

MIAMI BEACH

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

TRANSPORTATION & MOBILITY DEPARTMENT

Tel: 305.673.7514

MEMORANDUM

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

FROM: José R. González, P.E., Director

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DATE: July 6, 2023

SUBJECT: 1 Collins Avenue Fine Dining Restaurant – Traffic Assessment – PB23-0598

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 fine dining restaurant proposed at 1 Collins Avenue in Miami Beach, Florida. The proposed project consists of a 350-seat fine dining restaurant. The site of the development was previously occupied by a 356-seat fine dining restaurant and a 2,290 square-foot convenience store.

Trip Generation and Trip Distribution

The results of the trip generation analysis indicated that the proposed redevelopment will be expected to generate 92 weekend peak hour trips or a reduction of 146 weekend peak hour trips when compared to the previous development program that generated 238 weekend peak hour trips. The 1 Collins Avenue development is located on the northeast quadrant of Collins Avenue and South Pointe Drive. A drop-off/pick-up area for valet and rideshare will be located along the northside (westbound direction) of South Point Drive between Ocean Drive and Collins Avenue within on-street parking. A total of four (4) on-street parking spaces will be used valet and rideshare drop-off/pick-up operations, based on coordination between the Applicant and the City's Parking Department.

Multimodal Trips

The 1 Collins Avenue 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 S, M, C, 120, and 150 as well as the City of Miami Beach's South Beach Trolley.

Valet Operations

A total of four (4) on-street parking spaces will be used valet and rideshare drop-off/pick-up operations, based on coordination between the Applicant and the City's Parking Department. 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 that three (3) 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 figure 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. Abraham Merchant, as the restaurant's Employee Transportation Coordinator. Mr. Merchant's contact information is as follows:
Mr. Abraham Merchant
Phone: 212-871-5601
Email: amerchant@merchantshospitality.com
- **Promoting Transit:** The applicant will post transit information on-site including transit route maps and route schedules. Carpooling and vanpooling program information shall be provided to employees, including the development of economic incentive programs (such

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as subsidized transit passes) to encourage employees participation in the reduction of single-occupant vehicular trips or the use of transit facilities.

Conditions of Approval

1. The analysis determined that three (3) 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. It should be noted that projected vehicular volumes and estimated valet processing times were conservatively assumed in the analysis. If it is determined that valet processing times can be performed more efficiently and/or actual traffic volumes are lower than projected, a reduced number of valet attendants may be adequate to serve the site.
2. The applicant is required to submit a supplemental traffic memorandum including an evaluation of the proposed valet operations by no later than six (6) months from the date the 1 Collins Avenue restaurant development is fully operational. The valet analysis queuing study should include field data collection for one (1) weekend day including the peak valet operations period.

Conclusion

The Transportation and Mobility Department including the Peer Review Consultant has no further comments on the Traffic Assessment for the 1 Collins Avenue Fine Dining Restaurant.

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

cc: Otniel Rodríguez, E.I., Assistant Director, Transportation and Mobility Department