





MEMORANDUM

To: Grant Webster and Otniel Rodriguez, E.I.
City of Miami Beach

From: Derek J. d'Adesky, P.E. 
Adrian K. Dabkowski, P.E., PTOE 

Date: July 10, 2025

Subject: Ocean 69
Response to Traffic Impact Statement Comments

We have received a 2nd set of comments provided by the City of Miami Beach on the Traffic Impact Statement prepared for the abovementioned project. We offer the following responses to the comments:

TRAFFIC IMPACT STATEMENT REVIEW COMMENTS

1. Valet Analysis: According to the location of the proposed vehicular gate shown on plan sheet A101 and the provided valet routing figures, the valet attendants will need to go through the gate to park vehicles in the garage and return them to the valet stand. Please include the gate processing time as part of the valet analysis.

06/20/2025 Response: Comment noted. The valet analysis was updated to include the gate processing time.

2. Valet Analysis: The narrative provided on page 3 of the traffic impact statement does not clearly indicate where the retail patrons will park and whether they will use the valet service or not. Please revise the narrative of the Valet Operations Queuing Analysis with the next resubmittal and revise any calculations as necessary. Analyses must exclude any pass-by trips.

06/20/2025 Response: The parking garage along with the valet services will be restricted to residents and their guests. Retail patrons will use on-street parking or park in the area and walk to the site. The narrative has been revised to reflect this.

3. Entry Gate Analysis: According to the location of the proposed vehicular gate shown on plan sheet A101 and the provided valet routing figures, the valet attendants will need to go through the gate to park vehicles in the garage and return them to the valet stand. Please include all trips that will be handled by the proposed vehicular gate and exclude any pass-by trips from the analysis as necessary.

06/20/2025 Response: The entry gate analysis includes valet trips. Pass-by trips were excluded from the analysis.

4. Parking Evaluation: Please include the parking calculations with the next traffic impact statement submittal. Page 6 of the statement refers to parking calculations prepared by others and being

included in Attachment A; however, no calculations were provided in Attached A. Please address this issue.

06/20/2025 Response: Comment noted. The revised traffic impact statement includes the parking calculations.

07/04/2025 Comment: The number of parking spaces proposed on the site plan are not the same when compared to the parking narrative section of the TIS. Please address this issue with the next resubmittal.

07/10/2025 Response: The parking narrative has been updated to reflect the latest site plan. Note, the parking requirement for the site based on the City of Miami Beach's Land Development Regulations and parking calculations prepared by others is 86 parking spaces. As part of the proposed redevelopment, 86 parking spaces will be provided within the proposed parking garage.

5. Parking Evaluation: Please include a plan sheet that identifies the widths of the parking drive aisles and dimensions of the parking stalls, demonstrating compliance with the City of Miami Beach Code of Ordinances. The plan sheet must also show the designated scooter and motorcycle parking spaces, the Citibike rentals/bicycle sharing rentals, and the bicycle washing station, as mentioned in the Transportation Demand Managing Strategies Section of the statement.

06/20/2025 Response: See attachment A in the updated traffic impact statement for a revised site plan.

07/04/2025 Comment: This comments is partially addressed. The revised site plan does not clearly identify where the scooter/motorcycle parking, bicycle-sharing rentals, or bicycle-sharing stations are being proposed. Please address this issue with the next resubmittal.

07/10/2025 Response: The site plan has been revised to clearly identify where the scooter/motorcycle parking, bicycle-sharing rentals, or bicycle sharing stations are being proposed. Please refer to Attachment A of the Traffic Impact Statement.

6. Transportation Demand Managing Strategies (TDMS): Please include within the TDMS narrative of the traffic statement, the number of bicycle racks being provided, clarify what kind of enhancements are being proposed to the adjacent sidewalks (e.g., replacing, widening, adding curb-cut ramps, etc.), and identify the sections of the road where the sidewalks are being enhanced.

06/20/2025 Response: The TDMS narrative has been updated with the number of bicycle racks (43 spots). Enhanced 11-to-12-foot sidewalks are being provided. Please see Attachment A in the revised traffic impact statement for revised site plan.

7. Additional comments may be issued with the next submittal.

06/20/2025 Response: Comment noted.

8. Please provide a response letter with the next resubmittal.

06/20/2025 Response: Comment noted.

- 9. 07/04/2025 Comment: Please provide written clarification within the traffic statement if the employees of the proposed retail use for the site are also expected to use nearby on-street parking.**

07/10/2025 Response: Employees of the proposed retail use for the site are expected to use nearby on-street parking, walk, bike, or use public transit.

- 10. 07/04/2025 Comment: Please be advised that tandem parking spaces with wheel stops are shown on levels two and three. Tandem parking should not have wheel stops and must be assigned to the same tenant or managed by valet operations. Please address this issue.**

07/10/2025 Response: Comment noted. The site plan has been revised. Please refer to Attachment A of the traffic impact statement.

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