

Ms. Selin Susoy
Nobe Creek LLC
800 First Street
Miami Beach, Florida 33139

February 14, 2020

Re: 666 71st Street Mixed Use Project – Responses to Traffic Comments

Dear Selin:

Below are responses to the traffic-engineering comments provided by the City of Miami Beach in connection with the proposed multifamily mixed-use development planned to be located on the southeast corner of 71st Street and Indian Creek Drive in the City of Miami Beach, Miami-Dade County, Florida.

Comment 1: Valet - Please indicate whether valet services will be provided.

Response 1: Valet service is not anticipated for this project at this time. If future valet service is to be provided, a valet analysis will be submitted to the City of Miami Beach at that future time.

Comment 2: Circulation - Please indicate the type of loading vehicles that will be serving the project and provide a loading zone maneuverability analysis.

Response 2: The on-site loading area includes three (3) 10 x 20 loading bays, as depicted in the updated site plan contained in Appendix B of the revised traffic study. P-design vehicles will use these on-site loading bays. Large trucks will use the public streets surrounding the project.

Comment 3: Maneuverability diagrams are necessary for a complete review.

Response 3: The AutoTURN analysis for the on-site loading bays is provided in the updated traffic study.

Comment 4: Circulation - Please discuss the garbage pickup operations and provide maneuverability analysis diagrams for this operation. – Trash pick-up operations must be provided prior to approval.

Response 4: Both the residential and retail trash bins are located on the north-west and south-west areas of the small access driveway, as illustrated in the site plan. The garbage pick-up plan is presented in the site plan submittal package, as prepared by the Civil Engineer. The truck route is presented in Appendix B of the updated traffic report.

Comment 5: Parking - Please discuss the type of gates that will be used at the garage, their location and how is the residential parking going to be differentiated from the retail parking. Please provide queue analysis if required.

Response 5: Access gates are not proposed for the parking garage.

Comment 6: Parking - Please indicate the type of parking system (e.g. mechanical, tandem). - Parking operation plan is essential for project.

Response 6: The proposed parking structure will not have mechanical systems. No tandem parking is proposed.

Comment 7: The proposed development requires a TDM plan. Please provide the contact information for the TDM manager in order to coordinate proposed strategies.

Response 7: The current plan is to have the future residential leasing office serve as the TDM coordinator. The contact information of the future leasing office manager will be provided to the City of Miami Beach at that time.

Sincerely,

TRAFTECH ENGINEERING, INC.

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