

MIAMI BEACH

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

TRANSPORTATION DEPARTMENT

MEMORANDUM

TO: Michael Belush, AICP, Planning and Zoning Manager

FROM: Jose R. Gonzalez, P.E., Director

DATE: June 27, 2017

SUBJECT: 626-650 Ocean Drive – Park Central Hotel Traffic Technical Memorandum

The Transportation Department has reviewed Traffic Memorandum prepared by TrafTech for the Park Central Hotel (626-650 Ocean Drive).

TRIP GENERATION

Currently, the site is occupied by a hotel with 127 Rooms. The proposed development would reduce the number of rooms to 120 and introduce an outdoor restaurant with 110 new seats. The trip generation analysis for based on the Institute of Transportation Engineers' (ITE) 9th Edition of the Trip Generation Manual (Land Use Code 310- Hotel and Land use Code 931- Restaurant) resulted in the following anticipated vehicular trip figures:

Existing (Hotel Only):

- Daily - 1,038 External Trips
- PM Peak Hour - 76 External Trips

Proposed (Hotel and Restaurant):

- Daily - 1,262 External Trips
- PM Peak hour – 98 External Trips

Based on the generation figures outlined in the Traffic Memorandum, the development would generate an additional 224 Daily External Trips and 22 External Trips during the peak hour. It is worth highlighting that the trip generation assumes that 3 trips generating from the hotel during PM peak hours will be patrons at the restaurant, thus reducing the number of trips generated by the restaurant (Internalization Factor).

PEDESTRIAN FACILITIES EVALUATION

Given the characteristics of Ocean Drive, the Transportation Department required the Project's Traffic Engineer conduct an evaluation of the pedestrian facilities in the area to determine the impact of the Project on pedestrian mobility. The evaluation was based on data collected May 19, 2017 on west sidewalk of Ocean Drive south of 7th Street. In addition, intersection pedestrian counts were collected on Ocean Drive and 7th Street. Based on the analysis criteria outlined in the 2010 Highway Capacity Manual, pedestrian crosswalks and sidewalks were found to perform satisfactorily before and after project implementation.

RECOMMENDATION

Due to the limited width of the effective sidewalk, the greeting booth for the proposed restaurant shall be located within the property to reduce the possibility of patrons obstructing pedestrian traffic on the west sidewalk of Ocean Drive.

Please do not hesitate to contact me should you have any questions or concerns.

cc: Josiel Ferrer-Diaz, Transportation Manager
Firat Ackay, Transportation Analyst