

July 4, 2024

Graham Penn, Esq.
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard, Suite 300
Miami, Florida 33131

Re: 630 Alton - Trip Generation Memorandum

Dear Graham:

Per your request, Traf Tech Engineering, Inc. prepared a trip generation comparison analysis in connection with parcel located at 630 Alton Road in the City of Miami Beach, Miami-Dade County, Florida. The trip generation comparison analysis was performed for the site using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. The trip generation analyses were undertaken for daily, AM peak hour, and PM peak hour conditions. The trip generation comparison analysis was based on the following uses and intensities:

APPROVED PLAN

- High-Rise Residential Building (Built) = 279 units
- Retail Use (not built) = 5,530 square feet
- Restaurant Use (not built) = 5,800 square feet
= 11,330 sq. ft. of commercial use

PROPOSED PLAN

- High-Rise Residential Building (Built) = 279 units
- Retail Use (not built) = 6,675 square feet
- Restaurant Use (not built) = 2,926 square feet
= 9,602 sq. ft. of commercial use

The results of the trip generation comparison analysis are documented at the bottom of Table 2. As shown on the following page, the new proposed commercial intensities are projected to generate approximately 179 less daily trips, approximately one (1) more AM peak hour trips, and approximately 14 less trips during the typical afternoon peak hour when compared against the approved development program for the 630 Alton Road site.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

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

TABLE 1 Trip Generation Summary 630 Alton - Approved Plan								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential High-Rise (LUC 222)	279 units	1,267	76	26	50	89	50	39
Commercial Uses								
Retail <40k (LUC 822)	5,530 sf	301	13	8	5	36	18	18
Restaurant (LUC 931)	5,800 sf	486	4	2	2	45	30	15
Total Commercial	11,330							
Gross Trips		2,054	93	36	57	170	98	72

Source: ITE Trip Generation Manual (11th Edition)

TABLE 2 Trip Generation Summary 630 Alton - Proposed Plan								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential High-Rise (LUC 222)	279 units	1,267	76	26	50	89	50	39
Commercial Uses								
Retail <40k (LUC 822)	6,675 sf	363	16	10	6	44	22	22
Restaurant (LUC 931)	2,927 sf	245	2	1	1	23	15	8
Total Commercial	9,602							
Gross Trips		1,875	94	37	57	156	87	69

Source: ITE Trip Generation Manual (11th Edition)

Difference in Trips		Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Proposed - Existing		-179	1	1	0	-14	-11	-3

ITE Land Use Code 222 - Multifamily High-Rise)

Daily Trips: $T = 4.54 (X)$, X = number of units

AM Peak: $T = 0.27$ (34% inbound and 66% outbound), X = number of units

PM Peak: $T = 0.32 (X)$ (61% inbound and 39% outbound), X = number of units

ITE Land Use Code 822 Retail (<40k)

Daily Trips: $T = 54.45 (X)$, X = 1,000 square feet

AM Peak: $T = 2.36 (X)$ (60% inbound and 40% outbound), X = 1,000 square feet

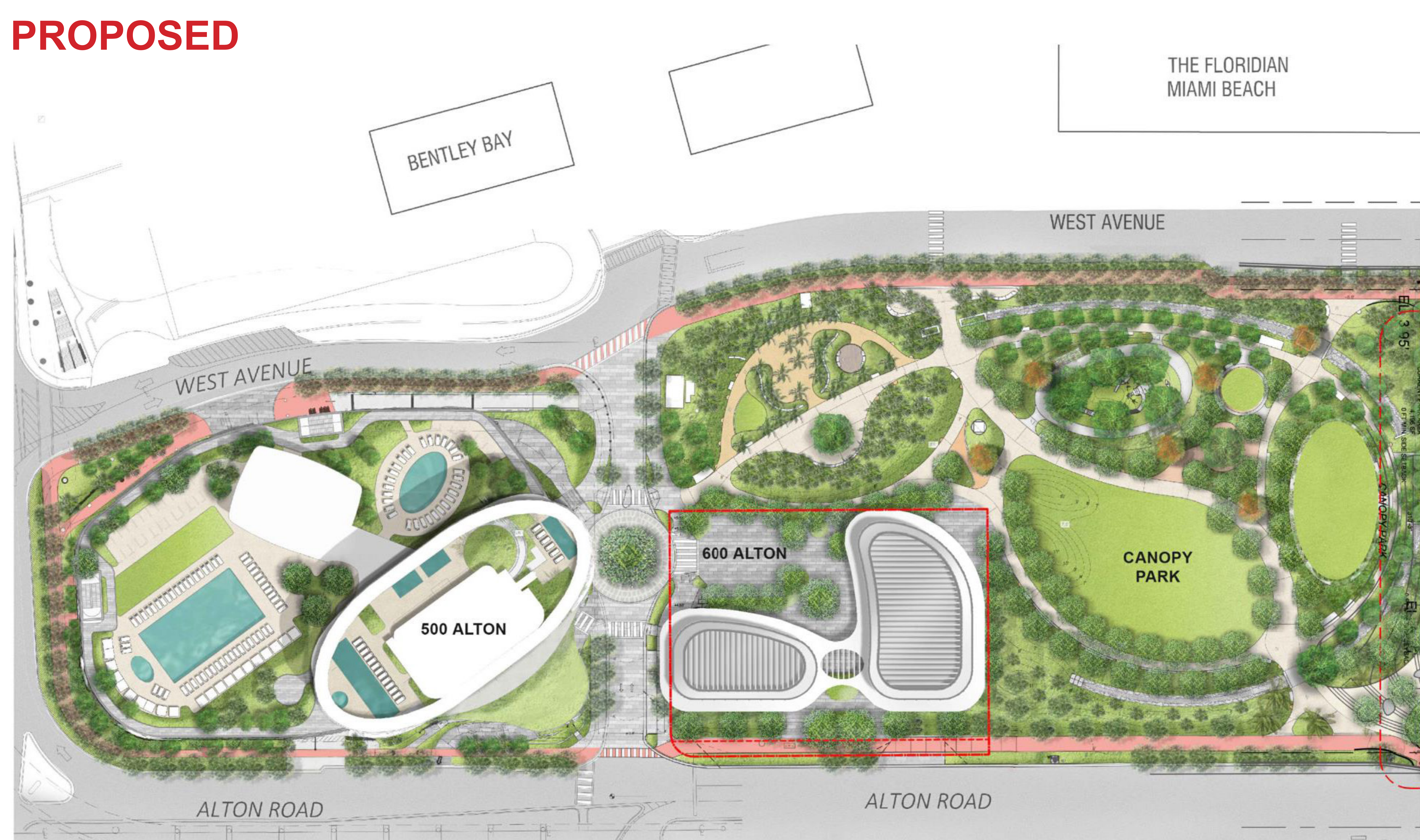
PM Peak: $T = 6.59 (X)$ (50% inbound and 50% outbound), X = 1,000 square feet

ITE Land Use Code 931 - Fine Dining

Daily Trips: $T = 83.84 (X)$, X = 1,000 square feet

AM Peak: $T = 0.73 (X)$ (50% inbound and 50% outbound), X = 1,000 square feet

PM Peak: $T = 7.8 (X)$ (67% inbound and 33% outbound), X = 1,000 square feet



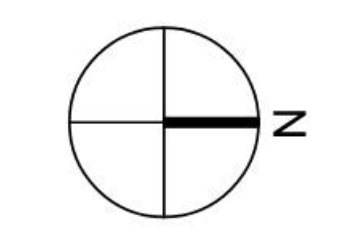
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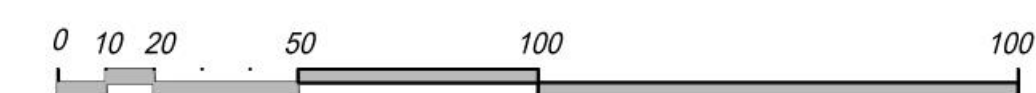
FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

RENDERED SITE PLAN



DATE:
05/24/2019

A1-00



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SEAL:

600 ALTON RD
MIAMI BEACH, FL 33139

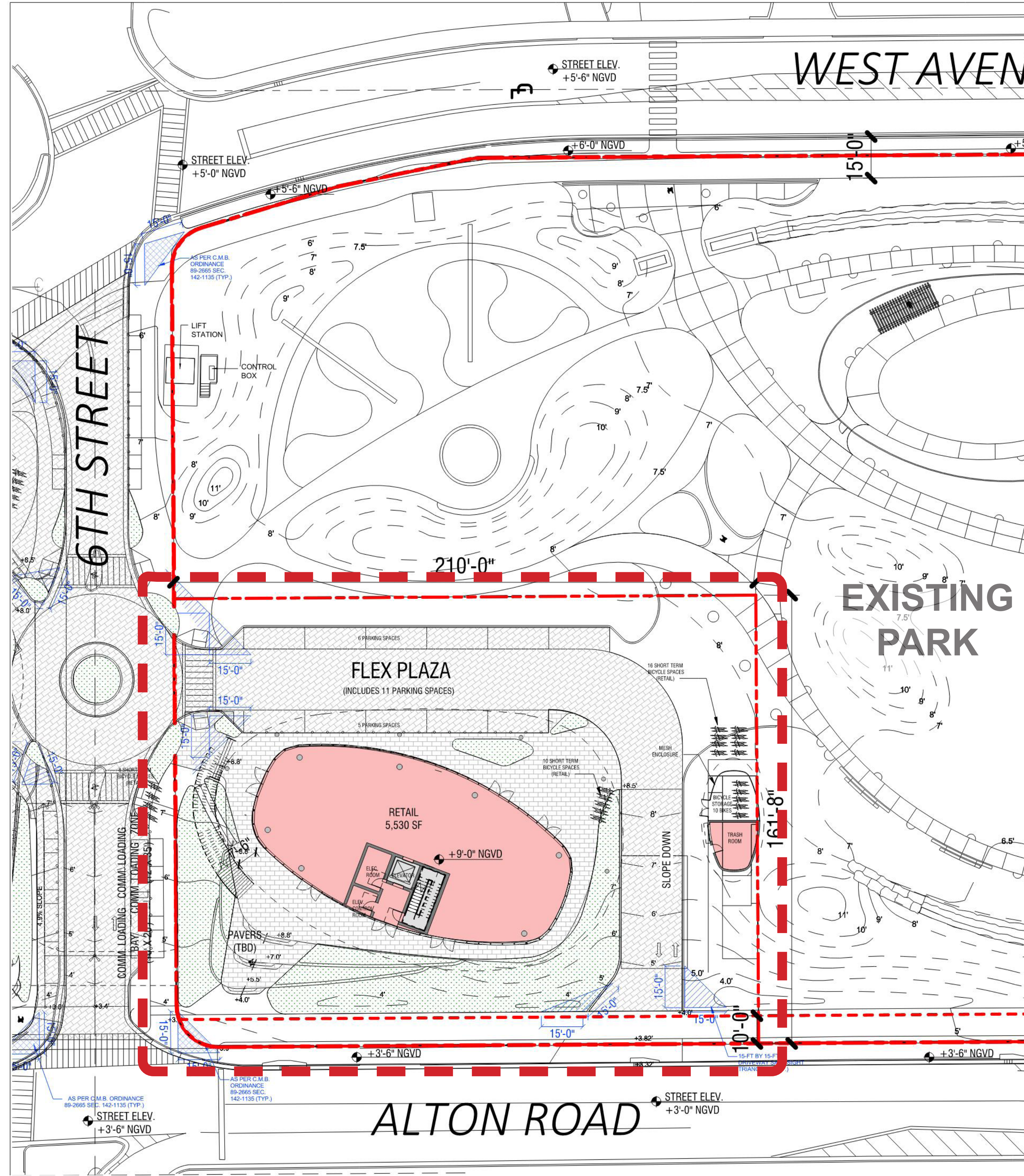
MASTER PLAN

SCALE:

DATE:
01/29/2024

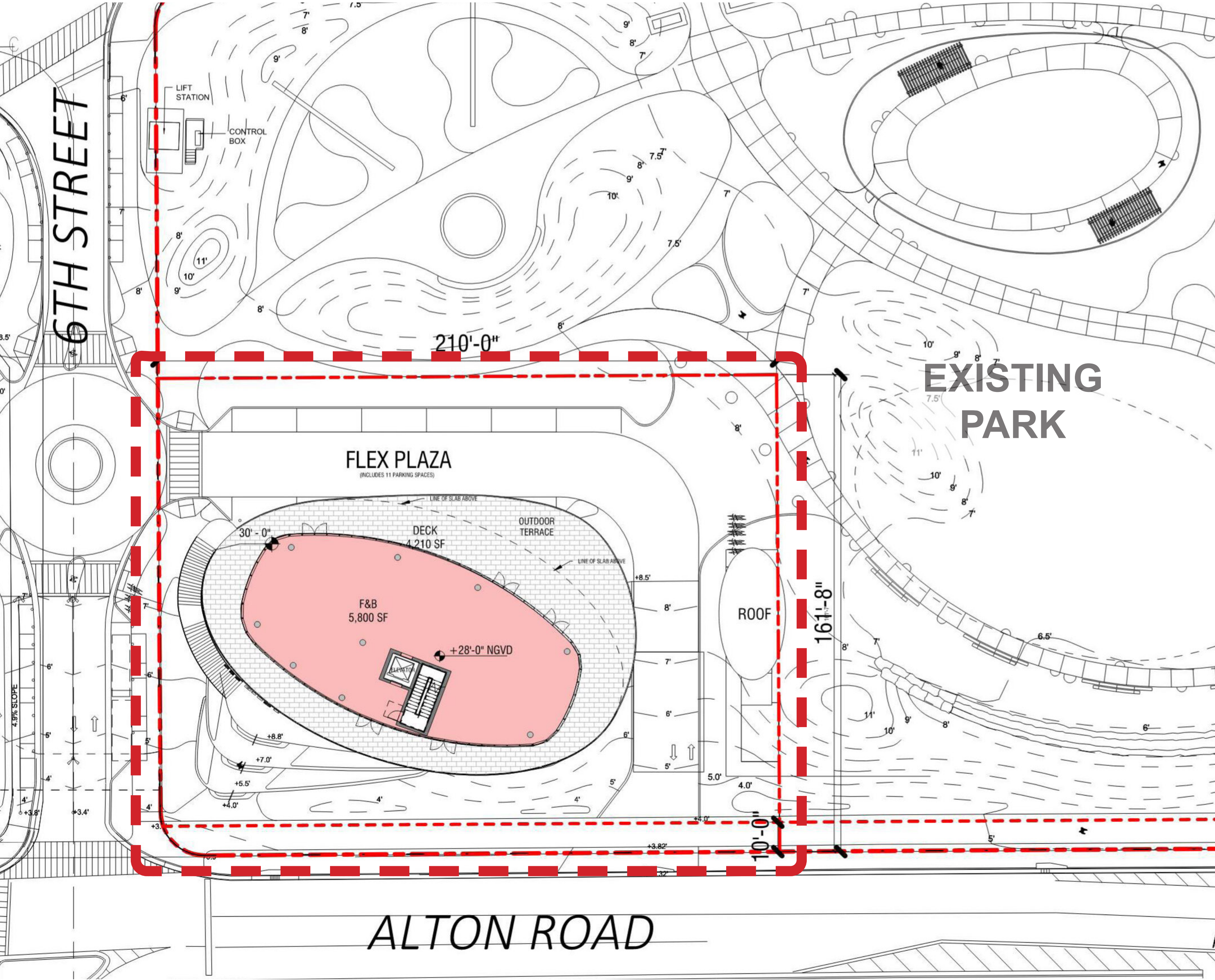
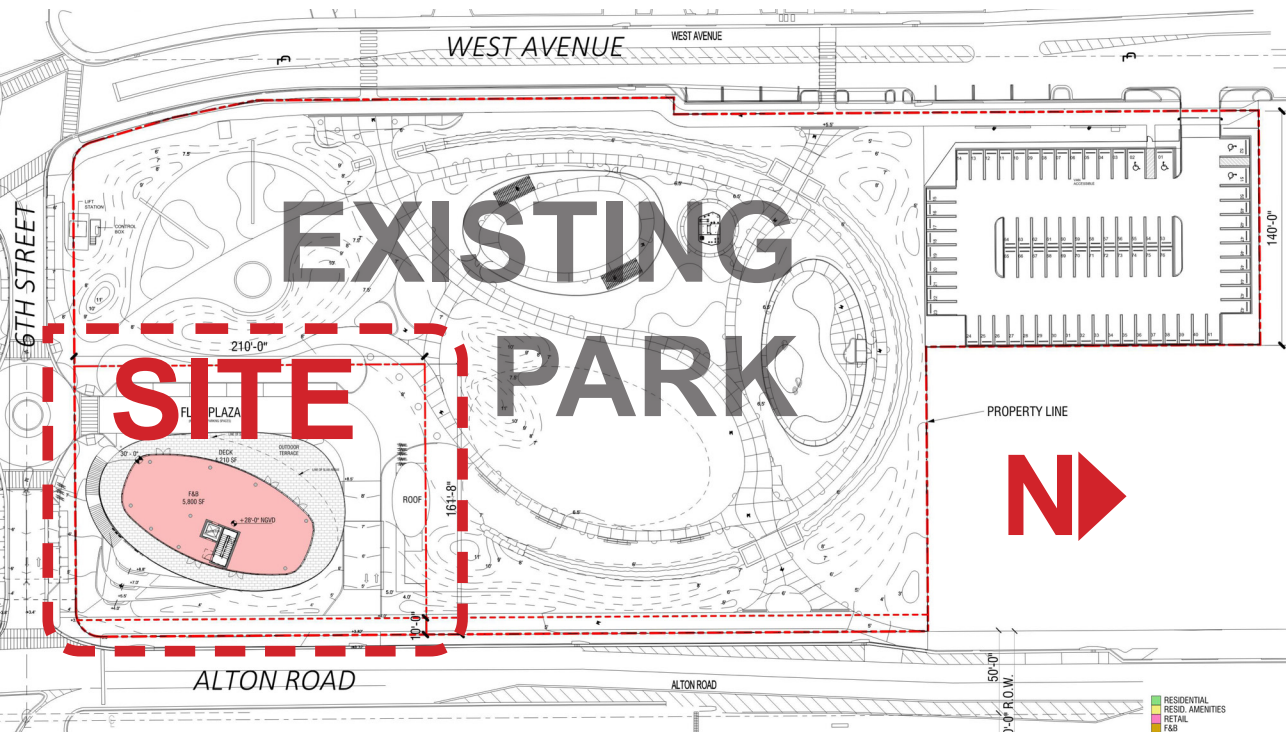
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APPROVED



TOTAL AREA APPROVED
GROUND LVL + 2ND LVL
11,330 SF

KEY PLAN



PROPOSED

