

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

DATE: October 16, 2025

TO: Chairperson and Members
Planning Board

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: PB25-0763, **1600 Washington Avenue and 1601 Drexel Avenue.**

An application has been filed requesting Conditional Use approval for a Neighborhood Impact Structure, for the construction of a new 15-story mixed-use building exceeding 50,000 square feet, pursuant to Sections 2.5.2, and 7.2.12 of the Miami Beach Resiliency Code.

RECOMMENDATION

Approval of the conditional use permit with conditions.

BACKGROUND

On November 26, 2024, the Planning Board transmitted proposed ordinances amending the Land Development Regulations of the City Code (LDRs) and the Comprehensive Plan, to the City Commission with a favorable recommendation. These ordinances are currently pending before the City Commission and create non-transient residential use incentives for properties along Washington Avenue from 5th Street to 17th Street (Washington Avenue Residential Plan). The goal of this initiative is to incentivize non-transient residential uses along this corridor. These amendments include increases in the maximum allowable floor area ratio (FAR), increases in the maximum allowable building height, substantial elimination of parking requirements for residential uses, and a waiver of mobility fees for qualifying projects.

The subject property is located within the boundaries of the proposed Washington Avenue Residential Plan currently pending review by the City Commission. In order to expedite the subject project, the property owner of 1600 Washington Avenue has filed private Comprehensive Plan (PB25-0766) and LDR (PB25-0765) amendment applications for this block of Washington Avenue (CD-3 Urban Core Residential Plan). On September 9, 2025, the Planning Board reviewed the ordinances pertaining to the proposed CD-3 Urban Core Residential Plan and continued the applications to the November 4, 2025 meeting. The transmittal of the applications to the City Commission may only occur at a duly noticed second public hearing, after the conclusion of a community outreach meeting.

The Washington Avenue Residential Plan and the CD-3 Urban Core Residential Plan both propose a maximum FAR of 3.25 and a maximum height of 150-feet and no change to the currently allowable maximum density of 150 units per acre is proposed.

On October 21, 2025, the Historic Preservation Board is scheduled to hear an application for a Certificate of Appropriateness for the total demolition of two structures at the subject property and the construction of a new mixed-use building.

ZONING / SITE DATA

	<u>Parcel 1 (1600 Washington Avenue):</u>
Folio:	02-3234-006-0010
Legal Description:	Lot 1, Block 53, of the Pine Ridge Subdivision, according to the Plat thereof, as recorded in Plat Book 6, Page 34, of the Public Records of Miami-Dade County, Florida.
	<u>Parcel 2 (1601 Drexel Avenue):</u>
Folio:	02-3234-006-0040
Legal Description:	Lots 5 thru 10 and the north 20 feet of the west 60 feet of Lot 3 and the west 5 feet of Lots 2 & 3, Block 53, of the Pine Ridge Subdivision, according to the Plat thereof, as recorded in Plat Book 6, Page 34, of the Public Records of Miami-Dade County, Florida.
Zoning:	CD-3, Commercial, high intensity
Future Land Use Designation:	CD-3, Commercial, high intensity
Lot Size:	66,708 sq. ft. (2.75 maximum FAR – 183,447 sq. ft.)
Existing FAR:	40,172 sq. ft.
Proposed FAR:	216,795 sq. ft. / 3.25 FAR*
Existing Height:	Not provided
Proposed Height:	150'-0" as measured from B.F.E. +1'-0" freeboard (9.00' NGVD)
Existing Uses:	Commercial, multi-family residential and main-use parking garage with accessory restaurant
Proposed Use (new building):	Multi-family residential (210 units) and ground level retail
Surrounding Uses:	North: Mixed-use commercial and office East: Mixed-use commercial and office South: Multi-family residential West: Multi-family residential

***As noted in the background section of this report, the proposed FAR applicable to this site is 3.25 and the proposed height is 150-feet in both the Washington Avenue Residential Plan and the CD-3 Urban Core Residential Plan. The subject application for an NIS is contingent upon the adoption of either or both ordinances by the City Commission, Should these ordinances not be adopted by the City Commission, the subject application would not be able to move forward.**

THE PROJECT

The applicant, 420 Lincoln Road Development LLC, submitted plans entitled "1600 Washington Ave.", as prepared by BGArchitects dated July 13, 2025. The applicant is proposing the demolition of two existing structures on the site and the construction of a new 210-unit multi-family residential building with ground floor retail. In the CD-3 zoning district, conditional use permit approval is

required for a neighborhood impact structure (new construction of structures of 50,000 or more square feet).

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
The request is consistent with the permissible uses in the CD-3 category as designated on the Future Land Use Map within the Comprehensive Plan.
2. The intended use or construction shall not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan.
Consistent
The proposed use is not anticipated to degrade the Levels of Service (LOS) for the surrounding area below the thresholds that have been established.
3. Structures and uses associated with the request shall be consistent with these land development regulations.
Consistent
A development exceeding 50,000 square feet is permitted as a conditional use in this zoning district. This comment shall not be considered final zoning review or approval. This and all zoning matters shall require final review and verification prior to the issuance of a Building Permit.
4. The public health, safety, morals and general welfare shall not be adversely affected.
Consistent
The proposed project is not expected to adversely affect the general welfare of nearby residents. However, staff recommends conditions be put in place to ensure that the public health, safety, morals, and general welfare are not adversely affected.
5. Adequate off-street parking facilities will be provided.
Consistent
The applicant is proposing to provide parking within the existing parking garage on the site.
6. Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.
Consistent
Staff has included recommended conditions in the draft CUP to mitigate any adverse impacts on the surrounding neighbors.
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 are no other large-scale multi-family residential buildings within the immediate area.

8. The structure and site comply with the sea level rise and resiliency review critical in Chapter 7, Article I, as applicable.
Partially Consistent
See Compliance with the Sea Level Rise and Resiliency Review Criteria section.

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.
Consistent
Appropriate consideration has been given to the safety pedestrian traffic and no new driveways are proposed.

COMPLIANCE WITH REVIEW GUIDELINES CRITERIA FOR NEW STRUCTURES 50,000 SQUARE FEET AND OVER

Pursuant to the Miami Beach Resiliency Code Chapter 2, Article V, Section 2.5.2.2.b. in reviewing an application for conditional use for new structures 50,000 square feet and over, the planning board shall apply the following supplemental review guidelines criteria in addition to the standard review guidelines:

1. Whether the proposed business operations plan has been provided, including hours of operation, number of employees, goals of business, and other operational characteristics pertinent to the application, and that such plan is compatible with the neighborhood in which it is located.
Consistent
The applicant's proposal includes a detailed operations plan. The proposed mixed-use residential and commercial building is compatible with the surrounding neighborhood, which consists primarily of multi-family residential, and commercial uses.

2. Whether a plan for the mass delivery of merchandise has been provided, including the hours of operation for delivery trucks to come into and exit from the neighborhood and how such plan shall mitigate any adverse impacts to adjoining and nearby properties, and neighborhood.
Consistent
The proposed building is primarily residential and mass delivery of merchandise is not anticipated. Tenant move-in and move-out as well as deliveries, should be easily accommodated within the on-site loading areas containing a total of seven spaces.

3. Whether the scale of the proposed use is compatible with the urban character of the surrounding area and creates adverse impacts on the surrounding area, and how the adverse impacts are proposed to be addressed.
Consistent
The scale of the proposed project is generally compatible with the CD-3 City Center Area (between Drexel Avenue and Collins Avenue and 16th Street and Lincoln Road); However, the scale, massing, architecture and compatibility issues will be further discussed at the Historic Preservation Board meeting.

4. Whether the proposed parking plan has been provided, including where and how the parking is located, utilized, and managed, that meets the required parking and operational needs of the structure and proposed uses.
Consistent
The residential portion of the project does not require off-street parking; However, the applicant is proposing to provide adequate parking within the existing parking garage on the site.
5. Whether an indoor and outdoor customer circulation plan has been provided that facilitates ingress and egress to the site and structure.
Not Applicable
The project is primarily a multi-family residential use.
6. Whether a security plan for the establishment and supporting parking facility has been provided that addresses the safety of the business and its users and minimizes impacts on the neighborhood.
Consistent
The applicant's operating plan provides security details. The applicant has indicated that cameras and security personnel will be provided throughout the building.
7. Whether a traffic circulation analysis and plan has been provided that details means of ingress and egress into and out of the neighborhood, addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the neighborhood, traffic flow through immediate intersections and arterials, and how these impacts are to be mitigated.
Consistent
The applicant has provided a Traffic Study; See attached memo from the Transportation & Mobility Department.
8. Whether a noise attenuation plan has been provided that addresses how noise shall be controlled in the loading zone, parking structures and delivery and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.
Consistent
Parking, loading and deliveries are not expected to generate significant noise concerns. Staff has included recommendations to further minimize potential sound impacts from the development.
9. Whether a sanitation plan has been provided that addresses on-site facilities as well as off-premises issues resulting from the operation of the structure.
Consistent
An operational plan was submitted including details on sanitation operations. Staff has included recommendations regarding sanitation operations, including a limit on hours for pickups. See Delivery and Sanitation analysis.
10. Whether the proximity of the proposed structure to similar size structures and to residential uses create adverse impacts and how such impacts are mitigated.
Partially Consistent
There are several large office structures within the immediate area; however, proximity to these structures is not expected to create any adverse impacts. Staff

has included recommended conditions in the draft CUP to mitigate any adverse impacts on the surrounding low scale multi-family residential buildings to the south and west of the site.

11. Whether a cumulative effect from the proposed structure with adjacent and nearby structures arises, and how such cumulative effect shall be addressed.

Consistent

While there are other buildings over 50,000 gross square feet in the area, adverse impacts are not expected from the geographic concentration of such uses if the impacts are properly controlled. Staff has included recommendations to mitigate any adverse impacts from noise and other issues on the surrounding neighbors.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 7.1.2.4 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 Satisfied
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.
Satisfied
4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
Not Applicable
5. Whether 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, including a study of land elevation and elevation of surrounding properties were considered.
Satisfied
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.
Not Applicable
7. Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
Satisfied
To be reviewed at the time of building permit review.
8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the 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 of the City Code.

Not Applicable

10. Where feasible and appropriate, water retention systems shall be provided.

Satisfied

To be reviewed at the time of building permit review.

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

Satisfied

To be reviewed at the time of building permit review.

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

Satisfied

To be reviewed at the time of building permit review.

STAFF ANALYSIS

The subject unified development site contains three buildings: i. a 1-story commercial building located at 1600 Washington Avenue, ii. a vacant 2-story multi-family residential building located at 423 16th Street and iii. a 6-level parking garage with a ground level restaurant located at 1601 Drexel Avenue. The applicant is proposing the demolition of the buildings located at 1600 Washington Avenue and 423 16th Street, to be replaced with a 15-story, 210-unit multi-family residential building with ground floor retail. The existing parking garage is proposed to be retained and incorporated into the new mixed-use development. Staff would note that the parking garage has a separate conditional use permit (CUP) inclusive of a Neighborhood Impact Establishment (NIE) (PB17-0113) for the inactive restaurant at the ground level (formerly Time Out Market). No changes to this CUP are proposed at this time.

In the CD-3 zoning district, CUP approval is required for a neighborhood impact structure (new construction of structures of 50,000 or more square feet, as such, the applicant has submitted the subject application.

Traffic, Parking and Access

Access to the residential units is proposed via a ground level lobby. Additionally, a pedestrian bridge has been provided connecting the parking garage to the new structure. Although parking is not required for the residential units based upon the pending LDR amendments that have been outlined in the Background section of this report, the applicant has indicated that parking will be provided for use of the residents within the existing garage. Additionally, the applicant is required to provide a minimum of 21 short-term and 210 long-term bicycle parking spaces.

Deliveries and Sanitation

The proposed project requires seven on-site loading spaces; two have been provided within the existing parking garage and five are proposed to be located within the service alley between the garage and the new building. The applicant is proposing to limit residential move-ins/outs to weekdays between the hours of 10:00 a.m. and 4:00 p.m. Further, residential and commercial deliveries should be easily accommodated within the proposed loading spaces. Additionally, the applicant is proposing to include a designated package room, accessible from the loading area and residential lobby. Refuse collection will take place from the proposed trash room accessed directly from the on-site service alley. The applicant proposes daily trash collection between the

hours of 10:00 a.m. and 4:00 p.m. Staff has included a number of recommended conditions within the draft CUP to minimize any adverse impacts to nearby properties.

In summary, staff is supportive of the proposed project which aligns with the City's goal of increasing the inventory of non-transient residential housing and recommends approval as noted below.

STAFF RECOMMENDATION

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

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

MEETING DATE: October 16, 2025

PROPERTY/FOLIO: 1600 Washington Avenue / 02-3234-006-0010
1601 Drexel Avenue / 02-3234-006-0040

FILE NO: PB25-0763

APPLICANT: 420 Lincoln Road Development LLC

IN RE: An application has been filed requesting Conditional Use approval for a Neighborhood Impact Structure, for the construction of a new 15-story mixed-use building exceeding 50,000 square feet, pursuant to Sections 2.5.2, and 7.2.12 of the Miami Beach Resiliency Code.

LEGAL: Parcel 1 (1600 Washington Avenue):
Lot 1, Block 53, of the Pine Ridge Subdivision, according to the Plat thereof, as recorded in Plat Book 6, Page 34, of the Public Records of Miami-Dade County, Florida.

Parcel 2 (1601 Drexel Avenue):
Lots 5 thru 10 and the north 20 feet of the west 60 feet of Lot 3 and the west 5 feet of Lots 2 & 3, Block 53, of the Pine Ridge Subdivision, according to the Plat thereof, as recorded in Plat Book 6, Page 34, of the Public Records of Miami-Dade County, Florida.

CONDITIONAL USE PERMIT

The applicant 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. This Conditional Use Permit is subject to the adoption of separate ordinance amendments increasing the maximum FAR for the property to 3.25. Should the maximum FAR for the property not be increased, any revisions to the plan to account for a lesser FAR shall be subject the review and approval of the Planning Board, as a revision to this Conditional Use Permit.
2. This Conditional Use Permit is issued to 420 Lincoln Road Development LLC, as the owner and 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.
3. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, 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. Waste collection shall only occur between 10:00 a.m. and 4:00 p.m. daily.
 - B. Residential move-ins/outs shall only occur 10:00 a.m. and 4:00 p.m. Monday through Friday.
 - C. All loading operations shall take place within the on-site loading spaces. Utilization of on-street loading shall not be permitted.
 - D. No vehicle shall be utilized to service the building that exceeds the maximum size of the loading spaces provided.
 - E. Delivery trucks shall not be allowed to idle in the loading zone area.
 - F. 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 Analysis, dated September 2025, prior to the issuance of a building permit.
 - G. The applicant shall coordinate with the City of Miami Beach Transportation & Mobility Department to develop appropriate signal timing improvements to mitigate the failing conditions presented at the intersection of Washington Avenue and 16 Street. The applicant shall design and propose a signed and sealed signal timing modification plan for the

- intersection that is expected to fail, Washington Avenue and 16 Street, outlined in the most recent Traffic Impact Analysis, dated September 2025. The Department's Director has confirmed that the signalization plans must be reviewed and approved by the Transportation & Mobility Department, and submitted to Miami-Dade County for review, before a Pass can be issued for the Building Permit. Note: these signalization plans should demonstrate that the proposed optimization maintains acceptable levels of service and does not degrade corridor-wide operations along Washington Avenue. Depending on the extent of the changes, plans for adjacent intersections may also be necessary to ensure coordination and consistency.
- H. 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. The trash room shall be sufficiently sized to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary.
 - I. Except as may be required for Fire, Building, or Life Safety Code purposes, no speakers or televisions of any kind shall be affixed to, installed, or otherwise located on the exterior of the premises within the boundaries of the project.
 - J. No exterior bars or accessory outdoor bar counters shall be permitted anywhere on the premises.
 - K. Use of the rooftop shall be limited to residential tenants and their invited guests only. Commercial uses on the rooftop shall be prohibited.
4. 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 Section 2.5.2.5 of the Resiliency Code.
 5. 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.
 6. 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.
 7. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
 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. 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".
11. 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.
12. 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.
13. 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.
14. 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.
15. 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 this _____ day of _____, 20____.

PLANNING BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
DEBORAH TACKETT
HISTORIC PRESERVATION & ARCHITECTURE OFFICER
FOR THE CHAIR

STATE OF FLORIDA)

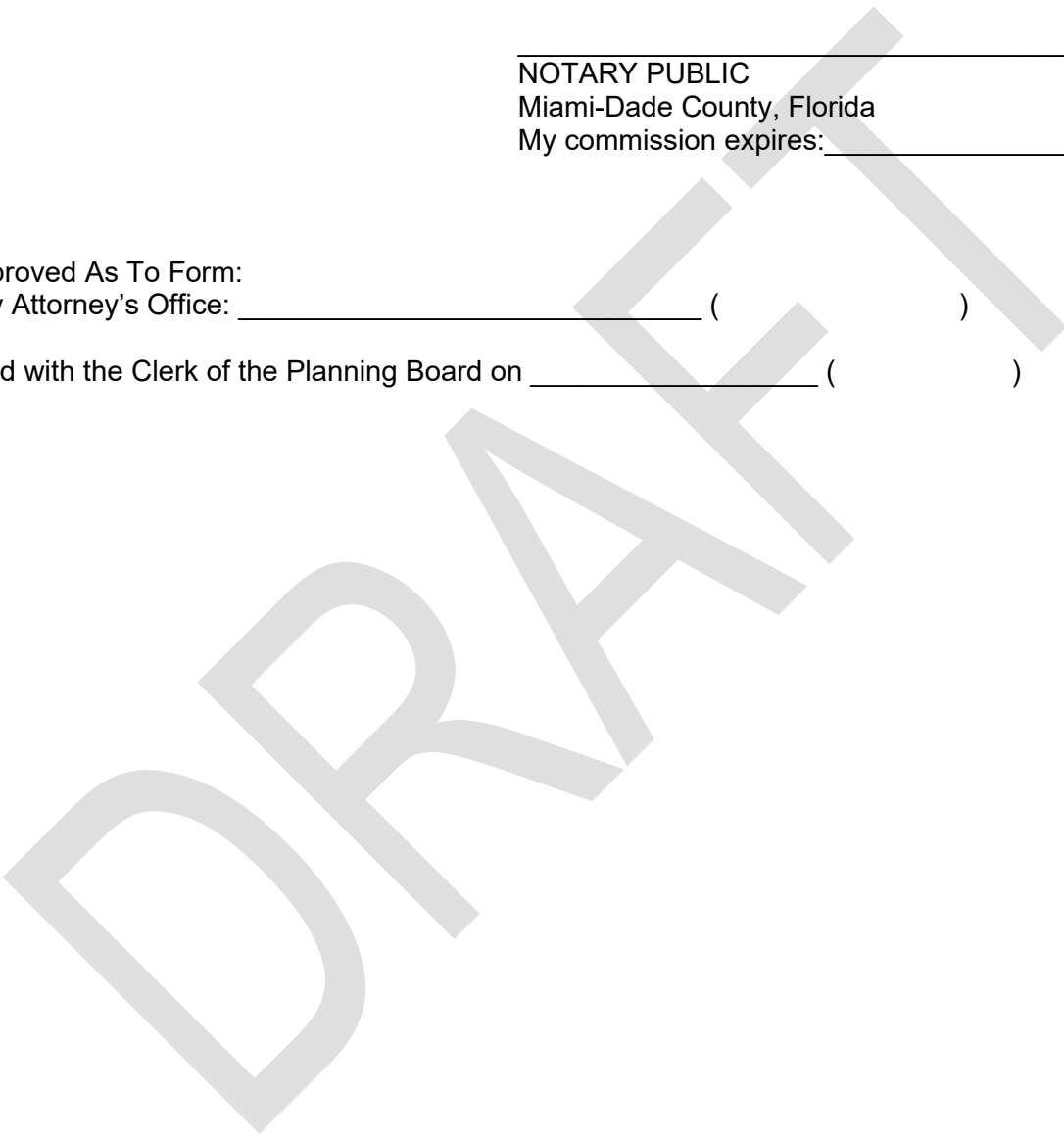
COUNTY OF MIAMI-DADE)SS
)

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by Deborah Tackett, Historic Preservation & Architecture Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: _____

Approved As To Form:
City Attorney's Office: _____ ()

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



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

DATE: September 30, 2025

SUBJECT: 1600 Washington Avenue/1601 Drexel Avenue – Traffic Impact Analysis – PB25-0763/TRN25-0036

DS
JRG

The City of Miami Beach Transportation & Mobility Department has reviewed the subject Traffic Impact Analysis, submitted by the applicant as part of the Planning Board application, for a proposed mixed-use redevelopment located at 1600 Washington Avenue in the City of Miami Beach, Florida. The proposal consists of the redevelopment of the existing 9,810-square-foot retail space into 210 high-rise residential units and 6,900 square feet of retail space.

The Traffic Impact Analysis 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 redevelopment is expected to result in 60 net new weekday A.M. peak hour trips and 46 net new weekday P.M. peak hour trips.

The Trip Generation Analysis calculations indicate that the proposed redevelopment is expected to generate the highest number of trips during the A.M. peak hour.

Operational and Intersection Capacity Analysis

The results of the Intersection Capacity Analysis indicate that, upon project buildout, all study intersections are projected to operate at Level of Service (LOS) D or better during the A.M. and P.M. peak hours. However, both with and without future project traffic, the eastbound approach at Washington Avenue and 16 Street is expected to operate at LOS F during the P.M. weekday peak hour under future conditions. Signal timing optimization is proposed by the applicant to mitigate the failing conditions.

Parking Analysis

Parking for the proposed redevelopment will be provided via the existing parking garage located at 1601 Drexel Avenue, which contains approximately 492 parking spaces. Bicycle parking will be provided on the ground floor of the garage via 17 short-term parking spaces. Additionally, six (6) on-street parking spaces are located on the north side of 16 Street, adjacent to the project site.

Maneuverability Analysis

Access to the proposed redevelopment's loading area is provided via one (1) ingress-only driveway along Drexel Avenue, north of 16 Street; and one (1) egress-only driveway along 16 Street, east of Drexel Avenue. The project's loading and refuse operations will occur on private property, between the two buildings of 1600 Washington Avenue and 1601 Drexel Avenue.

A Maneuverability Analysis was performed at the project loading and refuse area using a front-loaded garbage truck (Wayne Titan) for refuse operations, a passenger (P) design vehicle to represent residents, and a single-unit 30-foot (SU-30) vehicle for loading operations. The results of the Maneuverability Analysis indicate loading and refuse vehicles will be able to maneuver into and out of the loading and refuse area without conflict.

Multimodal Trips

The City of Miami Beach Trolley routes (South Beach Loops A and B) and the Miami-Dade County Metrobus Route #14 operates in close proximity to the project site. The nearest transit stop serving all aforementioned routes is located on Washington Avenue, north of 16 Street, approximately a 1-minute walk from the project site.

Bicycle parking is currently provided within the 1601 Drexel Avenue parking garage via 17 short-term spaces. Multiple Citi Bike rental stations are located in close proximity to the project site, the nearest located at the intersection of 16 Street and Pennsylvania Avenue, approximately a 3-minute walk from the project site. Additionally, the project proposes to provide a new micromobility station with 20 spaces adjacent to the project site.

Sidewalks are provided along both sides of 16 Street, Washington Avenue, and Drexel Avenue adjacent to the project site.

Transportation Demand Management (TDM) Strategies

To encourage additional multimodal trips to and from the project site, the applicant will commit to the following:

- Provide a new micromobility station with 20 spaces adjacent to the project site.
- Provide two (2) free Citi Bike monthly passes to retail employees
- Provide bikeshare information into communication materials for retail patrons

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 Analysis, dated September 2025, prior to the issuance of a building permit.
2. The applicant shall coordinate with the City of Miami Beach Transportation & Mobility Department to develop appropriate signal timing improvements to mitigate the failing conditions presented at the intersection of Washington Avenue and 16 Street. The applicant shall design and propose a signed and sealed signal timing modification plan for

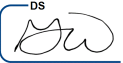
the intersection that is expected to fail, Washington Avenue and 16 Street, outlined in the most recent Traffic Impact Analysis, dated September 2025. The Department's Director has confirmed that the signalization plans must be reviewed and approved by the Transportation & Mobility Department, and submitted to Miami-Dade County for review, before a Pass can be issued for the Building Permit. Note: these signalization plans should demonstrate that the proposed optimization maintains acceptable levels of service and does not degrade corridor-wide operations along Washington Avenue. Depending on the extent of the changes, plans for adjacent intersections may also be necessary to ensure coordination and consistency.

Conclusion

The City of Miami Beach Transportation & Mobility Department, including the Peer Review Consultant, has no further comments on the Traffic Impact Analysis dated September 2025 for 1600 Washington Avenue at this time.

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

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

A handwritten signature in blue ink, appearing to read 'GW', enclosed in a blue rectangular box. The initials 'DS' are printed in small text above the signature.