

# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## TRANSPORTATION DEPARTMENT

## MEMORANDUM

TO: Michael Belush, AICP, Planning and Zoning Manager

FROM:  Jose R. Gonzalez, PE, Director

DATE: September 19, 2017

SUBJECT: 7128 Indian Creek Drive – Traffic Impact Study

The Transportation Department has coordinated the review of the subject traffic impact memo submitted by the applicant as part of the Planning Board application for the 7128 Indian Creek Drive proposed project (Project). Richard Garcia and Associates, Inc have prepared the traffic impact memo.

The subject site currently consists of an 8 unit apartment building that will be replaced with a 16 unit hotel.

Access to the site will be provided by an access driveway on Indian Creek Drive approximately 180 feet north of Dickens Drive.

### **TRIP GENERATION ANALYSIS**

The trip generation for the Project was based on information contained in the Institute of Transportation Engineers' (ITE) Trip Generation Manual (9th Edition). According to the subject ITE manual, the most appropriate "land use" category for the proposed land uses are: Land Use 310 – Hotel. As indicated in Tables 1 and 2 of the trip generation study, the proposed 7128 Indian Creek Drive development is anticipated to generate approximately 8 gross AM peak hour trips and approximately 10 gross trips during the typical PM peak hour. The net new trips (proposed trips minus existing trips) include approximately 4 new AM peak hour trips and approximately 5 PM peak hour trips (2 inbound and 3 outbound).

The trip distribution and traffic assignment for the Project were based on Miami-Dade County's Cardinal Distribution information for the study area. Table 3 of the trip generation study summarizes the County's cardinal distribution data for Traffic Analysis Zone 622, which is applicable to the project site from the latest SERPM data published by Miami-Dade County.

Based on the trip generation analysis, the proposed development will not have an impact on the surrounding roadway network.

### **LOADING ZONE**

There are no loading zones on Indian Creek Drive, north of 71st Street. Delivery vehicles shall only be permitted to make deliveries from inside their property utilizing the parking

garage due to right-of-way constraints and angled parking on the east side of Indian Creek Drive. Based on this condition, the size of all delivery vehicles shall be limited to a size that can enter the designated parking area.

### **TRANSPORTATION DEMAND MANAGEMENT**

The developer is expected to complete a Transportation Demand Management (TDM) plan within 60 days from the September 2017 Planning Board Hearing.

### **RECOMMENDATION**

The Transportation Department, upon reviewing the traffic impact memo submitted by the applicant as part of the Planning Board application for the subject proposed development project, has no further comments other than the aforementioned loading zone and TDM conditions.

Please feel free to contact me if you have any questions on the above.

cc: Josiel Ferrer-Diaz, E.I., Transportation Manager  
Firat Akcay, Transportation Analyst