

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: 7710 Collins Avenue – Traffic Impact Statement – PB25-0382/DRB25-1140/TRN25-0041

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 Design Review Board application, for the proposed redevelopment of an existing site with two (2) low-rise multifamily residential units, into one (1) mid-rise multifamily residential unit and a 14-room hotel.

The project build-out year is anticipated to be 2027. 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 development is expected to generate four (4) net new weekday A.M. peak hour trips and six (6) net new weekday P.M. peak hour trips.

Based on the low number of additional net new trips during the week's AM and PM peak hours, no traffic operational analyses were completed for any nearby intersections, including the project's access driveways.

Valet Operations Analysis

The proposed valet station will be located on the ground floor of the site within private property.

The results of the Valet Operations Analysis indicate that the on-site valet station provides two (2) valet drop-off/pick-up stacking spaces and two (2) temporary storage spaces to allow for two (2) vehicles to be unloaded from the mechanical stacker temporarily to accommodate the operations of the stacker.

A queue length of at least two (2) vehicles requires a minimum of one (1) valet runner during peak times, to ensure queuing does not extend into the public right-of-way. Valeted vehicles will be parked in the eight (8) mechanical stacker parking spaces provided. Note that valet parking services will be staffed 24 hours a day, 7 days a week.

Parking Analysis

According to the City of Miami Beach Land Development Regulations, the proposed redevelopment does not have a parking requirement. However, eight (8) mechanical lift parking spaces and one (1) ADA parking space will be provided. The project will provide valet parking services for the residential unit and the hotel guests.

Loading and Refuse Operations Analysis

The project's loading and refuse operations will occur in the alley along the west side of the site. Loading and refuse vehicles utilizing the alley will enter 78 Street and travel southbound to exit the alley on 77 Street. Dumpsters will be rolled out into the alley to be unloaded.

Note that all loading and refuse maneuvers will be performed on-street, and no accommodation for solid-waste trucks or other larger vehicles was provided as part of the site's interior circulation plan.

Multimodal Trips

The nearest Citi Bike station is located on the north side of 76 Street, east of Collins Avenue, approximately a 3-minute walk from the project site.

Miami-Dade County Metrobus Route #100, and the free City of Miami Beach Trolley Mount Sinai, Collins Express, and North Beach Loops operate in close proximity to the project site. The nearest transit stop is located on the east side of Collins Avenue, south of 77 Street, approximately a 2-minute walk from the project site.

Transportation Demand Management (TDM) Strategies

Future residents 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 six (6) short-term bicycle parking spaces.
- Providing three (3) scooter parking spaces.

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. The applicant shall commit to providing a minimum of one (1) valet attendant during the site's A.M. and P.M. peak periods, respectively. The number of attendants should be adjusted when higher-than-normal peak demands are encountered to accommodate all vehicular queues on-site.
3. The applicant shall commit to providing valet service 24 hours a day, 7 days a week.

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 7710 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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