

## MEMORANDUM

To: Grant Webster  
City of Miami Beach

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

Date: January 29, 2025

**Subject: 914 Marseille Drive  
Response to Comments**

We have received comments provided by the City of Miami Beach dated September 4, 2024. We offer the following responses:

### METHODOLOGY COMMENTS:

1. Please include HPB #240629 as reference on the subject line of the revised Traffic Assessment.

***Response: The traffic impact statement has been updated to include HPB #240629 in the subject line. The updated traffic impact statement is included in Attachment A-1.***

2. Please include all ITE *Trip Generation Manual*, 11<sup>th</sup> Edition references used in the preparation of the Traffic Statement as part of an Appendix with the next submittal.

***Response: Relevant ITE Trip Generation Manual, 11<sup>th</sup> Edition references have been added to Attachment C of the updated traffic impact statement. Note that the redevelopment now consists of a total of 16 residential units. Previously the project consisted of 17 residential units.***

3. In addition to the AM and PM trip generation calculations, please include the daily trip calculations as part of the traffic assessment.

***Response: The updated traffic impact statement included in Attachment A-1 has been updated to include daily trip generation calculations. Note that the redevelopment now consists of a total of 16 residential units. Previously the project consisted of 17 residential units.***

4. Please identify the buildout year for the additional units.

***Response: The updated traffic impact statement included in Attachment A-1 has been updated to state the buildout year of 2027 for the additional units.***

5. Please confirm within the Parking Evaluation narrative of the traffic assessment whether the 9 proposed parking spaces will be used by the proposed 11 units or if the existing 6 units will also have access to those.

***Response: The updated project now provides six (6) parking spaces. The six (6) parking spaces will be assigned to the largest six (6) units in the redevelopment. The updated traffic impact statement is included in Attachment A-1.***

6. Please identify 15' x 15' safe sight triangles for the proposed access driveway on the site plan and confirm that no above-ground objects will be within the safe visibility triangles.

***Response: Sight triangles were added to the plans. Refer to the updated site plan within in the updated traffic impact statement in Attachment A-1.***

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**Attachment A-1**  
Updated Traffic Impact Statement