

Traffic Engineering Services

Trip Generation Analysis

Normandy Lofts

Prepared by:

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Certificate of Authorization No: 27160

January 13, 2023

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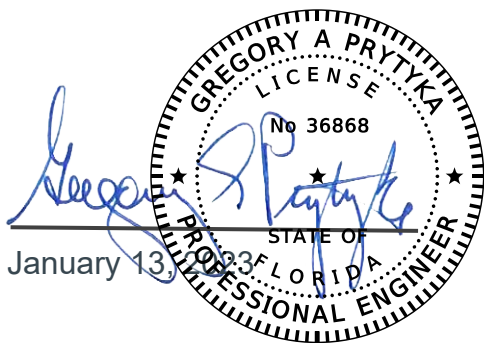
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Engineer's Certification

I, Gregory A. Prytyka, PE, PTOE, with Florida PE No. 36868, certify that I currently hold an active Professional Engineer's License in the State of Florida, and I am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. I further certify that this report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. and that all statements, conclusions, and recommendations made herein are true and correct to the best of my knowledge and ability.

Gregory A. Prytyka



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1. Introduction

ECO-Urban Designs, LLC is proposing to raze an existing 1,655 square foot (ft²) Single-Family Dwelling Unit and construct a five-story, 6-unit, 7,759 ft² Multifamily Housing (Mid-Rise) apartment building entitled Normandy Lofts at 1915 Normandy Drive, Miami Beach, FL, 33141. Miami-Dade County requires a trip generation analysis to assess the impacts of the proposed redevelopment. This Analysis examines the impacts to trip generation for the site based on the proposed redevelopment.



2. Analysis

Trip generation is being based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition. Two Land use types were used in this analysis, Land Use Code (LUC) 210 – Single-Family Detached Housing, and LUC 221 – Multifamily Housing (Mid-Rise). A single-family detached housing site includes any single-family detached home on an individual lot. Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space.

Trip Generation calculations are shown below in **Table 1**.

Table 1: Trip Generation Calculations

Existing Development												
LUC	Description	Stratification	Units	Weekday			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
210	Single-Family Detached Housing	Dwelling Units	1	7	8	15	0	1	1	1	0	1
TOTALS				7	8	15	0	1	1	1	0	1
Proposed Development												
LUC	Description	Stratification	Units	Weekday			AM Peak			PM Peak		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	6	14	13	27	1	1	2	2	1	3
TOTALS				14	13	27	1	1	2	2	1	3
Traffic Impacts												
Difference in Trips Generated after Redevelopment				Weekday			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
				7	5	12	1	0	1	1	1	2

The redevelopment of the existing land use at 1915 Normandy Drive from Single-Family Detached Housing to Multifamily Housing (Mid-Rise) is estimated to increase daily trips by 12, with AM peak hour trips increased by 1 and PM peak hour trips increased by 2. Because this proposed redevelopment will generate less than 100 new peak hour trips accessing the site, no further traffic analyses are recommended.