



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

TRANSPORTATION & MOBILITY DEPARTMENT

Tel: 305.673.7514

## MEMORANDUM

TO: Thomas R. Mooney, AICP, Director, City of Miami Beach Planning Department

FROM: José R. González, P.E., Director, City of Miami Beach Transportation & Mobility Department

DS  
JRG

DATE: August 28, 2024

SUBJECT: 1901 Collins Avenue (Shore Club) – Traffic Impact Statement and Updated Traffic Impact Analysis – PB24-0679/HPB21-0481/HPB22-0524/0525/TRN24-0006

The City of Miami Beach Transportation & Mobility Department has reviewed the subject Traffic Impact Statement and updated Traffic Impact Analysis submitted by the applicant as part of the Planning Board application for the proposed redevelopment, which will include 49 condominium units, a 76-room hotel, two (2) restaurants with 207 seats, and 7,471 square feet of bar space (including the café-bar area). The proposed redevelopment results in a reduction of 31 condominium units, 34 hotel rooms, and 97 restaurant seats; and an increase of 2,018 square feet of bar space compared to the previously approved development program. Seven (7) self-parking spaces will be provided on-site for select condominium owners. All other vehicles, except taxi/rideshare vehicles, will be valeted.

The project build-out year is anticipated by 2026. As the redevelopment is expected to generate one (1) fewer net new external trip during the AM peak hour and two (2) fewer net new external trips during the PM peak hour, only a Traffic Impact Statement was requested from the applicant. The Traffic Impact Statement associated with this project was completed following the City of Miami Beach requirements and the approved and agreed traffic impact methodology.

### **Trip Generation**

The results of the Trip Generation Analysis indicated that the proposed redevelopment is expected to generate one (1) fewer net new external trip during the AM peak hour, and two (2) fewer net new external trips during the PM peak hour.

### **Circulation/Maneuverability Operations**

Access to the proposed redevelopment will be provided via two (2) valet drop-off/pick-up areas.

The first valet drop-off/pick-up area will be located on-site along Collins Avenue, south of 19 Street at the existing porte-cochere, and will serve the hotel, restaurant, and bar land uses. This drop-off/pick-up area consists of one (1) valet drop-off/pick-up lane with storage for approximately seven (7) vehicles, and one (1) by-pass lane. It is assumed that five (5) spaces will be used for valet operations, and two (2) spaces will be used for taxi/rideshare vehicles.

*Memorandum to Planning Department Re: 1901 Collins Avenue (Shore Club) – Traffic Impact Statement/Updated Analysis  
August 28, 2024*

The second valet drop-off/pick-up area will be located on 20 Street, east of Collins Avenue, and will serve the residential land use only. The second valet drop-off/pick-up area consists of one (1) valet drop-off/pick-up lane with storage for approximately two (2) vehicles. It is assumed that one (1) space will be used for valet operations and one (1) space will be used for taxi/rideshare vehicles.

### **Valet Operations Analysis**

The valet vehicles will be parked off-site at 237 20 Street, approximately 530 feet west of the redevelopment site. All vehicles, with the exception of taxi/rideshare vehicles, will be valeted. Based on the Valet Operations Analysis performed, it was determined that the 95th percentile queues will not extend beyond the valet service areas onto Collins Avenue or 20 Street.

Based upon the conservative assumptions applied, it was estimated that a maximum of ten (10) valet attendants would be required at the hotel/restaurant/bar valet drop-off/pick-up area, and three (3) valet attendants would be required at the residential valet drop-off/pick-up area, to not exceed the vehicle drop-off/pick-up storages during the PM peak hour. There will also be four (4) self-park tandem spaces and seven (7) parking spaces in a semi-automatic puzzle parking system with one (1) ADA parking space on-site. There will be a total of 16 on-site parking spaces, including the two spaces provided by a single tandem space.

### **Loading and Trash Operations**

Access to the loading and delivery area is provided via one (1) full-access driveway along 20 Street, east of Collins Avenue. Based on the Maneuverability Analysis, 30-foot (SU-30) vehicles and loading vans similar to passenger design vehicles will be able to maneuver into and out of the on-site loading area. Note that all loading vehicles must reverse off of 20 Street to access the loading bays; therefore, a dockmaster will be provided to ensure reverse maneuvers are conducted safely and without conflict with on-street traffic and pedestrians.

### **Transportation Demand Management (TDM)**

The project's proposed Transportation Demand Management (TDM) strategies include the following options to reduce the impacts of the project traffic on the surrounding roadway network:

- Creation of an Employee Transportation Coordinator duties for a manager to run the transportation demand management (TDM) programs
- Provide six (6) short-term bicycle racks and 71 long-term bicycle racks
- Providing bike sharing/rentals for hotel guests
- Wide hallways that can accommodate bicycles
- Elevators that can accommodate bicycles
- Bicycle workroom or shop
- Bicycle washing stations
- Bicycle drop-off/valet service
- Lockers for bicyclists to store a change of clothes will be provided on-site
- Shower facility bicyclists can use will be provided on-site

An existing Citi Bike station with 16 bicycle docks is located along the north side of 21 Street, just east of Collins Avenue, an approximately three (3) minute walk from the site's main entrance on Collins Avenue.

*Memorandum to Planning Department Re: 1901 Collins Avenue (Shore Club) – Traffic Impact Statement/Updated Analysis  
August 28, 2024*

Seven (7) Miami-Dade County Metrobus Routes (#14, #15, # 20, #36, #79, #100, #150) and Miami Beach Trolley South Beach Loops A and B operate in close proximity to the site. The nearest bus stop is located at the intersection of Collins Avenue and 21 Street, an approximately four (4) minute walk from the site's main entrance on Collins Avenue.

### **Conditions of Approval**

1. The applicant shall coordinate with the City of Miami Beach Transportation & Mobility Department to implement an acceptable Transportation Demand Management (TDM) Implementation Plan per the TDM strategies outlined in the most recent Traffic Impact Assessment, prior to the issuance of a building permit.
2. The applicant is required to provide a signed copy of the Valet Parking Agreement and Covenant between the applicant and the property owner at 237 20 Street, Miami, Beach, Florida prior to the issuance of a building permit. This should reflect the final allocation of the 100 parking spaces (4 on level 3, and 96 on level 4).
3. The applicant must appoint a loading dockmaster to oversee movements into and out of the loading dock and ensure vehicular conflicts along 20 Street are limited. Loading Zone operations should be restricted to non-peak period hours to ensure that vehicular conflict points along 20 Street are limited. The dockmaster will also manage pedestrians crossing the loading driveway during loading operations, as needed, and work to minimize the daily impact of loading and trash removal and other required trips to fulfill the operational needs of the hotel and condominium property.
4. The applicant must provide updated mechanical lift specifications/cut sheets to the City of Miami Beach for the final vendor for the semi-automatic puzzle mechanical lift parking technology, if different than the vendor used in the Valet Parking Operational Analysis.

### **Conclusion**

The City of Miami Beach Transportation & Mobility Department, including the Peer Review Consultant, has no further comments on the Traffic Impact Statement or updated Traffic Impact Analysis for the proposed 1901 Collins Avenue (Shore Club) redevelopment project.

Please feel free to contact the City of Miami Beach Transportation & Mobility Department if you have any questions on the above.

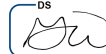
CC: Otniel Rodríguez, E.I., Assistant Director, City of Miami Beach Transportation & Mobility Department

<sup>DS</sup>  


Ghassan Choueiry, P.E., Senior Transportation Engineer, City of Miami Beach Transportation & Mobility Department

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Grant Webster, Transportation Planner, City of Miami Beach Transportation & Mobility Department

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Enc. The Corradino Group (Peer Reviewer), Traffic Review Memo dated 08/28/2024.