



6747 Collins Avenue

Miami Beach, Florida 33141

prepared for:

Bercow Radell Fernandez Larkin + Tapanes

traffic methodology

PROPOSED TRAFFIC METHODOLOGY
6747 Collins
Miami Beach, Florida

PROJECT DESCRIPTION

The project site is currently vacant. Proposed for the project is a mixed-use project consisting of 160 hotel rooms and 224 seats of restaurant use.

PROPOSED TRAFFIC METHODOLOGY

- The trip generation analysis will be based upon the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11th Edition)*. Table 1 documents the trip generation associated with the proposed mixed-use development (hotel/restaurant).
- The trip distribution and assignment of project traffic will be based upon the applicable TAZ data contained within the Long-Range Transportation Plan (LRTP) published by the Miami-Dade MPO. The distribution will be interpolated between the 2015 and 2045 model years for the appropriate buildout year (tentatively estimated to be 2025).
- The subject traffic study will evaluate the following intersections during the typical AM and PM peak periods:
 - Abbott Avenue and 69th Street
 - Harding Avenue and 69th Street
 - Collins Avenue and 69th Street
 - Indian Creek Drive and Abbott Avenue
 - Indian Creek Drive and 67th Street
 - Collins Avenue and 67th Street
- Traffic counts will be collected at the study intersections on a typical weekday during the AM peak period (7:00 AM – 9:00 AM) and the PM peak period (4:00 PM – 6:00 PM). These counts will include bicyclists and pedestrians.

- Traffic counts will be adjusted to reflect average peak season conditions based upon the most recent available FDOT adjustment factors.
- A growth factor will be applied to the traffic counts to reflect future traffic conditions at project build-out. The growth factor will be based upon historical traffic data available for the area near the project site.
- Traffic associated with the committed developments will be provided by the City of Miami Beach:
- Existing traffic signal timing data for the study intersections will be obtained from Miami-Dade County DTPW and will be included in the Appendix of the traffic study.
- Traffic analysis will be prepared for each of the study intersections and project driveways for the following scenarios:
 - Existing (2024) traffic conditions
 - Background traffic conditions for buildout year (2027)
 - Future conditions with growth rate, committed development and project traffic for the buildout year (2027)
- The level of service and delay for the study intersections and project driveways will be summarized by movement and approach as well as for the overall intersection. If necessary, mitigation of impacts will be recommended. A turn lane analysis will also be performed.
- Intersection and driveway analyses will be conducted using the Synchro software for existing conditions, future conditions without the project, and future conditions with the proposed project in place. The Highway Capacity Manual (HCM) 6th or 2000 Edition will be used, as applicable. Synchro files will be provided as part of the traffic study.
- A parking description (required vs provided) will be documented in the traffic study.
- Queuing at entry gates, if applicable, will be addressed in the traffic study.
- The traffic study will address loading areas (description, locations and maneuverability analysis using the AutoTURN software).

- The traffic study will include a multimodal section addressing non-automobile modes of transportation.
- A Traffic Control Plan (TCP) depicting proposed signing and markings within the parking areas and access driveways will be included in the traffic study.
- A Transportation Demand Management Plan will be developed for the project.
- If valet service is proposed for the project, a valet operations plan will be prepared addressing valet station(s), parking and retrieval routes, valet parking and number of valet attendants required to prevent traffic queues from interfering with on-site circulation or from spilling onto public streets. Ridesharing will be documented.
- The results of the traffic impact analysis will be documented in a technical report with an executive summary. All traffic data obtained for this project will be included in the Appendix of the traffic study.

TABLE 1
Trip Generation Summary (Proposed Uses)
6747 Collins

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Hotel (LUC 310)	160 keys	1,311	73	41	32	91	46	45
Restaurant (LUC 931)	224 seats	582	4	2	2	63	42	21
Gross Trips		1,893	77	43	34	154	88	66
Internal Trips (-30%)		-349	0	0	0	-38	-25	-13
Driveway Trips		1,544	77	43	34	116	63	53
Pass-by Restaurant (PM 44%)		-176	0	0	0	-19	-13	-6
External Trips		1,368	77	43	34	97	50	47

Source: ITE Trip Generation Manual (11th Edition)

ATTACHMENT A

Site Plan for 6747 Collins

MIAMI BEACH, FL 33141

URBANICA HOTELS



PLANNING BOARD

05/26/2024

PLANNING BOARD INDEX

Chart Number	Chart Name
1 - GENERAL	
0.0000	CROWN SHEET
0.0010	PROJECT DATA
0.0020	PLAN AND ELEVATIONS
0.0030	SEAT COUNT SUMMARY
0.0040	SEATING PLAN
0.0050	SEATING PLAN - WINGS
0.0060	SEATING PLAN - FOREGROUND
0.0070	SEATING PLAN - ELECTRONIC LEVEL 2
0.0080	SEATING PLAN - ELECTRONIC LEVEL 3
1 - SURVEY	
C500	SURVEY - SURVEILLATION AND EVACUATION CONTROL PLAN
2 - ARCHITECTURE	
0.0000	SEATING PLAN - EXTERIOR FLOOR
0.0010	LEVEL 01 - PLANT OVERVIEW
0.0020	PROPOSED LEVEL 01 PLANT DETAILS
0.0030	PROPOSED LEVEL 01 PLANT DETAILS
0.0040	LEVEL 01 PLANT OVERVIEW
0.0050	TYPICAL LEVEL 01, ROOF & UPPER ROOF PLANT OVERVIEW
0.0060	LEVEL 02 - OVERVIEW
0.0070	OVERVIEW SECTION
0.0080	OVERVIEW WEST & EAST ELEVATION
0.0090	RENDERED OVERVIEW NORTH
0.0100	RENDERED OVERVIEW SOUTH
0.0110	RENDERED OVERVIEW WEST & EAST ELEVATION
0.0120	LEVEL 02 - ROOF SECTION
0.0130	OVERVIEW NORTH SECTION 2
0.0140	OVERVIEW SECTION 2
0.0150	OVERVIEW SECTION 2
0.0160	LEVEL 03 - SEAT
3 - ACCESSORIES	
L-000	MANUSCRIPT COVER - SHEET BOOK
L-001	ENDING THE SURVEY - DISSEMINATION PLAN, CHART - MISCELLANEOUS SUMMARY
L-002	LEVEL 01 - ACCESSORY PLANT OVERVIEW
L-003	LEVEL 01 - ACCESSORY PLANT OVERVIEW PLAN
L-004	LEVEL 02 - ACCESSORY PLANT OVERVIEW
L-005	LEVEL 03 - ACCESSORY PLANT OVERVIEW
L-006	PLANT LIST - DETAILS
L-007	PLANT LIST - PLANT LIST - INFORMATION NOTES
L-008	LEVEL 01 - PLANT OVERVIEW
L-009	LEVEL 02 - PLANT OVERVIEW
L-010	LEVEL 03 - PLANT OVERVIEW
L-011	PLANT LIST OVERVIEW - DETAILS

OWNER:

URBANICA THE HOTELS

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FLOOR AREA INFO			
LEVEL	TOTAL FAR BY LEVEL	FLOOR COUNT	TOTAL FAR
LEVEL 4	6,496 SF	1	6,496 SF
LEVEL 4	186 SF	1	186 SF
LEVEL 4	94 SF	1	94 SF
LEVEL 4	6,779 SF	6,779 SF	
LEVEL 5	6,490 SF	11	71,388 SF
LEVEL 5	6,490 SF		71,388 SF
LEVEL 16	5,429 SF	1	5,429 SF
LEVEL 16	5,429 SF		5,429 SF
TOTAL	28,702 SF		90,600 SF

HOTEL PARKING REQUIREMENTS			
TYPE	QUANTITY	RATIO	TOTAL REQUIRED
Hotel units 1-100	100 units	0.5 SPACES/UNIT	50 SPACES
Hotel units 101+	60 units	1.0 SPACES/UNIT	60 SPACES
TOTAL			110 SPACES
ALTERNATIVE PARKING INCENTIVE			
On-site parking long term	40	0.7 P/SPACE	0 PARKING SPACES
TOTAL			0 PARKING SPACES
LEVELS			
LEVEL 2	17	22	39
LEVEL 3	63	22	139
TOTAL PARKING	80	22	102 TOTAL NEW PARKING
PROJECT TOTAL			
Alternative parking incentives			102 TOTAL PARKING PROVIDED
TOTAL WITH BENEFIT			0 PARKING SPACES 110 PARKING SPACES

BIKE RACK
Storage for 40 bikes provided.

RESTAURANT SEATS COUNTS	AREA	SEATS	ADA SEATS (%)	TOTAL
RESTAURANT GROUND FLOOR	OUTDOOR - 2,318 SF	43	2	44
RESTAURANT LEVEL 3	INDOOR - 744 SF	48		70
	OUTDOOR - 1,591 SF	19	1	
RESTAURANT LEVEL 4	INDOOR - 1,256 SF	60	3	110
	OUTDOOR - 1,530 SF	45	2	

(BUILDING PLANS PREPARED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020, FLORIDA FIRE PREVENTION CODE 2020, AND FLORIDA ACCESSIBILITY CODE.)



OWNER:

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SEAL/SIGNATURE/DATE

PROJECT ISSUE DATE : 05/26/24

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PROJECT DATA

A 0.01PB

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