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May 21, 2019

Via E-Mail

City of Hallandale Beach
Attn: Mayor Adams, Commissioner Butler, Commissioner Javellana,
Commissioner Lima-Taub, and Commissioner Lazarow
400 South Federal Highway
Hallandale Beach, FL 33009

Re: Objection to City of Hallandale Beach CIP 2020-2024/May 22, 2019 City of Hallandale Beach Commission Meeting Agenda item 9B regarding NE 1st Avenue Complete Street and related City of Hallandale Beach Resolution No. 2019-035 ("Resolution")

Dear Mayor and Commissioners:

This office represents TS&B, LLC ("Owners") who own 15 acres of land located on the SE corner of Pembroke Road and NE 1st Avenue in the City of Hallandale Beach ("Property"). The Owners recently became aware of the City's desire to modify NE 1st Avenue by reducing the number of travel lanes from 2 to 1, potentially from County Line Road, north to Pembroke Road. This correspondence is sent to specifically **OBJECT** to this proposed lane elimination, specifically where NE 1st Avenue directly abuts the Property. On behalf of the Owners, we believe that the proposed lane elimination will have a negative impact on the Property, to area traffic, and to future development in the area.

With regard to the lane elimination, staff cites the need to alleviate traffic on US 1 and calm traffic on NE 1st Avenue (see note on Old Dixie Highway proposal from Exhibit 5). However, the proposed roadway modifications included in the CIP have been made without any studies to support the stated rationale. If the City does obtain the requisite funding (see Resolution attached), and the complete streets are installed, it is our understanding, that the City of Hallandale Beach will require any future development along NE 1st Avenue to dedicate any right of way required in connection with development adjacent to the corridor. As a result, it stands to reason that the City could obtain funding, reduce the road way, install the complete street, which at some point in the future could all be destroyed at the time of ultimate Property development.

In an effort to provide you with important information to consider prior to adopting this budget item, the Owners commissioned a traffic study to evaluate the impacts of lane elimination along NE 1st Avenue. The entire report is 100 pages long and was sent to your City Clerk and City Manager. For purposes of this letter, we have included the most relevant portion of the report for your reference. According to the traffic study, lane elimination on NE 1st will have a negative

impact on traffic in the area. Specifically, the road segment level of service on NE 1st Avenue will go from a level of service C (current) and E (future), to levels D and F with the lane elimination. In addition, elimination of one northbound lane on NE 1st Avenue south of Pembroke Road will further increase the intersection delay for vehicles traveling northbound at the existing traffic signal at Pembroke Road due to all vehicular movements being made from one combined lane.

Rather than exacerbate an existing traffic problem in the area, it is our suggestion that this portion of the CIP not be adopted at this time. Instead, the City can work with the owner of the Property at the time of development so that the Property can be developed in a manner that will create an area along NE 1st which can accommodate transportation as an integrated part of Property development.

Sincerely,

DUNAY, MISKEL AND BACKMAN, LLP



Hope W. Calhoun, Esq.

CC: Greg Chavarria, City Manager, GChavarria@hallandalebeachfl.gov;
Jenorgen M. Guillen, City Clerk, cityclerkoffice@hallandalebeachfl.gov;
Keven Klopp, Assistant City Manager, kklopp@hallandalebeachfl.gov;
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Eric Czernejewski, ECzerniejewski@cgasolutions.com;
Mark Butler, mark@butlerlawfl.com;
Sarah Sinatra, SSinatra@cgasolutions.com; and
Hoyt Holden, Hoyt@cgasolutions.com.

TS&B Parcel Technical Traffic Memorandum

NE 1st Avenue Corridor Analysis- NE 3rd Street
to Pembroke Road

CGA Project No. 19-3012

Prepared for:

TS&B, LLC

By:

Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONSSM



May 2019

PROFESSIONAL ENGINEER CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida practicing with Calvin, Giordano & Associates, Inc., a corporation authorized to operate as an engineering business, EB 00006500, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluation, findings, opinions, conclusions, or technical advice hereby for:

PROJECT: TS&B Parcel Technical Traffic Memorandum

LOCATION: Hallandale Beach, FL.

I acknowledge that the procedures and references used to develop the opinion are standard to the professional practice of transportation engineering as applied through professional judgment and experience.

NAME: Eric S. Czerniejewski, P.E.

P.E. NO.: 58002

DATE: 05/15/2019

SIGNATURE: _____



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APPENDIX A- TRAFFIC DATA

APPENDIX B- TRIP GENERATION, ZONING ORDINANCE NUMBER 2016-20

APPENDIX C- TRIP DISTRIBUTION AND ASSIGNMENT, INTERSECTION VOLUME
WORKSHEETS

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SUMMARY TABLES

APPENDIX F- NE 1ST AVENUE/DIXIE HIGHWAY IMPROVEMENT PROJECT DOCUMENTS



EXECUTIVE SUMMARY

Calvin, Giordano and Associates Inc. was retained by TS&B LLC to evaluate the NE 1st Avenue corridor between NE 3rd Street and Pembroke Road for existing and future traffic conditions. This road corridor is adjacent to the 15-acre property known as the Ashworth Park Parcel on the southeast corner of Pembroke Road and NE 1st Avenue. This technical memorandum evaluated the roadway capacity of NE 1st Avenue between NE 3rd Street and Pembroke Road based on the existing traffic volumes (per the most recent 2018 daily traffic count from FDOT) as well as future traffic conditions based on future site generated trips for the redevelopment of the Ashworth Park Parcel and the redevelopment of the adjacent Big East development site calculated per the allowed RAC land use zoning. The future vehicle trips were distributed and assigned to the road network along NE 1st Avenue between NE 3rd Street and Pembroke Road for both development parcels.

The road segment link capacity analysis for NE 1st Avenue resulted in the following levels of service based on either a one lane or two-lane road segment:

- Existing traffic conditions for two lane NE 1st Avenue (between NE 3rd Street and Pembroke Road):
LOS C
- Existing traffic conditions for one lane NE 1st Avenue (between NE 3rd Street and Pembroke Road):
LOS E
- Future traffic conditions for two lane NE 1st Avenue (between NE 3rd Street and Pembroke Road):
LOS D
- Future traffic conditions for one lane NE 1st Avenue (between NE 3rd Street and Pembroke Road):
LOS F

In addition, a traffic operational analysis was completed for the signalized intersection of NE 1st Avenue/Dixie Highway and Pembroke Road. The results of this traffic operational analysis for the existing and future conditions are provided below:

- Existing conditions in the AM peak hour with existing geometrics = Northbound approach LOS of E with an approach delay of 78.4 seconds and a 95th percentile vehicle queue for the northbound approach of 183 LF
- Existing conditions in the PM peak hour with existing geometrics = Northbound approach LOS of F with an approach delay of 449.3 seconds and a 95th percentile vehicle queue for the northbound approach of 536 LF.



- Future conditions (TS&B and Big Easy) in the AM peak hour with existing geometrics = Northbound approach LOS of F with an approach delay of 333.1 seconds and a 95th percentile vehicle queue for the northbound approach of 424 LF.
- Future conditions (TS&B and Big Easy) in the PM peak hour with existing geometrics = Northbound approach LOS of F with an approach delay of 756.5 seconds and a 95th percentile vehicle queue for the northbound approach of 702 LF.
- Future conditions (TS&B and Big Easy) in the AM peak hour with future geometrics = Northbound approach LOS of F with an approach delay of 1,399.2 seconds and a 95th percentile vehicle queue for the northbound approach of 969 LF.
- Future conditions (TS&B and Big Easy) in the PM peak hour with future geometrics = Northbound approach LOS of F with an approach delay of 2,174.3 seconds and a 95th percentile vehicle queue for the northbound approach of 1,481 LF.

The NE 1st Avenue road segment link analysis determined that the existing two-lane northbound section of NE 1st Avenue between NE 3rd Street and Pembroke Road is currently operating at a LOS C and will operate at a LOS D in 2024 (estimated buildout for redevelopment of TS&B and Big Easy parcels). The potential one lane northbound section of NE 1st Avenue between NE 3rd Street and Pembroke Road would operate at a LOS E in the current traffic conditions and would operate at a LOS F in 2024 (estimated buildout for redevelopment of TS&B and Big Easy parcels) with the additional site generated trips.

The NE 1st Avenue/Dixie Highway and Pembroke Road intersection capacity analysis determined that the intersection operates at a LOS F in the AM peak hour and a LOS F in the PM peak hour. The northbound approach would be significantly impacted by a potential lane reduction on NE 1st Avenue between NE 3rd Street and Pembroke Road. The addition of potential new site generated trips to the northbound approach (from the redevelopment of the TS&B and Big East parcels) as well as combining these travel lanes causes over a 400% increase in delay for northbound vehicles in the AM peak hour and almost a 300% increase in delay for northbound vehicles in the PM peak hour. This additional delay causes the vehicle stacking on NE 1st Avenue to extend approximately 1,481 LF (or almost 75 vehicles) south of Pembroke Road. The vehicles stacking would extend south past NE 7th Street during the PM peak hour which amounts to the entire TS&B parcel frontage. A potential lane reduction on NE 1st Avenue between NE 3rd Street and Pembroke Road would have a significant effect to the potential redevelopment of the TS&B and Big Easy parcels.



PROJECT FUNDING REQUEST FORM -

City of Hallandale Beach
Capital Improvements Project (CIP)
FY 2020-2024



Date	
NEW	ONGOING
X	

(1) Project Title:	NE 1st Ave Roadway Repurposing Complete Street		
(2) Project Category:	MOBILITY PROJECTS	(3) Project Rating:	3.8
(4) Department:	Development Services	(5) Project Type:	Complete Street
(6) Division:	Planning and Zoning	(7) Project No.:	TAM-007
(8) Project Location:	NE 3rd Ave to Pembroke Road	(9) Project Manager:	Eric Houston
(10) Funding Source:	Unfunded		

(11) Project Years:	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total Cost
Available Funding							
Pre-Construction Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outside Services	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$2,000,000
Land Acquisition/Site Prep	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Consulting	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit Fee's	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Impact Fee's	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment/Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other (Specify Below)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL:	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$ 2,000,000.00

(12) Reference

(13) Project Description:
Reduce the number of travel lanes from 2 to 1. Provide a continuous 7' wide sidewalk on the east side of the road, and a 7' wide continuous green bike lane on the west side of the road (adjacent to railroad). Provide 8' wide on-street parking; a 3' wide landscape buffer adjacent to FEC railroad tracks, curb/gutter drainage, and all upgrades to meet ADA requirements.

(14) Project Justification
This project calms traffic on NE 1st Ave, and provide bicycle and pedestrian connections to parks and local shopping districts.

(15) Project Funding Sources		CURRENT		REQUEST	
ALLOCATED FUNDS/ACCOUNT NUMBER		FY 2018-2019		FY 2019-2020	Notes
Grants Fund (150)	\$	-	\$	-	
	\$	-	\$	-	
	\$	-	\$	-	
	\$	-	\$	-	
	\$	-	\$	-	
Total Allocated Funds	\$	-	\$	-	

(16) FY 2018-2019 SUMMARY	Encumbrances	Actual	Total	Notes
	\$0	\$0	\$0	
	\$ -	\$ -	\$ -	
Total Project Commitments	\$ -	\$ -	\$ -	

(18) Operating Budget Impact	(19) Describe Costs as One-time or Recurring or Savings, and provide years of impact
Incr./(Decr.) Personnel Cost \$ -	
Incr./(Decr.) Operating Cost \$ -	
Incr./(Decr.) Department Capital Outlay \$ -	
Total Impact \$ -	

PROJECT FUNDING REQUEST FORM -

City of Hallandale Beach
Capital Improvements Project (CIP)
FY 2020-2024

Date

NEW

ONGOING

X



(1) Project Title:	South Old Dixie Highway 2-way Conversion Project		
(2) Project Category:	MOBILITY PROJECTS	(3) Project Rating:	4.1
(4) Department:	Development Services	(5) Project Type:	Complete Street
(6) Division:	Planning and Zoning	(7) Project No.:	TAM-005
(8) Project Location:	Pembroke Road to SW 11th Street	(9) Project Manager:	Eric Houston

(11) Project Years:	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total Cost
Available Funding							
Pre-Construction Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outside Services	\$0	\$0	\$0	\$0	\$2,500,000	\$2,500,000	\$5,000,000
Land Acquisition/Site Prep	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Consulting	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit Fee's	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Impact Fee's	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment/Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other (Specify Below)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL:	\$0	\$0	\$0	\$0	\$2,500,000	\$2,500,000	\$ 5,000,000.00

(12) Reference

(13) Project Description:

Conversion of Dixie Highway from a 4-lane one-way to a 4 lane two-way road with complete street elemetns. Conversion includes restriping, new signage, additional traffic control devices, mini-medians, landscaping, pedestrian scale lighting, 7' wide continuous sidewalks on west side of the road, 12' wide shared use path on east side of the road (adjacent to FEC railroad tracks), curb/gutter drainage and all upgrades to meet ADA requirements.

(14) Project Justification

This project is needed to provide an alternative route for heavy traffic on US1, meet ADA needs, calm traffic on NE 1st ave, and provide bicycle and pedestrian connections to parks and local shopping districts.

(15) Project Funding Sources

ALLOCATED FUNDS/ACCOUNT NUMBER	FY 2018-2019		FY 2019-2020	Notes
Grants Fund (150)	\$	-	\$ -	
	\$	-	\$ -	
	\$	-	\$ -	
	\$	-	\$ -	
	\$	-	\$ -	
Total Allocated Funds	\$	-	\$ -	

(16) FY 2018-2019 SUMMARY

	Encumbrances	Actual	Total	Notes
	\$0	\$0	\$0	
	\$	-	\$	-
Total Project Commitments	\$	-	\$	-

(18) Operating Budget Impact

Incr./ (Decr.) Personnel Cost:	\$	-
Incr./ (Decr.) Operating Cost:	\$	-
Incr./ (Decr.) Department Capital Outlay:	\$	-
Total Impact:	\$	-

(19) Describe Costs as One-time or Recurring or Savings , and provide years of impact

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RESOLUTION NO. 2019 - 035

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, ENDORSING THE BROWARD METROPOLITAN PLANNING ORGANIZATION'S PROPOSED PROJECT TO ENHANCE BICYCLE AND PEDESTRIAN CONNECTIVITY ALONG DIXIE HIGHWAY AND NE/SE 1ST AVENUE WITHIN PUBLIC RIGHT-OF-WAY, FROM COUNTY LINE ROAD TO PEMBROKE ROAD; FURTHER EXPRESSING ITS INTENT TO TAKE OVER MAINTENANCE OF THE BIKE/MOBILITY IMPROVEMENTS WITHIN THE RIGHT OF WAY; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS TO SUBMIT APPLICATIONS AND IMPLEMENT THE PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a complete street is a street where the entire right-of-way is planned, designed, and operated for all modes of transportation and users regardless of age or ability; and

WHEREAS, the Broward Metropolitan Planning Organization ("MPO") Complete Streets and other Localized Initiatives Grant Program ("CSLIP") provides funding for small local transportation projects which improve the safety and mobility for transportation users in Broward County; and

WHEREAS, the MPO developed a Complete Streets Master Plan to guide future investments by creating a prioritized list of projects based on technical, data-driven analysis and community input; and

WHEREAS, this project is on the MPO priority list and has also been identified in the City's Mobility Roadmap, a City Commission adopted multimodal transportation plan; and

WHEREAS, the City is submitting a CSLIP application to enhance the bicycle and pedestrian connectivity along Dixie Highway and NE/SE 1st Avenue within public right-of-way, from County Line Road to Pembroke Road; and

WHEREAS, the City endorses the Florida Department of Transportation ("FDOT") delivering the project on the City's behalf, fully administering the design and construction of the project; and

40 **WHEREAS**, since this is an Off State Highway System Project, FDOT will not provide
41 maintenance for the project segment after construction is completed; and
42

43 **WHEREAS**, if approved a Maintenance Agreement will be required to establish the City
44 as the maintaining agency for the segment; and
45

46 **WHEREAS**, the Mayor and the City Commission understand it is the responsibility of the
47 City to maintain the right-of-way after the project's completion; and
48

49 **WHEREAS**, the Mayor and City Commission hereby endorse the Broward MPO's
50 proposed project to enhance bicycle and pedestrian connectivity along Dixie Highway and NE/SE
51 1st Avenue within public right-of-way, from County Line Road to Pembroke Road;
52

53 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF**
54 **THE CITY OF HALLANDALE BEACH, FLORIDA:**
55


56 **SECTION 1.** The foregoing "whereas" clauses are incorporated herein.
57

58 **SECTION 2. Endorsement and Authorization.** The Mayor and the City Commission of
59 the City of Hallandale Beach, Florida, hereby endorse an application to the Broward MPO seeking
60 grant funding under the CSLIP for the proposed project identified and prioritized as part of the
61 Complete Streets Master Plan (CSMP) within the City of Hallandale Beach, including bicycle and
62 pedestrian improvements along Dixie Highway and N/SE 1st Avenue within public right-of-way,
63 from County Line Road to Pembroke Road. The City endorses the FDOT delivering the project
64 on the City's behalf and the City's obligation to provide maintenance thereafter. The City Manager
65 is authorized to execute all necessary documents to submit applications and implement the
66 project if awarded.
67

68 **SECTION 3. Effective Date.** This resolution shall be effective immediately upon its
69 adoption.
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71 **APPROVED and ADOPTED** this 1st day of May, 2019
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JOY D. ADAMS
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:




JENORGEN GUILLEN, CMC

CITY CLERK:

APPROVED AS TO LEGAL SUFFICIENCY

AND FORM



JENNIFER MERINO
CITY ATTORNEY

FINAL VOTE ON ADOPTION

Mayor Adams	<u>Yes</u>
Vice Mayor Javellana	<u>Absent</u>
Commissioner Butler	<u>Yes</u>
Commissioner Lazarow	<u>Yes</u>
Commissioner Lima- Taub	<u>Yes</u>

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