



June 6, 2018

Julian Maxwell Stein  
SMAX, LLC  
601 SE 5<sup>th</sup> Terrace, #S6  
Pompano Beach, Florida 33060

**RE:    *MLK Boulevard & NW 12<sup>th</sup> Avenue***  
          ***Turn Lane Evaluation***  
          ***Pompano Beach, Florida***

Kimley-Horn and Associates, Inc. has prepared a turn lane evaluation for the platted eastbound right-turn lane at the intersection of Dr. Martin Luther King Boulevard & NW 12<sup>th</sup> Avenue in the City of Pompano Beach, Florida. A warehouse site is proposed to be developed adjacent to the platted turn lane. The folio number for the site is 484234390010. The site is currently vacant and is proposed to be developed with 10,000 square feet of warehousing use. The attached *Figure 1* shows the location of the site and a site plan is included for reference.

## TRIP GENERATION

To determine the additional trips utilizing the subject turn lane as a result of the proposed development, a trip generation analysis was performed. The trip generation potential of the proposed development was calculated based upon trip generation rates and equations published for Land Use 150 (Warehousing) by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, Tenth Edition*. *Table 1* summarizes the trip generation potential for the daily, AM peak hour, and PM peak hour scenarios. As shown in *Table 1*, the proposed development has the potential to generate 61 net new external daily trips, 27 net new external AM peak hour trips (21 in, 6 out), and 29 net new external PM peak hour trips (8 in, 21 out).

**Table 1: Trip Generation Potential**

TRIP GENERATION POTENTIAL								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Scenario								
Warehousing (ITE 150)	10 KSF	61	27	21	6	29	8	21
Proposed Driveway Volumes		61	27	21	6	29	8	21
Net New External Trips		61	27	21	6	29	8	21
Land Use	Daily	AM Peak Hour			PM Peak Hour			Pass By
Warehousing (ITE 150)	T = 1.58(X) + 45.54	T = 0.12(X) + 25.32 (77% in, 23% out)			T = 0.12(X) + 27.82 (27% in, 73% out)			-

## TRAFFIC ASSIGNMENT

The AM and PM peak hour trips associated with the proposed development were assigned to the major roadway links on Dr. Martin Luther King Boulevard in the immediate vicinity of the project. *Figure 2* illustrates the project traffic assignment. Access to the site is proposed via a full-access driveway on NW 12<sup>th</sup> Avenue. As indicated in *Figure 2*, 50% of the project trips are anticipated to make an eastbound right-turn onto NW 12<sup>th</sup> Avenue to access the site.

## TURN LANE EVALUATION

To determine if an exclusive right-turn lane is required at the intersection of Dr. Martin Luther King Boulevard & NW 12<sup>th</sup> Avenue, turning movement counts were collected at the intersection during the AM and PM peak periods (7:00-9:00 AM and 4:00-6:00 PM) on Wednesday, May 23, 2018. A peak season conversion factor of 1.03 was applied to the existing counts to adjust for peak season conditions. The turning movement count data and a volume development worksheet are attached for reference.

*Figures 3 and 4* illustrate the AM and PM peak hour peak season existing trips plus the additional trips generated by the proposed adjacent development.

The peak season existing trips plus the additional trips generated by the proposed adjacent development utilizing the subject turn were compared to the turn lane thresholds identified in Section 5-195 of the Broward County Code of Ordinances. According to the Code,

*A right turn lane shall be provided if the street's speed limit equals or exceeds thirty-five (35) MPH or if the development will generate one hundred (100) or more right turns from the driveway onto the side street during the peak hours.*

As illustrated in *Figures 3 and 4*, a maximum of 21 right turns in the AM peak hour and 7 right turns in the PM peak hour are anticipated at the intersection of Dr. Martin Luther King Boulevard & NW 12<sup>th</sup> Avenue following buildout of the adjacent development. Considering the low volume of right-turns onto NW 12<sup>th</sup> Avenue, an exclusive right-turn lane is not recommended.


## CONCLUSION

The site located adjacent to the platted right-turn lane at the intersection of Dr. Martin Luther King Boulevard & NW 12<sup>th</sup> Avenue is proposed to be developed with 10,000 square feet of warehousing use. As shown in this evaluation, the peak season existing trips plus the additional trips generated by the proposed adjacent development making an eastbound right-turn onto NW 12<sup>th</sup> Avenue do not meet the threshold for requiring an exclusive right-turn lane; therefore, an exclusive right-turn lane is not recommended at this location.

Should you have any questions regarding this analysis, please contact me via telephone at (561) 840-0874 or via e-mail at [adam.kerr@kimley-horn.com](mailto:adam.kerr@kimley-horn.com).

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Adam B. Kerr, P.E.  
Transportation Engineer  
06 JUNE 2018  
Florida Registration  
Number 64773  
Certificate of Authorization  
Number 696

Attachments

K:\WPB\_TPTO\Kraemer\Pompano Warehouse.docx



<b>Site Address</b>	MARTIN LUTHER KING BOULEVARD, POMPANO BEACH FL 33069	<b>ID #</b>	4842 34 39 0010
<b>Property Owner</b>	X-MAIL CORP	<b>Millage</b>	1512
<b>Mailing Address</b>	1309 SE 1 ST POMPANO BEACH FL 33060	<b>Use</b>	40
<b>Abbr Legal Description</b>	KEVIN THOMAS-SCOT GREVE PLAT 177-80 B PARCEL A		

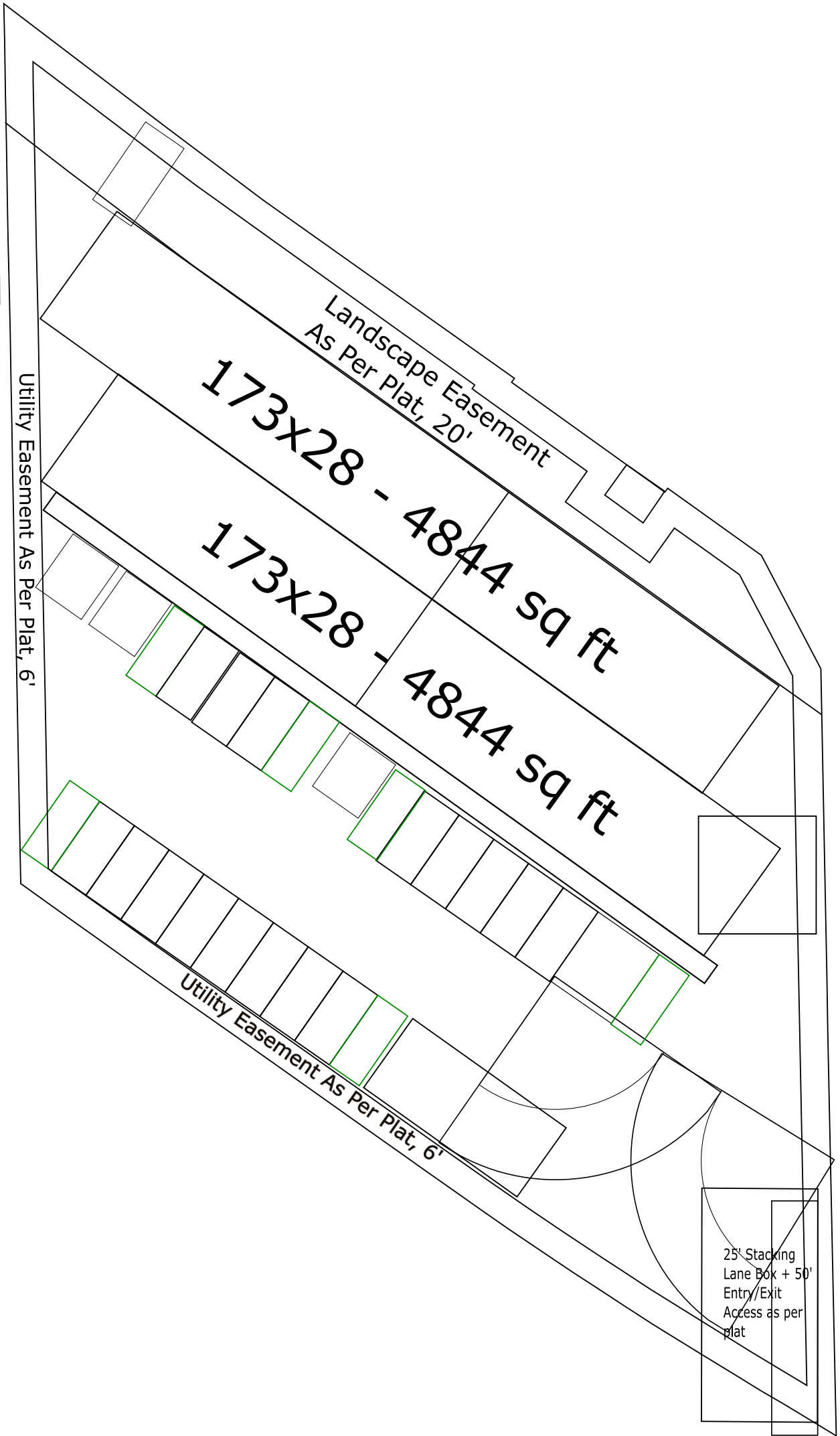
The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$343,420		\$343,420	\$343,420	
2017	\$343,420		\$343,420	\$343,420	\$6,846.34
2016	\$343,420		\$343,420	\$343,420	\$6,957.69

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$343,420	\$343,420	\$343,420	\$343,420
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$343,420	\$343,420	\$343,420	\$343,420
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$343,420	\$343,420	\$343,420	\$343,420

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/6/2015	DRR-T		113415333	\$11.00	31,220	SF
6/18/2015	WD-Q	\$450,000	113066906			
4/21/2004	DRR		37330 / 1295			
6/28/2002	WD	\$125,000	33556 / 1023			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
L			3A					
1			.72					



Landscape Easement  
As Per Plat, 20'

173x28 - 4844 sq ft

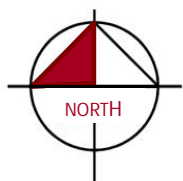
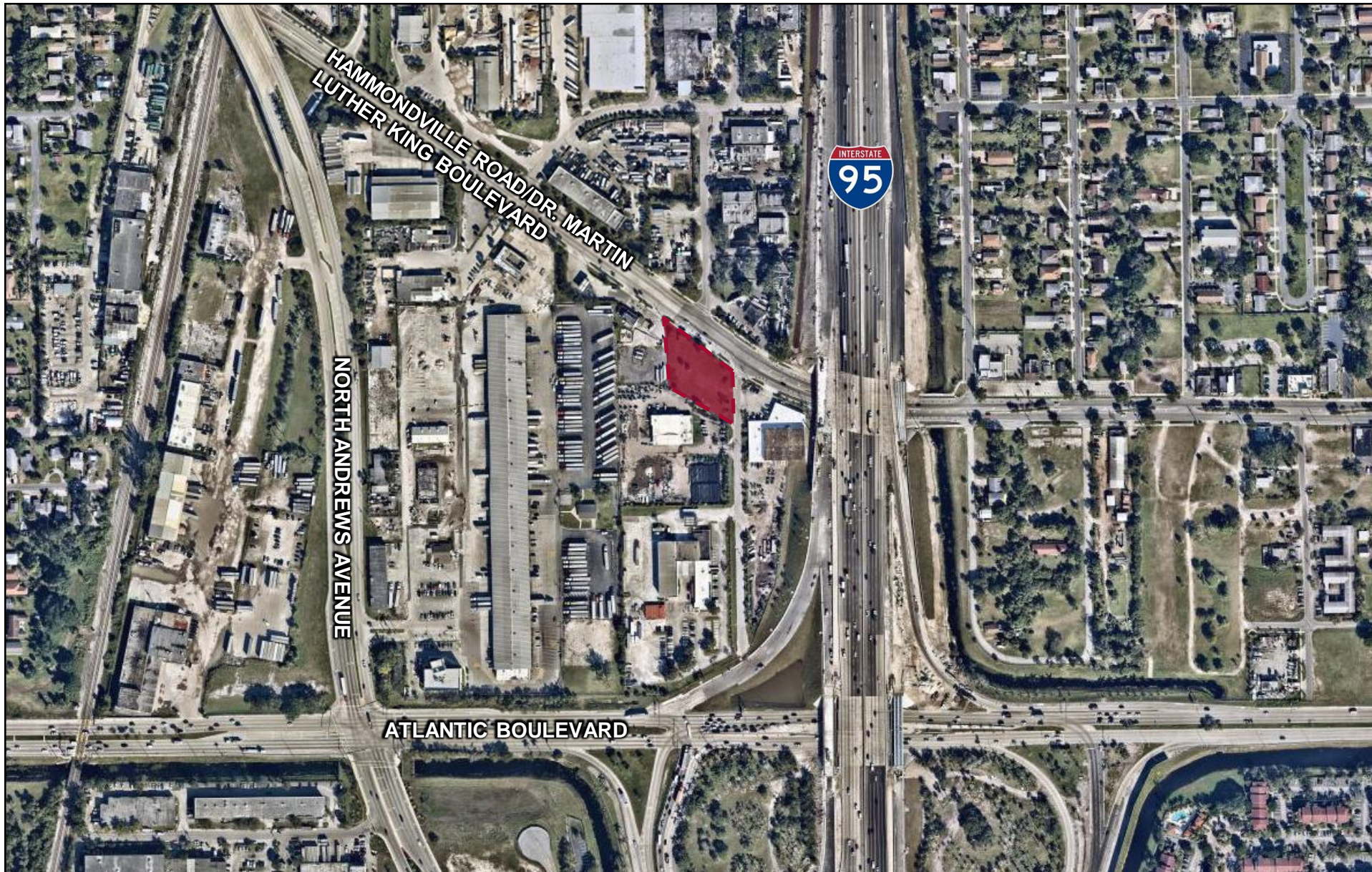
173x28 - 4844 sq ft

Utility Easement As Per Plat, 6'

Utility Easement As Per Plat, 6'

25' Stacking  
Lane Box + 50'  
Entry/Exit  
Access as per  
plat





LEGEND



Adjacent Development Project Site

FIGURE 1  
ADJACENT DEVELOPMENT  
SITE LOCATION





#### LEGEND



Adjacent Development Project Site

XX%

Project Traffic Assignment

FIGURE 2  
PROJECT TRAFFIC ASSIGNMENT

# DR. MARTIN LUTHER KING BOULEVARD & NW 12TH AVENUE

Growth Rate = 1.00%  
Peak Season = 1.03 1.03

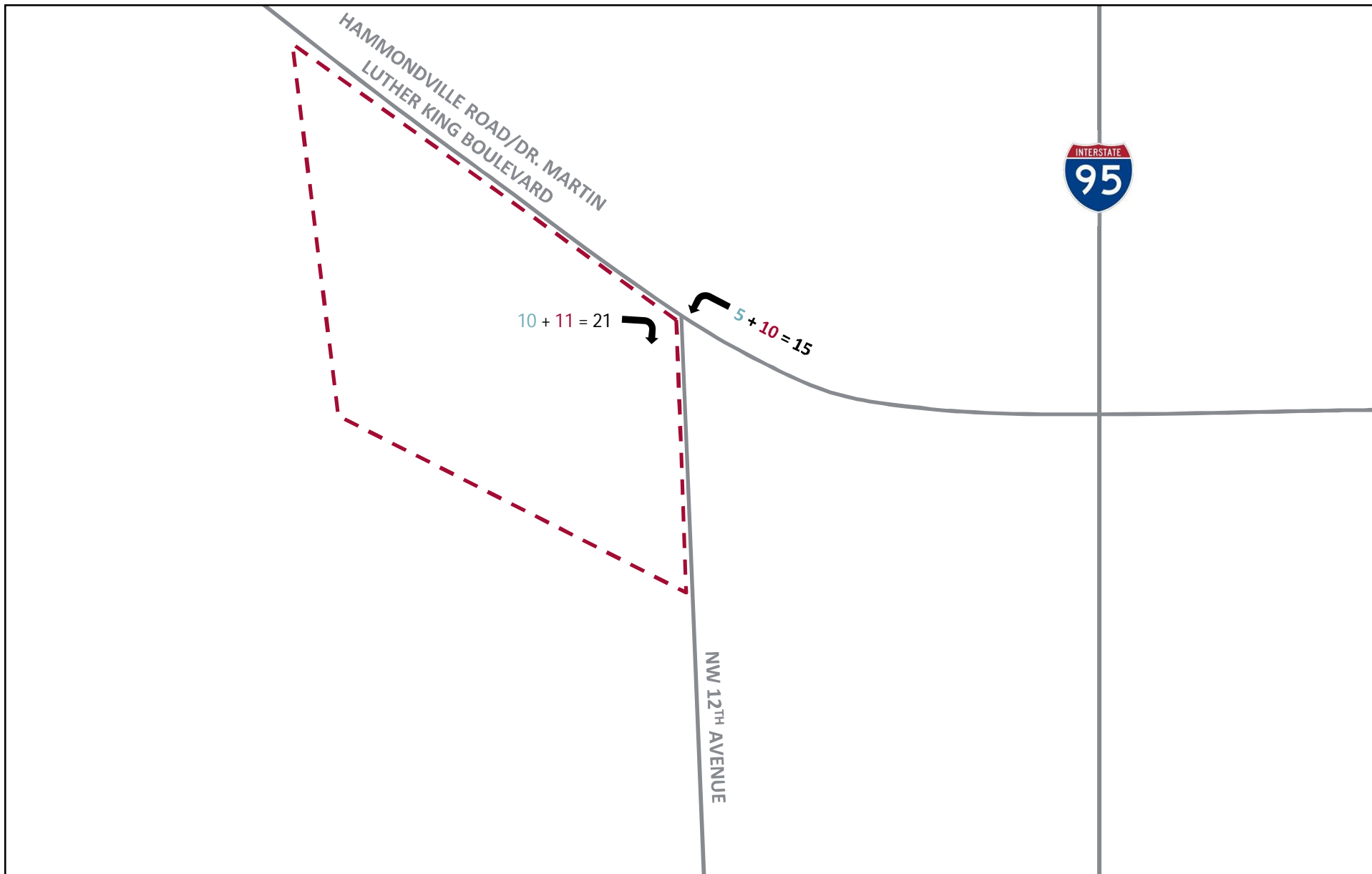
## AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/23/2018	6	0	0	11	0	10	13	900	10	5	598	48
Peak Season Volume	6	0	0	11	0	10	13	927	10	5	616	49
Project Traffic												
Inbound Traffic Assignment									50.0%	50.0%		
Inbound Traffic Volumes									11	10		
Outbound Traffic Assignment	50.0%		50.0%									
Outbound Traffic Volumes	3		3									
Project Traffic	3		3						11	10		
Total Traffic w/o RTOR	9	0	3	11	0	10	13	927	21	15	616	49
TOTAL TRAFFIC	9	0	3	11	0	10	13	927	21	15	616	49

## PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/23/2018	13	0	3	40	0	19	7	749	3	4	842	12
Peak Season Volume	13	0	3	41	0	20	7	771	3	4	867	12
Project Traffic												
Inbound Traffic Assignment									50.0%	50.0%		
Inbound Traffic Volumes									4	4		
Outbound Traffic Assignment	50.0%		50.0%									
Outbound Traffic Volumes	11		10									
Project Traffic	11		10						4	4		
Total Traffic w/o RTOR	24	0	13	41	0	20	7	771	7	8	867	12
TOTAL TRAFFIC	24	0	13	41	0	20	7	771	7	8	867	12





Adjacent Development  
Project Site

LEGEND

XX

Peak Season Existing Trips

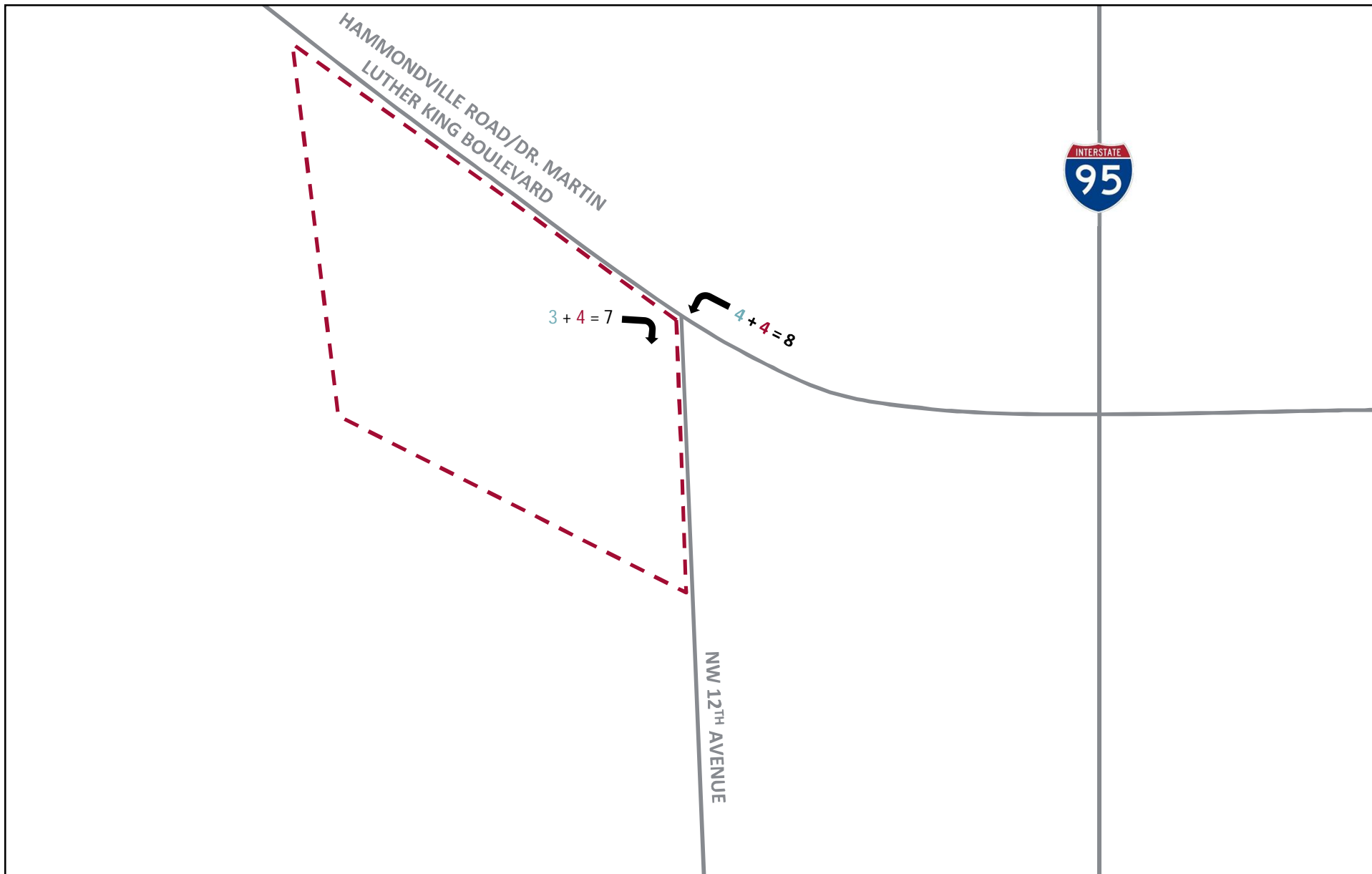
XX

Adjacent Development Project Trips

XX

Total Trips

FIGURE 3  
AM PEAK HOUR  
TOTAL VOLUMES



Adjacent Development  
Project Site

LEGEND

XX

Peak Season Existing Trips

XX

Adjacent Development Project Trips

XX

Total Trips

FIGURE 4  
PM PEAK HOUR  
TOTAL VOLUMES

## TRAFFIC SURVEY SPECIALISTS, INC.

HAMMONDVILLE ROAD &amp; NW 12TH AVENUE

85 SE 4TH AVENUE, UNIT 109

Site Code : 00180096

DELRAY BEACH, FLORIDA

Start Date: 05/23/18

COUNTED BY: MARISA CRUZ

PHONE (561)272-3255

File I.D. : HAMM12AV

NOT SIGNALIZED

Page : 1

## ALL VEHICLES

NW 12TH AVENUE					HAMMONDVILLE ROAD					NW 12TH AVENUE					HAMMONDVILLE ROAD					
From North					From East					From South					From West					
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		Total
Date 05/23/18 -----																				
07:00	0	1	0	0	0	0	116	7	0	1	0	0	0	0	0	1	162	4		292
07:15	0	2	0	1	0	0	157	12	0	0	0	0	0	0	0	0	242	1		415
07:30	0	0	0	2	0	1	166	11	0	1	0	0	0	0	0	8	236	2		427
07:45	0	2	0	6	0	1	136	9	0	1	0	0	0	0	0	1	207	0		363
Hr Total	0	5	0	9	0	2	575	39	0	3	0	0	0	0	0	10	847	7		1497
08:00	0	7	0	1	1	2	139	16	0	4	0	0	0	0	0	4	215	7		396
08:15	0	2	0	3	0	1	123	10	0	0	0	0	3	0	0	7	197	3		349
08:30	0	1	0	2	0	1	103	6	0	2	0	0	1	0	0	1	222	4		343
08:45	0	4	0	0	1	5	136	7	0	0	0	0	0	0	0	2	216	3		374
Hr Total	0	14	0	6	2	9	501	39	0	6	0	0	4	0	0	14	850	17		1462
----- * BREAK * -----																				
16:00	0	7	0	6	0	3	192	6	0	1	0	0	0	0	0	6	186	1		408
16:15	0	9	0	5	1	1	184	3	0	4	0	0	0	0	0	2	168	0		377
16:30	0	12	0	3	0	1	230	4	0	5	0	0	1	0	0	3	181	0		440
16:45	0	5	0	8	0	1	182	4	0	2	0	0	1	0	0	2	172	1		378
Hr Total	0	33	0	22	1	6	788	17	0	12	0	0	2	0	0	13	707	2		1603
17:00	0	18	0	3	0	1	219	1	0	2	0	0	1	0	0	0	219	2		466
17:15	0	5	0	5	1	0	211	3	0	4	0	0	0	0	0	2	177	0		408
17:30	0	7	0	3	0	1	197	4	0	1	0	0	0	0	0	2	194	0		409
17:45	0	5	0	2	0	0	186	7	0	2	0	0	1	0	0	2	164	0		369
Hr Total	0	35	0	13	1	2	813	15	0	9	0	0	2	0	0	6	754	2		1652
-----																				
*TOTAL*	0	87	0	50	4	19	2677	110	0	30	0	0	8	0	0	43	3158	28		6214

COUNTED BY: MARISA CRUZ

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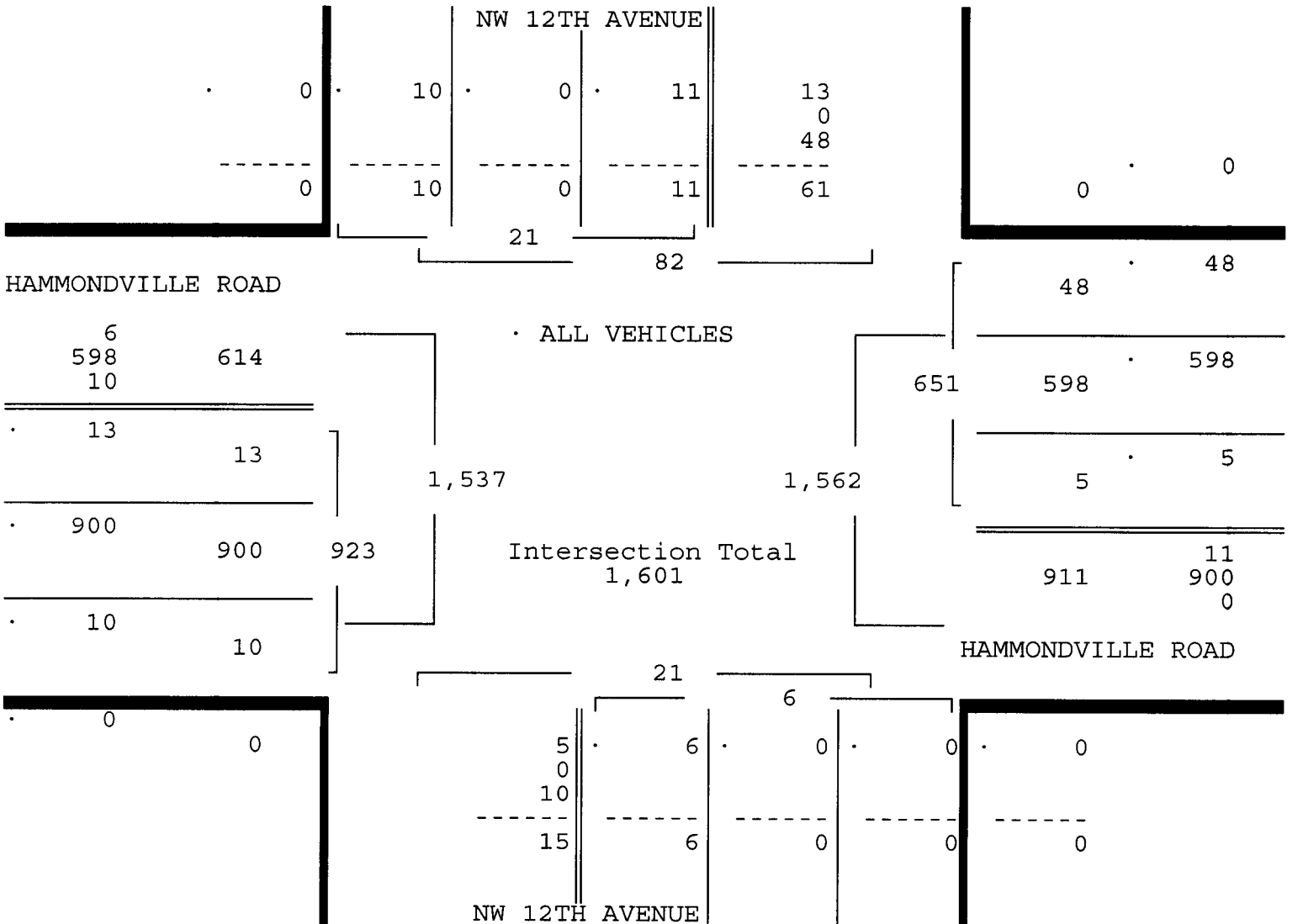
## ALL VEHICLES

NW 12TH AVENUE From North				HAMMONDVILLE ROAD From East				NW 12TH AVENUE From South				HAMMONDVILLE ROAD From West				Total
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	

Date 05/23/18

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 05/23/18

Peak start	07:15				07:15				07:15				07:15			
Volume	0	11	0	10	1	4	598	48	0	6	0	0	0	13	900	10
Percent	0%	52%	0%	48%	0%	1%	92%	7%	0%	100%	0%	0%	0%	1%	98%	1%
Pk total	21				651				6				923			
Highest	07:45				07:30				08:00				07:30			
Volume	0	2	0	6	0	1	166	11	0	4	0	0	0	8	236	2
Hi total	8				178				4				246			
PHF	.66				.91				.38				.94			





TRAFFIC SURVEY SPECIALISTS, INC.

HAMMONDVILLE ROAD & NW 12TH AVENUE

85 SE 4TH AVENUE, UNIT 109

Site Code : 00180096

DELRAY BEACH, FLORIDA

Start Date: 05/23/18

COUNTED BY: MARISA CRUZ

PHONE (561)272-3255

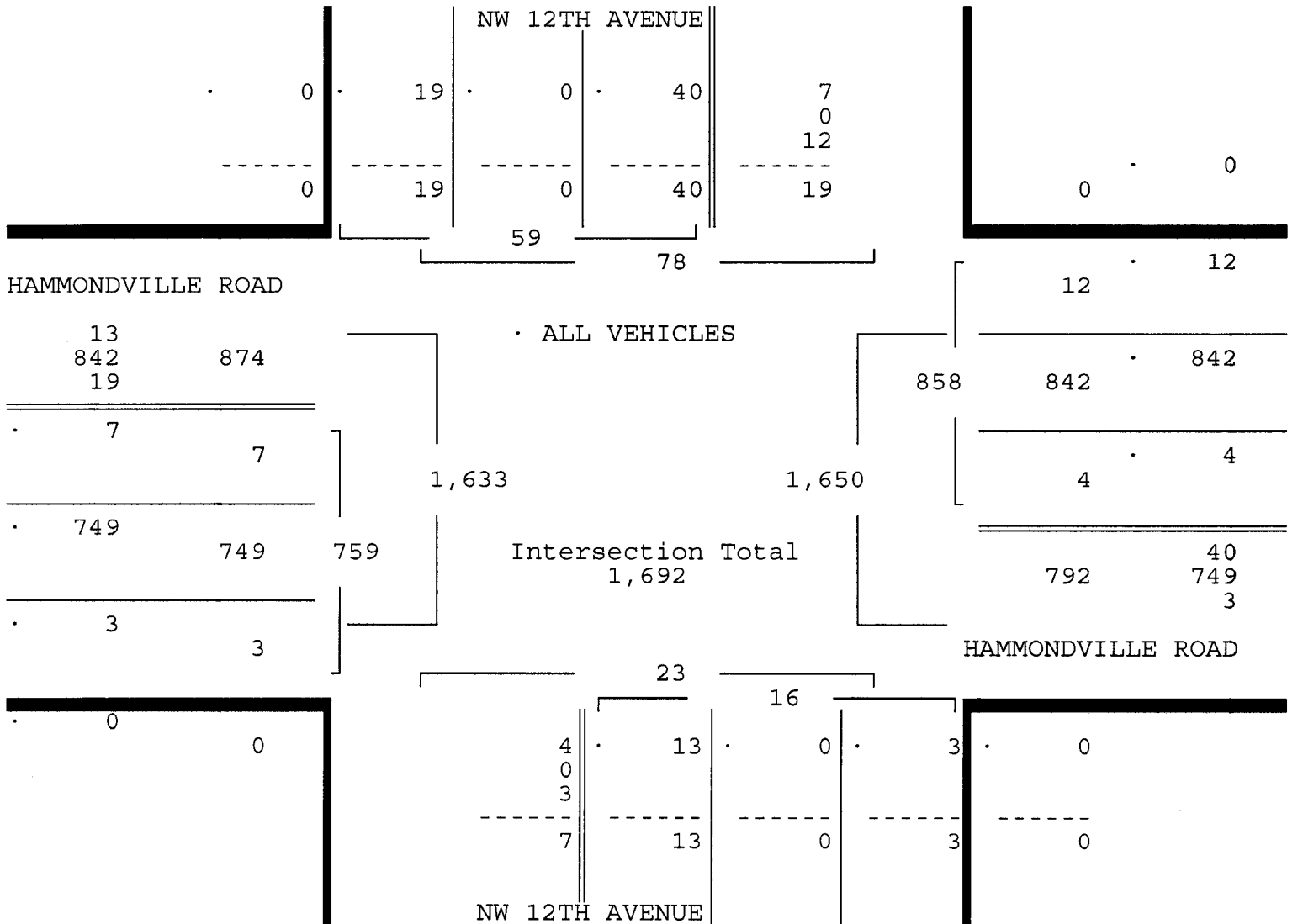
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NOT SIGNALIZED

Page : 3

ALL VEHICLES

NW 12TH AVENUE					HAMMONDVILLE ROAD					NW 12TH AVENUE					HAMMONDVILLE ROAD					Total
From North					From East					From South					From West					
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		
Date 05/23/18																				
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 05/23/18																				
Peak start 16:30					16:30					16:30					16:30					
Volume	0	40	0	19	1	3	842	12		0	13	0	3		0	7	749	3		
Percent	0%	68%	0%	32%	0%	0%	98%	1%		0%	81%	0%	19%		0%	1%	99%	0%		
Pk total	59				858					16					759					
Highest	17:00				16:30					16:30					17:00					
Volume	0	18	0	3	0	1	230	4		0	5	0	1		0	0	219	2		
Hi total	21				235					6					221					
PHF	.70				.91					.67					.86					



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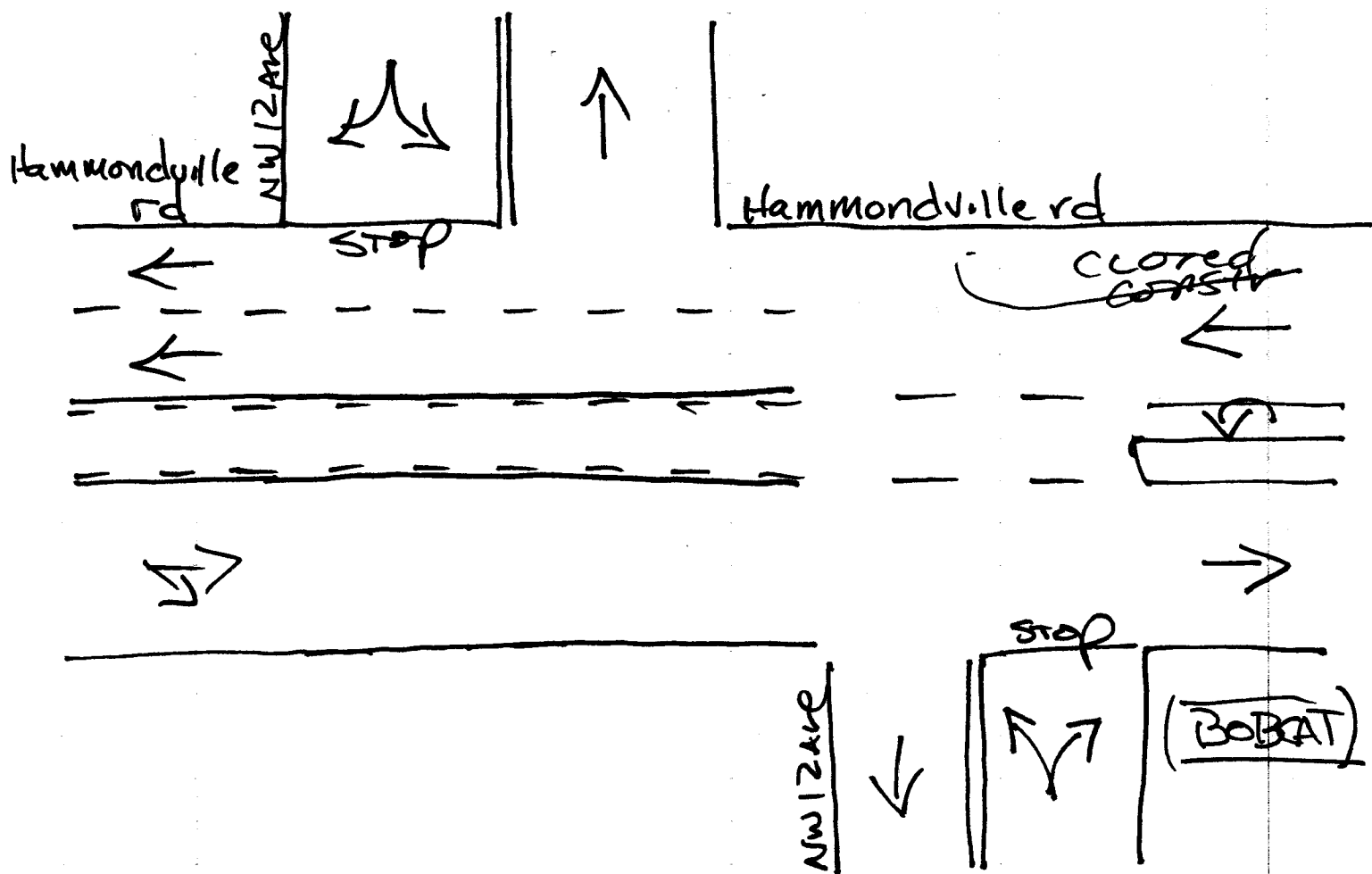
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Page : 1

## PEDESTRIANS &amp; BIKES

Date 05/23/18	NW 12TH AVENUE From North				HAMMONDVILLE ROAD From East				NW 12TH AVENUE From South				HAMMONDVILLE ROAD From West				Total
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	
07:00	0	1	0	1	0	0	0	0	0	2	0	1	0	0	0	0	5
07:15	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:30	0	1	0	1	0	0	0	0	0	1	0	1	0	0	0	0	4
07:45	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	3	0	3	0	0	0	0	0	4	0	2	0	0	0	0	12
08:00	0	1	0	1	0	0	0	0	0	4	0	1	0	0	0	0	7
08:15	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2
08:30	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
08:45	0	1	0	1	0	0	0	0	0	2	0	0	0	0	0	0	4
Hr Total	0	3	0	3	0	0	0	0	0	6	0	3	0	0	0	0	15
* BREAK *																	
16:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	2	0	0	0	0	0	0	0	0	0	1	0	0	0	0	3
16:45	0	1	0	0	0	0	0	1	0	0	0	1	0	0	0	0	3
Hr Total	0	5	0	0	0	0	0	1	0	0	0	2	0	0	0	0	8
17:00	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
17:15	0	1	0	2	0	0	0	0	0	2	0	0	0	0	0	0	5
17:30	0	3	0	1	0	0	0	0	0	2	0	2	0	1	0	1	10
17:45	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Hr Total	0	8	0	3	0	0	0	0	0	6	0	2	0	1	0	1	21
*TOTAL*	0	19	0	9	0	0	0	1	0	16	0	9	0	1	0	1	56

North



May 23, 2018  
Drawn by: Luis Palomino  
NOT Signalized