NORTH MIAMI
FLORIDA
776 N.E. 125 Street, North Miami, Florida 33161

City Council Report

To: The Honorable Mayor and City Council

From: Tanya Wilson-Sejour, Interim CP&D and Planing/Zoning Manager

Date: ~~September 24, 2013~~ October 8, 2013 (Second Reading)

Re: **Amendment to Section 4-302, to allow Recreation/Entertainment Outdoor in the M-1 (Industrial) District.**

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING CHAPTER 29 OF THE CODE OF ORDINANCES ENTITLED "LAND DEVELOPMENT REGULATIONS", BY AMENDING ARTICLE 4, DIVISION 3 ENTITLED "NON-RESIDENTIAL DISTRICTS", SPECIFICALLY AT SECTION 4-302 ENTITLED "USES PERMITTED", TO ESTABLISH RECREATION/ENTERTAINMENT, OUTDOOR AS A SPECIAL EXCEPTION USE IN THE M-1 ZONING DISTRICT, TO ENCOURAGE ECONOMIC GROWTH CONSISTENT WITH THE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND AN EFFECTIVE DATE.

RECOMMENDATION

That the Mayor and Council approve the proposed ordinance to amend Article 4 Section 4-302 of the City's Land Development Regulations (LDRs) to permit *Recreation/Entertainment, Outdoor* as a Special Exception use in the M-1 Zoning District.

PURPOSE & INTENT

The applicant Michael Dezer who owns an M-1 industrial zoned property at 1890 NE 146 St in the City of North Miami, is desirous of amending Chapter 29, Section 4-302 entitled "Uses Permitted", to establish *Recreation/Entertainment, Outdoor* as a special exception use in the M-1 zoning district in order to provide a recreational use to the public that is not within an enclosed building and further encourage business expansion in the City's industrial district.

PLANNING COMMISSION RECOMMENDATION

At its meeting on September 3, 2013 the Planning Commission (attended by Commissioners James, Each, Ernst, Castor and Seifried) reviewed and discussed the proposed ordinance to amend Article 4, Section 4-302 to allow *Recreation/Entertainment, Outdoor*. Staff provided an overview of their analysis

and findings and explained that although the LDR provided a definition for *Recreation/Entertainment, Outdoor,* the use itself was excluded from the list of permitted uses in Section 4-302 of the LDR, which prohibits said uses in all zoning districts. The agent for the applicant (Jose Madriz) further advised that the use was necessary in the M-1 (industrial district) in order to expand the current amenities offered at the Dezer Car Museum and provide visitors with additional entertainment options. Based on the information provided, the Planning Commission agreed that the text amendment to allow Recreation/Entertainment, Outdoor would be beneficial to the retention and expansion of businesses in the Industrial district and as such rendered a unanimous approval of 5-0. The motion to approve was made by Commissioner Ernst and seconded by Commissioner Each.

BACKGROUND INFORMATION

The applicant currently operates the Dezer Car Museum at 2000 NE 146 Street, located east of the subject property. As such, the applicant seeks to establish a drive in theater to provide an additional recreational activity that will complement the existing car museum and attract new visitors to the area. Based on Article 7 "Definitions" of the City's Land Development Regulations, such uses are categorized as "Recreation/Entertainment, Outdoor" which is defined as:

"a business which is open to the public where customers pay for the use of recreational facilities or equipment on site but not within an enclosed building."

Although the LDR provides a definition for the aforementioned use in Article 7, *Recreation/Entertainment, Outdoor uses,* it is not listed anywhere in the "Permitted Uses" chart. Customarily, this type of use would be permitted through a special exception process under the now repealed zoning code. If approved, the current request would permit recreation/entertainment by Special Exception in the M-1 District.

ANALYSIS

Section 3-1004 of the City's Land Development Regulations requires that all text amendments to the LDR must meet the following minimum criteria:

1. **Promotes the public health, safety and welfare;**

   The proposed text amendment to include Recreation/Entertainment, Outdoor *as a Special Exception use in the M-1 District is in keeping with the spirit and intent of the City's Comprehensive Plan which encourages "the creation of land use designations and zoning regulations that encourage the retention, attraction and expansion of business and industry". Staff believes that the proposed amendment would help to complement the applicant's existing businesses, spur redevelopment within certain dormant areas of the City and open up additional business options for property owners within the industrial district. The proposed use is anticipated to create new employment, and enhance the overall quality of life within the City. If approved the proposed amendment is anticipated to spur redevelopment on a currently vacant site, increase the City's tax base and help to improve the City's public health, safety and welfare.*

2. **Does not permit uses the Comprehensive Land Use Plan prohibits in the area affected by the zoning map change or text amendment**

The proposed use is consistent with the underlying Industrial Land Use designation which permits Entertainment under Policy 1.13.5 of the City's Comprehensive Plan.

3. **Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property;**

Policy 1.1. of the City's Comprehensive Plan (Future Land Use Element) establishes maximum densities and intensities in each land use category which restricts proposed developments throughout the City to certain minimum development standards. Also Section 4-303 of the LDR provides maximum density and intensity standards for proposed developments in all non-residential zoning districts. E.g. uses in the M-1 district have maximum lot coverage of 75% with a maximum height of 55 ft. As such, all future uses associated with the proposed text amendment must comply with the maximum densities and intensities permitted in the City's Comprehensive Plan and Section 4-303 of the LDR.

4. **Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Land Use Plan;**

Based on the traffic assessment prepared by Richard Garcia & Associates dated June 13, 2013 the trips anticipated from the proposed outdoor use (Movie Theater) would yield an AM Peak hour of 3 gross vehicle trips and PM peak hour of 26 gross trips. At those low levels the impacts would be considered deminimis. Additionally, any future permitted uses associated with the proposed text amendment will be subject to concurrency requirements. If it is determined that any proposed development may potentially cause adverse impacts on the City's current or future infrastructure, the developer would be required to mitigate these impacts that exceed the established level of service for a given public facility.

5. **Does not directly conflict with any goal, objective or policy of the Comprehensive Land Use Plan; and**

The proposed text amendment is consistent with the goals, policies and objectives of the City's Comprehensive Plan. Specifically, Policy 9.4.6 of the Economic Element requires that the City create land use and zoning regulations that encourage the retention, attraction and expansion of businesses. Furthermore Goal 9 also requires that the City create an environment that will enhance the economic prosperity of local businesses and attract new business while improving the quality of life for all of its citizens.

6. **The proposed amendment furthers the orderly development of the City of North Miami.**

The proposed amendment furthers the orderly development of the City's industrial districts. Additionally, staff believes the Recreation/Entertainment, Outdoor use should be permitted by Special Exception. As such, all future Recreation/Entertainment, Outdoor use will be reviewed on a case by case basis and be required to

go before the City's Board of Adjustment for consideration. This allows the City to impose conditions and mitigate any unintended impacts.

Staff believes this amendment provides greater flexibility within the City's industrial district and gives these areas a competitive edge, particularly along major corridors where there have been a high number of vacancies in the last few years.

CONCLUSION

North Miami's Industrial District accounts for only 3% of the City's total land area. The majority of the uses include many of the region's film, video, and Recording/Telecommunications Industrial Park with over 250 businesses related to the entertainment industry. Over 70 companies provide studio space, post-production facilities, sound stages, equipment rentals, camera operators, writers, producers, and music arrangers to the many productions taking place in North Miami every year. In addition, many other businesses provide support services such as legal, accounting, and catering businesses. If approved the proposed ordinance will complement many of the existing businesses within the industrial district, attract a larger customer base and eventually increase and diversify the City's tax base through future redevelopment.

Staff recognizes the importance of maintaining a viable industrial district as industrial properties pay more in taxes and often consume less in services than residential uses. Given the foregoing, the proposed amendment would make the City's industrial districts more attractive to potential investors and help revitalize certain areas of the City that have experienced stagnation. As such, staff believes the proposed amendment is in keeping with the goals, policies and objectives of the City's Comprehensive Plan and would promote economic growth within the City. Therefore, staff requests that the City Council approves the proposed ordinance.

TWS/mc

Attachments

1. Ordinance
2. Letter of intent
3. Traffic Report

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, ENTITLED "LAND DEVELOPMENT REGULATIONS", BY AMENDING ARTICLE 4, DIVISION 3 ENTITLED "NON-RESIDENTIAL DISTRICTS", SPECIFICALLY AT SECTION 4-302 ENTITLED "USES PERMITTED", TO ESTABLISH 'RECREATION/ENTERTAINMENT, OUTDOOR' AS A SPECIAL EXCEPTION USE IN THE M-1 ZONING DISTRICT, TO FOSTER ECONOMIC GROWTH CONSISTENT WITH THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, on April 28, 2009, the Mayor and City Council of the City of North Miami ("City"), passed and adopted the Land Development Regulations under Chapter 29, City Code of Ordinances ("LDRs"); and

WHEREAS, Mr. Michael Dezer, the applicant and owner of a property situated within the M-1 Industrial Zoning District, specifically at 1890 Northeast 146th Street, North Miami, is desirous of amending Chapter 29, Section 4-302 entitled "Uses Permitted", to establish 'R*ecreation/Entertainment, Outdoor*' as a Special Exception Use in the M-1 Zoning District ("Amendment"), in order to provide a recreational use to the public that is not within an enclosed building, and further encourage business expansion in the City's Industrial Zoning District; and

WHEREAS, Policy 9.4.6 of the City's Comprehensive Plan ("Comprehensive Plan"), requires that the City "create land use designations and zoning regulations that encourage the retention, attraction and expansion of business and industry"; and

WHEREAS, the City administration finds that the proposed Amendment furthers the vision of the City's Comprehensive Plan and does not adversely affect the public's health, safety and welfare; and

WHEREAS, the proposed Amendment furthers the orderly development of the City, encourages future economic growth, and does not directly conflict with any goal, objective or policy of the Comprehensive Plan; and

WHEREAS, on September 3, 2013, after a duly noticed public hearing, the Planning Commission reviewed the proposed Amendment and recommended approval to the Mayor and City Council, in accordance with Section 3-1006, LDRs; and

WHEREAS, the Mayor and City Council, after duly noticed public hearings, accept the Planning Commission's recommendation and find that the proposed Amendment to establish '*Recreation/Entertainment, Outdoor*' as a special exception use in the M-1 Zoning District, is consistent with the Comprehensive Plan and is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, THAT:

Section 1. **Amendment to Land Development Regulation.** The Mayor and Council of the City of North Miami, Florida, hereby amend Chapter 29 of the City of North Miami Code of Ordinances, entitled "Land Development Regulations", by amending Article 4, Division 3 entitled "Non-Residential Districts", specifically at Section 4-302 entitled "Uses Permitted", to establish '*Recreation/Entertainment, Outdoor*' as a Special Exception Use in the M-1 Zoning District, to foster economic growth consistent with the City of North Miami Comprehensive Plan, as follows:

CHAPTER 29. LAND DEVELOPMENT REGULATIONS

* * * * * *

ARTICLE 4. ZONING DISTRICTS

* * * * *

DIVISION 3. NON-RESIDENTIAL DISTRICTS

* * * * *

Sec. 4-302. Uses Permitted

The following chart establishes the uses permitted in the non-residential zoning district in the City. No use is permitted which is not listed as permitted on this chart. "P" indicates whether the use is permitted, subject to review and approval in accordance with Article 3 of this Code. "P*" indicates that the use is permitted with administrative site plan review. "SE" indicates that the use is permitted but only through special exception review. No use is permitted unless it complies with the provision of the zoning district in which it is located and the applicable development standard in Article 5 of this Code.

NON-RESIDENTIAL DISTRICTS					
PERMITTED USES	**C1**	**C2BE**	**C2BW**	**C3**	**M1**
ACCESSORY USES AND STRUCTURES	P	P	P	P	P
ADULT BUSINESSES					SE
ADULT DAYCARE (STAND ALONE BUILDING)	P*	P*	P*	P*	
ANIMAL BOARDING	P*	P*	P*		P*
ANIMAL GROOMING ESTABLISHMENT	P	P	P	P	
APPLIANCE, FURNITURE, ELECTRONIC RENTALS AND REPAIR	P				P
AUTO SERVICE STATION	SE				SE
BANQUET	P*			P*	
BAR, LOUNGE OR TAVERN**	P	P	P	P	SE
BOAT REPAIR					P*
CATERING KITCHEN	P				P
CHECK CASHING STORE					P
CHILD CARE CENTERS	SE			SE	
COMMUNITY FACILITIES	SE	SE	SE		
CONSIGNMENT SHOPS	P*	P*	P*	P*	
CONVENTION CENTER	SE		SE	SE	
DAY SPA	P	P	P	P	
DRIVE THROUGH	SE	SE	SE	SE	
DRY CLEANING PLANT					P
EDUCATIONAL FACILITIES	SE*		SE*	SE*	
FUNERAL HOMES SE	SE				
GOVERNMENT USES	P	P	P	P	P
GUN SHOPS					SE
HOSPITALS	SE	SE	SE	SE	
HOTEL	P*	P*	P*	P*	
INDUSTRIAL					P
INSTITUTIONAL USES	P*	P*	P*	P*	
LIGHT INDUSTRIAL	SE				P
LIQUOR PACKAGE STORES***	SE	SE	SE		
MANUFACTURING					P
MARINAS		P*			
MECHANICAL CAR WASHING	SE				P
MEDICAL	P	P	P	P	
MUSEUMS				P*	P*
NIGHTCLUBS	SE	SE	SE	SE	SE
NURSING AND CONVALESCENT HOMES	P*		P*		
OFFICE	P	P	P	P	

NON-RESIDENTIAL DISTRICTS					
PERMITTED USES	**C1**	**C2BE**	**C2BW**	**C3**	**M1**
OUTDOOR STORAGE (AS MAIN USE)					SE
PUBLIC FACILITIES	P	P	P	P	P
PUBLIC PARK	P	P	P	P	P
RECORDING AND TV/RADIO	P	P	P	P	P
RECREATION, INDOOR	P*	P*	P*	P*	P*
RECREATION, OUTDOOR					SE
RELIGIOUS INSTITUTIONS	SE				
RESEARCH & TECHNOLOGY USES	P				P
RESTAURANTS	P	P	P	P	P*
RETAIL, SALES, SERVICES	P	P	P	P	P
SCHOOLS	SE	SE	SE	SE	
SCHOOLS, SPECIAL & TECHNICAL	SE	SE		SE	
SELF-SERVICE LAUNDRIES	SE				
SELF STORAGE					P
STUDIOS (FINE ARTS)					P*
TEMPORARY USES	P	P	P	P	P
TOW TRUCK YARD					P*
VEHICLE SALES/DISPLAYS	SE				SE
VEHICLE SALES/DISPLAYS, MAJOR					SE
VEHICLE RENTAL	P*				P*
VEHICLE SERVICE, MAJOR					P*
VEHICLE SERVICE, MINOR	P*				P*
VETERINARY CLINICS	P*	P*	P*		P*
P = PERMITTED USE					
P* = ADMINISTRATIVE SITE PLAN REQUIRED					
SE = SPECIAL EXCEPTION					

* If a college/university dormitory was included in a master plan approved by the City prior to the adoption of these LDRs, administrative site plan shall be required.

** Subject to chapter 3 of the city's Code.

*** Prohibited in the arts, culture and design overlay district (AOD) subject to section 4-403E and chapter 3 of the city's Code.

**** Retail and personal service uses larger than one (1) acre in size are prohibited in the industrial district, in an effort to minimize a depletion of the industrial land supply. Retail sales and service uses one (1) acre and less in size should front on major east west corridors including NE 146 Street and NE 151 Street.

***** Prohibited in C-1 zoned areas that abuts a single family residential district and on major C-1 commercial corridors such as Dixie Highway, NW 7th Avenue and NW 119th Street.

* * * * * * * * * * * * * * * * * * * *

Section 2. **Conflicts.** All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 3. **Severability.** The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. **Codification.** The provisions of this Ordinance may become and be made a part of the Code of Ordinances of the City of North Miami, Florida. The sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section," "article" or any other appropriate word.

Section 5. **Effective Date.** This Ordinance shall become effective immediately upon adoption on second reading.

PASSED AND ADOPTED by a 5-0 vote of the Mayor and City Council of the City of North Miami, Florida, on first reading this 24 day of September, 2013.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, on second reading this _____ day of _____, 2013.

_____
LUCIE M. TONDREAU
MAYOR

ATTEST:

_____
MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Mayor Lucie M. Tondreau	_____ (Yes)	_____ (No)
Vice Mayor Scott Galvin	_____ (Yes)	_____ (No)
Councilperson Carol Keys, Esq.	_____ (Yes)	_____ (No)
Councilperson Philippe Bien-Aime	_____ (Yes)	_____ (No)
Councilperson Marie Erlande Steril	_____ (Yes)	_____ (No)

RAMCON CORP.
GENERAL CONTRACTORS Info@ramconcorp.com
CGC#059192
QUALITY • INTEGRITY • SERVICE | 114 NE 1st. Avenue, Hallandale, FL 33009 • Tel: 954.456.8776 • Fax: 954.456.8703

Letter of Intent

To: City of North Miami
Community Planning & Development

Date: March 15, 2013

RE: Dezer Drive-In Movie

Ramcon proposes to initiate and process the applications for the proposed drive in movie at the vacant lot across and west of the Dezer Museum located at 1890 NE 146th Street, North Miami, Florida to amend Art. 4, sect. 4-302 to the M-1 District to allow Outdoor Recreation which is currently prohibited.

Ramcon Corp. will coordinate all the necessary governmental agencies that are required to be involved in the process, in order to procure approval from the City of North Miami.

Should you need additional information, please don't hesitate to contact us.

Ramcon Corp 5/20/2013
Date

RECEIVED
JUN 19 2013
COMMUNITY PLANNING
& DEVELOPMENT

FOUNTAINHEAD
SUB PARCEL 1, LLC
18001 Collins Avenue
Sunny Isles Beach, FL 33160
Phone: 305-692-5600

April 29, 2013

To Whom It May Concern:

As owners of the property, Fountainhead Sub Parcel 1, LLC, hereby gives authorization to Ramcon Corp to provide pricing, permit plans, and for the construction of a Drive In Move Theater in its lot locates at 1890 NE 146th Street, North Miami, FL 33160

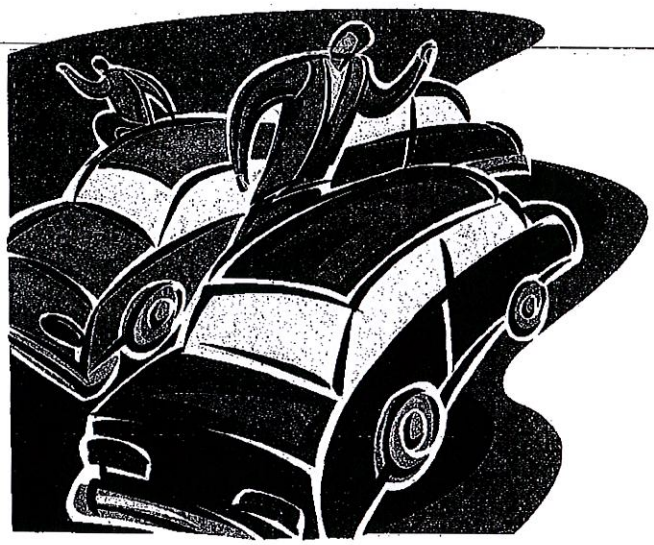
Thank you for your consideration in this matter.

Michael Dezer
Manager

RGA

Richard Garcia & Associates, Inc.

Trip Generation Report



Dezer Drive-In Movie Theater

1890 NE 146 Street
North Miami, Florida

June 13th, 2013

ENGINEER'S CERTIFICATION

I, Richard Garcia, P.E. # 54886, certify that I currently hold an active Professional Engineers License in the State of Florida and am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. In addition, the firm Richard Garcia & Associates, Inc. holds a Certificate of Authorization # 9592 in the State of Florida. 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.

Project Description: Dezer Drive-In Movie Theater - Trip Generation Report

Project Location: 1890 NE 146 Street
North Miami, Florida

PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 54886
RICHARD GARCIA
LICENSE

6/13/2013

Florida Registration No, 54886 Date

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Executive Summary

This report is being prepared to evaluate the traffic generation for the subject project. The subject site is located at 1890 NE 146th Street in the City of North Miami, Florida. This site is currently vacant and is planned to be developed as a Drive-In Movie Theater. The subject project has proposed two driveways along NE 19th Avenue of which the north driveway will operate as entrance only and the south driveway as exit only.

The Institute of Transportation Engineers (ITE) Trip Generation Manual does not have any data for Drive-In Movie Theater. Therefore, our trip generation analysis was performed utilizing Land Use (LU) 444: Movie Theater with Matinee which most closely resembles the proposed use. The trip generation characteristics were obtained from ITE's **Trip Generation Manual, 9th Edition**. Moreover, the Trip Generation calculations were performed for the AM and PM peak hour of the adjacent street traffic.

The proposed Drive-In Movie Theater is expected to have capacity for 125 vehicles. Our analysis assumes an average of 3 persons per vehicle which is an equivalent of 375 total persons that can be accommodated at the Drive-In Movie Theater. As such, we have utilized LU 444: Movie Theater with Matinee and 375 seats to estimate the vehicle trips for the Drive-In Movie Theater. As a result, the AM peak hour yielded 3 gross vehicle trips while the PM peak hour calculations resulted in 26 gross vehicle trips of which 11 vehicles are entering and 15 vehicles will exit the site.

The above peak hour trips were further distributed consistent with the distribution percentages for TAZ 205. This TAZ distribution was based on interpolation of the 2005 and 2035 Directional Trip Distribution Report from the Miami-Dade 2035 Long Range Transportation Plan for the design year of 2016.

Based on the trip generation and trip distribution results, the subject project will have virtually no traffic impact during the AM peak hour and a "De Minimus" traffic impact during PM peak hour. Therefore, no further traffic analysis is recommended.

Introduction

The purpose of this study is to provide an estimate of the project's Trip Generation characteristics for the proposed development. The subject site is located at 1890 NE 146th Street in the City of North Miami, Florida. This site is currently vacant and is planned to be developed as a Drive-In Movie Theater. As such, trip generation calculations were performed for the proposed condition during the adjacent street AM and PM peak hour. In addition, this report has identified the Traffic Analysis Zone (TAZ) for the subject project which was utilized to distribute the proposed project traffic and driveway assignments.

Lastly, this report follows the methodologies adopted by the **Institute of Transportation Engineer's (ITE) Trip Generation** and has evaluated the following:

- AM Peak Hour Trip Generation
- PM Peak Hour Trip Generation
- Driveway Vehicle Trips

Project Description / Location

The subject site is located on the southwest corner of NE 146th Street and NE 19th Avenue/NE 20th Lane within the City of North Miami limits. As previously mentioned this site is currently vacant and is planned to be developed as a Drive-In Movie Theater. The subject project has proposed two driveways along NE 19th Avenue of which the north driveway will operate as entrance only and the south driveway as exit only.

The Institute of Transportation Engineers (ITE) Trip Generation Manual does not have any data for Drive-In Movie Theater. Therefore, our trip generation analysis was performed utilizing Land Use (LU) 444: Movie Theater with Matinee which most closely resembles the proposed use. The Trip Generation section of this report details the approach taken to calculate the vehicle trips for the Drive-In Movie Theater during the AM and PM peak hour. Figure 1 below depicts the location map of the subject project. Figure 2 is the site plan provided for illustrative purposes only.

Figure 1: Location Map

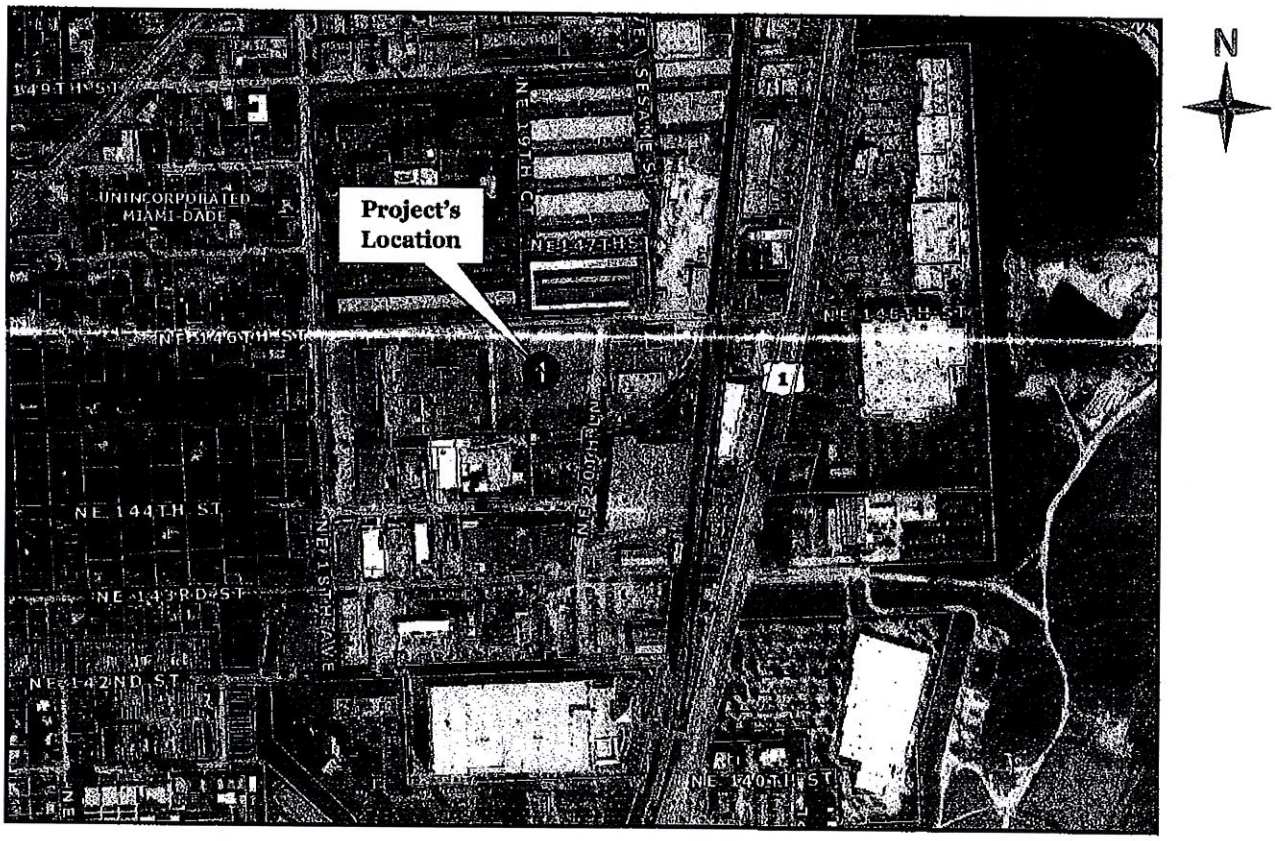
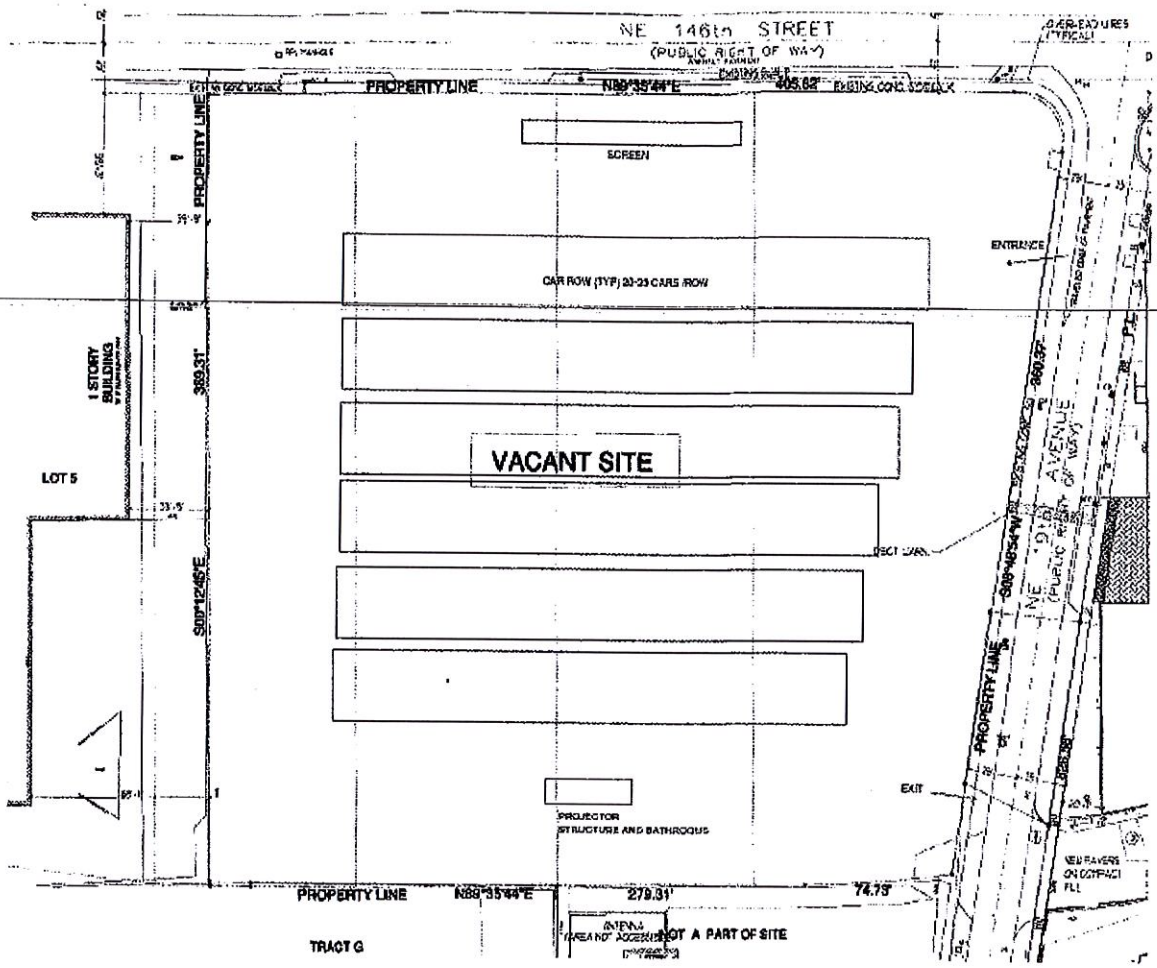


Figure 2: Site Plan



Trip Generation

As previously mentioned the Institute of Transportation Engineers (ITE) Trip Generation Manual does not have any data for Drive-In Movie Theater. Therefore, our trip generation analysis was performed utilizing Land Use (LU) 444: Movie Theater with Matinee which most closely resembles the proposed use. The trip generation characteristics were obtained from ITE's **Trip Generation Manual, 9th Edition**. Moreover, the Trip Generation calculations were performed for the AM and PM peak hour of the adjacent street traffic.

The proposed Drive-In Movie Theater is expected to have capacity for 125 vehicles. Our analysis assumes an average of 3 persons per vehicle which is an equivalent of 375 total persons that can be accommodated at the Drive-In Movie Theater. As such, we have utilized LU 444: Movie Theater with Matinee and 375 seats to estimate the vehicle trips for the Drive-In Movie Theater. As a result, the AM peak hour yielded 3 gross vehicle trips while the PM peak hour calculations resulted in 26 gross vehicle trips of which 11 vehicles are entering and 15 vehicles will exit the site. The ITE rates and percentages for the AM and PM peak hour are included in Appendix A. Table 1 below summarizes the Trip Generation results for the AM and PM peak hour. The ITE rates and percentages for the AM and PM peak hour are included in Appendix A. Table 1 below summarizes the Trip Generation results for the AM and PM peak hour.

Table 1: AM / PM Trip Generation Summary

LAND USE (LU)	UNITS	ITE LU CODE	PEAK HOUR	ITE TRIP GENERATION RATE	AM / PM PEAK HOUR IN	OUT	TOTAL
Proposed							
Movie Theater w/ Matinee (Drive-In Movie Theater)	375 Seats	444	AM	0.01	1	2	3
			PM	0.07	11	15	26
Net Vehicle Trips (Proposed Gross - Existing Trips)*					1	2	3
					11	15	26

NOTES:

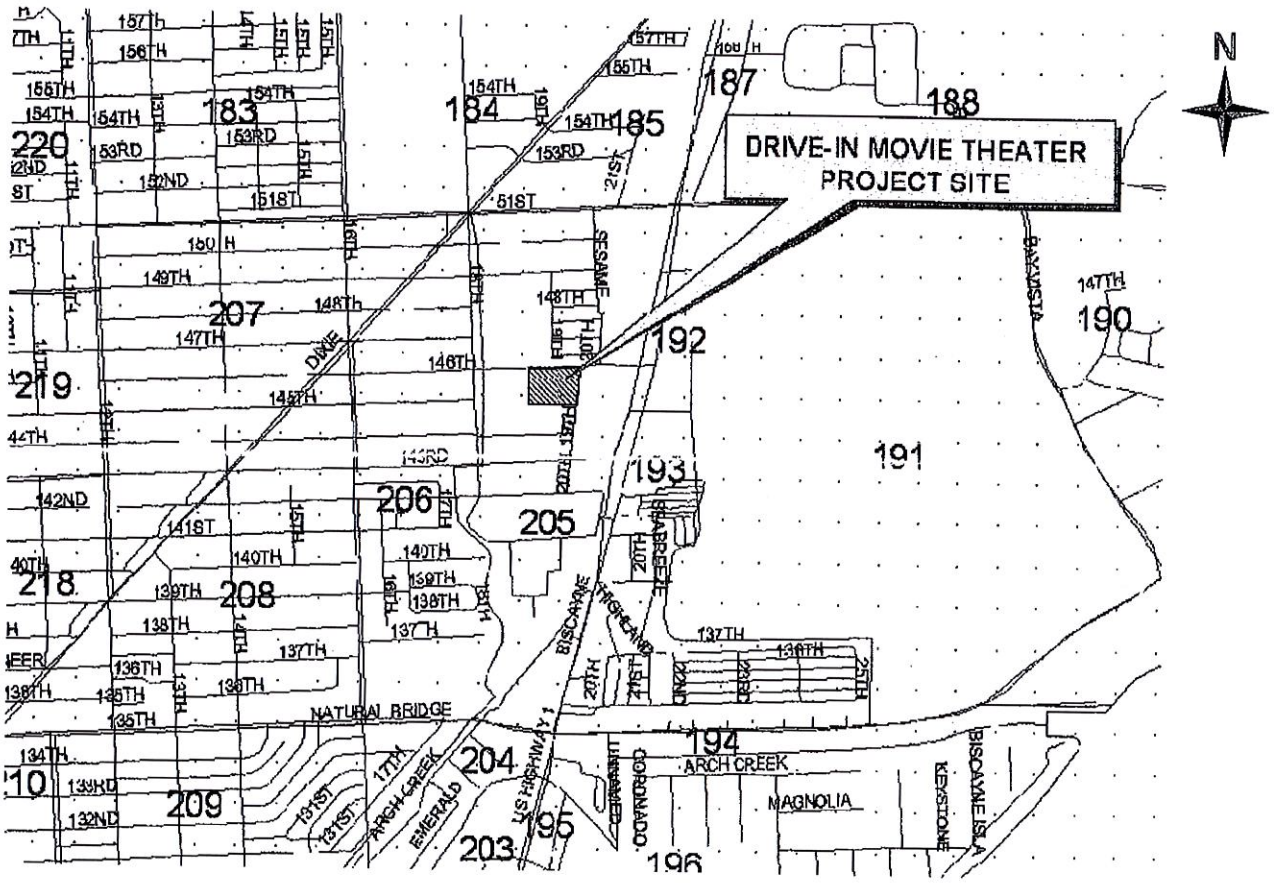
Sources: ITE Trip Generation, 9th Edition.

Trip Distribution/Assignment

The Traffic Analysis Zone (TAZ) for the subject project is TAZ 205 as assigned by the Metropolitan Planning Organization's (MPO) on the Miami-Dade Transportation Plan (to the Year 2035) Directional Trips Distribution Report, October 2009. The corresponding traffic distribution percentages were determined by interpolating between the 2005 TAZ and 2035 TAZ data for the design year of 2016.

The County's TAZ map was obtained using the available GIS (Graphical Information System) and is included in Appendix B. Figure 3 below depicts the TAZ map and the current Miami Urban Area Transportation Study (MUATS) for the study area.

Figure 3: Traffic Analysis Zone (TAZ) Map



The corresponding traffic distribution being assigned to the eight (8) cardinal directions are outlined in Table 2 below. Again this TAZ distribution is based on interpolation of the 2005 and 2035 Directional Trip Distribution Report from the Miami-Dade 2035 Long Range Transportation Plan for the design year of 2016. Appendix B includes a TAZ Map and the corresponding Directional Distribution Summary for this zone.

Table 2: Directional Traffic Distribution

DIRECTION	DISTRIBUTION PERCENTAGES (%)		
	MIAMI-DADE LRTP MODEL YEAR		DESIGN YEAR
	2005	2035	2016
NNE	20.44	25.60	22.33
ENE	4.16	4.70	4.36
ESE	1.54	1.18	1.41
SSE	5.92	6.58	6.16
SSW	19.74	18.53	19.30
WSW	17.03	12.47	15.36
WNW	13.49	13.07	13.34
NNW	17.67	17.87	17.74
TOTAL	100.00	100.00	100.00

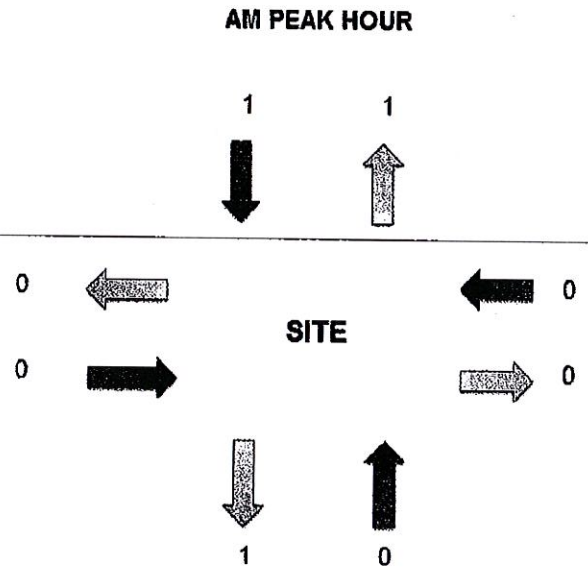
Project Traffic Assignments

The AM and PM peak hour trips from Table 1 have been further distributed into the four quadrants. Table 3 includes the traffic distribution with the corresponding assignments while Figure 4 is the ingress and egress traffic distribution with the corresponding assignments to the North, South, East and West for the AM and PM Peak hour trips. Lastly, Figures 5 and 6 include the site traffic assigned to the project driveways for the AM and PM peak hour, respectively.

Table 3: Directional Distribution Assignments

DIRECTION	DISTRIBUTION	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
NORTH	40.08%	1	1	2	4	6	10
EAST	5.77%	0	0	0	0	1	1
SOUTH	25.46%	0	1	1	3	4	7
WEST	28.69%	0	0	0	4	4	8
					0	0	0
	100.00%	1	2	3	11	15	26

Figure 4: AM / PM Peak Hour Ingress and Egress Trips



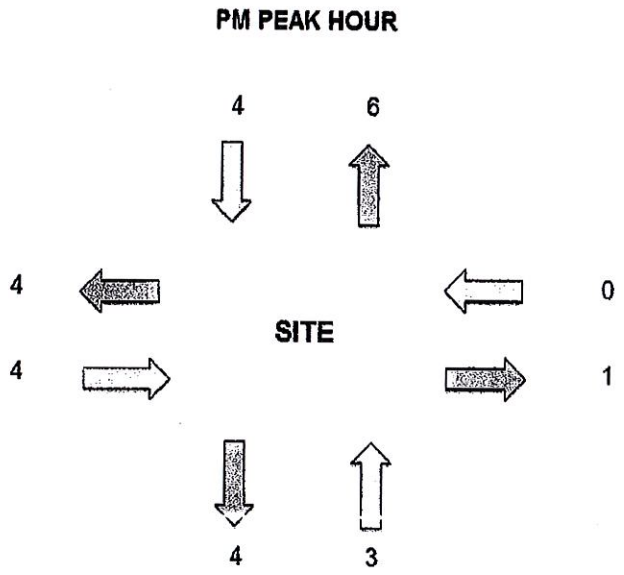


Figure 5: AM Peak Hour Driveway Trips

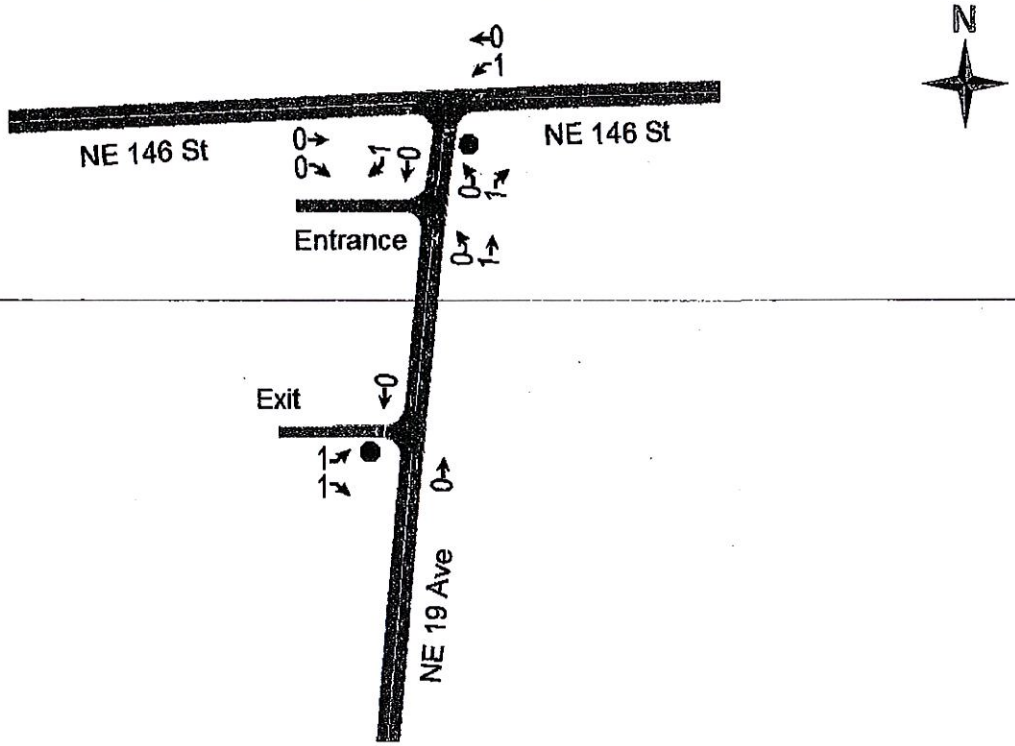
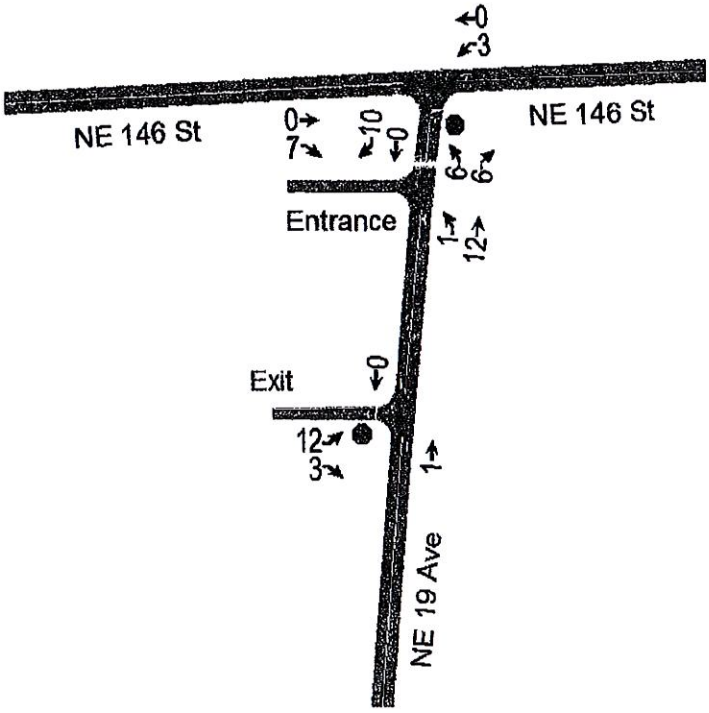


Figure 6: PM Peak Hour Driveway Trips



Conclusion

In conclusion, we have estimated that the subject project will generate 3 gross vehicle trips during the AM peak hour and 26 gross vehicle trips during the PM peak hour. Based on the trip generation and trip distribution results, the subject project will have a "De Minimus" traffic impact on the adjacent roadways and intersections. Therefore, no further traffic analysis is recommended.

Appendix A: Trip Generation

TABLE: A1

Drive-in Movie Theater

TRIP GENERATION ANALYSIS - AM & PM PEAK HOUR

LAND USE (LU)	UNITS	ITE LU CODE	PEAK HOUR	ITE TRIP GENERATION RATE	AM / PM PEAK HOUR %	IN	%	OUT	TOTAL
Proposed									
Movie Theater w/ Matinee (Drive-in Movie Theater)	375 Seats	444	AM	0.01	33%	1	67%	2	3
			PM	0.07	43%	11	57%	15	26
OR									
Movie Theater w/ Matinee (Drive-in Movie Theater)	1 Movie Screens	444	AM	2.02	40%	1	60%	1	2
			PM	20.22	40%	8	60%	12	20
Net Vehicle Trips (Proposed Gross - Existing Trips)*					**33%**	**1**	**67%**	**2**	**3**
					43%	**11**	**57%**	**15**	**26**

NOTES:

Sources: **ITE Trip Generation, 9th Edition**.

* Total trips of 375 Seats was utelized in this analysis.

13-042 Drive-In Movie_ Proposed
Summary of Trip Generation Calculation
For 1 Movie Screens of Movie Theatre with Matinee
June 05, 2013

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	0.00	0.00	1.00	0
7-9 AM Peak Hour Enter	0.81	0.00	1.00	1
7-9 AM Peak Hour Exit	1.21	0.00	1.00	1
7-9 AM Peak Hour Total	2.02	0.00	1.00	2
4-6 PM Peak Hour Enter	8.09	0.00	1.00	8
4-6 PM Peak Hour Exit	12.13	0.00	1.00	12
4-6 PM Peak Hour Total	20.22	0.00	1.00	20
AM Pk Hr, Generator, Enter	0.00	0.00	1.00	0
AM Pk Hr, Generator, Exit	0.00	0.00	1.00	0
AM Pk Hr, Generator, Total	0.00	0.00	1.00	0
PM Pk Hr, Generator, Enter	0.00	0.00	1.00	0
PM Pk Hr, Generator, Exit	0.00	0.00	1.00	0
PM Pk Hr, Generator, Total	0.00	0.00	1.00	0
Friday 2-Way Volume	348.33	0.00	1.00	348
Fri 4-6 PM Peak Hour Enter	25.25	0.00	1.00	25
Fri 4-6 PM Peak Hour Exit	20.66	0.00	1.00	21
Fri 4-6 PM Peak Hour Total	45.91	37.26	1.00	46
Fri PM Pk Hr of Gen. Enter	59.66	0.00	1.00	60
Fri PM Pk Hr of Gen. Exit	43.21	0.00	1.00	43
Fri PM Pk Hr of Gen. Total	102.87	26.01	1.00	103
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0
Sunday 2-Way Volume	0.00	0.00	1.00	0
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.
Source: ITE - Trip Generation Manual, 9th Ed.

TRIP GENERATION BY MICROTRANS

13-042 Drive-In Movie_ Proposed
Summary of Trip Generation Calculation
For 375 Seats of Movie Theatre with Matinee
June 05, 2013

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	0.00	0.00	1.00	0
7-9 AM Peak Hour Enter	0.00	0.00	1.00	1
7-9 AM Peak Hour Exit	0.00	0.00	1.00	2
7-9 AM Peak Hour Total	0.01	0.00	1.00	3
4-6 PM Peak Hour Enter	0.03	0.00	1.00	11
4-6 PM Peak Hour Exit	0.04	0.00	1.00	15
4-6 PM Peak Hour Total	0.07	0.00	1.00	26
AM Pk Hr, Generator, Enter	0.00	0.00	1.00	0
AM Pk Hr, Generator, Exit	0.00	0.00	1.00	0
AM Pk Hr, Generator, Total	0.00	0.00	1.00	0
PM Pk Hr, Generator, Enter	0.00	0.00	1.00	0
PM Pk Hr, Generator, Exit	0.00	0.00	1.00	0
PM Pk Hr, Generator, Total	0.00	0.00	1.00	0
Friday 2-Way Volume	0.00	0.00	1.00	0
Fri 4-6 PM Peak Hour Enter	0.04	0.00	1.00	15
Fri 4-6 PM Peak Hour Exit	0.03	0.00	1.00	12
Fri 4-6 PM Peak Hour Total	0.07	0.26	1.00	26
Fri PM Pk Hr of Gen. Enter	0.20	0.00	1.00	76
Fri PM Pk Hr of Gen. Exit	0.16	0.00	1.00	59
Fri PM Pk Hr of Gen. Total	0.36	0.00	1.00	135
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.26	0.00	1.00	98
Saturday Peak Hour Exit	0.20	0.00	1.00	75
Saturday Peak Hour Total	0.46	0.00	1.00	173
Sunday 2-Way Volume	0.00	0.00	1.00	0
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.
Source: ITE - Trip Generation Manual, 9th Ed.

TRIP GENERATION BY MICROTRANS

Land Use: 444
Movie Theater with Matinee

Independent Variables with One Observation

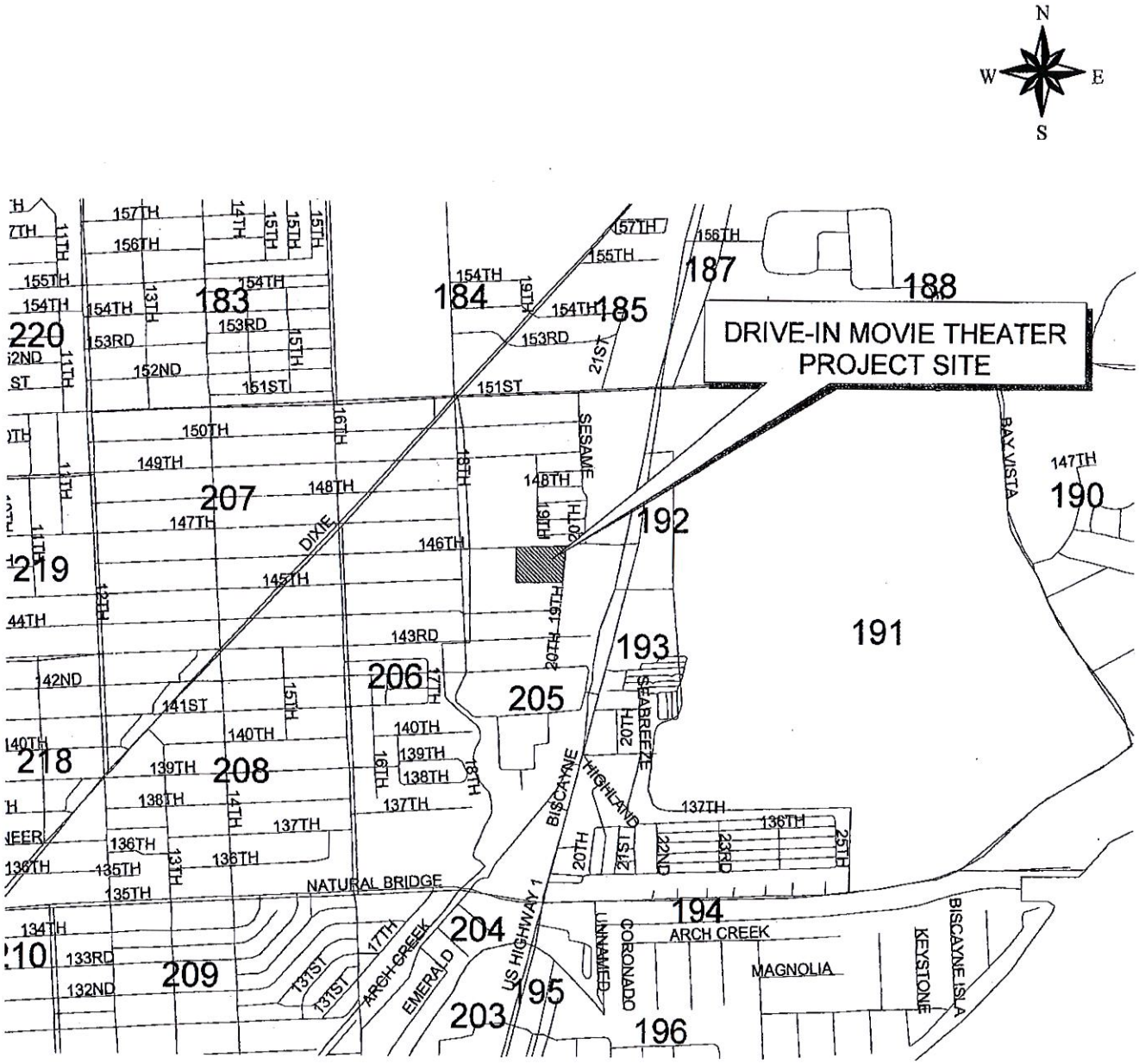
The following trip generation data are for independent variables with only one observation. This information is shown in this table only; there are no related plots for these data.

Users are cautioned to use data with care because of the small sample size.

Independent Variable	Trip Generation Rate	Size of Independent Variable	Number of Studies	Directional Distribution
1,000 Square Feet Gross Floor Area				
Friday P.M. Peak Hour of Generator	26.70	31	1	56% entering, 44% exiting
Saturday	99.28	28	1	50% entering, 50% exiting
Sunday	81.90	28	1	50% entering, 50% exiting
Sunday Peak Hour of Generator	10.75	28	1	Not available
Movie Screens				
Weekday P.M. Peak Hour of Generator	37.83	6	1	52% entering, 48% exiting
Friday	348.33	6	1	50% entering, 50% exiting
Seats				
Friday P.M. Peak Hour of Generator	0.36	2,250	1	56% entering, 44% exiting
Saturday	2.24	1,236	1	50% entering, 50% exiting
Sunday	1.85	1,236	1	50% entering, 50% exiting
Sunday Peak Hour of Generator	0.24	1,236	1	Not available

Appendix B: Trip Distribution / Assignments

TRAFFIC ANALYSIS ZONE
TAZ 205



S65tazs_35.shp
St_roads.shp
Dade_av.shp

TABLE: A2

Drive-in Movie Theater
Project Quadrant Distribution (AM Peak Hour)
(TAZ 205)

DIRECTION	DISTRIBUTION (%) DESIGN YEAR	DIRECTION	DISTRIBUTION	AM PEAK HOUR		
				IN	OUT	TOTAL
NNE	22.33	NORTH	40.08%	1	1	2
ENE	4.36					
ESE	1.41	EAST	5.77%	0	0	0
SSE	6.16					
SSW	19.30	SOUTH	25.46%	0	1	1
WSW	15.36					
WNW	13.34	WEST	28.69%	0	0	0
NNW	17.74					
TOTAL	100.00		100.00%	1	2	3

AM PEAK HOUR

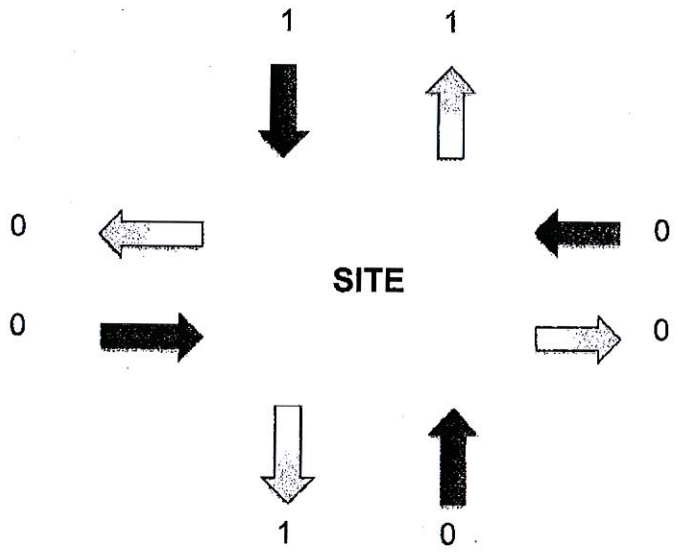


TABLE: A2-1

Drive-in Movie Theater

Project Cardinal Distribution (AM Peak Hour)

(TAZ 205)

DIRECTION	DISTRIBUTION PERCENTAGES (%)			AM PEAK HOUR		
	MIAMI-DADE LRTP MODEL YEAR		DESIGN YEAR	IN	OUT	TOTAL
	2005	2035	2016			
NNE	20.44	25.60	22.33	1	0	1
ENE	4.16	4.70	4.36	0	0	0
ESE	1.54	1.18	1.41	0	0	0
SSE	5.92	6.58	6.16	0	0	0
SSW	19.74	18.53	19.30	0	1	1
WSW	17.03	12.47	15.36	0	0	0
WNW	13.49	13.07	13.34	0	0	0
NNW	17.67	17.87	17.74	0	1	1
TOTAL	100.00	100.00	100.00	1	2	3

Note:

Based on Miami-Dade Transportation Plan (to the Year 2035) Directional Trip Distribution Report, October 2009. Since the current data is only available for the model years 2005 and 2035, the eight (8) cardinal directions were interpolated to the design year of 2014.

NOT USED

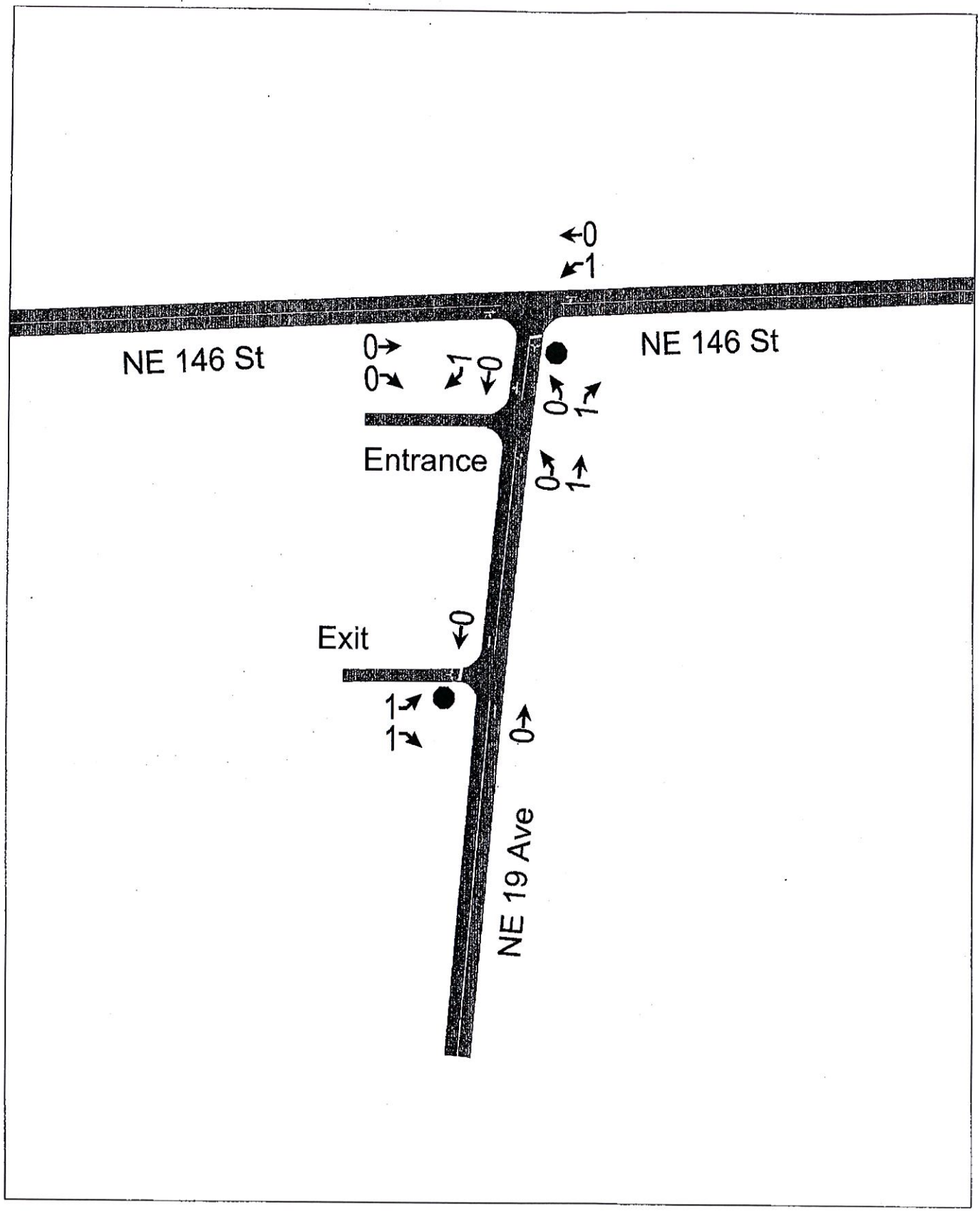
TABLE: A2-2

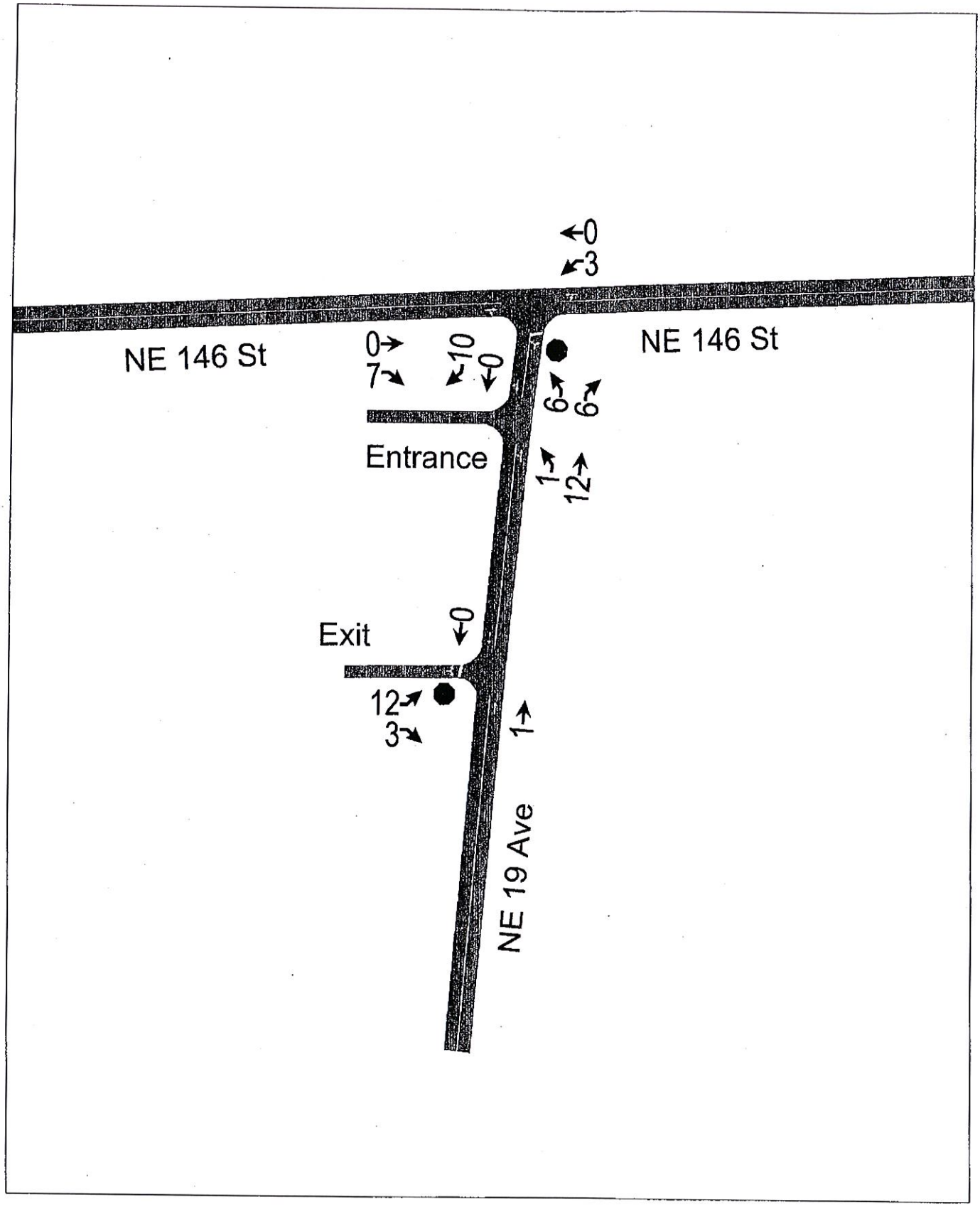
AM PEAK HOUR	IN	OUT	TOTAL
VOLUME:	1	2	3
PERCENT:	33.33%	66.67%	(Calculated)

DIRECTION	DISTRIBUTION %	INGRESS		EGRESS		TOTAL
		CALCULATED	USED	CALCULATED	USED	
NNE	22.33	0.22332	1	0.44664	0	1
ENE	4.36	0.04358	0	0.08716	0	0
ESE	1.41	0.01408	0	0.02816	0	0
SSE	6.16	0.06162	0	0.12324	0	0
SSW	19.30	0.192963333	0	0.385926667	1	1
WSW	15.36	0.15358	0	0.30716	0	0
WNW	13.34	0.13336	0	0.26672	0	0
NNW	17.74	0.177433333	0	0.354866667	1	1
TOTAL	100.00	0.999936667	1	1.999873333	2	3

Dezer Drive-In Movie Theater

AM Peak Hour Site Traffic



Dezer Drive-In Movie Theater

PM Peak Hour Site Traffic