Kimley»Horn

June 22, 2023

Mr. Brad W. Colmer
18 Sunset Trustee, LLC
7215 NE 4th Avenue, Unit 101
Miami, Florida 33138-5372

Re: Eighteen Sunset
G10 Parking Garage Parking Demand Analysis
Miami Beach, Florida

Dear Mr. Colmer:

Kimley-Horn and Associates, Inc. has performed a parking demand analysis to determine the availability of parking within the City of Miami G10 parking garage, located at 1900 Bay Road in Miami, Florida. A location map of the data collection site is provided in Attachment A. This parking demand analysis was conducted in order to quantify the available parking supply within the G10 parking garage on a typical weekday and weekend. The following section summarizes the parking demand analysis.

PARKING DEMAND ANALYSIS

An inventory of parking spaces was collected within the City of Miami G10 parking garage. Based on the parking inventory data, approximately 427 parking spaces are provided within the five (5)-level parking garage.

Parking demand data collection was conducted in order to identify the overall peak parking demand. An initial count of occupied parking spaces was collected at 11:30 P.M. on Tuesday, June 13th, 2023, and Friday, June 9th, 2023, to establish a baseline parking demand that driveway entering and exiting data can be compared to. Parking garage entering/exiting data was provided by the City of Miami Beach Parking Department for Wednesday, May 10th, 2023, and Saturday, May 13th, 2023. This data along with the baseline data was used to determine typical weekday and weekend parking demand fluctuations and peak parking demand. Data was provided from 12:00 A.M. to 11:00 P.M. in 60-minute increments. The appropriate Florida Department of Transportation (FDOT) peak season conversion factor was applied to the parking demand data, to account for peak season conditions. A peak season conversion factor of 1.01 for Wednesday, May 10th, 2023, and for Saturday, May 13th, 2023, was applied. The 24-hour continuous traffic counts and peak season factor category report are contained in Attachment B.

Based on the parking demand data, the weekday peak season, peak parking demand was 365 parking spaces, which occurred between 10:00 A.M. and 11:00 A.M. Therefore, 62 total parking spaces remained available. The weekend peak season, peak parking demand was 291 parking spaces, which occurred between 10:00 A.M. and 11:00 A.M. Therefore, 136 total parking spaces remained available. Detailed parking demand calculations are contained in Attachment B.

CONCLUSION

A parking demand analysis was conducted to determine the occupancy and availability of parking within the City of Miami Beach G10 parking garage, located at 1900 Bay Road in Miami Beach, Florida. Based on the parking demand data, the weekday peak season, peak parking demand was 365 parking spaces, which occurred between 10:00 A.M. and 11:00 A.M. Therefore, 62 total parking spaces remained

available during the weekday peak demand hour. The weekend peak season, peak parking demand was 291 parking spaces, which occurred between 10:00 A.M. and 11:00 A.M. Therefore, 136 total parking spaces remained available during the weekend peak demand hour.

If you have any questions regarding this analysis, please feel free to contact us.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Adrian K. Dabkowski, P.E., PTOE
Vice President

Attachments

ADRIAN K. DABKOWSKI
LICENSE
No 78828
DocuSigned by:
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Adrian K. Dabkowski, P.E., PTOE, on 6/22/2023.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Adrian K. Dabkowski, P.E., PTOE
Florida Registration Number 78828
Kimley-Horn and Associates, Inc.
8201 Peters Road, Suite 2200
Plantation, Florida 33324

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Attachment A

Location Map

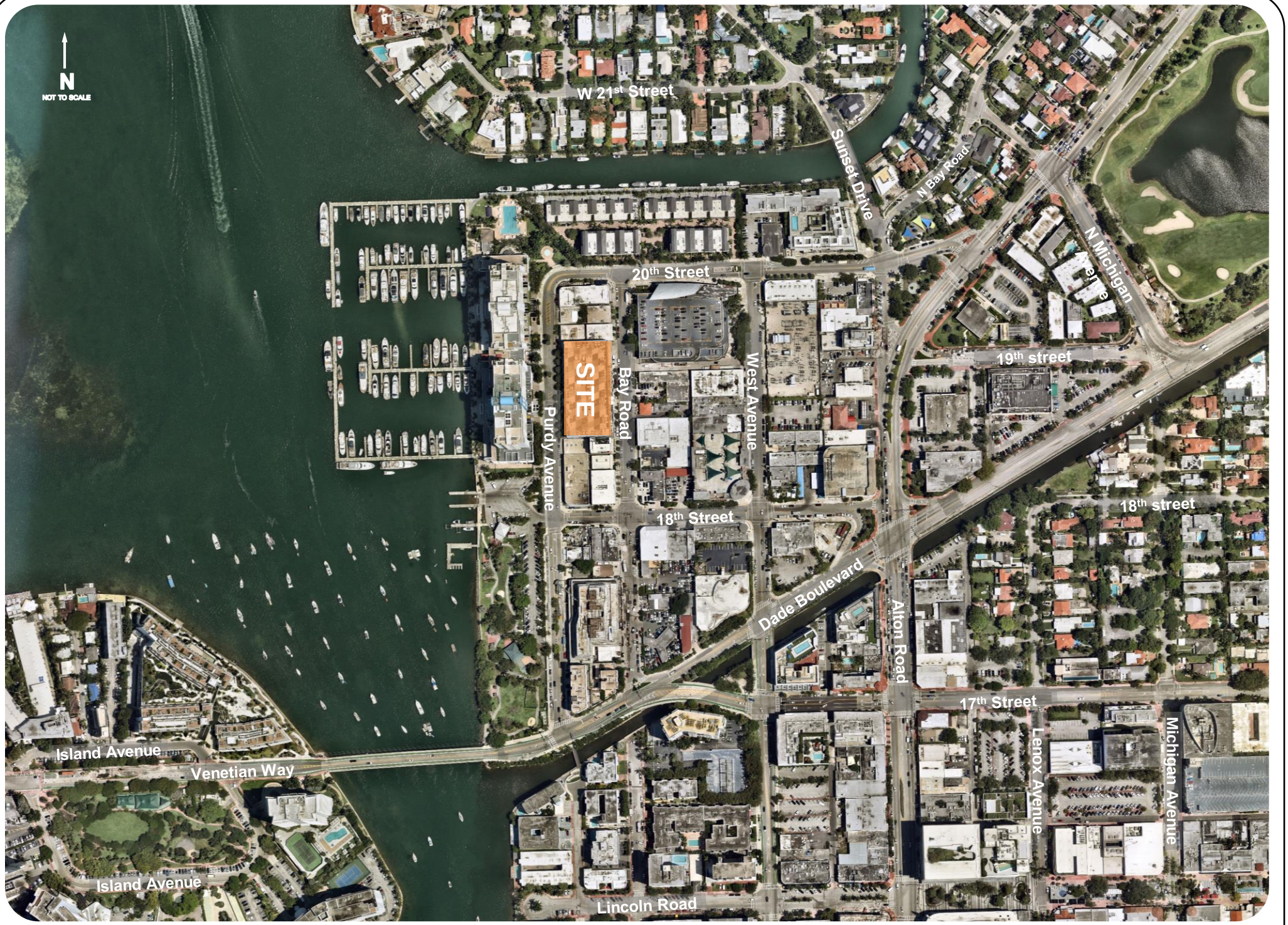

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Figure 1
Location Map
G10 Parking Garage
Miami-Dade County, Florida

Attachment B

Parking Demand Data

Typical Weekday Parking Demand Data

Prepared by National Data & Surveying Services

Parking Study

Location: Miami Beach Parking Garage - 1900 Bay Rd
City: Miami Beach, FL

Date: 6/13/2023
Day: Tuesday

Lot	Space Type	Space	11:30 PM
Second Floor	Regular	106	13
	Handicap	2	1
	Handicap Electric	1	1
	Authorized Vehicles Only	3	0
	Park & Pay 5 Minutes Max	1	0
	No Parking City Equipment Only	2	2
	Charging Station	2	0
Third Floor	Regular	116	9
	Handicap	1	0
Fourth Floor	Regular	58	6
	Handicap	2	0
	No Parking City Equipment Only	10	7
	Authorized Vehicles Only	48	21
Fifth Floor	Authorized Vehicles Only	73	45
	Handicap	2	0
	Illegal	-	0
	Total	427	105

Weekday Parking Demand Calculations

Parking Garage Entering/Exiting Data Wednesday (5/10/2023)					
Start Hour	Number of Vehicles Entering	Number of Vehicles Exiting	Hourly Demand	PSCF Adjusted Hourly Demand	Spaces Remaining
12:00 AM	4	7	102	103	324
1:00 AM	2	2	102	103	324
2:00 AM	4	2	104	105	322
3:00 AM	2	2	104	105	322
4:00 AM	57	0	161	163	264
5:00 AM	37	40	158	160	267
6:00 AM	38	16	180	182	245
7:00 AM	95	20	255	258	169
8:00 AM	61	39	277	280	147
9:00 AM	58	30	305	308	119
10:00 AM	77	29	353	357	70
11:00 AM	58	50	361	365	62
12:00 PM	42	46	357	361	66
1:00 PM	51	97	311	314	113
2:00 PM	21	54	278	281	146
3:00 PM	24	57	245	247	180
4:00 PM	36	65	216	218	209
5:00 PM	29	64	181	183	244
6:00 PM	19	36	164	166	261
7:00 PM	15	37	142	143	284
8:00 PM	5	18	129	130	297
9:00 PM	2	23	108	109	318
10:00 PM	2	7	103	104	323

City of Miami Beach Driveway Ingress/Egress Counts

Wednesday	Ingress	Egress
5/10/2023	739	741
0	4	7
2	2	2
3	4	2
4	2	2
5	57	0
6	37	40
7	38	16
8	95	20
9	61	39
10	58	30
11	77	29
12	58	50
13	42	46
14	51	97
15	21	54
16	24	57
17	36	65
18	29	64
19	19	36
20	15	37
21	5	18
22	2	23
23	2	7

Weekend Parking Demand Data

Prepared by National Data & Surveying Services

Parking Study

Location: Miami Beach Parking Garage - 1900 Bay Rd
City: Miami Beach, FL

Date: 6/9/2023
Day: Friday

Lot	Space Type	Space	11:30 PM
Second Floor	Regular	106	24
	Handicap	2	0
	Handicap Electric	1	1
	Authorized Vehicles Only	3	0
	Park & Pay 5 Minutes Max	1	0
	No Parking City Equipment Only	2	2
	Charging Station	2	0
Third Floor	Regular	116	11
	Handicap	1	0
Fourth Floor	Regular	58	7
	Handicap	2	0
	No Parking City Equipment Only	10	8
	Authorized Vehicles Only	48	21
Fifth Floor	Authorized Vehicles Only	73	45
	Handicap	2	0
	Illegal	-	1
	Total	427	120

Weekend Parking Demand Calculations

Parking Garage Entering/Exiting Data Saturday (5/13/2023)					
Start Hour	Number of Vehicles Entering	Number of Vehicles Exiting	Hourly Demand	PSCF Adjusted Hourly Demand	Spaces Remaining
12:00 AM	2	10	112	113	314
1:00 AM	0	2	110	111	316
2:00 AM	4	0	114	115	312
3:00 AM	2	0	116	117	310
4:00 AM	8	2	122	123	304
5:00 AM	8	6	124	125	302
6:00 AM	12	6	130	131	296
7:00 AM	28	4	154	156	271
8:00 AM	82	18	218	220	207
9:00 AM	94	36	276	279	148
10:00 AM	94	88	282	285	142
11:00 AM	82	76	288	291	136
12:00 PM	54	66	276	279	148
1:00 PM	38	68	246	248	179
2:00 PM	34	58	222	224	203
3:00 PM	32	44	210	212	215
4:00 PM	30	28	212	214	213
5:00 PM	60	34	238	240	187
6:00 PM	58	44	252	255	172
7:00 PM	64	38	278	281	146
8:00 PM	26	76	228	230	197
9:00 PM	8	74	162	164	263
10:00 PM	2	34	130	131	296

City of Miami Beach Driveway Ingress/Egress Counts

Saturday	Ingress	Egress
5/13/2023	824	814
0	2	10
2	0	2
3	4	0
4	2	0
5	8	2
6	8	6
7	12	6
8	28	4
9	82	18
10	94	36
11	94	88
12	82	76
13	54	66
14	38	68
15	34	58
16	32	44
17	30	28
18	60	34
19	58	44
20	64	38
21	26	76
22	8	74
23	2	34
1	2	2

Peak Season Conversion Factor

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8700 MIAMI-DADE NORTH

MOCF: 0.96

WEEK	DATES	SF	PSCF
1	01/01/2022 - 01/01/2022	1.06	1.10
2	01/02/2022 - 01/08/2022	1.04	1.08
3	01/09/2022 - 01/15/2022	1.02	1.06
4	01/16/2022 - 01/22/2022	1.01	1.05
5	01/23/2022 - 01/29/2022	1.00	1.04
6	01/30/2022 - 02/05/2022	0.98	1.02
7	02/06/2022 - 02/12/2022	0.97	1.01
* 8	02/13/2022 - 02/19/2022	0.96	1.00
* 9	02/20/2022 - 02/26/2022	0.96	1.00
*10	02/27/2022 - 03/05/2022	0.96	1.00
*11	03/06/2022 - 03/12/2022	0.96	1.00
*12	03/13/2022 - 03/19/2022	0.96	1.00
*13	03/20/2022 - 03/26/2022	0.96	1.00
*14	03/27/2022 - 04/02/2022	0.96	1.00
*15	04/03/2022 - 04/09/2022	0.96	1.00
*16	04/10/2022 - 04/16/2022	0.95	0.99
*17	04/17/2022 - 04/23/2022	0.96	1.00
*18	04/24/2022 - 04/30/2022	0.96	1.00
*19	05/01/2022 - 05/07/2022	0.97	1.01
*20	05/08/2022 - 05/14/2022	0.97	1.01
21	05/15/2022 - 05/21/2022	0.98	1.02
22	05/22/2022 - 05/28/2022	0.99	1.03
23	05/29/2022 - 06/04/2022	0.99	1.03
24	06/05/2022 - 06/11/2022	1.00	1.04
25	06/12/2022 - 06/18/2022	1.01	1.05
26	06/19/2022 - 06/25/2022	1.01	1.05
27	06/26/2022 - 07/02/2022	1.01	1.05
28	07/03/2022 - 07/09/2022	1.02	1.06
29	07/10/2022 - 07/16/2022	1.02	1.06
30	07/17/2022 - 07/23/2022	1.02	1.06
31	07/24/2022 - 07/30/2022	1.02	1.06
32	07/31/2022 - 08/06/2022	1.01	1.05
33	08/07/2022 - 08/13/2022	1.01	1.05
34	08/14/2022 - 08/20/2022	1.01	1.05
35	08/21/2022 - 08/27/2022	1.03	1.07
36	08/28/2022 - 09/03/2022	1.04	1.08
37	09/04/2022 - 09/10/2022	1.05	1.09
38	09/11/2022 - 09/17/2022	1.07	1.11
39	09/18/2022 - 09/24/2022	1.05	1.09
40	09/25/2022 - 10/01/2022	1.03	1.07
41	10/02/2022 - 10/08/2022	1.01	1.05
42	10/09/2022 - 10/15/2022	0.99	1.03
43	10/16/2022 - 10/22/2022	1.00	1.04
44	10/23/2022 - 10/29/2022	1.01	1.05
45	10/30/2022 - 11/05/2022	1.01	1.05
46	11/06/2022 - 11/12/2022	1.02	1.06
47	11/13/2022 - 11/19/2022	1.03	1.07
48	11/20/2022 - 11/26/2022	1.04	1.08
49	11/27/2022 - 12/03/2022	1.05	1.09
50	12/04/2022 - 12/10/2022	1.05	1.09
51	12/11/2022 - 12/17/2022	1.06	1.10
52	12/18/2022 - 12/24/2022	1.04	1.08
53	12/25/2022 - 12/31/2022	1.02	1.06

* PEAK SEASON