



February 8, 2017  
Revised March 16, 2017

Mr. Keven R. Klopp  
City of Hallandale Beach  
400 South Federal Highway  
Hallandale Beach, FL 33009

**RE: Gulfstream Park: Traffic Evaluation (Cinemex)**  
**Hallandale Beach, Florida**  
**Kimley-Horn # 144863001**

Dear Keven:

This letter has been provided to address the trip generation impacts of the next proposed increment of development at The Village at Gulfstream Park, which is proposed to include a 996-seat movie theater and two amusement attractions (a carousel and roller coaster within the Pegasus Park area of the site). The overall Village at Gulfstream Park Development of Regional Impact (DRI) / Local Activity Center (LAC) is approved for a mix of commercial retail, office, hotel, residential, theater, recreation and open space and commercial recreational uses. Currently, a mix of commercial retail and office uses have been constructed. Table 1 below provides a summary of the total approved entitlements, currently built development, the recently constructed Pegasus statue, the proposed uses in the next increment of development, and remaining entitlements.

**Table 1**  
**Village at Gulfstream Park DRI/LAC – Entitlement Summary**

Use	Approved Entitlement	Currently Built/Occupied	Previously Proposed but Unbuilt	Currently Proposed	Remaining Entitlements
Commercial Retail	750,000 square ft GLA	399,685 square ft GLA *	2,763 square ft GLA	0 square ft GLA	347,552 square ft GLA
Office	140,000 square ft GFA	98,154 square ft GFA	0 square ft GFA	0 square ft GFA	41,846 square ft GFA
Hotel	500 rooms	0 rooms	0 rooms	0 rooms	500 rooms
Residential	1,500 dwelling units	0 dwelling units	0 dwelling units	0 dwelling units	1,500 dwelling units
Theater	2,500 seats	0 seats	0 seats	996 seats	1,504 seats
Attraction / Commercial Recreation	**	Pegasus statue (5.32 acre park)	--	Carousel and Roller Coaster	**

**Notes:**

\*Total commercial retail building area of 399,685 square feet of gross leasable area (excluding outdoor seating and other areas included in Broward County's tabulation of square footage) has been constructed. This reflects demolition of the former Cadillac Ranch restaurant building.

\*\* No specific allocation provided for this use; the DRI DO and Broward County Land Use Plan allows for a tradeoff of the equivalent of 580 PM peak hour trips for other uses to an equivalent number of trips for commercial recreation uses.

**Trip Generation**

Following is a summary of the new use that is proposed in the next increment of development and the category assigned to each use based upon approved site entitlements:

- 996 seat movie theater
- Two amusement rides: a carousel and roller coaster

The Development Order for the DRI and the Broward County LAC designation established certain trip thresholds for trip generation. Under those approvals, the project is vested for up to 3,582 gross (unadjusted) PM peak hour trips, 1,800 net new external (adjusted to account for internal capture, pass-by capture and multi-modal reductions) PM peak hour trips, and they also include a threshold for commercial recreational uses to generate no more than 580 of the total gross PM peak hour trips.

Table 2A provides a summary of the trip generation potential of the existing uses and previously proposed but unbuilt uses within the DRI. Table 2B provides a summary of the trip generation potential of the total existing and proposed uses on site including the proposed movie theater. As shown, the increase will be 73 gross PM peak hour trips (1,759 gross weekday PM peak hour trips for existing uses versus 1,832 gross weekday PM peak hour trips for total existing + proposed uses) and 52 net new PM peak hour trips (945 net new external weekday PM peak hour trips for existing uses versus 997 net new external weekday PM peak hour trips for total existing + proposed uses). The net new weekday external PM peak hour trips represent the traffic generation after accounting for credits associated with internal capture, pass-by capture and transit/non-vehicular capture.

The City of Hallandale Beach also maintains a summary of the trips associated with the individual uses on site, including separately accounting for the commercial recreational uses on site. As noted, 22 PM peak hour trips are classified as a commercial recreational trip (previously-approved Pegasus statue plus the carousel and roller coaster). This tabular summary has been updated and is attached as exhibits to this letter.

**Summary**

As demonstrated, the trips generated by the uses within the DRI and LAC will still be within the originally approved entitlements for overall trips and also for the subset of commercial recreation trips. The total amount of development built and/or approved to date plus the proposed application yields a total trip generation potential of 1,832 gross weekday PM peak hour trips and 997 net new external PM peak hour trips, which represent an increase of 73 gross PM peak hour trips and 52 net new external PM peak hour trips in comparison to the existing uses within the DRI/LAC boundary.

Please contact me via phone at (561) 840-0248 or via e-mail at [chris.heggen@kimley-horn.com](mailto:chris.heggen@kimley-horn.com) if you have any questions regarding this information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.  
Transportation Engineer

Florida Registration  
Number 58636  
Engineering Business  
Number CA00000696

Attachments

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**TABLE 2A**  
**VILLAGE AT GULFSTREAM PARK**  
**TRIP GENERATION - EXISTING PLUS PREVIOUSLY PROPOSED SITE DEVELOPMENT**

Land Use	Intensity		PM Peak Hour		
			Total	In	Out
<b>Proposed</b>					
Cinema	- seats		-	-	-
Office	98,154 s.f.		189	32	157
Hotel	- rooms		-	-	-
Residential/ Condos	- d.u.		-	-	-
Commercial Retail	402,448 s.f.		1,569	753	816
Commercial Recreation					
Regional Park (Statue)	5.32 acres		1	-	1
	<i>Subtotal</i>		<i>1,759</i>	<i>785</i>	<i>974</i>
<b>Internal Capture</b>					
Cinema	- seats		-	-	-
Office	98,154 s.f.		25	10	15
Hotel	- rooms		-	-	-
Residential/ Condos	- d.u.		-	-	-
Commercial Retail	402,448 s.f.		215	166	49
Regional Park (Statue)	5.32 acres		-	-	-
Racetrack			190	39	151
	<i>Subtotal</i>		<i>430</i>	<i>215</i>	<i>215</i>
<b>Credit for Transit/Non-Vehicular Trips</b>		3.00%	40	17	23
<b>Pass-by</b>					
Cinema	- seats	0%	-	-	-
Office	98,154 s.f.	0%	-	-	-
Hotel	- rooms	0%	-	-	-
Residential/ Condos	- d.u.	0%	-	-	-
Commercial Retail	402,448 s.f.	26.1%	344	149	195
Regional Park	5.32 acres	0%	-	-	-
	<i>Subtotal</i>		<i>344</i>	<i>149</i>	<i>195</i>
	Driveway Volume		1,289	553	736
<b>Net External Trips</b>			<b>945</b>	<b>404</b>	<b>541</b>

**Note:**

Trip generation was calculated using the following data:

(ITE Trip Generation, 7th Edition rates, as defined in the DRI DO, except for Regional Park, which is based on 9th Edition):

**PM Peak Hour Traffic**

Racetrack	*	=	Trips based on the turning movement counts collected at racetrack.
Cinema	*	=	T = 0.052 trips per seat (48% in, 52% out)
Office	[ITE 710]	=	T = 1.12(X) + 78.81 (17% in, 83% out)
Hotel	[ITE 310]	=	T = 0.59 * (X) (53% in, 47% out)
Residential/ Condos	[ITE 230]	=	Ln(T) = 0.82*Ln(X) +0.32 (67% in, 33% out)
Commercial Retail	[ITE 820]	=	Ln(T) = 0.66*Ln(x)+3.4 (48% in, 52% out)
Regional Park	[ITE 417]	=	T = 0.20 trips per acre (45% in, 55% out)

**Pass By Rate**

Commercial Retail	[ITE 820]	=	Ln(T) = -0.29*Ln(X) + 5.00 (48% in, 52% out)
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**TABLE 2B**  
**VILLAGE AT GULFSTREAM PARK**  
**TRIP GENERATION - TOTAL CURRENTLY PROPOSED SITE DEVELOPMENT**

Land Use	Intensity		PM Peak Hour		
			Total	In	Out
<b>Proposed</b>					
Cinema	996 seats		52	25	27
Office	98,154 s.f.		189	32	157
Hotel	- rooms		-	-	-
Residential/ Condos	- d.u.		-	-	-
Commercial Retail	402,448 s.f.		1,569	753	816
Commercial Recreation					
Regional Park (Statue)	5.32 acres		1	-	1
Amusement Park	5.32 acres		21	13	8
	<i>Subtotal</i>		<b>1,832</b>	<b>823</b>	<b>1,009</b>
<b>Internal Capture</b>					
Cinema	996 seats		10	5	5
Office	98,154 s.f.		25	10	15
Hotel	- rooms		-	-	-
Residential/ Condos	- d.u.		-	-	-
Commercial Retail	402,448 s.f.		225	171	54
Regional Park (Statue)	5.32 acres		-	-	-
Amusement Park	5.32 acres		2	1	1
Racetrack			190	39	151
	<i>Subtotal</i>		<b>452</b>	<b>226</b>	<b>226</b>
<b>Credit for Transit/Non-Vehicular Trips</b>		3.00%	<b>41</b>	<b>18</b>	<b>23</b>
<b>Pass-by</b>					
Cinema	996 seats	0%	-	-	-
Office	98,154 s.f.	0%	-	-	-
Hotel	- rooms	0%	-	-	-
Residential/ Condos	- d.u.	0%	-	-	-
Commercial Retail	402,448 s.f.	26.1%	342	148	194
Regional Park	5.32 acres	0%	-	-	-
Amusement Park	5.32 acres	0%	-	-	-
	<i>Subtotal</i>		<b>342</b>	<b>148</b>	<b>194</b>
	Driveway Volume		<b>1,339</b>	<b>579</b>	<b>760</b>
<b>Net External Trips</b>			<b>997</b>	<b>431</b>	<b>566</b>

**Note:**

Trip generation was calculated using the following data:

(ITE Trip Generation, 7th Edition rates, as defined in the DRI DO, except for Regional Park, which is based on 9th Edition):

**PM Peak Hour Traffic**

Racetrack	*	=	Trips based on the turning movement counts collected at racetrack.
Cinema	*	=	T = 0.052 trips per seat (48% in, 52% out)
Office	[ITE 710]	=	T = 1.12(X) + 78.81 (17% in, 83% out)
Hotel	[ITE 310]	=	T = 0.59 * (X) (53% in, 47% out)
Residential/ Condos	[ITE 230]	=	Ln(T) = 0.82*Ln(X) +0.32 (67% in, 33% out)
Commercial Retail	[ITE 820]	=	Ln(T) = 0.66*Ln(x)+3.4 (48% in, 52% out)
Regional Park	[ITE 417]	=	T = 0.20 trips per acre (45% in, 55% out)
Amusement Park	[ITE 480]	=	T = 3.95 trips per acre (61% in, 39% out)

**Pass By Rate**

Commercial Retail	[ITE 820]	=	Ln(T) = -0.29*Ln(X) + 5.00 (48% in, 52% out)
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VGP Com-Rec Development Tracking Chart

	Approved DRI Development Program		Existing / Permitted Development as of xx/xx/20xx	
	Intensity	Gross PM Peak Hr Trips	Net PM Peak Hour Trips	Net PM Peak Hour Trips
Office	140,000 SF	236	98,154 SF	189
Retail	750,000 SF GLA	2367	402,448 SF	1569
Residential	1,500 Units	554	0 Units	0
Hotel	500 Keys	295	0 Keys	0
Movie Theater	2,500 Seats	130	996 Seats	52
Commercial Recreation		0		22
TOTAL Gross Trips (PM Peak Hour)		3582		1832
				997

"In all cases, no Certificates of Occupancy shall be issued for Development that would, in the aggregate, generate traffic volumes that exceed 1,800 net new trips"

Total may not exceed 580 ("580-Maximum number of p.m.peak hour trips through trade-offs with other uses")

Approved Com. Rec. Uses	Resolution #	Date	Intensity	Gross PM Peak Hr Trips
Pegasus Park Statue	2013-144	11/20/2013	1 statue	1
Carousel & Roller Coaster			2 amusement rides	21
TBD				
TBD				
TBD				
TBD				
Gross Trips - Commercial Recreation Use (PM Peak Hour)				22

\*Monitoring Chart for Commercial Recreation Uses allowed at the Village of Gulfstream Park via "Trade-Offs" with Other Uses pursuant to Broward County Land Use Plan and the amended Development Order approved by the City Commission on August 20, 2014. This chart may only be modified by resolution of the City Commission.