

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: September 9, 2025

FROM: Thomas R. Mooney, AICP
Planning Director



For TRM

SUBJECT: **PB25-0741. 1100 Lincoln Road**

An application has been filed requesting a Conditional Use Permit for a Neighborhood Impact Establishment, including indoor entertainment with an occupant content exceeding 199 persons, pursuant to Chapter 1, Article II, Section 1.2.3.4; Chapter 2, Article V, Section 2.5.2; and Chapter 7, Article V, Section 7.5.5.4 of the Miami Beach Resiliency Code

RECOMMENDATION

Approval with conditions.

BACKGROUND:

On October 1, 1996, the Design Review Board approved the construction of a mixed-use cinema/retail complex fronting Lincoln Road and Alton Road with a five-level parking garage, pursuant to DRB File No. 7942.

Legal Description:

See Exhibit A

Zoning/Site Data

Zoning District: CD-3, Commercial, High Intensity
Future Land Use Designation: CD-3, Commercial, High Intensity
Local Historic District: N/A
National Register District: N/A

Surrounding Uses:

North: Mixed use parking garage.
South: Commercial building.
West: Mixed use hotel building.
East: Commercial theater building.

THE PROJECT

The applicant, Superhuman Museum, LLC, has submitted plans entitled "Superhuman Museum" Prepared by Dave Droescher, dated April 29, 2025.

The applicant is requesting a Conditional Use Permit (CUP) for a Neighborhood Impact Establishment (NIE), which includes indoor entertainment with an occupant content exceeding 199 persons, in accordance with Chapter 1, Article II, Section 1.2.3.4; Chapter 2, Article V, Section 2.5.2; and Chapter 7, Article V, Section 7.5.5.4 of the Miami Beach Resiliency Code. The proposed scope of work includes the removal of the existing stadium-style seating within the individual theater rooms of the existing cinema. This modification is intended to facilitate patron circulation, allowing visitors to walk through and temporarily stand or sit within different rooms as they experience various artistic installations, including visual projections, video displays, films, lighting effects, and other immersive museum components.

COMPLIANCE WITH CONDITIONAL USE REVIEW GUIDELINES:

Conditional Uses may be approved in accordance with the procedures and standards set forth in the Miami Beach Resiliency Code Chapter 2, Article V, 2.5.2.2:

- 1. The use shall be consistent with the Comprehensive Plan or Neighborhood Plan if one exists for the area in which the property is located.**

Consistent – A Neighborhood Impact Establishment (NIE) is a Conditional Use in the CD-3, Commercial, High Intensity zoning district.

- 2. The intended use or construction would not result in an impact that would exceed the thresholds for the levels of service as set forth in the Comprehensive Plan**

Consistent – The proposal should not result in an impact that would exceed the thresholds for the levels of service as set forth in the Comprehensive Plan.

- 3. Structures and uses associated with the request shall be consistent with these Land Development Regulations.**

Consistent – NIEs are a conditional uses in this zoning district, and subject to Planning Board approval, based upon compliance with the conditional use criteria set forth in the City Code.

- 4. The public health, safety, morals and general welfare shall not be adversely affected.**

Consistent – The proposed indoor entertainment component, as proposed, would not adversely affect the general welfare of nearby residents, particularly if noise and hours of operation are not controlled.

- 5. Adequate off-street parking facilities would be provided.**

Consistent – There are no parking requirements for museums in parking tier 3a. However, the existing 280 parking spaces in the parking garage be sufficient for the Museum attendees as it is a lesser parking requirement than the former theater. No mechanized parking or valet operations are proposed. Loading will continue to be accessed from the existing twenty-foot-wide alley at the rear of the property via the existing internal off-street loading zone on the south elevation. See attached Transportation Memo for additional details.

- 6. Necessary safeguards would be provided for the protection of surrounding property, persons, and neighborhood values.**

Consistent – Staff is recommending conditions to mitigate any adverse impacts from noise and other issues on the surrounding neighborhood.

- 7. The concentration of similar types of uses shall not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.**

Consistent – There is not a high concentration of NIEs in the immediate vicinity.

- 8. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.**

Not Applicable – The site consists of an existing building. While the building will be renovated, no new exterior construction is proposed.

9. **Appropriate consideration is given to the safety of and friendliness to pedestrian traffic, passageways through alleys is encouraged where feasible and driveways shall be minimized to the extent possible.**

Not Applicable

NEIGHBORHOOD IMPACT ESTABLISHMENT REVIEW GUIDELINES

In accordance with Chapter 7, Article 5 Sec. 7.5.5.4 of the Miami Beach Resiliency Code, in reviewing an application for an outdoor entertainment establishment, open air entertainment establishment or a neighborhood impact establishment, the Planning Board shall apply the following supplemental review guidelines criteria in addition to the standard review guidelines for conditional uses pursuant to Chapter 2, Article V:

1. **An operational/business plan which addresses hours of operation, number of employees, menu items, goals of business, and other operational characteristics pertinent to the application.**

Consistent – The operational plan provided includes all necessary information of hours of operation, number of employees, menu items, and goals of business.

2. **A parking plan which fully describes where and how the parking is to be provided and utilized, e.g., valet, self-park, shared parking, after-hour metered spaces and the manner in which it is to be managed.**

Consistent – Parking is not required under the parking tier 3a, but will be available on site.

3. **An indoor/outdoor crowd control plan which addresses how large groups of people waiting to gain entry into the establishment, or already on the premises would be controlled.**

Consistent – The layout of the entry ground floor lobby and the second-floor ticketing queue should ensure that there would be no need to control a large group.

4. **A security plan for the establishment and any parking facility, including enforcement of patron age restrictions.**

Consistent – The submitted operation plan indicates that multiple security cameras with recording abilities will be placed at all access points including staircases, and at various locations within the parking levels. Security personnel stationed at the office lobby will also monitor the property, including all portions of the parking levels, including the loading areas. Additionally, the property will also be well lit to aide in clearly identifying individuals or approaching vehicles during the evening hours.

5. **A traffic circulation analysis and plan which details the impact of projected traffic on the immediate neighborhood and how this impact is to be mitigated.**

Consistent – See attached Transportation Memo for details.

6. **A sanitation plan which addresses on-site facilities as well as off-premises issues resulting from the operation of the establishment.**

Consistent – Sanitation operation will occur from the designated trash and recycling area located interior to the site. Trash collection will take place during the City's regularly scheduled times for this property and using the City- approved Commercial Waste Haulers. The facility has an existing off-street trash room to the rear, which will remain.

7. A noise attenuation plan which addresses how noise would be controlled to meet the requirements of the noise ordinance.

Consistent – The applicant is proposing indoor entertainment, which should be contained within the building.

8. Proximity of proposed establishment to residential uses.

Consistent – The subject property is surrounded by commercial buildings and a hotel development on the west side. As a result, the property is not within the vicinity of residential uses.

9. Cumulative effect of proposed establishment and adjacent pre-existing uses.

Consistent – No negative cumulative effects are anticipated.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 7.1.2.4 o of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

1. A recycling or salvage plan for partial or total demolition shall be provided.

Not Applicable.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

Not Applicable

3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

Not Applicable

4. Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 4 in Land Development Regulations.

Not Applicable.

5. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

Not Applicable.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to 3 additional feet in height.

Not Applicable.

7. As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood.

Not Applicable.

8. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation.

Not Applicable.

9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 in General Ordinances.

Not Applicable.

10. As applicable to all new construction, stormwater retention systems shall be provided.

Not Applicable.

11. Cool pavement materials or porous pavement materials shall be utilized.

Not Applicable.

12. The design of each project shall minimize the potential for heat island effects on-site.

Not Applicable.

ANALYSIS

Project Description and Operations

The proposed project repurposes an existing 78,000 square feet, 18-screen movie theater at 1100 Lincoln Road into a museum featuring interactive art exhibits and ancillary food/beverage service for patrons. No structural, parking, or loading changes are proposed and the proposed use exceeds 199 occupants, triggering review under the Miami Beach Resiliency Code. The entertainment component will be part of a new museum featuring individual rooms and exhibits.

As indicated by the applicant, patrons of the new museum will enter through the existing entrance at the corner of Alton Road and Lincoln Road. A ticketing center will be located on the second floor, which will utilize the latest technology to efficiently check in guests and manage the flow of patrons through the museum. Patrons will be guided through a single-direction, single-path tour through the museum, featuring various art exhibits aimed at engaging the senses.

Proposed Hours of Operation:

Sunday - Wednesday: 11:00 A.M.-12:00 A.M.

Thursday - Saturday: 11:00 A.M.-2:00 A.M.

Deliveries and Sanitation

To minimize impacts on nearby residents and adjacent businesses, all deliveries will be conducted within the designated on-site loading area, utilizing internal facilities and the existing twenty-foot-wide rear alley, which is accessed from Lenox Avenue. Deliveries will be limited to the hours of 7:00 a.m. to 8:00 p.m.

Trash and recycling collection will occur within the designated interior service area, located at the rear of the site. Waste collection will follow the City of Miami Beach's regular schedule for the property and will be carried out by City-approved commercial waste haulers. The existing enclosed trash room at the rear of the facility will remain in use.

All delivery and waste collection activities will comply with the applicable provisions of the City of Miami Beach Code, including freight loading regulations, as may be amended or updated.

Security and Crowd Control

The applicant will implement a comprehensive, site-wide security plan to ensure the safety of patrons, staff, and the surrounding community. The project will include the installation of a security system featuring multiple surveillance cameras with recording capabilities. These cameras will be strategically placed at all access points, within stairwells, and throughout the parking levels, including loading areas.

Security personnel stationed at the main office lobby will actively monitor the premises, including all areas of the parking facility. In addition, the property will be well-illuminated to enhance visibility and aid in the identification of individuals or approaching vehicles during evening hours.

The project anticipates employing approximately 55 full-time staff members on-site. In addition to a portion of these employees being dedicated specifically to security operations, the applicant has indicated that all staff will contribute to maintaining a safe and welcoming environment for Museum visitors.

Transportation

Trip Generation & Traffic Impact

- Using ITE Trip Generation data (11th Edition), the proposed use is expected to **reduce** weekday P.M. peak hour vehicular trips by **190** trips compared to the theater use.
- Neither the existing theater nor the proposed museum is operational during weekday morning peak hours.
- A conservative 20% multimodal adjustment factor was applied, accounting for likely transit, walking, or biking trips.
- Multiple transit options (three Miami-Dade bus routes and the City's South Beach trolley) serve the site with 20–30 minute headways.

Parking

- The existing 280-space parking garage will remain.
- Per City Code, no parking is required for either the existing or proposed use, but the garage will continue to serve patrons, employees, and the public.
- No valet service is planned.

See attached Transportation Memo for additional details.

Summary

In summary, staff is supportive of the applicant's proposal for a new museum to replace the existing Regal theater.

*PB25-0741. 1100 Lincoln Road
September 9, 2025*

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STAFF RECOMMENDATION

In view of the foregoing, staff recommends the application be approved, subject to the conditions in the attached draft order.

EXHIBIT A

Legal Description

Lots 7, 8, 9, 10, 11, 12, 13, 14 & 15, Block 46 and including a portion of a vacated 20 foot alley, all as shown on "ALTON BEACH REALTY COMPANY'S PLAT OF COMMERCIAL SUBDIVISION", according to the plat thereof as recorded in Plat Book 6, Page 5, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the southwest corner of said Lot 15; thence North $88^{\circ}00'30''$ East along the south line of said Lot 15 for 150.00 feet to the southeast corner of said Lot 15; thence North $01^{\circ}59'30''$ West along the east line of said Lots 13, 14, 15 and its northerly extension thereof for 171.70 feet to the south line of said Lot 10; thence North $88^{\circ}00'30''$ East along the south line of said Lots 7, 8, 9 & 10 for 170.00 feet to the southeast corner of said Lot 7; thence North $01^{\circ}59'30''$ West along the east line of Lot 7 also being the west right-of-way line of Lenox Avenue for 150.00 feet to the northeast corner of said Lot 7; thence South $88^{\circ}00'30''$ West along the north line of said Lots 7 thru 12, also being the south right-of-way line Lincoln Road for 305.00 feet to a point of curvature; thence southwesterly along a 15.00 foot radius curve leading to the left, also being along the northwest line of said Lot 12 through a central angle of $90^{\circ}00'00''$ for arc of 23.56 feet to a point of tangency; thence South $01^{\circ}59'30''$ East along the east right-of-way line of Alton Road, also being the west line of said Lots 12, 13, 14, 15, & 20 foot alley for 306.70 feet to the Point of Beginning.

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 1100 Lincoln Road

FILE NO. PB25-0741

IN RE: An application has been filed requesting a Conditional Use Permit for a Neighborhood Impact Establishment, including indoor entertainment with an occupant content exceeding 199 persons, pursuant to Chapter 1, Article II, Section 1.2.3.4; Chapter 2, Article V, Section 2.5.2; and Chapter 7, Article V, Section 7.5.5.4 of the Miami Beach Resiliency Code.

LEGAL DESCRIPTION: See Exhibit A

MEETING DATE: September 9, 2025

CONDITIONAL USE PERMIT

The applicant, Superhuman Museum LLC, is requesting a Conditional Use Permit for the operation of a Neighborhood Impact Establishment, including indoor entertainment, with an occupational content exceeding 199 persons. Notice of the request was given, as required by law, and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the CD-3, Commercial, High Intensity zoning district;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record

for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as may have been modified by the Planning Board, that a Conditional Use Permit as requested and set forth above, be GRANTED subject to the following conditions to which the applicant has agreed.

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under Resiliency Code Sec. 2.5.2.5.
2. The applicant shall be required to provide a letter to the Planning Department subsequent to the initial progress report and on an annual basis thereafter attesting to the applicant's compliance with all conditions of the CUP. The Planning Director shall include a copy of all such letters on the next available meeting agenda of the Planning Board for informational purposes. Following receipt of an applicant's annual letter, the Planning Board may elect to schedule a progress report before the Board at its next available meeting. Failure to provide such letter on an annual basis shall constitute a violation of the CUP and a progress report shall be scheduled. In addition to all enforcement provisions herein, the Board reserves the right to schedule a modification / revocation hearing if determined necessary when reviewing any annual progress report.
3. This Conditional Use Permit is issued to BH 1100 Lincoln Road LLC., as the owner and Superhuman Museum LLC, as the operator of the restaurant venue. Any change of operator or 50% (fifty percent) or more stock ownership shall require the new operator or owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department, transferring approval to the new operator or owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Certificate of Use/Business Tax Receipt. A progress report shall be scheduled within 60 days followed by the submission and acceptance of the affidavit.
4. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
5. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
6. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
7. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:

- A. The project authorized by this Conditional Use Permit includes the creation and operation of the museum with limited indoor entertainment, with an occupant content not to exceed 2200 patrons, or such lesser number, as determined by the Fire Marshal.
 - B. The hours of operations shall be limited as follows:

Sundays-Wednesday:	11:00 A.M.-12:00 A.M.
Thursday-Saturday:	11:00 A.M.-2:00 A.M.
 - C. Entertainment and entertainment level music shall be limited to the indoor areas.
 - D. Queuing shall be prohibited in the right of way at all times.
 - E. Delivery trucks shall not be allowed to idle in the loading zone area.
 - F. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
 - G. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.
 - H. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility.
 - I. Garbage dumpster covers shall be closed at all times except when in active use.
 - J. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - K. Any valet operation shall require the review and approval of the Planning Board, as a modification to this Conditional Use Permit.
8. The applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to obtaining a Certificate of Occupancy or Business Tax Receipt, whichever may occur first, and any other fair share cost that may be due and owing. Without exception, all concurrency fees, mitigation fees and concurrency administrative costs shall be paid prior to the issuance of a Certificate of Occupancy or Business Tax Receipt.
9. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.

10. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load of the accessory uses proposed for the project should there be valid complaints about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
11. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in Section 2.5.2.5 of the Land Development Regulations (LDRs) of the City of Miami Beach, Florida, entitled "Compliance with conditions; revocation or modification".
12. The applicant agrees and shall be required to provide access to areas subject to this CUP (not including private residences) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the terms and conditions of this CUP.
13. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
14. The executed Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
15. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 1.3.7 of the Land Development Regulations (LDR's), entitled "ENFORCEMENT", and such enforcement procedures as are otherwise available. Any failure by the owner, applicant or operators to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
16. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated _____.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: _____
Michael Belush, AICP
Planning & Design Officer
For Chairman

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____,
_____, by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida
Municipal Corporation, on behalf of the corporation. He is personally known to me.

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

{NOTARIAL SEAL}

Approved As To Form:
Legal Department: _____ ()

Filed with the Clerk of the
Planning Board: _____ ()

EXHIBIT A

Legal Description

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MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, 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
SRG

DATE: May 21, 2025

SUBJECT: 1100 Lincoln Road (Superhuman Museum) – Traffic Impact Statement – PB25-0741/TRN25-0033

The City of Miami Beach Transportation & Mobility Department has reviewed the subject Traffic Impact Statement, submitted by the applicant as part of the Planning Board application for the proposed repurposing of the property located at 1100 Lincoln Road in Miami Beach, Florida, 33139. The property proposed for repurposing is currently occupied by an approximately 78,000 square-foot movie theater with 18 movie screens. The proposed project is an interior-only repurposing that will replace the movie theater with an approximately 78,000 square-foot museum.

The proposed museum will consist of interactive art exhibits and will provide an ancillary food and beverage service for museum patrons. Please note that no modifications are proposed to the existing building structure, existing parking garage, existing parking operations, or existing loading or refuse operations as part of the proposed repurposing.

The Traffic Impact Statement associated with this project was performed in accordance with the requirements of the City of Miami Beach and the approved methodology.

Trip Generation Analysis

The results of the Trip Generation Analysis indicate that the proposed development is expected to result in a reduction of 190 net new weekday PM peak hour vehicular trips. The existing movie theater is not operational during the weekday AM peak hour (one hour between 7-9 AM). Similarly, the museum is not expected to be operational during the weekday AM peak hour (one hour between 7-9 AM).

Based on the net reduction in the PM peak hour trips, no traffic operational analyses were completed for any nearby intersections, including the project's access driveway.

Parking Analysis

No changes are proposed to the existing six-story parking garage as part of the project. The parking requirement for the existing movie theater was 280 spaces at the time of original approval, and the existing parking garage currently provides 280 parking spaces. Per the City of Miami Beach Code of Ordinances 5.2.4.3(a)(4), parking is not required for the existing movie theater use or the proposed museum use. Nonetheless, the existing parking garage will be maintained as-is to provide

parking for employees, patrons, and the public. Please note that valet parking is currently not provided for the existing movie theater and will not be provided for the proposed repurposing.

Loading and Refuse Operations Analysis

As no changes are proposed to site access, the existing building, or the existing parking garage, loading and refuse operations will continue to operate under the existing configuration: loading, unloading, and refuse collection will occur in the Lincoln Lane S alleyway, south of the existing building. Loading and refuse vehicles will enter the loading area via 16 Street, east of Alton Road, and will exit the loading area via Lincoln Lane S onto Lenox Avenue.

Multimodal Trips

The nearest Citi Bike station is located on the south side of Lincoln Road, east of West Avenue, approximately a 3-minute walk from the project site.

Miami-Dade County Metrobus Routes #15, #20 and #101 and the free City of Miami Beach Trolley, South Beach Loops A and B, operate in close proximity to the project site. The nearest transit stop is located on the west side of Alton Road, south of Lincoln Road, approximately 150 feet from the project site.

Transportation Demand Management (TDM) Strategies


It is expected that a portion of employees and visitors will choose to walk, bike, or use public transit to and from the proposed repurposing. To encourage additional multimodal trips to and from the project site, the applicant shall commit to the following:


- Coordinate with the City of Miami Beach to place additional bicycle racks adjacent to the site along Lincoln Road to further encourage bicycle mobility. This would be an increase to the existing eight (8) bicycle racks currently provided along Alton Road adjacent to the site.

Conclusion

The City of Miami Beach Transportation & Mobility Department, including the Peer Review Consultant, has no further comments on the Traffic Impact Analysis dated April 3, 2025 for 1100 Lincoln Road (Superhuman Museum) at this time.

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

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

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

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