

date: February 23, 2023  
to: Rick Buckeye, AICP, Senior Planner  
from: Eric Czerniejewski, P.E., ENV SP  
subject: BBX Oakland Logistics Park- LUPA Traffic Review

## MEMORANDUM

The Corradino Group, Inc (Corradino) has been requested to provide a traffic review of the BBX Oakland Logistics Park LUPA traffic analysis for the site development parcel located along the west side of NW 31<sup>st</sup> Avenue north of Oakland Park Boulevard and south of Middle River Canal in Oakland Park, Florida. The following are our initial traffic comments:

1. Please update Table 3d with the following revisions:
  - PM peak hour trips for the Industrial use should be 9 inbound and 55 outbound instead of 31 inbound and 33 outbound. [Response: Correction Made](#)
  - Please update the Difference in External Trips as necessary. [Response: External Trips remained the same](#)
2. Please provide more detailed footnote on Tables 1a, 1b, 2a, 2b, 4a and 4b. There should be clarity on whether the 2019 or 2020 Broward MPO tables were used for the existing AADT. Similarly, the future conditions should specify that the 2045 tables were used for the forecasted volumes. Please add narrative to the question responses that speaks to the use of 2019 volumes instead of the 2020 volumes due to COVID or other reasons. [Response: A note was added to the tables.](#)
3. Please confirm the data source used for the NW 39<sup>th</sup> Street corridor AADT. This is for the segment between NW 31<sup>st</sup> Avenue and NW 21<sup>st</sup> Avenue.
4. Please provide a detailed trip distribution/assignment map for the new site generated trips. The map should depict the trip distribution percentages per industry standard sources such as SERPM model run or existing traffic conditions. [Response: Figure 1 documents the trip distribution rationale.](#)

[Response Comment 3: Used the NW 38th Street data, east of NW 31st Avenue. It is believed Broward County labeled NW 39th Street incorrectly since there is no NW 38th Street in this area.](#)

5. Please provide updated narrative for response to Traffic Circulation Analysis Question #2 (see comment #2 of this traffic review memo) regarding use of 2019/2020 traffic data. [Response: Additional narrative was added to Question #2.](#)
6. Please provide updated narrative for response to Traffic Circulation Analysis Question #3 (see comment #1 of this traffic review memo) regarding trip generation calculations. [Response: Additional narrative was added to Question #3.](#)
7. Please update the Traffic Circulation Analysis Question #4 with additional narrative regarding the LOS F conditions on the Oakland Park Blvd. and NW 21<sup>st</sup> Avenue Road segments near the BBX Oakland Logistics Park site.  
[Response: Additional narrative was added to Question #4.](#)
8. Please update the Traffic Circulation Analysis Question #4 with additional narrative regarding any traffic impact from the new development on the traffic operations of the schools in the vicinity of the site such as Boyd Anderson High School and Lauderdale Lakes Middle School.  
[Response: Additional verbiage was added to Question #4 regarding the potential traffic impacts to the two schools located in the vicinity of the LUPA Site.](#)