

14 March 2022

Firat Ackay
Transportation Engineer
Transportation and Mobility Department
City of Miami Beach
1688 Meridian Avenue, Suite 801, Miami Beach, FL 33139

**Re: Traffic Impact Analysis Supplement
Mixed-use Development
411 Michigan Avenue, Miami Beach, FL
Langan Project No.: 300277901**

Dear Mr. Ackay:

Langan prepared this letter to address the latest traffic analyses revisions to the proposed mixed-use development at 411 Michigan Avenue due to site plan changes. The developments currently has been coordinating and meeting with the abutting neighbors to present the project and address their concerns. As part of this coordination, the neighbors have requested a five (5) foot setback between their properties and the vehicular lift structure located on the ground floor level, which the developer has agreed to provide. This letter summarizes the impacts to the traffic analysis due to the proposed setback.

Site Plan Revision

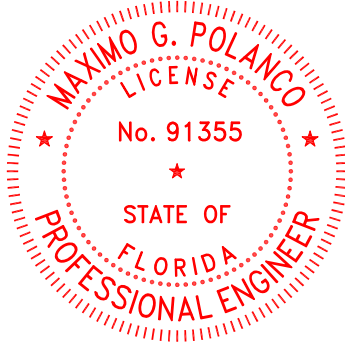
In order to provide the requested five (5) foot setback, the ground floor level has been revised to reflect the proposed changes, which comprises moving the vehicular-lift structure 3.75-feet north and reducing the vehicle drive along the vehicular structure to 20-feet. The proposed driveway connection to Michigan Avenue will remain as an ingress-only 12-foot drive. The proposed uses, parking layout, vehicular and pedestrian access points were not impacted by the proposed changes. Attachment A includes the proposed and previous site plans.

Traffic Impact Study Revision

As stated previously, the proposed development program, parking layout and vehicular access points are not being impacted by the proposed change. The only traffic-related impact due to the proposed changes is the reduction of the private drive to 20-feet. We have revised the traffic circulation figures to demonstrate the vehicular maneuverability to access the proposed vehicular-lift structure with the proposed 20-foot drive and found that vehicles will be able to maneuver safely without conflict. Due to limitations with the existing foundation, some parking spaces will need to make a three-point turn, but as stated in the submitted traffic report the proposed facility will have a valet-operation throughout the entire day where all patrons (visitors and employees) will be required to use. Attachment B includes the revised circulation figures with the proposed changes to the ground floor.

If you have any questions please do not hesitate to contact us directly at 954-320-2155.

Sincerely,
Langan Engineering and Environmental Services, Inc.



This item has been digitally signed and sealed by Maximo Polanco, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Maximo Polanco, P.E.
Project Engineer

MGP: mgp

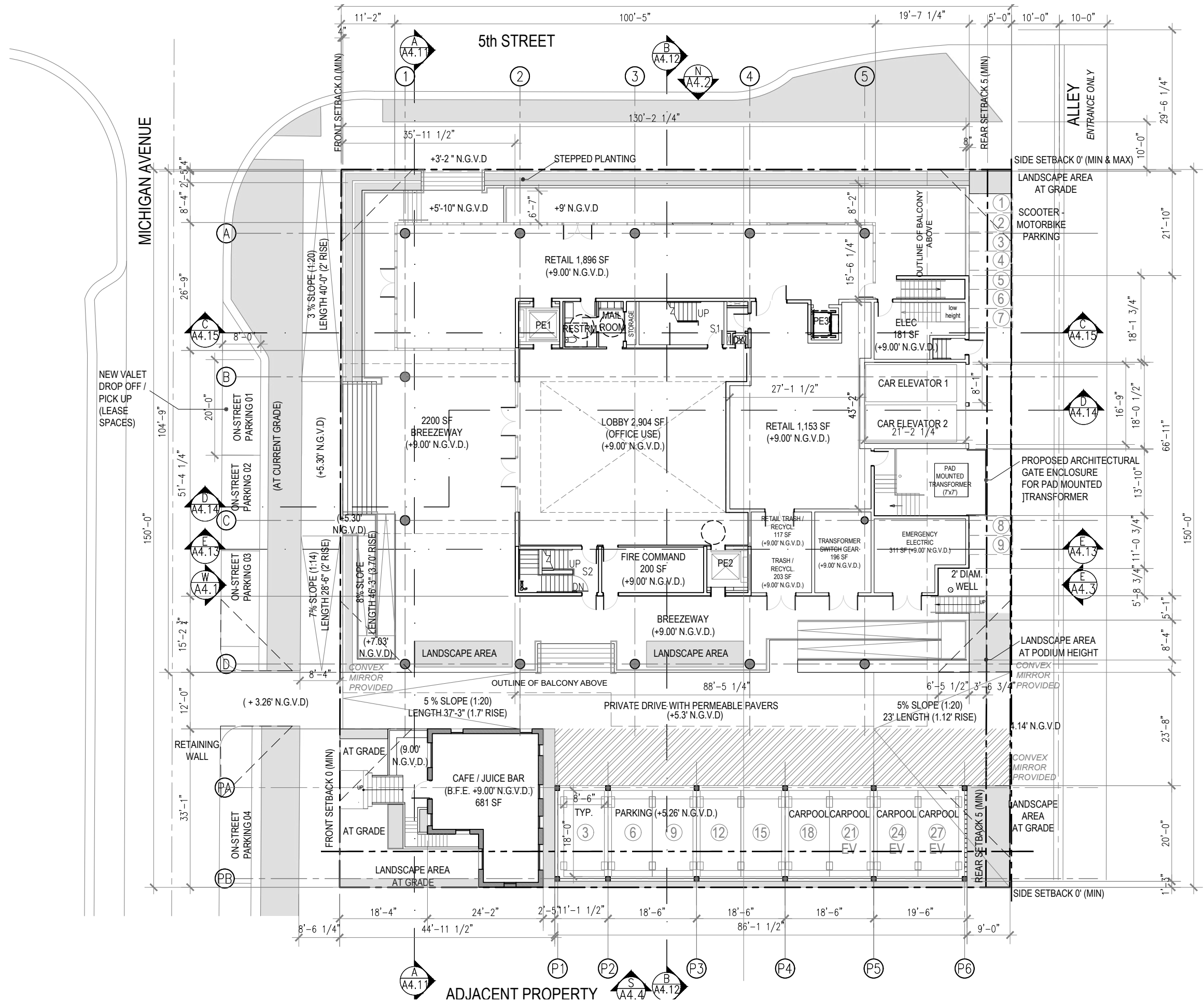
Attachment A - Site Plans

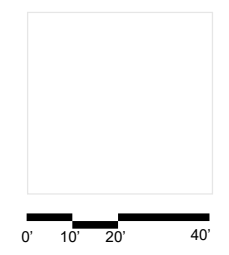
Attachment B - Traffic Circulation Figures

FBPE Registry No. 6601

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ATTACHMENT A
SITE PLANS



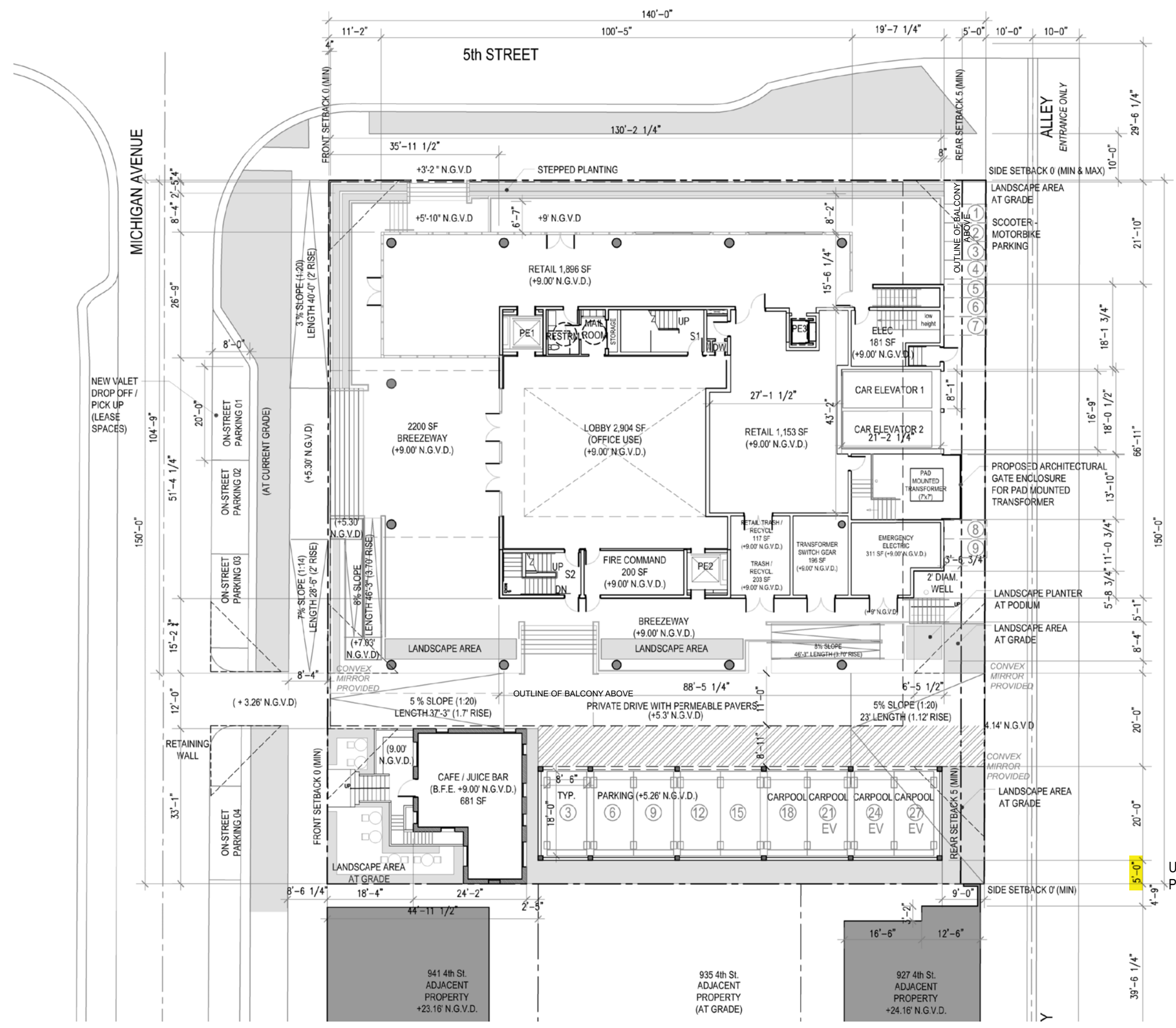


411 Michigan Avenue
Miami Beach, Florida

Revised 5' Setback
Ground Level Plan
Scale: 1" = 20'-0"



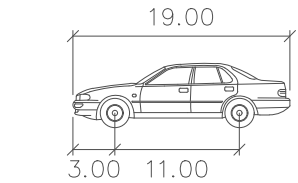
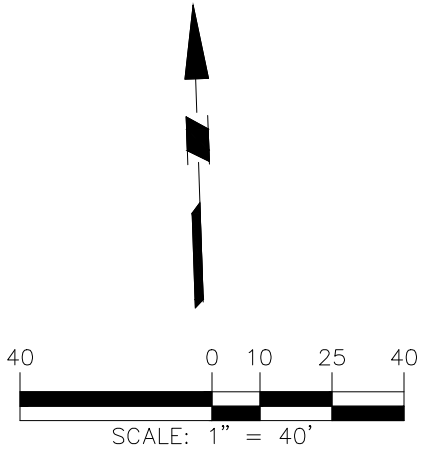
UPDATED AFTER 1/25/22
CODE ORDINANCE



UPDATED SETBACK
PER NEIGHBOR AGREEMENT

ATTACHMENT B
TRAFFIC CIRCULATION FIGURES

EMPLOYEE INGRESS CIRCULATION



PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

LANGAN

Langan Engineering and
Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL Certificate of Authorization No. 00006601/LB8172/LB8198

Project
**419 MICHIGAN
AVENUE**

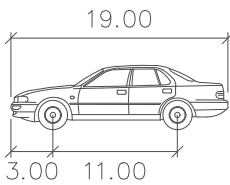
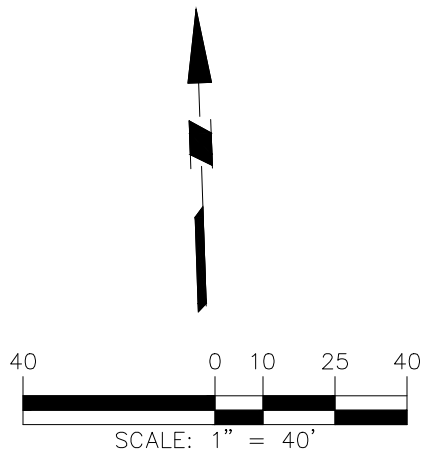
MIAMI-DADE MIAMI BEACH FLORIDA

Drawing Title
**VEHICLE
CIRCULATION
FIGURE**

Project No. 300277901
Date 03/11/2022
Drawn By EC
Checked By MP

Drawing No.
Fig-001

EMPLOYEE EGRESS CIRCULATION

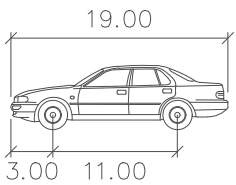
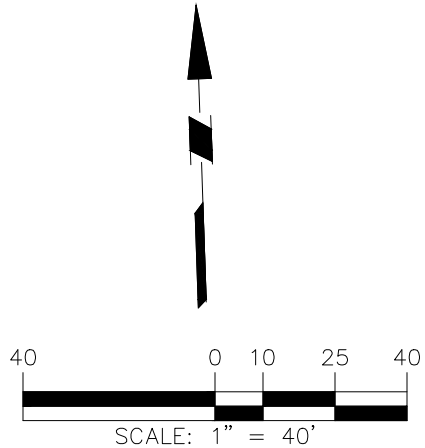


PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

LANGAN Langan Engineering and Environmental Services, Inc. 15150 NW 79th Court, Suite 200 Miami Lakes, FL 33016 T: 786.264.7200 F: 786.264.7201 www.langan.com FL Certificate of Authorization No. 00006601/LB8172/LB8198	Project 419 MICHIGAN AVENUE MIAMI BEACH FLORIDA	Drawing Title VEHICLE CIRCULATION FIGURE	Project No. 300277901 Date 03/11/2022 Drawn By EC Checked By MP	Drawing No. Fig-002
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EMPLOYEE INGRESS & VISITOR EGRESS CIRCULATION

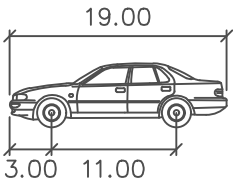
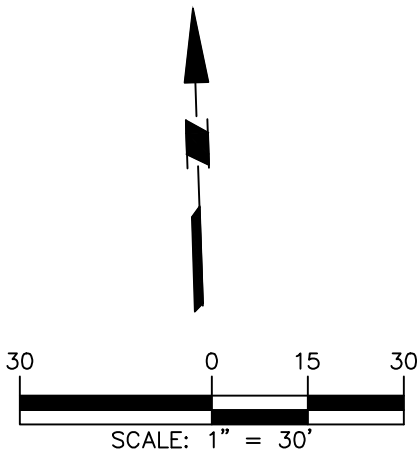
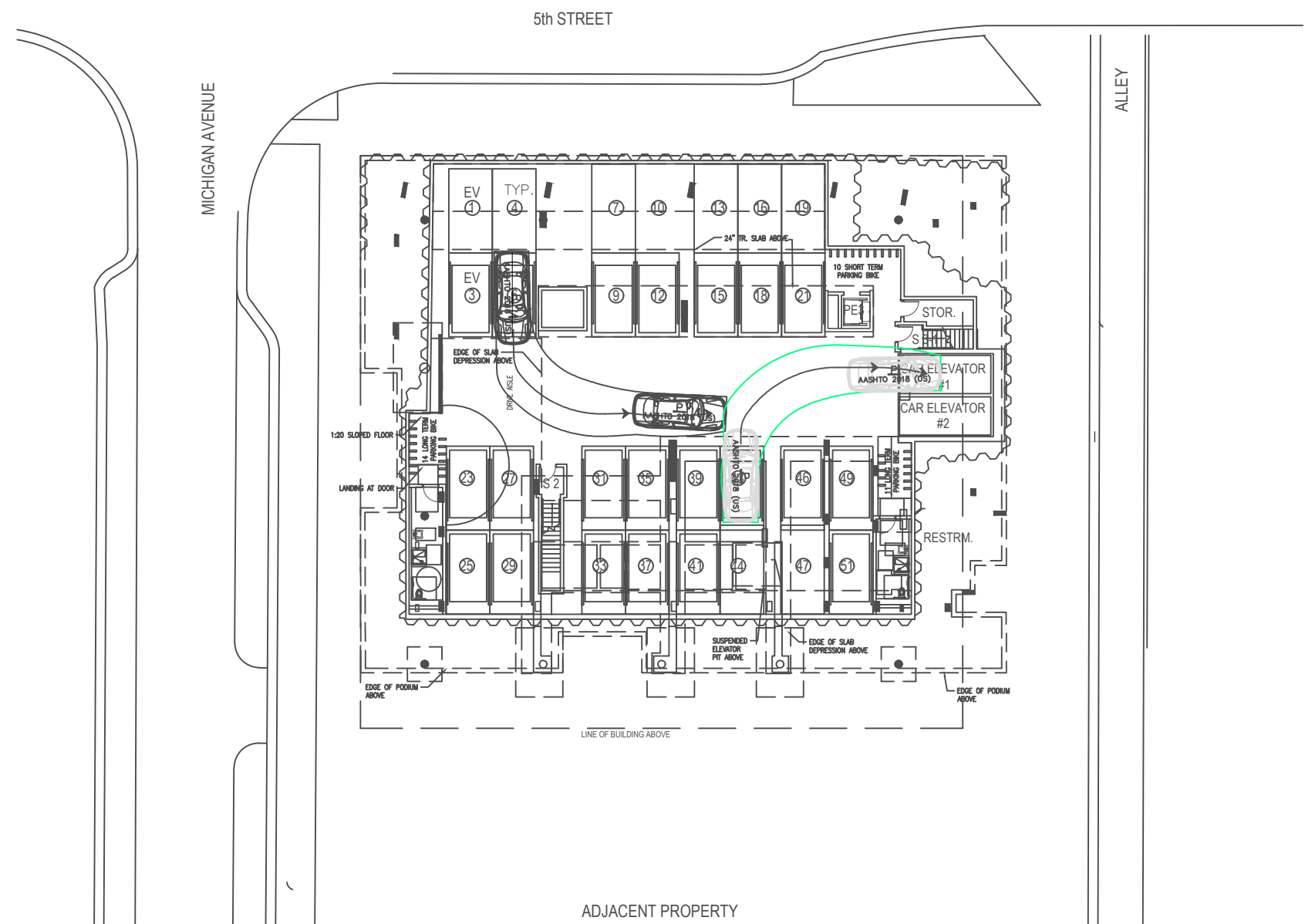


PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

LANGAN Langan Engineering and Environmental Services, Inc. 15150 NW 79th Court, Suite 200 Miami Lakes, FL 33016 T: 786.264.7200 F: 786.264.7201 www.langan.com FL Certificate of Authorization No. 00006601/LB8172/LB8198	Project 419 MICHIGAN AVENUE MIAMI BEACH FLORIDA	Drawing Title VEHICLE CIRCULATION FIGURE	Project No. 300277901 Date 03/11/2022 Drawn By EC Checked By MP	Drawing No. Fig-003
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Basement Parking Egress Circulation



PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

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Project
**419 MICHIGAN
AVENUE**

MIAMI-DADE MIAMI BEACH FLORIDA

Drawing Title
**VEHICLE
CIRCULATION
FIGURE**

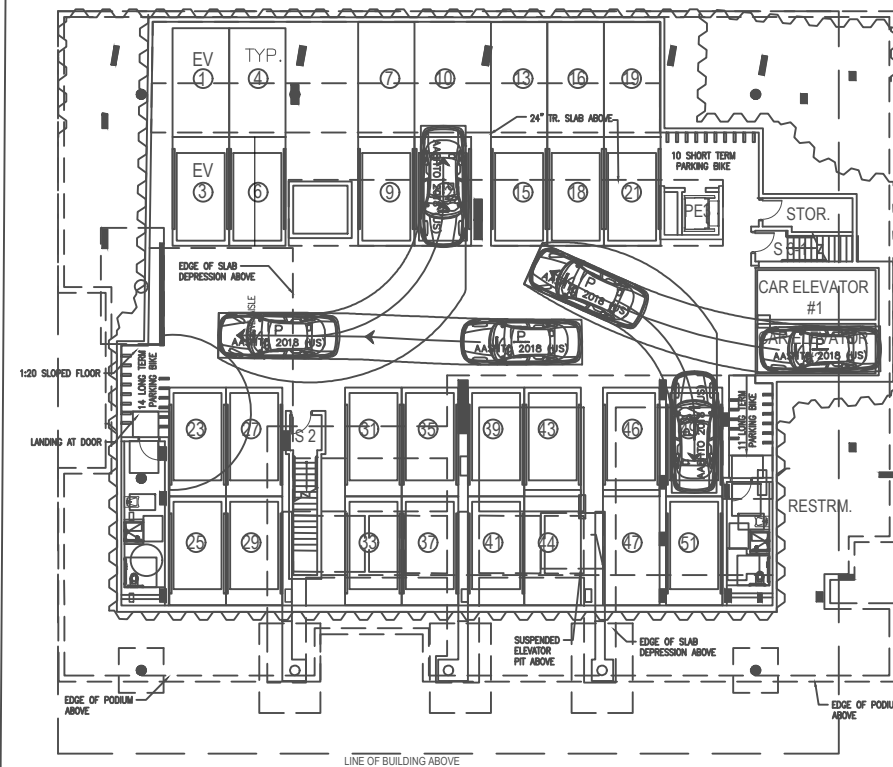
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Date 03/11/2022
Drawn By EC
Checked By MP

Drawing No.
Fig-004

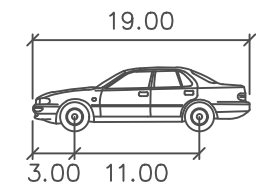
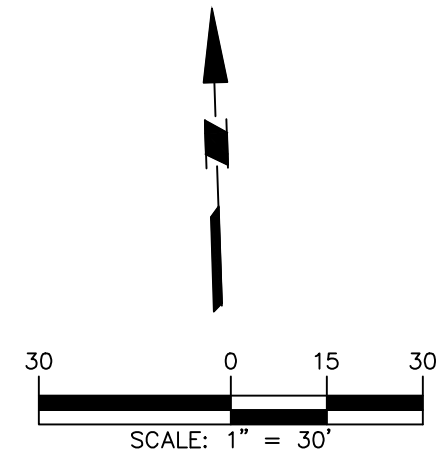
MICHIGAN AVENUE

5th STREET

ALLEY



ADJACENT PROPERTY



PASSENGER VEHICLE

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                                feet
Width                           : 7.00
Track                           : 6.00
Lock to Lock Time               : 6.0
Steering Angle                  : 31.6

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Project	
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419 MICHIGAN
AVENUE

MIAMI BEACH

98 MIAMI-DADE

FLORIDA

Drawing Title

VEHICLE CIRCULATION FIGURE

Project No.

300277901

Date 03/11/2022

Drawn By

Drawn By
EC

Checked By	
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Drawing No.

Fig-005