



MEMORANDUM

To: Firat Akcay, City of Miami Beach

From: Adrian K. Dabkowski, P.E., PTOE
Alex Iliev, E.I.

AK

Cc: Josiel Ferrer, P.E., City of Miami Beach

Date: April 6, 2020

**Subject: 1910 Alton Road
Maneuverability Analysis**

Kimley-Horn and Associates, Inc. has prepared a maneuverability analysis for the 1910 Alton Road redevelopment. The areas included in the analysis include the valet drop-off/pick-up area and loading areas. The analysis was performed using Transoft Solutions Inc.'s *AutoTurn 10* software which applies vehicle turning templates consistent with American Association of State Highway and Transportation Officials' (AASHTO), *A Policy on Geometric Design of Highways and Streets*, 7th Edition. The analysis was prepared using passenger car (P) design vehicle for the valet drop-off/pick-up areas. Delivery vans comparable to P design vehicles will be used for deliveries and loading activities in the loading bays. The following summarizes the results of this analysis.

Valet

Access to the valet drop-off and pick-up area will be provided via Sunset Drive into the porte-cochere on-site. A P design vehicle will be able to maneuver into the porte-cochere area allowing space for up to three (3) vehicles of stacking, refer to Attachment A. Note that a passenger vehicle exiting the site will have to overrun part of the bulb-out located to the south of the site as a five (5) foot radius is provided at the driveway.

Loading Area Access

Delivery vans, comparable to P vehicles, will be used for loading activities at the site and will be able to maneuver on Sunset Drive into the loading areas on-site, however, with no internal turnaround in the site, a flagman or dockmaster will be needed to assist loading vans backing out of the site (exiting) the loading areas onto Sunset Drive.

Conclusion

In conclusion, passenger vehicles will be able to ingress into the site's porte-cochere area without any conflicts. Passenger vehicles exiting the site will have to overrun part of the bulb-out to the south of the site as a five (5) foot radius is provided at the driveway. Delivery vans will be able to ingress through the porte-cochere area without any conflicts and egress with the use of a flagman or dockmaster to assist loading vans backing out of the site (exiting) the loading areas onto Sunset Drive.

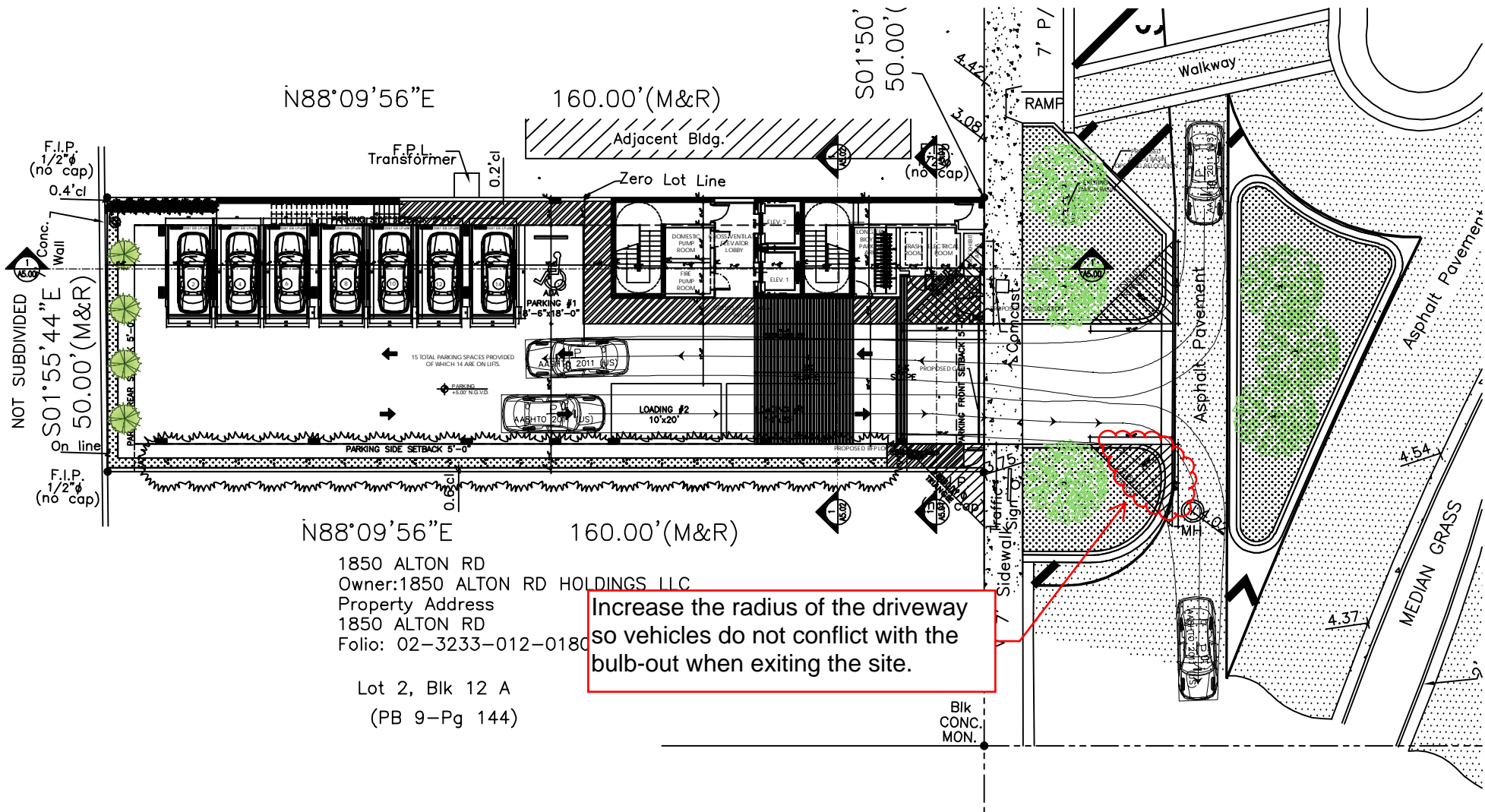
K:\FTL_TPTO\143185000-1910 Alton Road\Correspondence\1910 Alton Road Maneuverability Analysis 04 06 2020.docx

Attachment A

Maneuverability Plots

Owner: FLORIDA POWER & LIGHT
CO ATTN PROPERTY TAX DEPT
Property Address: 1925 WEST AVE
Folio: 02-3233-022-0050

P-vehicle



1850 ALTON RD
Owner: 1850 ALTON RD HOLDINGS LLC
Property Address
1850 ALTON RD
Folio: 02-3233-012-0180

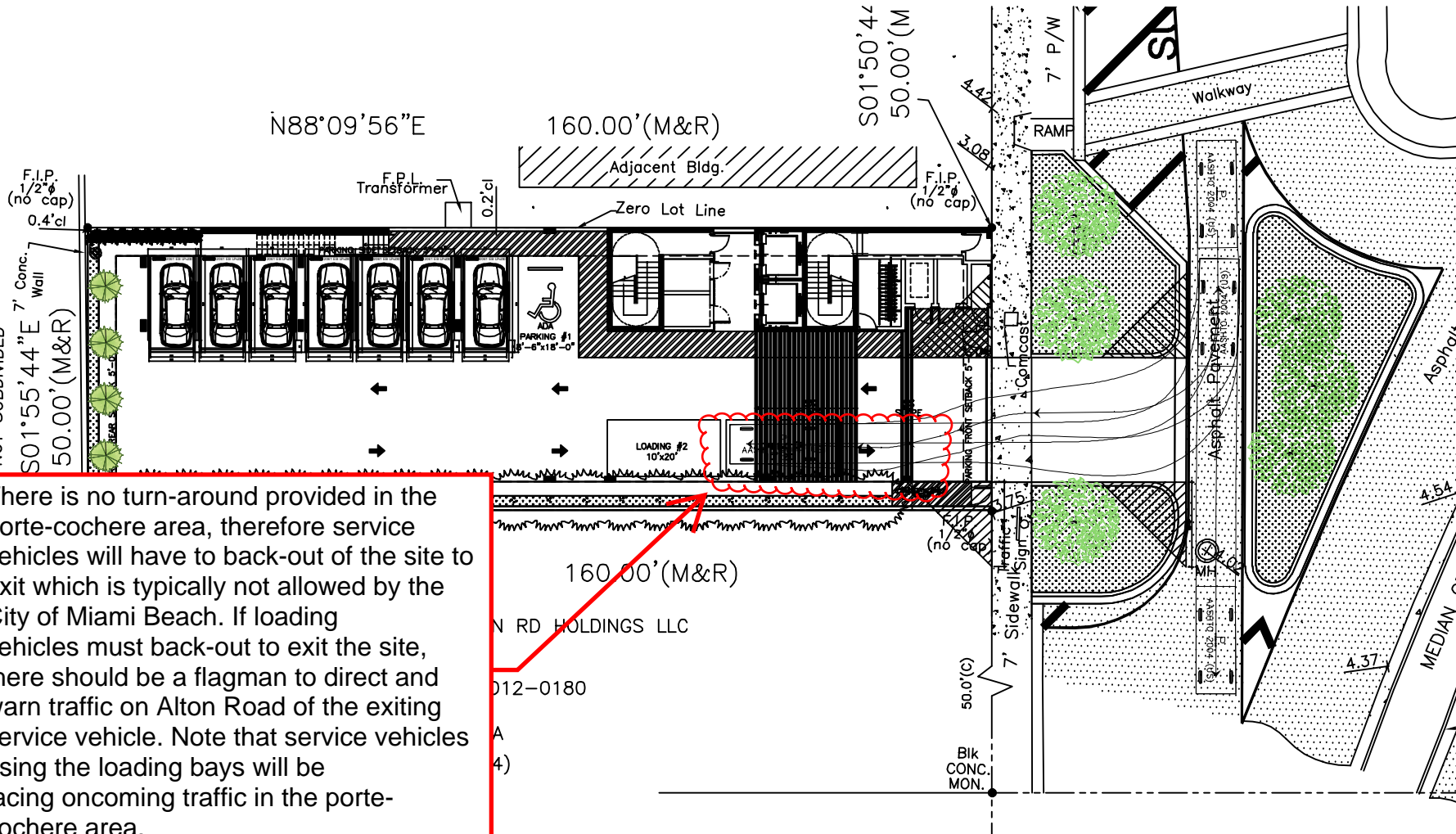
Lot 2, Blk 12 A
(PB 9-Pg 144)

Increase the radius of the driveway
so vehicles do not conflict with the
bulb-out when exiting the site.

Loading 1

Owner: FLORIDA POWER & LIGHT
CO ATTN PROPERTY TAX DEPT
Property Address: 1925 WEST AVE
Folio: 02-3233-022-0050

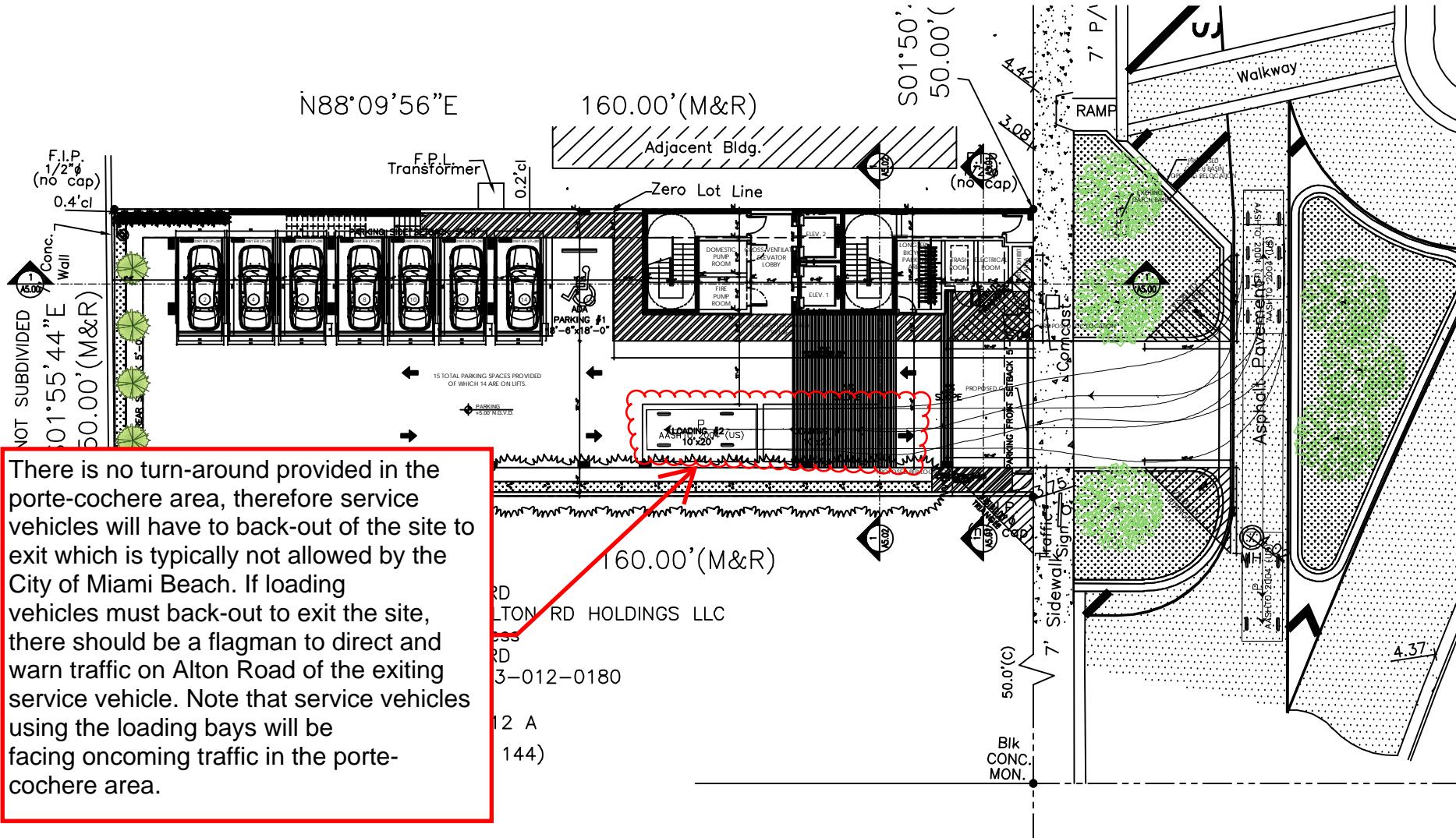
NOT SUBDIVIDED



There is no turn-around provided in the porte-cochere area, therefore service vehicles will have to back-out of the site to exit which is typically not allowed by the City of Miami Beach. If loading vehicles must back-out to exit the site, there should be a flagman to direct and warn traffic on Alton Road of the exiting service vehicle. Note that service vehicles using the loading bays will be facing oncoming traffic in the porte-cochere area.

Loading 2

Owner: FLORIDA POWER & LIGHT
CO ATTN PROPERTY TAX DEPT
Property Address: 1925 WEST AVE
Folio: 02-3233-022-0050



There is no turn-around provided in the porte-cochere area, therefore service vehicles will have to back-out of the site to exit which is typically not allowed by the City of Miami Beach. If loading vehicles must back-out to exit the site, there should be a flagman to direct and warn traffic on Alton Road of the exiting service vehicle. Note that service vehicles using the loading bays will be facing oncoming traffic in the porte-cochere area.

RD
ALTON RD HOLDINGS LLC
RD
3-012-0180
12 A
144)