

# OPERATIONS PLAN

THE PARK CENTRAL HOTEL

626-650 OCEAN DRIVE

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MIAMI BEACH FLORIDA

Planning Board Submission  
May 25, 2017

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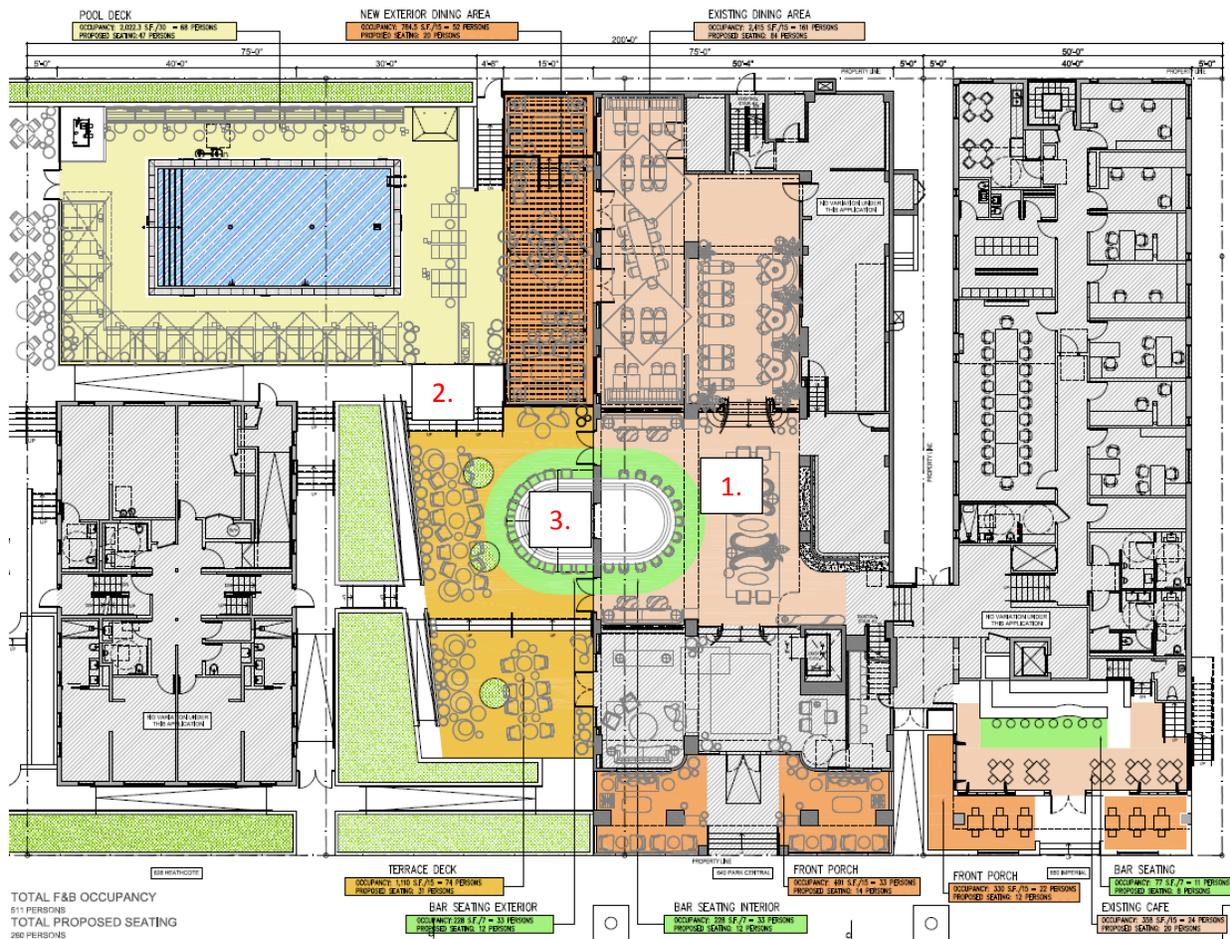
DELIVERIES AND COLLECTIONS - 9

# Concept

The Property's operations will bridge the existing iconic Park Central, Imperial, and Heathcote buildings together with a remodeled courtyard area. Inspired by Miami's modern aesthetics with Floridian accents, Cuban color palette and an intimate interior that pays homage to Ocean Drive of the 1940s. The area will transport guests to a new take on a bygone era of glitz and glamour.

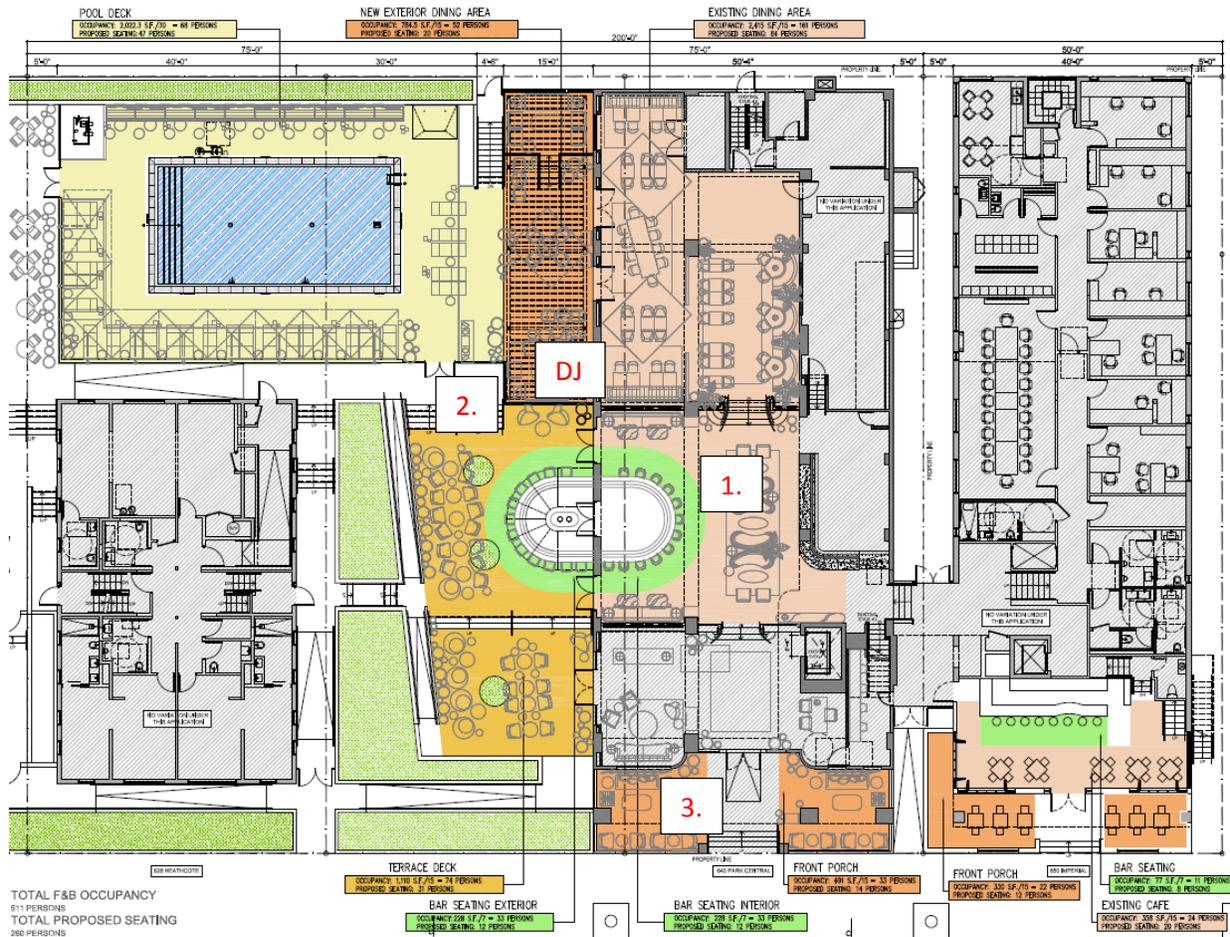
Guests will unwind by the pool in the courtyard, sip Daiquiris at the lobby bar and taste cultural flavors with several dining operations whose innovative approaches will bring a new fine dining establishment to Ocean Drive. Naturally, music, live and recorded, will help set the mood at this iconic location.

# Hours of Operation



Area		Hours of Operation
<b>1.</b>	<b>Interior</b>	<b>7:00am to 5:00am, 7 days a week</b>
<b>2.</b>	<b>Outdoor Seating Areas</b>	<b>9:00am to 5:00am, 7 days a week</b>
<b>3.</b>	<b>Outdoor Bar Counter</b>	<b>10:00am to 2:00am, 7 days a week</b>

# Entertainment Hours



Area	Live Music (Acoustic, Keyboard, & Wind)	DJ	Recorded Ambient Music
<b>1.</b> Interior	7:00am to 5:00am, 7 days a week	7:00am to 5:00am, 7 days a week	7:00am to 5:00am, 7 days a week
<b>2.</b> Courtyard (pool deck & lounges areas)	9:00am to 2:00am, 7 days a week	9:00am to 2:00am, 7 days a week	7:00am to 5:00am, 7 days a week
<b>3.</b> Front Porch	9:00am to 2:00am, 7 days a week	-	7:00am to 5:00am, 7 days a week

# STAFFING LEVELS FOR FOOD & BEVERAGE USES

According to the hours of operation applied for under this Conditional Use Permit, the Applicant expects to have two restaurants as well as indoor and outdoor bar counters with the below staffing levels:

<b>SHIFT</b>	<b>NO. OF STAFF</b>
Breakfast	30
Lunch	50
Dinner	70

# ACCESS & SECURITY

The Property is located on the west side of Ocean Drive between 6<sup>th</sup> and 7th Streets, in Miami Beach. Patrons will gain access to the Property through the main hotel entrances at 640 and 650 Ocean Drive.

Once inside, patrons will be able to explore the space and enjoy the ambience. Food will be served on tableware with non-disposable cutlery.

The concept is to have the most refined experience on Ocean Drive from music, to the best dining experience.

Security cameras will overlook the lobby. Additionally, there will be security staff present during the hours of operation. Security staff will assist with the flow of guests into and out of the property.

The number of staff and security personnel will depend on the day-to-day operations and needs of the Property.

# PARKING

The property is located on Ocean Drive, which is the heart of Miami Beach.

There is ample off-street parking in the surrounding neighborhood, including several parking lots and garages, and metered on-street self-parking. In fact, there is a City parking garage just west of the Property on Collins Avenue. The Applicant further anticipates that many patrons will arrive by foot or taxi. Valet services will be provided along the Ocean Drive frontage, as they have been historically.

# DELIVERIES & COLLECTIONS

The following procedures will be implemented to ensure minimal impact on local residents:

All deliveries will occur during weekday hours between 7:00 AM and 5:00 PM through the designated loading area, which is located along the rear of the property (on the West side), totally within a private back alley area.

Refuse collection will take place between 7:00 AM and 5:00 PM from the same location as has been historically used by the hotel. All refuse will be walked from the back of house areas, out the rear door on the south side of the property, to the street via the back alley.

# Traf Tech

ENGINEERING, INC.

Park Central Hotel  
c/o Carli Koshal, Esq.  
Bercow Radell & Fernandez, P.A.  
200 S. Biscayne Boulevard, Suite 850  
Miami, Florida 33131

May 30, 2017

## **Re: Park Central Hotel (626-650 Ocean Drive) – Traffic Study**

Dear Carli:

Per your request, Traf Tech Engineering, Inc. conducted a traffic evaluation associated with the proposed improvements to the existing Park Central Hotel (626 – 650 Ocean Drive) located in the City of Miami Beach in Miami-Dade County, Florida. Figure 1 on the following Page shows the location of the project site. This report documents the existing roadway characteristics, projected trip generation and traffic impacts to the surrounding street system as a result of the proposed improvements, traffic circulation, pedestrian circulation and pedestrian facilities analysis (sidewalks and crosswalks). The following is a summary of our findings:

### **Existing Roadway Conditions**

The roadway system adjacent to the project site includes Ocean Drive, a two-lane north-south facility with on-street parking on both sides of the street and a posted speed limit of 30 miles per hour. North of the site is the signalized intersection of 7<sup>th</sup> Street with pedestrian crosswalks on the north, south and west legs of the intersection. Valet stations are provided on the west side of Ocean Drive serving the numerous restaurants and hotel located within South Beach.

### **Trip Generation Estimate**

A trip generation analysis was performed using the trip generation rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (9<sup>th</sup> Edition). The trip generation analysis was undertaken for daily, AM peak hour and PM peak hour conditions. The analysis was based on the following assumptions:

#### EXISTING LAND USE

- o Hotel (127 rooms)

#### PROPOSED LAND USES

- o Hotel (120 rooms)
- o Terrace Improvements (110 new seats, other seats are at previous existing seating areas)

According to ITE's *Trip Generation Manual* (9<sup>th</sup> Edition), the trip generation rates used for the existing and proposed land uses are:

8400 North University Drive, Suite 309, Tamarac, Florida 33321

Tel: (954) 582-0988 Fax: (954) 582-0989



**Traf Tech**  
ENGINEERING, INC.

**PROJECT LOCATION MAP**

**FIGURE 1**  
Park Central Hotel  
Miami Beach, Florida

## HOTEL (ITE Land Use 310)

### *Daily Trip Generation*

$$T = 8.17 (X)$$

Where T = number of daily trips, X = number of hotel rooms

### *PM Peak Hour of the Adjacent Street*

$$T = 0.60 (X) \text{ (51\% inbound and 49\% outbound)}$$

Where T = number of peak hour trips, X = number of hotel rooms

## RESTAURANT (ITE Land Use 931)

### *Daily Trip Generation*

$$T = 2.86 (X)$$

Where T = number of daily trips, X = number of seats

### *PM Peak Hour of the Adjacent Street*

$$T = 0.26 (X) \text{ (67\% inbound and 33\% outbound)}$$

Where T = number of peak hour trips, X = number of seats

Using the above-listed equations from the ITE document, a trip generation analysis was undertaken for the existing and proposed land uses. The results of this effort are documented in Tables 1 and 2. As indicated in the tables, the proposed hotel improvements are projected to generate approximately 68 new daily trips and approximately eight (8) new peak hour trips (five inbound and two outbound). Therefore, the proposed hotel improvements are anticipated to have a De-Minimus impact to the surrounding street system (one new peak hour trip every seven and one-half minutes). Figures 2 and 3 illustrate the traffic circulation for new trips (arrival, parking, retrieval and departing trips) assuming valet usage of the parking garage located on 7<sup>th</sup> Street just west of Collins Avenue.

## **Pedestrian Counts**

Pedestrian counts were collected on Friday, May 19, 2017 near the intersection of Ocean Drive and 7<sup>th</sup> Street. The pedestrian counts included pedestrian counts travelling north-south along the west sidewalk of Ocean Drive south of 7<sup>th</sup> Street. Additionally, pedestrian counts crossing Ocean Drive at the signalized intersection of 7<sup>th</sup> Street were also undertaken. The pedestrian counts indicate that during peak 15-minute period the sidewalk volume includes approximately 185 pedestrians during the peak 15-minutes traveling north and south on the west side of Ocean Drive. The data also shows that approximately 150 pedestrians during a one-hour period. The pedestrian counts are contained in Appendix B.

## **Pedestrian Circulation**

A sidewalk that varies between 5.4 feet and 10.9 feet is provided on the west side of Ocean Drive and adjacent and near to the 626-650 Ocean Drive site (refer to Photos depicted in Appendix B).

The sidewalk provides north-south pedestrian mobility within the immediate area of the project. From the sidewalk, access to the 626-650 Ocean Drive site is provided via pedestrian access path/stairs including new ramp railings immediately west of the sidewalk. Moreover, a signalized pedestrian crossing is provided at 7<sup>th</sup> Street located approximately 100 feet north of the site.

**Pedestrian Facilities Analysis (Sidewalks and Crosswalks)**

Based on the pedestrian counts contained in Appendix B, approximately 185 pedestrians/15-minutes travel north and south along the west side of Ocean Drive. As shown in the signal timing plans contained in Appendix C for the signalized located at 7<sup>th</sup> Street, the subject pedestrian crossing operates with an off-line signal cycle of 52 seconds, which results in approximately 69 pedestrian crossing opportunities per hour. Hence, the signalized pedestrian crossing at 7<sup>th</sup> Street has 69 opportunities per hour to accommodate 150 pedestrians per hour (sufficient pedestrian capacity is available at the subject signalized pedestrian crossing).

The traffic counts contained in Appendix B show a maximum of 185 pedestrians during the peak 15-minute period traveling north-south along the west side of Ocean Drive. With a sidewalk width of 5.4 feet (5 feet, 5 inches), the resulting pedestrian flow rate is approximately 2.284 pedestrians/minute/foot of sidewalk width (185 pedestrians per peak 15-minute period divided by 15 divided by 5.4). According to the 2010 Highway Capacity Manual (refer to Appendix D), the sidewalk adjacent to the site has adequate capacity to accommodate the peak pedestrian traffic recorded within this area.

**Summary**

The Park Central Hotel improvements are projected to generate approximately 79 new daily trips and approximately eight (8) new peak hour trips (five inbound and two outbound). Therefore, the proposed hotel improvements are anticipated to have a De-Minimus impact to the surrounding street system (one new peak hour trip every seven and one-half minutes). Adequate traffic and pedestrian circulation is provided for the project. Sufficient pedestrian capacity is available at the signalized pedestrian crossing located at 7<sup>th</sup> Street (approximately 100 feet from the site). Finally, the sidewalk located adjacent to the site has adequate capacity to accommodate the peak pedestrian traffic.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

Joaquin E. Vargas, P.E.  
Senior Transportation Engineer

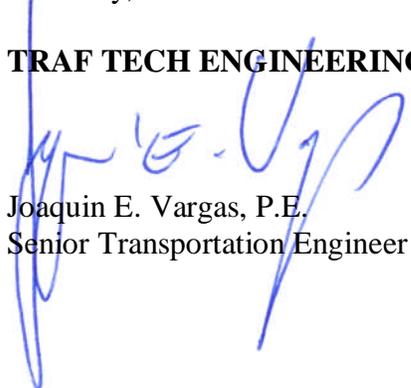


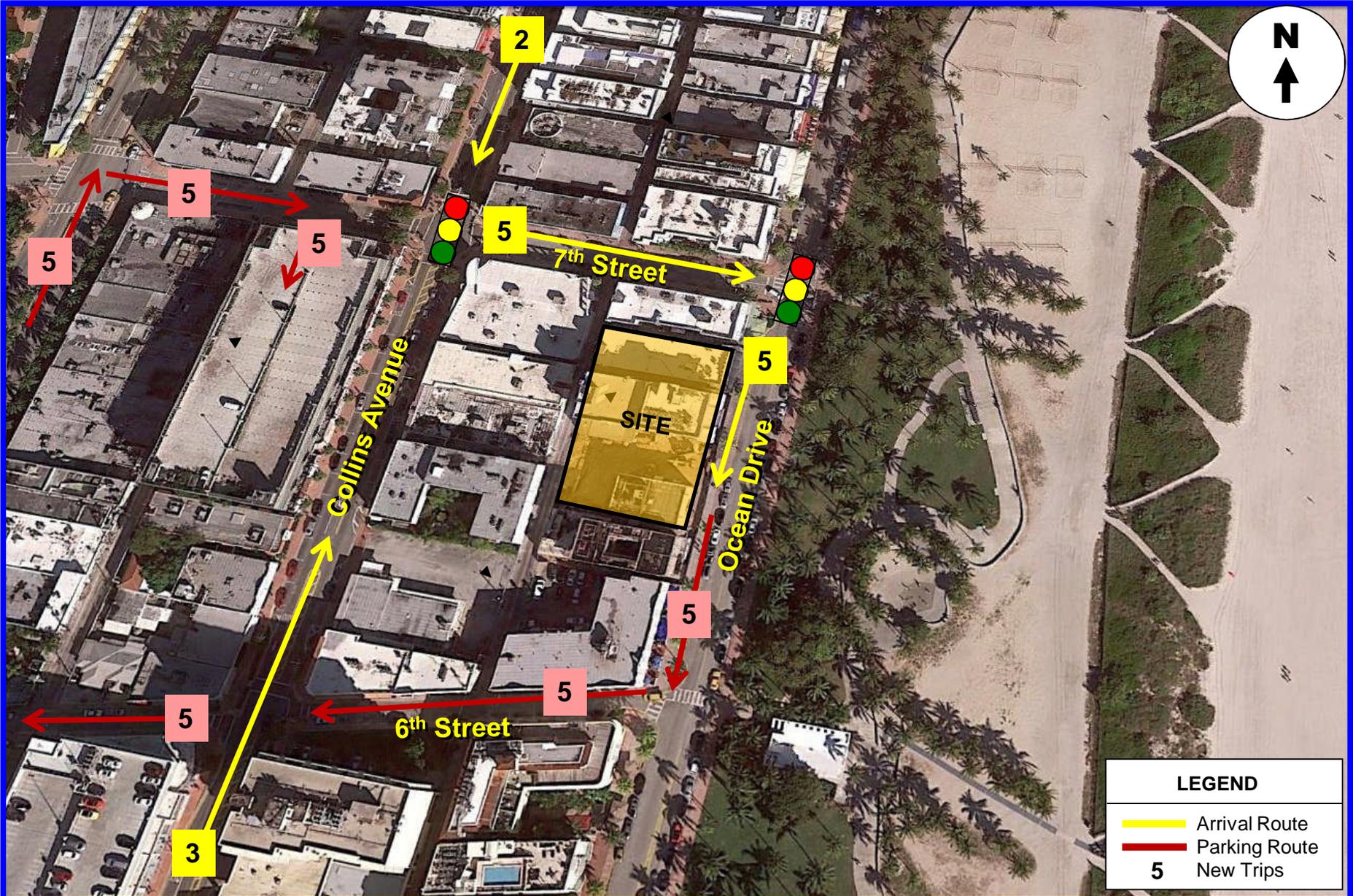
TABLE 1 Trip Generation Summary (Current Use) 626 - 650 Ocean Drive					
Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	127	1,038	76	39	37
<b>External Trips</b>		<b>1,038</b>	<b>76</b>	<b>39</b>	<b>37</b>

Source: ITE Trip Generation Manual (9th Edition)

TABLE 2 Trip Generation Summary (Proposed Uses) 626 - 650 Ocean Drive					
Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	120	980	72	37	35
Terrace Seats (LUC 931)	110	315	29	19	10
Internal Trips (30%)		-189	-17	-12	-6
<b>External Trips</b>		<b>1,106</b>	<b>84</b>	<b>44</b>	<b>39</b>

Source: ITE Trip Generation Manual (9th Edition)

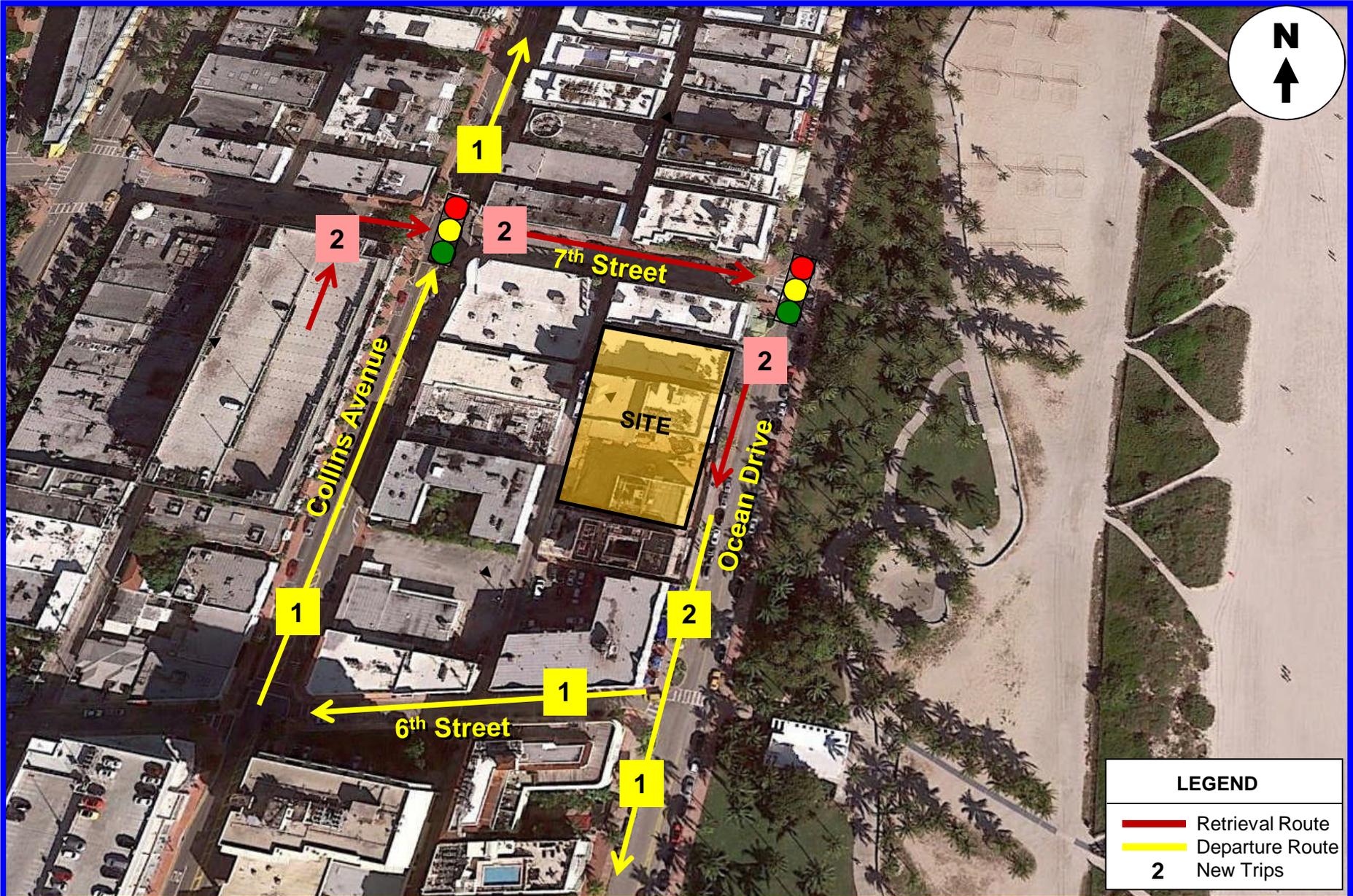
<b>Difference in Trips</b>		<b>68</b>	<b>8</b>	<b>5</b>	<b>2</b>
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**Traf Tech**  
ENGINEERING, INC.

**ARRIVAL AND PARKING CIRCULATION  
(New Trips)**

**FIGURE 2**  
Park Central Hotel  
Miami Beach, Florida



LEGEND	
	Retrieval Route
	Departure Route
	New Trips

**Traf Tech**  
ENGINEERING, INC.

**RETRIEVAL AND DEPARTURE CIRCULATION  
(New Trips)**

**FIGURE 3**  
Park Central Hotel  
Miami Beach, Florida

# **APPENDIX A**

## **Site Plan – Park Central Hotel**

# THE PARK CENTRAL HOTEL

626-650 OCEAN DRIVE

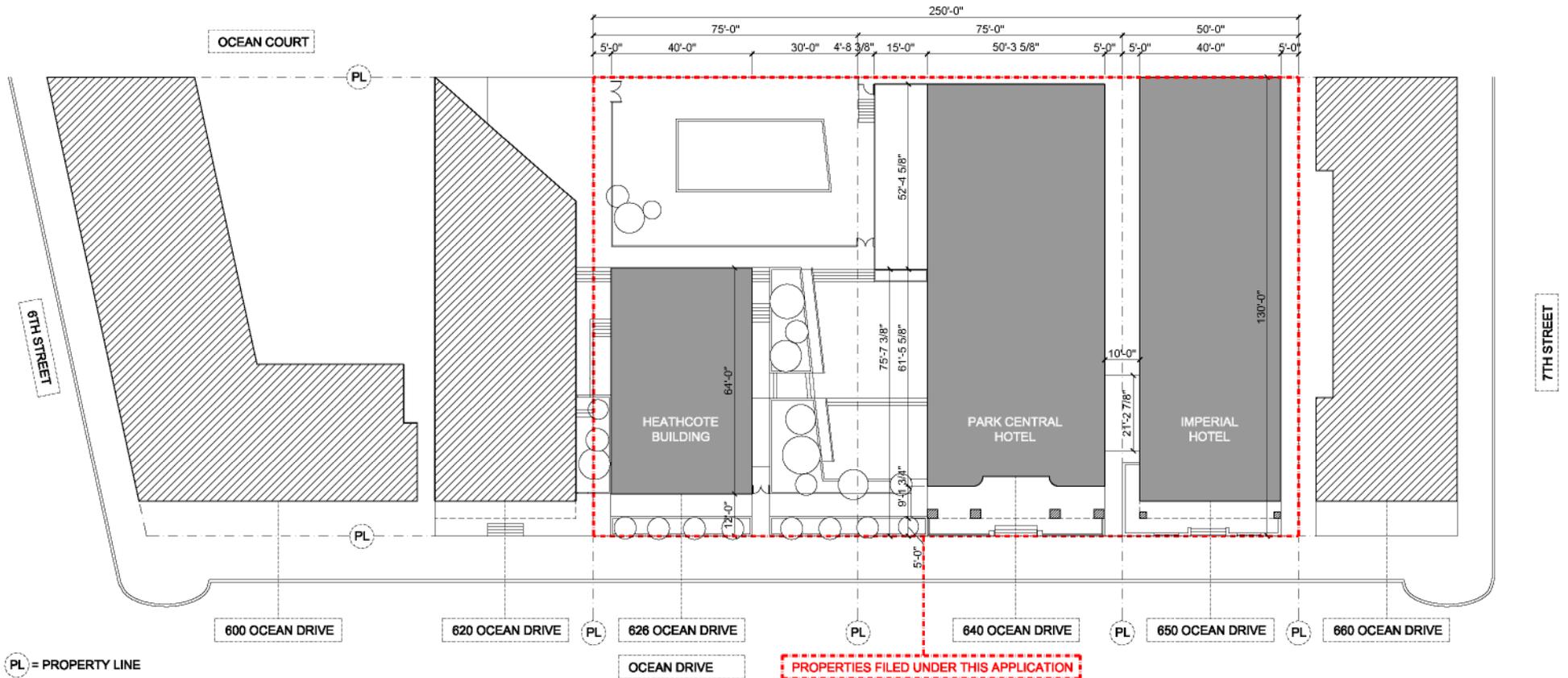
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MIAMI BEACH FLORIDA

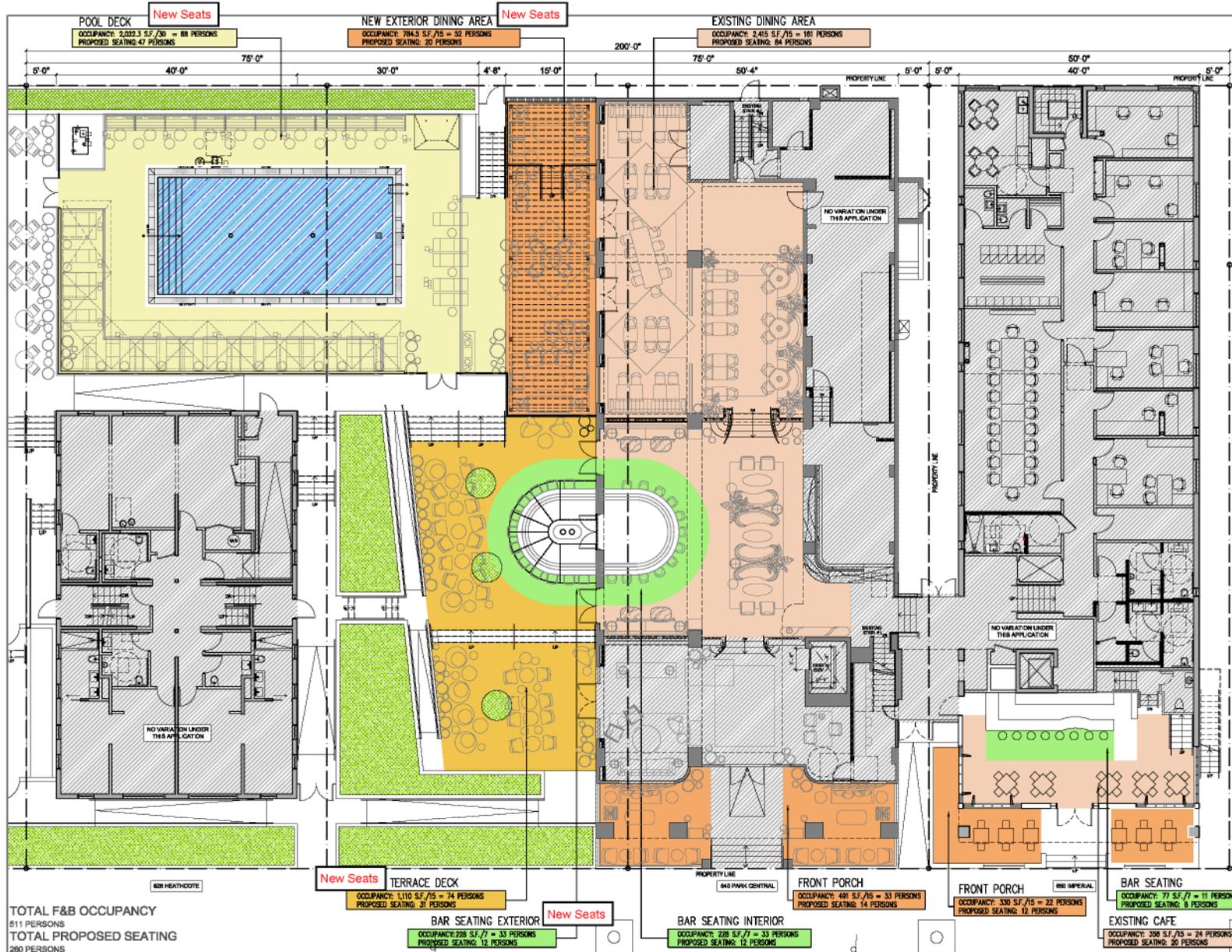
space4architecture

HISTORIC PRESERVATION BOARD SUBMITTAL  
(JANUARY 21, 2014)





LOCATIONAL SITE PLAN



Total New Seats = 110  
 Others are at previous existing seating areas

PROPOSED

**APPENDIX B**  
**Pedestrian Counts**

# 7<sup>TH</sup> STREET AND OCEAN DR., MIAMI BEACH

DATE: MAY 19, 2017

## PEDESTRIAN COUNT (W SIDEWALK & CROSSWALKS)

TIME	OCEAN DRIVE SOUTHBOUND	OCEAN DRIVE NORTHBOUND	N CROSSWALK		S CROSSWALK	
			EB	WB	EB	WB
16:30-16:45	25	13	5	13	12	22
16:45-17:00	53	51	5	3	17	18
17:00-17:15	46	55	0	4	14	27
17:15-17:30	38	29	4	8	8	29
17:30-17:45	59	35	5	31	8	29
17:45-18:00	57	58	1	23	8	28
18:00-18:15	78	52	3	12	7	17
18:15-18:30	67	62	9	2	9	9
18:30-18:45	80	68	2	0	1	15
18:45-19:00	90	79	8	1	2	28
19:00-19:15	97	76	2	0	2	9
19:15-19:30	92	93	0	0	2	4



**Traf Tech**  
ENGINEERING, INC.

## SIDEWALK MEASUREMENT

**FIGURE B-1**  
1787 Purdy Avenue  
Miami Beach, Florida

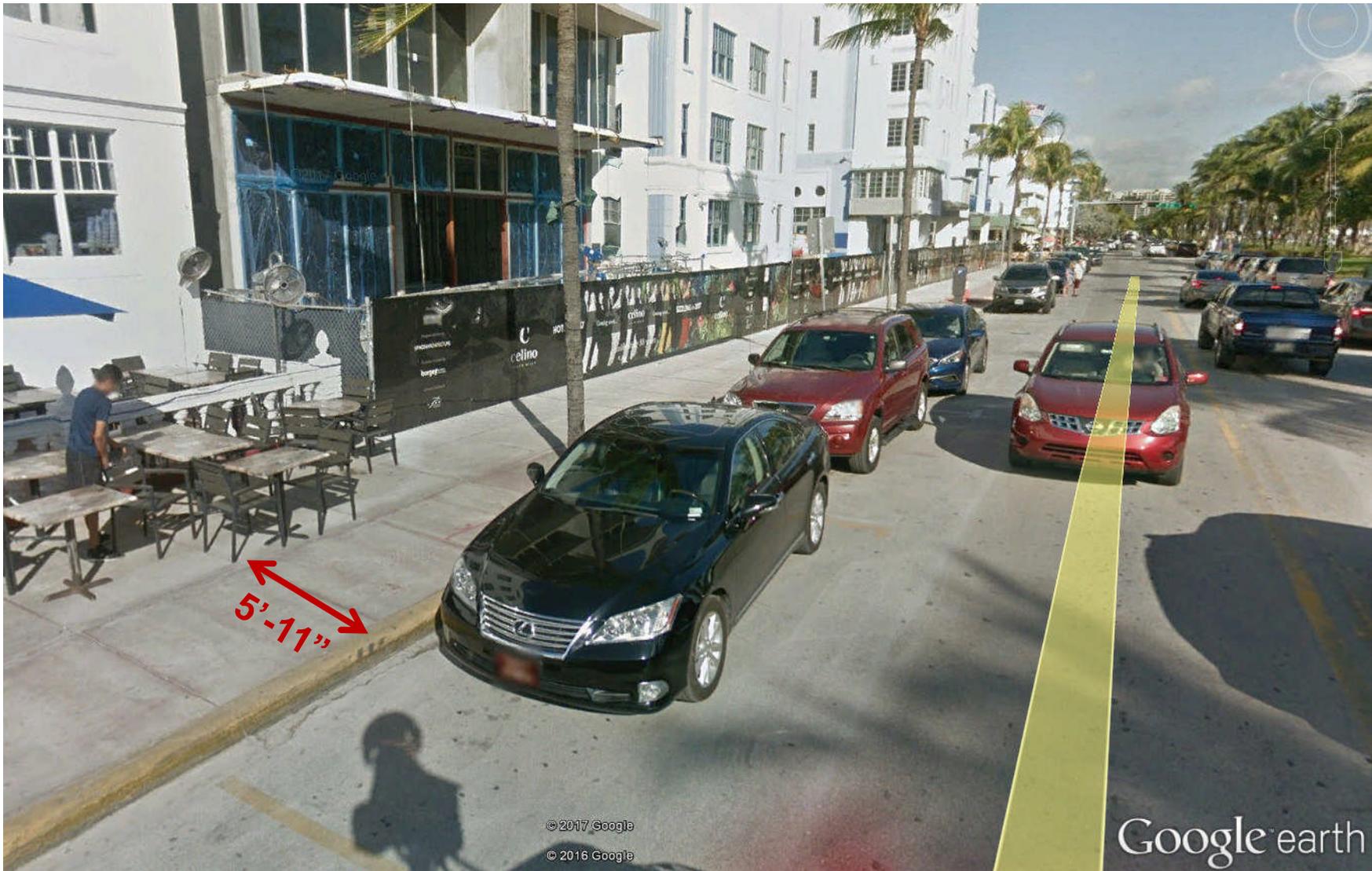


**Traf Tech**  
ENGINEERING, INC.

### SIDEWALK MEASUREMENT

**FIGURE B-2**  
1787 Purdy Avenue  
Miami Beach, Florida





**Traf Tech**  
ENGINEERING, INC.

### SIDEWALK MEASUREMENT

**FIGURE B-4**  
1787 Purdy Avenue  
Miami Beach, Florida

# **APPENDIX C**

## **Signal Timing (Ocean Drive and 7<sup>th</sup> Street)**

**TOD Schedule Report  
for 6345: Ocean Dr&7 St**

Print Date:  
1/25/2016

Print Time:  
4:09 PM

<u>Asset</u>	<u>Intersection</u>	<u>TOD Schedule</u>	<u>Op Mode</u>	<u>Plan #</u>	<u>Cycle</u>	<u>Offset</u>	<u>TOD Setting</u>	<u>Active PhaseBank</u>	<u>Active Maximum</u>
6345	Ocean Dr&7 St	DOW-2		N/A	0	0	N/A	0	Max 0

**Splits**

<u>PH 1</u>	<u>PH 2</u>	<u>PH 3</u>	<u>PH 4</u>	<u>PH 5</u>	<u>PH 6</u>	<u>PH 7</u>	<u>PH 8</u>
-	SBT	-	-	-	NBT	-	EBT
0	0	0	0	0	0	0	0



Active Phase Bank: Phase Bank 1

<u>Phase</u>	<u>Walk</u>			<u>Don't Walk</u>			<u>Min Initial</u>			<u>Veh Ext</u>			<u>Max Limit</u>			<u>Max 2</u>			<u>Yellow</u>	<u>Red</u>
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3		
1 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2 SBT	7	7	7	12	12	12	7	7	7	1	1	1	25	25	25	0	0	0	4	2
3 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 NBT	7	7	7	12	12	12	7	7	7	1	1	1	25	25	25	0	0	0	4	2
7 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8 EBT	7	7	7	10	10	10	7	7	7	2.5	2.5	2.5	15	15	15	0	0	0	4	2

Last In Service Date: unknown

<u>Permitted Phases</u>	
	<b>12345678</b>
Default	-2---6-8
External Permit 0	-----
External Permit 1	-----
External Permit 2	-----

<u>Current TOD Schedule</u>	<u>Plan</u>	<u>Cycle</u>	1	2	3	4	5	6	7	8	<u>Ring Offset</u>	<u>Offset</u>
			-	SBT	-	-	-	NBT	-	EBT		

<u>Local TOD Schedule</u>		
<u>Time</u>	<u>Plan</u>	<u>DOW</u>
0000	Free	Su M T W Th F S

**TOD Schedule Report  
for 6345: Ocean Dr&7 St**

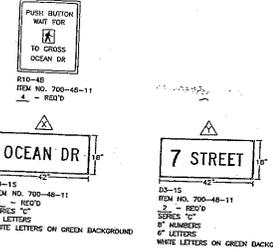
Print Date:  
1/25/2016

Print Time:  
4:09 PM

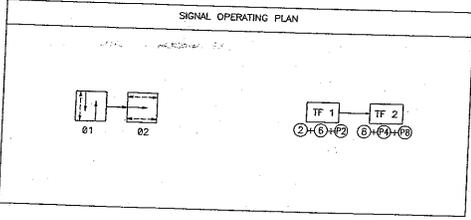
Current Time of Day Function				Local Time of Day Function				* Settings
Time	Function	Settings *	Day of Week	Time	Function	Settings *	Day of Week	
0000	TOD OUTPUTS	-----	SuM T W ThF S	0000	TOD OUTPUTS	-----	SuM T W ThF S	Blank - FREE - Phase Bank 1, Max 1 Blank - Plan - Phase Bank 1, Max 2 1 - Phase Bank 2, Max 1 2 - Phase Bank 2, Max 2 3 - Phase Bank 3, Max 1 4 - Phase Bank 3, Max 2 5 - EXTERNAL PERMIT 1 6 - EXTERNAL PERMIT 2 7 - X-PED OMIT 8 - TBA

***No Calendar Defined/Enabled***

# SIGNAL HEAD & SIGNS DETAILS

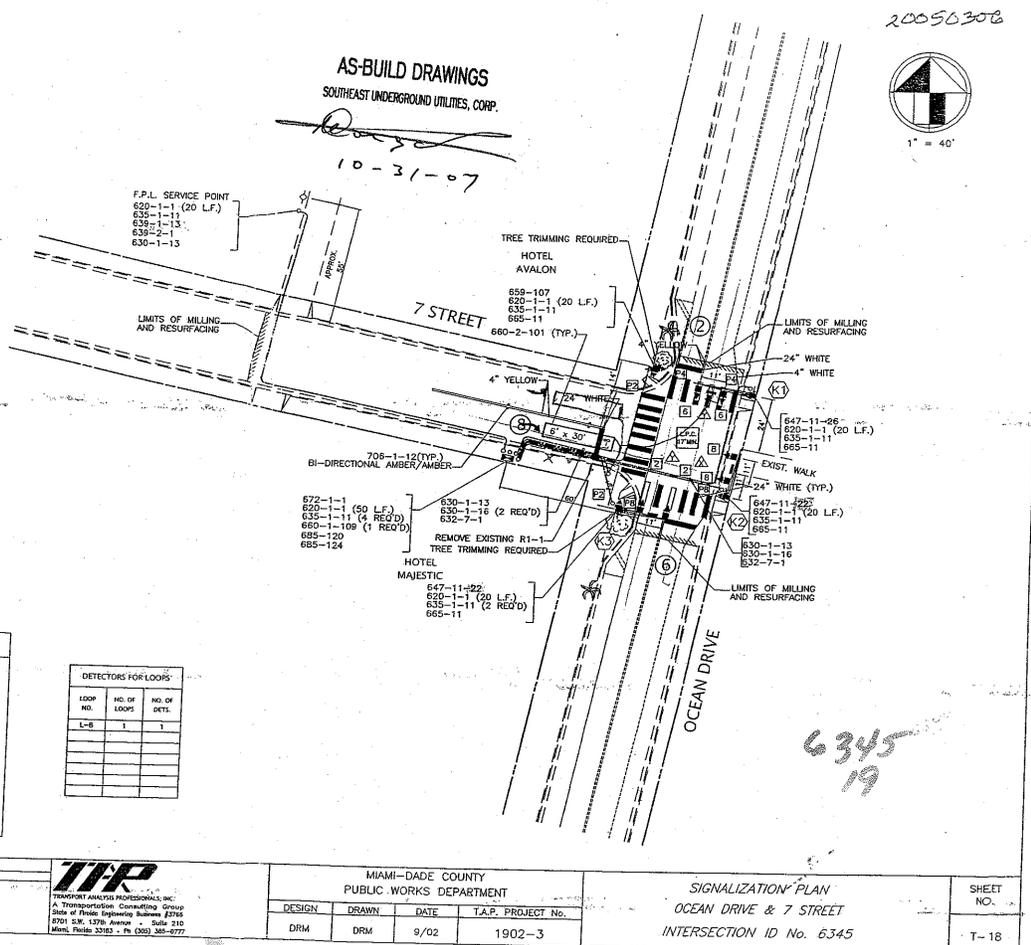


- NOTES**
- DEMAND WAITAGE FOR THIS INTERSECTION IS 855 WATS.
  - F.P.L. REPRESENTATIVE: TOM WOODRUM, TEL: 200-444-5126.
  - B.S.T. REPRESENTATIVE: ALAN BERGER, TEL: 200-700-1461.
  - SIGNAL TRAFFIC TO BE PROVIDED TO CONTRACTOR BY DADE COUNTY SIGNALS & SIGNS DIVISION.
  - PRESIGNAL PUSH BUTTONS AND SIGNS MUST BE ALIGNED WITH EACH OTHER AND WITH THE APPROPRIATE CROSSWALK.
  - BELOWGRUP PICK-UP POINT LOCATION TO BE PROVIDED PRIOR TO CONSTRUCTION. QUANTITIES INCLUDE 2' FALLBOXES (630-1-13) AND 250' OF CONDUIT UNDER PAVEMENT (630-1-13) FOR THE INSTALLATION OF THE PICK-UP POINT.
- CONTROLLER OPERATIONS**
- MAJOR STREET IS OCEAN DRIVE. MINOR STREET IS 7 STREET.
  - SIGNAL OPERATING PLAN IS AS SHOWN.
  - PHASE(S) 2 ACTUATED, PHASE 1 RECALL.
  - MOVEMENT(S) N/A.
  - SIGNAL COORDINATION PHASE IS 1.
  - FLASHING OPERATION: OCEAN DR. YELLOW. 11 ST. RED.
  - WALK/PROGRAM CONTROLLER TO STOP MOVEMENT(S) N/A.

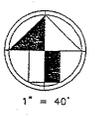


LOOP NO.	NO. OF LOOPS	NO. OF DETS.
L-B	1	1

## AS-BUILD DRAWINGS SOUTHEAST UNDERGROUND UTILITIES, CORP.



20050308



DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION

**TIP**  
TRANSPORTATION CONSULTING GROUP  
A Transportation Consulting Group  
Division of Fisher Engineering Building 2376  
8701 S.W. 137th Avenue - Suite 210  
Miami, Florida 33186 - Tel: (305) 345-0777

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT			
DESIGN	DRAWN	DATE	T.A.P. PROJECT NO.
DRM	DRM	9/02	1902-3

SIGNALIZATION PLAN OCEAN DRIVE & 7 STREET INTERSECTION ID No. 6345		SHEET NO.
		T-18

# **APPENDIX D**

## **Pedestrian Flow and LOS for Sidewalks**

parts of the walkway. In cross-flow locations, the LOS E-F threshold is 13 ft<sup>2</sup>/p, as indicated in the notes for Exhibit 23-1 and Exhibit 23-2.

LOS	Average Space (ft <sup>2</sup> /p)	Related Measures			Comments
		Flow Rate (p/min/ft) <sup>a</sup>	Average Speed (ft/s)	v/c Ratio <sup>b</sup>	
A	>60	≤5	>4.25	≤0.21	Ability to move in desired path, no need to alter movements
B	>40-60	>5-7	>4.17-4.25	>0.21-0.31	Occasional need to adjust path to avoid conflicts
C	>24-40	>7-10	>4.00-4.17	>0.31-0.44	Frequent need to adjust path to avoid conflicts
D	>15-24	>10-15	>3.75-4.00	>0.44-0.65	Speed and ability to pass slower pedestrians restricted
E	>8-15 <sup>c</sup>	>15-23	>2.50-3.75	>0.65-1.00	Speed restricted, very limited ability to pass slower pedestrians
F	≤8 <sup>c</sup>	Variable	≤2.50	Variable	Speeds severely restricted, frequent contact with other users

**Notes:** Exhibit 23-1 does not apply to walkways with steep grades (>5%). See the Special Cases section for further discussion.

<sup>a</sup> Pedestrians per minute per foot of walkway width.

<sup>b</sup> v/c ratio = flow rate/23. LOS is based on average space per pedestrian.

<sup>c</sup> In cross-flow situations, the LOS E-F threshold is 13 ft<sup>2</sup>/p.

**Exhibit 23-1**  
Average Flow LOS Criteria for Walkways

LOS	Average Space (ft <sup>2</sup> /p)	Related Measure Flow Rate <sup>a</sup> (p/min/ft) <sup>b</sup>	Comments
B	>90-530	>0.5-3	Occasional need to adjust path to avoid conflicts
C	>40-90	>3-6	Frequent need to adjust path to avoid conflicts
D	>23-40	>6-11	Speed and ability to pass slower pedestrians restricted
E	>11-23 <sup>c</sup>	>11-18	Speed restricted, very limited ability to pass slower pedestrians
F	≤11 <sup>c</sup>	>18	Speeds severely restricted, frequent contact with other users

**Notes:** <sup>a</sup> Rates in the table represent average flow rates over a 5-min period. Flow rate is directly related to space; however, LOS is based on average space per pedestrian.

<sup>b</sup> Pedestrians per minute per foot of walkway width.

<sup>c</sup> In cross-flow situations, the LOS E-F threshold is 13 ft<sup>2</sup>/p.

**Exhibit 23-2**  
Platoon-Adjusted LOS Criteria for Walkways

### Stairways

Exhibit 23-3 provides the LOS criteria for stairways.

LOS	Average Space (ft <sup>2</sup> /p)	Related Measures		Comments
		Flow Rate (p/min/ft) <sup>a</sup>	v/c Ratio <sup>b</sup>	
A	>20	≤5	≤ 0.33	No need to alter movements
B	>17-20	>5-6	>0.33-0.41	Occasional need to adjust path to avoid conflicts
C	>12-17	>6-8	>0.41-0.53	Frequent need to adjust path to avoid conflicts
D	>8-12	>8-11	>0.53-0.73	Limited ability to pass slower pedestrians
E	>5-8	>11-15	>0.73-1.00	Very limited ability to pass slower pedestrians
F	≤5	Variable	Variable	Speeds severely restricted, frequent contact with other users

**Notes:** <sup>a</sup> Pedestrians per minute per foot of walkway width.

<sup>b</sup> v/c ratio = flow rate/15. LOS is based on average space per pedestrian.

**Exhibit 23-3**  
LOS Criteria for Stairways

# Traf Tech

ENGINEERING, INC.

Park Central Hotel  
c/o Carli Koshal, Esq.  
Bercow Radell & Fernandez, P.A.  
200 S. Biscayne Boulevard, Suite 850  
Miami, Florida 33131

May 22, 2017

## **Re: Park Central Hotel (626-650 Ocean Drive) – Traffic Study**

Dear Carli:

Per your request, Traf Tech Engineering, Inc. conducted a traffic evaluation associated with the proposed improvements to the existing Park Central Hotel (626 – 650 Ocean Drive) located in the City of Miami Beach in Miami-Dade County, Florida. Figure 1 on the following Page shows the location of the project site. This report documents the existing roadway characteristics, projected trip generation and traffic impacts to the surrounding street system as a result of the proposed improvements, traffic circulation, pedestrian circulation and pedestrian facilities analysis (sidewalks and crosswalks). The following is a summary of our findings:

### **Existing Roadway Conditions**

The roadway system adjacent to the project site includes Ocean Drive, a two-lane north-south facility with on-street parking on both sides of the street and a posted speed limit of 30 miles per hour. North of the site is the signalized intersection of 7<sup>th</sup> Street with pedestrian crosswalks on the north, south and west legs of the intersection. Valet stations are provided on the west side of Ocean Drive serving the numerous restaurants and hotel located within South Beach.

### **Trip Generation Estimate**

A trip generation analysis was performed using the trip generation rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (9<sup>th</sup> Edition). The trip generation analysis was undertaken for daily, AM peak hour and PM peak hour conditions. The analysis was based on the following assumptions:

#### EXISTING LAND USE

- o Hotel (127 rooms)

#### PROPOSED LAND USES

- o Hotel (123 rooms)
- o Terrace Improvements (98 new seats)

According to ITE's *Trip Generation Manual* (9<sup>th</sup> Edition), the trip generation rates used for the existing and proposed land uses are:

8400 North University Drive, Suite 309, Tamarac, Florida 33321

Tel: (954) 582-0988 Fax: (954) 582-0989



**Traf Tech**  
ENGINEERING, INC.

**PROJECT LOCATION MAP**

**FIGURE 1**  
Park Central Hotel  
Miami Beach, Florida

HOTEL (ITE Land Use 310)

*Daily Trip Generation*

$$T = 8.17 (X)$$

Where T = number of daily trips, X = number of hotel rooms

*PM Peak Hour of the Adjacent Street*

$$T = 0.60 (X) \text{ (51\% inbound and 49\% outbound)}$$

Where T = number of peak hour trips, X = number of hotel rooms

RESTAURANT (ITE Land Use 931)

*Daily Trip Generation*

$$T = 2.86 (X)$$

Where T = number of daily trips, X = number of seats

*PM Peak Hour of the Adjacent Street*

$$T = 0.26 (X) \text{ (67\% inbound and 33\% outbound)}$$

Where T = number of peak hour trips, X = number of seats

Using the above-listed equations from the ITE document, a trip generation analysis was undertaken for the existing and proposed land uses. The results of this effort are documented in Tables 1 and 2. As indicated in the tables, the proposed hotel improvements are projected to generate approximately 79 new daily trips and approximately eight (8) new peak hour trips (four inbound and four outbound). Therefore, the proposed hotel improvements are anticipated to have a De-Minimus impact to the surrounding street system (one new peak hour trip every seven and one-half minutes). Figures 2 and 3 illustrate the traffic circulation for new trips (arrival, parking, retrieval and departing trips) assuming valet usage of the parking garage located on 7<sup>th</sup> Street just west of Collins Avenue.

**Pedestrian Counts**

Pedestrian counts were collected on Friday, May 19, 2017 near the intersection of Ocean Drive and 7<sup>th</sup> Street. The pedestrian counts included pedestrian counts travelling north-south along the west sidewalk of Ocean Drive south of 7<sup>th</sup> Street. Additionally, pedestrian counts crossing Ocean Drive at the signalized intersection of 7<sup>th</sup> Street were also undertaken. The pedestrian counts indicate that during peak 15-minute period the sidewalk volume includes approximately 185 pedestrians during the peak 15-minutes traveling north and south on the west side of Ocean Drive. The data also shows that approximately 150 pedestrians during a one-hour period. The pedestrian counts are contained in Appendix B.

**Pedestrian Circulation**

A sidewalk that varies between 5.4 feet and 10.9 feet is provided on the west side of Ocean Drive and adjacent and near to the 626-650 Ocean Drive site (refer to Photos depicted in Appendix B).

The sidewalk provides north-south pedestrian mobility within the immediate area of the project. From the sidewalk, access to the 626-650 Ocean Drive site is provided via pedestrian access path/stairs including new ramp railings immediately west of the sidewalk. Moreover, a signalized pedestrian crossing is provided at 7<sup>th</sup> Street located approximately 100 feet north of the site.

**Pedestrian Facilities Analysis (Sidewalks and Crosswalks)**

Based on the pedestrian counts contained in Appendix B, approximately 185 pedestrians/15-minutes travel north and south along the west side of Ocean Drive. As shown in the signal timing plans contained in Appendix C for the signalized located at 7<sup>th</sup> Street, the subject pedestrian crossing operates with an off-line signal cycle of 52 seconds, which results in approximately 69 pedestrian crossing opportunities per hour. Hence, the signalized pedestrian crossing at 7<sup>th</sup> Street has 69 opportunities per hour to accommodate 150 pedestrians per hour (sufficient pedestrian capacity is available at the subject signalized pedestrian crossing).

The traffic counts contained in Appendix B show a maximum of 185 pedestrians during the peak 15-minute period traveling north-south along the west side of Ocean Drive. With a sidewalk width of 5.4 feet (5 feet, 5 inches), the resulting pedestrian flow rate is approximately 2.284 pedestrians/minute/foot of sidewalk width (185 pedestrians per peak 15-minute period divided by 15 divided by 5.4). According to the 2010 Highway Capacity Manual (refer to Appendix D), the sidewalk adjacent to the site has adequate capacity to accommodate the peak pedestrian traffic recorded within this area.

**Summary**

The Park Central Hotel improvements are projected to generate approximately 79 new daily trips and approximately eight (8) new peak hour trips (four inbound and four outbound). Therefore, the proposed hotel improvements are anticipated to have a De-Minimus impact to the surrounding street system (one new peak hour trip every seven and one-half minutes). Adequate traffic and pedestrian circulation is provided for the project. Sufficient pedestrian capacity is available at the signalized pedestrian crossing located at 7<sup>th</sup> Street (approximately 100 feet from the site). Finally, the sidewalk located adjacent to the site has adequate capacity to accommodate the peak pedestrian traffic.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

Joaquin E. Vargas, P.E.  
Senior Transportation Engineer

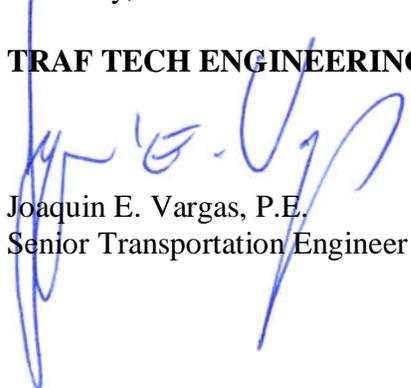


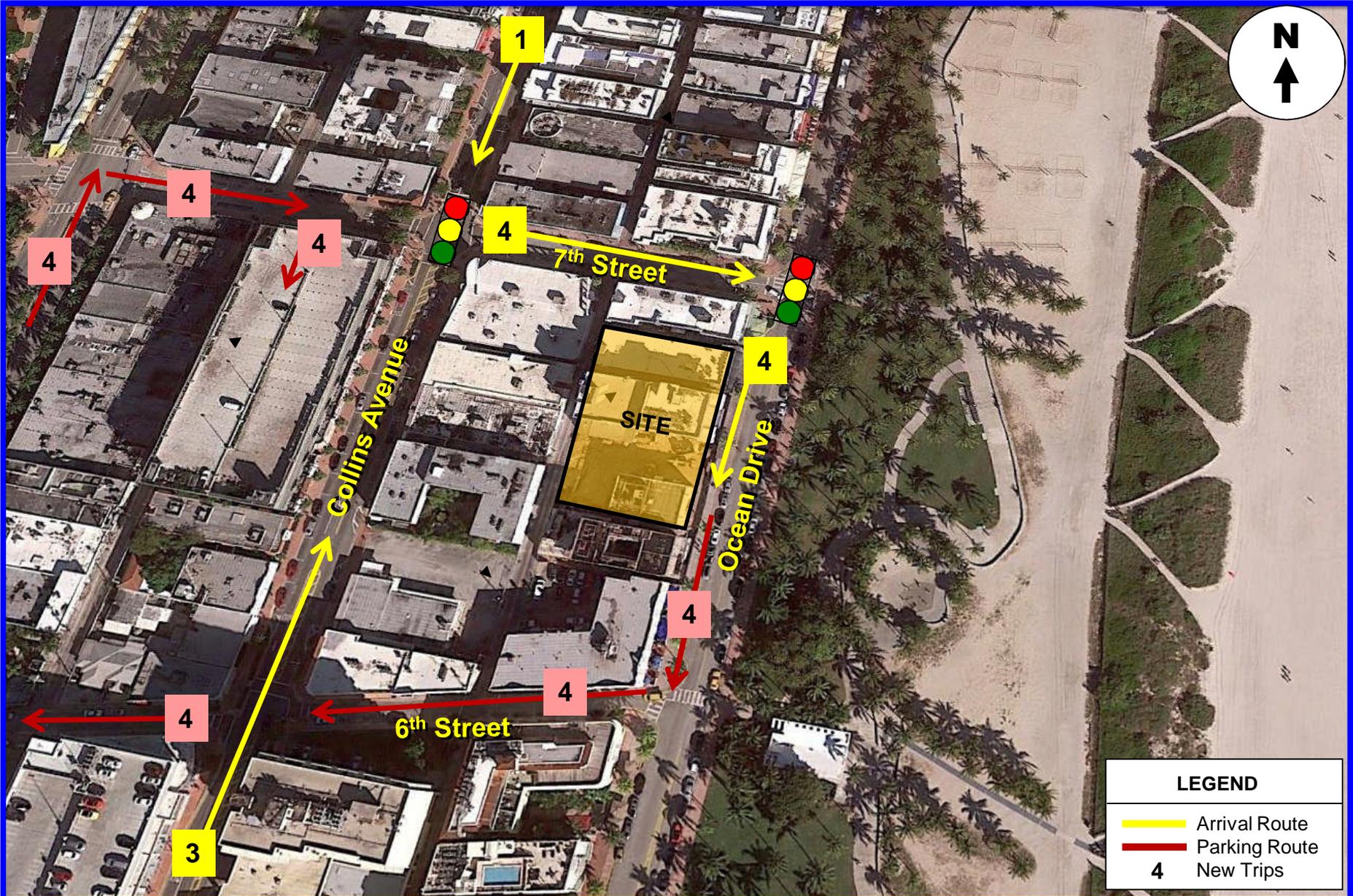
TABLE 1 Trip Generation Summary (Current Use) 626 - 650 Ocean Drive					
Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	127	1,038	76	39	37
<b>External Trips</b>		<b>1,038</b>	<b>76</b>	<b>39</b>	<b>37</b>

Source: ITE Trip Generation Manual (9th Edition)

TABLE 2 Trip Generation Summary (Proposed Uses) 626 - 650 Ocean Drive					
Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	123	1,005	74	38	36
Terrace Seats (LUC 931)	98	280	25	17	12
Internal Trips (30%)		-168	-15	-8	-7
<b>External Trips</b>		<b>1,117</b>	<b>84</b>	<b>42</b>	<b>42</b>

Source: ITE Trip Generation Manual (9th Edition)

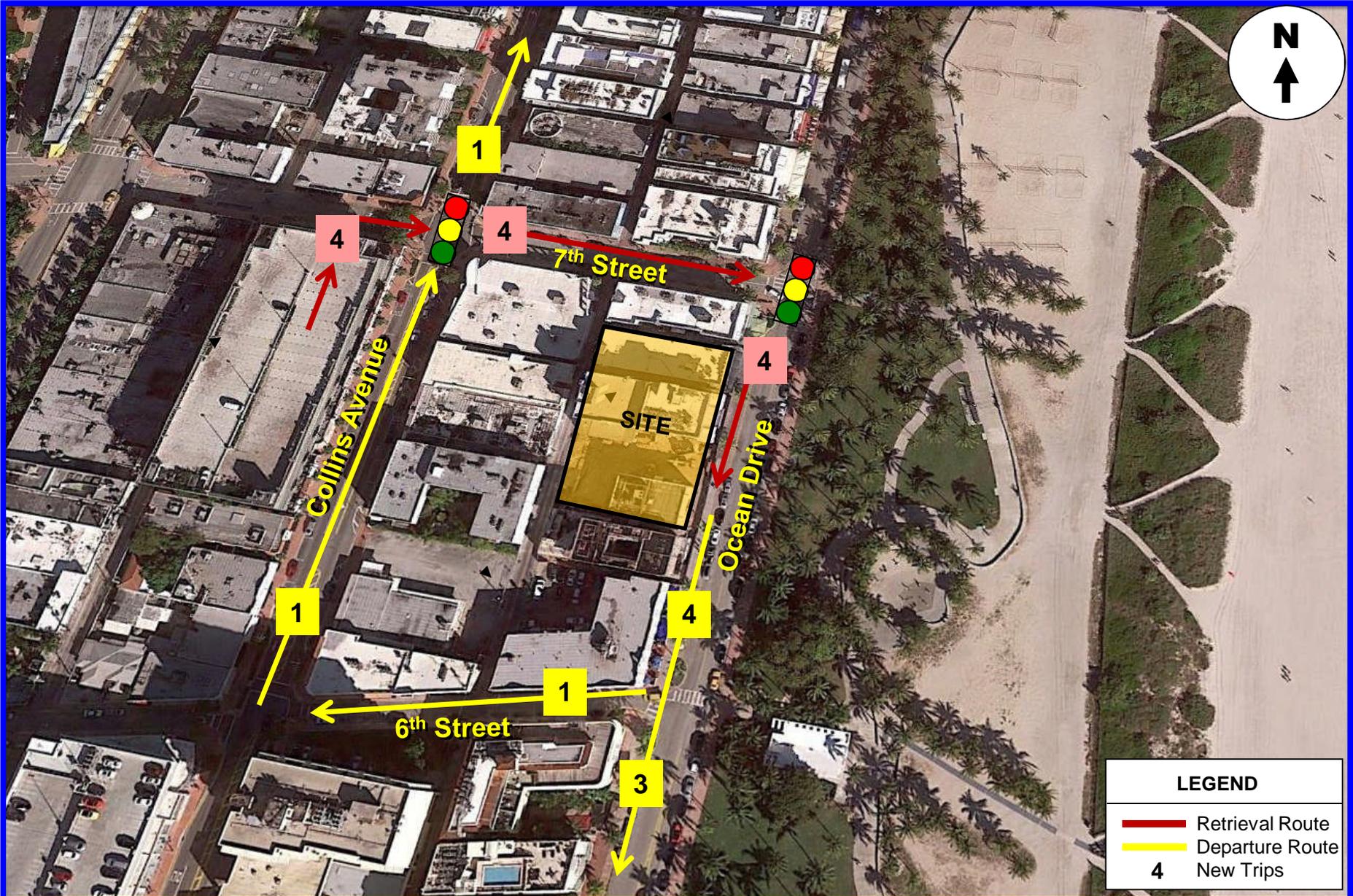
<b>Difference in Trips</b>		<b>79</b>	<b>8</b>	<b>4</b>	<b>4</b>
----------------------------	--	-----------	----------	----------	----------



**Traf Tech**  
ENGINEERING, INC.

**ARRIVAL AND PARKING CIRCULATION  
(New Trips)**

**FIGURE 2**  
Park Central Hotel  
Miami Beach, Florida



# **APPENDIX A**

## **Site Plan – Park Central Hotel**

# THE PARK CENTRAL HOTEL

626-650 OCEAN DRIVE

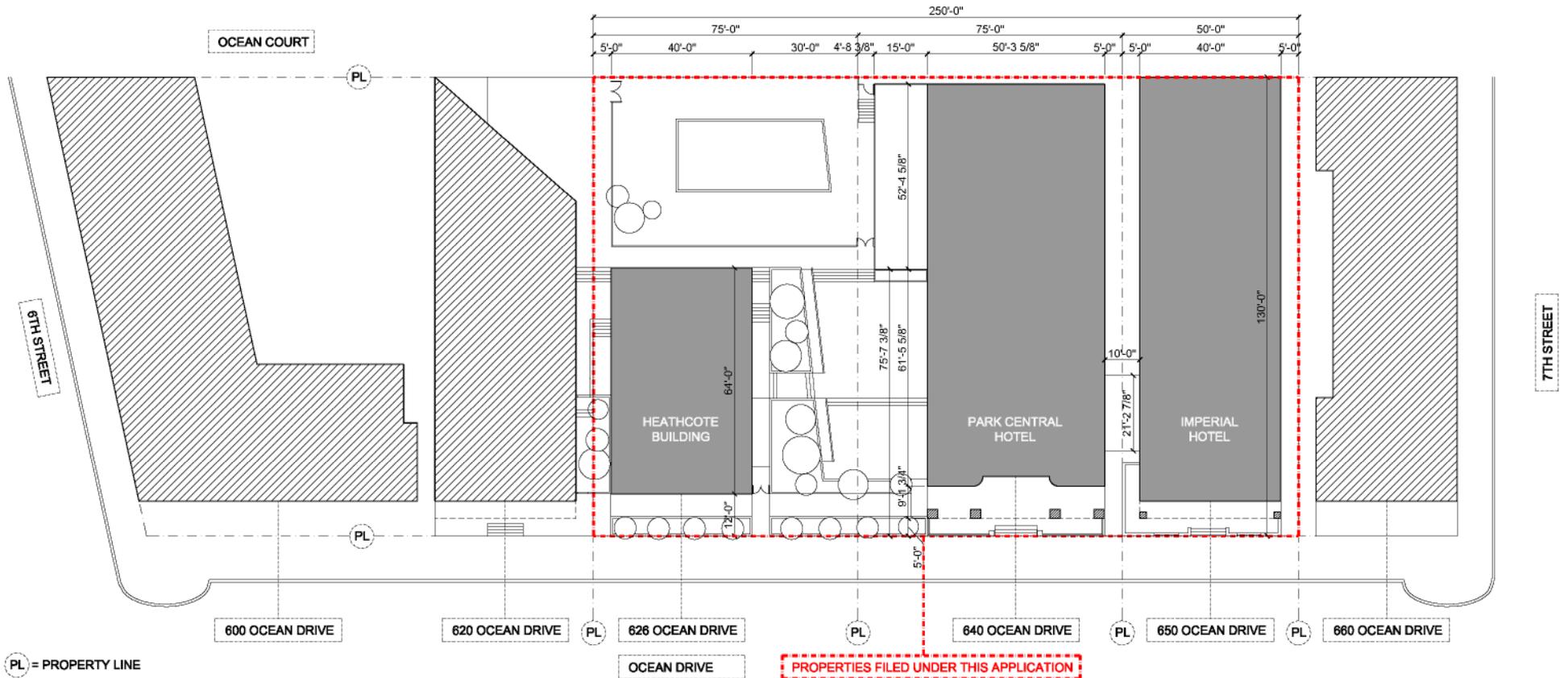
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MIAMI BEACH FLORIDA

space4architecture

HISTORIC PRESERVATION BOARD SUBMITTAL  
(JANUARY 21, 2014)



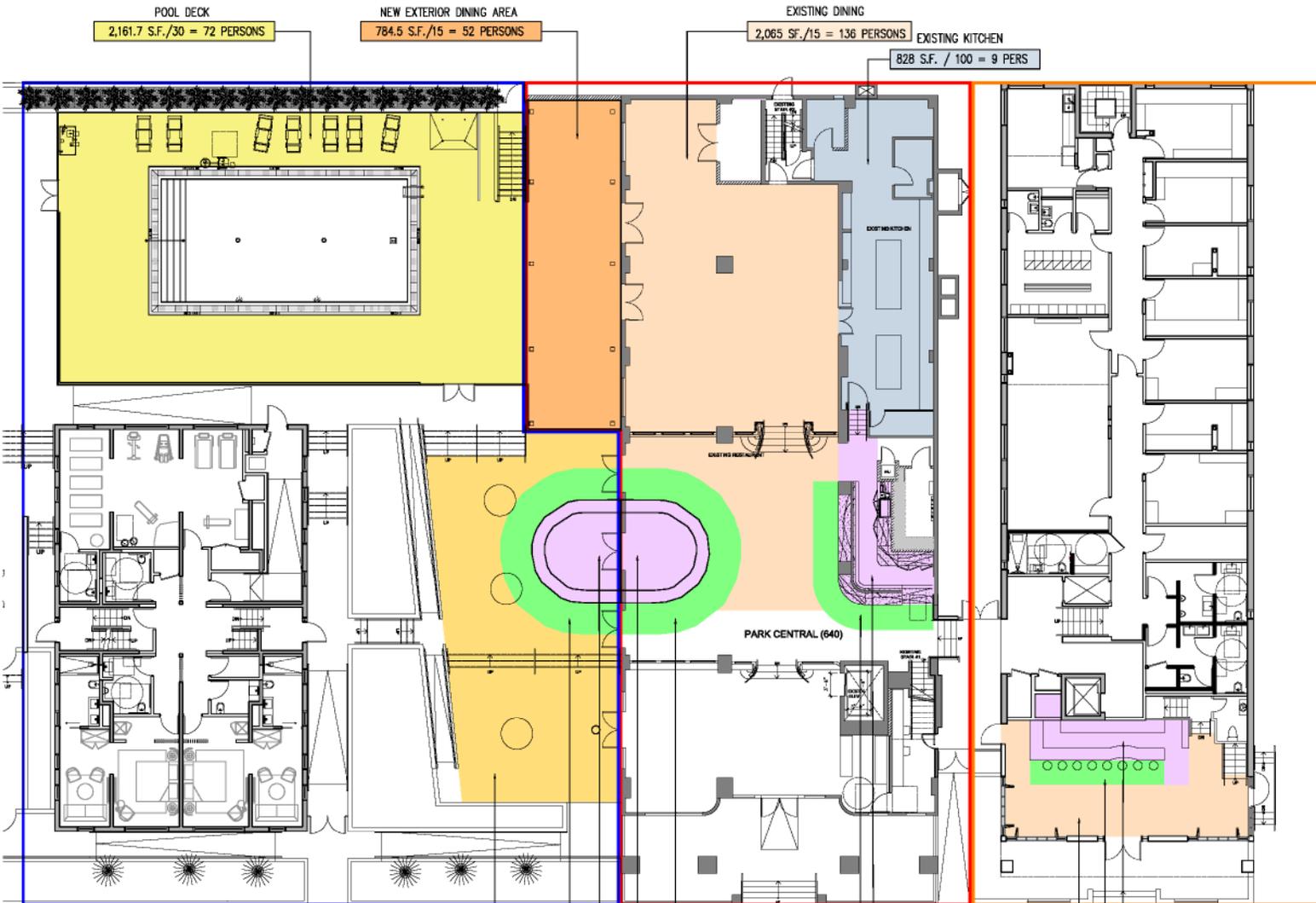


LOCATIONAL SITE PLAN

## 626/640/650 Ocean Drive, Miami Beach, FL 33139

### ZONING TABULATION

SITE DATA				
ZONING DISTRICT	MXE (mixed use entertainment) / Ocean Drive/Collins Avenue Historic District /Architectural District			
NET LOT AREA (NLA)	130'-0" X 200'-0"		26,000 S.F.	0.597 ACRE
REQUIRED / ALLOWED				
LOT COVERAGE	NA		NA	13,984.9 54%
BUILDING DATA				
	REQUIRED / ALLOWED		ALLOWED	EXISTING
FAR 626 OCEAN DRIVE -HEATHCOTE			NA	7,679.9 SF
FAR 640 OCEAN DRIVE -PARK PLACE				37,118 SF
FAR 650 OCEAN DRIVE -IMPERIAL				16,043.85 SF
TOTAL FAR	2.0 Maximum Floor Area Ratio= 26,000 sf x 2= 52,000 sf		52,000 sf	60,841.82 SF
BUILDING HEIGHT				
	REQUIRED / ALLOWED		ALLOWED	EXISTING
FAR 626 OCEAN DRIVE -HEATHCOTE		5 STORIES- 50'-0" FEET	5 STORIES	3 STORIES
FAR 640 OCEAN DRIVE -PARK PLACE		5 STORIES- 50'-0" FEET	5 STORIES	7 STORIES
FAR 650 OCEAN DRIVE -IMPERIAL		5 STORIES- 50'-0" FEET	5 STORIES	3 STORIES
EXISTING BUILDING SET BACKS (SEC. 142-547)				
	FRONT	SIDE NORTH	SIDE SOUTH	REAR
FAR 626 OCEAN DRIVE -HEATHCOTE	12'-0"	NA	5'-0"	54'-0"
FAR 640 OCEAN DRIVE -PARK PLACE	14.15'	NA	NA	1.95'
FAR 650 OCEAN DRIVE -IMPERIAL	10'-0"	5.05'	NA	0'-0"
ROOF DECK AREA				
	NOTES			EXISTING
ROOF DECK AREA - PARK CENTRAL	Floor immediately below: 6,180.5 sf			2884.20 47%
HOTEL UNITS				
	MINIMUM HOTEL UNIT SIZE	AVERAGE UNIT SIZE	UNITS (EXIST. / PROPOSED)	NOTE:
FAR 626 OCEAN DRIVE -HEATHCOTE	100% >200 SF	545 SF	12 / 8	EXISTING HISTORIC DISTRICT HOTEL MIN UNIT SIZE= 200 SF
FAR 640 OCEAN DRIVE -PARK PLACE	100% >200 SF	290 SF	80 / 80	
FAR 650 OCEAN DRIVE -IMPERIAL	100% >200 SF	215 SF	35 / 35	
TOTAL			127 / 123	



**F&B OCCUPANCY CALCULATION.**

626 HC= 78 + 33 + 2 + 72 = 185 PERSONS  
 640 PC= 2 + 33 + 21 + 3 + 136 = 195 PERSONS  
 650 IMP= 2 + 11 + 29 = 42 PERSONS

**422 PERSONS**

**626 HEATHCOTE PERMIT BOUNDARY**

TERRACE/DECK  
 1,350 S.F./15 = 78 PERSONS

BAR SEATING EXTERIOR  
 228 S.F./7 = 33 PERSONS

BAR EXTERIOR  
 199 S.F./100 = 2 PERSONS

**640 PC PERMIT BOUNDARY**

BAR SEATING INTERIOR  
 228 S.F./7 = 33 PERSONS

BAR INTERIOR  
 199 S.F./100 = 2 PERSONS

BAR/SHOW KITCHEN  
 280 S.F./100 = 3 PERSONS

BAR SEATING  
 143 S.F./7 = 21 PERSONS

**650 IMP PERMIT BOUNDARY**

EXISTING BAR  
 181 S.F./100 = 2 PERSONS

BAR SEATING  
 19'3"x4'/7 = 11 PERSONS

EXISTING CAFE  
 427 S.F./15 = 29 PERSONS

**APPENDIX B**  
**Pedestrian Counts**

# 7<sup>TH</sup> STREET AND OCEAN DR., MIAMI BEACH

DATE: MAY 19, 2017

## PEDESTRIAN COUNT (W SIDEWALK & CROSSWALKS)

TIME	OCEAN DRIVE SOUTHBOUND	OCEAN DRIVE NORTHBOUND	N CROSSWALK		S CROSSWALK	
			EB	WB	EB	WB
16:30-16:45	25	13	5	13	12	22
16:45-17:00	53	51	5	3	17	18
17:00-17:15	46	55	0	4	14	27
17:15-17:30	38	29	4	8	8	29
17:30-17:45	59	35	5	31	8	29
17:45-18:00	57	58	1	23	8	28
18:00-18:15	78	52	3	12	7	17
18:15-18:30	67	62	9	2	9	9
18:30-18:45	80	68	2	0	1	15
18:45-19:00	90	79	8	1	2	28
19:00-19:15	97	76	2	0	2	9
19:15-19:30	92	93	0	0	2	4



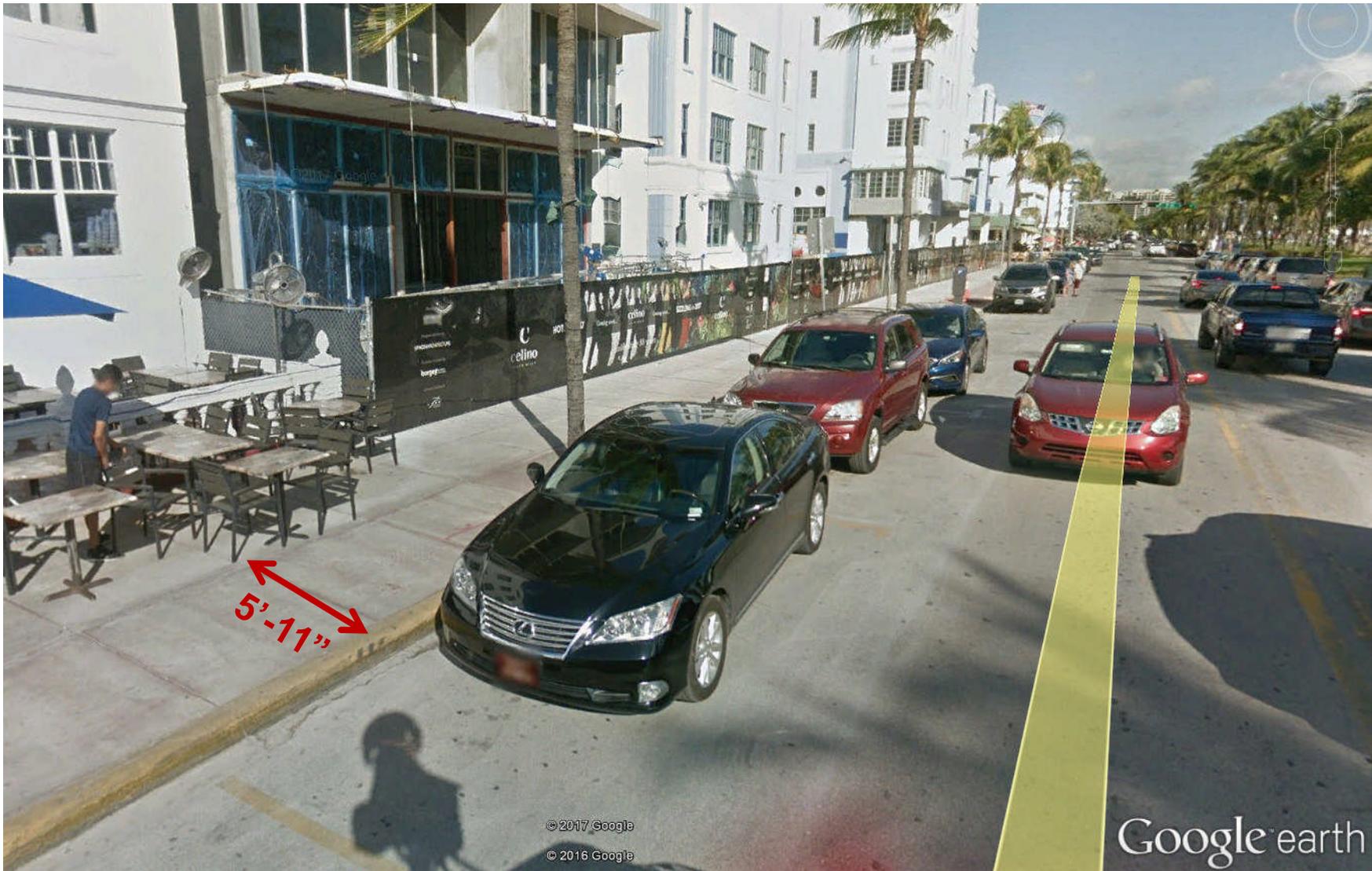


**Traf Tech**  
ENGINEERING, INC.

**SIDEWALK MEASUREMENT**

**FIGURE B-2**  
1787 Purdy Avenue  
Miami Beach, Florida





**Traf Tech**  
ENGINEERING, INC.

### SIDEWALK MEASUREMENT

**FIGURE B-4**  
1787 Purdy Avenue  
Miami Beach, Florida

# **APPENDIX C**

## **Signal Timing (Ocean Drive and 7<sup>th</sup> Street)**

**TOD Schedule Report  
for 6345: Ocean Dr&7 St**

Print Date:  
1/25/2016

Print Time:  
4:09 PM

<u>Asset</u>	<u>Intersection</u>	<u>TOD Schedule</u>	<u>Op Mode</u>	<u>Plan #</u>	<u>Cycle</u>	<u>Offset</u>	<u>TOD Setting</u>	<u>Active PhaseBank</u>	<u>Active Maximum</u>
6345	Ocean Dr&7 St	DOW-2		N/A	0	0	N/A	0	Max 0

**Splits**

<u>PH 1</u>	<u>PH 2</u>	<u>PH 3</u>	<u>PH 4</u>	<u>PH 5</u>	<u>PH 6</u>	<u>PH 7</u>	<u>PH 8</u>
-	SBT	-	-	-	NBT	-	EBT
0	0	0	0	0	0	0	0

↓

↑

→

Active Phase Bank: Phase Bank 1

<u>Phase</u>	<u>Walk</u>			<u>Don't Walk</u>			<u>Min Initial</u>			<u>Veh Ext</u>			<u>Max Limit</u>			<u>Max 2</u>			<u>Yellow</u>	<u>Red</u>
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3		
1 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2 SBT	7	7	7	12	12	12	7	7	7	1	1	1	25	25	25	0	0	0	4	2
3 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 NBT	7	7	7	12	12	12	7	7	7	1	1	1	25	25	25	0	0	0	4	2
7 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8 EBT	7	7	7	10	10	10	7	7	7	2.5	2.5	2.5	15	15	15	0	0	0	4	2

Last In Service Date: unknown

<u>Permitted Phases</u>	
	<b>12345678</b>
Default	-2---6-8
External Permit 0	-----
External Permit 1	-----
External Permit 2	-----

<u>Current TOD Schedule</u>	<u>Plan</u>	<u>Cycle</u>	1	2	3	4	5	6	7	8	<u>Ring Offset</u>	<u>Offset</u>
			-	SBT	-	-	-	NBT	-	EBT		

<u>Local TOD Schedule</u>		
<u>Time</u>	<u>Plan</u>	<u>DOW</u>
0000	Free	Su M T W Th F S

**TOD Schedule Report  
for 6345: Ocean Dr&7 St**

Print Date:  
1/25/2016

Print Time:  
4:09 PM

Current Time of Day Function				Local Time of Day Function				* Settings
<u>Time</u>	<u>Function</u>	<u>Settings *</u>	<u>Day of Week</u>	<u>Time</u>	<u>Function</u>	<u>Settings *</u>	<u>Day of Week</u>	
0000	TOD OUTPUTS	-----	SuM T W ThF S	0000	TOD OUTPUTS	-----	SuM T W ThF S	Blank - FREE - Phase Bank 1, Max 1 Blank - Plan - Phase Bank 1, Max 2 1 - Phase Bank 2, Max 1 2 - Phase Bank 2, Max 2 3 - Phase Bank 3, Max 1 4 - Phase Bank 3, Max 2 5 - EXTERNAL PERMIT 1 6 - EXTERNAL PERMIT 2 7 - X-PED OMIT 8 - TBA

***No Calendar Defined/Enabled***

# SIGNAL HEAD & SIGNS DETAILS



ITEM NO. 650-1-131  
E - REV'D

ITEM NO. 700-46-11  
A - REV'D

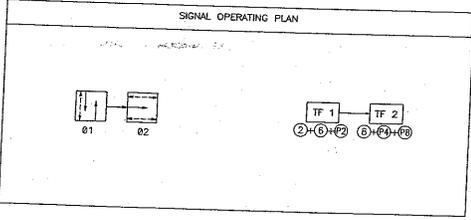
ITEM NO. 653-171  
E - REV'D

ITEM NO. 700-46-11  
A - REV'D

ITEM NO. 700-46-11  
A - REV'D

ITEM NO. 700-46-11  
A - REV'D

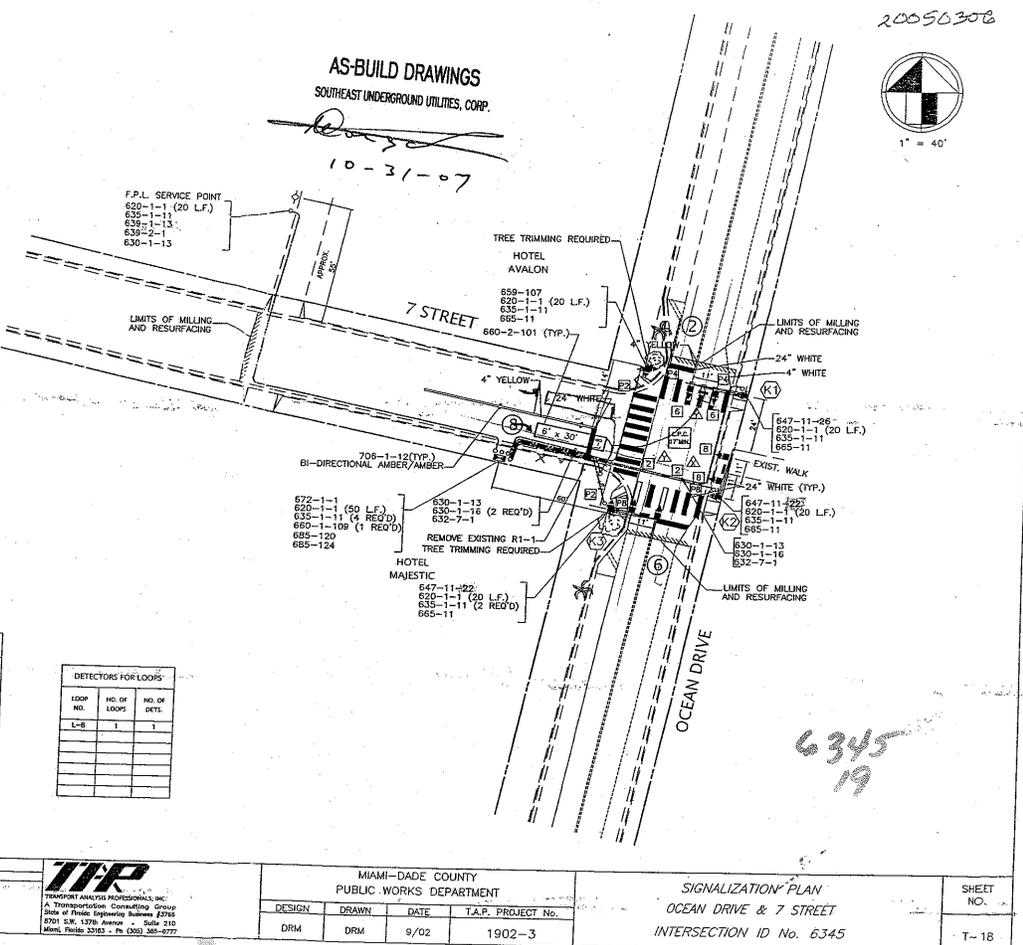
- NOTES**
- DEMAND MOUNTING FOR THIS INTERSECTION IS 855 WALKS.
  - F.P.L. REPRESENTATIVE: TOM WOODRUM, TEL: 305-444-5126.
  - B.S.T. REPRESENTATIVE: ALAN BERGER, TEL: 305-755-1461.
  - SIGNAL TRAFFIC TO BE PROVIDED TO CONTRACTOR BY DADE COUNTY SIGNALS & SIGNS DIVISION.
  - PRESIGNAL PUSH BUTTONS AND SIGNS MUST BE ALIGNED WITH EACH OTHER AND WITH THE APPROPRIATE CROSSWALK.
  - BELOWGROUND PICK-UP POINT LOCATION TO BE PROVIDED PRIOR TO CONSTRUCTION. QUANTITIES INCLUDE 2' FALLBOXES (630-1-13) AND 250' OF CONDUIT UNDER PAVEMENT (630-1-13) FOR THE INSTALLATION OF THE PICK-UP POINT.
- CONTROLLER OPERATIONS**
- MAJOR STREET IS OCEAN DRIVE. MINOR STREET IS 7 STREET.
  - SIGNAL OPERATING PLAN IS AS SHOWN.
  - PHASE(S) 2 ACTUATED, PHASE 1 RECALL.
  - MOVEMENT(S) N/A.
  - SIGNAL COORDINATION PHASE IS 1.
  - FLASHING OPERATION: OCEAN DR. YELLOW. 11 ST. RED.
  - WALK/PROGRAM CONTROLLER TO STOP MOVEMENT(S) N/A.



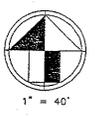
LOOP NO.	NO. OF LOOPS	NO. OF DETS.
L-B	1	1

## AS-BUILD DRAWINGS SOUTHEAST UNDERGROUND UTILITIES, CORP.

10-31-07



20050308



6345  
19

DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION

**TIP**  
TRANSPORTATION CONSULTING GROUP  
A Transportation Consulting Group  
Division of Fisher Engineering Building 2376  
8701 S.W. 137th Avenue - Suite 210  
Miami, Florida 33186 - Tel: (305) 345-0777

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT			
DESIGN	DRAWN	DATE	T.A.P. PROJECT NO.
DRM	DRM	9/02	1902-3

SIGNALIZATION PLAN  
OCEAN DRIVE & 7 STREET  
INTERSECTION ID No. 6345

SHEET NO.  
T-18

# **APPENDIX D**

## **Pedestrian Flow and LOS for Sidewalks**

parts of the walkway. In cross-flow locations, the LOS E-F threshold is 13 ft<sup>2</sup>/p, as indicated in the notes for Exhibit 23-1 and Exhibit 23-2.

LOS	Average Space (ft <sup>2</sup> /p)	Related Measures			Comments
		Flow Rate (p/min/ft) <sup>a</sup>	Average Speed (ft/s)	v/c Ratio <sup>b</sup>	
A	>60	≤5	>4.25	≤0.21	Ability to move in desired path, no need to alter movements
B	>40-60	>5-7	>4.17-4.25	>0.21-0.31	Occasional need to adjust path to avoid conflicts
C	>24-40	>7-10	>4.00-4.17	>0.31-0.44	Frequent need to adjust path to avoid conflicts
D	>15-24	>10-15	>3.75-4.00	>0.44-0.65	Speed and ability to pass slower pedestrians restricted
E	>8-15 <sup>c</sup>	>15-23	>2.50-3.75	>0.65-1.00	Speed restricted, very limited ability to pass slower pedestrians
F	≤8 <sup>c</sup>	Variable	≤2.50	Variable	Speeds severely restricted, frequent contact with other users

**Notes:** Exhibit 23-1 does not apply to walkways with steep grades (>5%). See the Special Cases section for further discussion.

<sup>a</sup> Pedestrians per minute per foot of walkway width.

<sup>b</sup> v/c ratio = flow rate/23. LOS is based on average space per pedestrian.

<sup>c</sup> In cross-flow situations, the LOS E-F threshold is 13 ft<sup>2</sup>/p.

**Exhibit 23-1**  
Average Flow LOS Criteria for Walkways

LOS	Average Space (ft <sup>2</sup> /p)	Related Measure Flow Rate <sup>a</sup> (p/min/ft) <sup>b</sup>	Comments
B	>90-530	>0.5-3	Occasional need to adjust path to avoid conflicts
C	>40-90	>3-6	Frequent need to adjust path to avoid conflicts
D	>23-40	>6-11	Speed and ability to pass slower pedestrians restricted
E	>11-23 <sup>c</sup>	>11-18	Speed restricted, very limited ability to pass slower pedestrians
F	≤11 <sup>c</sup>	>18	Speeds severely restricted, frequent contact with other users

**Notes:** <sup>a</sup> Rates in the table represent average flow rates over a 5-min period. Flow rate is directly related to space; however, LOS is based on average space per pedestrian.

<sup>b</sup> Pedestrians per minute per foot of walkway width.

<sup>c</sup> In cross-flow situations, the LOS E-F threshold is 13 ft<sup>2</sup>/p.

**Exhibit 23-2**  
Platoon-Adjusted LOS Criteria for Walkways

### Stairways

Exhibit 23-3 provides the LOS criteria for stairways.

LOS	Average Space (ft <sup>2</sup> /p)	Related Measures		Comments
		Flow Rate (p/min/ft) <sup>a</sup>	v/c Ratio <sup>b</sup>	
A	>20	≤5	≤ 0.33	No need to alter movements
B	>17-20	>5-6	>0.33-0.41	Occasional need to adjust path to avoid conflicts
C	>12-17	>6-8	>0.41-0.53	Frequent need to adjust path to avoid conflicts
D	>8-12	>8-11	>0.53-0.73	Limited ability to pass slower pedestrians
E	>5-8	>11-15	>0.73-1.00	Very limited ability to pass slower pedestrians
F	≤5	Variable	Variable	Speeds severely restricted, frequent contact with other users

**Notes:** <sup>a</sup> Pedestrians per minute per foot of walkway width.

<sup>b</sup> v/c ratio = flow rate/15. LOS is based on average space per pedestrian.

**Exhibit 23-3**  
LOS Criteria for Stairways

April 28, 2017

Park Central Hotel  
c/o Carli Koshal, Esq.  
Bercow Radell & Fernandez, P.A.  
200 S. Biscayne Boulevard, Suite 850  
Miami, Florida 33131

**Re: Park Central Hotel (626-650 Ocean Drive) – Traffic Study**

Dear Carli:

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### **Existing Roadway Conditions**

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### **Trip Generation Estimate**

A trip generation analysis was performed using the trip generation rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (9<sup>th</sup> Edition). The trip generation analysis was undertaken for daily, AM peak hour and PM peak hour conditions. The analysis was based on the following assumptions:

#### EXISTING LAND USE

- Hotel (127 rooms)

#### PROPOSED LAND USES

- Hotel (123 rooms)
- Terrace Improvements (98 new seats)



**Traf Tech**  
ENGINEERING, INC.

**PROJECT LOCATION MAP**

**FIGURE 1**  
Park Central Hotel  
Miami Beach, Florida

According to ITE's *Trip Generation Manual* (9<sup>th</sup> Edition), the trip generation rates used for the existing and proposed land uses are:

## HOTEL (ITE Land Use 310)

### *Daily Trip Generation*

$$T = 8.17 (X)$$

Where T = number of daily trips, X = number of hotel rooms

### *PM Peak Hour of the Adjacent Street*

$$T = 0.60 (X) \text{ (51\% inbound and 49\% outbound)}$$

Where T = number of peak hour trips, X = number of hotel rooms

## RESTAURANT (ITE Land Use 931)

### *Daily Trip Generation*

$$T = 2.86 (X)$$

Where T = number of daily trips, X = number of seats

### *PM Peak Hour of the Adjacent Street*

$$T = 0.26 (X) \text{ (67\% inbound and 33\% outbound)}$$

Where T = number of peak hour trips, X = number of seats

Using the above-listed equations from the ITE document, a trip generation analysis was undertaken for the existing and proposed land uses. The results of this effort are documented in Tables 1 and 2. As indicated in the tables, the proposed hotel improvements are projected to generate approximately 79 new daily trips and approximately eight (8) new peak hour trips (four inbound and four outbound). Therefore, the proposed hotel improvements are anticipated to have a De-Minimus impact to the surrounding street system (one new peak hour trip every seven and one-half minutes). Figures 2 and 3 illustrate the traffic circulation for new trips (arrival, parking, retrieval and departing trips) assuming valet usage of the parking garage located on 7<sup>th</sup> Street just west of Collins Avenue.

## **Pedestrian Counts**

Pedestrian counts were obtained from previous studies undertaken within this area during a busy Saturday evening in order to assess sidewalk usage during peak pedestrian periods. The pedestrian counts indicate that during peak periods the sidewalk volume includes approximately 195 pedestrians traveling north and south on the west side of Ocean Drive. The pedestrian counts are contained in Appendix B.

## **Pedestrian Circulation**

A 14.3-foot sidewalk is provided on the west side of Ocean Drive and adjacent to the 626-650 Ocean Drive site. The wide-sidewalk provides north-south pedestrian mobility within the immediate area of the project.

From the sidewalk, access to the 626-650 Ocean Drive site is provided via pedestrian access path/stairs including new ramp railings immediately west of the sidewalk. Moreover, a signalized pedestrian crossing is provided at 7<sup>th</sup> Street located approximately 100 feet north of the site.

**Pedestrian Facilities Analysis (Sidewalks and Crosswalks)**

Based on the pedestrian counts contained in Appendix B, approximately 195 pedestrians travel north and south along the west side of Ocean Drive. As shown in the signal timing plans contained in Appendix C for the signalized located at 7<sup>th</sup> Street, the subject pedestrian crossing operates with an off-line signal cycle of 52 seconds, which results in approximately 69 pedestrian crossing opportunities per hour. Hence, the signalized pedestrian crossing at 7<sup>th</sup> Street has 69 opportunities per hour to accommodate 195 pedestrians per hour (sufficient pedestrian capacity is available at the subject signalized pedestrian crossing).

The traffic counts contained in Appendix B show a maximum of 61 pedestrians during the peak 15-minute period traveling north-south along the west side of Ocean Drive. With a sidewalk width of 14.3 feet (14 feet, 3.6 inches), the resulting pedestrian flow rate is approximately 0.284 pedestrians/minute/foot of sidewalk width (61 pedestrians per peak 15-minute period divided by 15 divided by 14.3). According to the 2010 Highway Capacity Manual (refer to Appendix D), the sidewalk adjacent to the site has adequate capacity to accommodate the peak pedestrian traffic recorded within this area.

**Summary**

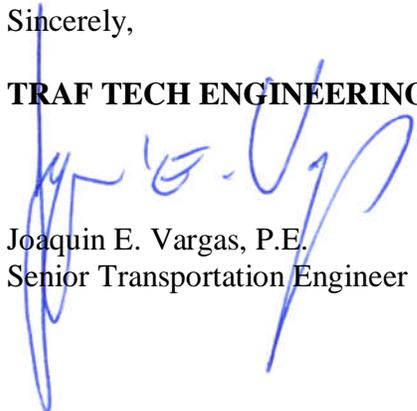
The Park Central Hotel improvements are projected to generate approximately 79 new daily trips and approximately eight (8) new peak hour trips (four inbound and four outbound). Therefore, the proposed hotel improvements are anticipated to have a De-Minimus impact to the surrounding street system (one new peak hour trip every seven and one-half minutes). Adequate traffic and pedestrian circulation is provided for the project. Sufficient pedestrian capacity is available at the signalized pedestrian crossing located at 7<sup>th</sup> Street (approximately 100 feet from the site). Finally, the sidewalk located adjacent to the site has adequate capacity to accommodate the peak pedestrian traffic.

Please give me a call if you have any questions.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

Joaquin E. Vargas, P.E.  
Senior Transportation Engineer



April 28, 2017

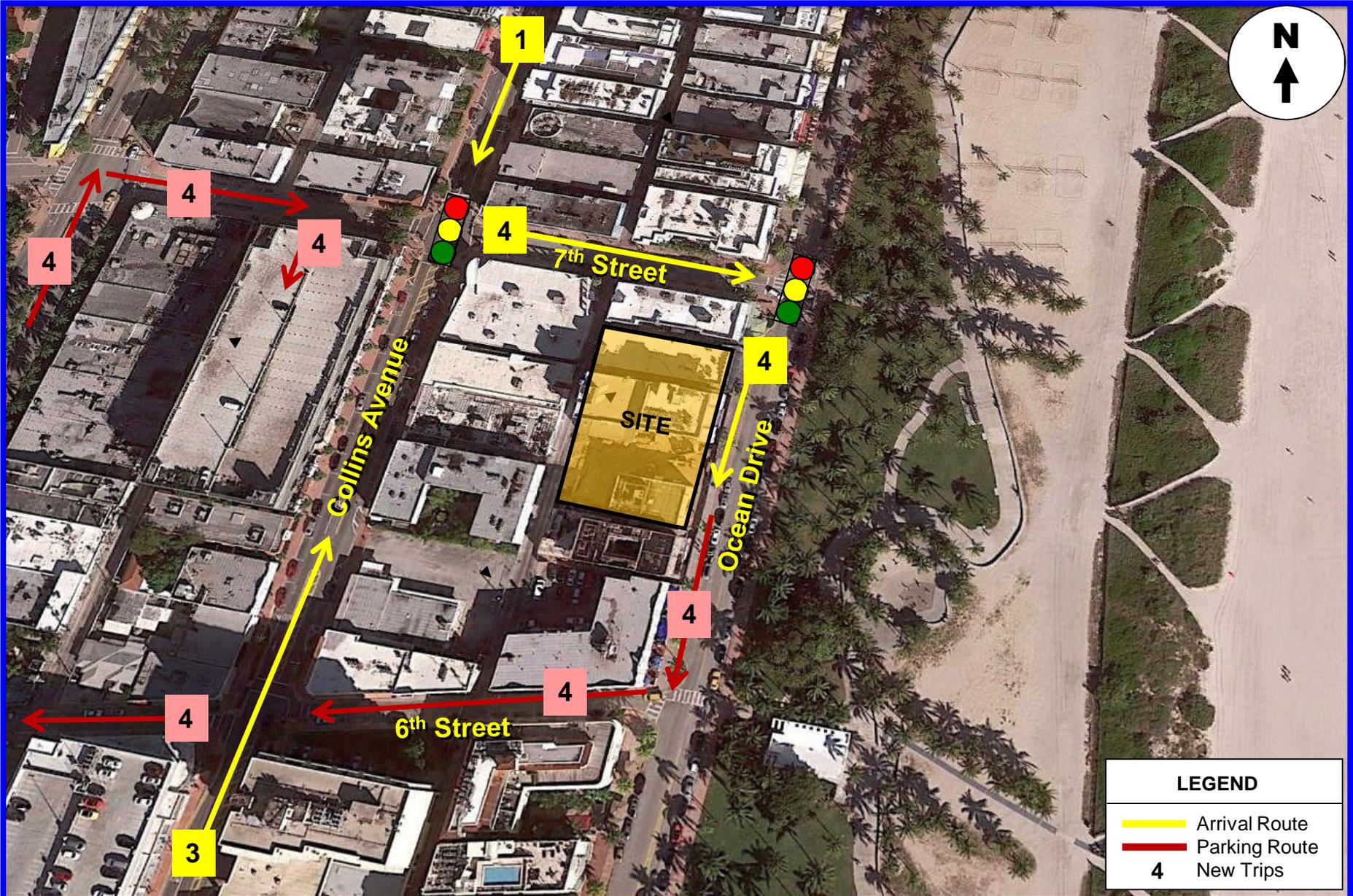
TABLE 1 Trip Generation Summary (Current Use) 626 - 650 Ocean Drive					
Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	127	1,038	76	39	37
<b>External Trips</b>		<b>1,038</b>	<b>76</b>	<b>39</b>	<b>37</b>

Source: ITE Trip Generation Manual (9th Edition)

TABLE 2 Trip Generation Summary (Proposed Uses) 626 - 650 Ocean Drive					
Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	123	1,005	74	38	36
Terrace Seats (LUC 931)	98	280	25	17	12
Internal Trips (30%)		-168	-15	-8	-7
<b>External Trips</b>		<b>1,117</b>	<b>84</b>	<b>42</b>	<b>42</b>

Source: ITE Trip Generation Manual (9th Edition)

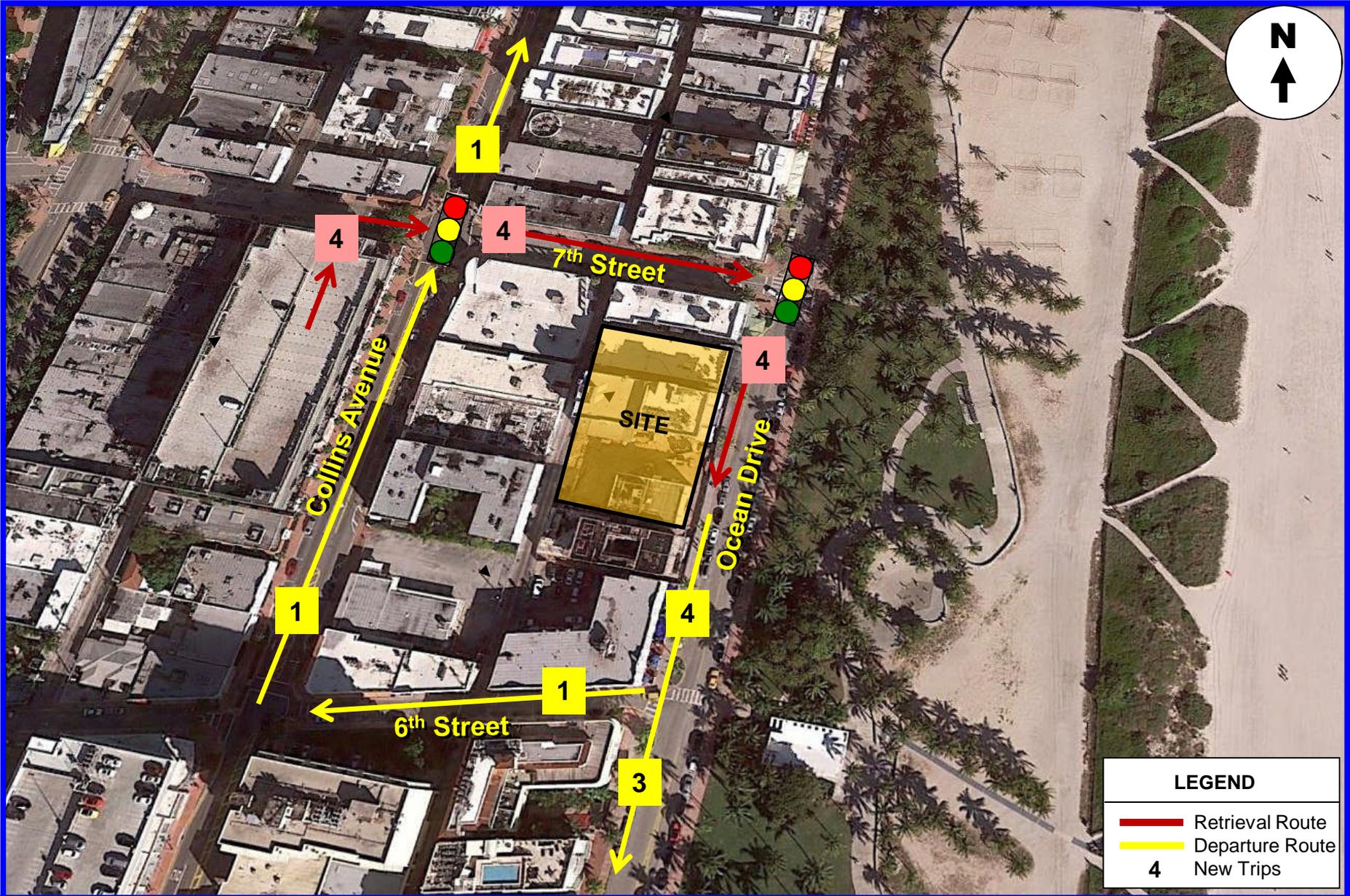
<b>Difference in Trips</b>		<b>79</b>	<b>8</b>	<b>4</b>	<b>4</b>
----------------------------	--	-----------	----------	----------	----------



**Traf Tech**  
ENGINEERING, INC.

**ARRIVAL AND PARKING CIRCULATION  
(New Trips)**

**FIGURE 2**  
Park Central Hotel  
Miami Beach, Florida



# **APPENDIX A**

## **Site Plan – Park Central Hotel**

# THE PARK CENTRAL HOTEL

626-650 OCEAN DRIVE

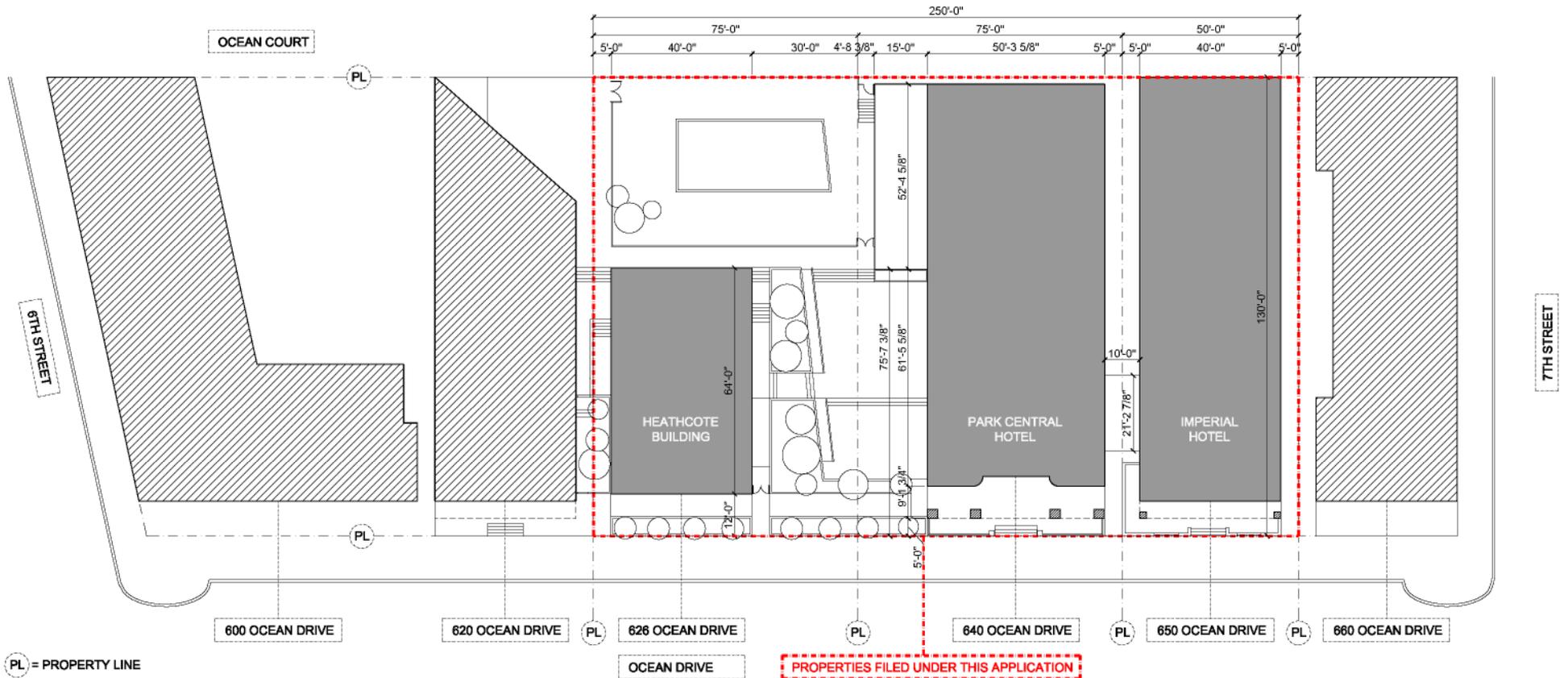
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MIAMI BEACH FLORIDA

space4architecture

HISTORIC PRESERVATION BOARD SUBMITTAL  
(JANUARY 21, 2014)



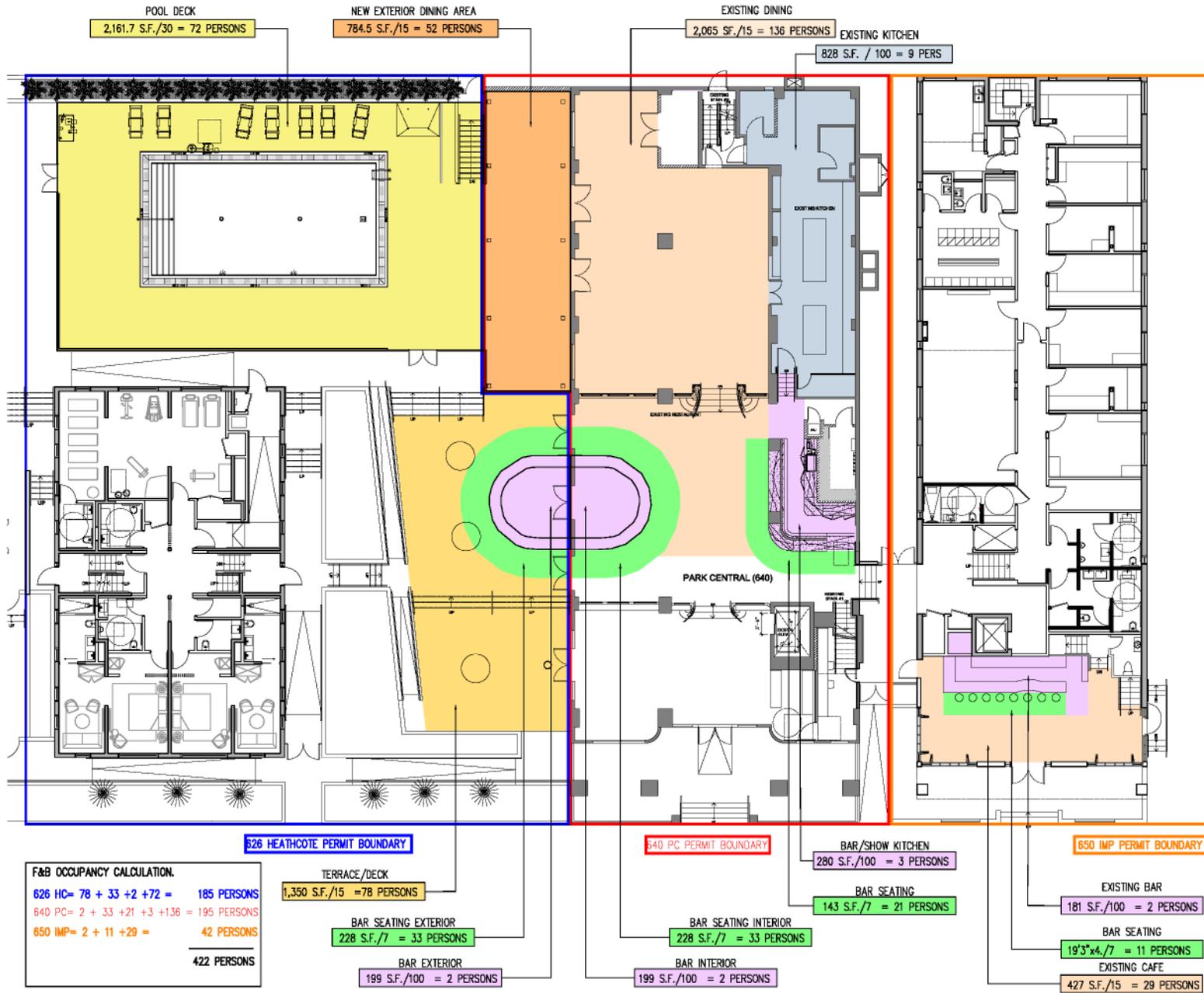


LOCATIONAL SITE PLAN

## 626/640/650 Ocean Drive, Miami Beach, FL 33139

### ZONING TABULATION

SITE DATA				
ZONING DISTRICT	MXE (mixed use entertainment) / Ocean Drive/Collins Avenue Historic District /Architectural District			
NET LOT AREA (NLA)	130'-0" X 200'-0"		26,000 S.F.	0.597 ACRE
REQUIRED / ALLOWED				
LOT COVERAGE	NA		NA	13,984.9 54%
BUILDING DATA				
	REQUIRED / ALLOWED		ALLOWED	EXISTING
FAR 626 OCEAN DRIVE -HEATHCOTE			NA	7,679.9 SF
FAR 640 OCEAN DRIVE -PARK PLACE				37,118 SF
FAR 650 OCEAN DRIVE -IMPERIAL				16,043.85 SF
TOTAL FAR	2.0 Maximum Floor Area Ratio= 26,000 sf x 2= 52,000 sf		52,000 sf	60,841.82 SF
BUILDING HEIGHT				
	REQUIRED / ALLOWED		ALLOWED	EXISTING
FAR 626 OCEAN DRIVE -HEATHCOTE	5 STORIES- 50'-0" FEET		5 STORIES	3 STORIES
FAR 640 OCEAN DRIVE -PARK PLACE	5 STORIES- 50'-0" FEET		5 STORIES	7 STORIES
FAR 650 OCEAN DRIVE -IMPERIAL	5 STORIES- 50'-0" FEET		5 STORIES	3 STORIES
EXISTING BUILDING SET BACKS (SEC. 142-547)				
	FRONT	SIDE NORTH	SIDE SOUTH	REAR
FAR 626 OCEAN DRIVE -HEATHCOTE	12'-0"	NA	5'-0"	54'-0"
FAR 640 OCEAN DRIVE -PARK PLACE	14.15'	NA	NA	1.95'
FAR 650 OCEAN DRIVE -IMPERIAL	10'-0"	5.05'	NA	0'-0"
ROOF DECK AREA				
	NOTES			EXISTING
ROOF DECK AREA - PARK CENTRAL	Floor immediately below: 6,180.5 sf			2884.20 47%
HOTEL UNITS				
	MINIMUM HOTEL UNIT SIZE	AVERAGE UNIT SIZE	UNITS (EXIST. / PROPOSED)	NOTE:
FAR 626 OCEAN DRIVE -HEATHCOTE	100% >200 SF	545 SF	12 / 8	EXISTING HISTORIC DISTRICT HOTEL MIN UNIT SIZE= 200 SF
FAR 640 OCEAN DRIVE -PARK PLACE	100% >200 SF	290 SF	80 / 80	
FAR 650 OCEAN DRIVE -IMPERIAL	100% >200 SF	215 SF	35 / 35	
TOTAL			127 / 123	



**APPENDIX B**  
**Pedestrian Counts**

5TH STREET & OCEAN DRIVE  
 MIAMI BEACH, FLORIDA  
 COUNTED BY: AMBER PALOMINO  
 SIGNALIZED

Traffic Survey Specialists, Inc.  
 624 Gardenia Terrace  
 Delray Beach, Florida 33444  
 Phone (561) 272-3255

Site Code : 00130089  
 Start Date: 06/01/13  
 File I.D. : 5ST\_OCEA  
 Page : 1

ALL VEHICLES

Date	OCEAN DRIVE From North				5TH STREET From East				OCEAN DRIVE From South				5TH STREET From West				Total
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
20:30	0	0	21	35	0	0	1	0	0	15	17	0	2	41	2	15	149
20:45	0	0	17	28	0	0	0	3	1	33	16	0	2	47	4	31	182
21:00	1	0	16	29	0	0	1	0	1	26	22	0	4	37	0	22	159
21:15	0	0	19	31	0	0	1	1	0	23	25	0	4	38	0	21	163
Hr Total	1	0	73	123	0	0	3	4	2	97	80	0	12	163	6	89	653
21:30	8	0	21	41	0	0	3	0	1	22	17	0	0	49	2	19	183
21:45	0	1	19	36	0	0	1	2	2	21	14	0	1	59	3	19	178
22:00	0	0	28	29	0	0	0	2	1	30	21	0	0	40	1	21	173
22:15	0	0	10	17	0	0	0	2	0	25	23	0	1	60	2	16	156
Hr Total	8	1	78	123	0	0	4	6	4	98	75	0	2	208	8	75	690
*TOTAL*	9	1	151	246	0	0	7	10	6	195	155	0	14	371	14	164	1343

5TH STREET & OCEAN DRIVE  
 MIAMI BEACH, FLORIDA  
 COUNTED BY: AMBER PALOMINO  
 SIGNALIZED

Traffic Survey Specialists, Inc.  
 624 Gardenia Terrace  
 Delray Beach, Florida 33444  
 Phone (561) 272-3255

Site Code : 00130089  
 Start Date: 06/01/13  
 File I.D. : 5ST\_OCEA  
 Page : 2

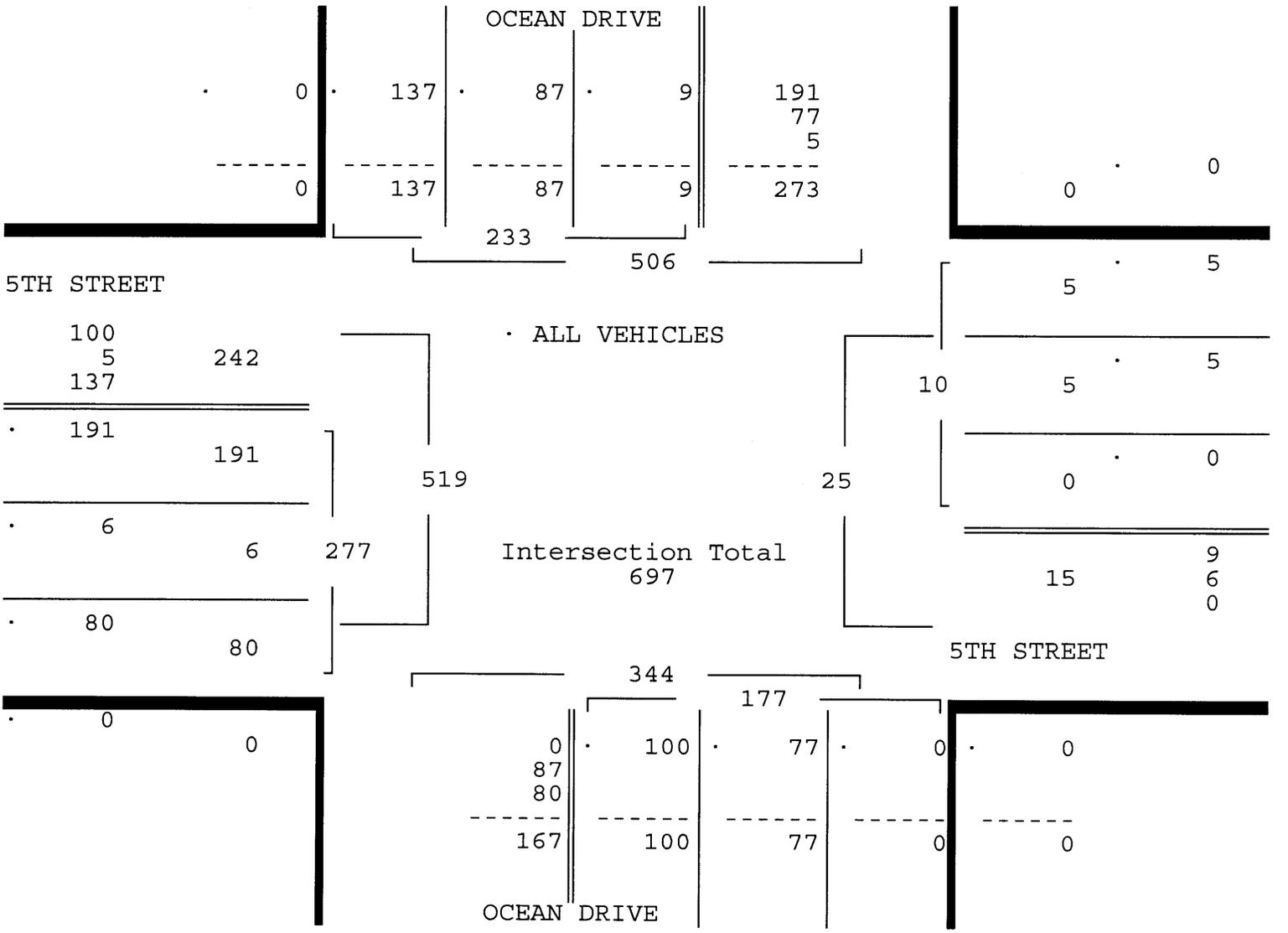
ALL VEHICLES

OCEAN DRIVE				5TH STREET				OCEAN DRIVE				5TH STREET				Total
From North				From East				From South				From West				
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	

Date 06/01/13

Peak Hour Analysis By Entire Intersection for the Period: 20:30 to 22:30 on 06/01/13

Peak start 21:15				21:15				21:15				21:15				
Volume	8	1	87	137	0	0	5	5	4	96	77	0	5	186	6	80
Percent	3%	0%	37%	59%	0%	0%	50%	50%	2%	54%	44%	0%	2%	67%	2%	29%
Pk total	233			10	177			277								
Highest	21:30			21:30	22:00			21:45								
Volume	8	0	21	41	0	0	3	0	1	30	21	0	1	59	3	19
Hi total	70			3	52			82								
PHF	.83			.83	.85			.84								



5TH STREET & OCEAN DRIVE  
 MIAMI BEACH, FLORIDA  
 COUNTED BY: AMBER PALOMINO  
 SIGNALIZED

Traffic Survey Specialists, Inc.  
 624 Gardenia Terrace  
 Delray Beach, Florida 33444  
 Phone (561) 272-3255

Site Code : 00130089  
 Start Date: 06/01/13  
 File I.D. : 5ST\_OCEA  
 Page : 1

PEDESTRIANS

Date	OCEAN DRIVE From North				5TH STREET From East				OCEAN DRIVE From South				5TH STREET From West				Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
06/01/13																	
20:30	0	0	0	31	0	0	0	32	0	0	0	4	0	0	0	44	111
20:45	0	0	0	38	0	0	0	46	0	0	0	3	0	0	0	32	119
21:00	0	0	0	39	0	0	0	31	0	0	0	6	0	0	0	61	137
21:15	0	0	0	11	0	0	0	43	0	0	0	19	0	0	0	23	96
<b>Hr Total</b>	0	0	0	119	0	0	0	152	0	0	0	32	0	0	0	160	463
21:30	0	0	0	25	0	0	0	20	0	0	0	26	0	0	0	75	146
21:45	0	0	0	20	0	0	0	15	0	0	0	4	0	0	0	30	69
22:00	0	0	0	18	0	0	0	17	0	0	0	12	0	0	0	43	90
22:15	0	0	0	27	0	0	0	28	0	0	0	1	0	0	0	47	103
<b>Hr Total</b>	0	0	0	90	0	0	0	80	0	0	0	43	0	0	0	195	408
<b>*TOTAL*</b>	0	0	0	209	0	0	0	232	0	0	0	75	0	0	0	355	871

# **APPENDIX C**

## **Signal Timing (Ocean Drive and 7<sup>th</sup> Street)**

**TOD Schedule Report  
for 6345: Ocean Dr&7 St**

Print Date:  
1/25/2016

Print Time:  
4:09 PM

<u>Asset</u>	<u>Intersection</u>	<u>TOD Schedule</u>	<u>Op Mode</u>	<u>Plan #</u>	<u>Cycle</u>	<u>Offset</u>	<u>TOD Setting</u>	<u>Active PhaseBank</u>	<u>Active Maximum</u>
6345	Ocean Dr&7 St	DOW-2		N/A	0	0	N/A	0	Max 0

**Splits**

<u>PH 1</u>	<u>PH 2</u>	<u>PH 3</u>	<u>PH 4</u>	<u>PH 5</u>	<u>PH 6</u>	<u>PH 7</u>	<u>PH 8</u>
-	SBT	-	-	-	NBT	-	EBT
0	0	0	0	0	0	0	0

↓

↑

→

Active Phase Bank: Phase Bank 1

<u>Phase</u>	<u>Walk</u>			<u>Don't Walk</u>			<u>Min Initial</u>			<u>Veh Ext</u>			<u>Max Limit</u>			<u>Max 2</u>			<u>Yellow</u>	<u>Red</u>
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3		
1 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2 SBT	7	7	7	12	12	12	7	7	7	1	1	1	25	25	25	0	0	0	4	2
3 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 NBT	7	7	7	12	12	12	7	7	7	1	1	1	25	25	25	0	0	0	4	2
7 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8 EBT	7	7	7	10	10	10	7	7	7	2.5	2.5	2.5	15	15	15	0	0	0	4	2

Last In Service Date: unknown

<u>Permitted Phases</u>	
Default	<b>12345678</b>
External Permit 0	-----
External Permit 1	-----
External Permit 2	-----

<u>Current TOD Schedule</u>	<u>Plan</u>	<u>Cycle</u>	1	2	3	4	5	6	7	8	<u>Ring Offset</u>	<u>Offset</u>
			-	SBT	-	-	-	NBT	-	EBT		

<u>Local TOD Schedule</u>		
<u>Time</u>	<u>Plan</u>	<u>DOW</u>
0000	Free	Su M T W Th F S

**TOD Schedule Report  
for 6345: Ocean Dr&7 St**

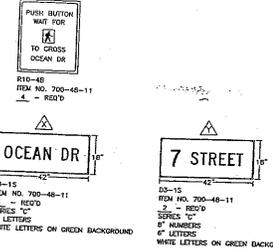
Print Date:  
1/25/2016

Print Time:  
4:09 PM

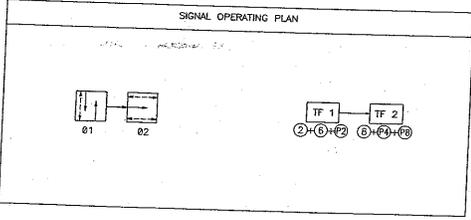
Current Time of Day Function				Local Time of Day Function				* Settings
<u>Time</u>	<u>Function</u>	<u>Settings *</u>	<u>Day of Week</u>	<u>Time</u>	<u>Function</u>	<u>Settings *</u>	<u>Day of Week</u>	
0000	TOD OUTPUTS	-----	SuM T W ThF S	0000	TOD OUTPUTS	-----	SuM T W ThF S	Blank - FREE - Phase Bank 1, Max 1 Blank - Plan - Phase Bank 1, Max 2 1 - Phase Bank 2, Max 1 2 - Phase Bank 2, Max 2 3 - Phase Bank 3, Max 1 4 - Phase Bank 3, Max 2 5 - EXTERNAL PERMIT 1 6 - EXTERNAL PERMIT 2 7 - X-PED OMIT 8 - TBA

***No Calendar Defined/Enabled***

# SIGNAL HEAD & SIGNS DETAILS

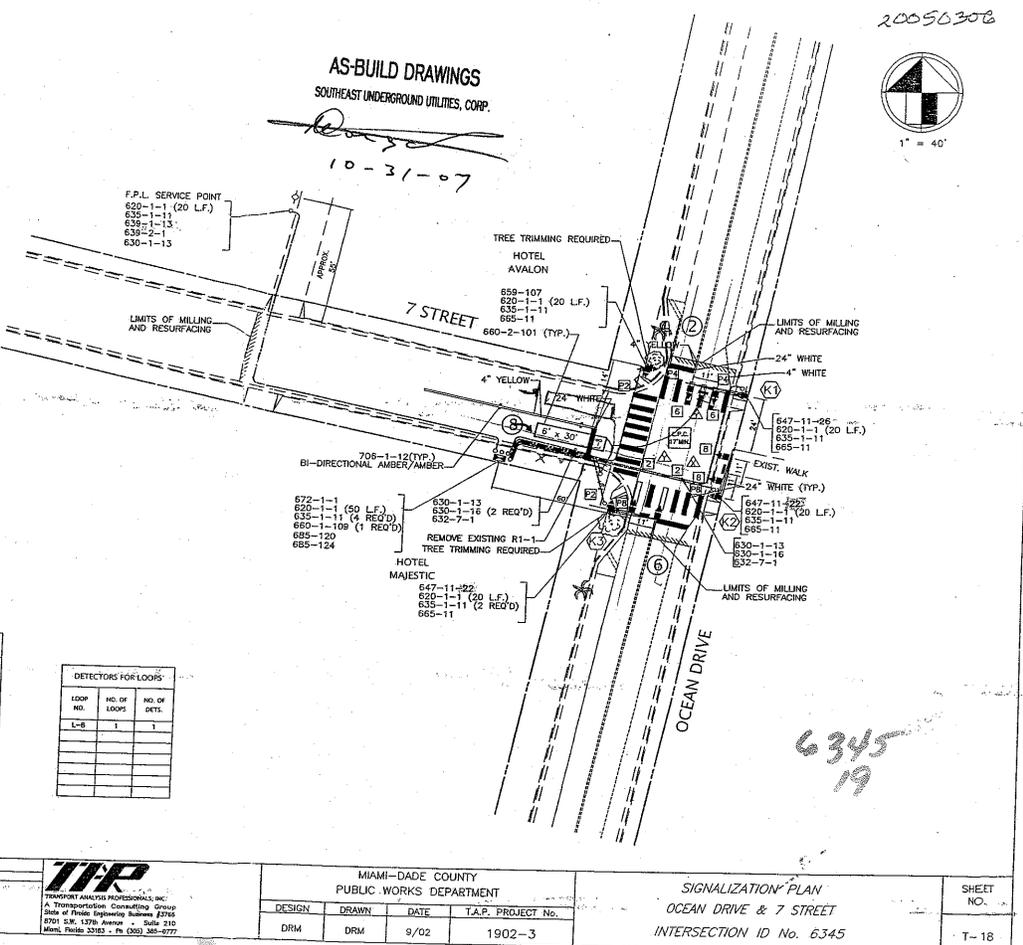


- NOTES**
- DEMAND WAITAGE FOR THIS INTERSECTION IS 855 WATS.
  - F.P.L. REPRESENTATIVE: TOM WOODRUM, TEL: 200-444-5126.
  - B.S.T. REPRESENTATIVE: ALAN BERGER, TEL: 200-700-1461.
  - SIGNAL TRAFFIC TO BE PROVIDED TO CONTRACTOR BY DADE COUNTY SIGNALS & SIGNS DIVISION.
  - PRESIGNAL PUSH BUTTONS AND SIGNS MUST BE ALIGNED WITH EACH OTHER AND WITH THE APPROPRIATE CROSSWALK.
  - BELOWGROUND PICK-UP POINT LOCATION TO BE PROVIDED PRIOR TO CONSTRUCTION. QUANTITIES INCLUDE 2' FALLBOXES (630-1-13) AND 250' OF CONDUIT UNDER PAVEMENT (630-1-13) FOR THE INSTALLATION OF THE PICK-UP POINT.
- CONTROLLER OPERATIONS**
- MAJOR STREET IS OCEAN DRIVE. MINOR STREET IS 7 STREET.
  - SIGNAL OPERATING PLAN IS AS SHOWN.
  - PHASE(S) 2 ACTUATED, PHASE 1 RECALL.
  - MOVEMENT(S) N/A.
  - SIGNAL COORDINATION PHASE IS 1.
  - FLASHING OPERATION: OCEAN DR. YELLOW. 11 ST. RED.
  - WALK/PROGRAM CONTROLLER TO STOP MOVEMENT(S) N/A.



LOOP NO.	NO. OF LOOPS	NO. OF DETS.
L-B	1	1

## AS-BUILD DRAWINGS SOUTHEAST UNDERGROUND UTILITIES, CORP.



DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION

**TIP**  
TRANSPORTATION CONSULTING GROUP  
A Transportation Consulting Group  
Division of Fisher Engineering Building 2376  
8701 S.W. 137th Avenue - Suite 210  
Miami, Florida 33186 - Tel: (305) 345-0777

MIAMI-DADE COUNTY  
PUBLIC WORKS DEPARTMENT

DESIGN	DRAWN	DATE	T.A.P. PROJECT NO.
DRM	DRM	9/02	1902-3

SIGNALIZATION PLAN  
OCEAN DRIVE & 7 STREET  
INTERSECTION ID No. 6345

SHEET NO. T-18

# **APPENDIX D**

## **Pedestrian Flow and LOS for Sidewalks**

parts of the walkway. In cross-flow locations, the LOS E-F threshold is 13 ft<sup>2</sup>/p, as indicated in the notes for Exhibit 23-1 and Exhibit 23-2.

LOS	Average Space (ft <sup>2</sup> /p)	Related Measures			Comments
		Flow Rate (p/min/ft) <sup>a</sup>	Average Speed (ft/s)	v/c Ratio <sup>b</sup>	
A	>60	≤5	>4.25	≤0.21	Ability to move in desired path, no need to alter movements
B	>40-60	>5-7	>4.17-4.25	>0.21-0.31	Occasional need to adjust path to avoid conflicts
C	>24-40	>7-10	>4.00-4.17	>0.31-0.44	Frequent need to adjust path to avoid conflicts
D	>15-24	>10-15	>3.75-4.00	>0.44-0.65	Speed and ability to pass slower pedestrians restricted
E	>8-15 <sup>c</sup>	>15-23	>2.50-3.75	>0.65-1.00	Speed restricted, very limited ability to pass slower pedestrians
F	≤8 <sup>c</sup>	Variable	≤2.50	Variable	Speeds severely restricted, frequent contact with other users

**Notes:** Exhibit 23-1 does not apply to walkways with steep grades (>5%). See the Special Cases section for further discussion.

<sup>a</sup> Pedestrians per minute per foot of walkway width.

<sup>b</sup> v/c ratio = flow rate/23. LOS is based on average space per pedestrian.

<sup>c</sup> In cross-flow situations, the LOS E-F threshold is 13 ft<sup>2</sup>/p.

**Exhibit 23-1**  
Average Flow LOS Criteria for Walkways

LOS	Average Space (ft <sup>2</sup> /p)	Related Measure Flow Rate <sup>a</sup> (p/min/ft) <sup>b</sup>	Comments
B	>90-530	>0.5-3	Occasional need to adjust path to avoid conflicts
C	>40-90	>3-6	Frequent need to adjust path to avoid conflicts
D	>23-40	>6-11	Speed and ability to pass slower pedestrians restricted
E	>11-23 <sup>c</sup>	>11-18	Speed restricted, very limited ability to pass slower pedestrians
F	≤11 <sup>c</sup>	>18	Speeds severely restricted, frequent contact with other users

**Notes:** <sup>a</sup> Rates in the table represent average flow rates over a 5-min period. Flow rate is directly related to space; however, LOS is based on average space per pedestrian.

<sup>b</sup> Pedestrians per minute per foot of walkway width.

<sup>c</sup> In cross-flow situations, the LOS E-F threshold is 13 ft<sup>2</sup>/p.

**Exhibit 23-2**  
Platoon-Adjusted LOS Criteria for Walkways

### Stairways

Exhibit 23-3 provides the LOS criteria for stairways.

LOS	Average Space (ft <sup>2</sup> /p)	Related Measures		Comments
		Flow Rate (p/min/ft) <sup>a</sup>	v/c Ratio <sup>b</sup>	
A	>20	≤5	≤ 0.33	No need to alter movements
B	>17-20	>5-6	>0.33-0.41	Occasional need to adjust path to avoid conflicts
C	>12-17	>6-8	>0.41-0.53	Frequent need to adjust path to avoid conflicts
D	>8-12	>8-11	>0.53-0.73	Limited ability to pass slower pedestrians
E	>5-8	>11-15	>0.73-1.00	Very limited ability to pass slower pedestrians
F	≤5	Variable	Variable	Speeds severely restricted, frequent contact with other users

**Notes:** <sup>a</sup> Pedestrians per minute per foot of walkway width.

<sup>b</sup> v/c ratio = flow rate/15. LOS is based on average space per pedestrian.

**Exhibit 23-3**  
LOS Criteria for Stairways

February 15, 2017

Park Central Hotel  
c/o Carli Koshal, Esq.  
Bercow Radell & Fernandez, P.A.  
200 S. Biscayne Boulevard, Suite 850  
Miami, Florida 33131

**Re: Park Central Hotel (626-650 Ocean Drive) – Traffic Statement**

Dear Carli:

Per your request, Traf Tech Engineering, Inc. conducted a traffic statement associated with the proposed improvements to the existing Park Central Hotel (626 – 650 Ocean Drive) located in the City of Miami Beach in Miami-Dade County, Florida. Figure 1 on the following Page shows the location of the project site. This report documents the projected trip generation and traffic impacts to the surrounding street system as a result of the proposed improvements. The following is a summary of our findings:

**Trip Generation**

A trip generation analysis was performed using the trip generation rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (9<sup>th</sup> Edition). The trip generation analysis was undertaken for daily, AM peak hour and PM peak hour conditions. The analysis was based on the following assumptions:

EXISTING LAND USE

- Hotel (127 rooms)

PROPOSED LAND USES

- Hotel (123 rooms)
- Terrace Improvements (98 new seats)

According to ITE's *Trip Generation Manual* (9<sup>th</sup> Edition), the trip generation rates used for the existing and proposed land uses are:

HOTEL (ITE Land Use 310)

*Daily Trip Generation*

T = 8.17 (X)

Where T = number of daily trips, X = number of hotel rooms

*PM Peak Hour of the Adjacent Street*

T = 0.60 (X) (51% inbound and 49% outbound)

Where T = number of peak hour trips, X = number of hotel rooms

8400 North University Drive, Suite 309, Tamarac, Florida 33321

Tel: (954) 582-0988 Fax: (954) 582-0989

# Traf Tech

ENGINEERING, INC.

## RESTAURANT (ITE Land Use 931)

### *Daily Trip Generation*

$$T = 2.86 (X)$$

Where T = number of daily trips, X = number of seats

### *PM Peak Hour of the Adjacent Street*

$$T = 0.26 (X) \text{ (67\% inbound and 33\% outbound)}$$

Where T = number of peak hour trips, X = number of seats

Using the above-listed equations from the ITE document, a trip generation analysis was undertaken for the existing and proposed land uses. The results of this effort are documented in Tables 1 and 2.

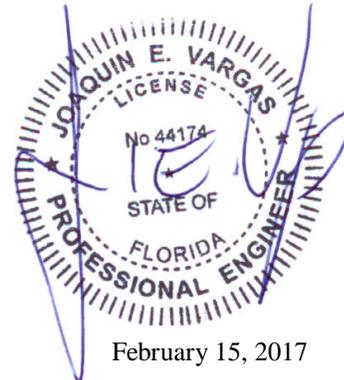
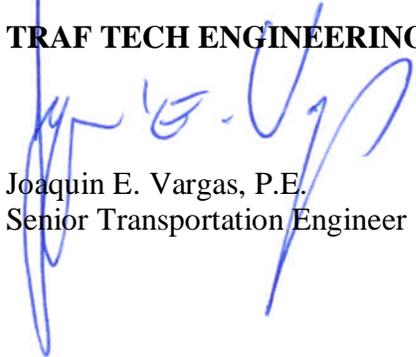
As indicated in the tables, the proposed hotel improvements are projected to generate approximately 79 new daily trips and approximately eight (8) new peak hour trips (four inbound and four outbound). Therefore, the proposed hotel improvements are anticipated to have a De-Minimus impact to the surrounding street system (one new peak hour trip every seven and one-half minutes).

Please give me a call if you have any questions.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

Joaquin E. Vargas, P.E.  
Senior Transportation Engineer



February 15, 2017

TABLE 1 Trip Generation Summary (Current Use) 626 - 650 Ocean Drive					
Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	127	1,038	76	39	37
<b>External Trips</b>		<b>1,038</b>	<b>76</b>	<b>39</b>	<b>37</b>

Source: ITE Trip Generation Manual (9th Edition)

TABLE 2 Trip Generation Summary (Proposed Uses) 626 - 650 Ocean Drive					
Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	123	1,005	74	38	36
Terrace Seats (LUC 931)	98	280	25	17	12
Internal Trips (30%)		-168	-15	-8	-7
<b>External Trips</b>		<b>1,117</b>	<b>84</b>	<b>42</b>	<b>42</b>

Source: ITE Trip Generation Manual (9th Edition)

<b>Difference in Trips</b>		<b>79</b>	<b>8</b>	<b>4</b>	<b>4</b>
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# **APPENDIX A**

## **Site Plan – Park Central Hotel**

# THE PARK CENTRAL HOTEL

626-650 OCEAN DRIVE

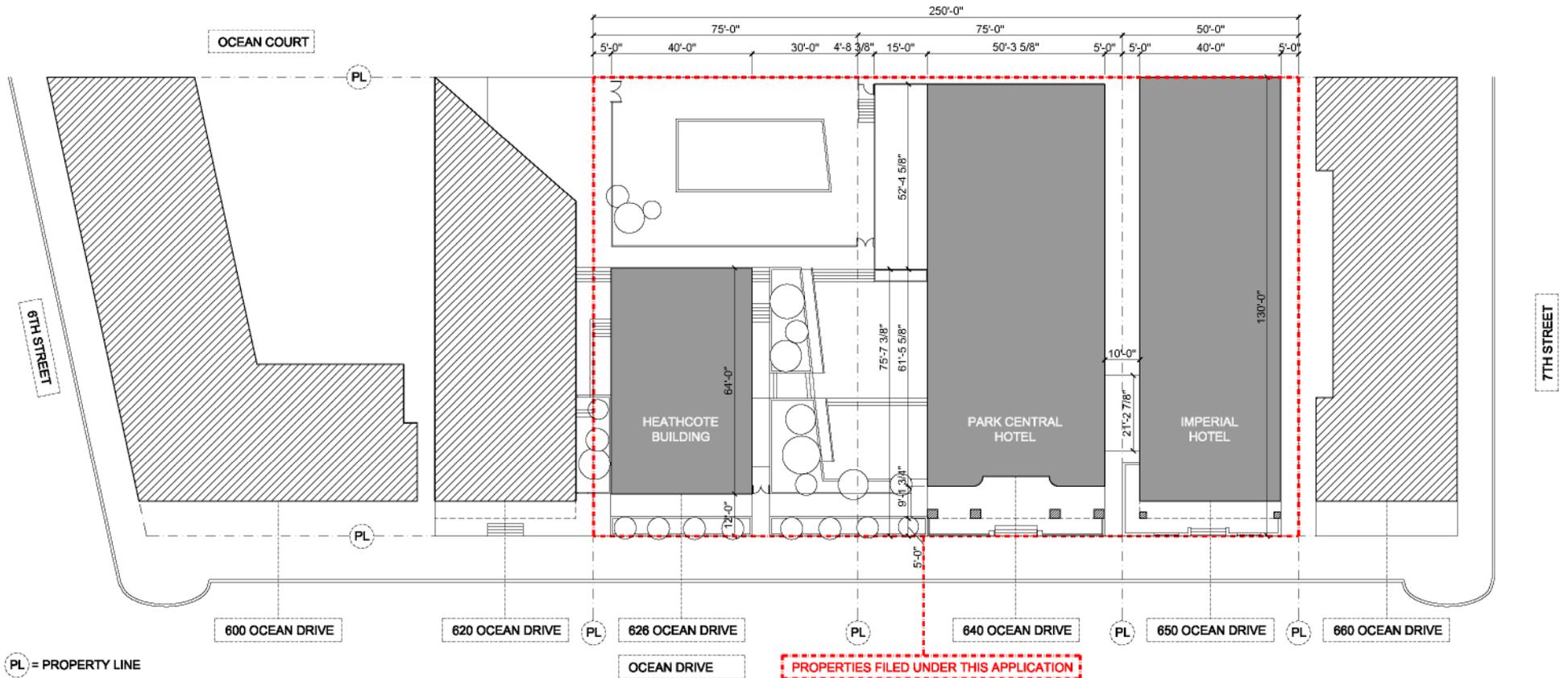
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MIAMI BEACH FLORIDA

space4architecture

HISTORIC PRESERVATION BOARD SUBMITTAL  
(JANUARY 21, 2014)



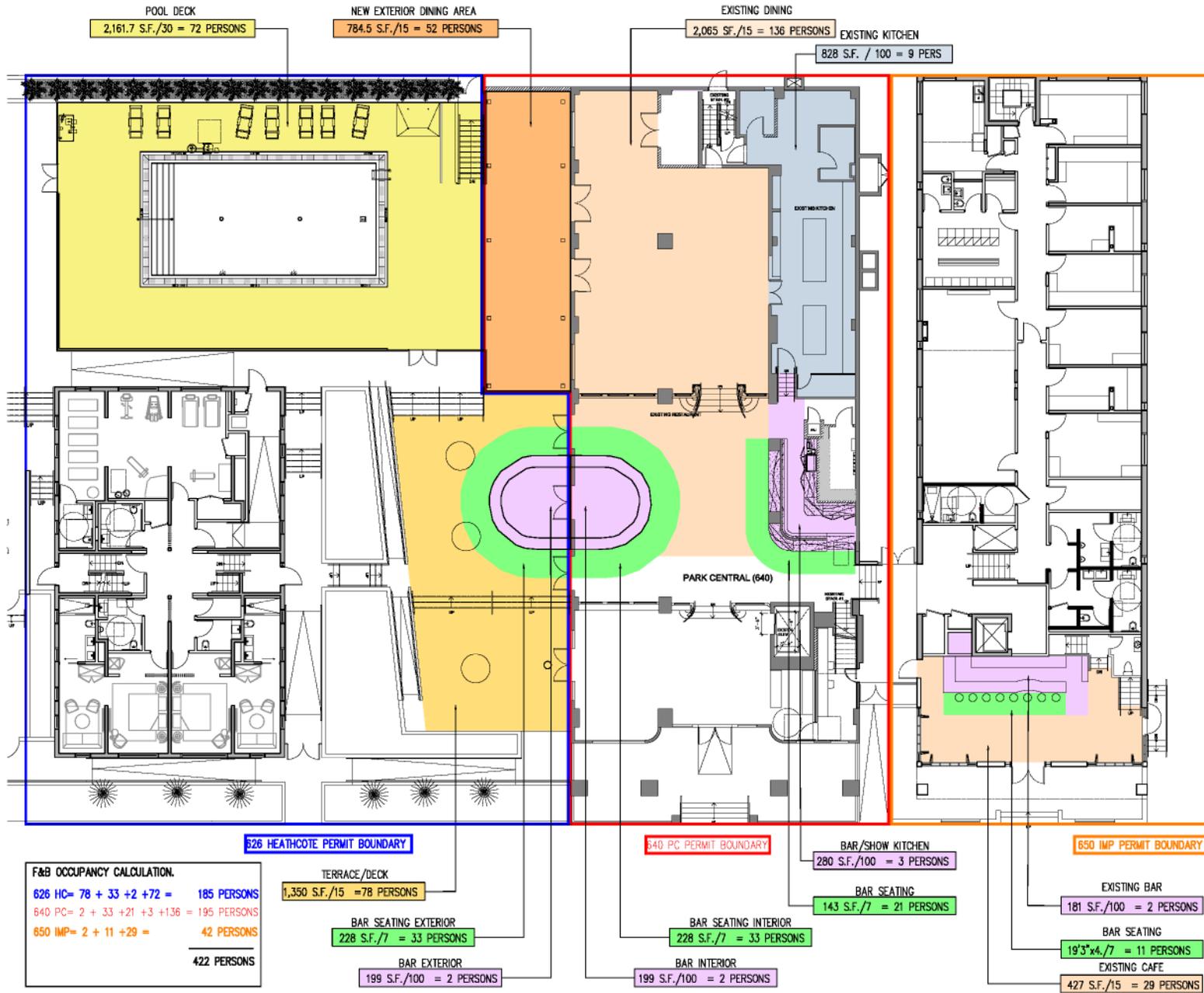


LOCATIONAL SITE PLAN

## 626/640/650 Ocean Drive, Miami Beach, FL 33139

### ZONING TABULATION

SITE DATA				
ZONING DISTRICT	MXE (mixed use entertainment) / Ocean Drive/Collins Avenue Historic District /Architectural District			
NET LOT AREA (NLA)	130'-0" X 200'-0"		26,000 S.F.	0.597 ACRE
REQUIRED / ALLOWED				
LOT COVERAGE	NA		NA	13,984.9 54%
BUILDING DATA				
	REQUIRED / ALLOWED		ALLOWED	EXISTING
FAR 626 OCEAN DRIVE -HEATHCOTE			NA	7,679.9 SF
FAR 640 OCEAN DRIVE -PARK PLACE				37,118 SF
FAR 650 OCEAN DRIVE -IMPERIAL				16,043.85 SF
TOTAL FAR	2.0 Maximum Floor Area Ratio= 26,000 sf x 2= 52,000 sf		52,000 sf	60,841.82 SF
BUILDING HEIGHT				
	REQUIRED / ALLOWED		ALLOWED	EXISTING
FAR 626 OCEAN DRIVE -HEATHCOTE	5 STORIES- 50'-0" FEET		5 STORIES	3 STORIES
FAR 640 OCEAN DRIVE -PARK PLACE	5 STORIES- 50'-0" FEET		5 STORIES	7 STORIES
FAR 650 OCEAN DRIVE -IMPERIAL	5 STORIES- 50'-0" FEET		5 STORIES	3 STORIES
EXISTING BUILDING SET BACKS (SEC. 142-547)				
	FRONT	SIDE NORTH	SIDE SOUTH	REAR
FAR 626 OCEAN DRIVE -HEATHCOTE	12'-0"	NA	5'-0"	54'-0"
FAR 640 OCEAN DRIVE -PARK PLACE	14.15'	NA	NA	1.95'
FAR 650 OCEAN DRIVE -IMPERIAL	10'-0"	5.05'	NA	0'-0"
ROOF DECK AREA				
	NOTES			EXISTING
ROOF DECK AREA - PARK CENTRAL	Floor immediately below: 6,180.5 sf			2884.20 47%
HOTEL UNITS				
	MINIMUM HOTEL UNIT SIZE	AVERAGE UNIT SIZE	UNITS (EXIST. / PROPOSED)	NOTE:
FAR 626 OCEAN DRIVE -HEATHCOTE	100% >200 SF	545 SF	12 / 8	EXISTING HISTORIC DISTRICT HOTEL MIN UNIT SIZE= 200 SF
FAR 640 OCEAN DRIVE -PARK PLACE	100% >200 SF	290 SF	80 / 80	
FAR 650 OCEAN DRIVE -IMPERIAL	100% >200 SF	215 SF	35 / 35	
TOTAL			127 / 123	



# 626-650 Ocean Drive

## TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

Transportation Demand Management (TDM) strategies are proposed to reduce the impacts of the project traffic on the surrounding roadway network. Typical measures promote bicycling and walking, encourage car/vanpooling and offer alternatives to the typical workday hours.

### **Transportation Demand Plan**

In order to reduce the impact of employee parking on surrounding neighborhoods we will use some methods to promote alternative modes of transportation or provide off-street parking.

Many possible incentives can be offered in a TDM plan. Some would be most effective for our staff. Below is how we plan to implement incentives:

**Bicycling** – riding a bike to work will be encouraged. There are two CitiBike stations within Lummus Park, across the street from the Property. Employees will be encouraged to use CitiBikes and will be provided incentives related to same.

**Carpooling Incentives** - If employees insist on private automobiles, the operator will create a carpooling incentive. For those employees serving as a carpool vehicle, the operator will provide an allowance for each person the driver takes to the work.

**Mass Transit Information** – Transit information will be included in the employee breakroom including route schedules and maps. This information will be updated regularly.

At regular staff meetings that review operational issues generally, the operator will update staff on the progress of the TDM Plan and remind and encourage them to take advantage of its incentives.



EDWARD DUGGER + ASSOCIATES, P.A.  
Consultants in Architectural Acoustics

9 March, 2017

Thomas R. Mooney, Director  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Sound Study  
The Park Central Hotel  
626-650 Ocean Drive  
Miami Beach, Florida, 33139

Dear Mr. Mooney,

Please find enclosed the sound study report for The Park Central Hotel prepared by Edward Dugger + Associates (ED+A). This report assesses the potential acoustical impact at 626-650 Ocean Drive in conjunction with the Applicant's request for a conditional use permit for a Neighborhood Impact Establishment and Outdoor Entertainment Establishment.

If you have any questions or comments regarding this report, please feel free to contact our office.

Regards,

A handwritten signature in black ink that reads 'Edward Dugger' in a cursive, slightly stylized script.

Edward Dugger, FAIA ASA NCAC INCE  
Principal



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## ACOUSTICAL IMPACT STUDY

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Date: 9 March, 2017

To: Thomas R. Mooney, Director  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

From: Sam Shroyer, ASA  
Edward Dugger, FAIA ASA NCAC INCE

Re: **Sound Study**  
**The Park Central Hotel**  
**626-650 Ocean Drive**  
**Miami Beach, Florida, 33139**  
ED+A 17860

Number of pages included with this sheet: 6

### Summary of Findings

During a twenty-four-hour acoustical measurement period, the lowest one-minute A-weighted equivalent-continuous sound pressure level ( $L_{eq}$ ) measured by ED+A was 51.3 dBA at 5:24 AM. The distance between the pool deck and the closest residences would provide approximately 46 dBA between the two locations. To affect the sound pressure levels which would be measured at the residential properties, ignoring the presence of other buildings, pool deck activity would have to be measured at 87 dBA at the source. This is not accounting for the presence of buildings, a diminished line-of-sight between the two locations, and other more dominant sources in the immediate area.

In any case, comparable sound pressure levels would not be expected in the pool area as it is the applicant's goal to create an upscale environment. While the pool itself will close at sundown, the deck may remain open as late as 2:00 AM as a gathering area for guests. However, ED+A does not anticipate that this project would have any acoustical impact on the surrounding community, particularly in regard to residential properties.



## Project Introduction

The Park Central Hotel is a group of existing buildings which are currently undergoing a renovation. The applicant is seeking a Conditional Use Permit as a hotel with associated bar, dining, and pool facilities. The project will also occasionally include DJs and live musicians for the pool deck and exterior bar area. ED+A has investigated the potential noise impact that the project could have on the surrounding neighborhood, as detailed in this report.

The property under evaluation, located at 626-650 Ocean Drive between 6<sup>th</sup> Street and 7<sup>th</sup> Street, is an existing seven-story building, of approximately 61,000 sq. ft. Zoned as Mixed Use Entertainment (MXE), it consists primarily of a hotel with associated pool, bar, and dining facilities. The main entrance to the property is via Ocean Drive.

The area surrounding the property consists mostly of other Mixed Use properties fronting Ocean Drive and Collins Avenue. The closest sound sensitive property is a residential building located at 701 Collins Avenue, approximately 100 ft. from the northern boundary of 650 Ocean Drive and 300 ft. from the southern edge of 626 Ocean Drive. Other sound-sensitive properties are located to the south along 5<sup>th</sup> Street at distances of at least 500 ft. from 626 Ocean Drive.

The applicant intends to operate their pool deck (located on the western portion of 626 Ocean Drive along Ocean Court) between sunrise and sunset. The pool deck will feature a speaker system which will be operated by a DJ and will occasionally feature live performances. As the property is being renovated into an upscale hotel with the aim of attracting "refined" clientele, the activity and music on the pool deck will operate in a manner which is respectful to the needs and comfort of their own guests in the surrounding hotel rooms, and by extension, the surrounding community. This is also applicable to live performances and performers on the pool deck, such as saxophonists, singers with acoustic guitars, or jazz trio's, whom would be featured for atmospheric purposes.

The interior restaurant is to open at 7:00 AM with the bar remaining open until 2:00 AM the next morning. The restaurant may occasionally feature live performances, but restaurant speakers will mostly be used only to provide a relaxing dining atmosphere which is common in many restaurants.

Additionally, the applicant has expressed that solo performers or small groups may be present on a terrace along Ocean Drive during daytime hours from time to time. These musicians would require minimal amplification and their performances would consist of instruments such as acoustic guitars or saxophones, akin to street

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performers which are a commonly observed on Ocean Drive. The terrace is located in front of the hotel entrance and faces away from the residences toward the already busy Ocean Drive and performances would be limited to the busier and more vibrant time periods of the day.

Stylistically, the applicant has stated that the music on the pool deck and background music in the dining areas will be utilized with the intention of creating a Latin and lounge ambient atmosphere.

### Site Visit and Property Analysis

On January 6 and January 7, 2017, ED+A conducted acoustical measurements to quantify the existing ambient sound conditions at the subject property and the surrounding neighborhood. Measurements were taken at 626 Ocean Drive and near 650 Ocean Drive for a twenty-four-hour period, beginning and ending around 6:00 PM. See Figure 1 for measurement locations. Figures 2-5 show the results of these measurements in graphical form. More specific data can be provided if requested.

Location 1 was on a second-story platform near the future location of the pool deck at 626 Ocean Drive while Location 2 was near the northern property boundary of 650 Ocean Drive, out of a fifth-floor window.

### Acoustical Analysis

Data obtained from Location 1 provide sound pressure levels demonstrative of ambient sound levels in areas with little traffic or entertainment activity, while most of Location 2's data were influenced by nearby rooftop HVAC equipment. Even without the presence of this equipment, the ambient sound pressure levels at the intersection of 7<sup>th</sup> Street and Collins Avenue and the condominiums at 701 Collins Avenue would be expected to exceed those measured at Location 1 due to a higher concentration of entertainment establishments and traffic. The lowest one-minute equivalent-continuous sound pressure level ( $L_{eq}$ ) measured at Location 1 was 51 dBA.

In any case, sound emanating from the pool deck would have to be within 10 dBA of the ambient sound pressure level when measured at 701 Collins Avenue to even have an insignificant impact. This is extremely unlikely due to the distance between the two locations, shielding provided by buildings, and the intended use of the pool deck as described by the applicant.

A distance of 260 ft. would result in divergent attenuation of approximately 46 dBA in a free-field with no acoustical barriers to provide shielding. Therefore, to achieve a sound pressure level of 41 dBA (10 dBA below the lowest ambient  $L_{eq}$  of 51 dBA) at



the noise-sensitive receiver, source sound pressure levels at the pool deck would have to exceed 87 dBA. Again, this does not take into consideration the lack of a direct line-of-sight between the two locations due to buildings, which would provide additional sound attenuation. Sound pressure levels of this type would not be expected on the pool deck, especially during nighttime hours when ambient sound pressure levels lowest.

Additionally, the DJ location illustrated in *Park Central First Floor Layout* indicates that speakers on the pool deck would be facing southward, so sound on the pool deck would in fact be directed away from the condominiums. Though the exact speaker locations have not yet been provided by the applicant, ED+A recommends that outdoor speakers are directed toward the pool deck and hotel only, and not toward the property boundaries.

As the project under discussion is a hotel, additional noise due to an increase in foot or vehicular traffic would not be expected during evening hours, particularly near the condominiums at 701 Collins Avenue.

### Conclusion

Based on the measurements taken on January 6 and 7, 2017 and ED+A's analysis of the resulting data and the improvements planned by the applicant, ED+A has determined that the Park Central Hotel will not have an acoustical impact on the surrounding neighborhood, particularly at existing residential properties.

Acoustical measurements, data analysis, review of relevant materials, and discussion of the project with the applicant has resulted in ED+A's determination that the Park Central Hotel will not have an acoustical impact on the surrounding neighborhood, particularly at existing residential properties.

Figures



Figure 1

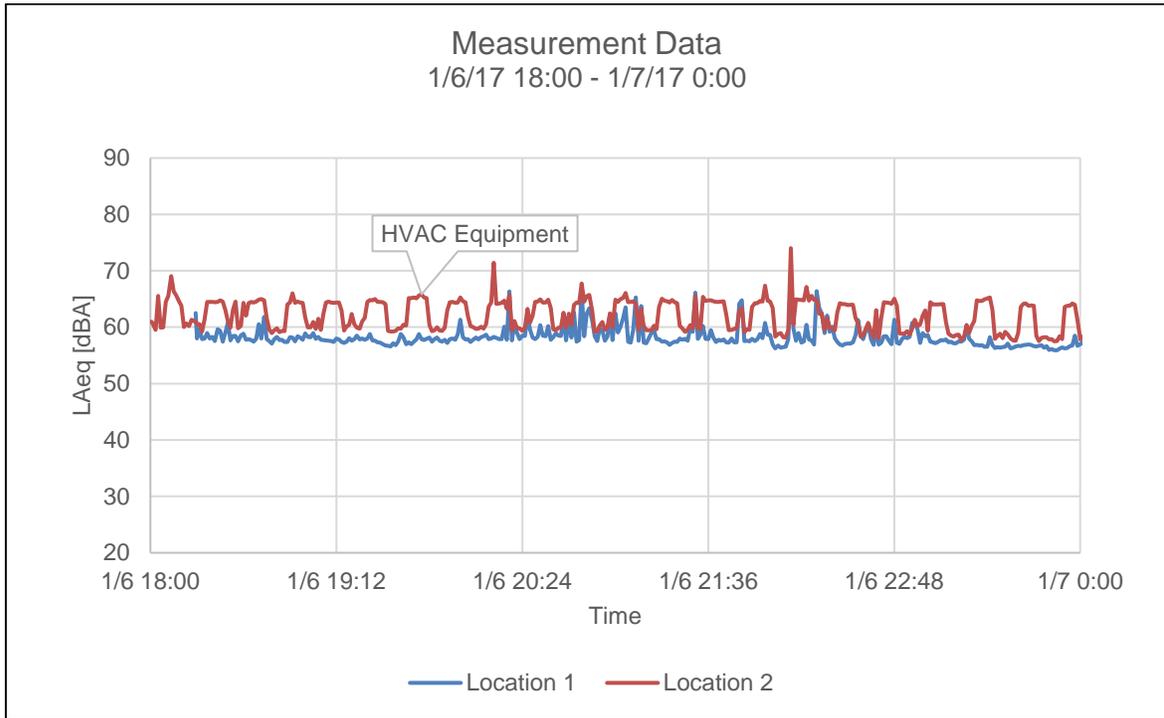


Figure 2

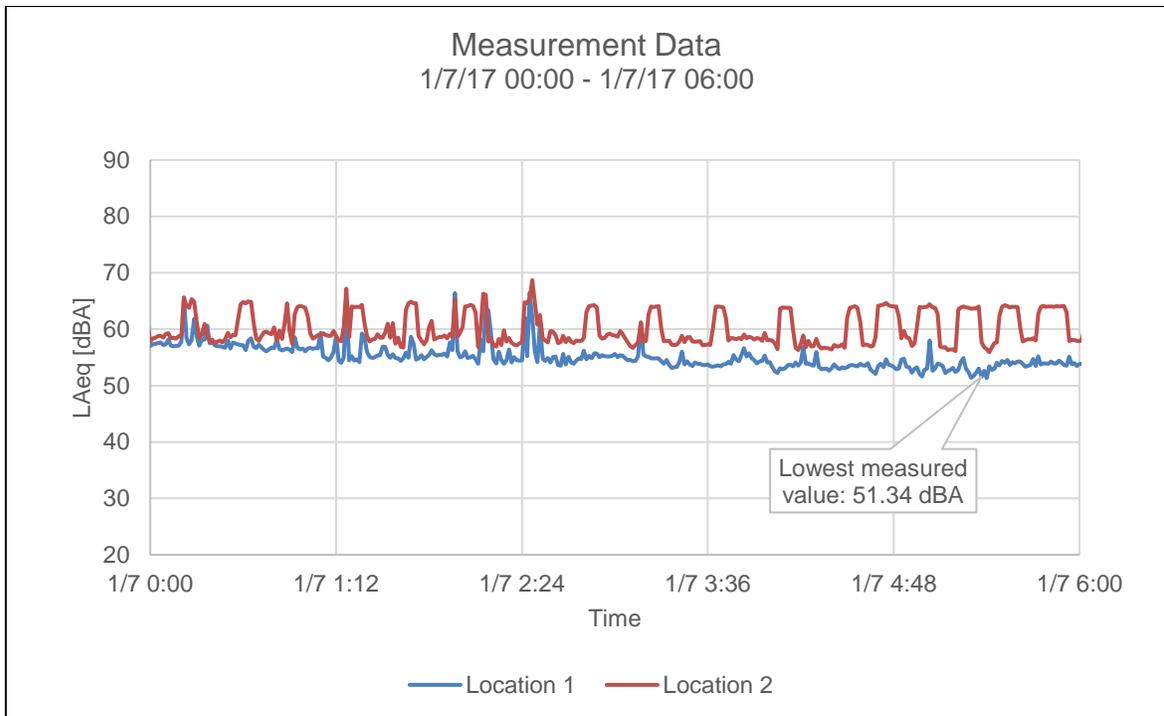


Figure 3

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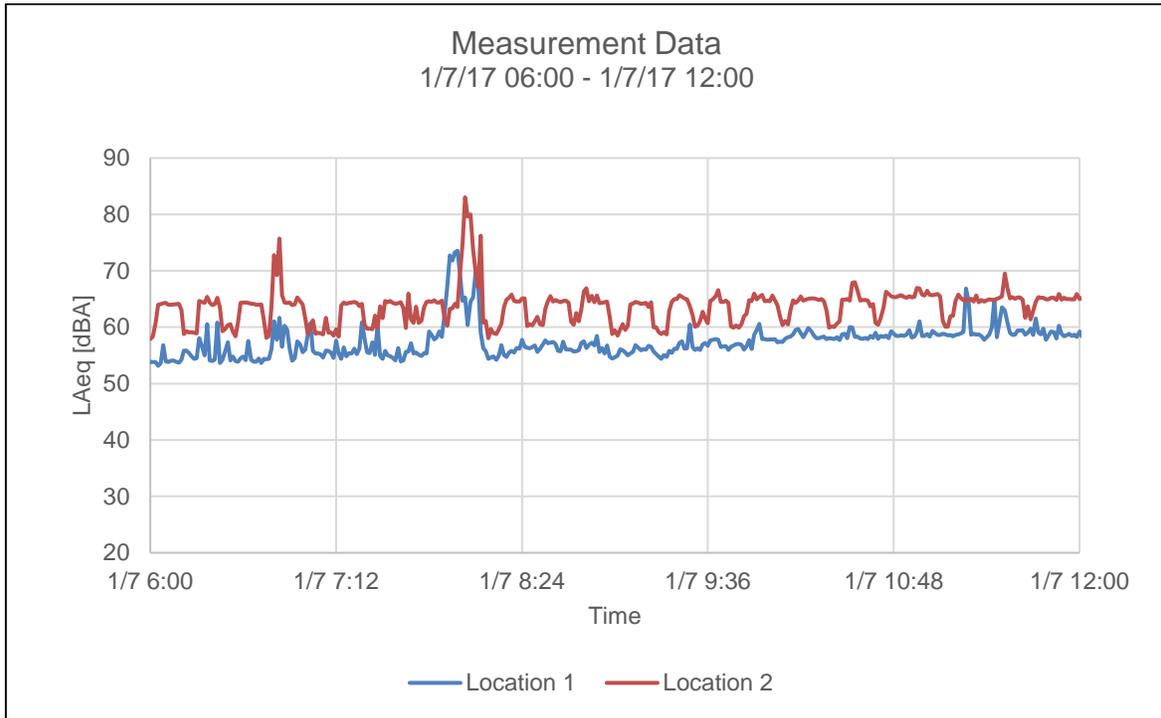


Figure 4

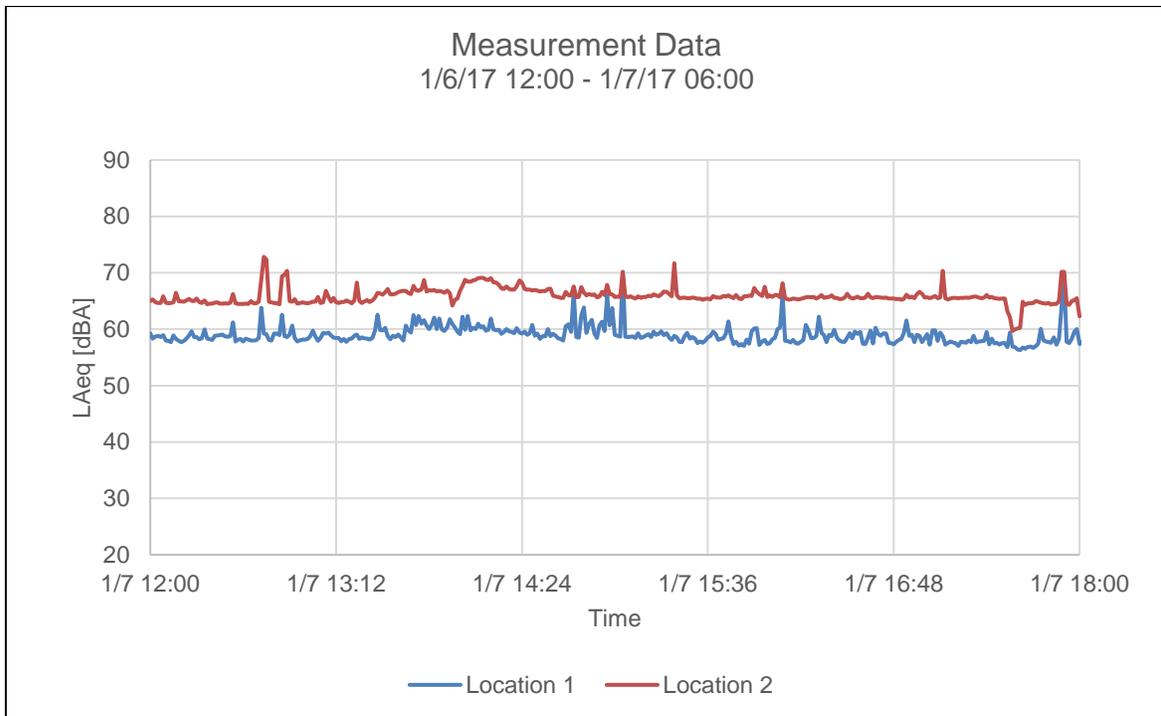


Figure 5

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**Sound Study Peer Review for the Proposed  
Neighborhood Impact Establishment at  
The Park Central Hotel  
626-650 Ocean Drive  
Miami Beach, Florida**

Prepared for:

**Miami Beach Planning Department  
1700 Convention Center Drive  
Miami Beach, Florida 33139**

Prepared by:

**Jesse J. Ehnert, INCE Bd. Cert., Principal  
Arpeggio Acoustic Consulting, LLC  
1947 Aspen Drive, NE  
Atlanta, Georgia 30345  
[jehnert@arpeggioacoustics.com](mailto:jehnert@arpeggioacoustics.com)  
404-277-6528 (Direct)**

**March 30, 2017**

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1 Introduction ..... 1

2 Project Description..... 1

3 Comments ..... 1

    3.1 Source Sound Levels ..... 2

    3.2 Other Potential Receptor Properties ..... 2

    3.3 Restaurant Noise ..... 2

4 Conclusions ..... 2

## **1 Introduction**

This report documents a peer review of a noise impact study conducted for the City of Miami Beach related to a request for a Conditional Use Permit being submitted for a Neighborhood Impact Establishment and Outdoor Entertainment Establishment being proposed for The Park Central Hotel at 626-650 Ocean Drive. The noise impact study specifically addresses potential noise impacts due to a new outside pool deck, which may host live and DJ entertainment, upon a residential building in the immediate vicinity. The reviewed report, prepared by Edward Dugger + Associates (ED+A) and dated March 9, 2017 describes the proposed project and environs, summarizes results of a noise survey conducted in the area, and provides conclusions based on the noise survey and subsequent analysis.

## **2 Project Description**

The property comprises several buildings fronting Ocean Drive between 6<sup>th</sup> Street and 7<sup>th</sup> Street. The subject building is located at 626 Ocean Drive. An outdoor pool deck is being proposed for the area behind this building, adjacent to Ocean Court. The report indicates that “the project will also occasionally include DJs and live musicians for the pool deck and exterior bar area.” The pool deck is intended to operate between sunrise and sunset and will be equipped with a loudspeaker system which will be operated by a DJ. Occasional live music performances will feature sources such as saxophonists, singers with acoustic guitars, and jazz trios.

There is also apparently an interior restaurant being proposed for the facility which would be open from 7 am until 2 am. This venue may occasionally feature live performances. No further information (e.g., location, egress details, etc.) are given for this venue.

Finally, there is the potential for solo performers or small groups to play on a first-floor balcony along Ocean Drive during daytime hours “from time to time.” Minimal amplification would be required and instrumentation would include acoustic guitars, saxophones, or similar. This location faces the busy street, away from the aforementioned residences.

The report indicates that the property is surrounded mostly by other mixed use properties fronting Ocean Drive and Collins Avenue and identifies the closest noise sensitive property as being at 701 Collins Avenue, approximately 260’ from the pool deck. There is apparently no direct line-of-sight between this residential property and the pool deck (although this has not been personally verified yet).

## **3 Comments**

The sound study report prepared by ED+A specifically addresses the existing environs; discusses results of a 24-hour sound survey conducted at two locations on site from 6 pm on Friday, January 6, 2017 until 6 pm on Saturday, January 7, 2017; and provides conclusions based on certain analyses performed. We have no reason to question the survey methodology employed or the results, however, further clarification would help to judge the conclusions reached in the report that “the Park Central Hotel will

not have an acoustical impact on the surrounding neighborhood, particularly at existing residential properties.” The points requiring further consideration are enumerated below.

### **3.1 Source Sound Levels**

The report claims that a distance of 260’ is commensurate with a sound level reduction of 46 dBA due to geometric spreading. This is correct, if one is using sound *power* as a reference. In other words, a loudspeaker generating a sound *power* level of 87 dBA will yield a sound *pressure* level of approximately 41 dBA at a distance of 260’ (accounting only for distance). However, that same loudspeaker will produce a sound *pressure* level of approximately 69 dBA at 10’ and 75 dBA at 5’. This is approximately the sound level people in the vicinity of the aforementioned sound source would actually hear (and what would be measured with a sound level meter). As such, it is these levels that should be used to answer the question of “whether the pool deck will ever get that loud.” It appears from the report that 87 dBA was used as a reference sound *pressure* level, as evidenced from the statement that “source sound pressure levels at the pool deck would have to exceed 87 dBA” to achieve a sound pressure level of 41 dBA at the noise-sensitive receiver.

### **3.2 Other Potential Receptor Properties**

The report focuses exclusively on potential impact on the residential building at 701 Collins Avenue. However, it appears that at least two hotels, Beach Paradise Hotel at 600 Ocean Drive and Metropole South Beach at 635 Collins Avenue, are much closer to the pool deck. We are unsure whether these were or should be considered in the context of this application.

### **3.3 Restaurant Noise**

We concur that occasional performances on the first-floor balcony along Ocean Drive will have negligible impact on the residential building at 701 Collins Avenue or even on adjacent hotels. However, we are unsure of the impact of the restaurant. The report states that it would be open until 2 am and that it may occasionally feature live performances but does not indicate its location in the development or the egress conditions (where sound transmission would be most likely to occur). Further information on these aspects would help to inform conclusions related to potential impact.

## **4 Conclusions**

The sound study report prepared by ED+A provides valuable information related to ambient sound levels in the area and presents a clear picture of the establishment and environs. However, further consideration and information related to the aforementioned topics is warranted in order to reach conclusions related to potential impact upon the surrounding neighborhood.



EDWARD DUGGER + ASSOCIATES, P.A.  
Consultants in Architectural Acoustics

10 April, 2017

Thomas R. Mooney, Director  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Sound Study Peer Review Response  
The Park Central Hotel  
626-650 Ocean Drive  
Miami Beach, Florida, 33139

Dear Mr. Mooney,

The following pages are to serve as ED+A's response to the *Sound Study Peer Review for the Proposed Neighborhood Impact Establishment at the Park Central Hotel* document submitted by Arpeggio Acoustics, LLC to the Miami Beach Planning Department on March 30, 2017.

Please feel free to contact ED+A with any questions, comments, or concerns.

Regards,

A handwritten signature in black ink that reads 'Edward Dugger'.

Edward Dugger, FAIA ASA NCAC INCE  
Principal

A handwritten signature in black ink that reads 'Sam Shroyer'.

Sam Shroyer, ASA  
Consultant



## Introduction

In their peer review, Arpeggio acknowledge that ED+A's report had provided valuable information and do not question ED+A's methodology or results. However, the review states that "further consideration and information...is warranted in order to reach conclusions related to potential impact upon the surrounding neighborhood." The three topics presented by Arpeggio are addressed individually in the following sections.

## I. Sound Source Levels

Further clarification was requested concerning source sound pressure levels presented in the report. Arpeggio is correct in their assessment that referenced 87 dBA would in fact be a sound *power* level as opposed to a sound *pressure* level. Further efforts have been made by ED+A to establish sound pressure level limits at the pool deck to prevent ambient sound level increases at 701 Collins Avenue.

While the distance from 701 Collins Avenue to the edge of the pool deck was estimated to be 260 ft. and used in prior calculations, it may be beneficial to treat the center of the pool deck as the source location for the purpose of quantifying sound pressure levels. This distance is approximately 283 ft., with an estimated 19 ft. from the center of the pool deck to the edge of the building.

A sound power level of 88 dBA would result in 41 dBA at 283 ft. and 64 dBA would then be expected at the edge of the pool deck. This sound pressure level would serve as a reasonable limit for sound levels emanating off of the property during night time hours to prevent any impact at 701 Collins Avenue. However, it should again be noted that additional buildings would further reduce sound pressure levels travelling between these two locations.

## II. Other Potential Receptor Properties

Discussion with the City of Miami Beach has informed ED+A that an additional noise-sensitive receiver exists at 533 Collins Avenue. As this building is even further than 701 Collins Avenue at an approximate distance of 318 ft., the aforementioned sound limits are still applicable. Like 701 Collins Avenue, there are also existing buildings which obstruct the line-of-sight between the pool deck and 533 Collins Avenue, such as the Beach Paradise Hotel at 600 Ocean Drive and an additional building at 620 Ocean Drive which has not yet been completed.



620 Ocean Drive will exceed the pool deck in height and will also border the entire southern perimeter of the pool deck to serve as an effective barrier. This building will also effectively shield the Beach Paradise Hotel from pool deck activity, providing a substantial amount of attenuation.

Several buildings will serve as acoustical barriers between the pool deck and Majestic Hotel South Beach. It should be noted that the existing Park Central Hotel at 640 Ocean Drive is taller than Majestic Hotel South Beach.

A direct sound propagation path will exist between the pool deck and Metropole South Beach which lies directly to the west of the pool deck across Ocean Court. Using the same information which has been previously presented (night time ambient sound levels and sound pressure levels at various locations) and an estimated distance of 20 ft. between the pool deck and Metropole South Beach, a sound pressure level of 55 dBA would be expected at the building's façade when the pool deck is operating at peak levels during night time hours. This calculation did not account for differences in elevation and any perimeter walls or barriers around the pool deck may provide sound reduction.

As Metropole South Beach fronts the busy Collins Avenue and is within proximity of other nightclubs and restaurants, maximum sound levels of this level at the rear façade of the building would be unlikely to result in a significant impact or change from the current environment.

### **III. Restaurant Noise**

The main entrance to the restaurant is within the Park Central Hotel, though outdoor seating and pool deck access would be provided through several doorways along the southern perimeter of the 640 Ocean Drive building. The exterior dining area can essentially be considered an extension of the pool deck in regard to ambience, music, and activity. The elevation of the exterior dining area will also be several feet below the pool deck so an increase in sound pressure level at other properties due to the restaurant would not be anticipated.

As the doorways which lead from the restaurant to the exterior dining area and pool deck are located on the southern perimeter of the building, no impact would be expected at the 701 Collins Avenue. Distance and obstructing buildings would also attenuate any restaurant sound as described previously. However, the limit of 64 dBA at the pool deck property line can also apply to sound pressure levels resulting from sound sources from both the pool deck and the restaurant, treated as one entity. As



EDWARD DUGGER + ASSOCIATES, P.A.  
Consultants in Architectural Acoustics

described in ED+A's initial report, the Applicant has expressed that live performances within the restaurant are not a priority of the venue, but has also indicated that live performances will serve to enhance the dining experience. Therefore, sound levels from music within the restaurant would not be expected to be produced at levels which would significantly increase ambient levels, even near the pool deck, when doorways are open.

1239 SE Indian Street, Suite 103, Stuart, Florida 34997

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May 19, 2017

Thomas Mooney, Director  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Support for Park Central Hotel-- located at 626-650 Ocean Drive, Miami Beach

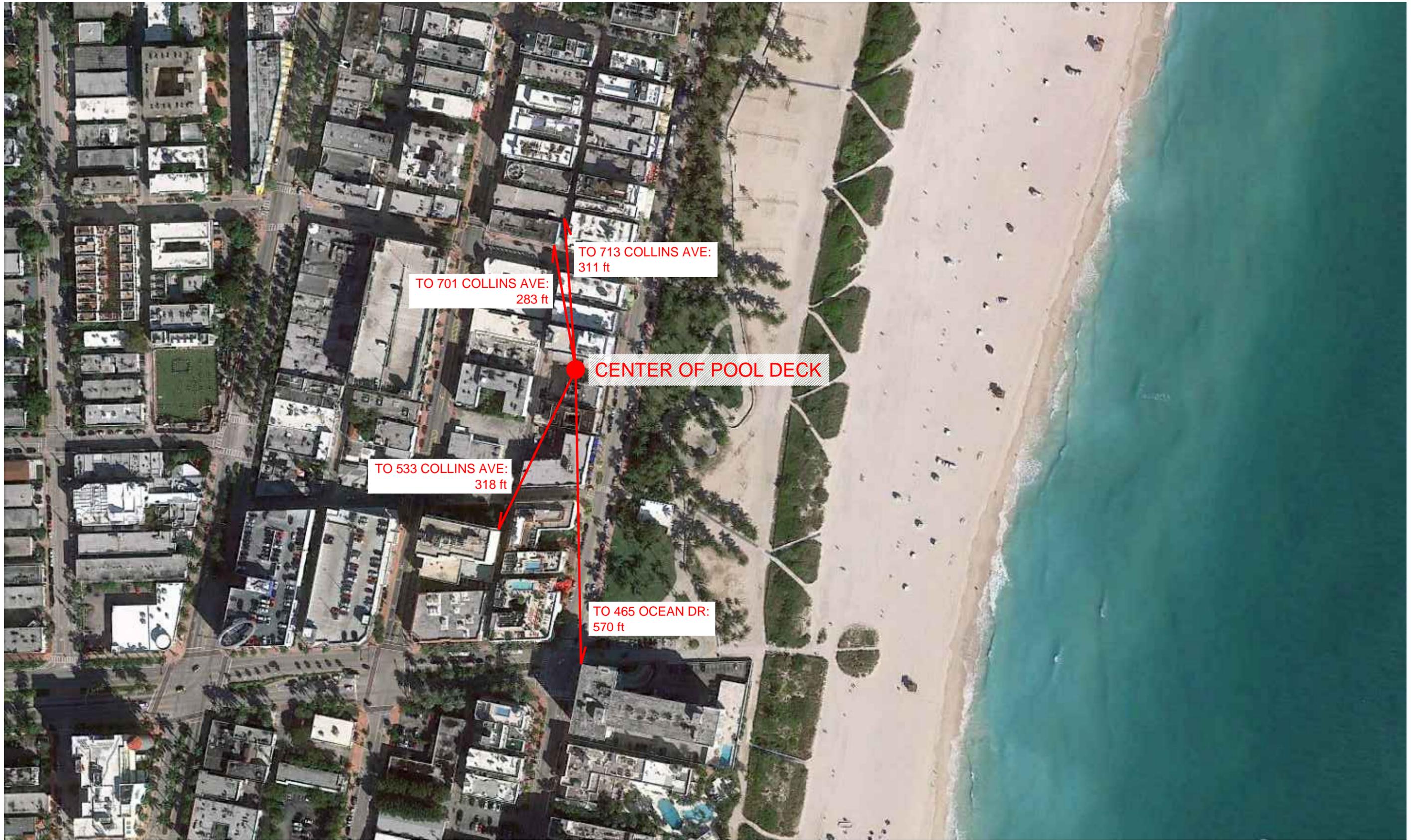
Dear Mr. Mooney:

I am the owner of the Metropole Hotel located at 635 Collins Avenue, Miami Beach. The Metropole Hotel immediately abuts the Park Central Hotel on the west side. I understand the Park Central Hotel team's request for a Conditional Use Permit for a Neighborhood Impact Establishment and Outdoor Entertainment Establishment. I believe that the owner and operators' proposed vision for the Park Central will be a welcome addition to the area.

Based on the foregoing, I fully support the Park Central Hotel's CUP application, and urge the Planning Board, and any other boards, to grant the request.

Sincerely,

*Chris Rollins*  
*Metropole*





IN WITNESS WHEREOF, the undersigned has duly executed this Unity of Title Agreement this 14<sup>th</sup> day of November, 1986 at Miami Beach, Florida.

OCEAN DRIVE ASSOCIATES, LTD.,  
a Florida limited partnership

Witnesses:

Walter Rosen  
Henry E. Newton

By: Park Heathcote, Inc.,  
a Florida corporation,  
its sole General Partner

By: [Signature]  
R. Anthony Goldman,  
President

STATE OF FLORIDA     )  
                                  )  
COUNTY OF DADE     )

I hereby certify that on this 14<sup>th</sup> day of November, 1986 before me personally appeared R. Anthony Goldman, President of Park Heathcote, Inc., a Florida corporation, which Florida corporation is the sole General Partner of Ocean Drive Associates, Ltd., a Florida limited partnership, and he acknowledged executing the foregoing instrument as the free act and deed of Park Heathcote, Inc., a Florida corporation, as the sole General Partner of Ocean Drive Associates, Ltd., a Florida limited partnership.

[Signature]  
NOTARY PUBLIC  
State of Florida at Large  
My commission expires:

at Large, State of Florida at Large.  
My Commission Expires March 20, 1987

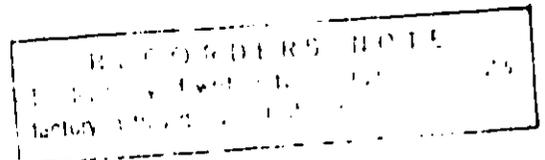
REF: 13086N2365

The Lessee's interest in and to that certain Lease Agreement, dated September 27, 1950, by and between HARRY BROWARNIK and FAY BROWARNIK, husband and wife; ISIDOR ELLMAN and SADIE ELLMAN, husband and wife; ABRAHAM STEINGOLD and ANNA STEINGOLD, husband and wife; and ROSE COHEN, a widow, as Lessors, and WILLIAM M. LEVINE and LILLIAN LEVINE, his wife, as Lessee and recorded in Deed Book 3342 at Page 562 of the Public Records of Dade County, Florida, as modified by a certain Modification of Ninety-Nine Year Lease, dated November 19, 1957 by and between HERMAN MANKES, joined by his wife, BESSIE MANKES, and ALEXANDER FELDMAN, joined by his wife, JEAN FELDMAN, and DAVID GREEN, joined by his wife SHIRLEY GREEN, as Lessors, and EDNA MORRIS and SHIRLEY GREEN, as Lessees, and recorded in Official Records Book 616 at Page 647 of the Public records of Dade County, Florida (the "Lease"), which Lease grants unto the Lessee herein a ninety-nine year leasehold interest in and to the premises located in Dade County, Florida, described as follows, to wit: etc.

Lot 2, Block 11 of OCEAN BEACH ADDITION NO. 1 according to the Plat thereof recorded in Plat Book 3, at Page 11 of the Public Records of Dade County, Florida, also known as The Imperial Hotel, located at 650 Ocean Drive, Miami Beach, Florida;

TOGETHER with the building and improvements located on said premises.

EXHIBIT "A"



OFF. REC. 13086PG2366

EXHIBIT "B"

Lot 3 and the North Half of Lot 4, all in Block 11, of OCEAN BEACH ADDITION NO. 1, a subdivision according to the Plat thereof, recorded in Plat Book 3, at Page 11, of the Public Records of Dade County, Florida, together with all additions, improvements and appurtenances thereon.

**CITY OF MIAMI BEACH  
 CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive  
 Miami Beach, Florida 33139-1819

TRADE NAME: HEATHCOTE APARTMENTS  
 IN CARE OF: RES R ANTHONY GOLDMAN  
 ADDRESS: 640 OCEAN DR  
 MIAMI BEACH, FL 33139-6219

RECEIPT NUMBER: RL-87102711  
 Beginning: 10/01/2012  
 Expires: 09/30/2013  
 Parcel No: 0242030040040

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

**TRADE ADDRESS: 626 OCEAN DR**

<b>Code</b> 009500	<b>Certificate of Use/Occupation</b> HOTELS (SMOKE DETECTOR)
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CERTIFICATE OF USE	200
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	10
# OF HOTEL ROOMS	10

FROM: CITY OF MIAMI BEACH  
 1700 CONVENTION CENTER DRIVE  
 MIAMI BEACH, FL 33139-1819

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525
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MARLO COURTNEY  
 804 OCEAN DR  
 MIAMI BEACH, FL 33139-5809



**CITY OF MIAMI BEACH  
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

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1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: PARK CENTRAL HOTEL (HTL & MERCHANT SALES)  
IN CARE OF: R ANTHONY GOLDMAN  
ADDRESS: 640 OCEAN DR  
MIAMI BEACH, FL 33139-6219

RECEIPT NUMBER: RL-87102695  
Beginning: 10/01/2012  
Expires: 09/30/2013  
Parcel No: 0242030040030

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Additional Information

Storage Locations

**TRADE ADDRESS: 640 OCEAN DR**

Code	Certificate of Use/Occupation
009500	HOTELS (SMOKE DETECTOR)
012065	MERCHANTS SALES

CERTIFICATE OF USE	200
RETAIL INVENTORY	\$ 1000
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	80
# OF HOTEL ROOMS	80

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

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PERMIT No 1525

MARLO COURTNEY  
804 OCEAN DR  
MIAMI BEACH, FL 33139-5809



**CITY OF MIAMI BEACH  
 CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive  
 Miami Beach, Florida 33139-1819

TRADE NAME: PARK CENTRAL PARTNERS, LLC  
 IN CARE OF: RICARDO TABET  
 ADDRESS: 3830 CAROLE CT  
 MIAMI, FL 33133-6506

RECEIPT NUMBER: RL-10006816  
 Beginning: 10/01/2014  
 Expires: 09/30/2015  
 Parcel No: 0242030040030

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Additional Information

Storage Locations

**TRADE ADDRESS: 640 OCEAN DR**

Code	Certificate of Use/Occupation
009500	HOTELS (SMOKE DETECTOR)
012065	MERCHANTS SALES

CERTIFICATE OF USE	200
RETAIL INVENTORY	\$ 1000
C_U # OF UNITS	80
# OF HOTEL ROOMS	80

FROM: CITY OF MIAMI BEACH  
 1700 CONVENTION CENTER DRIVE  
 MIAMI BEACH, FL 33139-1819

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525
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PARK CENTRAL PARTNERS, LLC  
 640 OCEAN DR  
 MIAMI BEACH, FL 33139-6219



**CITY OF MIAMI BEACH  
 CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive  
 Miami Beach, Florida 33139-1819

TRADE NAME: SOBE AMERICA LLC D/B/A QUINN'S AT THE PARK  
 IN CARE OF: GERRY QUINN  
 ADDRESS: 545 NE 50TH TER  
 MIAMI, FL 33137

RECEIPT NUMBER: RL-03001245  
 Beginning: 10/01/2013  
 Expires: 09/30/2014  
 Parcel No: 0242030040030

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Additional Information

**TRADE ADDRESS: 640 OCEAN DR**

Code	Certificate of Use/Occupation
000700	ALCOHOL BEV. (NO LATER THAN 2AM)
016400	RESTAURANT / BARS

CERTIFICATE OF USE	900
# OF SEATS	70
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	70
ALC BEV, THROUGH 2AM	Y

Storage Locations

FROM: CITY OF MIAMI BEACH  
 1700 CONVENTION CENTER DRIVE  
 MIAMI BEACH, FL 33139-1819

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525
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SOBE AMERICA LLC  
 640 OCEAN DR  
 MIAMI BEACH, FL 33139-6219



**CITY OF MIAMI BEACH  
 CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive  
 Miami Beach, Florida 33139-1819

TRADE NAME: 650 OCEAN DRIVE, LLC D/B/A PARK CENTRAL  
 IN CARE OF: STEFANO FRITTELLA  
 ADDRESS: 5959 COLLINS AVE  
 MIAMI BEACH, FL 33140-2259

RECEIPT NUMBER: RL-10003445  
 Beginning: 10/01/2015  
 Expires: 09/30/2016  
 Parcel No: 0242030040020

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**Additional Information**

Occupant Content//Park Central//Restaurant  
 INDOOR DINING = 38  
 OUTDOOR DINING = 20  
 TOTAL OCCUPANT CONTENT = 58  
 TOTAL EXITS = 1

Storage Locations

**TRADE ADDRESS: 650 OCEAN DR**

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
005805	DANCE HALL/ENTERT. W/ALCOHOL
016400	RESTAURANT / BARS

CERTIFICATE OF USE	900
SQUARE FOOTAGE	60
# OF SEATS	60
NIGHTCLUB LOAD FEE	58
OCCUPANCY LOAD	58
C_U # OF UNITS	60
ALC BEV, THROUGH 5AM	Y
DANCE_ENT W_ ALCOHOL	Y

FROM: CITY OF MIAMI BEACH  
 1700 CONVENTION CENTER DRIVE  
 MIAMI BEACH, FL 33139-1819

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 PAID  
 MIAMI BEACH, FL  
 PERMIT No 1525

ELIZABETH CRUZ/RESTAURANT  
 850 OCEAN DR, STE 203  
 MIAMI BEACH, FL 33139-5826



**CITY OF MIAMI BEACH  
 CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive  
 Miami Beach, Florida 33139-1819

TRADE NAME: PARK CENTRAL PARTNERS, LLC  
 IN CARE OF: RICHARDO TABET  
 ADDRESS: 3830 CAROLE CT  
 MIAMI, FL 33133-6506

RECEIPT NUMBER: RL-10006815  
 Beginning: 10/01/2014  
 Expires: 09/30/2015  
 Parcel No: 0242030040020

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Additional Information

Storage Locations

**TRADE ADDRESS: 650 OCEAN DR**

Code	Certificate of Use/Occupation
009500	HOTELS (SMOKE DETECTOR)
012065	MERCHANTS SALES

CERTIFICATE OF USE	200
RETAIL INVENTORY	\$ 1000
C_U # OF UNITS	48
# OF HOTEL ROOMS	48

FROM: CITY OF MIAMI BEACH  
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 MIAMI BEACH, FL 33139-1819

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PARK CENTRAL PARTNERS, LLC  
 650 OCEAN DR  
 MIAMI BEACH, FL 33139-6219

