

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

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DATE: December 9, 2025

SUBJECT: 6945 Abbott Avenue – Traffic Impact Statement – DRB25-1088/TRN25-0035

The City of Miami Beach Transportation & Mobility Department has reviewed the subject Traffic Impact Statement, submitted by the applicant as part of the Design Review Board application, for a proposed redevelopment of an 11-room hotel located at 6945 Abbott Avenue in the City of Miami Beach, Florida (the “Property”). The proposed redevelopment consists of a 48-room hotel and 722 square feet of retail space. Neither on-site parking nor valet will be provided. The applicant proposes that all vehicular traffic generated by the proposed redevelopment will utilize rideshare or self-park in off-site parking areas. Passenger loading will occur within the one (1) designated Passenger Loading Zone (PLZ) space fronting the Property, and all other loading, refuse, and delivery operations will utilize the nearby designated public on-street loading areas.

Trip Generation Analysis

The results of the Trip Generation Analysis indicate that the proposed development is expected to generate 15 net new weekday A.M. peak hour trips and 21 net new weekday P.M. peak hour trips.

Valet Operations Analysis

As part of the proposed redevelopment, valet service is not proposed on-site. All vehicular traffic generated by the proposed redevelopment will utilize rideshare or self-park in off-site parking areas.

Parking Analysis

As part of the proposed redevelopment, on-site parking is not provided. It is anticipated that all vehicular traffic generated by the proposed redevelopment will utilize rideshare or self-park in off-site parking areas. With respect to nearby City parking facilities, there are three (3) public parking lots with approximately 112 total parking spaces within one (1) block of the Property, and five (5) public parking lots with approximately 176 total parking spaces in the vicinity of the Property. Paid on-street parking is also available on Abbott Avenue, immediately south of the PLZ.

Loading Operations Analysis

Delivery operations, commercial loading operations, freight loading operations, and refuse operations will occur within the nearest designated public on-street loading areas, located along 71 Street east of Harding Avenue. Additional public on-street loading areas are located along Collins Avenue, north of 69 Street, and along 72 Street, east of Abbott Avenue.

Passenger loading will occur within the designed Passenger Loading Lane (PLZ) area, which is approximately 20 feet in length and will be able to accommodate one (1) passenger car, located along the Property's street frontage.

Multimodal Trips

Three (3) free City of Miami Beach Trolley routes (Collins Express, North Beach Loop, and Mount Sinai Link) and three (3) Miami-Dade County Metrobus routes (#79, #100, and #279) currently operate in close proximity to the Property during the A.M. and P.M. peak hours.

The nearest transit stop serving all three (3) City of Miami Beach Trolley routes and the Metrobus Route #100 is located on the west side of Abbott Avenue, directly across from the Property, which is approximately a 3-minute walk using marked crosswalks slightly south of the Property. Both Metrobus Routes #100 and #279 are served by different bus stops located on 71 Street, approximately a 10 and 15-minute walk from the Property, respectively.

Transportation Demand Management (TDM) Strategies

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

- Subsidize public transit or Citi Bike bikeshare passes for employees (one [1] pass per 10 employees).
- Provide 14 conventional bicycle racks and 16 vertical bike hangers to accommodate on-site bicycle parking.
- Provide public transit information within the site, including route schedules and maps.

Conditions of Approval

1. All delivery, loading, and pick-up/drop-off operations must utilize designated loading areas and may not obstruct the public right-of-way at any time.
2. 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 June 19, 2025, prior to the issuance of a building permit.

Conclusion

The City of Miami Beach Transportation & Mobility Department, including the Peer Review Consultant, has no further comments on the Traffic Impact Analysis dated June 19, 2025, for 6945 Abbott 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., T.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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