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## MEMORANDUM

Date: May 22, 2018

Project #:  
19678.03

To: Christy Dominguez  
 City of Hallandale Beach  
 400 South Federal Highway  
 Hallandale Beach, FL 33009

From: Constanza Suarez, PE, Alia Awwad, PE  
 Project: Hallandale Beach Townhomes Resubmittal  
 Subject: Traffic & Site Impact Review

Kittelison & Associates, Inc. (KAI) reviewed the resubmittal documents provided for the Hallandale Beach Townhomes proposed development, located on two parcels along SW 9<sup>th</sup> St. The parcel at 901-925 SW 9<sup>th</sup> St is currently vacant, and the parcel at 920 SW 9<sup>th</sup> St consists of an existing single-family unit. The proposed development consists of 20 townhomes, where 8 units would be located at 920 SW 9<sup>th</sup> St and 12 units are to be located at 901-925 SW 9<sup>th</sup> St.

### Trip Generation and Traffic Analysis

Per the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 9<sup>th</sup> Edition, the total net daily vehicular trips are estimated at 159 trips, and the total AM and PM trips are anticipated at 14 and 16 peak trips, respectively. The anticipated net trips were calculated as follows:

| Land Use                         | Intensity         | Daily Trips | AM Peak Hour | PM Peak Hour |
|----------------------------------|-------------------|-------------|--------------|--------------|
| <b>PROPOSED: Condo/Townhouse</b> | 20 Dwelling Units | 159         | 14           | 16           |

The traffic impact study prepared analyzed the potential impacts of the proposed development on the surrounding network, and applied growth and analysis factors to examine future impacts. The traffic analysis conducted demonstrated that the proposed development is not anticipated to significantly impact the surrounding roadways.

The analysis did not include the intersection of SW 10<sup>th</sup> Terrace and Hallandale Beach Boulevard. Documentation was provided that showed adding SW 10<sup>th</sup> Terrace would not result in a significant shift in trips or impact the intersections analyzed. Additionally, the FDOT 2015 counts on Hallandale Beach

Boulevard and SW 8<sup>th</sup> Street were used for the analysis. Comparing the 2015 FDOT counts to the 2016 FDOT counts show a negligible increase in traffic; therefore, the use of the 2015 counts is acceptable.

**Recommendations and Conditions of Approval**

Based on the analysis provided for the proposed development, KAI believes the traffic impact analysis has been completed. KAI has no objections to the acceptance of the request.