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## MEMORANDUM

DATE: September 15, 2016  
TO: Josiel Ferrer, City of Miami Beach  
FROM: Oliver Rodrigues P.E., PTOE,   
CC: Michael Belush, AICP, City of Miami Beach  
Claudia Lamus, P.E., Project Engineer  
Ravi Kamarajugadda, GISP  
SUBJECT: **915-955 Washington Avenue  
Traffic Impact Study - Peer Review 3**

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Florida Transportation Engineering, Inc. was retained by the City of Miami Beach to perform a peer review of the traffic impact study for the proposed redevelopment of the site located at 915-955 Washington Avenue. These services were performed as part of the City's Traffic Engineering Consulting Services Contract.

The proposed project consists of replacing the existing structure with a hotel of 204 rooms (Occupied), a restaurant of 570 seats and a retail center of 1,500 square feet. A Traffic Impact Study (TIS) prepared by TrafTech dated June, 2016 was presented to the City. Responses to peer review comments and clarifications were submitted by the applicant August 4, 2016. Further responses to peer review comments and clarifications were submitted by the applicant August 31, 2016.

Figure 6 (Total Traffic with Project) is not matching with the "FUTURE TURNING MOVEMENT VOLUME ANALYSIS" provided in Appendix E.

Furthermore, the applicant must clarify the status of the existing 2,943 sq.ft. retail space on Washington Avenue.

After reviewing the remainder of the document and responses, FTE found that the comments and clarifications were satisfactorily addressed.

Should you have any questions concerning our comments, please feel free to contact me at (305) 463-8411, ext. 102. I look forward to assisting you further on this project.

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