

LISA S. BERNSTEIN, PE

— TRAFFIC ENGINEER —

Mr. Rick Mitinger, P.E.
City Transportation Engineer
City of Hollywood – Department of Development Services
2600 Hollywood Boulevard, Suite 308
Hollywood, Florida 33022-9045

July 7, 2023

Re: Diplomat Landing Residential/Hotel Development Traffic Impact Study – 2nd Review
Phase 1 Only

Dear Mr. Mitinger:

I have reviewed the Diplomat Landing Residential Development Traffic Impact Study prepared June 27, 2023, by Kimley-Horn & Associates, Inc. for Phase 1 only. The review of the Traffic Impact Study is for the South Tower site for the Planning & Zoning Board meeting on July 11, 2023. The following comments are based on the second review of the information provided:

1. Figure 1 is missing.
2. Page 24, paragraph 2: Phase number is missing.
3. Tables 2 – 7 do not have the queueing information as requested for Phase 1. The queue lengths are provided only where there is project traffic. This does not help identify any potential concerns at the study intersections. The queueing information is included in the Synchro outputs which is why it was requested to be included in the intersection movement level of service and delay tables.
4. Please provide a Site Plan for Phase 1.
5. The Diplomat South Garage plans included in the traffic study do not match the architectural plans.
6. The Diplomat South Garage plans included in the traffic study show the bridge connection to the existing garage as being removed. The South Tower volumes assigned to this route would need to be reassigned if this is the plan for Phase 1.
7. The proposed connection to the Diplomat South Garage is not shown in the study.

8. The Diplomat South Garage plans should be provided for traffic circulation review.
9. The distribution shows that 65% of the vehicles will exit the South Tower driveway. The distribution then shows that 25% of those exiting vehicles are going NB and will choose to go south on SR A1A, from the South Tower driveway for almost a quarter mile to make a U-turn rather than exit at the Diplomat South Garage. There are 595 spaces required for the South Tower. There are 37 individual spaces and 10 tandem spaces (the 10 tandem spaces will more than likely be vehicles owned by the same family) on the ground floor (6% of the total parking required, 8% with the tandem). The same parking configuration is on the second floor. With those few spaces on the ground floor, it seems more likely that most of the parking will be in the Diplomat South Garage and would then be more likely to use that exit rather than driving down and over to the South Tower garage to exit and go down to the U-turn or traverse the floors of the Diplomat South Garage to get to the South Tower garage exit. The second-floor South Tower parking may also prefer to exit at the Diplomat South Garage. This may be true for southbound vehicles as well, as only 10% are assigned to exit at the Diplomat South Garage. Please re-evaluate the distribution at this location.
10. The lane geometry for Phase 1 and Phase 2 do not show the intersection at 4001 South Ocean Drive.
11. The Maneuverability Plan for Passenger Vehicles shows a “New Connection to Parking Garage” from the Service Entrance. The service area does not have sufficient width for two-way traffic. This connection shall be restricted to service vehicle access only.
12. The port cochere access is being analyzed as a separate intersection when it is not. The exit lane for the port cochere is at the stop bar for the signalized Diplomat South Driveway access. The issue with the exit having to access SR A1A right at the intersection needs to a part of the south driveway analyses. The right turns from the port cochere will only have gaps when SB is green. This is a bigger issue in Phase 2. The port cochere may not be analyzed as a separate intersection.
13. At SR A1A/Hallandale Beach Blvd, the north and south left turns are protected only, not permitted/protected. In addition, the cycle length is 100, not 139.

As stated, this review is for the South Tower, Phase 1, of the proposed project for the Planning & Zoning Board meeting on July 11, 2023. The traffic study submitted is for both the South Tower (residential condominiums) and the North Tower (resort hotel), both Phase 1 and Phase 2.

The traffic study submitted is still being reviewed for Phase 2. The Phase 1 comments will impact the Phase 2 information already provided.

The traffic study should not be revised until the Phase 2 comments have been provided. It may be beneficial to set up a meeting to discuss both the Phase 1 and Phase 2 comments prior to the study being revised.

If you have any questions or comments, please let me know.

Sincerely,



Lisa S. Bernstein, PE
Senior Traffic Engineer