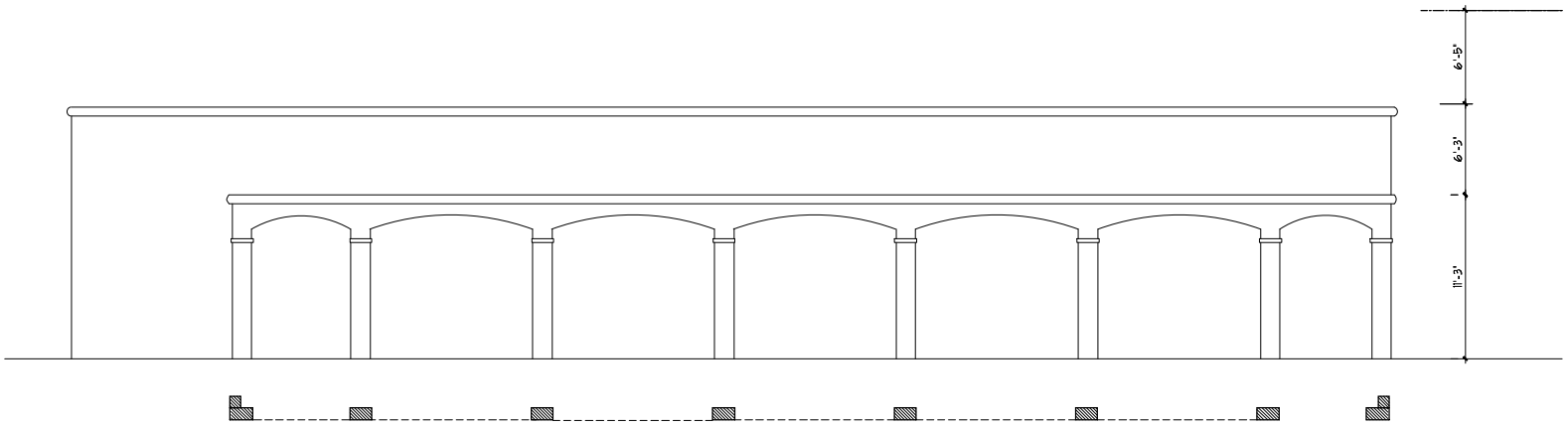
Sheet

A-1



NORTH ELEVATION (NORMANDY DR.)
SCALE: 1/4" = 1'-0"



PROPOSED: 73 MACHINES

WEST ELEVATION (ENTRY)
SCALE: 1/4" = 1'-0"

REVISIONS		
NO.	ITEMS	DATE

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Project Name & Address
NORMANDY ARCADE
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