

# MIAMI BEACH

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

TRANSPORTATION & MOBILITY DEPARTMENT

## MEMORANDUM

TO: Rogelio Madan, AICP, Chief of Community Planning & Sustainability

FROM: Jose R. Gonzalez, PE, Director

DATE: September 14, 2022

SUBJECT: CATCH Miami Beach Restaurant 200 South Pointe Drive – Traffic Assessment – PB# 22-0542

The Transportation and Mobility Department has reviewed the subject Traffic Assessment (TA) submitted by the applicant as part of the Planning Board application for the proposed CATCH Miami Beach 200 South Pointe Drive project. The 200 South Pointe Drive development consists of a 492-seat fine-dining restaurant with a total of 292 indoor seats and 200 rooftop dining seats located at 200 South Pointe Drive in Miami Beach, Florida. The site of the development was previously occupied by a 455-seat (Cibo) fine dining restaurant.

### **Trip Generation and Trip Distribution**

The results of the trip generation analysis show that the proposed development will generate a total of 124 weekday and 130 weekend PM peak hour of generator trips. Note that the restaurant is expected to generate a net increase of three (3) weekday and six (6) weekend PM peak hour of generator trips more than the previous restaurant (Cibo) that occupied the site.

The 200 South Pointe Drive development is bordered by South Pointe Drive to the north, Ocean Drive to the east, and the South Pointe and Portofino Towers to the south and west.

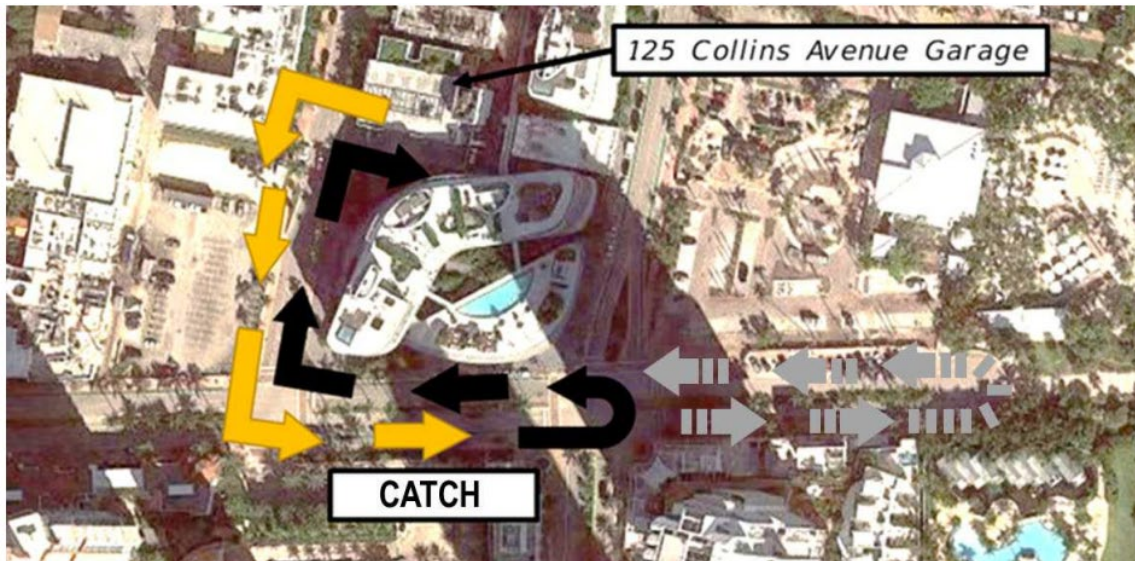
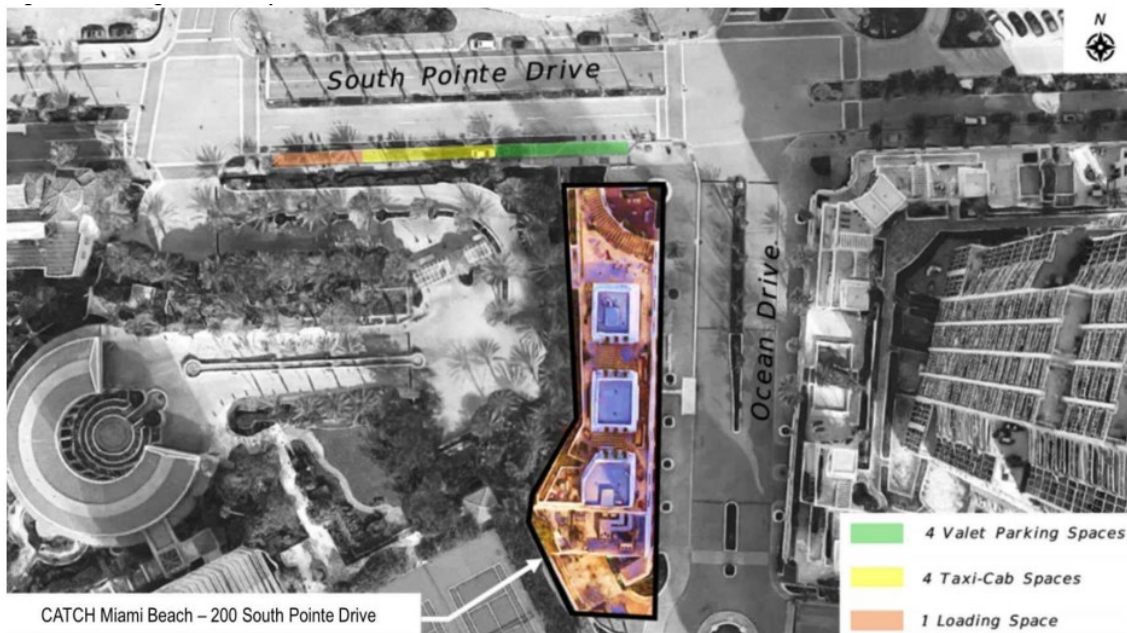
### **Multimodal Trips**

The 200 South Pointe Drive project is served by multimodal transportation options such as dedicated bicycle lanes on South Pointe Drive and Ocean Drive and access to transit including Miami-Dade Transit Routes M, C, and 150 as well as the City of Miami Beach's South Beach Trolley.

### **Valet Operations**

Four (4) on-street valet spaces will be used for the project along the south side of South Pointe Drive adjacent to the project. Four (4) on-street taxi-cab and one (1) loading zone

will direct to behind the proposed valet spaces. The valet queuing operations analysis was performed based on the methodology outlined in Institute of Transportation Engineers' (ITE's) *Transportation and Land Development*, 1988. The analysis determined the four (4) proposed valet spaces with a maximum of 11 valet attendants during peak times are adequate to facilitate valet operations without valet queues extending onto public right-of-way. Valeted vehicles will be parked at 125 Collins Avenue. Refer to the figures below for the valet station location and valet route.



**Transportation Demand Management (TDM)**

The applicant proposes to provide the following strategies to reduce the impacts of the Project traffic on the surrounding roadway network:

- **Employee Transportation Coordinator:** To promote the use of alternative transportation modes, the applicant has designated Mr. Peter Phyo, as the restaurant's Employee Transportation Coordinator. Mr. Phyo's contact information is as follows:  
Mr. Peter Phyo  
Phone: 917-543-4535  
Email: peter.phyo@catchhg.com  
Address: 200 South Pointe Drive  
Miami Beach FL, 33139
- **Promoting Transit:** The applicant has created an employee benefit program, which create P&A Group Commuter Benefits Parking and Transit accounts to subsidize a portion of employee's transit passes. To further promote the use of transit with employees and patrons, the applicant will post transit information within the site with information on transit route maps and route schedules.

### **Conditions of Approval**

1. The applicant shall coordinate with the Transportation & Mobility Department to develop an acceptable Transportation Demand Management (TDM) Implementation Plan per the TDM strategies outlined in the most recent traffic assessment prepared by Alfka, LLC dated 07/10/22, prior to the issuance of a building permit.
2. The applicant is required to submit a supplemental traffic memorandum including an evaluation of the proposed valet operations by no later than six months from the date the CATCH Miami Beach Restaurant 200 South Pointe Drive development is fully operational. The field queuing study should include field data collection for two weekend days including the identified peak periods.

### **Conclusion**

The Transportation and Mobility Department including the Peer Review Consultant has no further comments on the Traffic Assessment for the CATCH Miami Beach Restaurant 200 South Pointe Drive.

Please feel free to contact the City of Miami Beach Transportation and Mobility Department if you have any questions on the above.

cc: Milos Majstorovic, M.S.C.E., P.E., Assistant Director, City of Miami Beach Transportation and Mobility Department  
Dani Fawaz, P.E., Senior Transportation Engineer, City of Miami Beach Transportation and Mobility Department