

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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JRG

DATE: December 26, 2025

SUBJECT: 1330 18 Street – Traffic Impact Statement – PB25-0791/TRN25-0047

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 application. The project proposal consists of expanding the existing restaurant from 60 seats to 140 seats only. The project is expected to be completed in early 2026.

Neither the existing development nor the proposed redevelopment provide on-site parking or valet service. It is expected that all traffic generated by the proposed redevelopment will utilize rideshare or self-park in off-site public parking lots or garages in the vicinity of the project.

Trip Generation Analysis

The results of the Trip Generation Analysis indicate that the proposed redevelopment is expected to generate two (2) net new weekday A.M. peak hour trips and 12 net new weekday P.M. peak hour of vehicle trips.

Off-Site Parking Evaluation

On-site parking and valet are not provided. It is expected that all traffic generated by the proposed redevelopment will utilize rideshare or self-park in off-site public parking lots or garages in the vicinity of the project. There is one (1) public parking garage with approximately 427 parking spaces, five (5) public parking lots with approximately 317 parking spaces, and approximately 266 on-site parking spaces in the vicinity of the project (within ½ mile). The existing parking supply is anticipated to adequately serve the project.

Delivery and Refuse Operations Analysis

Delivery operations will occur within the designated on-street loading area located on the north side of 18 Street, adjacent to the project site. Refuse operations will occur on the south side of 18 Street in front of the project site. Dumpsters are expected to be rolled out onto 18 Street for refuse collection. Both delivery and refuse operations will occur outside of the restaurant's hours of operations.

Multimodal Trips

Three (3) Miami-Dade County Metrobus routes (#15, #20, and #101) and three (3) free City of Miami Beach Trolley routes (South Beach Loops A and B, and Middle Beach Loop) currently operate in close proximity (within ½ mile) to the site during the weekday A.M. and P.M. peak hours.

The nearest transit stop serving both the Miami-Dade County Metrobus Route #101 and the City of Miami Beach Trolley South Beach Loops A and B, and Middle Beach Loop, is located on the west side of Alton Road, slightly north of Dade Boulevard.

Transportation Demand Management (TDM) Strategies

Transportation Demand Management (TDM) strategies are proposed to reduce the impacts of the project traffic on the surrounding roadway network. To encourage additional multimodal trips to and from the project site, the applicant shall commit to the following:

- Providing subsidized transit/bikeshare passes for the employees; one (1) pass per 10 employees.
- Installing two (2) new bicycle racks on private property for public use.

Conditions of Approval

1. The applicant shall not use the curb cut located on the south side of 18 Street, adjacent to the project site, for parking or loading at any time.
2. In addition to the proposed Transportation Demand Management (TDM) strategies, the applicant shall commit to implementing two (2) new bicycle racks on private property for public use within the former driveway on the north side of the project site, as discussed with the applicant via email and reflected in the revised plans dated October 19, 2025.

Conclusion

The City of Miami Beach Transportation & Mobility Department, including the Peer Review Consultant, has no further comments on the Traffic Impact Statement dated September 23, 2025, for the 1330 18 Street project 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



Grant Webster, Transportation Planner, City of Miami Beach Transportation & Mobility Department

