

Mr. Grant Webster

07/23/2024

Transportation Planner
Transportation & Mobility Department
City of Miami Beach
1700 Convention Center Drive, 3rd Floor
Miami Beach, FL 33139

RE: CATCH Miami Beach – 200 South Pointe Drive
PB22-0542, a.k.a. PB20-0392
Post Opening Study

Dear Mr. Webster,

As a condition of the approval for the above referenced project the City of Miami Beach's Planning Board requested a post-opening study as noted under Item 5.3. of the Conditional Use Permit noted above. The condition reads as follows:

The Developer shall conduct an updated valet utilization study incorporating the rideshare demand within 60 days after opening of the proposed development. The updated analysis shall include weekday peak hour and weekend peak hour analysis. Prior to commencement of the post-opening valet/ride-share analysis, the Developer's Traffic Engineer shall coordinate with the Transportation and Mobility Department.

The Traffic Study completed as part of the development of the subject property estimated a total of 11 valet attendants needed during the peak hour serving a maximum of arriving 76 vehicles per hour and departing 54 vehicles per hour, for a maximum peak hour number of 130 vehicles.

The valet company has provided data from their patron management system for a period of two weeks (7/2/2024 through 7/14/2024) during the afternoon and evening peak use areas (5PM to 12AM). Please refer to Attachment A for the hourly data collected. Table 1 below provides a summary.

Table 1 – Summary of Maximum Number of Valet Attendants and Vehicles from 7/2/2024 to 7/14/2024

Maximum Count	Number	Date of Occurrence	Traffic Study Estimate	Above/Below Estimate
Valet Attendants	10	Friday 7/5 & 7/12 from 7 to 8pm	11	Below Estimate
Vehicles	68	Friday 7/12 from 8 to 9pm	130	Below Estimate

As noted on table 1, the actual number of valet attendants used and the number of maximum vehicles in an hour is less than the estimated in the Traffic Study. Furthermore, the data shows that of the 68 vehicles accessing the property, 10 were rideshare customers, which either dropped off or picked up patrons and did not use the valet stand.

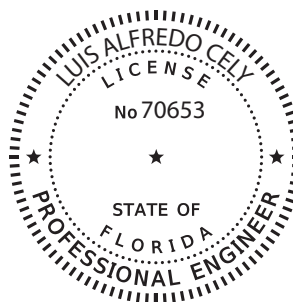
Sincerely,

ALFKA, LLC



Alfredo Cely, PE, PMP
Senior Engineer
Encl.

Exhibit A – Valet Company Patron Usage Counts



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

ALFKA, LLC
400 N. TAMPA ST. STE. 1440
TAMPA, FL 33602
LUIS ALFREDO CELY, P.E. NO. 70653

1000 Brickell Avenue * Suite 715 * Miami, FL 33131 * Phone: 786.828.5750

Exhibit A – Valet Company Patron Usage Counts

Date	Time	Sum of Valet	Sum of Share Ride	Sum of Patrons	Total Vehicles
7/2/2024	1- (5PM-6PM)	0	0	0	0
	2- (6PM-7PM)	1	1	3	4
	3- (7PM-8PM)	6	10	25	35
	4- (8PM-9PM)	4	5	18	23
	5- (9PM-10PM)	2	7	18	25
	6- (10PM-11PM)	0	0	0	0
	7 - (11PM- 12AM)	0	0	0	0
7/2/24 Total		13	23	64	87
7/3/2024	1- (5PM-6PM)	0	0	0	0
	2- (6PM-7PM)	0	0	0	0
	3- (7PM-8PM)	5	9	29	38
	4- (8PM-9PM)	5	12	43	55
	5- (9PM-10PM)	2	9	30	39
	6- (10PM-11PM)	1	7	14	21
	7 - (11PM- 12AM)	3	4	14	18
7/3/24 Total		16	41	130	171
7/4/2024	1- (5PM-6PM)	4	6	27	33
	2- (6PM-7PM)	2	2	13	15
	3- (7PM-8PM)	4	3	19	22
	4- (8PM-9PM)	2	3	11	14
	5- (9PM-10PM)	2	3	23	26
	6- (10PM-11PM)	1	2	6	8
	7 - (11PM- 12AM)	2	1	9	10
7/4/24 Total		17	20	108	128
7/5/2024	1- (5PM-6PM)	5	4	24	28
	2- (6PM-7PM)	3	6	19	25
	3- (7PM-8PM)	4	12	36	48
	4- (8PM-9PM)	3	12	43	55
	5- (9PM-10PM)	2	8	24	32
	6- (10PM-11PM)	3	4	24	28
	7 - (11PM- 12AM)	3	3	14	17
7/5/24 Total		23	49	184	233
7/6/2024	1- (5PM-6PM)	1	4	10	14
	2- (6PM-7PM)	4	4	24	28
	3- (7PM-8PM)	10	1	25	26
	4- (8PM-9PM)	6	6	34	40
	5- (9PM-10PM)	4	6	28	34
	6- (10PM-11PM)	4	3	17	20
	7 - (11PM- 12AM)	4	2	13	15
7/6/24 Total		33	26	151	177
7/7/2024	1- (5PM-6PM)	1	2	7	9
	2- (6PM-7PM)	2	2	10	12
	3- (7PM-8PM)	3	3	19	22
	4- (8PM-9PM)	6	8	41	49

45480	5- (9PM-10PM)	2	7	31	38
	6- (10PM-11PM)	2	3	16	19
	7 -(11PM- 12AM)	0	2	9	11
7/7/24 Total		16	27	133	160

Date	Time	Sum of Valet	Sum of Share Ride	Sum of Patrons	Total Vehicles
7/8/2024	1- (5PM-6PM)	1	0	2	2
	2- (6PM-7PM)	2	1	7	8
	3- (7PM-8PM)	1	5	14	19
	4- (8PM-9PM)	2	3	14	17
	5- (9PM-10PM)	4	1	11	12
	6- (10PM-11PM)	0	5	13	18
	7 -(11PM- 12AM)	0	0	0	0
7/8/24 Total		10	15	61	76
7/9/2024	1- (5PM-6PM)	0	0	0	0
	2- (6PM-7PM)	1	2	4	6
	3- (7PM-8PM)	2	2	9	11
	4- (8PM-9PM)	3	3	16	19
	5- (9PM-10PM)	1	6	23	29
	6- (10PM-11PM)	1	2	8	10
	7 -(11PM- 12AM)	0	0	0	0
7/9/24 Total		8	15	60	75
#####	1- (5PM-6PM)	0	0	0	0
	2- (6PM-7PM)	3	1	10	11
	3- (7PM-8PM)	4	13	45	58
	4- (8PM-9PM)	5	2	15	17
	5- (9PM-10PM)	3	3	16	19
	6- (10PM-11PM)	0	3	7	10
	7 -(11PM- 12AM)	0	0	0	0
7/10/24 Total		15	22	93	115
#####	1- (5PM-6PM)	0	0	0	0
	2- (6PM-7PM)	1	1	4	5
	3- (7PM-8PM)	5	5	28	33
	4- (8PM-9PM)	3	8	33	41
	5- (9PM-10PM)	4	4	20	24
	6- (10PM-11PM)	4	4	21	25
	7 -(11PM- 12AM)	5	2	21	23
7/11/24 Total		22	24	127	151
#####	1- (5PM-6PM)	0	0	0	0
	2- (6PM-7PM)	2	2	12	14
	3- (7PM-8PM)	0	7	16	23
	4- (8PM-9PM)	6	8	42	50
	5- (9PM-10PM)	4	5	26	31
	6- (10PM-11PM)	4	2	19	21
	7 -(11PM- 12AM)	5	3	21	24
7/12/24 Total		21	27	136	163
#####	1- (5PM-6PM)	0	0	0	0
	2- (6PM-7PM)	3	3	18	21

45486	3- (7PM-8PM)	10	3	35	38
	4- (8PM-9PM)	8	10	58	68
	5- (9PM-10PM)	7	5	37	42
	6- (10PM-11PM)	2	9	30	39
	7 -(11PM- 12AM)	0	5	12	17
7/13/24 Total		30	35	190	225
#####	1- (5PM-6PM)	0	0	0	0
	2- (6PM-7PM)	2	2	8	10
	3- (7PM-8PM)	1	4	11	15
	4- (8PM-9PM)	0	2	6	8
	5- (9PM-10PM)	1	2	10	12
	6- (10PM-11PM)	2	1	9	10
	7 -(11PM- 12AM)	2	1	5	6
7/14/24 Total		8	12	49	61