

April 7, 2017

Darby Delsalle
Director of Planning and Zoning
Town of Miami Lakes
6601 Main Street
Miami Lakes, FL 33014

**RE: TRAFFIC STUDY REVIEW –
BOB GRAHAM OFFICE BUILDING/TGC LAKESIDE SOUTH**

Dear Mr. Delsalle:

At the request of the Town of Miami Lakes, Marlin Engineering, Inc. has reviewed the traffic study for the development of parcels known as the Bob Graham Building/Parcel A, Governors Square Senior Community/Parcel B and TGC Lakeside South/Parcel C.

PROJECT INFORMATION

The Traffic Impact Study was prepared by Cathy Sweetapple & Associates to evaluate the transportation impacts of previously vested office, residential and industrial development planned for location on three vacant platted parcels located generally west of SR 826 and south of NW 154 Street, referred to as Parcel A, Parcel B and Parcel C in the report, within the Town of Miami Lakes, Florida. Ultimately, the site is land locked and access can only be obtained through NW 154 Street on the north via, NW 79 Court and NW 82 Avenue or through NW 87 Avenue to the south by crossing I-75 from Hialeah, FL.

Parcel A is known as the “Bob Graham Building” which is located adjacent to and west of Oak Lane/Commerce Way and which is entitled for 28,903 square feet of office space pursuant to the approved Tentative Plat (T-23874). Access to Parcel A will be provided via driveway connections along Governors Square Boulevard and Oak Lane/Commerce Way.

Parcel B is known as “Governors Square Senior Community” which is located adjacent to and west of Commerce Way and which is entitled for 220 Multi-family Age Restricted Senior Apartments, an Assisted Living Facility with 100 beds, a Skilled Nursing Facility with 80 beds and an ancillary Senior Community Center pursuant to the approved Tentative Plat (T-23877). Access to Parcel B will be provided via a single driveway connection along Oak Lane/Commerce Way.

Parcel C is known as “TGC Lakeside South” which is located on the SW corner of Commerce Way and NW 82 Avenue, and which is entitled for 10,000 square feet of office space and 65,420 square feet of warehouse space pursuant to the approved Tentative Plat (T-23876). Access to Parcel C will be provided via driveway connections along NW 82 Avenue and Commerce Way.

The following comments are provided for informational purposes only in relation to the proposed site development:

TRAFFIC IMPACT ANALYSIS COMMENTS:

1. The study utilizes an infrastructure analysis for the year 2020. However, the build-out year for each of parcels is not documented in the report.
2. Trip Generation Analysis: Spot check revealed that some of the calculations are rounded down.

3. Funded Roadway Improvements: Roadway improvements listed in the study are based on more of a regional impact and may not directly reflect improvements in operations of the trips generated by these separate parcels.
4. Site Access and the Adjacent Roadway Network: The study references the NW 69 Court at Oak Lane as a studied intersection. Please correct NW 69 Court to NW 79 Court.
5. Site Access and the Adjacent Roadway Network: The study analyzes four (4) intersection locations that are immediately adjacent to the project parcels.
 - a. Oak Lane at NW 79 Court
 - b. Commerce Way at NW 148 Street
 - c. Commerce Way at NW 146 Street
 - d. Commerce Way at NW 82 Avenue
6. Project Trip Assignment: Trip were assigned in accordance to a distribution calculated by TAZ 22 and TAZ 23.
7. Project Trip Distribution: The study utilized TAZ 22 and 23 to obtain an average distribution for the project trips.
8. Capacity Analysis: Intersection and link capacity analysis was completed at count stations near the proposed site and at each of the four (4) studied locations (listed below).
 - a. Oak Lane at NW 79 Court
 - b. Commerce Way at NW 148 Street
 - c. Commerce Way at NW 146 Street
 - d. Commerce Way at NW 82 Avenue

The results of the analysis demonstrate that the analysis meet the adopted level of service standards in the study area.

9. Growth Rate Trends: Table states that growth rate was developed from 3 years of data, however the table appears to utilize 4 years.

Marlin Engineering reserves the right to provide further comment on all future analysis. If you have any questions or concerns, please feel free to contact me at 305-477-7575.

Very truly yours,

MARLIN ENGINEERING, INC.



James E. Spinks III, PE, PTOE
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Planning Manager for South Florida