

**Thomas A. Hall, Inc.**  
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**Hollywood, FL 33019**  
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May 31, 2021

Ms. Miryam Jimenez  
c/o Kyle B. Teal, Esq.  
Buchanan Ingersoll & Rooney PC  
One Biscayne Tower  
Two South Biscayne Boulevard, Ste. 1500  
Miami, FL 33131-1822

**RE: Margate Cares for Heroes Traffic Statement (Revised)**  
**Project No. 202027.01**

Dear Ms. Jimenez:

On April 27, 2021, Thomas A. Hall, Inc., completed a third traffic statement for a proposed new business plan for this site in the City of Margate, Florida that addressed comments made in the City's review by Mr. Randy L. Daniel, P.E., PMP, CFM, Assistant City Engineer, in a memorandum dated May 17, 2021. This traffic statement was completed to address Mr. Daniel's comments and has been prepared under the engineering supervision of Peter Partington, P.E., former City Traffic Engineer for the City of Fort Lauderdale.

According to the project site plan, the proposed new plan is for an 8,885-square-foot residential rehabilitation facility located at 603 Melaleuca Drive. The prior development is a 10-unit, multi-family apartment building, which was reconstructed to serve as a group care facility in accordance with City-approved permits. The enclosed Figure 1 Site Location shows the location of the proposed project. A copy of the project's site plan is also enclosed.

**1. Trip Generation Analysis**

In order to determine the traffic impacts associated with the proposed residential rehabilitation facility, an analysis of trips expected to be generated by both the prior and proposed developments was conducted. The majority of the following traffic statement provides the details of the analysis and a summary of the results that compare the prior development with the proposed development. Trip generation characteristics provided in the Institute of Transportation Engineers (ITE) Trip Generation manual, 10th Edition, were consulted and the trips generated by the prior multi-family residential land use (ITE Code 220 Multi-Family Housing, Low-Rise) were calculated, as was the (ITE Code 620 Nursing Home) land use. Note that Nursing Home was selected as the proposed developments land use. The ITE manual does not contain trip generation characteristics for a residential rehabilitation facility. However, nursing homes have similar operational and trip generation characteristics, based upon the description provided in the

ITE manual, and offer the best match to the proposed land use. The ITE database for the above land uses has data based on different independent variables; with different sample sizes for different variables. In accordance with City staff's direction and regardless of the strength of the relationship between different variables and trip generation as shown in R Squared values, we have used the trip generation rate which results in the net maximum number of trips from the alternatives for which data is available in the ITE manual. In the case of the prior land use, the use of the independent variable for "residents" was used while in the case of the proposed land use, the independent variable "employees" was used. The use of these two independent variables yields the maximum net increase in new project trips.

Note also that this trip generation analysis is the same whether used to consider a re-zoning application or a request for reasonable accommodation for the subject property.

## **2. Trip Generation Summary - Maximum Net New Trips**

Staff has requested that we use the maximum net new trips expected to be generated by the proposed project. Tables 1 through 3 summarize the trip generation resulting from a comparison of the maximum new trips for the development when compared to the minimum trips for the existing land use. The values shown in the bottom right corner of Tables 1 through 3 are the net new trips generated by the daily traffic volumes and the morning and afternoon peak-hour volumes. The maximum net new trips are the projected maximum new trips minus the prior use trips. Table 1 shows that the project site is expected to generate 107 net new additional daily trips, Table 2 shows that the project site is expected to generate 10 net new additional morning peak-hour trips, and Table 3 shows that the project site is expected to generate 11 net new additional afternoon peak-hour trips. This represents a net increase of one vehicle every six minutes during the morning peak hour and one vehicle every five-and-a-half minutes in the afternoon peak hour.

Staff suggested this increase be compared to the 2004 AASHTO handbook which staff says includes a statement that 80 percent of local roads throughout the USA have less than 400 vehicle trips per day. Assuming this volume of traffic on Melaleuca Drive, it would mean that the proposed project's increased traffic volume would equal 27 percent of the 400 trips per day or an average of approximately five vehicle trips per hour ( $107 \text{ daily vehicle trips} / 24 \text{ hours} = 4.5$  or 5 vehicle trips per hour).

At the direction of staff, we have removed the parking analysis from this document. It continues to be available upon request.

## **3. Conclusion**

Based upon the findings shown in Tables 1 through 13, and discussed above, it appears that the Margate Cares for Heroes development proposed to be located at 603 Melaleuca Drive will result in the worst case of a net maximum increase of 10 a.m. peak-hour trips, and 11 p.m. peak-hour trips and a total net maximum increase of 107 daily trips when compared to the existing land use.

Ms. Miryam Jimenez

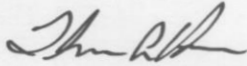
May 31, 2021

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This represents a net increase of one vehicle every six minutes during the morning peak hour and one vehicle every five-and-a-half minutes in the afternoon peak hour.

Should you have any questions or comments regarding this statement, please do not hesitate to contact this office.

Very truly yours,



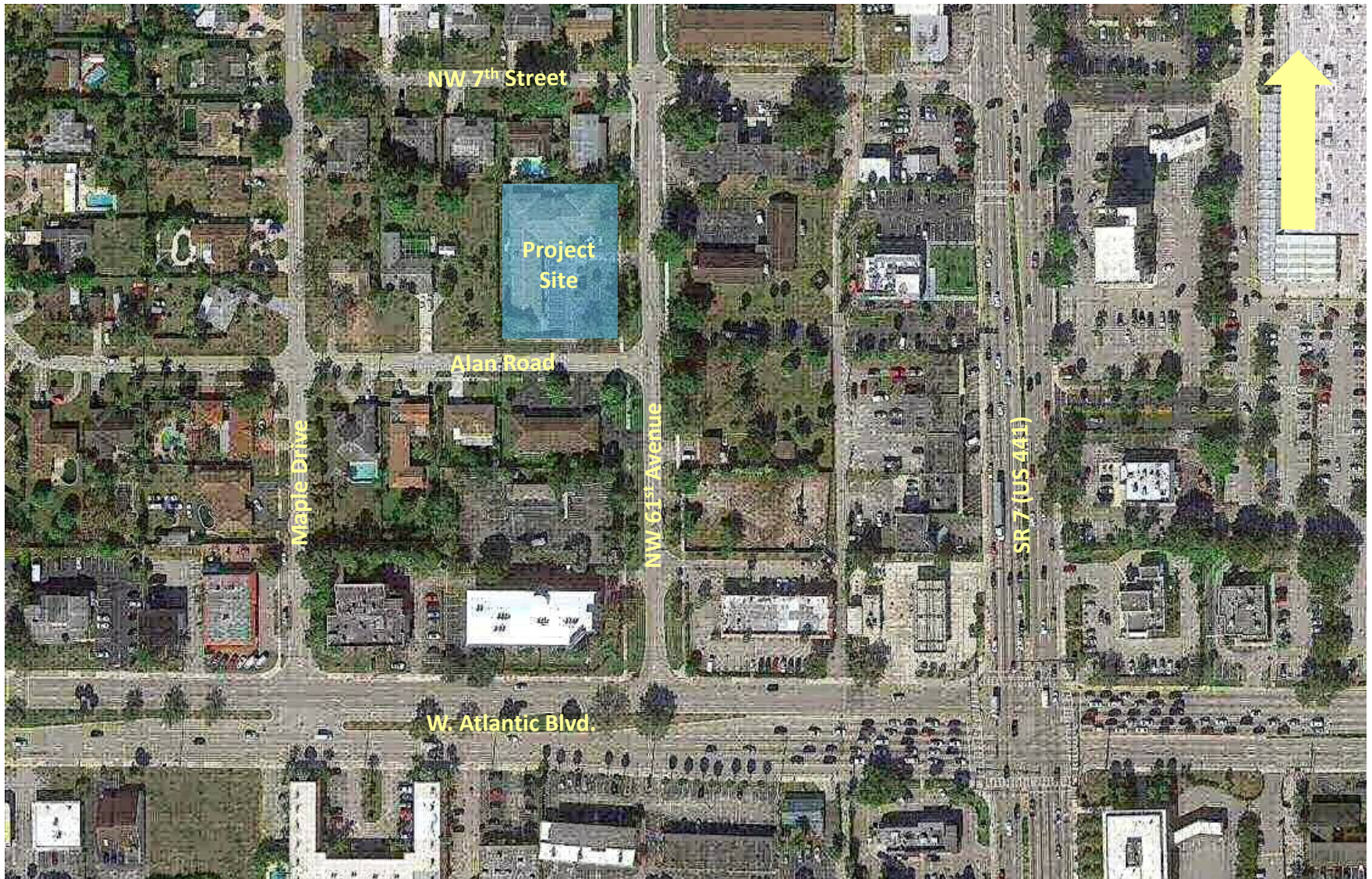
Thomas A. Hall  
President



TAH/kh

Enclosures

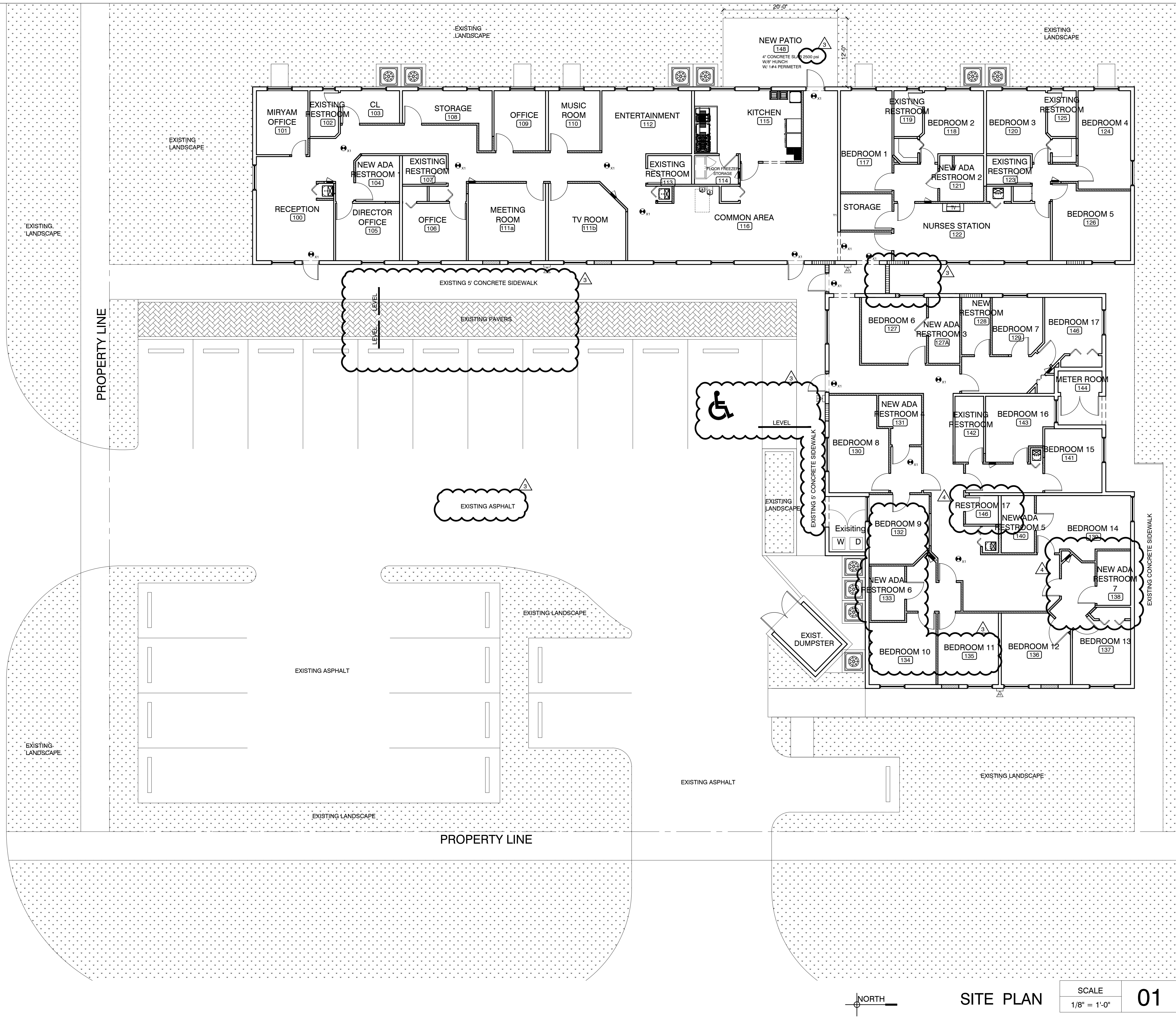




**Figure 1 – Site Location**  
**Margate Cares for Heroes**  
**City of Margate, Florida**



ALAN RD. (NW 6th STREET)



QUALITY OF LIFE  
603 MELALEUCA DRIVE  
MARGATE, FL

REVISIONS DATES:  
08/03/15 BD COMMENTS  
02/08/16 BD COMMENTS  
03/01/16 BD COMMENTS  
03/18/16 BD COMMENTS  
04/04/16 BD COMMENTS  
09/07/16 SITE REVISION  
PROFESSIONAL SEAL

RICHARD HARRIS SIMON #A0004364  
REGISTERED ARCHITECT STATE OF FLORIDA

ISSUE DATE: 10/09/15  
PROJECT #: 1429 ALF 100  
DRAWN BY: JJT  
CHECKED BY: RHS

SITE PLAN

A-1.0

**Table 1**  
**Daily Trip Generation - Employees**  
**Margate Cares for Heroes**

Land Use	ITE Code	Intensity	Trip Generation Rate <sup>(2)</sup>	Total Trips			Internal Trips				External Trips			Pass-by Trips	New Trips			
				In	Out	Total	In	Out	Total	%	In	Out	Total		In	Out	Total	
Prior Use																		
Multi-Family Housing (Low-Rise)	220	26 residents <sup>(1)</sup>	T=1.42(X) (50/50)	18	19	37	0	0	0	0.0%	18	19	37	0	0.0%	18	19	37
Subtotal				18	19	37	0	0	0		18	19	37	0		18	19	37
Proposed Use																		
Nursing Home	620	31 employees	T=2.43(X)+68.33 (50/50)	72	72	144	0	0	0	0.0%	72	72	144	0	0.0%	72	72	144
Subtotal				72	72	144	0	0	0	0	72	72	144	0	0	72	72	144
NetDifference				54	53	107	0	0	0		54	53	107	0		54	53	107

<sup>(1)</sup>2.56 residents per household census data provided by City of Margate staff (10 dwelling units x 2.56 residents = 25.6 or 26 total residents).

<sup>(2)</sup>Trip generation rate obtained from ITE *Trip Generation* manual, 10th Edition.

**Table 2**  
**AM Peak Hour Trip Generation - Employees**  
**Margate Cares for Heroes**

Land Use	ITE Code	Intensity	Trip Generation Rate <sup>(2)</sup>	Total Trips			Internal Trips				External Trips			Pass-by Trips	New Trips			
				In	Out	Total	In	Out	Total	%	In	Out	Total		In	Out	Total	
Prior Use																		
Multi-Family Housing (Low-Rise)	220	26 residents <sup>(1)</sup>	T=0.17(X) (15/85)	1	3	4	0	0	0	0.0%	1	3	4	0	0.0%	1	3	4
Subtotal				1	3	4	0	0	0		1	3	4	0		1	3	4
Proposed Use																		
Nursing Home	620	31 employees	T=0.29(X)+4.76 (79/21)	11	3	14	0	0	0	0.0%	11	3	14	0	0.0%	11	3	14
Subtotal				11	3	14	0	0	0	0	11	3	14	0	0	11	3	14
NetDifference				10	0	10	0	0	0		10	0	10	0		10	0	10

<sup>(1)</sup>2.56 residents per household census data provided by City of Margate staff (10 dwelling units x 2.56 residents = 25.6 or 26 total residents).

<sup>(2)</sup>Trip generation rate obtained from ITE *Trip Generation* manual, 10th Edition.

**Table 3**  
**PM Peak Hour Trip Generation - Employees**  
**Margate Cares for Heroes**

Land Use	ITE Code	Intensity	Trip Generation Rate <sup>(2)</sup>	Total Trips			Internal Trips				External Trips			Pass-by Trips	New Trips			
				In	Out	Total	In	Out	Total	%	In	Out	Total		In	Out	Total	
Prior Use																		
Multi-Family Housing (Low-Rise)	220	26 residents <sup>(1)</sup>	T=0.13(X) (90/10)	3	0	3	0	0	0	0.0%	3	0	3	0	0.0%	3	0	3
Subtotal				3	0	3	0	0	0		3	0	3	0		3	0	3
Proposed Use																		
Nursing Home	620	31 employees	Ln(T)=0.65Ln(X)+0.40 (32/68)	4	10	14	0	0	0	0.0%	4	10	14	0	0.0%	4	10	14
Subtotal				4	10	14	0	0	0	0	4	10	14	0	0	4	10	14
NetDifference				1	10	11	0	0	0		1	10	11	0		1	10	11

<sup>(1)</sup>2.56 residents per household census data provided by City of Margate staff (10 dwelling units x 2.56 residents = 25.6 or 26 total residents).

<sup>(2)</sup>Trip generation rate obtained from ITE *Trip Generation* manual, 10th Edition.