

# MIAMI BEACH

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TRANSPORTATION DEPARTMENT

MEMORANDUM

TO: Michael Belush, AICP, Planning and Zoning Manager

FROM: Jose R. Gonzalez, PE, Director <sup>JRG</sup>

DATE: November 15, 2016

SUBJECT: 4385 Collins Avenue (The Soho Beach House) – Valet Operation Analysis

The Transportation Department has coordinated the review of the follow-up study on the subject valet operation analysis submitted by the applicant as part of the Planning Board application for development of the Soho Beach House located at 4385 Collins Avenue. The follow-up study analyzes the existing valet operation which was conditionally approved by the City.

Currently, the site's approved conditional use permit allows for a 124-seat restaurant, currently open to the public, and two (2) ancillary bars (long bar and wine bar) with a total of 19 seats that serve as a waiting area for the public restaurant. Additionally, the approved conditional use permit includes the Soho Beach House members-only Mandolin restaurant and ancillary bars with a total of 170 seats. The proposed redevelopment proposes 44 additional seats to the Soho Beach House members-only Mandolin restaurant. Due to the fact that the additional seats are for existing members only, the expansion is not anticipated to have an adverse effect on traffic in the area.

The Soho Beach House redevelopment will be served by one (1) porte-cochere for member valet drop-off and pick-up. The porte-cochere is located at the main entrance along Collins Avenue. The porte-cochere consists of two (2) lanes with vehicle storage of approximately seven (7) vehicle spaces. Since self-parking is not provided on-site, all vehicles are currently valeted. Parking for valet services is at Charles Parking Garage located on the northeast corner of 43rd Street and Indian Creek Drive. Figure 2 contained in Attachment A of the Traffic Impact Study (TIS) report, provides a graphic illustration of the proposed valet routes to and from the Charles Parking Garage.

The proposed valet drop-off route will direct vehicles west on 44th Street, south on Indian Creek Drive, east on 43rd Street, and north on Collins Avenue to the parking garage entrance. The proposed valet pick-up route will direct vehicles east on 43rd Street and north on Collins Avenue to the porte-cochere.

Kimley-Horn and Associates, Inc. was retained by the applicant to conduct the Valet Operation Analysis in connection with the proposed redevelopment. FTE, Inc. was retained by the City to perform the peer review of this study.

### **VALET OPERATION**

The valet queuing operations analysis was performed based on the methodology outlined in Institute of Transportation Engineers (ITE) Transportation and Land Development. The analysis was performed to determine if valet operations could accommodate vehicular queues without blocking travel lanes on Collins Avenue. Valet operations were analyzed based on the number of valet attendants and required vehicle stacking for the proposed redevelopment traffic.

Valet attendants will be stationed at the Collins Avenue porte-cochere and will walk/run to and from the Charles Parking Garage. Valet drop-off trip service time was calculated based on the time it would take a valet parking attendant to obtain and park a drop-off vehicle at the parking garage. Valet pick-up trip service time was calculated based on the time it would take a valet parking attendant to bring a parked vehicle back to a patron at the valet stations for pick-up.

Entering and exiting traffic volumes at the project's driveway were collected during the site's peak period on a Saturday from 10:00 AM to 6:00 PM.

The calculated average service time for vehicles valeted from the porte-cochere on Collins Avenue is 6.4 minutes for valet drop-off and 6.1 minutes for valet pick-up. Detailed trip length calculations are included in Attachment C of the TIS report.

Results of the highest demand condition valet operation analysis demonstrate that 19 valet attendants would be required so that the vehicle drop-off/pick-up storage would not be exceeded. Results of the typical demand conditions valet operations analysis demonstrate that five (5) valet attendants would be required so that the vehicle drop-off/pick-up storage would not be exceeded. Therefore, it was determined that the 90<sup>th</sup> percentile valet queue is not extending beyond the valet service area onto Collins Avenue. This translates into the need for between 5 and 19 valet attendants to adequately service the development.

### **RECOMMENDATION**

The Transportation Department has concerns with the high number of valet attendants required during peak demand periods and the applicant's ability to meet this staffing requirement. As such, the Transportation Department recommends that the applicant provide an updated Valet Operation analysis within 90 days of expanded restaurant operation for review and approval by the Transportation Department.

cc: Josiel Ferrer-Diaz, E.I., Transportation Manager  
Ali Soltani Sobh, Ph.D., Transportation Analyst

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