



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	
0.0.0.00	COUNT SHEET
0.0.0.01	PROJECT DATA
0.0.0.02	PLAN AND ELEVATIONS
0.0.0.03	SEAT COUNT SUMMARY
0.0.0.04	SEATING PLAN
0.0.0.05	SEATING PLAN - NOTES
0.0.0.06	EXIST'NG PRE-FORMATION
0.0.0.07	EXIST'NG CURVED ELEVATION LEVEL
0.0.0.08	EXIST'NG RAMPING PLAN LEVEL 2
0.0.0.09	EXIST'NG RAMPING PLAN LEVEL 3
1 - SURVEY	
C500	SURVEY - SURVEILLATION AND ENOUGH CONTROL PLAN
2 - ARCHITECTURE	
0.0.0.00	SEAT PLAN - EXISTING FLOOR
0.0.0.01	LEVEL 01 - PLAN OVERVIEW
0.0.0.02	PROPOSED LEVEL 01 PLAN DETAILS
0.0.0.03	PROPOSED LEVEL 02 PLAN DETAILS
0.0.0.04	LEVEL 01 - PLAN OVERVIEW
0.0.0.05	TYPICAL LEVEL, ROOF & UPPER ROOF PLAN OVERVIEW
0.0.0.06	LEVEL 02 - OVERVIEW
0.0.0.07	OVERVIEW SECTION
0.0.0.08	OVERVIEW WEST & EAST ELEVATION
0.0.0.09	REHENDED OVERVIEW NORTH
0.0.0.10	REHENDED OVERVIEW SOUTH
0.0.0.11	REHENDED OVERVIEW WEST & EAST ELEVATION
0.0.0.12	LEVEL 01 - ROOF SECTION
0.0.0.13	OVERVIEW CROSS SECTION 2
0.0.0.14	OVERVIEW CROSS SECTION 3
0.0.0.15	LEVEL 01 - SEAT
3 - ACCESSORIES	
L-000	MANUSCRIPT COVER - SHEET BOOK
0.0.0.00	EXIST'NG THE SURVEY - DISSEMINATION PLAN, CHART - MEETINGS SUMMARY
-0.0.0.01	LEVEL 01 - ACCESSORY PLAN OVERVIEW
-0.0.0.02	LEVEL 01 - ACCESSORY PLAN OVERVIEW PLAN
-0.0.0.03	LEVEL 02 - ACCESSORY PLAN OVERVIEW PLAN
-0.0.0.04	LEVEL 03 - ACCESSORY PLAN OVERVIEW PLAN
-0.0.0.05	PLANET SET - DETAILS
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OWNER:

URBANICA THE HOTELS

1000 FIFTH ST, SUITE 102,
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P: 305.416.4556

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www.arquitectonica.com**

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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			
Block-parking long term	40	0.7 P/SPACE	0 PARKING SPACES
TOTAL			0 PARKING SPACES
LEVELS	STANDARD PARKING	BY PARKING SPACES	TOTAL PROVIDED
LEVEL 2	17	22	39
LEVEL 3	63	22	85
TOTAL PROVIDED	80	22	102 TOTAL NEW PARKING
PROJECT TOTAL			102 TOTAL PARKING PROVIDED
Alternative parking incentives			0 PARKING SPACES
TOTAL WITH BENEFIT			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	45		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.



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SEAL/SIGNATURE/DATE

PLANNING BOARD

PROJECT ISSUE DATE : 05/26/24

ISSUE #	DESCRIPTION	DATE
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PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 626, FLORIDA STATUTES

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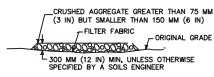
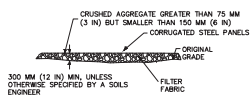
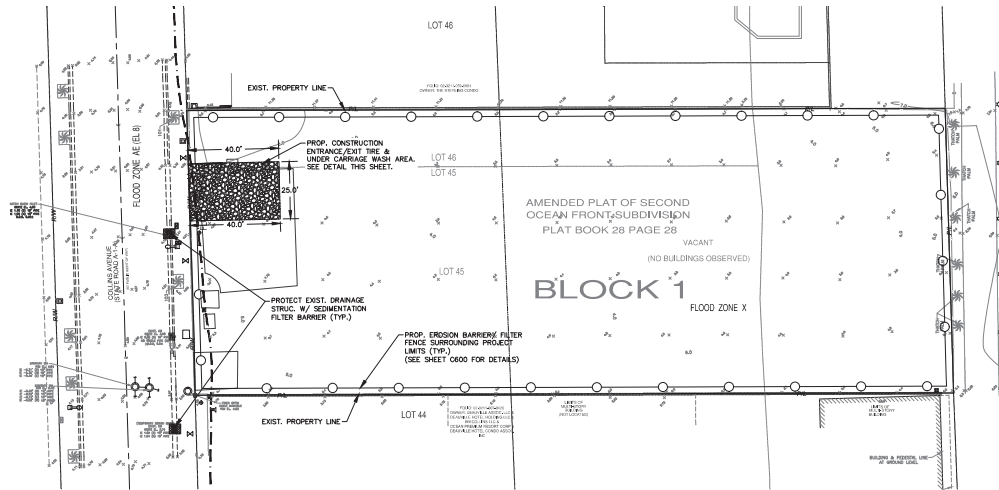
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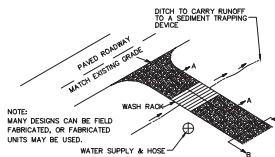
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23/06/2024 15:34:12

BINDING AREA DO NOT PLACE CONTENT HERE



SECTION B-B
NTS
TYPICAL TIRE WASH
NOT TO SCALE



MANY DESIGNS CAN BE
FABRICATED, OR FABR
UNITS MAY BE USED.



LEGEND:

---RAW ---R---
 ---C--- CENTER LINE
 ===== EXISTING CURBING
 x8.00' EXISTING ELEVATIONS (NGVD)
 ===== PROP. EROSION BARRIER PER CMB
 DETAIL SES13. (SEE CIVIL SHT.
 0600 FOR DETAILS)

NOTES:

1. CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
2. IN ACCORDANCE TO FDEP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED.



6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

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D-0007-0001-0001

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CAMLEY
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PERMIT SET

ISSUE #	DESCRIPTION	DATE
*A	BID SET	02/29/2024

PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE

SPECIALTIES SHALL COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 116, FLORIDA BUILDING CODE AND CHAPTER 63, FLORIDA STATUTES.

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(PAM) 95 NDSB:

SEDIMENTATION AND EROSION CONTROL PLAN

C500

www.ipsa-architecture.com

SCALE:

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig.



C500

119-ARCHITECTURICA INTERNATIONAL, INC.

SCALE:

[illegible]

P466C-192 (2022)

FLOOD NOTES

1. Electrical systems, equipment and components: Heating, ventilation, air conditioning, plumbing appliances and plumbing fixtures, data systems and other service equipment (post equipment, waste heaters, generators, electrical panels, etc.) shall be elevated as above Design Flood Elevation according to the Table 1 and Table 2 of the ASCE 24-14; this apply to "V" and Coastal "V" zones.

2. All construction and finish material below the DFE or Lowest Floor elevation, whichever is higher, shall be flood damage resistant material below as specified in Table 5-1 of ASCE 24-14.

3. Flood damage resistant walls must comply with the 2005, 1603.5.

4. Flooded areas below the DFE shall be used only for parking, building access or storage. ASCE 24-14, 4.6.2.1.

5. The Owner will be in compliance with ASCE 24-14 Section 2.2 and FEMA Technical Bulletin 4-02(1).

6. To minimize the loss of life, injuries and damages, a system of interlocking controls with one or more than switches in the disaster area, which prevents the safe from becoming one. Additionally, the majority of the electrical equipment such as electrical junction boxes and control and control panels should be elevated above the elevations specified in Table 1.1, Zone A ASCE 24-14, Ch 1.2 and Comments on page 10.

7. Upon placement of the lowest floor and prior to further vertical construction, an Elevation Certificate for building under construction shall be submitted (FBC 2008, building section 110.23).

8. A Flood Elevation Certificate for Flooded Construction must be submitted before any CO, TCO or Building Final Inspection is issued.

9. The Design Flood Elevation (DFE) for this project according to FBC 107.2.6.1 is 9.00' N.A.G.D.

10. ASCE 24-14 TABLE 1-1 FLOOD DESIGN CLASS OF BUILDINGS AND STRUCTURES - FLOOD DESIGN CLASS 1.

FLOOD MANAGEMENT INFORMATION	
ITEM	Flood Information
1	Flood Zone
2	Design Flood Elevation (DFE)
3	Design Flood Elevation (DFE)
4	Design Flood Elevation (DFE)
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FLOOD MANAGEMENT INFORMATION 2	
ITEM	Flood Information
1	Flood Zone
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3	Design Flood Elevation (DFE)
4	Design Flood Elevation (DFE)
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15	Design Flood Elevation (DFE)
16	Design Flood Elevation (DFE)
17	Design Flood Elevation (DFE)
18	Design Flood Elevation (DFE)
19	Design Flood Elevation (DFE)
20	Design Flood Elevation (DFE)



6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

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THE
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WWW.JHENGINEERING.COM

MEP ENGINEER:
TLC
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WWW.JANISLANDSCAPE.COM

DESIGN/DATE:
10/05/2024

PLANNING BOARD
PROJECT ISSUE DATE: 10/05/2024

ISSUE # DESCRIPTION DATE

PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY REQUIREMENTS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 638, FLORIDA STATUTES.

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DRAWING NAME:

SITE PLAN - GROUND FLOOR

A 1.00PB

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OCEAN ENGINEERING & ARCHITECTS
SCALE: As Indicated

1 SITE PLAN
1" = 20'-0"

[illegible]

1. ALL FLOORING SHALL BE LEVEL AND SLIP RESISTANT.
2. ANY WOOD FINISHES WILL BE INHERENTLY FIRE RETARDANT.
3. ALL INTERIOR FINISH WILL COMPLY WITH NFPA 101 7TH EDITION 102.2
4. EY STAIRS WILL BE MINIMUM OF 10 FEET FROM ANY STAIRS AND EXIT DOORS.
5. INSTALL PANIC HARDWARE IN ALL MEANS OF EGRESS DOORS.
6. INSTALL EVACUATION EMERGENCY PLANS TO BE POSTED ON THE BACK OF THE ENTRY DOOR AT UNITS.
7. ALL UPHOLSTERED FURNITURE AND MATTRESSES WILL COMPLY WITH NFPA 101 7TH EDITION 262.6.2
8. INSTALL PANIC HARDWARE IN ALL POOL DECK GATES.
9. INSTALL SELF-CLOSING AND SELF-LATCHING IN ALL FIRE RATED DOORS.
10. ALL STAIR DOORS HAVE RE-ENTRY - OTHERWISSE NOTED AT SPECIFIC ENT.

1. REFER TO DRAWING FRONT OF HOUSE FRONT AND GUESTROOM INTERIORS, PLUMBING FIXTURES AND LISTED FIXTURE INFORMATION.
2. REFER TO DRAWINGS FOR GROUND FLOOR & LEVEL 4 FRONT OF HOUSE PLUMBING INTERIORS, RESTAURANT, BAR, BARBECUE INTERIORS, AND LISTED FIXTURE INFORMATION.
3. REFER TO BARRED AREA 404A SERIES FOR (QUESTIONS, CLARIFICATIONS AND CODE COMPLIANCE INFORMATION).
4. FOR ALL OTHERS HOUSE EQUIPMENT (HOUSE) / (BAR AREAS) REFER TO POOL DRAWINGS.
5. FOR ALL MEET EQUIPMENT REFER TO MEET DRAWINGS.
6. FOR ALL TECHNOLOGY EQUIPMENT TO POOL DRAWINGS.
7. FOR POOL LINOLEUM, EQUIPMENT REFER TO POOL DRAWINGS.
8. MECHANICAL EQUIPMENT SHALL COMPLY WITH SHOWN REMOVED POST-404E SALVAGE AND OVERHAUL OPERATE PER 2009 ASME B31.3.
9. PAVING SPACES FOR VANS AND ACCESSIBLES AND VEHICULAR TRAILS SERVING THEM SHALL PROVIDE A VEHICLE CLEARANCE OF 90 IN (2286 mm) MINIMUM IN COMPLIANCE WITH 2009 FDC 530.5.
10. VEHICLE CLEARANCE SHALL COMPLY WITH 2009 FDC 532B, 530B, 540C AND ANY OTHER APPLICABLE REQUIREMENTS.

30% ACCESSIBLE ROUTE

12. BASED ON CURRENTLY USED AS A BASIS FOR FUTURE REVISIONS OF THIS PROJECT AND ANY OTHER APPLICABLE REQUIREMENTS.



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100

PROJECT ISSUE DATE : 05/26/24

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TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND APPLICABLE FIRE-SAFETY REQUIREMENTS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE CHAPTER 639, FLORIDA STATUTES.

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LEVEL 01 PLAN OVERALL

A 1.01PB

SCALE: As indicated

SCALE: As indicated

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302-140

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HOTEL PARKING REQUIREMENTS				
TYPE	QUANTITY	AUTO	TOTAL REQUIRED	
Hotel units >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				
Stacy's parking long term	40	6.2 P/SPACE	8 PARKING SPACES	
TOTAL			8 PARKING SPACES	
LEVELS	DEMISHED PARKING	BY PARKING SPACES	TOTAL PROVIDED	
LEVEL 2	17	22	39	
LEVEL 3	63	9	63	
TOTAL PARKING	80	22	102 TOTAL NEW PARKING	
PRODUCT TOTAL			102 TOTAL PARKING PROVIDED	
Alternative parking solution			8 PARKING SPACES	
TOTAL WITH BENEFIT			110 PARKING SPACES	



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PLANNING BOARD		
PROJECT/ISSUE DATE: 05/26/24		
ISSUE #	DESCRIPTION	DATE
PROJECT NUMBER: 00075 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY ECONOMICS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 161, FLORIDA BUILDING CODE AND CHAPTER 63A, FLORIDA STATUTES. ALL DESIGNING INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL INTERNATIONAL, CO. ALL COPYRIGHTS RESERVING, NO COPY, TRANSMISSION, REPRODUCTIONS OR ELECTRONIC COMPILATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCHITECTURAL INTERNATIONAL, CO.		

A 1.03PB

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SCALE: As indicated

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