



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

TRANSPORTATION AND MOBILITY DEPARTMENT

MEMORANDUM

TO: Michael Belush, AICP, Planning and Zoning Manager

FROM: Jose R. Gonzalez, P.E., Director 

DATE: November 6, 2020

SUBJECT: Oche Darts Club – Traffic Impact Study

The Transportation and Mobility Department has reviewed the subject traffic impact study (TIS) submitted by the applicant as part of the Planning Board application for the proposed establishment located at the 200 South Pointe Drive (Project). AlfKa, LLC prepared and submitted the TIS for this project. The subject application is for a professional dart club which will also serve as a quality restaurant and drinking place.

Project Density and Trip Generation Analysis

The subject site was previously occupied by a 455-seat quality restaurant. The proposed establishment will reduce the total seating to 495 seats, of which 299 seats will be provided indoor while the remaining 196 seats will be located at the rooftop level. The rooftop seating area will be open until 8 PM.

The trip generation for the Project is based on information obtained from the Institute of Transportation Engineers' (ITE) Trip Generation Manual (10th Edition). According to the ITE manual, the most appropriate land use category for the proposed development is Quality Restaurant/LUC 931.

As indicated in Table 1 of the TIS report, the proposed development is anticipated to generate approximately 83 trips during the typical weekday PM peak hour and 108 trips during the weekend peak hour. As compared to the existing development, the proposed development is anticipated to generate a reduction of 38 trips during the weekday PM peak period and 16 trips during the weekend peak period.

Site Access, Parking, Valet Operations, and Loading Zones

The pedestrian access to the site will be provided on South Pointe Drive. The Project site does not contain any vehicular access points (i.e. driveways) nor any off-street parking facilities.

The subject site will be served by valet service. Valet operation will be provided from the on-street parking spaces located adjacent to the Project on South Pointe Drive. The applicant's traffic engineering consultant has performed a valet operations queueing study. The valet queueing operations analysis was based on the methodology outlined in ITE's Transportation and Land Development 1988 publication. Based on the analysis, the maximum length of queue anticipated at the valet drop-off/pick-up area, at the required 95% confidence level, was calculated to be four (4) vehicles during the PM peak hour of a weekday. The valet service will utilize four (4) existing

on-street parking spaces and require seven (7) valet attendants during the peak hour to accommodate the demand.

The Project will utilize the on-street freight loading spaces for loading and delivery operations. Two (2) loading bays are currently located on South Pointe Drive, adjacent to the Project.

Conditions

Transportation Demand Management

The applicant has provided a Transportation Demand Management (TDM) manager to coordinate TDM measures. The Transportation and Mobility Department proposes the following TDM measures to be incorporated in the development board order as part of this application. An implementation plan for TDM strategies shall be presented at the time of Business Tax Receipt (BTR) application. Annual TDM progress reports shall be submitted to the City concurrently with the request for BTR renewal.

Transit Passes: The applicant shall participate in the Miami-Dade Transit Corporate Discount Program and offer a transit subsidy to interested employees.

Bike-Share Passes: The applicant shall coordinate with Citibike or any other City-sponsored bike-share vendor to provide bike-share passes to interested employees.

Other Strategies: The applicant shall coordinate with South Florida Commuter Services to identify other TDM strategies, including van-pool, car-pool, and incentive parking for inclusion in the TDM plan.

Loading and Delivery Operations

The applicant will utilize the freight loading zones located on South Pointe Drive with time restrictions from 7 AM – 11 AM. The applicant shall coordinate with its purveyors to restrict the hours of deliveries to these times alone.

Post-Opening Valet/Ride-Share Analysis

The Developer shall conduct an updated valet utilization study incorporating the rideshare demand within 60 days after opening of the proposed development. The updated analysis shall include weekday peak hour and weekend peak hour analysis. Prior to commencement of the post-opening valet/ride-share analysis, the Developer's Traffic Engineer shall coordinate with the Transportation and Mobility Department.

Please feel free to contact me if you have any questions on the above.

cc: Josiel Ferrer-Diaz, P.E., Assistant Transportation and Mobility Director
Firat Akcay, Transportation Analyst