

June 9, 2016

Mr. Marcelo Tenenbaum - Principal
Blue Road LLC
1111 Kane Concourse #217
Bay Harbor Islands, Florida 33154

Re: Sadigo Court Hotel – Traffic Statement

Dear Mr. Tenenbaum:

Per your request, Traf Tech Engineering, Inc. conducted a traffic statement associated with the proposed renovation and restoration of the existing Sadigo Court Hotel located at 334 20th Street 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 the 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 and peak hour of the generator. The analysis was based on the following assumptions:

PROPOSED ADDITION

- o Hotel Rooms (up to 35 rooms)

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

HOTEL (ITE Land Use 310)

Daily Trip Generation

T = 8.17 (X)

Where T = number of daily trips, X = number of rooms

Peak Hour of the Generator

T = 0.61 (X) (54% inbound and 46% outbound)

Where T = number of peak hour trips, X = number of rooms



Traf Tech
ENGINEERING, INC.

PROJECT LOCATION MAP

FIGURE 1
Sadigo Court Hotel
Miami Beach, Florida

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

TABLE 1					
Trip Generation Analysis					
Sadigo Court Hotel					
Land Use	Size	Daily Trips	Peak Hour of the Generator		
			Ins	Out	Total
PROPOSED ADDITION					
Hotel Rooms	35	286	11	10	21

Source: ITE Trip Generation Manual (9th Edition)

As indicated in Table 1, the proposed renovation and restoration project is projected to generate approximately 286 daily trips and approximately 21 new peak hour trips (11 inbound and 10 outbound). Therefore, the proposed expansion project is anticipated to have a de-minimus traffic impact to the surrounding street system (one new peak hour trip every three minutes). Figure 2 depicts the new traffic impacts on the surrounding street system. The trip distribution was based on Traffic Analysis Zone (TAZ) 636, which is applicable to the location of the project site. As indicated in Figure 2, the maximum traffic impact on any directional roadway segment is four (4) new vehicles trips in a one-hour period, which is insignificant from a traffic engineering standpoint (one new vehicle trip every 15 minutes).

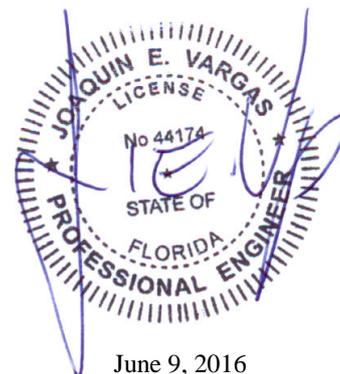
In summary, the proposed renovation and restoration project is projected to generate minimal traffic volumes to the surrounding street system.

Please give me a call if you have any questions.

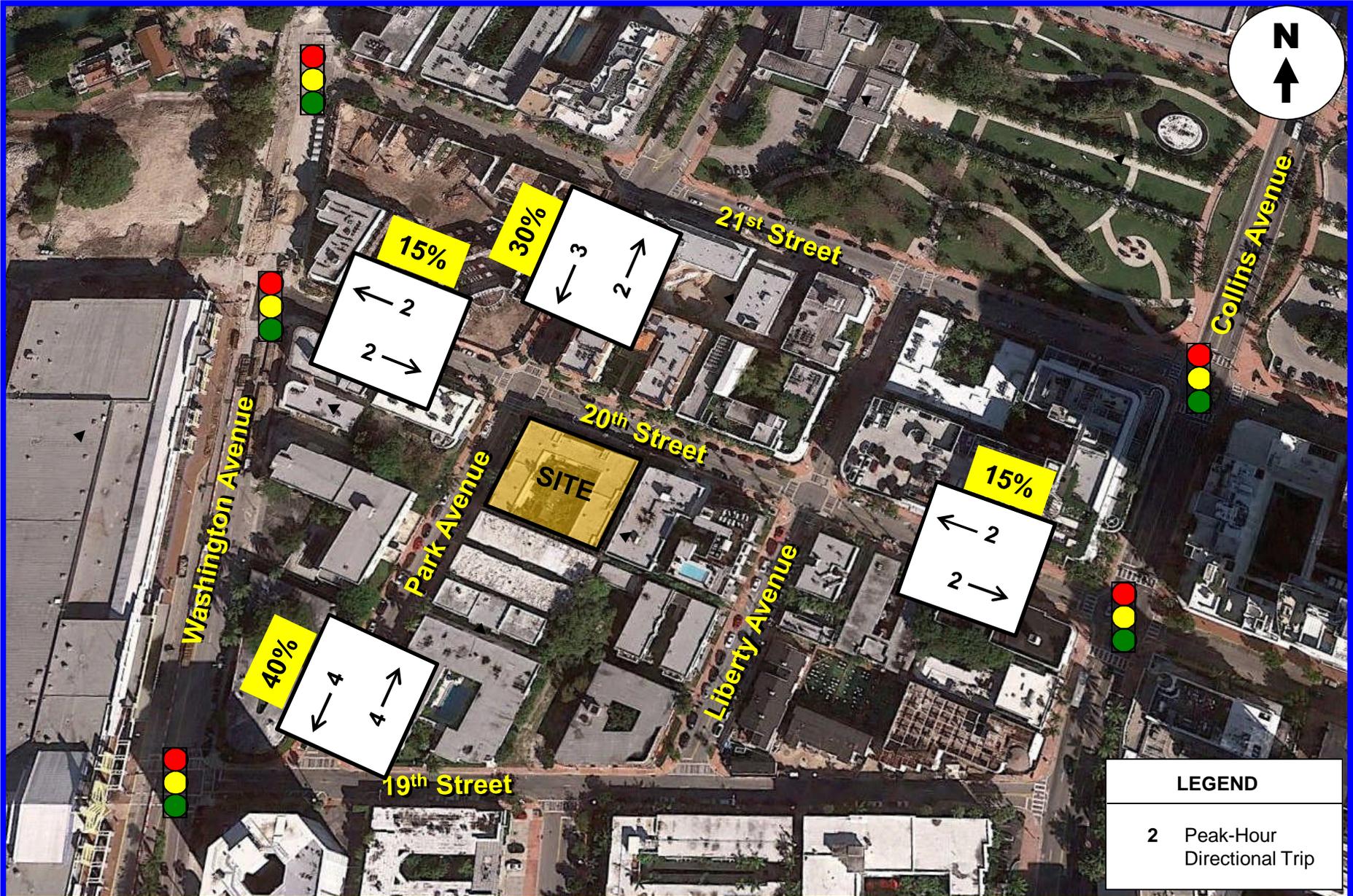
Sincerely,

TRAF TECH ENGINEERING, INC.

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

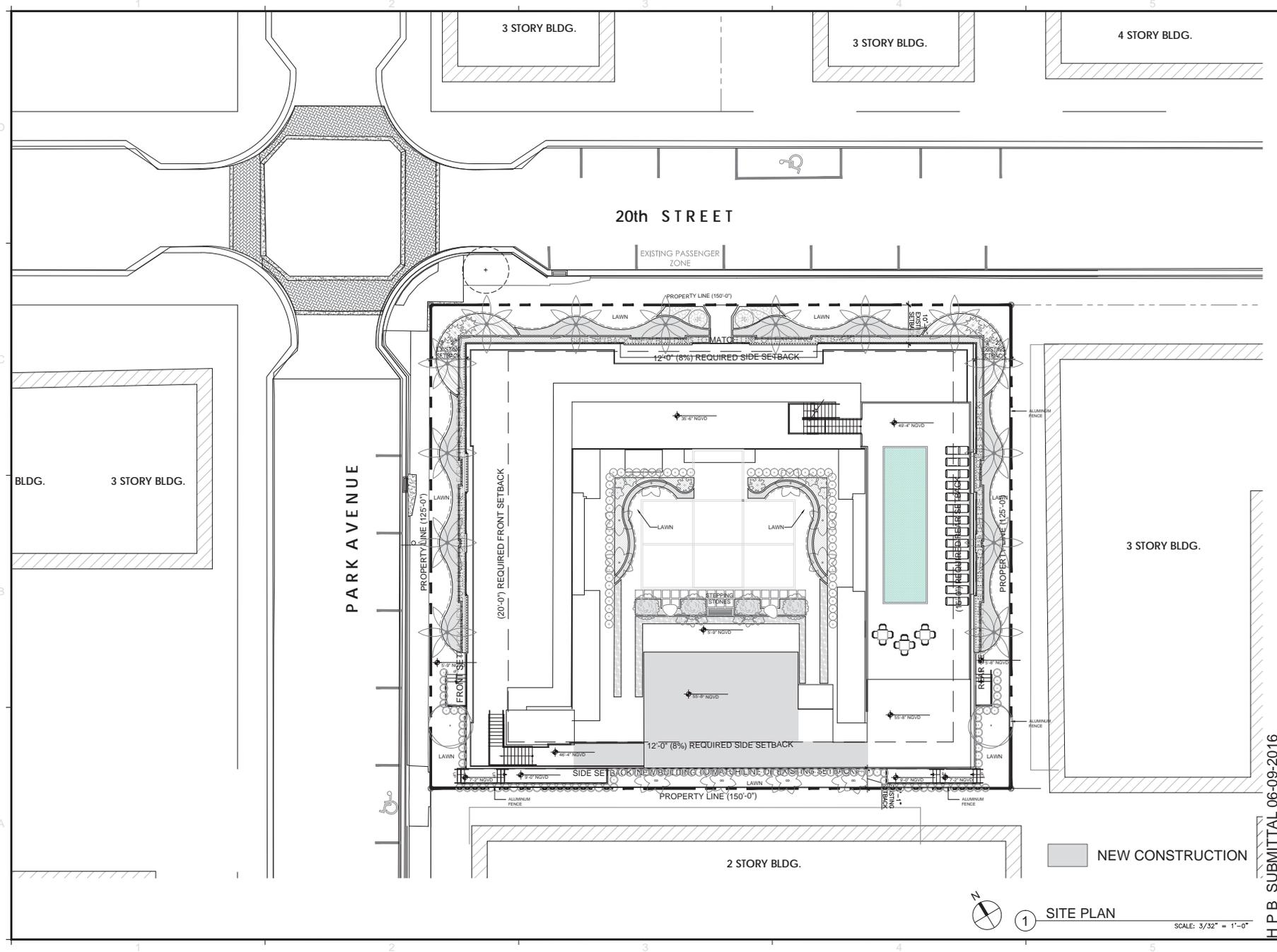


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APPENDIX A

Site Plan – Sadigo Court Hotel



REVISIONS / SUBMISSIONS	
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SADIGO COURT HOTEL
 924 20th STREET
 MIAMI BEACH, FLORIDA 33139

SITE PLAN

WTI KIN TULLY'S
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 LANDSCAPE ARCHITECT
 1000 Biscayne Blvd.
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DRAWN BY: KKAD
 CHECKED BY: KK - J.M.
 DATE:

A2.00

H.P.B. SUBMITTAL 06-09-2016

NEW CONSTRUCTION



1 SITE PLAN

SCALE: 3/32" = 1'-0"