



## **MEMORANDUM**

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DATE: April 4, 2017  
TO: Josiel Ferrer-Diaz, EI, Transportation Manager, City of Miami Beach  
FROM: Claudia Lamus, P.E.  
CC: Ali Soltani Sobh, Ph.D.  
Oliver Rodrigues P.E., PTOE  
SUBJECT: **4000 Collins –  
Traffic Impact Study - Peer Review No. 2**

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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 4000 Collins, Miami Beach, FL. These services were performed as part of the City's Traffic Engineering Consulting Services Contract.

The applicant proposes a hotel with 100 rooms and 11,141 square feet of retail. Parking and valet services will be provided. A Traffic Impact Study (TIS) prepared by TrafTech dated February 2017 was presented to the City. Fte provided peer review comments dated March 4, 2017. Responses to the comments were submitted by the applicant March 7, 2017.

After reviewing the response to comments, FTE found that all comments were satisfactorily addressed. FTE recommends the following conditions of approval:

The valet analysis was developed under various assumptions. It is recommended to have the applicant come back to the planning Board after the development has been open with a full valet analysis of its operations.

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.

4000 Collins Avenue - Peer Review Memorandum 2