

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, www.miamibeachfl.gov

TRANSPORTATION & MOBILITY DEPARTMENT

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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

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DATE: November 25, 2025

SUBJECT: 1545 Collins Avenue – Traffic Impact Statement – PB25-0779/HPB24-0677/TRN25-0046

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 and Historic Preservation Board application, for the proposed interior-only redevelopment of an existing hotel with 393 rooms, 433 restaurant seats, and a 2,665 square feet drinking place, into a hotel with 404 rooms, 379 restaurant seats, and a 655 square feet drinking place.

The project build-out year is anticipated to be 2026. The Traffic Impact Statement associated with this project was performed in accordance with the City of Miami Beach's requirements and the approved methodology.

Trip Generation Analysis

The results of the Trip Generation Analysis indicate that the proposed redevelopment is expected to generate four (4) net new weekday A.M. peak hour trips and a reduction of 14 net weekday P.M. peak hour trips.

Based on the low and negative number of net new trips during the week's A.M. and P.M. peak hours, respectively, no traffic operational analysis was completed for any nearby intersections, including the project's access driveways.

Valet Operations Analysis

The proposed valet station will be located within the on-site porte-cochere. The drop-off/pick-up area will be able to accommodate two passenger vehicles and one (1) rideshare vehicle. All vehicles are expected to be valeted, except for rideshare trips. Self-parking is not provided on-site.

The results of the Valet Operations Analysis indicate that up to 10 valet attendants are required for both the A.M. and P.M. peak hours to ensure queuing does not extend into the public right-of-way.

Parking Analysis

The project has a parking requirement of 365 parking spaces, and provides a total of 377 parking spaces through a combination of approaches. 96 parking spaces are provided on-site, the right to use up to 174 parking spaces in the 1601 Washington Avenue City garage as the result of a public-

private partnership for its construction, and 107 parking spaces were previously paid in lieu of providing. The 1601 Washington Avenue City garage is located approximately one (1) block north of the project site, approximately a 5-minute walk. The project will continue providing 24/7 valet parking services for the hotel guests. No self-park is permitted on-site.

Loading and Refuse Operations Analysis

The project's loading and refuse operations currently occur and will continue to occur in the alley along the south side of the site. Access to the loading area is provided via one full-access driveway on Collins Avenue north of 15 Street.

Multimodal Trips

The nearest Citi Bike station is located on the south side of 15 Street, east of Collins Avenue, approximately a 2-minute walk from the project site.

Miami-Dade County Metrobus Routes #14, #79, #100, and #150, as well as the free City of Miami Beach Trolley, South Beach Loops A and B and the Collins Express routes, operate in close proximity to the project site. The nearest transit stop is located on the east side of Collins Avenue, south of 17 Street, approximately a 6-minute walk from the project site.

Transportation Demand Management (TDM) Strategies

Patrons are expected to travel to and from the project site by private vehicle, by taxi/rideshare, by public transit, by bike, and by walking. To encourage additional multimodal trips to and from the project site, the applicant will commit to the following:

- Providing three (3) bicycle storage rooms with 88 bicycle parking spaces.
- Providing transit information within the site, including route schedule and maps.
- Provide one (1) subsidized transit pass for every ten employees.
- Installing elevators that can accommodate bikes.

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 Statement dated October 2025, prior to the issuance of a building permit.
2. A minimum of ten (10) valet runners will be maintained during the AM peak demand period, and ten (10) valet runners during the PM peak demand period, respectively. In order to reduce this minimum number, the applicant may prepare and submit a follow-up Valet Analysis using counts from the project site, collected a minimum of 6 months after opening, to show that fewer than the originally projected number of valet attendants are needed - to be approved by both the City of Miami Beach Transportation & Mobility Department, and the City of Miami Beach Parking Department.
3. The number of valet attendants should be adjusted when higher-than-normal peak demands are encountered to accommodate all vehicular queues on-site.

Conclusion

The City of Miami Beach Transportation & Mobility Department, including the Peer Review Consultant, has no further comments on the Traffic Impact Statement dated October 2025 for 1545 Collins 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: 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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