




MEMORANDUM

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DATE: September 8, 2016
TO: Josiel Ferrer-Diaz, EI, Transportation Manager, City of Miami Beach
FROM: Oliver Rodrigues P.E., PTOE 
CC: Ravi Kamarajugadda
SUBJECT: **One Hotel Beach Club – 2377 Collins Resort, LP
Traffic Impact Study - Peer Review No. 1**

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 2301-2399 Collins Avenue, Miami Beach, FL. These services were performed as part of the City's Traffic Engineering Consulting Services Contract.

Currently, the site consists of high-rise residential condominium, hotel, and retail. The proposed project consists of an outdoor beach club consisting of a 80-seat food and beverage area with a maximum occupancy of 816 patrons. The beach club will operate primarily as a members-only venue but will also be open to the public. The hours of operation will be 10:00 am to 8:00 pm, seven days a week.

Traffic analyses prepared by Kimley-Horn and Associates were presented to the City. These included a Traffic Impact Study (TIS) dated June 2016; a Valet Operations Analysis dated June 20, 2016; and a Delivery/Service Operations Analysis dated July 22, 2016. At the request of the City, FTE conducted a peer review comments of these documents.

After reviewing the documents, FTE recommends that the applicant implements the recommendations proposed. Furthermore, since the ITE, *Trip Generation* was not used for the proposed beach club trips, a follow up study is recommended after the proposed development is open. We found other traffic issues 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.

OneHotel 2301-2399 Collins Traffic Study - Peer Review Memorandum 1.docx