

09/26/2022

**Mr. Dani Fawaz, P.E.**

Senior Transportation Engineer  
Transportation & Mobility Department  
City of Miami Beach  
1700 Convention Center Drive, 3rd Floor  
Miami Beach, FL 33139

RE: Surfcomber Hotel – Traffic Impact Statement  
1717 Collins Avenue. Miami Beach, FL 33139

Dear Mr. Fawaz,

The Hi Tide Café operates at the rear side of the Surfcomber Hotel. The Café has a total of 162 existing sets and is proposing to add live music for its patrons. The configuration of the Hi Tide Café is shown in the attached Exhibit A.

To assist in the application to add live music to the Café we have estimated the vehicular trips generated by the existing use of the restaurant. Using the Institute of Transportation Engineers' (ITE) Trip Generation Manual (11<sup>th</sup> Edition) we estimate the existing use generates 37 vehicular trips during the Weekday PM peak hour and 43 vehicular trips during the Weekend peak hour. Based on U.S. Census Data a 20% multimodal reduction factor was used to calculate generated vehicular trips. Please refer to Exhibit B for a detail on the Trip Generation calculation.

The addition of live music to the Hi-Tide Café is an amenity provided to the restaurant patrons. The Hi-Tide Café will continue to operate as a restaurant, and the ITE Fine Dining Restaurant land use (931) remains applicable for vehicular trip generation estimates. Thus, since there is no change in use or increase in use intensity, there is no estimated increase in vehicular trips.

Existing patrons accessing the restaurant via passenger vehicles use the third-party valet service as noted in the attached Parking Operations Summary (Exhibit C). The Hi-Tide Café currently has a contract for 50 reserved parking spaces at the parking garage located at Meridian and Lincoln Avenue. Additional spaces are available on an as-needed basis, as noted in the Parking Operations Summary.

Sincerely,

ALFKA, LLC



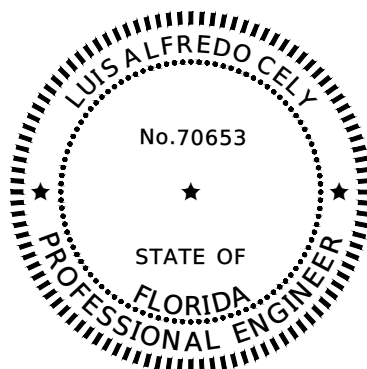
Alfredo Cely, PE, PMP  
Senior Engineer

Encl.

Exhibit A – Hi Tide Café Plans

Exhibit B – Trip Generation Calculations

Exhibit C – Parking Operations Plan Summary



THIS ITEM HAS BEEN DIGITALLY  
SIGNED AND SEALED BY  
**Luis Alfredo Cely**

SignNow e-signature ID: ad2a5c9d9f...  
09/24/2022 21:33:45 UTC

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND SEALED  
AND THE SIGNATURE MUST BE VERIFIED  
ON ANY ELECTRONIC COPIES

ALFKA, LLC  
100 SOUTH ASHLEY DRIVE, SUITE 600.  
TAMPA, FL 33602  
LUIS ALFREDO CELY, P.E. NO. 70653

1000 Brickell Avenue \* Suite 715 \* Miami, FL 33131 \* Phone: 786.828.5750

## **EXHIBIT A – Hi Tide Café Plans**

# HOTEL SURFCOMBER

TCO  
FINAL SUBMITAL  
AUGUST 29 2022

guiller  
mo r  
gonzal  
ez

Digitally signed  
by guillermo r  
gonzalez  
Date:  
2022.08.29  
11:35:06 -04'00'

## INDEX

SHEET LIST	
COVER	COVER
A-1	SITE REFERENCE
A-2	ZONING PLAN
A-3.1	EXISTING SITE PLAN ARCHITECTURAL
A-3.2	PROPOSED SITE PLAN ARCHITECTURAL
A-4	SITEPLAN
A-5	ACCESSIBILITY FLOORPLAN
A-6	ACCESSIBILITY FLOORPLAN
A-7	TABLES AND CHAIRS
A-8	SITE PHOTOS
A-9	ZONING INFORMATION




AERIAL LOCATION OF MAP  
SCALE "N.T.S"

SUBJECT: "TCO"  
LOCATION: 1717 Collins Ave,  
Miami Beach, FL 33139

File Number:  
PB22-0554  
DATE: 08/29/22

ARCHITECT OF RECORD:

ARCHITECT / ENGINEER :  
GUILLERMO GONZALEZ



CLIENT:  
SURFCOMBER HOTEL

REVISIONS:

ADRESS: 1717 COLLINS AVE,  
MIAMI BEACH, FL 33139

SHEET TITLE:  
  
COVER

PROJECT : HIGHT TIDE BAR/  
RESTAURANT

DESIGN CORE  
STUDIO  
ART & ARCHITECTURE

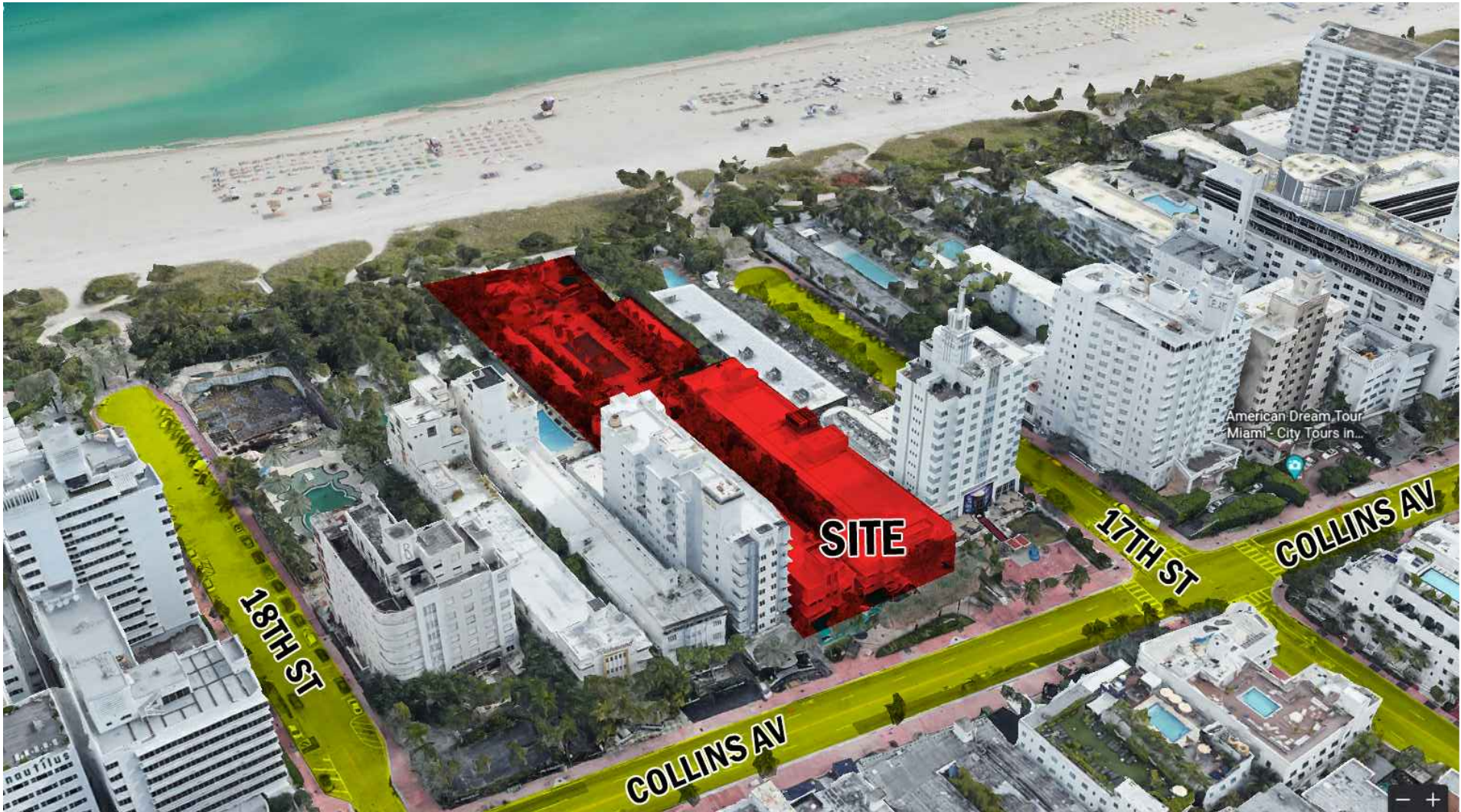
NOTES:

SHEET NUMBER:  
  
COVER



guillerm  
o r  
gonzale  
z

Digitally signed  
by guillermo r  
gonzalez  
Date:  
2022.08.29  
09:45:05 -04'00'



AERIAL LOCATION OF MAP  
SCALE "N.T.S"

01

SITE PLAN REFERENCE

SCALE N.T.S

ARCHITECT OF RECORD:

ARCHITECT / ENGINEER :  
GUILLERMO GONZALEZ

CLIENT: HOTEL SURFCOMBER

REVISIONS:

ADRESS: 1717 Collins Ave,  
Miami Beach, FL 33139

SHEET TITLE:

SITE  
REFERENCE

PROJECT : HIGH TIDE BAR /  
RESTAURANT

DESIGN CORE  
STUDIO  
ART & ARCHITECTURE

NOTES:

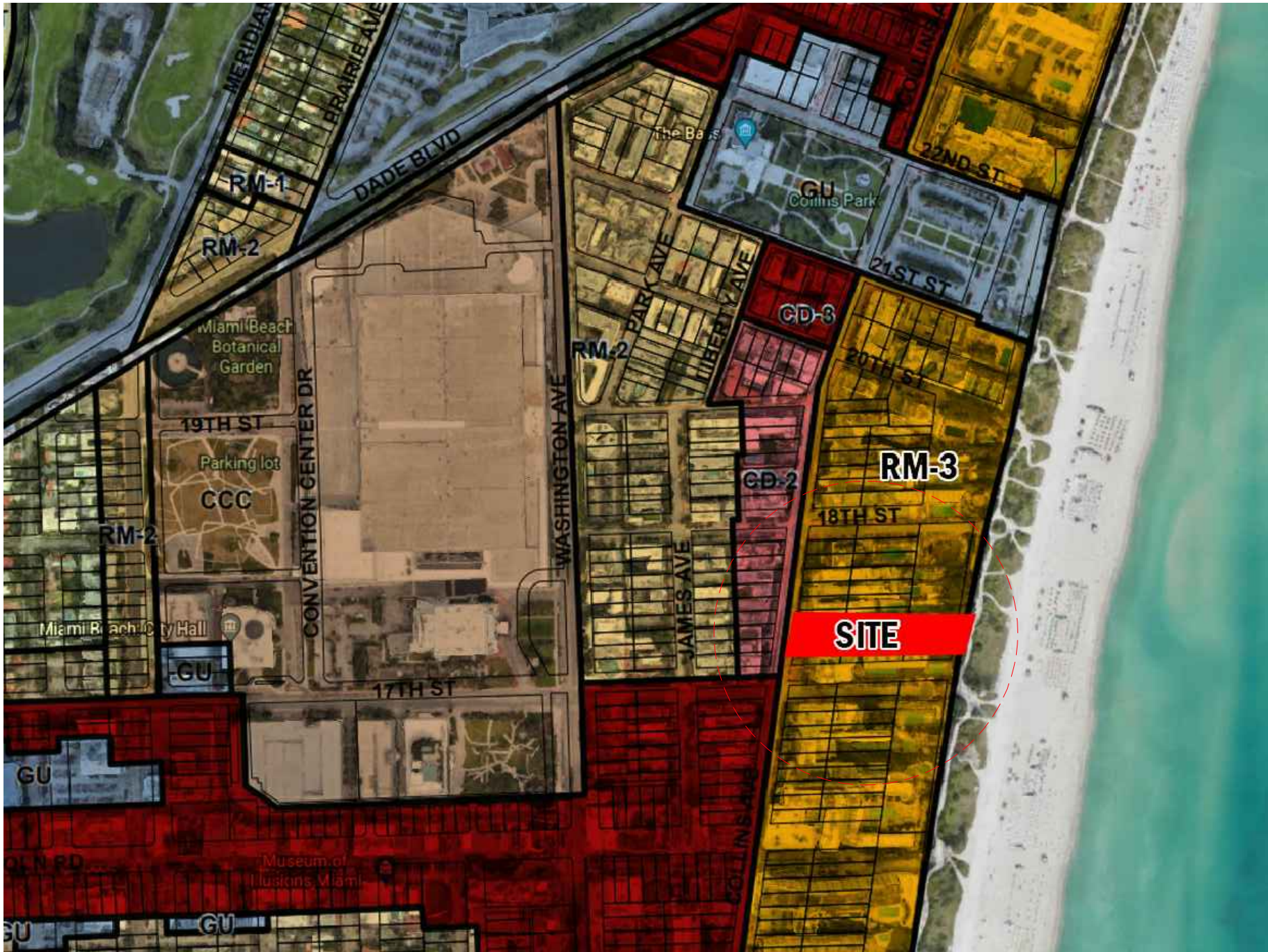
SHEET NUMBER:

A-1



guillerm  
o r  
gonzale  
Z

Digitally  
signed by  
guillermo r  
gonzalez  
Date:  
2022.08.29  
09:45:49 -04'00'



01

ZONING MAP (MIAMI 21)

SCALE N.T.S

LEGEND

- RM - 3 WORK PLACE
- 500 FT RADIOUS

ARCHITECT OF RECORD:

ARCHITECT / ENGINEER :  
GUILLERMO GONZALEZ

CLIENT: HOTEL SURFCOMBER

REVISIONS:

ADDRESS: 1717 Collins Ave,  
Miami Beach, FL 33139

SHEET TITLE:

ZONING  
PLAN

PROJECT : HIGH TIDE BAR /  
RESTAURANT

DESIGN CORE  
STUDIO  
ART & ARCHITECTURE

NOTES:

SHEET NUMBER:

A-2

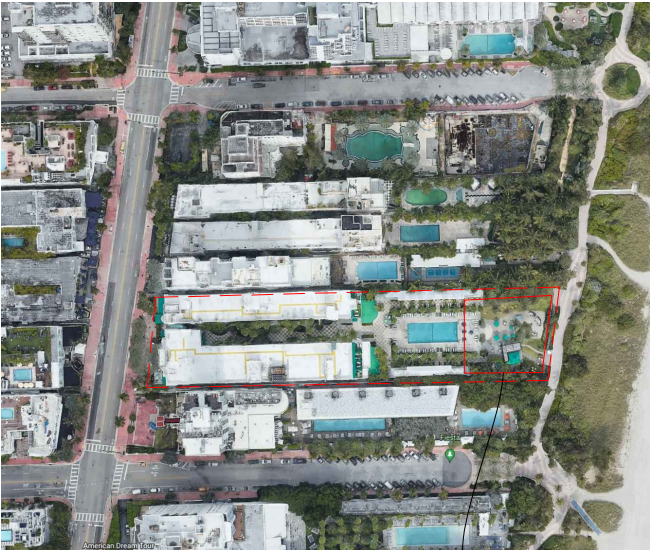


SITE PLAN GENERAL NOTES

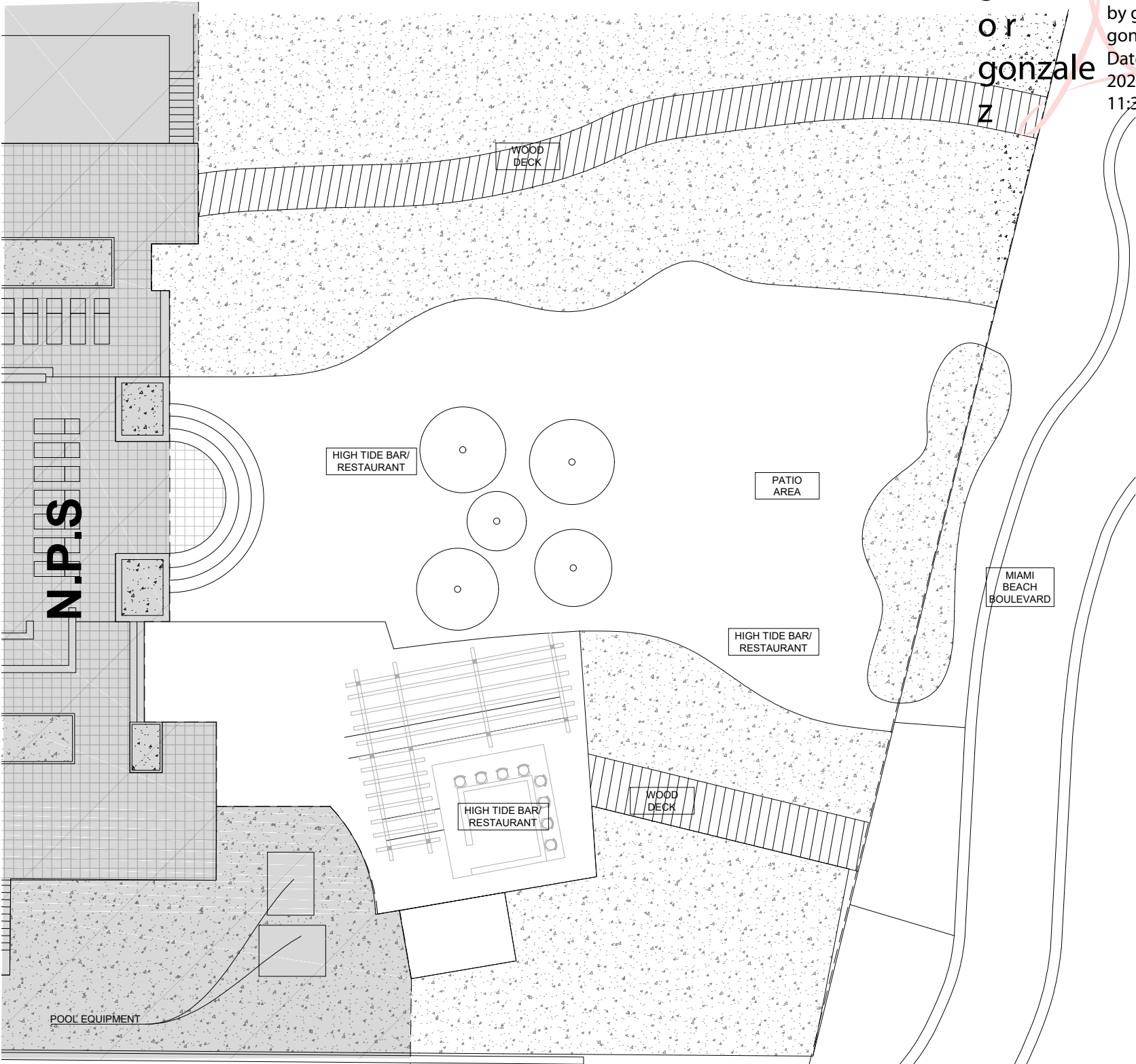
- BUILDING SHALL BE ACCESSIBLE. ALL COVERED WALKWAYS RAMPS, AND STAIRS LEADING TO THE BUILDING SHALL BE IN COMPLIANCE WITH FLORIDA ACCESSIBILITY CODE.
- GENERAL CONTRACTOR SHALL COORDINATE AND SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR ALL SPECIALTY ITEMS TO BE APPROVED BY DESIGN/ARCHITECT OF RECORD FOR DESIGN INTENT ONLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY DURING DEMOLITIONAND CONSTRUCTION. THE CONTRACTOR SHALL BE FAMILIAR AND BE RESPONSIBLE FOR ADHERENCE TO ALL GOVERNING REGULATIONS.
- CONTRACTOR IS TO VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. SAID CONTRACTOR SHALL NOTIFY & INFORM THE ARCHITECT OF ANY DISCREPANCIES WHICH MAY EXIST BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDINGS.
- CONTRACTOR SHALL CLEAN UP ALL DEBRIS & REMOVE FROM PREMISES.
- REPAIR ALL PAVED AND WALK SURFACES DAMAGE BY CONSTRUCTION TO LIKE NEW WITH MATERIAL TO MATCH ADJACENT.
- CONTRACTOR SHALL LOCATE, CLEARLY MARK AND COORDINATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK
- THERE IS NO ACCESS TO THE POOL AREA, THE SURFCOMBER HOTEL MANAGEMENT IS RESPONSIBLE TO KEEP IT THAT WAY

PARKING

THERE IS NO PARKING SPACE IN THIS PROERTY, WILL RELY UPON OFF STREET PARKING AND VALET.



WORKIGN AREA



01

SITE PLAN

SCALE 1/8"=1'-0"

guillerm  
o r  
gonzale  
z

Digitally signed  
by guillermo r  
gonzalez  
Date:  
2022.08.29  
11:34:28 -04'00'

ARCHITECT OF RECORD:

ARCHITECT / ENGINEER :

GUILLERMO GONZALEZ



CLIENT: HOTEL SURFCOMBER

REVISIONS:

ADRESS: 1717 Collins Ave,  
Miami Beach, FL 33139

SHEET TITLE:

EXISTING  
SITE PLAN

PROJECT : HIGH TIDE BAR /  
RESTAURANT

DESIGN CORE  
STUDIO  
ART & ARCHITECTURE

NOTES:

SHEET NUMBER:

A-3.1

SITE PLAN GENERAL NOTES

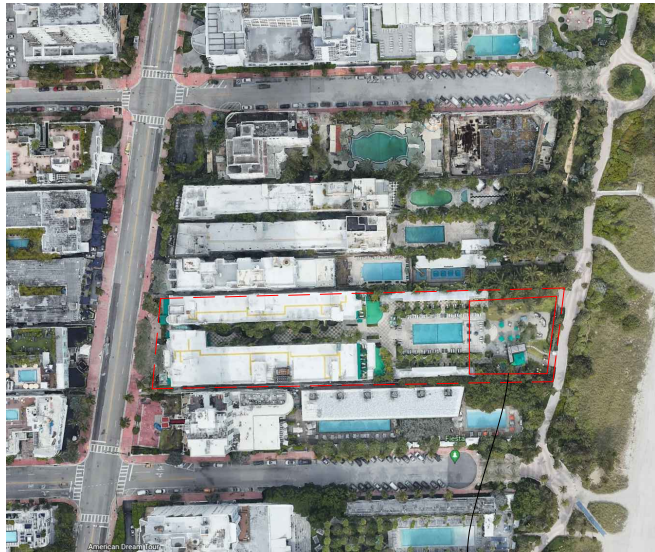
- BUILDING SHALL BE ACCESSIBLE. ALL COVERED WALKWAYS RAMPS, AND STAIRS LEADING TO THE BUILDING SHALL BE IN COMPLIANCE WITH FLORIDA ACCESSIBILITY CODE.
- GENERAL CONTRACTOR SHALL COORDINATE AND SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR ALL SPECIALTY ITEMS TO BE APPROVED BY DESIGN/ARCHITECT OF RECORD FOR DESIGN INTENT ONLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY DURING DEMOLITIONAND CONSTRUCTION. THE CONTRACTOR SHALL BE FAMILIAR AND BE RESPONSIBLE FOR ADHERENCE TO ALL GOVERNING REGULATIONS.
- CONTRACTOR IS TO VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. SAID CONTRACTOR SHALL NOTIFY & INFORM THE ARCHITECT OF ANY DISCREPANCIES WHICH MAY EXIST BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDINGS.
- CONTRACTOR SHALL CLEAN UP ALL DEBRIS & REMOVE FROM PREMISES.
- REPAIR ALL PAVED AND WALK SURFACES DAMAGE BY CONSTRUCTION TO LIKE NEW WITH MATERIAL TO MATCH ADJACENT.
- CONTRACTOR SHALL LOCATE, CLEARLY MARK AND COORDINATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK
- THERE IS NO ACCESS TO THE POOL AREA, THE SURFCOMBER HOTEL MANAGEMENT IS RESPONSIBLE TO KEEP IT THAT WAY

AREAS

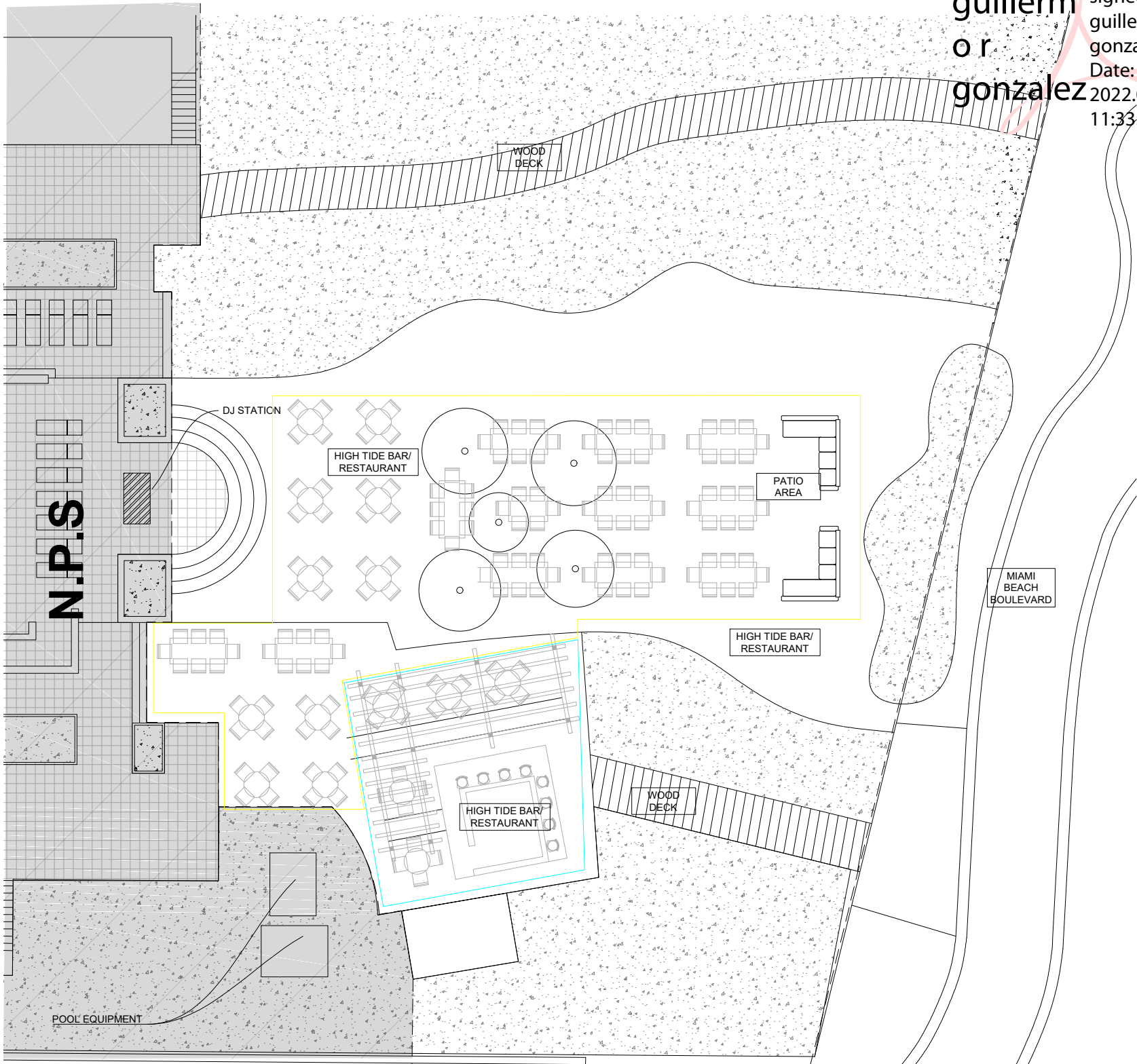
- HIGH TIDE BAR /RESTAURANT
- OUTDOOR AREA

PARKING

THERE IS NO PARKING SPACE IN THIS PROERTY, WILL RELY UPON OFF STREET PARKING AND VALET.



WORKIGN AREA



01

SITE PLAN

SCALE 1/8"=1'-0"

guillermo  
o r  
gonzalez

Digitally  
signed by  
guillermo r  
gonzalez  
Date:  
2022.08.29  
11:33:44 -04'00'

ARCHITECT OF RECORD:

ARCHITECT / ENGINEER :

GUILLERMO GONZALEZ



CLIENT: HOTEL SURFCOMBER

REVISIONS:

ADRESS: 1717 Collins Ave,  
Miami Beach, FL 33139

SHEET TITLE:

PROPOSED  
SITE PLAN

PROJECT : HIGH TIDE BAR /  
RESTAURANT

DESIGN CORE  
STUDIO  
ART & ARCHITECTURE

NOTES:

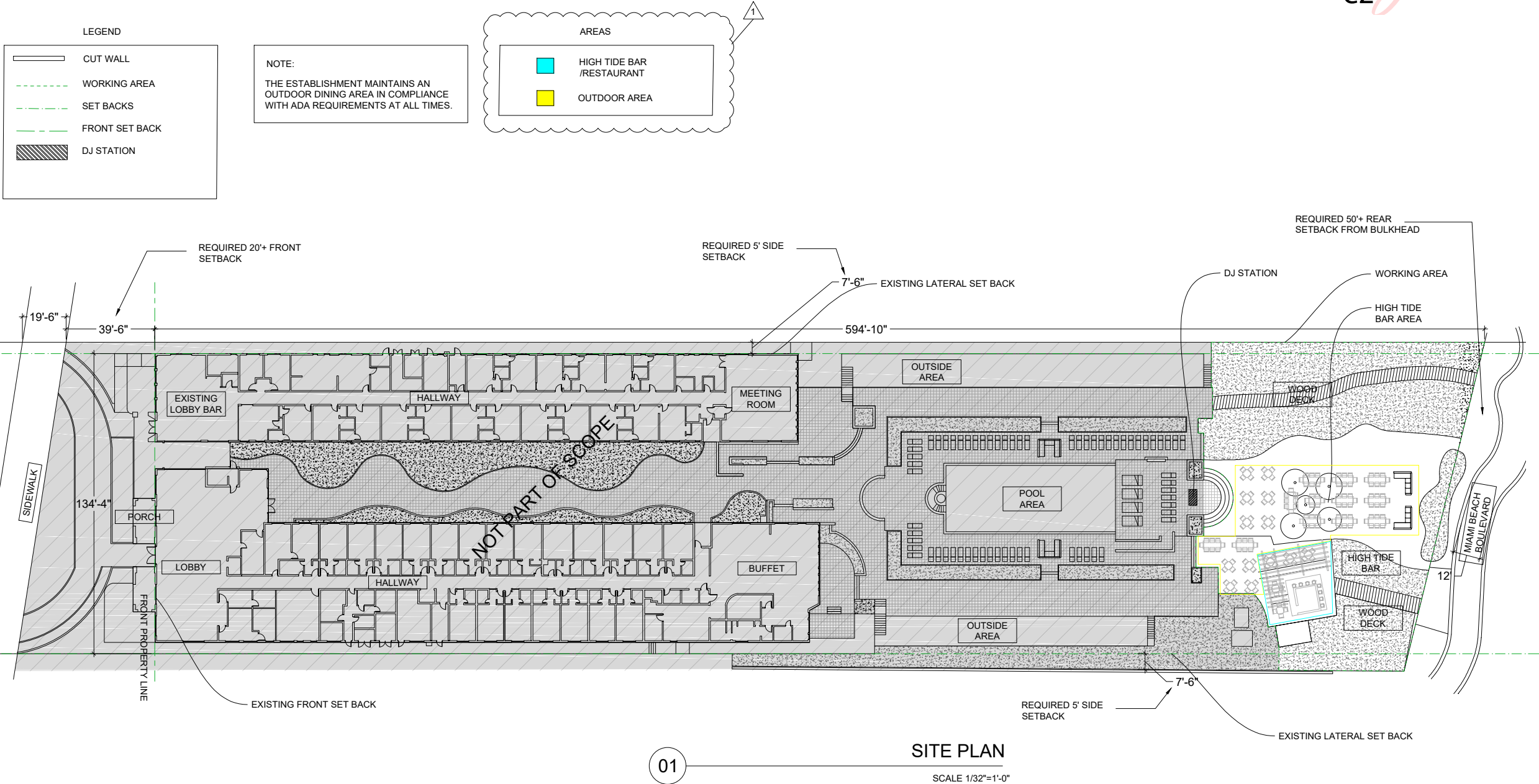
SHEET NUMBER:

A-3.2



guiller  
mo r  
gonzal  
ez

Digitally signed  
by guillermo r  
gonzalez  
Date:  
2022.08.29  
11:32:56 -04'00'



ARCHITECT OF RECORD:

ARCHITECT / ENGINEER:  
GUILLERMO GONZALEZ



CLIENT: HOTEL SURFCOMBER

REVISIONS:

ADDRESS: 1717 Collins Ave,  
Miami Beach, FL 33139

SHEET TITLE:

SITEPLANS

PROJECT: HIGH TIDE BAR /  
RESTAURANT

DESIGN CORE  
STUDIO  
ART & ARCHITECTURE

NOTES:

SHEET NUMBER:

A-4



LEGEND

	CUT WALL
	36" CLEAR PATH
	TABLE NUMBERS
	SEAT NUMBERS
	ADA SEAT
	WORKING AREA
	SET BACKS
	DJ STATION

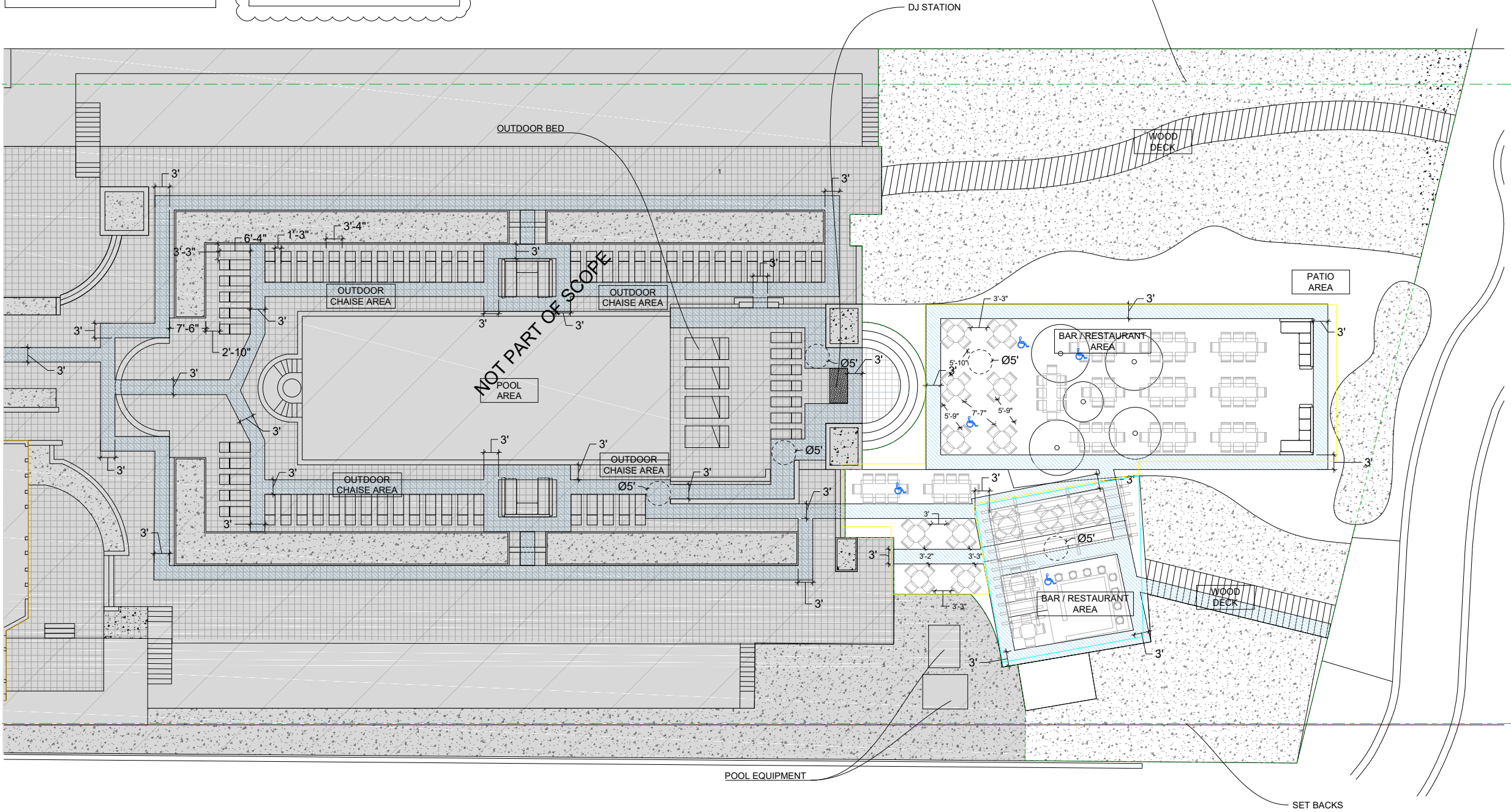
NOTE:  
THE ESTABLISHMENT MAINTAINS AN  
OUTDOOR DINING AREA IN COMPLIANCE  
WITH ADA REQUIREMENTS AT ALL TIMES.

AREAS

	HIGH TIDE BAR /RESTAURANT
	OUTDOOR AREA

guiller  
mo r  
gonzal  
ez

Digitally  
signed by  
guillermo r  
gonzalez  
Date:  
2022.08.29  
09:48:55  
-04'00'



01 ACCESSIBILITY FLOOR PLAN  
SCALE 3/32"=1'-0"

ARCHITECT OF RECORD:

ARCHITECT / ENGINEER:  
GUILLERMO GONZALEZ

CLIENT:  
JAFF AUTHENTIC FOOD SYSTEMS ,LLC

REVISIONS:

ADDRESS: 7223 NW 2nd Ave,  
Miami, FL 33150

SHEET TITLE:  
ACCESSIBILITY  
FLOORPLAN

PROJECT : OGAWA

DESIGN CORE  
STUDIO  
ART & ARCHITECTURE

NOTES:

SHEET NUMBER:  
A-5

Digitally signed by guillermo r gonzalez Date: 2022.08.29 09:49:29 -04'00'

guillermo r gonzalez

LEGEND

- CUT WALL
- 36" CLEAR PATH
- TABLE NUMBERS
- SEAT NUMBERS
- ADA SEAT
- DELIMITATION LINE
- DJ STATION

OCCUPANT LOAD CALCULATION				
ROOM NAME	FUNCTION / OL FACTOR	AREA SQF	OCCUPANT LOAD	OCCUPANT LOAD ROUNDED
HIGH TIDE BAR /RESTAURANT AREA	KITCHEN 200 GROSS	718	3.59	4
OUTDOOR DINNING AREA	UNCONCENTRATED TABLES AND CHAIRS 15 NET	2370	158	158
TOTAL OCCUPANCY				162

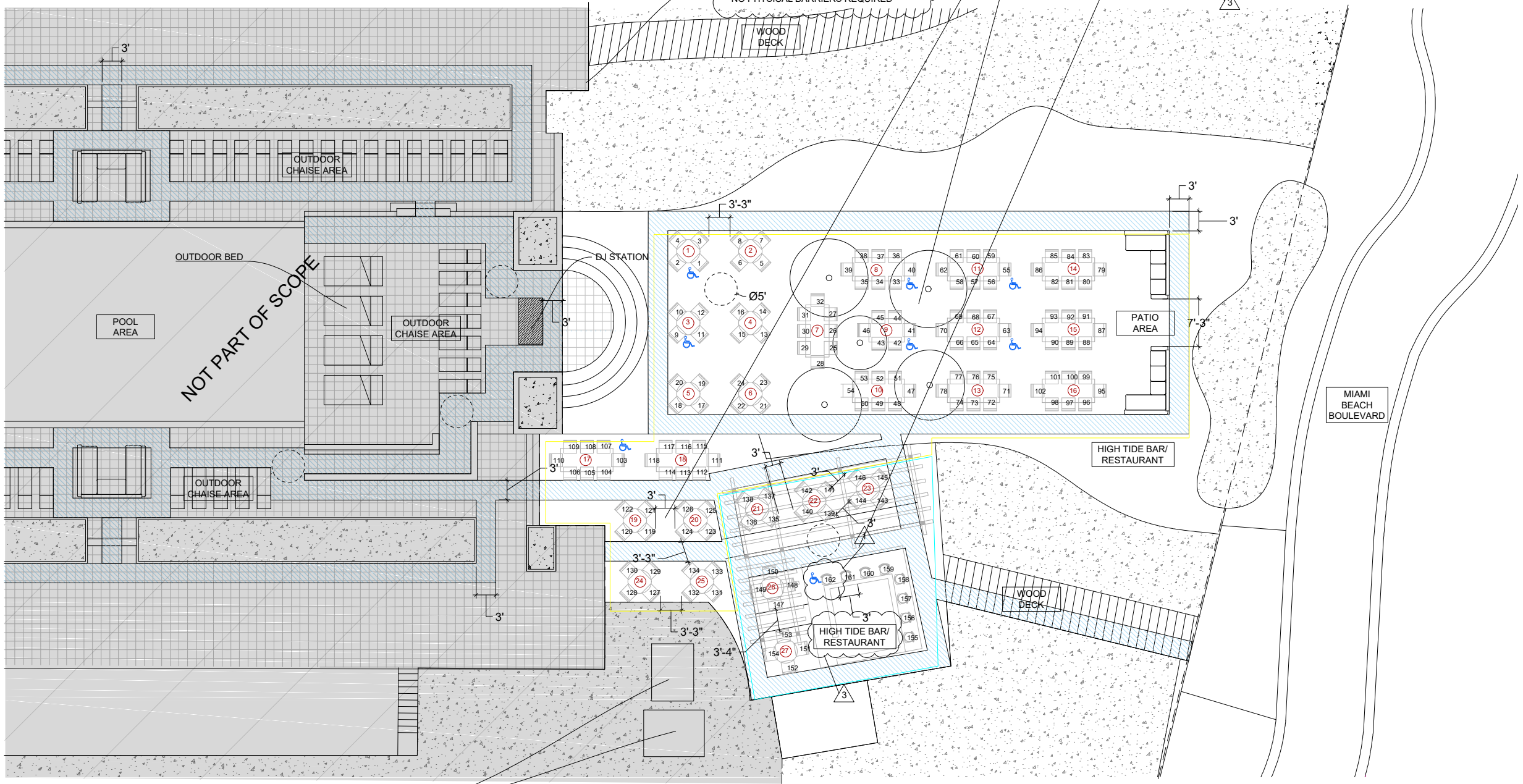
NOTE: THE ESTABLISHMENT MAINTAINS AN OUTDOOR DINING AREA IN COMPLIANCE WITH ADA REQUIREMENTS AT ALL TIMES.

AREAS

- HIGH TIDE BAR /RESTAURANT
- OUTDOOR AREA

RM NAME	RM NUMBER	AREA	OCCUP. LOAD FACTOR	OCCUP. NUMBER
OUTDOOR DINNING AREA	02	2370 SF	200	158

RM NAME	RM NUMBER	AREA	OCCUP. LOAD FACTOR	OCCUP. NUMBER
HIGH TIDE BAR/ RESTAURANT AREA	01	718 SF	200	3.59



POOL EQUIPMENT

ARCHITECT OF RECORD:

ARCHITECT / ENGINEER : GUILLERMO GONZALEZ

CLIENT: HOTEL SURFCOMBER

REVISIONS:

ADDRESS: 1717 Collins Ave, Miami Beach, FL 33139

SHEET TITLE: ACCESSIBILITY FLOORPLAN

PROJECT : HIGH TIDE BAR / RESTAURANT

DESIGN CORE STUDIO

NOTES:

SHEET NUMBER: A-6



guiller  
mo r  
gonzal  
ez

Digitally  
signed by  
guillermo r  
gonzalez  
Date:  
2022.08.29  
09:50:02<sup>®</sup>  
-04'00'

NOTE:  
THE ESTABLISHMENT MAINTAINS AN  
OUTDOOR DINING AREA IN COMPLIANCE  
WITH ADA REQUIREMENTS AT ALL TIMES.

NOTE:  
"ADA TABLE(S) HAS AT LEAST 27 INCHES OF  
KNEE CLEARANCE PROVIDED BETWEEN THE  
FLOOR AND THE UNDERSIDE OF THE  
TABLE, 28- 34 INCHES MAX TO THE TOP OF  
TABLE, AND A MINIMUM DEPTH (REACH) OF 19  
INCHES WITH A TABLE WIDTH MEASURING  
BETWEEN 24-42 INCHES. TABLES WITH 4 LEGS  
SHALL PROVIDE A MINIMUM WIDTH  
OF 30 INCHES BETWEEN TABLE LEGS."

OUTDOOR CHAIR / TABLE

OVERALL DIMENSIONS:

TABLE 4 SEATS:  
LENGTH: 33"  
WIDTH : 33"  
OVERALL HEIGHT: 33 1/8"  
TABLE LEGS OPENING: 30"

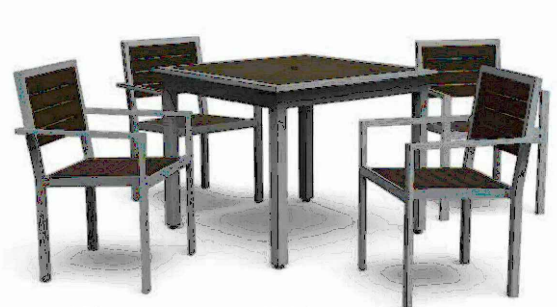
TABLE 6 SEATS:  
LENGTH: 64"  
WIDTH : 33"  
OVERALL HEIGHT: 33 1/8"  
TABLE LEGS OPENING: 60"

TABLE 8 SEATS:  
LENGTH: 95"  
WIDTH : 33"  
OVERALL HEIGHT: 33 1/8"  
TABLE LEGS OPENING: 90"

SEATS:  
SEAT DEPTH: 21 3/8"  
SEAT HEIGHT: 17 1/2"  
ARM HEIGHT: 25 1/4"  
CAPACITY: 300 LB.

WABASH VALLEY GV9112P GREEN VALLEY POLYTUF PLASTIC HORIZONTAL SLAT  
DINING HEIGHT OUTDOOR ARM CHAIR WITH POWDER-COATED ALUMINUM FRAME


GREEN VALLEY Tables, Chairs & Accessories



GV9112P  
(Chair with arms)

GV2V72P  
(Table)

ARCHITECT OF RECORD:

ARCHITECT / ENGINEER :  
GUILLERMO GONZALEZ  


CLIENT: HOTEL SURFCOMBER

REVISIONS:

ADRESS: 1717 Collins Ave,  
Miami Beach, FL 33139

SHEET TITLE:  
TABLES  
AND CHAIRS

PROJECT :HIGH TIDE BAR /  
RESTAURANT

DESIGN CORE  
STUDIO  
ART & ARCHITECTURE

NOTES:

SHEET NUMBER:  
A-7





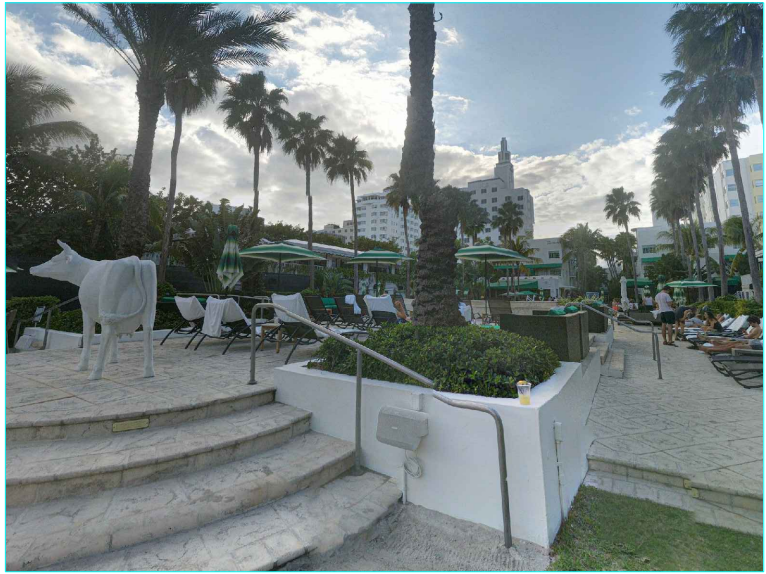
VIEW (A)  
COLLINS AVE (LOOKING NORTH- EAST)



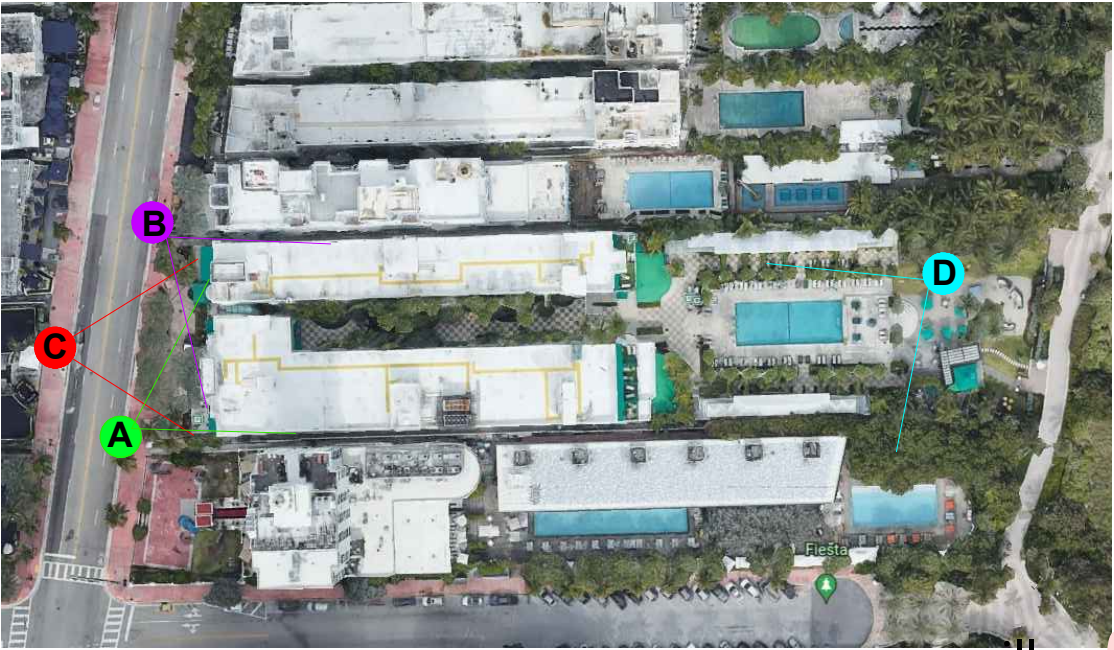
VIEW (B)  
COLLINS AVE (LOOKING SOUTH-EAST)



VIEW (C)  
COLLINS AVE (LOOKING EAST)



VIEW (D)  
HOTEL INSIDE VIEW (LOOKING SOUTH- WEST)



AERIAL VIEW OF SITE PLAN  
REFERENCING EACH PHOTO POSITION ON THE MAP.

guillerm  
o r  
gonzale  
z

Digitally signed  
by guillermo r  
gonzalez  
Date:  
2022.08.29  
09:52:13 -04'00'

ARCHITECT OF RECORD:
ARCHITECT / ENGINEER : GUILLERMO GONZALEZ
CLIENT: HOTEL SURFCOMBER
REVISIONS:
ADRESS: 1717 Collins Ave, Miami Beach, FL 33139
SHEET TITLE: <b>SITE PHOTOS</b>
PROJECT :HIGH TIDE BAR / RESTAURANT
<b>DESIGN CORE STUDIO</b> ART & ARCHITECTURE
NOTES:
SHEET NUMBER: <b>A-8</b>




guiller  
mo r  
gonzal  
ez

Digitally signed  
by guillermo r  
gonzalez  
Date:  
2022.08.29  
09:52:48 -04'00'

ZONING INFORMATION					
1	PROJECT NAME: HIGH TIDE BAR PROJECT ADDRESS: 1717 Collins Ave Miami Beach, FL 33139 ZONING JURISDICTION: CITY OF MIAMI BEACH ZONING DESIGNATION: RM-3 NET LOT AREA: 89992 SQF				
	SITE REQUIREMENTS				
		ALLOWED / REQUIRED	EXISTING		
	A) LOT AREA	7,000 SF MIN	89992 SF		
	B) LOT WIDTH	50 FEET MIN	135 FT		
	C) LOT COVERAGE	85% OF LOT AREA MAX. ( SF X 0.8= SF MAX.) 15% FLEXIBLE OPEN SPACE PROGRAM (SF X 0.9 = SF MAX.)	45% LOT COVERAGE		
	D) FLOOR LOT RATIO (FLR)	/ 25% ADDITIONAL PUBLIC BENEFIT	N/A		
	E) FRONTAGE AT FRONT SETBACK	20 feet + 1 foot for every 1 foot increase in height above 50 feet	N/A		
	F) OPEN SPACE	10% LOT AREA MIN. SF X 0.1 = SF MIN.	55% OPEN SPACE		
G) DENSITY	150 DU/AC MAX	N/A			
2	SITE REQUIREMENTS				
		AREA / UNIT PARKING RATE	EXISTING		
	A) MIN HEIGHT	5 STORIES	N/A		
	B) MAX HEIGHT	5 STORIES	EXISTING 4 STORY		
3	PARKING REQUIREMENTS				
		AREA / UNIT	PARKING RATE	REQUIRED	EXISTING
	BAR / RESTAURANT	SF	N/A	PS.	
		N/A		N/A	EXISTING PARKING SPOT
4	AREA BREAKDOWN				
	NET LOT AREA:		89992 SQF	NET SQUARE FOOTAGE (INT) NOT PAR OF SCOPE 74365 SQ FT OUTDOOR GREEN AREA 12539 SQFT KITCHEN AREA 718 SQFT DINING AREA 2370 SQFT	
			TOTAL	89992	SQ FT
5	SETBACK REQUIREMENTS				
				REQUIRED	PROPOSED / EXISTING
	PRINCIPAL FRONT SETBACK			20 FT MIN	39.5 FT
	SIDE SETBACK			7.5 FT MIN	7.5 FT
	REAR SETBACK			75 FT MIN	475 FT APROX

ARCHITECT OF RECORD:

ARCHITECT / ENGINEER :  
GUILLERMO GONZALEZ  


CLIENT: HOTEL SURFCOMBER

REVISIONS:

ADDRESS:1717 Collins Ave,  
Miami Beach, FL 33139

SHEET TITLE:  
PROJECT  
ZONING  
DATA

PROJECT :HIGH TIDE BAR /  
RESTAURANT

DESIGN CORE  
STUDIO  
ART & ARCHITECTURE

NOTES:

SHEET NUMBER:  

A-9

---

**EXHIBIT B – Trip Generation Calculations**



## SURFCOMBER HOTEL

09/19/22

## EXISTING WEEKDAY PM PEAK HOUR

ITE Code / Description	Quantity	Units	Peak Hour Trips			Multimodal Reduction	Net Peak Hour Trips		
			In	Out	Total		In	Out	Total
931 / Fine Dining Restaurant	162	seats	28	19	47	20%	22	15	37
Totals							22	15	37

## EXISTING WEEKEND PEAK HOUR

ITE Code / Description	Quantity	Units	Peak Hour Trips			Multimodal Reduction	Net Peak Hour Trips		
			In	Out	Total		In	Out	Total
931 / Fine Dining Restaurant	162	seats	31	22	53	20%	25	18	43
Totals							25	18	43

## EXISTING LAND USE

ITE Code	ITE Description	Use / Tenant	Quantity	Units
931	Fine Dining Restaurant	Hi Tide Cafe	162	seats

# Land Use: 931

## Fine Dining Restaurant

---

### Description

A fine dining restaurant is a full-service eating establishment with a typical duration of stay of at least 1 hour. A fine dining restaurant generally does not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires a reservation and is generally not part of a chain. A patron commonly waits to be seated, is served by wait staff, orders from a menu and pays after the meal. Some of the study sites have lounge or bar facilities (serving alcoholic beverages), but meal service is the primary draw to the restaurant. Fast casual restaurant (Land Use 930) and high-turnover (sit-down) restaurant (Land Use 932) are related uses.

### Additional Data

If the fine dining restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The sites were surveyed in the 1980s, the 1990s, and the 2010s in Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, New Jersey, and Utah.

### Source Numbers

126, 260, 291, 301, 338, 339, 368, 437, 440, 976, 1053



## Fine Dining Restaurant (931)

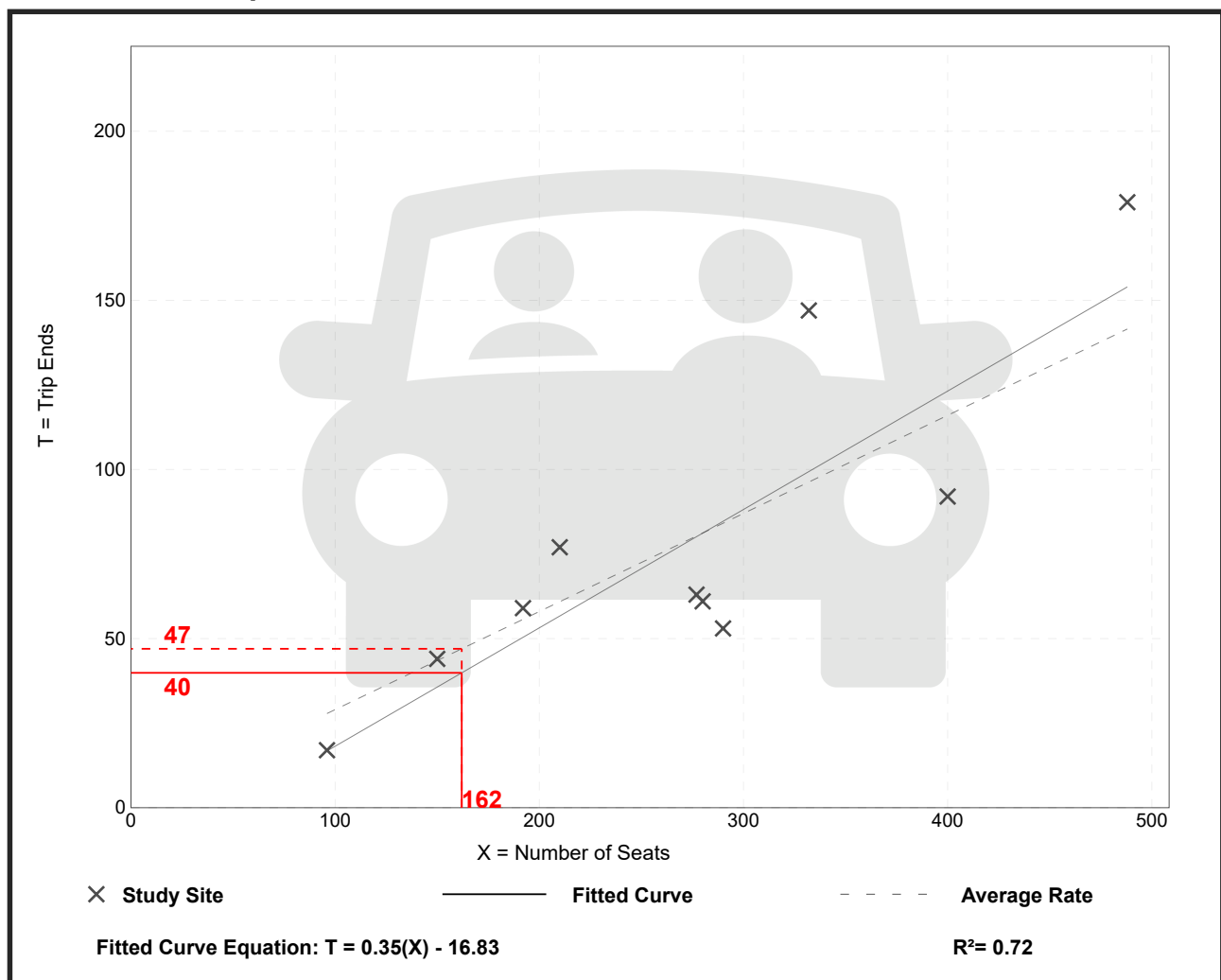
**Vehicle Trip Ends vs: Seats**  
**On a: Weekday,**  
**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 10  
 Avg. Num. of Seats: 272  
 Directional Distribution: 59% entering, 41% exiting

### Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.29	0.18 - 0.44	0.09

### Data Plot and Equation



## Fine Dining Restaurant (931)

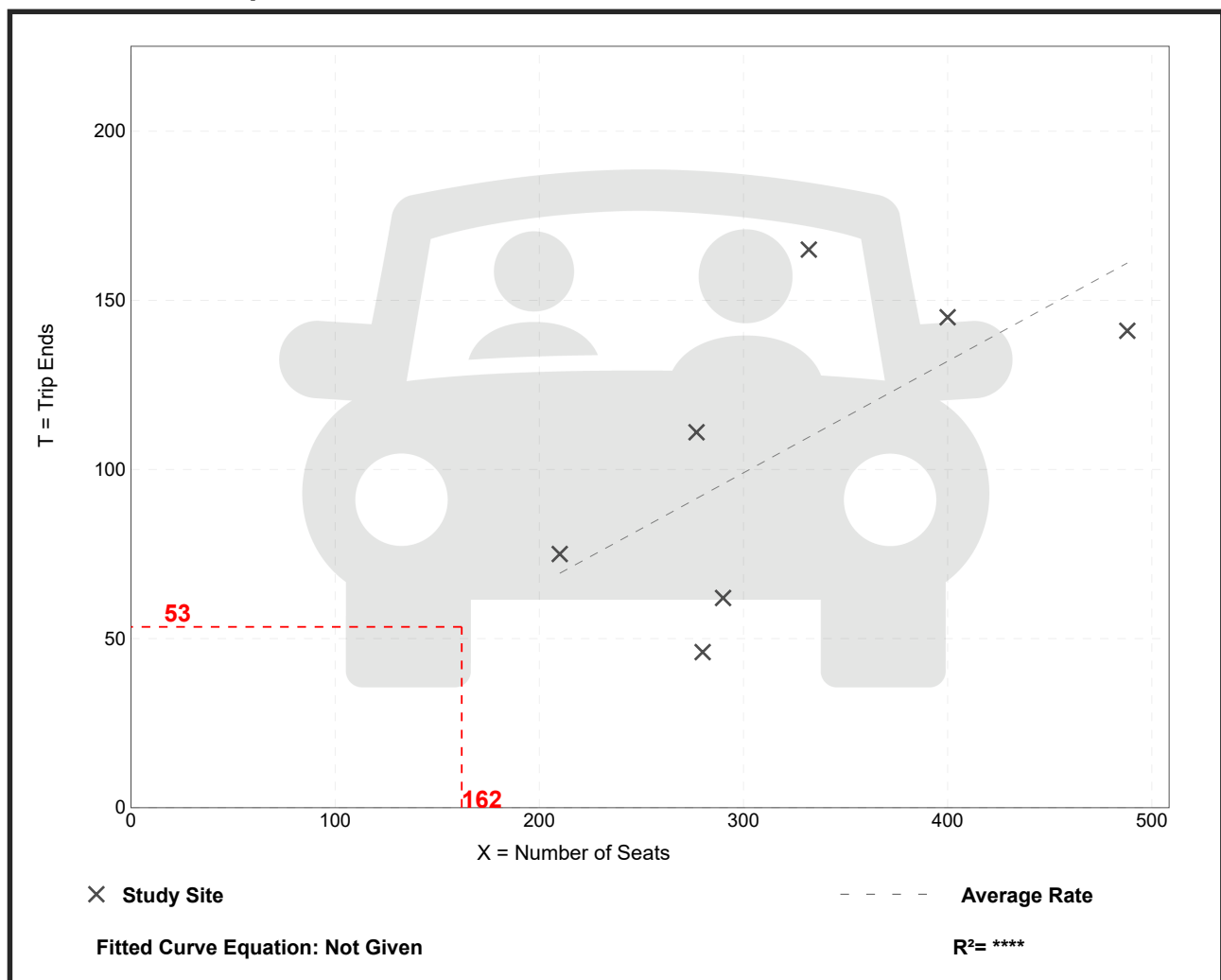
**Vehicle Trip Ends vs: Seats**  
**On a: Saturday, Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 7  
 Avg. Num. of Seats: 325  
 Directional Distribution: 59% entering, 41% exiting

### Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.33	0.16 - 0.50	0.11

### Data Plot and Equation





# MEANS OF TRANSPORTATION TO WORK BY VEHICLES AVAILABLE



**Note:** This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Miami Beach city, Florida		
Label		Estimate
▼ Total:		53,102
No vehicle available		8,959
1 vehicle available		24,517
2 vehicles available		15,855
3 or more vehicles available		3,771
➤ Car, truck, or van - drove alone:		28,123
➤ Car, truck, or van - carpooled:		3,971
➤ Public transportation (excluding taxicab):		5,106
➤ Walked:		4,696
➤ Taxicab, motorcycle, bicycle, or other means:		6,852
➤ Worked at home:		4,354

# Table Notes

---

## MEANS OF TRANSPORTATION TO WORK BY VEHICLES AVAILABLE

**Survey/Program:**

American Community Survey

**Universe:**

Workers 16 years and over in households

**Year:**

2018

**Estimates:**

1-Year

**Table ID:**

B08141

Source: U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation ). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

While the 2018 American Community Survey (ACS) data generally reflect the July 2015 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas, in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineations due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

**Explanation of Symbols:**

An "\*\*" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.

An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.

An "\*\*\*" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An "\*\*\*\*\*" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An "(X)" means that the estimate is not applicable or not available.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.



---

**EXHIBIT C – Parking Operations Summary**

### **PARKING SUMMARY**

THE SURFCOMBER HOTEL AND ITS OPERATED RESTAURANTS EMPLOY A THIRD PARTY VALET COMPANY ON AN ANNUAL CONTRACT. AAA VALET OPERATES THE RAMP AT 1717 COLLINS AVENUE WHICH HAS PARKING FOR 8 TEMPORARY/SHORT-TERM DROP-OFF OR PICK UP SPACES AND UTILIZES THE PARKING GARAGE ON LINCOLN AVENUE AND MERIDIAN FOR 50 SPACES FOR OVERNIGHT OR HOTEL/RESTAURANT GUEST VEHICLES.

ADDITIONAL SPACES RESERVED ON A NEEDED BASIS DEPENDING ON DAYS OF THE WEEK, OCCUPANCY, OR EVENTS SCHEDULED THROUGHOUT MIAMI BEACH THAT MAY LEAD TO MORE PARKING DEMAND.

ANY MUSIC OPERATIONS WILL NOT IMPACT CURRENT TRAFFIC FLOW OR AVAILABLE ACCESS TO VALET PARKING. ADDITIONAL PARKING ON 17<sup>TH</sup> AVENUE AND SEVERAL NEARBY PUBLIC GARAGES ALSO AVAILABLE.

ALL DELIVERIES ARE MANAGED BY AAA, DIRECTED IN AND OUT FROM RAMP, OR TO 17<sup>TH</sup> AVE PARKING AREA FOR LONGER TERM OR LARGER DELIVERIES AS TO NOT CONGEST COLLINS AVENUE OR HOTEL GUEST TRAFFIC AREAS.