

January 4, 2023

Rogelio A. Madan, AICP  
Chief of Community Planning & Sustainability  
City of Miami Beach Planning Department  
1700 Convention Center Drive – 2<sup>nd</sup> Floor  
Miami Beach, FL 33139  
P. 305.673.7000 ext. 6131  
F. 786.394.4285  
[RogelioMadan@miamibeachfl.gov](mailto:RogelioMadan@miamibeachfl.gov)

**RE: The Alton Parking Reduction Analysis - #22113**

Dear Rogelio,

The proposed project is located on the west side of Alton Road between Lincoln Road and 17<sup>th</sup> Street in Miami Beach, Florida. The project proposes a mixed-use development with 121,761 SF of office space, 24 hotel rooms (existing to remain), 5 residential units, and 71,984 SF of retail space (55,214 SF of which is existing to remain). The site is currently occupied by 24 hotel units and 55,214 SF of retail space. Access to the site will be provided via a two-way driveway located on West Avenue and a one-way inbound driveway along Lincoln Road. For the purpose of this traffic study, project build-out is anticipated by 2024.

The project is proposing to implement a parking reduction for all non-residential uses as allowed by Section 130-33 (6) of the City code. According to the code, the minimum parking requirement may be reduced as follows [for nonresidential uses]:

- a) *Centralized parking: The minimum parking requirement may be reduced for properties located near a publicly accessible off-street parking facility according to the following formulas: **Up to 30 percent within 500 feet, up to 20 percent within 1,000 feet, up to ten percent within 1,200 feet...** Distances shall be measured along the pedestrian pathway between the pedestrian access points for the subject uses and the parking facility.*
- b) *Shared parking: Mixed use development is encouraged to utilize the shared parking calculations in section 130-221. Parking for residential uses may be included in the shared parking calculation at a rate of 50 percent for daytime weekdays, 70 percent for daytime weekends and 100 percent for all other times. Shared parking shall be designated by appropriate signage and markings. The*

*shared parking facility may be located off-site within 600 feet of the uses served, subject to section 130-36*

The project is located in a pedestrianized area with multiple public parking garages within 500 feet of the project accessible using pedestrian pathways and access points. The following is a list of parking garages and their walking distance to The Alton project utilizing pedestrian pathways:

- Miami Beach Public Parking (site 88512) located at 1671 West Ave – adjacent to project
- City of Miami Beach Lot P23 located at 1619 West Ave – 354 feet from the project
- Rooftop Cinema Club parking garage located at 1614 Alton Road – 285 feet from the project
- The Lincoln Garage located at 1111 Lincoln Rd – 116 feet from the project
- Lincoln Center parking garage located at 1614 Lincoln Rd – 460 feet from the project
- Miami Beach Public Parking (site 88544) located at 1688 Lenox Ave. – 350 feet from the project
- Park Mobile zone 88544 Parking lot located at 1683 Alton Rd – 321 feet from the project
- M&M Surface parking lot located at 1101 17<sup>th</sup> St – 387 feet from the project
- Miami Beach Public Parking LOT P22 (9AM – 3AM) located at 1100 Lincoln Ln S - 586 feet from the project
- Miami Beach Parking Lot located at 1080 Lincoln Ln N – 556 feet from the project

As shown above there are eight public parking sites located within the 500 feet of the project which allows for a 30% parking reduction within the proposed project. Exhibit 1 shows the location of the above parking garages as well as the pedestrian facilities that would provide pedestrian access between the nearby public parking areas and the project site.

We stand ready to provide any support needed for this project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,

Kansas Goodrum  
Transportation Engineer

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- Project Location
- Public Parking within 500 LF of walking distance from project
- Public Parking within 1,000 LF of walking distance from project

- Sidewalk
- Crosswalk
- Exclusive Bike Lane
- Shared Road
- Promenade

## Exhibit 1

### Nearby Public Parking

