

March 30, 2017

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

**RE: TRAFFIC STUDY REVIEW –
ELEVATE CHURCH**

Dear Mr. Delsalle:

At the request of the Town of Miami Lakes, Marlin Engineering, Inc. has reviewed the traffic study and site plan for the expansion of the Elevate Church.

PROJECT INFORMATION

The proposed expansion of the site located at 6250 Miami Lakes Drive, within the Town of Miami Lakes, Florida. The existing site has a one story structure encompassing 11,299 square feet and exterior ancillary support facilities, including a paved parking area, basketball court and play area. Proposed improvements include a new parking area and a new sanctuary encompassing 16,813 square feet within two (2) stories and containing 813 seats. Access to the site will be provided via driveway connections along Miami Lakes Drive and East Miami Lakeway.

The following comments are for informational purposes in relation to the proposed site expansion:

TRAFFIC IMPACT ANALYSIS COMMENTS:

1. The build-out year is not documented in the report.
2. The number of seats in the existing sanctuary are not documented, nor is the future use of the old sanctuary.
3. Currently, three (3) services are held on Sunday at 9:30 AM, 11:00 AM and 12:30 PM. Life Group meetings are held daily during the week at 7 PM.
4. The calculated daily and weekday peak trip generation shown in Table 1 was calculated utilizing gross floor area, not number of seats. Number of seats would generate a significantly higher number of trips.
5. This is an existing sanctuary, the trips could have been calculated from existing Sunday services.
6. Sunday services trip generation was calculated using the number of seats assuming a 2 person per car vehicle occupancy at 100% occupancy of the new sanctuary, which calculates 407 vehicle trips. As per the Trip Generation Manual, 9th edition, utilizing the number of seats would generate 496 trips per service, 22% higher than the calculated rate in the study.
7. Mitigation “options” are listed in the report to discourage the use of Egan Lane by church members, however they do not specify that these measures will “actually” be implemented.

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.

A handwritten signature in blue ink, appearing to read "J E Spinks III".

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