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submitted by neighbor to the Miramar,
Cliff Ghersen
Neighbors of Miramar Beach <neighborsofthemiramar@gmail.com>

Appellant Materials - Ghersen

12/10/24

Miramar Parking Analysis

steveoeg57@gmail.com <steveoeg57@gmail.com>
To: Neighbors of Miramar Beach <neighborsofthemiramar@gmail.com>

Sat, Nov 16, 2024 at 1:15 PM

Hi Valerie,

We have had an opportunity to review the documents that you provided.

We concur with the findings outlined in the Draft Critique letter. We also find that the Shared Parking Analysis should be showing closer to a 123-146 shortage between 5 PM and 9 PM weekdays and weekends. (This assuming that 30% of the retail, lounge, restaurant space, and assembly space is occupied by guests). This shortage does not include the potential impacts of the weddings that are noted in the project description that could add to the shortage. Also the beach club activities with up to 300 people could impact the parking situation even more.

Another observation is that ATE did not actually count the parking demands on a typical weekday or weekend day over the past 3 years. These counts would support the shared parking analysis or confirm your shortage assessment.

Regarding the parking valets, a good rule of thumb is 1 valet per 15-20 vehicles. This will vary based on the various peaking characteristics of the hotel operations and the distance between the drop-off/pick-up area and the parking area, and how the parking area is laid out. If it is congested in the parking area or the distance is far, more valets would be needed. If the parking area is well laid out with easy access to vehicles or the distance between the drop-off/pick-up area is shorter, fewer valets would be needed.

Please let me know how you would like to proceed.

Thank you.

Stephen Orosz PE, PTOE, CFM

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email: steveoeg57@gmail.com

From: Neighbors of Miramar Beach <neighborsofthemiramar@gmail.com>
Sent: Wednesday, October 30, 2024 6:37 PM
To: steveoeg57@gmail.com
Subject: Miramar Parking Analysis

Hi Steve,

Thank you for taking my call today. As discussed, attached please find the link to a dropbox with all of the documents and memos regarding the Miramar's parking situation to date. See exhibit J - the analyzed parking report.

The miramar is severely under parked and we, the neighborhood, have been inundated with traffic and parking. They are out of compliance big time, short over 300 spots as far as we can tell. The proposed parking on the east lot (attached) is stacked parking with valet all over the place. this parking lot has only one entrance and it will be used by 2 valets, beach side residents, delivery trucks, and also has a pedestrian beach access path.

Please let me know if you have any questions. This is our only hope to delay this fast moving project. We are hoping that the Coastal Commission will get involved since this affects public coastal access.

thank you so much!

valerie

805-680-2388

<https://www.dropbox.com/scl/fo/862hfgd0ysr4wr06cs591/AOP53jH1CzKJ6t265wy1KWU?rlkey=63ttoal71jyy39chpjmnmmy075&e=1&st=ygkrhn2x&dl=0>

