



Public Works Traffic Analysis Comments

Date: 4-10-2024

Subject: Smart Stop Storage Trip Generation

Permit: PLAN-2310-0062

Date Submitted: 4-10-2024

3rd Review

Results of the Review:

Approval Recommended

Doral Public Works Department has completed its review of the Trip Generation Memorandum as prepared by JFO Group, Inc. for the expansion of the existing Smart Stop Storage located on the northwest corner of NW 33rd St and NW 104th Avenue in Doral, Florida. At this time, the applicant is proposing to expand the existing mini warehouse storage. The applicant proposes 85,826 Sq. Ft of additional mini warehouse storage. The Public Works Department recommends approval.

Advisory comments below are necessary during site plan review process and implementation of the project:

- Ensure vehicles that use the outbound only east driveway are only allowed to make right turn. Based on existing pavement markings no left turn is allowed.
- Approval is subject to review from City of Doral Public Works Department - Plans Review.
- Compliance with the applicable sections of the City's Land Development Code Chapter 77.
- Implementation of the proposed project dealing with roadway construction work, installation of signage, pavement markings and other needed items shall conform to all applicable requirements, standards and regulations of the latest version of the Manual on Uniform Traffic Control Devices (MUTCD), City of Doral, Miami-Dade County Department of Transportation and Public Works, and Miami-Dade Fire Rescue Department.

Aaron Kosh, P.E.
 Project Coordinator
 1 SE 3rd Avenue, Suite 1760
 Miami, FL 33131
 o 786-681-0800

Re: SmartStop Storage (Doral)
NWC NW 33rd Street & NW 104th Avenue
Trip Generation
Property ID: 35-3029-001-0250

JFO Group Inc. has been retained to prepare a trip generation comparing existing and proposed conditions at the SmartStop Storage site located at the northwest corner of NW 33rd Street & NW 104th Avenue in the City of Doral, Florida. This statement is associated with a site plan amendment application to add ±85,826 SF of Mini Warehouse uses. Figure 1 shows the project location in relation to the transportation network. Property ID associated with this project is 35-3029-001-0250. Exhibit 1 includes a copy of the property appraiser data for the subject site while Exhibit 2 includes a conceptual site plan.

Project traffic potentially generated by the existing and proposed project was calculated using the Institute of Transportation Engineers (ITE) publication *Trip Generation Manual, 11th Edition*. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R² of at least 0.75, fitted curve equations were used. Exhibit 3 includes an excerpt from the ITE Trip Generation manual for the trip generation rates used in this analysis. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions.



Figure 1 : Project Location

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	Pass-By %	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Mini-Warehouse	151	1.45	0%	59%	41%	0.09	47%	53%	0.15

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the existing and proposed development. According to Table 2, the proposed changes will be expected to generate additional traffic during daily, AM and PM peak hour conditions.

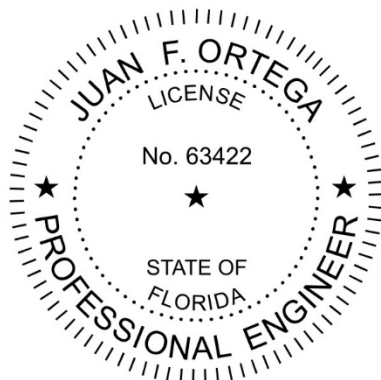
Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING/VESTED DEVELOPMENT								
Mini-Warehouse	31,413 SF	46	2	1	3	2	3	5
Net Existing Traffic		46	2	1	3	2	3	5
PROPOSED DEVELOPMENT								
Mini-Warehouse	117,239 ¹ SF	170	6	5	11	8	10	18
Net Proposed Traffic		170	6	5	11	8	10	18
Net Traffic		124	4	4	8	6	7	13

Traffic generated by the proposed changes to the subject site has been evaluated following the latest edition of the ITE *Trip Generation Manual*. This analysis shows that the proposed request to add ±85,826 SF of Mini Warehouse uses will most likely generate 124 net daily trips where 8 (4 In/4 Out) trips will occur during the AM peak hour and 13 (6 In/7 Out) during the PM peak hour.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures: Exhibit 1: Property Appraiser
Exhibit 2: Site Plan
Exhibit 3: ITE Trip Generation

¹ = 10,471 X 3 (Existing Building) + 58,500 (3-Story Building) + 3,759 (Drive-Up Units) + 23,567 (RV/Boat Parking)

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on September 6, 2023 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/29/2022

Property Information	
Folio:	35-3029-001-0250
Property Address:	10451 NW 33 ST Doral, FL 33172-5912
Owner	SST II 10451 NW 33RD ST LLC
Mailing Address	111 CORPORATE DR 120 LADERA RANCH, CA 92694 USA
PA Primary Zone	7600 INTENSIVE USE
Primary Land Use	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	95,776 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	95,776 Sq.Ft
Lot Size	182,566 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2022	2021	2020
Land Value	\$7,877,970	\$7,177,600	\$6,477,442
Building Value	\$3,821,030	\$1,000,500	\$992,558
XF Value	\$0	\$0	\$0
Market Value	\$11,699,000	\$8,178,100	\$7,470,000
Assessed Value	\$8,995,910	\$8,178,100	\$7,470,000

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$2,703,090		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

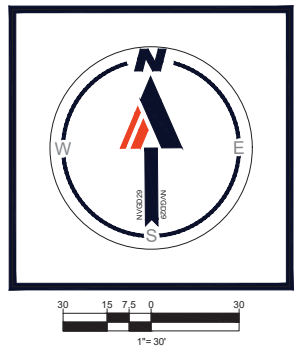
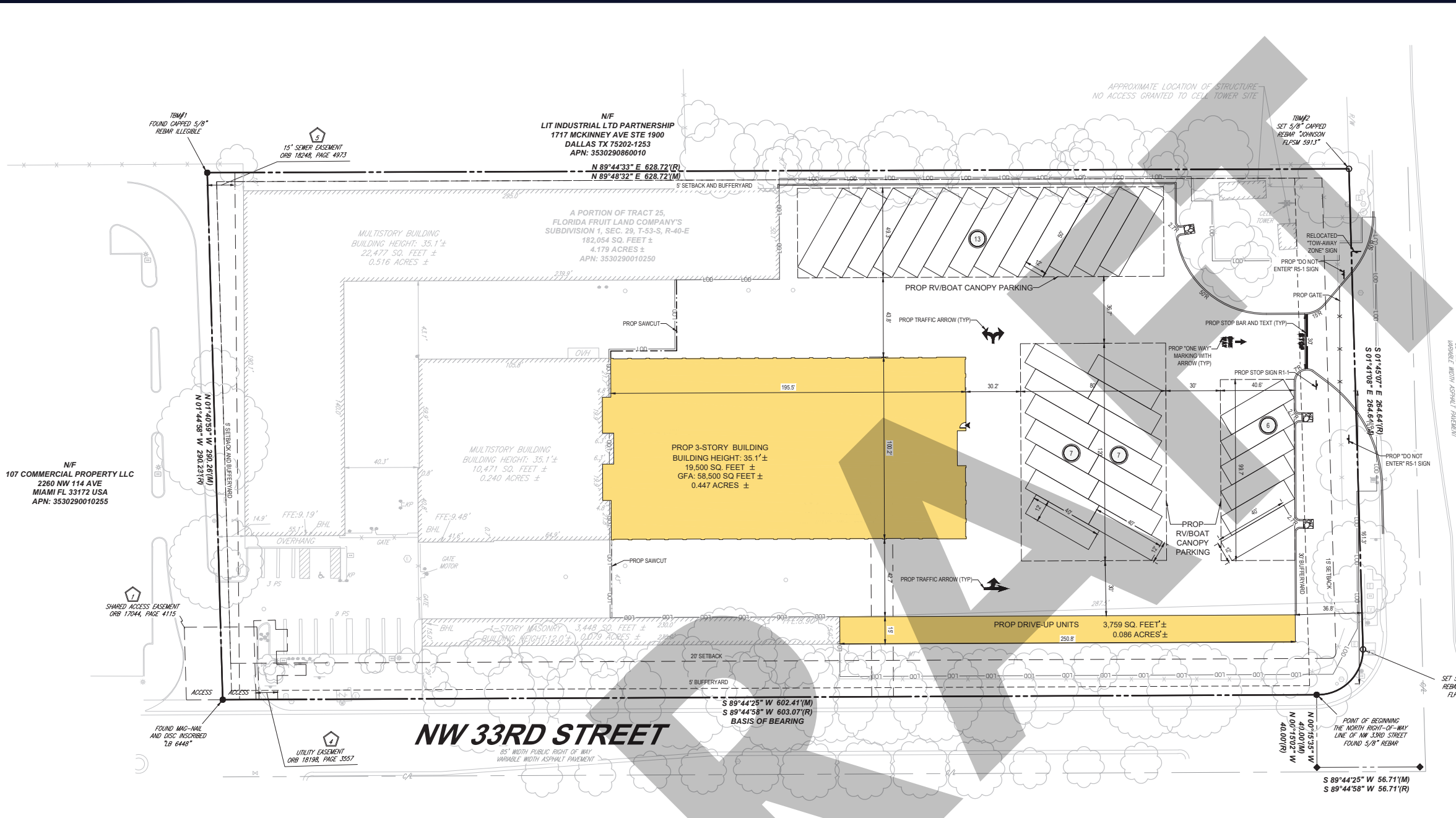
Short Legal Description
29 53 40 4.19 AC
FLA FRUIT LAND CO SUB PB 2-17
E660FT OF TR 25 LESS S40FT
& LESS E30FT & EXT AREA OF CURVE
IN SE COR FOR R/W

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,995,910	\$8,178,100	\$7,470,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$11,699,000	\$8,178,100	\$7,470,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,995,910	\$8,178,100	\$7,470,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,995,910	\$8,178,100	\$7,470,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2016	\$24,838,800	30103-2207	Transfer where the sale price is verified to be part of a package or bulk sale.
01/01/2006	\$9,000,000	24156-4152	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



NW 104TH AVENUE

NW 33RD STREET

LEGEND

EX. PROPERTY LINE	---
EX. ADJACENT PROPERTY LINE	---
EX. ROADWAY CIL	---
PROP. PROPERTY LINE	---
PROP. BUFFER	---
PROP. SETBACK	---
PROP. PARKING COUNT	①
PROP. SIGN	▲
PROP. BUILDING ENTRANCES	▲
PROP. CONCRETE SIDEWALK	▨
PROP. STANDARD DUTY CONCRETE	▨
PROP. HEAVY DUTY CONCRETE	▨

SITE DATA TABLE

PARCEL ID/FOLIO NUMBER	35-3029-001-0250
SITE ADDRESS	10451 NW 33RD ST, DORAL, FL 33172
JURISDICTION	CITY OF DORAL
CURRENT ZONING	INDUSTRIAL (I)
PROPOSED ZONING	INDUSTRIAL (I)
OVERLAY DISTRICT	N/A
CURRENT LAND USE	SELF-STORAGE FACILITY
FUTURE LAND USE	INDUSTRIAL
FEMA FLOOD DESIGNATION	ZONE X & AE
TOTAL SITE AREA (AC)	4.179
DEVELOPED SITE AREA (AC)	2.291
TOTAL EXISTING BUILDING AREA (AC)	0.855
TOTAL PROPOSED BUILDING AREA (AC)	0.535
TOTAL BUILDING AREA (AC)	1.37
REQUIRED	
FLOOR AREA RATIO (FAR)	0.5 FIRST FLOOR, 0.25 SUBSEQUENT UPPER FLOORS
BUILDING HEIGHT	85 FT
MAXIMUM BUILDING COVERAGE	50%
TOTAL IMPERVIOUS AREA (AC)	2.11
TOTAL PERVIOUS AREA (AC)	2.07
PROPOSED	
FLOOR AREA RATIO (FAR)	0.535
BUILDING HEIGHT	35 FT
MAXIMUM BUILDING COVERAGE	33%
TOTAL IMPERVIOUS AREA (AC)	1.37
TOTAL PERVIOUS AREA (AC)	2.81
SETBACKS	
FRONT	20 FT
REAR	5 FT
LANDSCAPE BUFFER	
FRONT	5 FT
REAR	5 FT
PARKING STALLS TOTAL	
TRAILER PARKING STALLS TOTAL	11 SPACES
PARKING STALL DIMENSIONS	STANDARD 90' x 30 FT PARALLEL 22 FT x 9 FT
TRAILER PARKING STALLS DIMENSIONS	
ABLE DIMENSIONS (1-WAY)	20 FT
ABLE DIMENSIONS (2-WAY)	24 FT

SITE NOTES:

- THE PROPOSED ACTIVITIES SHALL COMPLY WITH THE CITY OF DORAL DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
- SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH F.D.O.T. AND THE CITY OF DORAL LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
- ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. BIC INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADIUS DIMENSIONS ARE 5' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
- A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
- IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
- ANY DAMAGED SIDEWALK OR CURB WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
- ALL DISTURBED AREAS WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE SODDED.
- STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS".
- NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
- ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
- FDWP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
- PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
- UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.

RIGHT-OF-WAY NOTES:

- A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- ALL AREAS WITHIN THE COUNTY OR F.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY/COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
- FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.

ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

Sunshine811
 Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

NOT APPROVED FOR CONSTRUCTION
 THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.
 PROJECT NO.: FL220099.00
 DRAWN BY: LB
 CHECKED BY: AK
 DATE: 04/20/2023
 CAD ID.: SITE-0

PROP. SITE PLAN DOCUMENTS
 FOR
SmartStop Self Storage
 PROPOSED DEVELOPMENT
 10451 NW 33RD ST
 CITY OF DORAL
 35-3029-001-0250
 SEC 29 / TWIN 53 S / RING 40 E

BOHLER
 1 SE 3rd AVENUE
 SUITE 1760
 MIAMI, FLORIDA 33131
 Phone: (786) 681-0800
 FLORIDA BUSINESS CERT. OF AUTH. NO. 30780

SHEET TITLE:
SITE LAYOUT PLAN
 SHEET NUMBER:
C-301
 ORG. DATE - 04/20/2023

Land Use: 151 Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, Nevada, New Jersey, Texas, and Utah.

Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876, 1024, 1035

Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 16

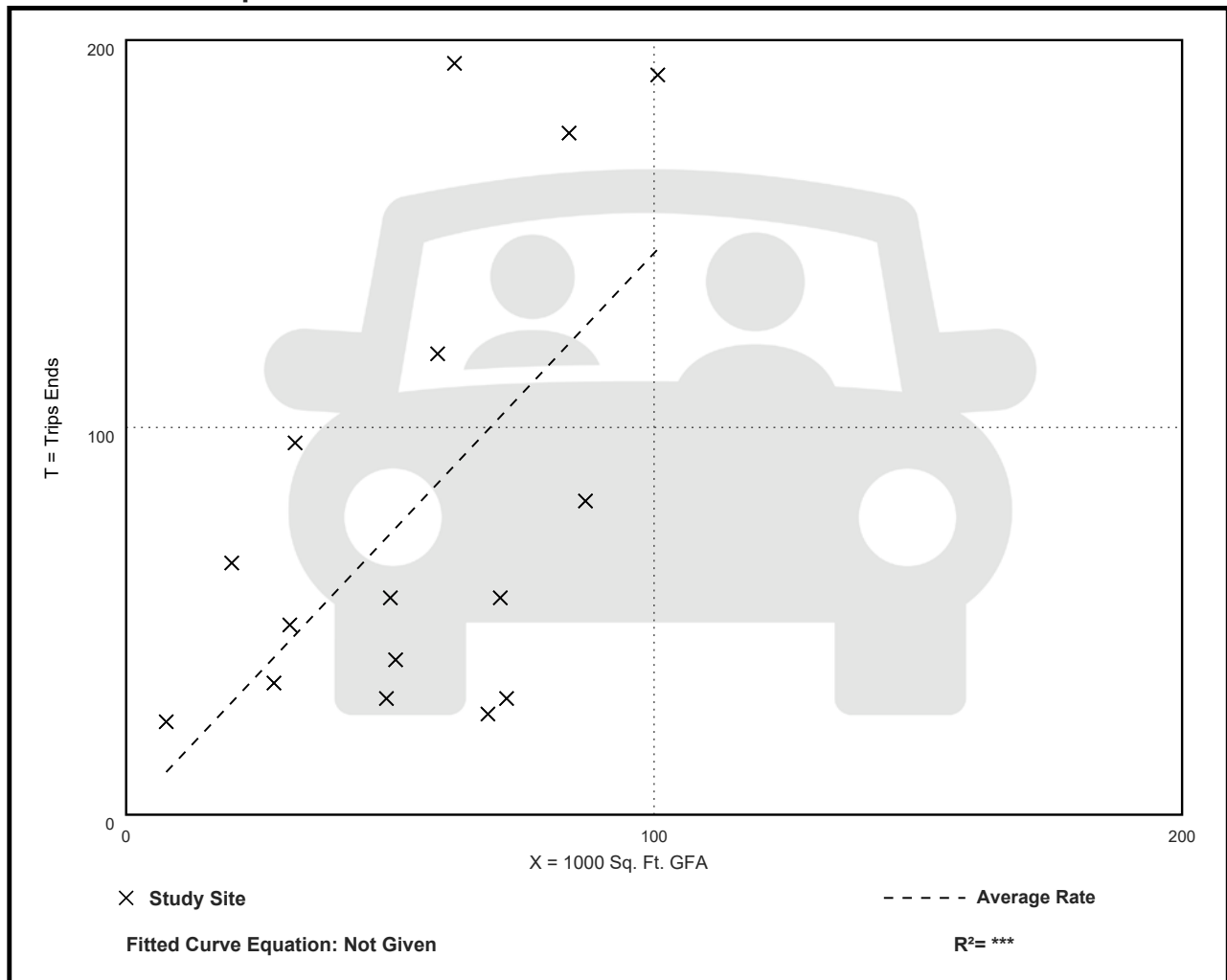
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

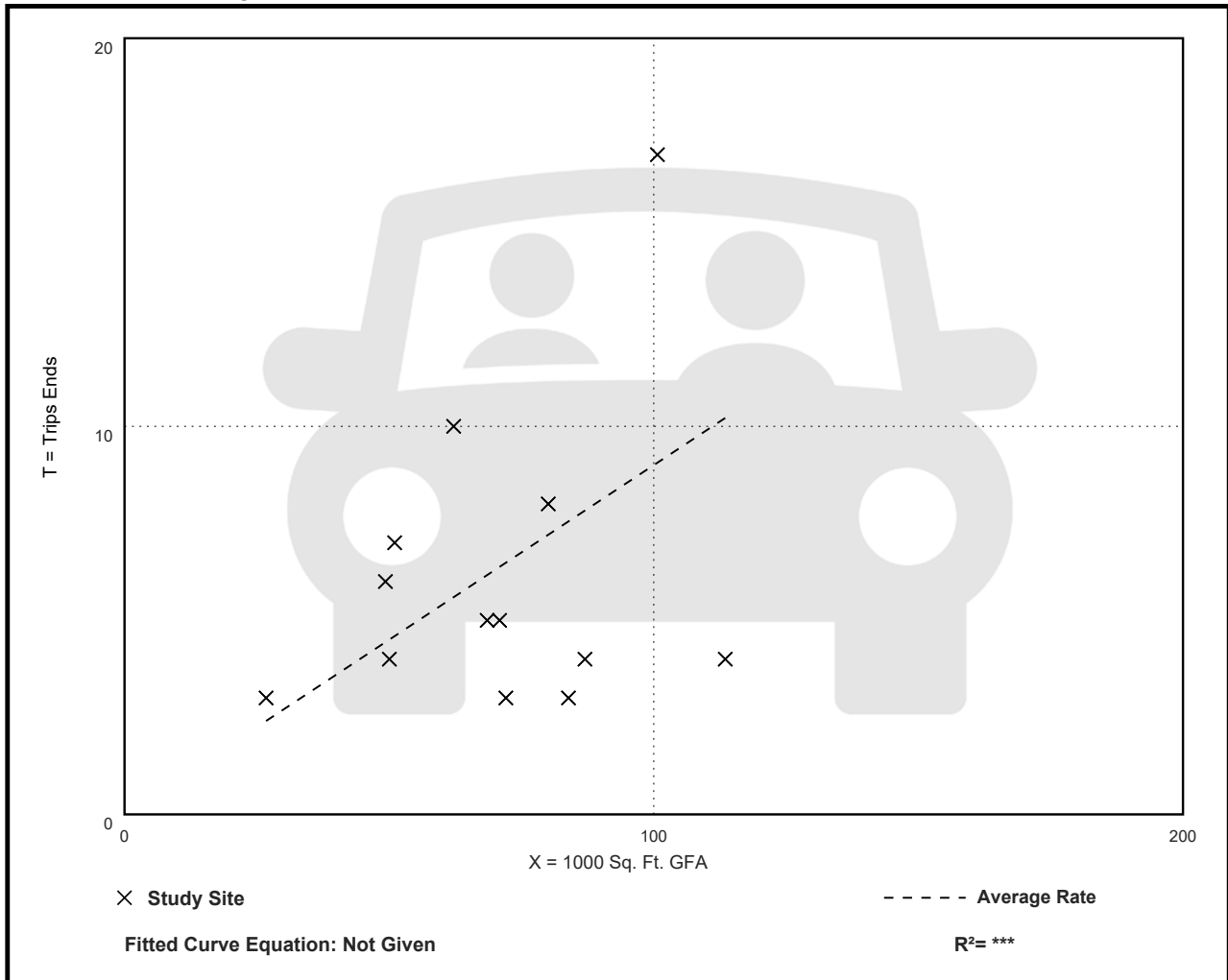
Avg. 1000 Sq. Ft. GFA: 70

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

Avg. 1000 Sq. Ft. GFA: 59

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation

