




MEMORANDUM

To: Grant Webster
City of Miami Beach

From: Adrian K. Dabkowski, P.E., PTOE 

Date: April 3, 2025

**Subject: 1100 Lincoln Road
Response to Traffic Impact Statement Comments**

We have received comments provided by the City of Miami Beach for the traffic impact statement of the proposed repurposing of the property located at 1100 Lincoln Road. We offer the following responses:

TRAFFIC IMPACT STATEMENT COMMENTS

1. Please update the project operations narrative and provide more specific details related to the proposed hours of operation of the museum use.

Response: The traffic impact statement included in Attachment A-1 has been updated to include additional details such as proposed hours of operation. The proposed museum is expected to operate from 11:00 A.M. to 12:00 A.M. Any proposed modifications to this schedule will comply with the requirements outlined in the City of Miami Beach Code of Ordinances.

2. Please provide more details regarding the parking evaluation. At a minimum, please provide the required parking for the existing movie theater and the proposed museum use. This narrative should confirm the details of the excess parking available in the existing parking garage and confirm whether valet parking is being proposed for the museum's use. Please also confirm if additional public parking is allowed beyond the existing movie theater parking or proposed museum parking.

Response: The traffic impact statement included in Attachment A-1 has been updated to include the existing parking provided and the parking requirement of both the existing and proposed land uses. Note that no changes are proposed to the existing parking garage.

The parking requirement for the existing movie theater was 280 spaces at the time of original approval. The parking garage currently provides 280 parking spaces per the as-built plans included in the traffic assessment. Note that, per the City of Miami Beach Code of Ordinances Section 5.2.4.3(a)(4), parking is not required for the proposed museum use. Nonetheless, the existing parking garage will be maintained as-is to provide parking for employees, patrons, and the public.

Note that valet parking is currently not provided for the existing movie theater and will not be provided for the proposed repurposing.

3. Please provide short-term and long-term bicycle parking per the alternative parking incentives outlined in the City of Miami Beach Code or Ordinances Section 130-40.

Response: See response to Comment 2. As no parking is required for the proposed museum use, participation in alternative parking incentives is not required. Note there are eight (8) bicycle racks currently provided along Alton Road adjacent to the site. Additionally, the applicant is willing to coordinate with the City of Miami Beach regarding the placement of bicycle racks adjacent to the site along Lincoln Road to further encourage bicycle mobility.

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Attachment A-1

Updated Traffic Impact Statement