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01/31/2024

Mr. Grant Webster
Transportation Planner
Transportation & Mobility Department
City of Miami Beach
1700 Convention Center Drive, 3rd Floor
Miami Beach, FL 33139

RE: Traffic Impact Study Methodology - Revised
1709 Jefferson Avenue. Miami Beach, FL 33139

Dear Mr. Webster,

We appreciate the City's review of the subject project's Traffic Impact Study Methodology. We have enclosed an updated Methodology based on the City's comments and a completed Traffic Impact Study. Below are the City's comments made on 01/16/2024 with their respective responses.

Comment 01. Provide an updated site plan and location map of the project location.
Response 01. Please see enclosed an updated site plan and location map on the revised Traffic Study Methodology, which is Appendix M of the enclosed Traffic Study Report.

Comment 02. Provide detailed trip generation calculations. Include details such as rates/equations used and multimodal reduction factor calculations along with U.S. Census data used in the calculations. Note that the plans previously shown were for single-family (attached) rather than single-family (detached). Please confirm correct land use.
Response 02. Please refer to the updated trip generation calculations on the revised Traffic Study Methodology, which is Appendix M of the enclosed Traffic Study Report.

Comment 03. If the project is expected to result in an increase in peak hour vehicular trips, prepare an intersection capacity analysis as described in the methodology.
Response 03. Agreed. An intersection capacity analysis is provided in the enclosed Traffic Study Report.

Comment 04. Confirm that the intersection capacity analysis will be prepared using Highway Capacity Manual, 6th Edition. Additionally, SYNCHRO 11 or 12 should be used in the intersection capacity analysis.
Response 04. The intersection capacity analysis was prepared using the Highway Capacity Manual, 6th Edition and modeled using SYNCHRO 12. Please refer to the enclosed Traffic Study Report.

Comment 05. Provide an entry gate analysis, if an entry gate is provided. The entry gate analysis should be based on the 95th percentile queues expected. Additionally, if an entry gate is provided, provide a narrative of the proposed operation.
Response 05. An entry gate analysis was developed using the 95th percentile of expected queues. Please refer to the enclosed Traffic Study Report.

Comment 06. Provide a passenger vehicle maneuverability analysis. Additionally, the maneuverability analysis should be prepared at the project driveway along with internal drive aisles.
Response 06. A passenger vehicle maneuverability analysis was prepared for the project. Please refer to the enclosed Traffic Study Report.

Comment 07. Include a parking narrative that outlines the provided parking.
Response 07. A parking narrative describing the provided parking is now included in the enclosed Traffic Study Report.

Comment 08. Include a trash/loading narrative that outlines the operation.
Response 08. A narrative describing the loading operations for trach pick-up is outlined in the enclosed Traffic Study Report.

Mr. Webster, I appreciate your review and assistance with the coordination for this project. Please feel free to contact me for any additional details regarding the subject project.

Sincerely,

ALFKA, LLC

Alfredo Cely, PE, PMP
Senior Engineer