

April 6, 2020

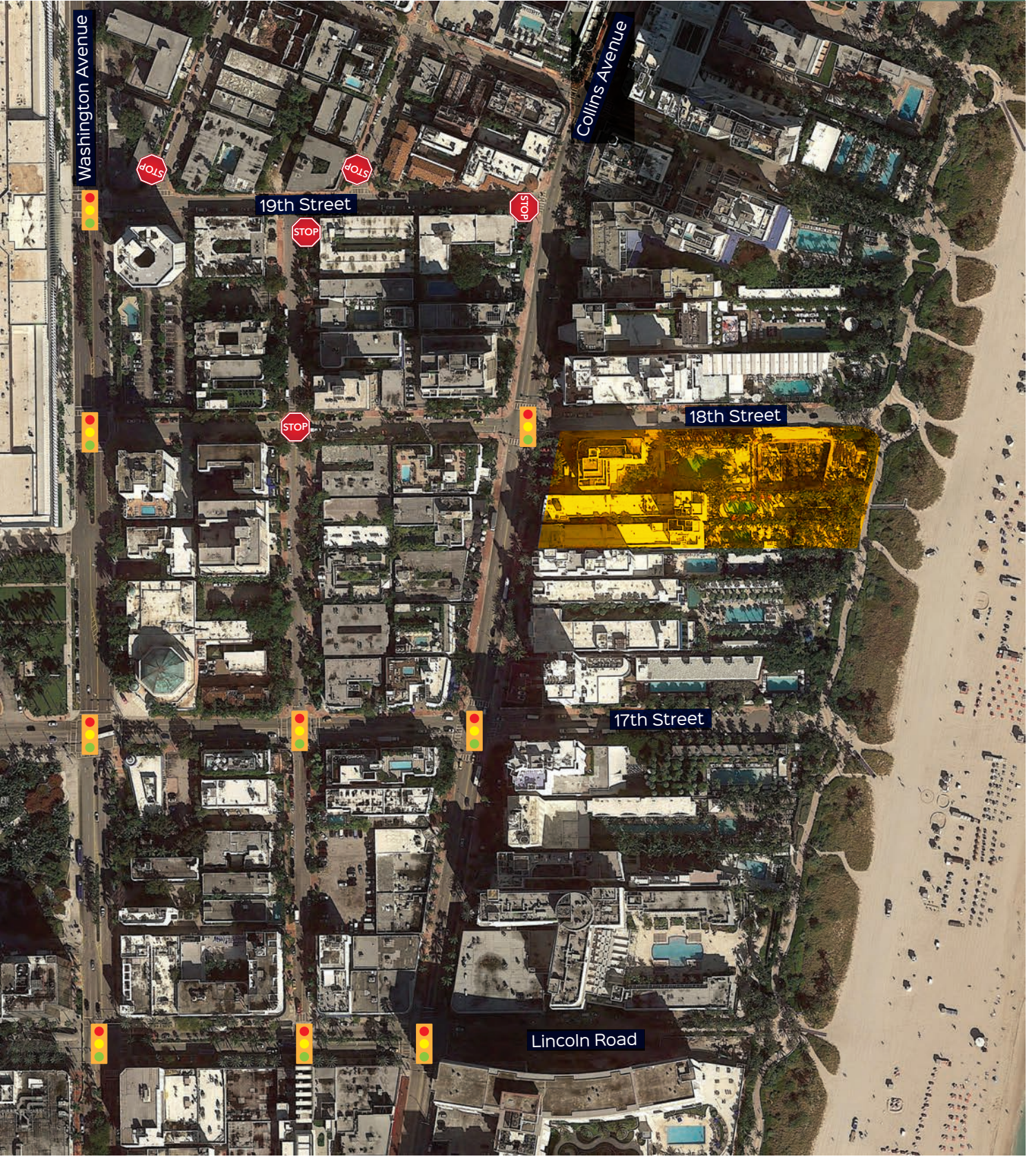
Firat Akcay, M.S.C.E. MBA
Transportation Analyst
Transportation and Mobility Department
1688 Meridian Avenue, Suite 801
Miami Beach, FL 33139
305-673-7000, ext 6839
FiratAkcay@miamibeachfl.gov

RE: The Raleigh Hotel Traffic Statement - #19167

Dear Firat,

The proposed project is located at 1757-1775 Collins Avenue in Miami Beach, Florida and includes three existing sites: The Raleigh, The Richmond Hotel, and South Seas Hotel. The project proposes to re-develop the three sites with the following development program: 86 hotel rooms, 111 multifamily units, 12,900 SF of spa/fitness space, a total of 694 restaurant seats, a total of 5,565 SF of drinking place (bars) and a 280 SF coffee shop. The project is proposing three drop-off / pick-up areas. One is the residential drop-off / pick-up area located at the north east corner of the site, one is directly in front of The Raleigh, and one stretches along the front of both The Richmond Hotel and South Seas Hotel. See Attachment A for the proposed site plan. Exhibit 1 shows the location of the project.

This traffic statement documents project location/background, trip generation analysis and circulation analysis.



 Project Location

Exhibit 1

Location Map



Trip Generation Analysis

A trip generation analysis was conducted to compare the vehicular trips of the existing sites with the proposed development program. It should be noted that an expansion of The Raleigh was previously approved by the City. The development program for that expansion was obtained from the approved traffic study dated July 2015.

Trip generation for the existing and proposed uses was estimated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual*, 10th Edition. This manual provides gross trip generation rates and/or equations by land use type. These rates and equations estimate vehicle trip ends during AM peak hour and PM peak hour at a free-standing site's driveways. Trip generation worksheets are included in Attachment B.

The proposed development program will be a mixed-use project that incorporates residential, hotel, restaurant, and retail land uses, which can satisfy the work trip, dining, and retail needs for some residents, hotel guests, employees, and visitors without making a trip off-site. An internalization matrix was developed to establish the appropriate number of internal project trips. Internal capture rates used are also included in Attachment B.

The project is located in an urban environment that is conducive for pedestrian and bicycle activities. The area surrounding the project is served by transit. Three trolleys, the South Beach Loop, the Middle Beach Loop and the Collins Express, are provided by the City of Miami Beach with stops close to the project site. There are seven Miami-Dade County Transit (MDT) bus routes that traverse this area of Miami Beach (Routes: 103, 112, 113, 115, 119, 120, and 150). Therefore, it is expected that employees, nearby residents, and guests in adjacent hotels will choose to walk to the proposed redevelopment. It is also anticipated that patrons will walk to the adjacent retail stores, the beach, other restaurants, and local places of interest. Furthermore, it is expected that a portion of the trips including employee trips will utilize public transit.

To account for these modes of transportation an adjustment can be applied to trip generation of the proposed uses. US Census data shows an existing 29.0% overall use of other modes of transportation in US census Tract 42.06 where the project is located. However, for a conservative analysis and to be consistent with the previously approved traffic study, a 10% deduction was used

for other modes of transportation. Documentation is included in Attachment B. Exhibit 2 shows the trip generation summary for the existing uses. Exhibit 3 shows the project trip generation summary for the proposed uses.

Exhibit 2
Existing Land Uses
Existing Raleigh Hotel (As Approved)

Existing ITE Land Use Designation ¹	Number of Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
Hotel <i>Land Use Code: 310</i>	87 Rooms	23	16	39	20	19	39
Quality Restaurant <i>Land Use Code: 931</i>	227 seats	2	2	4	43	21	64
Health / Fitness Club <i>Land Use Code: 492</i>	7,423 SF	5	5	10	15	11	26
Coffee / Doughnut Shop without Drive Through Window <i>Land Use Code: 936</i>	252 SF	13	12	25	5	5	10
Drinking Place <i>Land Use Code: 925</i>	8,995 SF	-	-	-	67	35	102
Total Gross Trips		43	35	78	150	91	241
Internalization	AM 2.6%	-1	-1	-2	-18	-18	-36
	PM 15.0%						
Other Modes of Transportation	10.0%	-4	-4	-8	-14	-7	-21
Net Existing Trips		38	30	68	118	66	184

Exhibit 2 - Continued
Existing Richmond Hotel

Existing ITE Land Use Designation ¹	Number of Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
Hotel <i>Land Use Code: 310</i>	107 Rooms	28	20	48	28	27	55
Quality Restaurant <i>Land Use Code: 931</i>	60 seats	1	1	2	11	6	17
Total Gross Trips		29	21	50	39	33	72
Internalization	AM 0.0%	0	0	0	-1	-1	-2
	PM 2.8%						
Other Modes of Transportation	10.0%	-3	-2	-5	-4	-4	-8
Net Existing Trips		26	19	45	34	28	62

Existing South Seas Hotel

Existing ITE Land Use Designation ¹	Number of Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
Hotel <i>Land Use Code: 310</i>	117 Rooms	31	22	53	31	30	61
Quality Restaurant <i>Land Use Code: 931</i>	63 seats	1	1	2	12	6	18
Total Gross Trips		32	23	55	43	36	79
Internalization	AM 0.0%	0	0	0	-1	-1	-2
	PM 2.5%						
Other Modes of Transportation	10.0%	-3	-2	-5	-4	-4	-8
Net Existing Trips		29	21	50	38	31	69

¹ Based on ITE Trip Generation Manual, 10th Ed.

	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Total Existing	93	70	163	190	125	315

Exhibit 3
Proposed Trip Generation

Proposed ITE Land Use Designation ¹	Number of Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
Hotel <i>Land Use Code: 310</i>	86 Rooms	22	15	37	20	19	39
Multifamily Housing (Mid-Rise) <i>Land Use Code: 221</i>	111 DU	10	28	38	30	19	49
Health / Fitness Club <i>Land Use Code: 492</i>	12,900 SF	9	8	17	25	19	44
Quality Restaurant <i>Land Use Code: 931</i>	694 seats	7	7	14	130	64	194
Drinking Place <i>Land Use Code: 925</i>	5,565 SF	-	-	-	42	21	63
Coffee / Doughnut Shop without Drive Through Window <i>Land Use Code: 936</i>	280 SF	14	14	28	5	5	10
Total Gross Trips		62	72	134	252	147	399
Internalization	AM 13% PM 22%	-9	-9	-18	-48	-41	-89
Other Modes of Transportation	10.0%	-6	-6	-12	-20	-10	-30
Net Proposed Trips		47	57	104	184	96	280

	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Proposed	47	57	104	184	96	280
Total Existing	93	70	163	190	125	315
Trip Difference	-46	-13	-59	-6	-29	-35

¹ Based on ITE Trip Generation Manual, 10th Ed.

The results of the trip generation analysis indicate that the proposed development represents a decrease of 59 AM peak hour trips and 35 PM peak hour trips when compared to the approved Raleigh Hotel and the existing Richmond and South Seas Hotels.

Circulation Plan

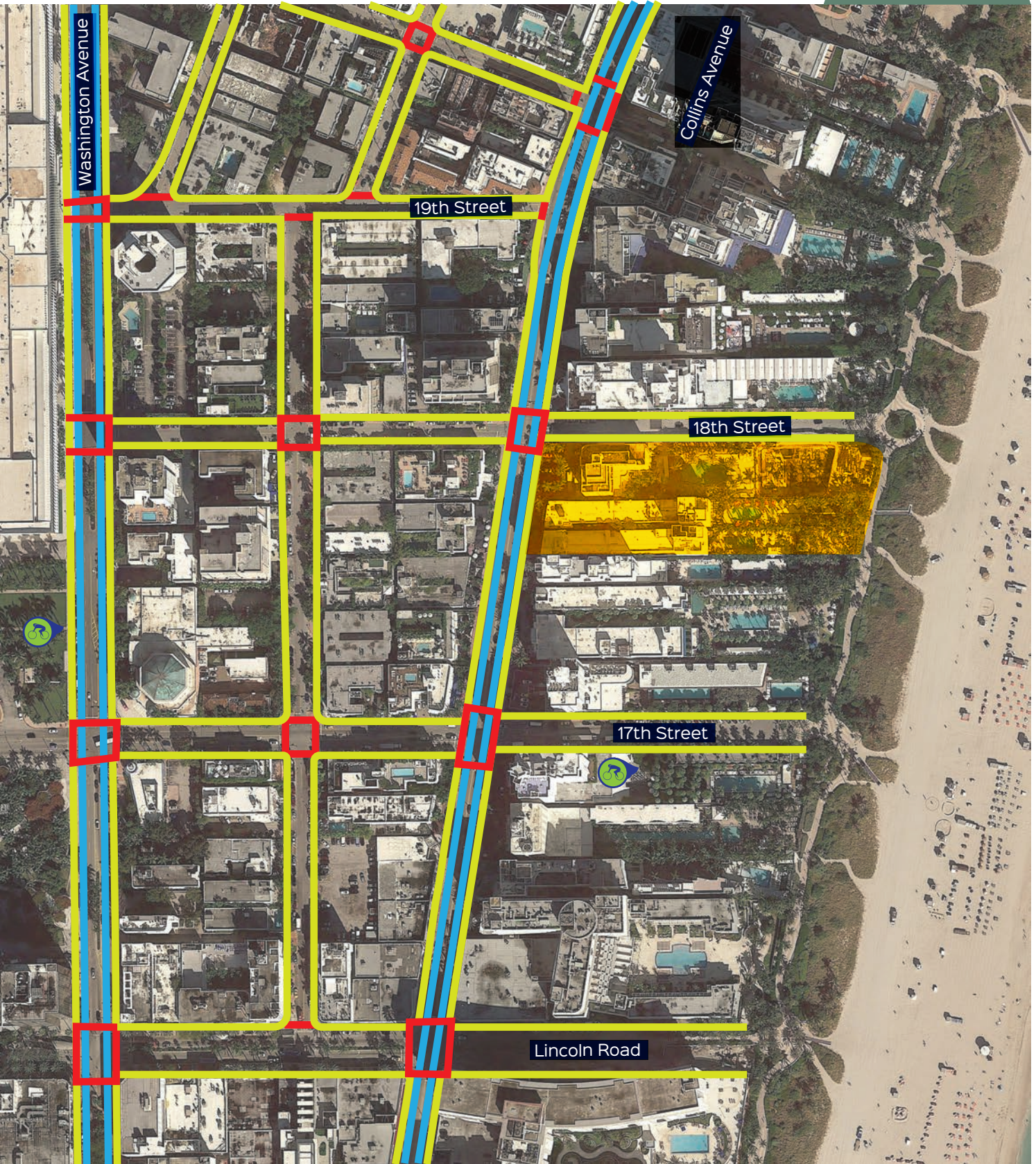
As mentioned before, the project is proposing three drop-off / pick-up areas. The Raleigh hotel drop-off / pick-up area has an entrance driveway on Collins Avenue and an exit driveway on 18th Street. The second drop-off / pick-up area has an entrance driveway on the south end of the South Seas Hotel and an exit driveway on the north end of The Richmond Hotel. To access the residential drop-off / pick-up area located at the north east corner of the site, vehicles enter a basement level one-way circular drop-off / pick-up area via the entrance driveway. Both the entrance and exit driveways are accessed via 18th Street. Loading and trash pickup will be off of 18th Street, at the existing back of house location for The Raleigh.

The project is located in an urban area that is conducive for pedestrian and bicycle activities. It is located less than 1,000 feet from the Miami Beach Convention Center, approximately 0.3 miles from Lincoln Road, and directly adjacent to the Miami Beach Boardwalk. Public beach access is available on 17th Street and 18th Street. Collins Avenue, 17th Street, 18th Street, James Avenue, and Washington Avenue provide sidewalks on both sides of the road. All intersections adjacent to the site, have clearly marked crosswalks and signalized intersections provide pedestrian signals. Collins Avenue and Washington Avenue both provide shared bike lanes on both sides of the road. There is a Citi bikes station located on Washington Avenue just north of 17th Street and one located on 17th Street just east of Collins Avenue. A mobility plan was prepared for the site (see Exhibit 4). The plan shows the project location, bike lanes, shared bike lanes, sidewalk connections, and pedestrian crosswalks. It should be noted that the project is proposing to provide bicycle storage within the site.

The area surrounding the project is served by transit. Three trolleys, the South Beach Loop, the Middle Beach Loop and the Collins Express, are provided by the City of Miami Beach with stops close to the project site. There are seven MDT bus routes that traverse this area of Miami Beach (Routes: 103, 112, 113, 115, 119, 120, and 150). Descriptions for each of the Miami-Dade Transit Routes providing service to the project area are provided below:

Route C (103)

Route C (103) operates on Collins Avenue/SR A1A, 17th Street, and Lincoln Road within the vicinity of the project. This route serves the Adrienne Arsht Center Metromover Station/Bus



Project Location

Exhibit 4

Circulation Plan - Mobility

Citi Bike Station

Crosswalk

Sidewalk

Shared Road



NORTH
MAP NOT TO SCALE

Terminal, Jungle Island, Lincoln Road Mall area, and Mt. Sinai Hospital. This route operates with 20-minute headways throughout the day and provides connecting service to 23 additional Miami-Dade Transit bus routes, as well as the Metrorail via the Metromover.

Route L (112)

Route L (112) operates on Collins Avenue/SR A1A and Lincoln Road within the vicinity of the project. This route serves the Miami Beach Convention Center, Normandy Drive, Northside Metrorail Station, Tri-Rail Metrorail Station, Hialeah Metrorail Station, and Amtrak Passenger Terminal. This route operates with 15-minute headways and provides connecting service to 24 additional Miami-Dade Transit bus routes, as well as the Metrorail and Tri-Rail.

Route M (113)

Route M (113) operates on Collins Avenue/SR A1A, Lincoln Road, and 17th Street within the vicinity of the project. This route serves the Adrienne Arsht Center Metromover Station/Bus Terminal, Civic Center Metrorail Station, and Mt. Sinai Hospital. This route operates with 40-minute headways and provides connecting service to 20 additional Miami-Dade Transit bus routes, as well as the Metrorail via the Metromover.

Route S (119)

Route S (119) operates on Collins Avenue/SR A1A and Indian Creek Drive/SR A1A within the vicinity of the project. This route serves the Adrienne Arsht Center Metromover Station/Bus Terminal, Downtown Bus Terminal, Alton Road, and Aventura Mall. This route operates with 12-minute headways.

Route 120

Route 120 (Beach Max) operates on Collins Avenue/SR A1A, Lincoln Road, 17th Street, and 13th Street within the vicinity of the project. This route operates with 15-minute headways throughout the day and provides connections to the Omni Metromover Station/Bus Terminal, Aventura Mall and Downtown Bus Terminal, as well as the Metrorail via the Metromover.

Route 150

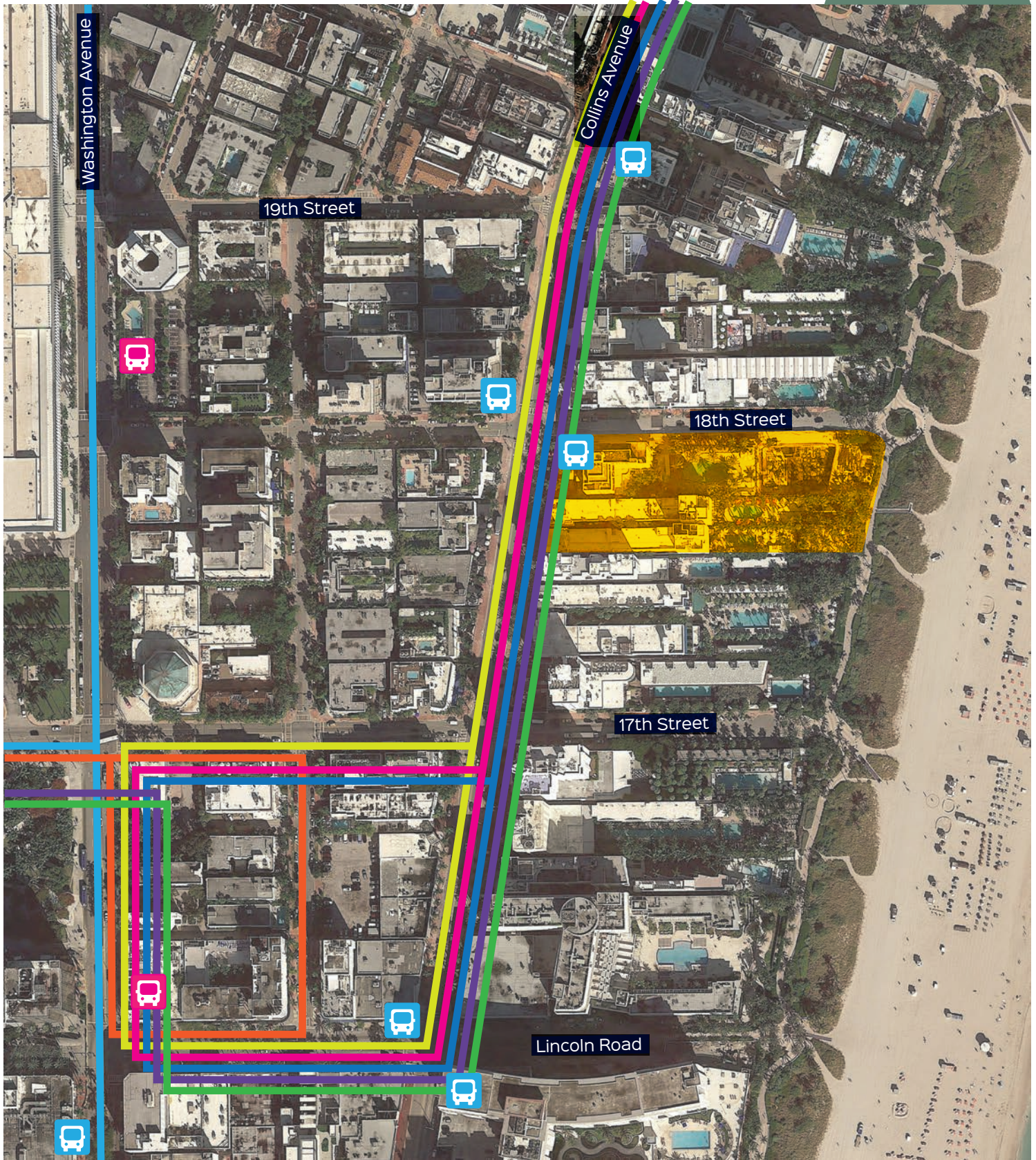
Route 150 (Airport Express) operates on Collins Avenue/SR A1A, 17th Street, and Lincoln Road within the vicinity of the project. This route operates with 30-minute headways through the day

and provides connection to Lincoln Road, Earlington Heights Metrorail Station, and Miami International Airport.

Route 115

Route 115 (Mid-North Beach) operates on 17th Street and Lincoln Road within the vicinity of the project. This route operates with 50-minute headways through the day and provides connection to Alton Road, Mt. Sinai Medical Center, as well as Harding Avenue at 88th Street.

The closest bus stop to the project site is located on Collins Avenue just south of 18th Street directly in front of The Raleigh. Exhibit 5 shows the available bus routes and bus stops in the area. Attachment C shows the bus route maps and schedules.



Project Location

Exhibit 5

Circulation Plan - Bus Routes

Bus Stop

Trolley Stop

- Miami Beach Trolley**
- South Beach Loop
 - Collins Express
 - Middle Beach Loop

- Miami Dade Transit**
- Route 120 | Route C (103) | Route 150
 - Route L (112)
 - Route M (113) | Route S (119)
 - Route 115



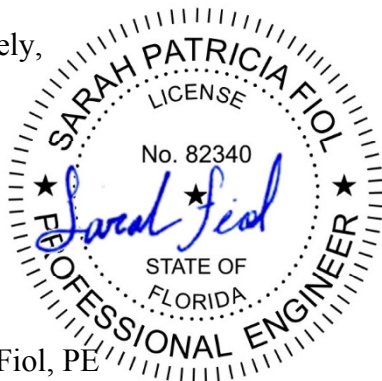
Conclusions

A trip generation analysis was completed for the proposed project. The results of the trip generation analysis indicate that the proposed development represents a decrease of 59 AM peak hour trips and 35 PM peak hour trips when compared to the approved Raleigh Hotel and the existing Richmond and South Seas Hotels.

A mobility and circulation plan was also completed. The plan shows that the project area is currently served by seven Miami-Dade Transit bus routes and three of the Miami Beach Trolley routes. The project is located in an urban area that is conducive for pedestrian and bicycle activities providing shared bike lanes, ample sidewalks, and crosswalks.

We stand ready to provide any support needed for this project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,



Sarah Fiol, PE
Senior Transportation Engineer

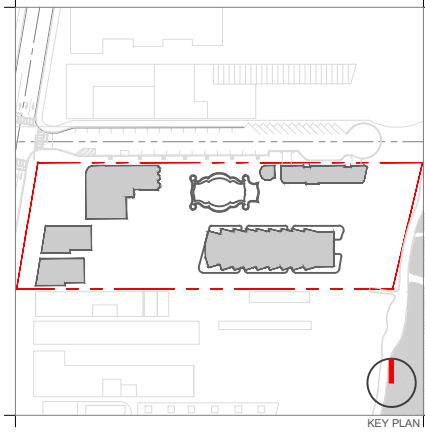
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ATTACHMENT A

Site Plan

VARIANCES REQUIRED

PROPOSED DRIVEWAY / 104 SF PROJECTING BEYOND SUBTERRANEAN SETBACK TO ALLOW ACCESS TO BASEMENT AND RESIDENTIAL DROP - OFF AREA



Rev.	Date	Rev.	Date

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RALEIGH, RICHMOND & SOUTH SEAS
1775-1757-1751 COLLINS AVE
MIAMI BEACH, FLORIDA 33139

Owner: BSD RALEIGH PROPCO LLC C/O SHVO
Name: BSD RALEIGH PROPCO LLC C/O SHVO
Address: 745 FIFTH AVENUE
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Tel: 305.576.6762
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Consultant:
Name:
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Consultant:
Name:
Address:
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Tel:
Email:

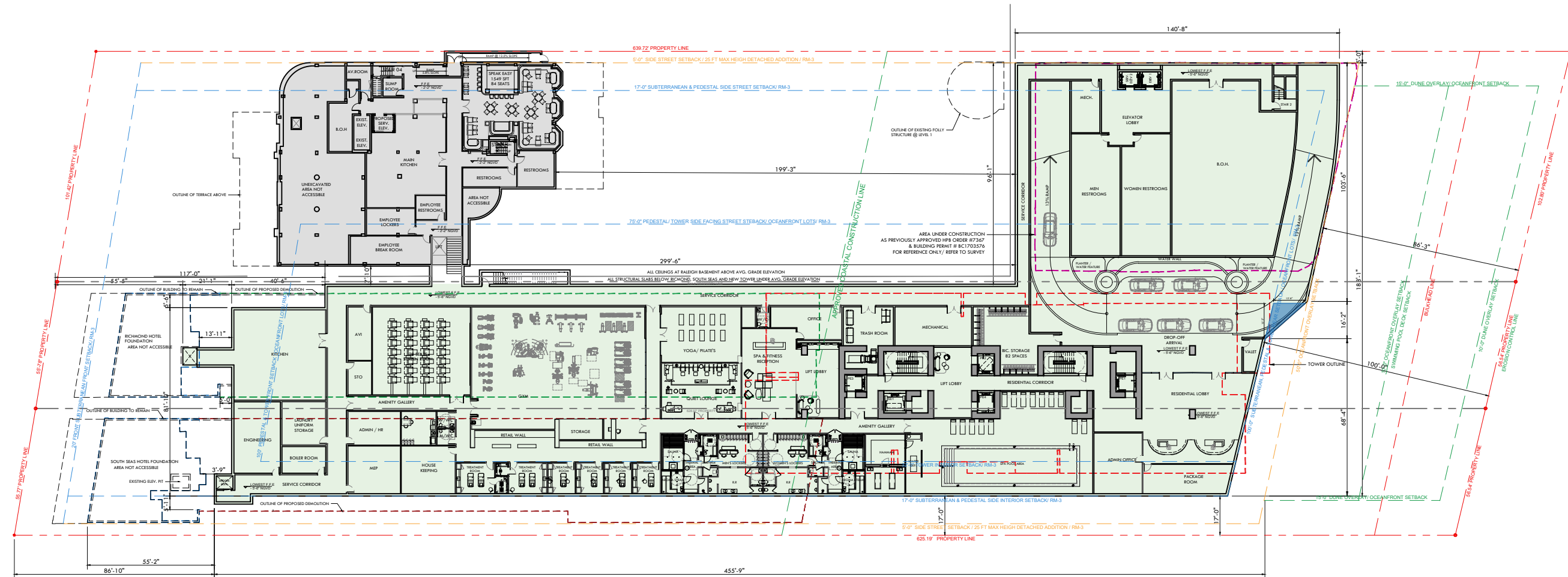
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
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Fax: +1(305) 573 3766



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Lic. # AR0012578

OVERALL FLOOR PLAN
LEVEL 0

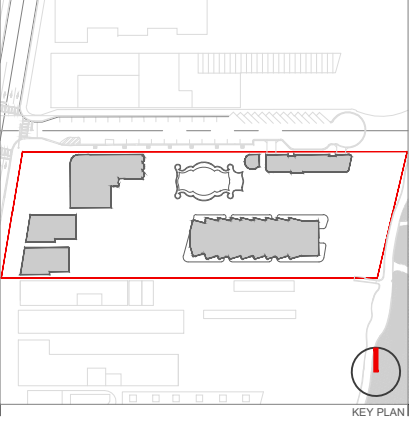
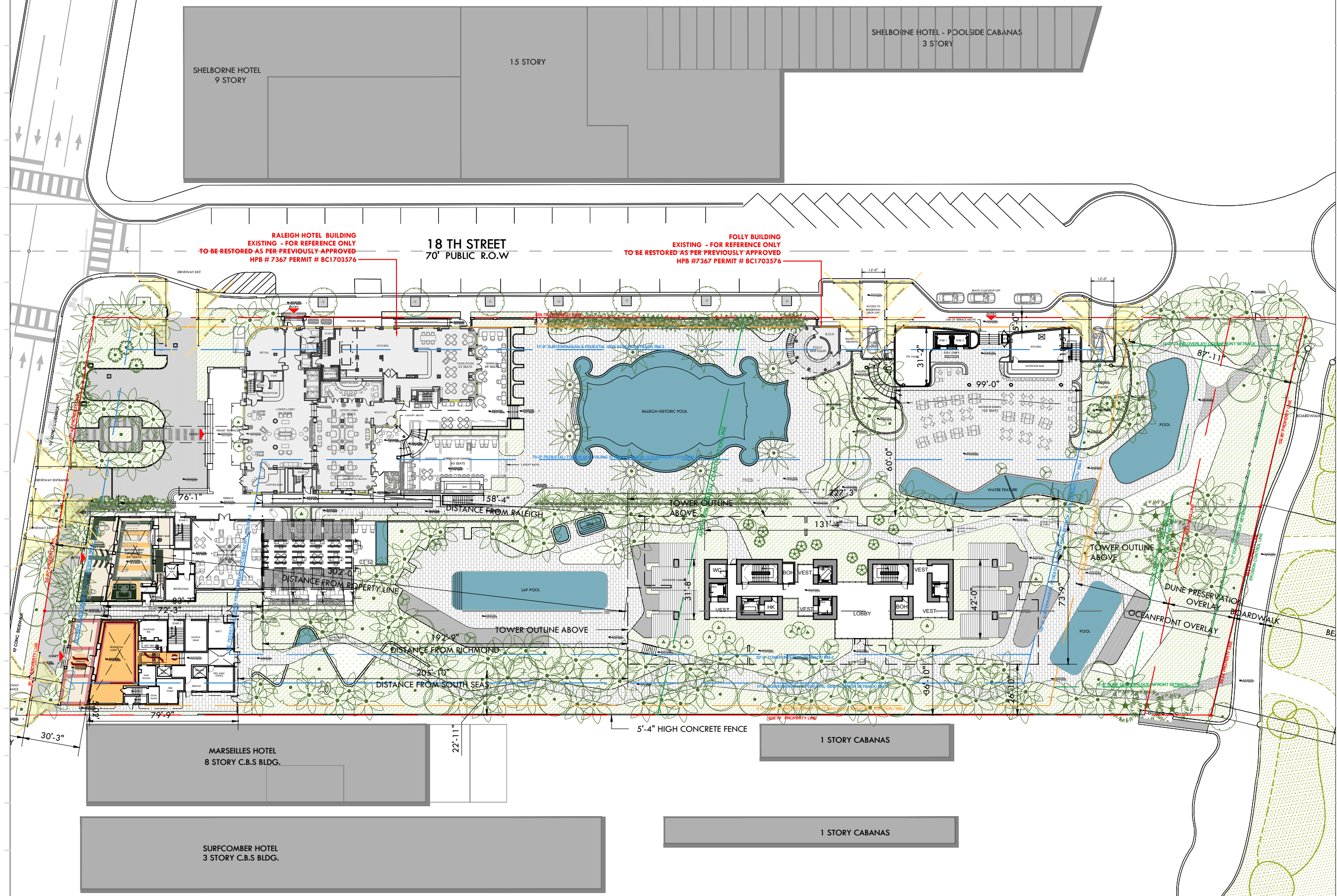
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- EXISTING BASEMENT AREA - FINISH FLOOR ELEVATION AT -2'-2" NGVD
- PROPOSED BASEMENT AREA - FINISHED FLOOR ELEVATION AT -5'-6" NGVD
- AREA UNDER CONSTRUCTION AS PREVIOUSLY APPROVED HPB ORDER #7367 & BUILDING PERMIT # BC1703576

OVERALL FLOOR PLAN - LEVEL 0

SCALE: 1"=50'-0"



Rev.	Date	Rev.	Date

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 MIAMI BEACH, FLORIDA 33139

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 Address: 7500 NE 4th Court, Suite 104
 Address: Miami, FL 33138
 Tel: 305.576.6702
 Email: info.miami@enea.ch

Consultant:
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 Address:
 Address:
 Tel:
 Email:

Consultant:
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Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
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 Fax: +1(305) 573 3766



KOBİ KARP
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OVERALL FLOOR PLAN
 LEVEL 1

OVERALL FLOOR PLAN - LEVEL 1

SCALE 1"=50'-0"

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		A3.02
Project	1901		

ATTACHMENT B
Trip Generation
Documentation

AM Peak Hour Trip Generation and Internalization

Proposed Raleigh Hotel Master Plan

Hotel		Multifamily Housing (Mid-Rise)		Health / Fitness Club		Quality Rest & Drinking Place & Coffee Shop																																																																																																					
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<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">0</td> <td style="width: 25%; text-align: center;">0</td> <td style="width: 25%; text-align: center;">0</td> <td style="width: 25%; text-align: center;">0</td> <td colspan="5"></td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td colspan="5"></td> </tr> <tr> <td style="text-align: center;">-1</td> <td style="text-align: center;">-1</td> <td style="text-align: center;">-1</td> <td style="text-align: center;">-1</td> <td style="text-align: center;">-1</td> <td style="text-align: center;">-1</td> <td style="text-align: center;">-1</td> <td style="text-align: center;">-1</td> <td></td> </tr> <tr> <td colspan="2"></td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td colspan="3"></td> </tr> <tr> <td colspan="2"></td> <td style="text-align: center;">-1</td> <td style="text-align: center;">-4</td> <td style="text-align: center;">-4</td> <td style="text-align: center;">-4</td> <td style="text-align: center;">-4</td> <td style="text-align: center;">-4</td> <td></td> </tr> <tr> <td colspan="2"></td> <td style="text-align: center;">-1</td> <td style="text-align: center;">-2</td> <td style="text-align: center;">-2</td> <td style="text-align: center;">-2</td> <td style="text-align: center;">-2</td> <td style="text-align: center;">-2</td> <td></td> </tr> <tr> <td colspan="2"></td> <td style="text-align: center;">-1</td> <td style="text-align: center;">-1</td> <td style="text-align: center;">-1</td> <td style="text-align: center;">-1</td> <td style="text-align: center;">-1</td> <td style="text-align: center;">-1</td> <td></td> </tr> </table>									0	0	0	0						0	0	0	0						-1	-1	-1	-1	-1	-1	-1	-1				0	0	0	0						-1	-4	-4	-4	-4	-4				-1	-2	-2	-2	-2	-2				-1	-1	-1	-1	-1	-1																																					
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21	14	9	24	8	7	15	18	116 External Trips																																																																																																			
	5.4%		13.2%		11.8%		21.4%	13.4% % Internal																																																																																																			
21	14	9	24	8	7	15	18	116																																																																																																			
-2	-1	-1	-2	-1	-1	-2	-2	-12 -10.0% Transit/Pedestrian																																																																																																			
19	13	8	22	7	6	13	16	104 Net New External Trips																																																																																																			

PM Peak Hour Trip Generation and Internalization

Proposed Raleigh Hotel Master Plan

Hotel Land Use 310 86	Multifamily Housing (Mid-R) Land Use 221 111 DU	Health / Fitness Club Land Use 492 12,900 SF	Quality Rest & Drinking Place & Food Land Use 931 & 925 & 930 694 Seats & 5,565 SF & 280 SF					
In	Out	In	Out	In	Out	In	Out	
20	19	30	19	25	19	177	90	399 ITE Trips
UNBALANCED INTERNALIZATION								
2%	0	0%	0					
12%	2	3%	1					
16%	4	1		2%	1			
17%	3	1		5%	1			
68%	13	9				5%	9	
71%	14	6				7%	6	
		42%	8	3	10%	3		
		46%	14	5	26%	5		
		21%	4	4			14%	25
		16%	5	5			18%	16
				29%	6	6	29%	51
				50%	13	13	41%	37
Hotel	Multifamily Housing	Health / Fitness Club	Food & Drinking Place & C					
In	Out	In	Out	In	Out	In	Out	
20	19	30	19	25	19	177	90	399 Vehicle Trips
BALANCED INTERNALIZATION								
-1	0	-1	0					
-1	-1	-1	-1					
-6	-9	-6	-9			-9	-6	
		-5	-3	-5	-3			
		-5	-4	-5	-4	-4	-5	
				-13	-6	-6	-13	
-8	-10	-10	-8	-17	-12	-13	-11	-89 Internal
12	9	20	11	8	7	164	79	310 External Trips
12	9	20	11	8	7	164	79	22.3% % Internal
-1	0	-2	-1	-1	-1	-16	-8	-30 -10.0% Transit/Pedestrian
11	9	18	10	7	6	148	71	280 Net New External Trips



S0801

COMMUTING CHARACTERISTICS BY SEX

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	Census Tract 42.06, Miami-Dade County, Florida				
	Total		Male		Female
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Workers 16 years and over	680	+/-203	318	+/-114	362
MEANS OF TRANSPORTATION TO WORK					
Car, truck, or van	55.3%	+/-12.7	67.6%	+/-18.2	44.5%
Drove alone	41.9%	+/-14.1	48.4%	+/-19.3	36.2%
Carpooled	13.4%	+/-7.9	19.2%	+/-11.6	8.3%
In 2-person carpool	11.6%	+/-6.5	15.4%	+/-10.5	8.3%
In 3-person carpool	0.0%	+/-5.7	0.0%	+/-11.8	0.0%
In 4-or-more person carpool	1.8%	+/-2.8	3.8%	+/-6.0	0.0%
Workers per car, truck, or van	1.16	+/-0.12	1.19	+/-0.16	1.11
Public transportation (excluding taxicab)	7.5%	+/-7.6	0.0%	+/-11.8	14.1%
Walked	20.6%	+/-10.4	17.6%	+/-16.5	23.2%
Bicycle	0.9%	+/-1.3	0.0%	+/-11.8	1.7%
Taxicab, motorcycle, or other means	6.9%	+/-5.6	10.4%	+/-11.2	3.9%
Worked at home	8.8%	+/-8.8	4.4%	+/-5.6	12.7%
PLACE OF WORK					
Worked in state of residence	95.3%	+/-3.5	89.9%	+/-7.6	100.0%
Worked in county of residence	93.7%	+/-3.5	86.5%	+/-7.5	100.0%
Worked outside county of residence	1.6%	+/-2.9	3.5%	+/-6.4	0.0%
Worked outside state of residence	4.7%	+/-3.5	10.1%	+/-7.6	0.0%
Living in a place					
Living in a place	100.0%	+/-5.7	100.0%	+/-11.8	100.0%
Worked in place of residence	37.4%	+/-15.7	29.9%	+/-16.7	43.9%
Worked outside place of residence	62.6%	+/-15.7	70.1%	+/-16.7	56.1%
Not living in a place	0.0%	+/-5.7	0.0%	+/-11.8	0.0%
Living in 12 selected states					
Living in 12 selected states	0.0%	+/-5.7	0.0%	+/-11.8	0.0%
Worked in minor civil division of residence	0.0%	+/-5.7	0.0%	+/-11.8	0.0%
Worked outside minor civil division of residence	0.0%	+/-5.7	0.0%	+/-11.8	0.0%
Not living in 12 selected states	100.0%	+/-5.7	100.0%	+/-11.8	100.0%
Workers 16 years and over who did not work at home	620	+/-190	304	+/-114	316
TIME LEAVING HOME TO GO TO WORK					

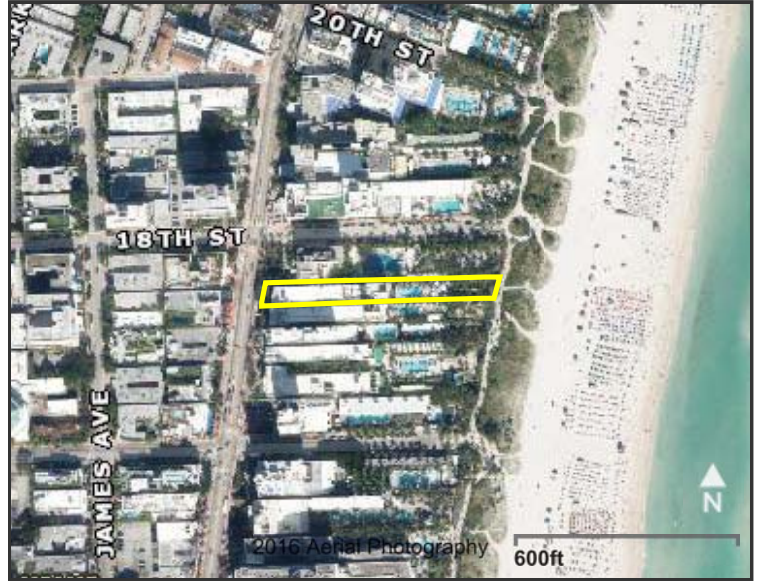


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/14/2019

Property Information	
Folio:	02-3234-019-0510
Property Address:	1757 COLLINS AVE Miami Beach, FL 33139-2006
Owner	WALLACE CORPORATION
Mailing Address	1757 COLLINS AVE MIAMI BEACH, FL 33139-2006
PA Primary Zone	4100 MULTI-FAMILY - 101+ U/A
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	100 / 100 / 0
Floors	6
Living Units	92
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	51,590 Sq.Ft
Lot Size	32,670 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2018	2017	2016
Land Value	\$12,806,640	\$12,349,260	\$12,303,522
Building Value	\$293,360	\$350,740	\$346,478
XF Value	\$0	\$0	\$0
Market Value	\$13,100,000	\$12,700,000	\$12,650,000
Assessed Value	\$13,100,000	\$12,700,000	\$11,793,591

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction			\$856,409

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
ALTON BEACH 1ST SUB PB 2-77
LOTS 8 & 13 & N5FT OF LOTS 7 & 14 & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62 & RIP RITS BLK 28

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,100,000	\$12,700,000	\$11,793,591
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,100,000	\$12,700,000	\$12,650,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,100,000	\$12,700,000	\$11,793,591
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,100,000	\$12,700,000	\$11,793,591

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/1992	\$0	15784-4640	Sales which are disqualified as a result of examination of the deed
09/01/1989	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
08/01/1983	\$0	11893-2271	Sales which are disqualified as a result of examination of the deed

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/14/2019

Property Information	
Folio:	02-3234-019-0500
Property Address:	1751 COLLINS AVE Miami Beach, FL 33139-2006
Owner	SYNERGETIC REAL EST OF FLA LLC
Mailing Address	CHRISTIES LANDING NEWPORT, RI 02840
PA Primary Zone	4100 MULTI-FAMILY - 101+ U/A
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	117 / 117 / 0
Floors	1
Living Units	117
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	27,617 Sq.Ft
Lot Size	32,505 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2018	2017	2016
Land Value	\$18,202,800	\$17,552,700	\$17,487,690
Building Value	\$2,797,200	\$2,934,683	\$2,283,132
XF Value	\$0	\$0	\$0
Market Value	\$21,000,000	\$20,487,383	\$19,770,822
Assessed Value	\$21,000,000	\$20,487,383	\$19,770,822

Benefits Information				
Benefit	Type	2018	2017	2016
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
ALTON BEACH 1ST SUB PB 2-77
N10FT LOTS 15 & 6 LOTS 7 & 14
LESS N5FT & PORT LYING EAST & ADJACENT WEST OF EROSION LINE
PER PB 105-62 & RIP RITS BLK 28

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,000,000	\$20,487,383	\$19,770,822
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,000,000	\$20,487,383	\$19,770,822
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,000,000	\$20,487,383	\$19,770,822
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,000,000	\$20,487,383	\$19,770,822

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/12/2015	\$865,000	29507-0456	Partial interest
09/01/2006	\$2,100,000	24960-3305	Other disqualified
07/01/1999	\$0	19467-3445	Sales which are disqualified as a result of examination of the deed
04/30/1999	\$125,000	18614-0788	Sales which are qualified

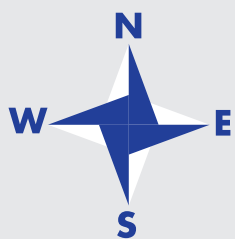
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Version:

ATTACHMENT C
Transit
Documentation

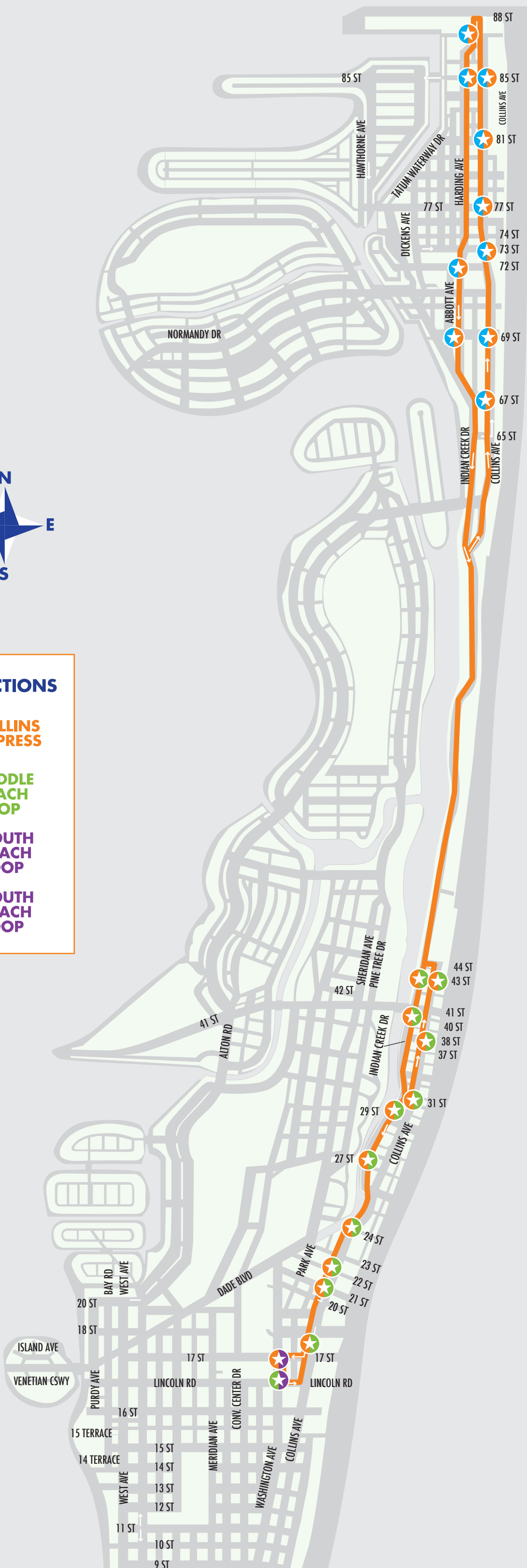


COLLINS EXPRESS



TROLLEY CONNECTIONS

- NORTH BEACH LOOP** **COLLINS EXPRESS**
- COLLINS EXPRESS** **MIDDLE BEACH LOOP**
- MIDDLE BEACH LOOP** **SOUTH BEACH LOOP**
- COLLINS EXPRESS** **SOUTH BEACH LOOP**





MIDDLE BEACH LOOP

TROLLEY CONNECTIONS

COLLINS EXPRESS



MIDDLE BEACH LOOP

MIDDLE BEACH LOOP



SOUTH BEACH LOOP

COLLINS EXPRESS

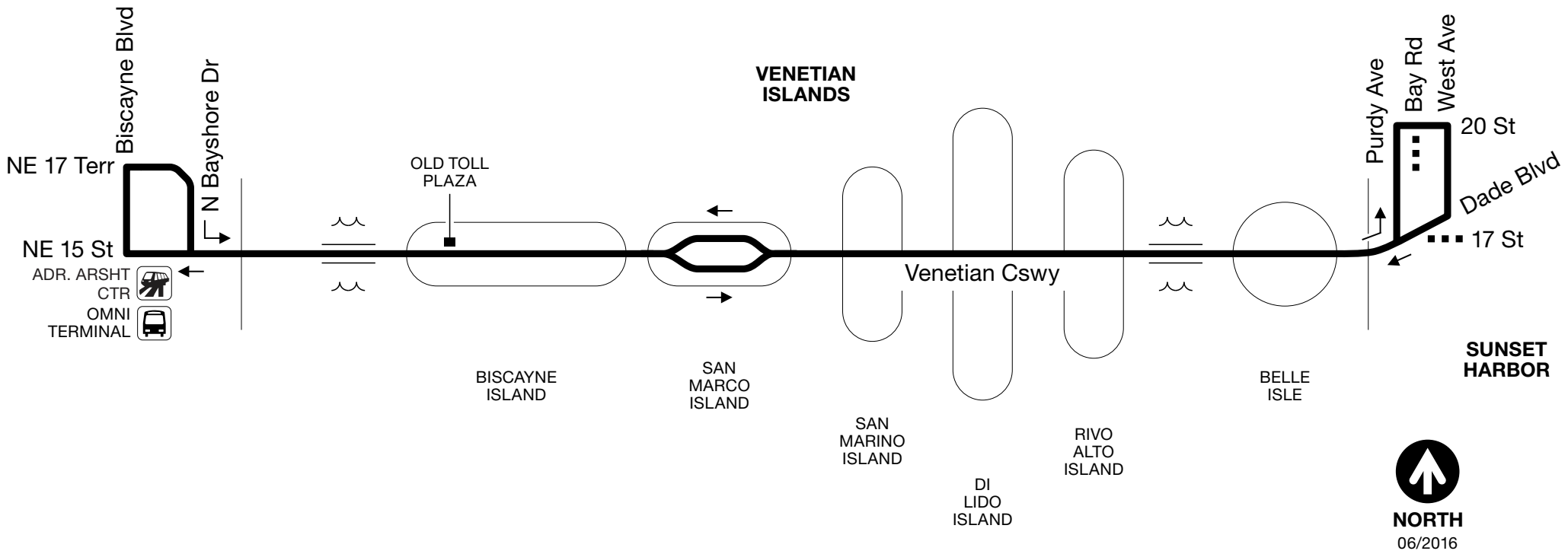


SOUTH BEACH LOOP





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311 (305.468.5900) TDD: 305.468.5402

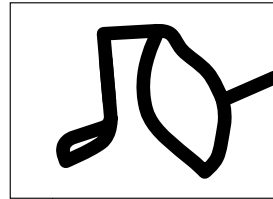
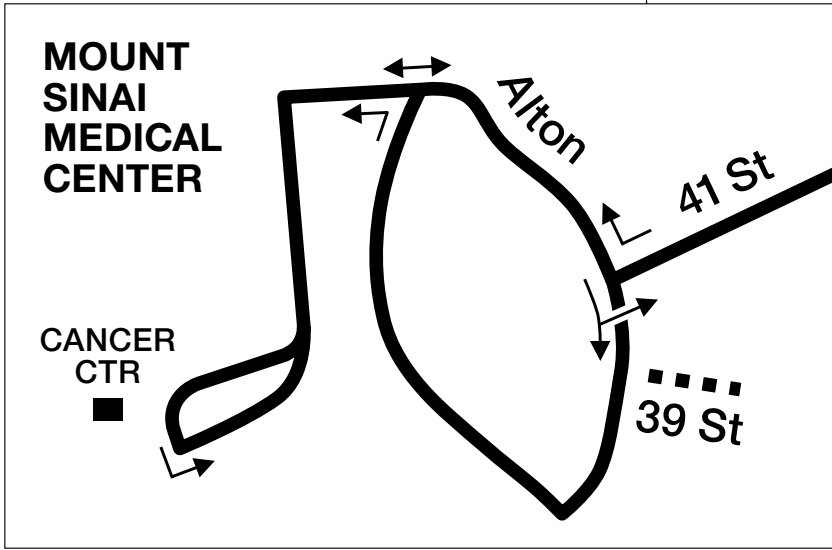
MiamiDadeTransit @IRideMDT @IRideMDT MDT TRACKER / MDT TRANSIT WATCH



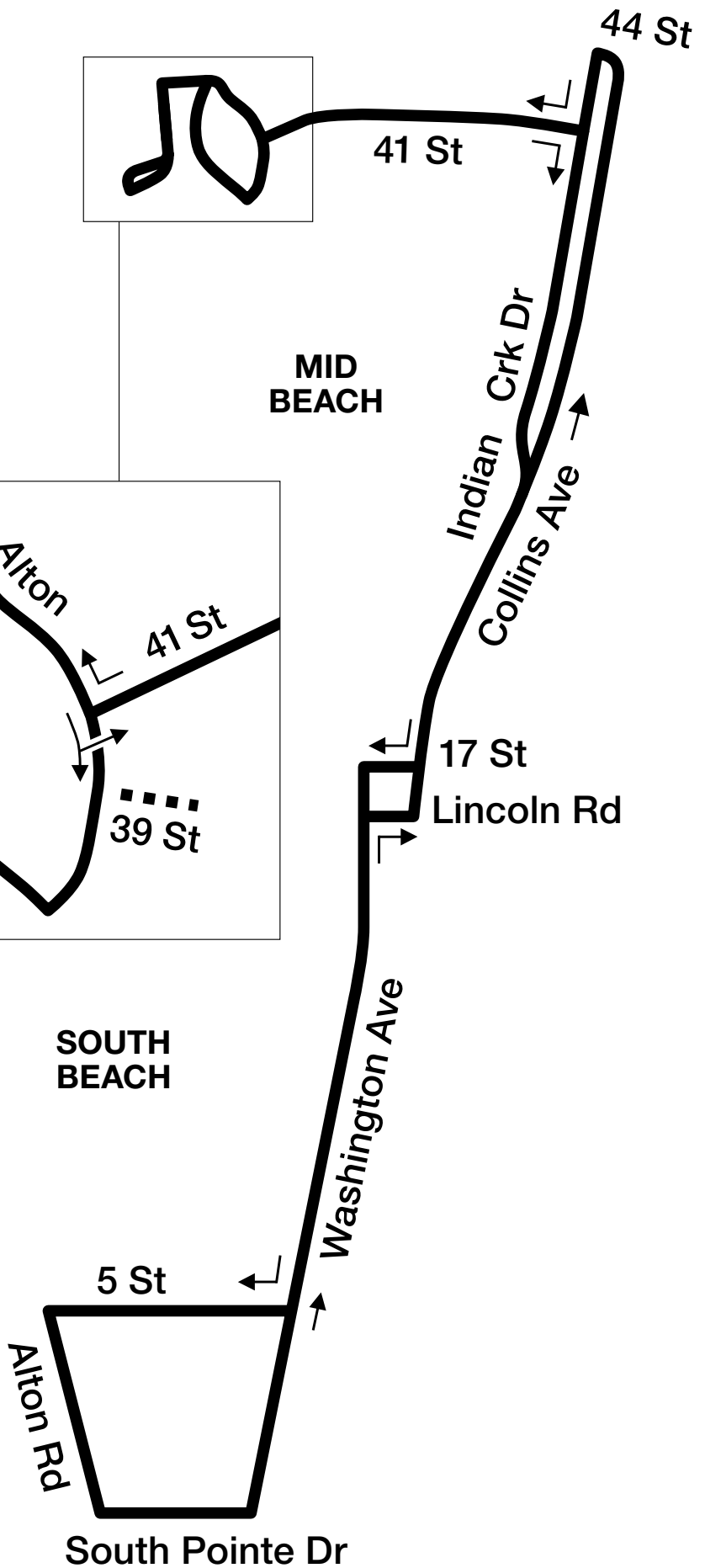
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS



C

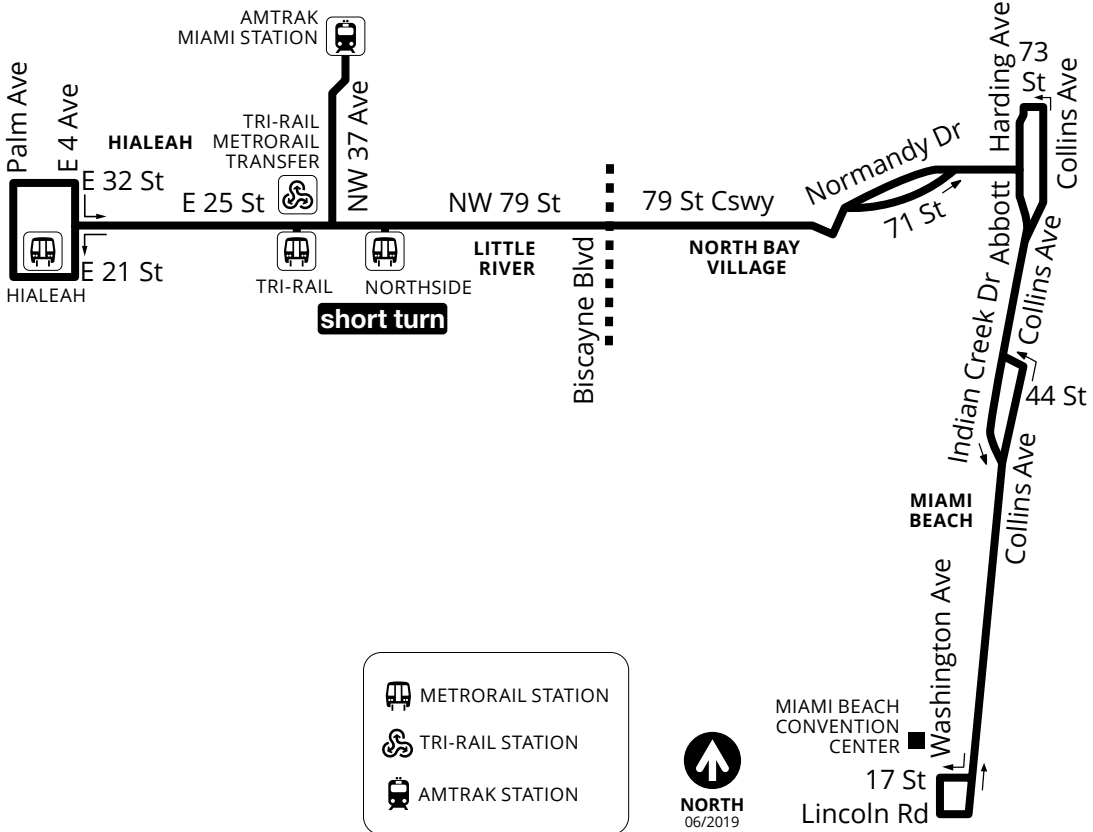


MID BEACH



NORTH
08/2017

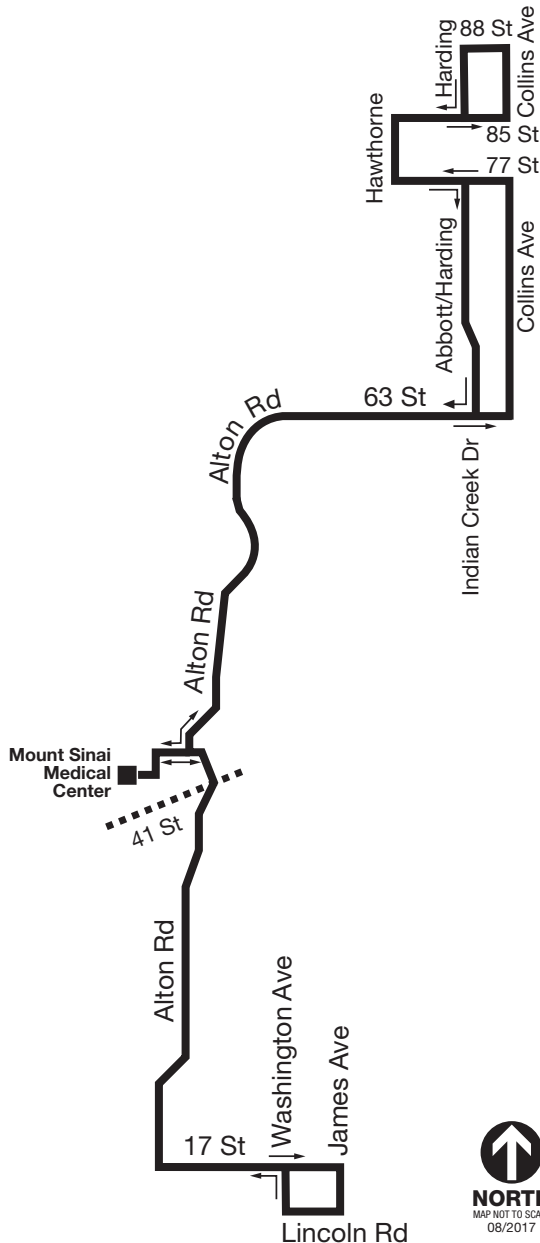






115

MID-NORTH BEACH CONNECTION



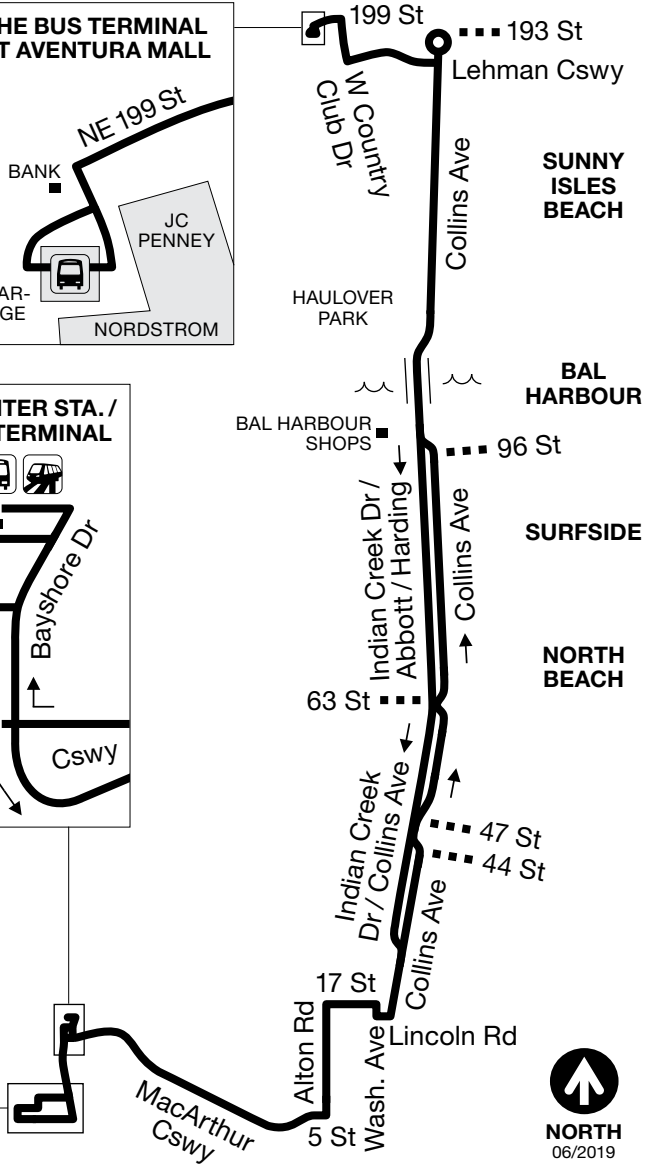
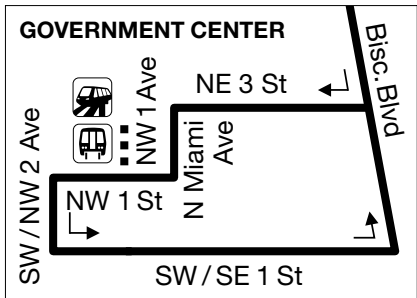
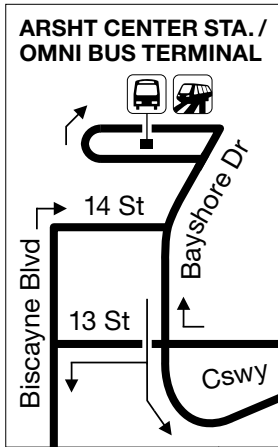
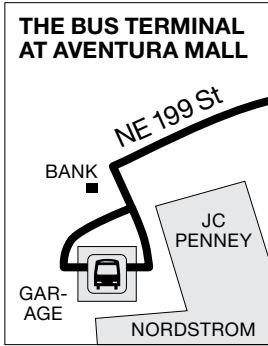
MDT TRACKER
EASY PAY MIAMI
MDT TRANSIT WATCH

WEEKDAYS | ENTRE SEMANA | LASEMÈN

SOUTHBOUND RUMBO SUR DIREKSYON SID	MORNING MAÑANA / MATIN						AM	PM	AFTERNOON TARDE / APREMIDI						
	Collins Ave & 87 St	7:20	8:10	9:00	9:50	10:40	11:30	12:20	1:10	2:00	2:50	3:40	4:30	5:20	6:10
Abbott Ave & 69 St	7:34	8:24	9:12	10:02	10:52	11:42	12:32	1:22	2:12	3:02	3:52	4:42	5:32	6:22	7:12
Mt Sinai Hospital	7:47	8:37	9:25	10:15	11:05	11:55	12:45	1:35	2:25	3:15	4:05	4:55	5:45	6:35	7:22
Lincoln & Washington	8:04	8:54	9:44	10:34	11:24	12:14	1:04	1:54	2:44	3:34	4:24	5:14	6:04	6:54	7:37
NORTHBOUND RUMBO NORTE DIREKSYON NÒ	MORNING MAÑANA / MATIN						AM	PM	AFTERNOON TARDE / APREMIDI						
	Lincoln & Washington	8:06	8:56	9:46	10:36	11:26	12:16	1:06	1:56	2:46	3:36	4:26	5:16	6:06	6:56
Mt Sinai Hospital	8:21	9:11	10:00	10:50	11:40	12:30	1:20	2:10	3:00	3:50	4:40	5:30	6:20	7:10	
Collins Ave & 69 St	8:35	9:25	10:14	11:04	11:54	12:44	1:34	2:24	3:14	4:04	4:54	5:44	6:34	7:22	
Collins Ave & 87 St	8:51	9:41	10:30	11:20	12:10	1:00	1:50	2:40	3:30	4:19	5:09	5:59	6:49	7:37	

WEEKENDS | FINES DE SEMANA | WIKENN

SOUTHBOUND RUMBO SUR DIREKSYON SID	MORNING MAÑANA / MATIN						AM	PM	AFTERNOON TARDE / APREMIDI						
	Collins Ave & 87 St	7:20	8:10	9:00	9:50	10:40	11:30	12:20	1:10	2:00	2:50	3:40	4:30	5:20	6:10
Abbott Ave & 69 St	7:30	8:20	9:11	10:01	10:51	11:41	12:31	1:21	2:11	3:01	3:51	4:41	5:31	6:21	7:10
Mt Sinai Hospital	7:40	8:30	9:22	10:12	11:02	11:52	12:42	1:32	2:22	3:12	4:02	4:52	5:42	6:32	7:20
Lincoln & Washington	7:54	8:44	9:38	10:28	11:18	12:08	12:58	1:48	2:38	3:28	4:18	5:08	5:58	6:48	7:33
NORTHBOUND RUMBO NORTE DIREKSYON NÒ	MORNING MAÑANA / MATIN						AM	PM	AFTERNOON TARDE / APREMIDI						
	Lincoln & Washington	7:56	8:46	9:40	10:30	11:20	12:10	1:00	1:50	2:40	3:30	4:20	5:10	6:00	6:50
Mt Sinai Hospital	8:08	8:58	9:52	10:42	11:32	12:22	1:12	2:02	2:52	3:42	4:32	5:22	6:12	7:02	
Collins Ave & 69 St	8:20	9:11	10:05	10:55	11:49	12:35	1:25	2:15	3:05	3:55	4:46	5:36	6:26	7:13	
Collins Ave & 87 St	8:34	9:25	10:19	11:09	11:59	12:49	1:39	2:29	3:19	4:09	5:00	5:50	6:40	7:25	



NORTH
06/2019



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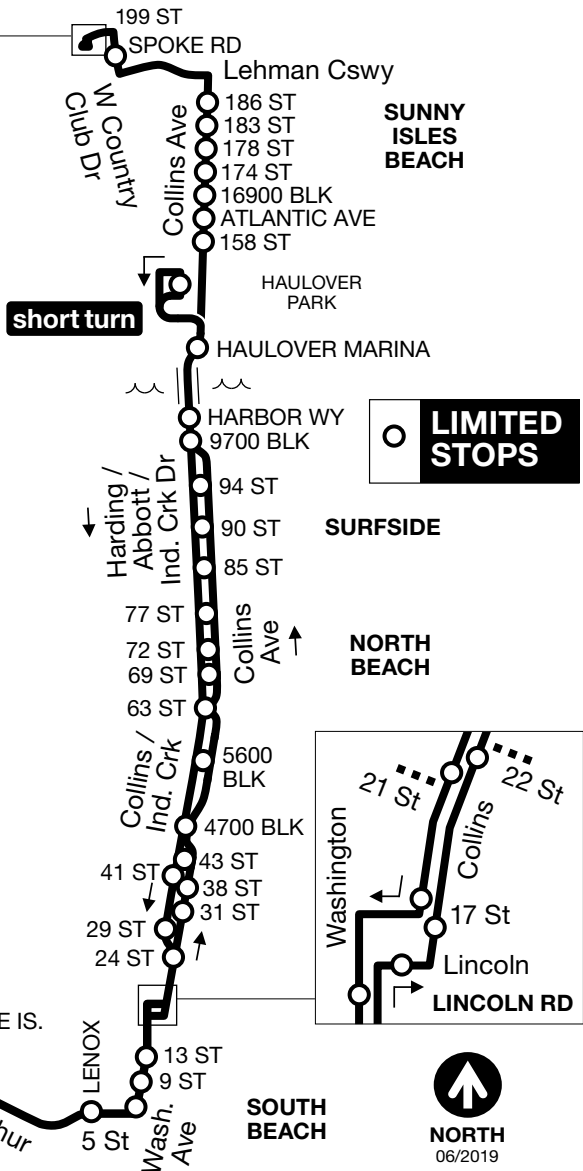
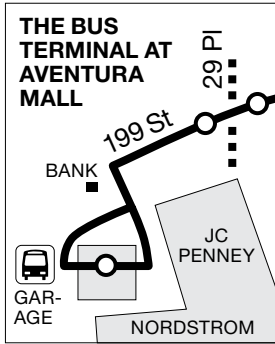
311 or 305.468.5900 TTY/Fla Relay: 711





120

BEACH MAX



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SOUTHBOUND RUMBO SUR DIREKSYON SID	SATURDAY / SABADO / SANMDI																																																			
	MORNING / MAÑANA / MATIN																								AM	PM	AFTERNOON & EVENING / TARDE Y NOCHE / APREMIDI, CHAK ASWÈ																									
Bus Terminal at Aventura Mall	5:49	6:11	-	6:44	-	7:24	-	8:00	-	8:38	-	9:17	-	9:51	-	10:21	-	10:51	-	11:21	-	11:51	-	12:21	-	12:51	-	1:21	-	1:51	-	2:21	-	2:51	-	3:21	-	3:50	-	4:20	-	4:50	-	5:20	-	6:25	6:57	7:29	7:59	8:43	9:35	10:30
Collins Ave & Atlantic Ave	6:02	6:24	-	7:00	-	7:40	-	8:16	-	8:54	-	9:34	-	10:08	-	10:38	-	11:08	-	11:38	-	12:08	-	12:38	-	1:08	-	1:38	-	2:08	-	2:38	-	3:08	-	3:38	-	4:08	-	4:38	-	5:08	-	5:38	-	6:43	7:15	7:45	8:15	8:59	9:51	10:42
Haulover Club Parking Lot	-	-	6:41	-	7:20	-	7:59	-	8:35	-	9:14	-	9:53	-	10:23	-	10:53	-	11:23	-	11:53	-	12:23	-	12:53	-	1:23	-	1:53	-	2:23	-	2:53	-	3:23	-	3:53	-	4:23	-	4:53	-	5:23	-	6:10	-	-	-	-	-	-	-
Bal Harbour Shops	6:10	6:32	6:49	7:08	7:28	7:48	8:07	8:24	8:43	9:03	9:23	9:43	10:02	10:17	10:32	10:47	11:02	11:17	11:32	11:47	12:02	12:17	12:32	12:47	1:02	1:17	1:32	1:47	2:02	2:17	2:32	2:47	3:02	3:17	3:32	3:47	4:02	4:17	4:32	4:47	5:02	5:17	5:32	5:47	6:19	6:52	7:23	7:53	8:23	9:07	9:59	10:49
Abbott Ave & 69 St	6:18	6:40	6:57	7:17	7:37	7:57	8:16	8:33	8:52	9:12	9:32	9:52	10:11	10:26	10:41	10:56	11:11	11:26	11:41	11:56	12:11	12:26	12:41	12:56	1:11	1:26	1:41	1:56	2:11	2:26	2:41	2:56	3:11	3:26	3:41	3:56	4:11	4:26	4:41	4:56	5:11	5:26	5:41	5:56	6:28	7:01	7:31	8:01	8:31	9:15	10:07	10:57
Indian Creek Dr & 40 St	6:26	6:48	7:06	7:26	7:46	8:06	8:25	8:42	9:01	9:21	9:41	10:01	10:20	10:35	10:50	11:05	11:20	11:35	11:50	12:05	12:20	12:35	12:50	1:05	1:20	1:35	1:50	2:05	2:20	2:35	2:50	3:05	3:20	3:35	3:50	4:05	4:20	4:35	4:50	5:05	5:20	5:35	5:50	6:05	6:37	7:09	7:39	8:09	8:39	9:23	10:15	11:05
Washington Ave & Lincoln Rd	6:33	6:55	7:15	7:35	7:55	8:15	8:34	8:51	9:11	9:31	9:51	10:11	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	3:15	3:30	3:45	4:00	4:15	4:30	4:45	5:00	5:15	5:30	5:45	6:00	6:15	6:47	7:18	7:48	8:18	8:48	9:32	10:22	11:12
Omni Term. Arshet Metromover	6:48	7:11	7:31	7:51	8:11	8:31	8:50	9:10	9:30	9:50	10:10	10:30	10:49	11:04	11:19	11:34	11:49	12:04	12:19	12:34	12:49	1:04	1:19	1:34	1:49	2:04	2:19	2:34	2:49	3:04	3:19	3:34	3:49	4:04	4:19	4:34	4:49	5:04	5:19	5:34	5:49	6:04	6:19	6:34	7:06	7:36	8:06	8:36	9:06	9:50	10:36	11:26
Stephen P Clark Center	6:58	7:22	7:42	8:02	8:22	8:42	9:02	9:22	9:42	10:02	10:22	10:42	11:01	11:16	11:31	11:46	12:01	12:16	12:31	12:46	1:01	1:16	1:31	1:46	2:01	2:16	2:31	2:46	3:01	3:16	3:31	3:46	4:01	4:16	4:31	4:46	5:01	5:16	5:31	5:46	6:01	6:16	6:31	6:46	7:16	7:46	8:16	8:46	9:16	10:00	10:45	11:35

NORTHBOUND RUMBO NORTE DIREKSYON NO	SATURDAY / SÁBADO / SANMDI																																																							
	MORNING / MAÑANA / MATIN																								AM	PM	AFTERNOON & EVENING / TARDE Y NOCHE / APREMIDI, CHAK ASWÈ																													
Stephen P. Clark Center	6:00	6:36	7:00	7:20	7:40	8:00	8:20	8:40	9:00	9:20	9:40	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	3:15	3:30	3:45	4:00	4:15	4:30	4:45	5:00	5:15	5:30	5:45	6:00	6:15	6:30	7:00	7:30	8:00	8:30	9:00	9:30				
Omni Term. Arshet Metromover	6:09	6:45	7:09	7:29	7:49	8:10	8:30	8:50	9:10	9:30	9:50	10:10	10:25	10:40	10:55	11:10	11:25	11:40	11:55	12:10	12:25	12:40	12:55	1:10	1:25	1:40	1:55	2:10	2:25	2:40	2:55	3:10	3:25	3:40	3:55	4:10	4:25	4:40	4:55	5:10	5:25	5:40	5:55	6:10	6:25	6:40	7:08	7:38	8:08	8:38	9:08	9:38	8:08	8:38	9:08	9:38
Lincoln Rd & James Ave	6:25	7:01	7:25	7:45	8:07	8:28	8:48	9:08	9:28	9:48	10:08	10:28	10:43	10:58	11:13	11:28	11:43	11:58	12:13	12:28	12:43	12:58	1:13	1:28	1:43	1:58	2:13	2:28	2:43	2:58	3:13	3:28	3:43	3:58	4:14	4:29	4:44	4:59	5:14	5:29	5:44	5:59	6:14	6:29	6:44	6:59	7:24	7:54	8:24	8:54	9:24	9:54	8:24	8:54	9:24	9:54
Collins Av & 43 St	6:34	7:10	7:34	7:54	8:18	8:39	8:59	9:19	9:39	9:59	10:19	10:39	10:54	11:09	11:24	11:39	11:54	12:09	12:24	12:39	12:54	1:09	1:24	1:39	1:54	2:09	2:24	2:39	2:54	3:09	3:24	3:39	3:54	4:09	4:25	4:40	4:55	5:10	5:25	5:40	5:55	6:10	6:25	6:40	6:55	7:10	7:35	8:05	8:35	9:05	9:35	10:05	8:35	9:05	9:35	10:05
Collins Ave & 69 St	6:44	7:20	7:44	8:04	8:28	8:49	9:09	9:29	9:49	10:09	10:29	10:49	11:04	11:19	11:34	11:49	12:04	12:19	12:34	12:49	1:04	1:19	1:34	1:49	2:04	2:19	2:34	2:49	3:04	3:19	3:34	3:49	4:04	4:19	4:35	4:50	5:05	5:20	5:35	5:50	6:05	6:20	6:35	6:50	7:05	7:19	7:44	8:14	8:44	9:14	9:44	10:13	8:44	9:14	9:44	10:13
Collins Ave 9700 Block	6:50	7:26	7:50	8:11	8:35	8:56	9:16	9:36	9:56	10:16	10:36	10:56	11:11	11:26	11:41	11:56	12:11	12:26	12:41	12:56	1:11	1:26	1:41	1:56	2:11	2:26	2:41	2:56	3:11	3:26	3:41	3:56	4:11	4:26	4:42	4:57	5:12	5:27	5:42	5:57	6:12	6:27	6:42	6:57	7:11	7:25	7:50	8:20	8:50	9:20	9:50	10:17	8:50	9:20	9:50	10:17
Haulover Club Parking Lot	-	-	-	8:16	-	9:01	-	9:41	-	10:21	-	11:01	-	11:31	-	12:01	-	12:31	-	1:01	-	1:31	-	2:01	-	2:31	-	3:01	-	3:31	-	4:01	-	4:31	-	5:02	-	5:32	-	6:02	-	6:32	-	-	-	7:30	-	8:25	-	9:25	-	10:21	-	9:25	-	10:21
Collins Ave & Atlantic Ave	6:57	7:33	7:57	-	8:42	-	9:23	-	10:03	-	10:43	-	11:18	-	11:48	-	12:18	-	12:48	-	1:18	-	1:48	-	2:18	-	2:48	-	3:18	-	3:48	-	4:18	-	4:49	-	5:19	-	5:49	-	6:19	-	6:49	7:04	7:17	-	7:56	-	8:56	-	9:56	-	8:56	-	9:56	-
Bus Terminal at Aventura Mall	7:11	7:47	8:13	-	8:58	-	9:39	-	10:19	-	10:59	-	11:34	-	12:04	-	12:34	-	1:04	-	1:34	-	2:04	-	2:34	-	3:04	-	3:34	-	4:04	-	4:34	-	5:05	-	5:35	-	6:05	-	6:35	-	7:05	7:19	7:32	-	8:11	-	9:11	-	10:11	-	9:11	-	10:11	-

SOUTHBOUND

RUMBO SUR
DIREKSYON SID

SUNDAY / DOMINGO / DIMANCH

MORNING / MAÑANA / MATIN

AM

PM

AFTERNOON & EVENING / TARDE Y NOCHE / APREMIDI, CHAK ASWÈ

Bus Terminal at Aventura Mall	6:01	6:41	7:07	7:34	8:01	8:31	9:00	9:24	9:50	10:20	10:50	11:20	11:50	12:20	12:50	1:20	1:50	2:20	2:50	3:20	3:50	4:20	4:51	5:23	5:55	6:26	6:57	7:30	8:00	8:29	8:59	9:27
Collins Ave & Atlantic Ave	6:12	6:52	7:18	7:45	8:14	8:44	9:13	9:37	10:06	10:36	11:06	11:36	12:06	12:36	1:06	1:36	2:06	2:36	3:06	3:36	4:06	4:36	5:07	5:39	6:11	6:41	7:12	7:45	8:12	8:41	9:11	9:39
Bal Harbour Shops	6:18	6:58	7:24	7:51	8:21	8:51	9:20	9:44	10:14	10:44	11:14	11:44	12:14	12:44	1:14	1:44	2:14	2:44	3:14	3:44	4:14	4:44	5:15	5:47	6:18	6:48	7:19	7:52	8:18	8:47	9:17	9:45
Abbott Ave & 69 St	6:26	7:06	7:32	8:00	8:30	9:00	9:29	9:53	10:23	10:53	11:23	11:53	12:23	12:53	1:23	1:53	2:23	2:53	3:23	3:53	4:23	4:53	5:24	5:56	6:26	6:56	7:27	8:00	8:26	8:55	9:25	9:53
Indian Creek Dr & 40 St	6:34	7:14	7:40	8:09	8:39	9:09	9:38	10:02	10:32	11:02	11:32	12:02	12:32	1:02	1:32	2:02	2:32	3:02	3:32	4:02	4:32	5:02	5:33	6:05	6:35	7:05	7:36	8:08	8:34	9:03	9:33	10:01
Washington Ave & Lincoln Rd	6:40	7:20	7:46	8:16	8:46	9:16	9:45	10:11	10:41	11:11	11:41	12:11	12:41	1:11	1:41	2:11	2:41	3:11	3:41	4:11	4:41	5:11	5:42	6:13	6:43	7:13	7:44	8:15	8:41	9:10	9:40	10:08
Omni Term. Arshet Metromover	6:51	7:31	8:00	8:30	9:00	9:30	9:59	10:29	10:59	11:29	11:59	12:29	12:59	1:29	1:59	2:29	2:59	3:29	3:59	4:29	4:59	5:29	6:00	6:30	7:00	7:30	8:01	8:28	8:54	9:23	9:53	10:21
Stephen P. Clark Center	7:00	7:40	8:10	8:40	9:10	9:40	10:10	10:40	11:10	11:40	12:10	12:40	1:10	1:40	2:10	2:40	3:10	3:40	4:10	4:40	5:10	5:40	6:10	6:40	7:10	7:40	8:10	8:37	9:03	9:32	10:02	10:30

NORTHBOUND

RUMBO NORTE
DIREKSYON NO

SUNDAY / DOMINGO / DIMANCH

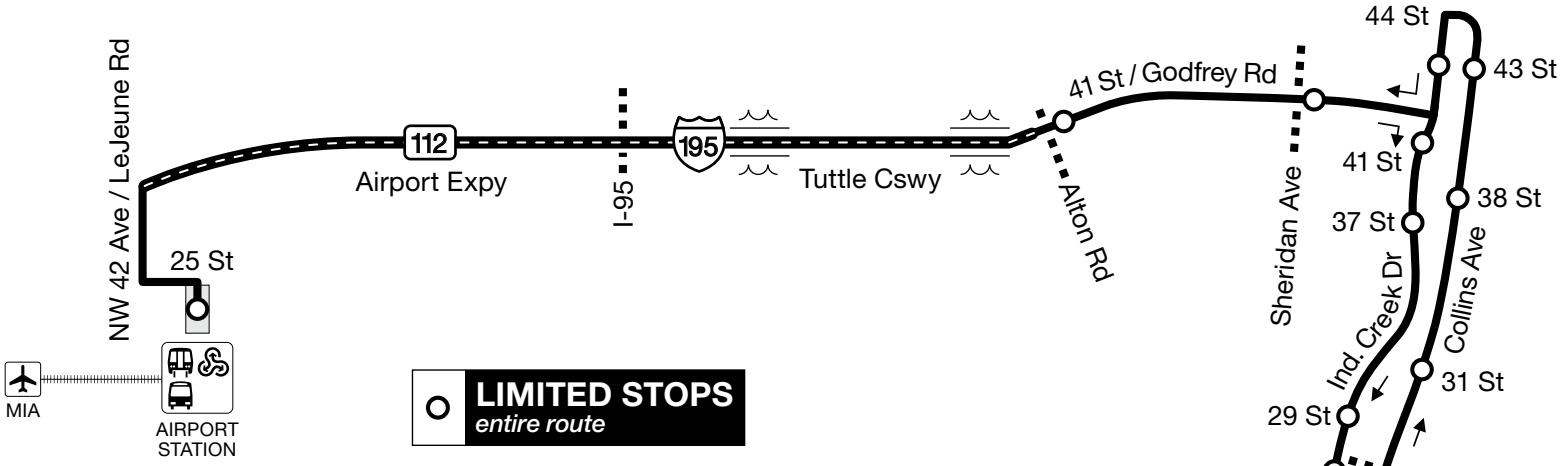
MORNING / MAÑANA / MATIN

AM

PM

AFTERNOON & EVENING / TARDE Y NOCHE / APREMIDI, CHAK ASWÈ

Stephen P. Clark Center	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30	6:00	6:30	7:00	7:30	8:00	9:00
Omni Term. Arshet Metromover	6:06	6:36	7:06	7:36	8:08	8:38	9:08	9:38	10:10	10:40	11:10	11:40	12:10	12:40	1:10	1:40	2:10	2:40	3:10	3:40	4:10	4:40	5:10	5:40	6:08	6:38	7:08	7:38	8:06	9:06
Lincoln Rd & James Ave	6:20	6:50	7:20	7:50	8:24	8:54	9:24	9:54	10:27	10:57	11:27	11:57	12:27	12:57	1:27	1:57	2:27	2:57	3:27	3:57	4:27	4:57	5:27	5:57	6:23	6:53	7:23	7:53	8:20	9:20
Collins Av & 43 St	6:29	6:59	7:29	7:59	8:33	9:03	9:33	10:05	10:38	11:08	11:38	12:08	12:38	1:08	1:38	2:08	2:38	3:08	3:38	4:08	4:38	5:08	5:38	6:08	6:33	7:03	7:33	8:03	8:29	9:29
Collins Ave & 69 St	6:37	7:07	7:37	8:08	8:42	9:12	9:42	10:15	10:48	11:18	11:48	12:18	12:48	1:18	1:48	2:18	2:48	3:18	3:48	4:18	4:48	5:18	5:48	6:17	6:42	7:12	7:42	8:11	8:37	9:37
Collins Av 9700 Block	6:41	7:11	7:41	8:14	8:48	9:18	9:48	10:21	10:54	11:24	11:54	12:24	12:54	1:24	1:54	2:24	2:54	3:24	3:54	4:25	4:55	5:25	5:55	6:23	6:48	7:18	7:48	8:15	8:41	9:41
Collins Ave & Atlantic Ave	6:47	7:17	7:47	8:21	8:55	9:25	9:55	10:28	11:01	11:31	12:01	12:31	1:01	1:31	2:01	2:31	3:01	3:31	4:01	4:32	5:02	5:32	6:02	6:29	6:54	7:24	7:54	8:21	8:47	9:47
Bus Terminal at Aventura Mall	7:00	7:30	8:02	8:36	9:10	9:40	10:11	10:44	11:17	11:47	12:17	12:47	1:17	1:47	2:17	2:47	3:17	3:47	4:17	4:48	5:18	5:48	6:16	6:43	7:08	7:38	8:08	8:34	9:00	10:00

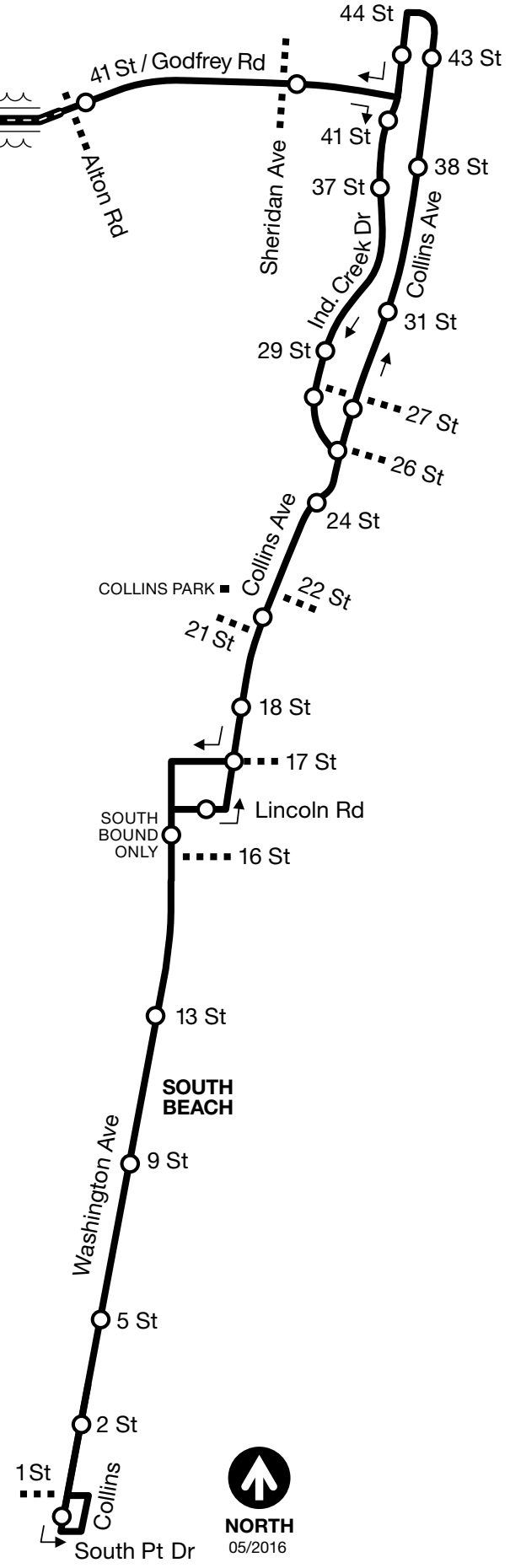


LIMITED STOPS
entire route

SEVEN DAYS A WEEK LOS SIETE DIAS SET JOU YON SEMEN	EVERY/CADA/CHAK 20m	
EASTBOUND RUMBO ESTE/DIREKSYON IS	FROM DESDE • DE	UNTIL* HASTA • A
MIA METRORAIL STATION	6:00 a.m.	11:40 p.m.
41 ST & ALTON RD	6:14 a.m.	11:52 p.m.
41 ST & INDIAN CREEK	6:20 a.m.	11:57 p.m.
LINCOLN RD & WASHINGTON AVE	6:29 a.m.	12:06 a.m.
SOUTH POINTE DR & WASHINGTON AVE	6:39 a.m.	12:16 a.m.
WESTBOUND RUMBO OESTE/DIREKSYON WES	FROM DESDE • DE	UNTIL* HASTA • A
SOUTH POINTE DR & WASHINGTON AVE	5:10 a.m.	10:55 p.m.
LINCOLN RD & WASHINGTON AVE	5:20 a.m.	11:05 p.m.
41 ST & INDIAN CREEK	5:29 a.m.	11:14 p.m.
41 ST & ALTON RD	5:33 a.m.	11:18 p.m.
MIA METRORAIL STATION	5:45 a.m.	11:30 p.m.

*LAST FOUR TRIPS 30 MINUTES APART/ULTIMOS CUATRO VIAJES 30 MINUTOS APARTE/DENYE KAT SOTI 30 MINIT APA

Frequencies are approximate and may vary depending on traffic and road conditions/
Frecuencias son aproximadas, pues dependen del trafico y otras condiciones de las vias/Asosye yo apwoksimatif epi yo ka varye selon kondisyon sikilasyon sou wout yo




150

MIAMI BEACH
AIRPORT EXPRESS