

**Transportation - LUB Review - Fail Dani Fawaz Ph: email: DaniFawaz@miamibeachfl.gov**

**Comments:**

1. The City's Transportation and Mobility Department does not support valet routes including mid-block U-turns. These movements tend to be unsafe and create delays on the network.

**Response:** Understood, a different route is now proposed on the revised Traffic Study.

2. The transportation Demand Management seems a little bit weak and generic. The Traffic consultant should elaborate more on each strategy and provide incentives.

**Response:** Understood, additional details are now included in the Transportation Demand Management Strategies section of the Traffic Study Report.

3. Per City Ordinance (Article VIII, Division 2) accepted engineering standards for trip duration to and from the authorized vehicle storage location: a distance of no more than 2,500 feet from the ramp to the vehicle storage location (distances greater than 2,500 feet may be approved by the city manager).

**Response:** The valet operator (Elite Parking) has reviewed nearby parking lots and garages and indicated there is no current availability at valet storage locations within 2,500 feet of the property, and that adjacent restaurant uses, such as Stubborn Seed, are permitted to utilize the garage at 550 Lennox Avenue as the approved valet storage location. The Traffic Study report includes a copy of communications with the Valet Operator regarding this issue. To mitigate the distance longer than 2,500 feet the valet operator will use shuttles to pick-up and drop-off valet attendants, typically 3 to 4 valet attendants per shuttle, and at a minimum one shuttle operating each way between the garage and the property.

The Applicant has also sought additional valet parking options in this neighborhood, including at 119 Washington Avenue. The Applicant is in discussions with the valet operator at 119 Washington Avenue to determine if there is adequate valet storage capacity for the project. The Applicant will make best efforts to secure parking within 2,500 feet of the property. The valet operator will seek administration approval if the storage location is not within 2,500 feet at the time of seeking approval of a BTR for the valet stand from the Parking Department.