

MIAMI BEACH

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TRANSPORTATION & MOBILITY DEPARTMENT
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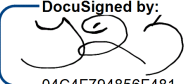
MEMORANDUM

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

DATE: March 25, 2026

SUBJECT: Delano Hotel Redevelopment (1685 Collins Avenue) – Traffic Impact Analysis
TRN25-0053/PB25-0811

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The City of Miami Beach Transportation & Mobility Department has reviewed the subject Traffic Impact Analysis, submitted by the applicant as part of the Planning Board application, for a proposed hotel redevelopment located at 1685 Collins Avenue in the City of Miami Beach, Florida. The existing development currently consists of 208 hotel rooms. The proposal consists of 171 hotel rooms and a fine dining restaurant space with a total of 383 seats.

The project build-out year is anticipated by 2027. The Traffic Impact Analysis associated with this project was performed in accordance with the requirements of the City of Miami Beach and the approved methodology.

Trip Generation Analysis

The results of the Trip Generation Analysis indicate that the proposed redevelopment is expected to generate a reduction of four (4) net new weekday A.M. peak hour trips and an increase of up to 82 net new weekday P.M. peak hour vehicle trips.

The Trip Generation Analysis calculations indicate that the proposed redevelopment is expected to generate the highest number of trips during the weekday P.M. peak hour.

Operational and Intersection Capacity Analysis

The results of the Intersection Capacity Analysis indicate that, upon project buildout, the study intersection (Collins Avenue and 17 Street) is projected to operate at Level of Service (LOS) D or better during the A.M. and P.M. peak hours.

Parking Inventory

No on-site parking is proposed and is not required. All non-rideshare vehicles will be required to valet. Valet vehicles will be parked at a nearby parking garage located at the intersection of 16 Street and Washington Avenue.

Valet Queuing Analysis

The development will provide two (2) valet drop-off/pick-up areas. Hotel valet will be provided within the on-site porte-cochere which has storage for approximately two (2) vehicles. Restaurant valet will be provided along 17 Street east of Collins Avenue and will have storage for approximately four (4) vehicles. All vehicles will be parked at a nearby parking garage located at the intersection of 16 Street and Washington Avenue. The analysis was prepared for the weekday P.M. peak hour as this is the highest-demand period. It is expected that 111 vehicles will utilize the valet services during this hour.

The results of the Valet Queuing Analysis indicate that a minimum of 24 valet attendants (8 hotel attendants/16 restaurant attendants) are required to ensure valet queues do not exceed the storage provided at either valet drop-off/pick-up area. Therefore, queues are expected to be accommodated within the proposed storage areas and not extend into travel lanes along Collins Avenue or 17 Street.

Loading and Refuse Operations Documentation

The project's loading and refuse operations will occur within the existing freight loading zone along 17 Street adjacent to the site.

Maneuverability Analysis

A Maneuverability Analysis was performed for the project's proposed porte-cochere using a passenger (P) design vehicle and a "Ford Explorer 2019" design vehicle. The results of the analysis indicate that these vehicles will be able to successfully maneuver into and out of the porte-cochere without conflict.

Multimodal Trips

Sidewalks are provided along 17 Street and Collins Avenue adjacent to the project site. A shared use path is also provided along the east side of the site adjacent to the beach.

The nearest Citi Bike station is located on the north side of 17 Street, east of Collins Avenue, adjacent to the project site.

Miami-Dade County Metrobus Routes #14, # 15, #20, #36, #79, #100, and #150, and the free City of Miami Beach Trolley South Beach Loop, Middle Beach Loop, and Collins Express routes operate in close proximity to the project site. The nearest transit stop is located on the east side of Collins Avenue, south of 17 Street, immediately adjacent to the project site.

Transportation Demand Management (TDM) Strategies

Patrons of the proposed project 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:

- Provide transit information within the site including route schedules and maps.
- Provide one (1) transit/rideshare pass for every ten (10) hotel employees.
- Conducting regular employee outreach to provide multiple commute options and establish preferences to target TDM efforts.

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 Analysis dated February 25, 2026, prior to the issuance of a building permit.
2. The applicant shall coordinate with the City of Miami Beach Parking Department to utilize the existing on-street parking spaces along 17 Street adjacent to the site for the proposed on-street restaurant valet service.

Conclusion

The City of Miami Beach Transportation & Mobility Department, including the Peer Review Consultant, has no further comments on the Traffic Impact Analysis dated February 25, 2026 for the Delano Hotel Redevelopment (1685 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., T.E., Senior Transportation Engineer, City of Miami Beach Transportation & Mobility Department
Katherine Teipel, PE, Traffic Engineer, City of Miami Beach Transportation & Mobility Department

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