
05/24/2023

Mr. Otniel Rodriguez, E.I.
Assistant Director
Transportation & Mobility Department
1700 Convention Center Drive
Miami Beach, FL 33139

RE: 1 Collins Avenue Traffic Analysis Review Response to Comments dated 05/03/2023

Dear Mr. Rodriguez,

We appreciate the City's review of the Traffic Study for 1 Collins Avenue. Enclosed please find a revised Traffic Study addressing the comments provided by the City. Our comments' responses are noted below.

1. Note that the traffic methodology was never approved for the project. For future projects, please obtain a methodology approval prior to proceeding with the traffic study, as required by City of Miami Beach Transportation Department.

Response: Noted. Future projects will include an approved Methodology from the City of Miami Beach.

2. The trip generation for the existing development was prepared based on the Institute of Transportation Engineers' (ITE) land use code (LUC) 851 (Convenience Store). LUC 822 (Strip Retail Plaza) was also examined, as LUC 822 is typically used for these types of projects. If LUC 822 is used as opposed to LUC 851, the proposed redevelopment is expected to result in an increase in trips. However, it is assumed that this project was previously approved and/or part of the South Pointe DRI as it is within an existing building and is proposed to occupy vacant retail space. As such, analysis of external intersections is not expected to be required. Please confirm that this project was previously approved.

Response: Project was previously approved under DRB File No. 18988 in 2014. The previous approval documents are now included as an appendix to the Traffic Study Report.

3. Multimodal calculations should be prepared for the specific census tract the project is located in and not for the entire City of Miami Beach. The multimodal data should also be broken down into specific modes as grouping taxicab, motorcycle, bicycle, or other means is summarized as one (1) value and as taxicabs and motorcycles are vehicle trips and not multimodal. Furthermore, 2021 data is available and should be used. However, after modifications, the multimodal factor is still greater than 20% and therefore no updates are required.

Response: Thank you. Noted.

4. Please remove the time reduction for two (2) valet attendants traveling in one (1) shuttle. It is expected that a valet attendant would still have to wait for the other attendant resulting in no reduction in time. Additionally, this will provide for a conservative analysis.

Response: Shuttles are no longer used, as the valet parking is now at a closer location on the revised study. Please refer to the updated Traffic Study Report.

5. Based on an independent queuing analysis it appears that 16 to 20 valet attendants are required in order for the vehicle queue to be contained within the five (5) valet spaces on South Pointe Drive. Provide detailed calculations used to determine the values provided in Table 3 as part of the valet analysis.

Response: The valet study has been revised to be at a closer location, shuttles are no longer used, and as such valet calculations have been updated. Please refer to the revised Traffic Study Report.

6. How are rideshare trips accommodated by the project? There is a concern that rideshare operations will block the bicycle lane.

Response: The Valet Operator will use a parking location closer to the restaurant, and as such the Valet Study has been updated. Of the existing five (5) on-street parking spaces, three (3) spaces are to be used for valet operations, while the remaining (2) are to be used to accommodate rideshare drop-off and pick-ups. In addition, the following condition is to be added to the order: "All valet parking operations shall be conducted within the rented on-street parking space(s) for the valet ramp and shall not block, at any time, the bicycle lanes on South Pointe Drive.". This information is shown on the revised Traffic Study Report.

Mr. Rodriguez, we appreciate the City's review of the revised Traffic Study Report. Please feel free to contact me if there are any additional comments regarding the project.

Sincerely,



Alfredo Cely, PE, PMP
Senior Engineer
Alfka, LLC