



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

DS
JRG

DATE: March 13, 2024

SUBJECT: 1901 Alton Road – Traffic Impact Analysis – PB23-0624

The Transportation and Mobility Department has reviewed the subject Traffic Impact Analysis (TIA) submitted by the applicant as part of the Planning Board application for the proposed 34,953 square-foot supermarket and 3,908 square-foot walk-in bank that is currently occupied by a 6,654 square-foot drive-in bank. The project is located at 1901 Alton Road in Miami Beach, Florida. The proposed redevelopment will provide 277 parking spaces within the proposed parking garage.

The project build-out year is anticipated by 2026. 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 and Trip Distribution

The results of the Trip Generation Analysis indicated that the proposed redevelopment is expected to generate 35 net new A.M. peak hour trips, and 223 net new P.M. peak hour trips when compared to the existing uses. The project is located on the northeast quadrant of the intersection of Alton Road and 19 Street. One (1) full-access driveway will be provided on 19 Street, east of Alton Road. All grocery pick-up will occur on-site.

Multimodal Trips

Sidewalks are provided on both sides of Alton Road, Michigan Avenue, 20 Street, and 19 Street. The width of the sidewalk adjacent to the property is nine (9) feet along Alton Road and five (5) feet along 19 Street. Safe pedestrian features (ramps and pedestrian signals with push buttons) are provided at the signalized intersections of Alton Road and Michigan Avenue, Alton Road and 20 Street, Alton Road and Dade Boulevard, and Michigan Avenue and Dade Boulevard.

A Citi Bike station is located on 19 Street, approximately 200 feet from the project site, on the south side of 19 Street near Dade Boulevard. Additionally, the project is providing bicycle racks along Alton Road with a capacity of 80 bicycles.

Miami-Dade County Metrobus Routes 20 and 15, and the Miami Beach Trolley Middle Beach Loop and South Beach Loops A and B, travel north and south along Alton Road and east and west on 17 Street. The nearest Miami-Dade County Metrobus and Miami Beach Trolley stops are located at the intersection of Alton Road and 19th Street, on the east side of the street, near the project

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site.

Operational Analysis

The Intersection Capacity Analysis indicates that all study intersections are projected to operate within the City's adopted overall Level of Service (LOS) standards, LOS D, during the A.M. and P.M. peak hours, except for the intersection of Alton Road and Dade Boulevard. However, with the proposed implementation of minor signal timing improvements, the delay and LOS are expected to improve.

The 95th percentile Queuing Analysis indicates that all queues at turn lanes with project traffic assigned are expected to be accommodated within the storage provided, except for the southwest-bound left turn queue at the intersection of Alton Road and Michigan Avenue. However, please note that this queue extends beyond the length of the existing storage bay during the existing A.M. traffic conditions, without proposed project traffic. The impact of the project trips on this queue is 17 feet, or less than one (1) vehicle length. Therefore, mitigation is not provided.

Circulation/Maneuverability Operations

Access to the proposed redevelopment's parking garage is provided via one (1) full-access driveway on 19 Street. The redevelopment's loading and refuse areas are also located along 19 Street. A Maneuverability Analysis was performed at the project loading area and on-site parking garage. The project will use WB-62 interstate semitrailer trucks for deliveries. WB-62 design vehicles will be able to maneuver into and out of the on-site loading area, contained fully within the property. Additionally, 'Accurate 30k Roll-Off' refuse vehicles will be able to navigate into and out of the on-site refuse area. Please note that all loading and refuse maneuvers are performed on 19 Street and require a back-in maneuver. Please note that the 'Accurate 30k Roll-Off' refuse vehicles appear to block the sidewalk and westbound travel lane on 19 Street during loading operations. A dockmaster will be provided to coordinate loading activities to avoid conflicts between loading operations and traffic along 19 Street.

Transportation Demand Management (TDM)

Sidewalks are currently provided along 19 Street and Alton Road adjacent to the site. Additionally, signalized pedestrian crosswalks are provided at all signalized intersections adjacent to the site. The nearest Citi Bike station is provided at the intersection of 20th Street and Sunset Drive and the nearest bust station is located on Alton Road south of 19 Street.

The development will provide future employees with free Citi Bike passes, information regarding bikeshare programs, subsidized transit passes, and bus schedule information.

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, prior to the issuance of a building permit.
2. The applicant shall not utilize on-street parking spaces for the purpose of curbside grocery pick-up. All customer grocery pick-up operations must be fully enclosed on private property.
3. The City of Miami Beach Transportation & Mobility Department has reviewed the trash operations for 1901 Alton Road with the applicant. Our concern remains regarding the obstruction of the sidewalk and/or travel lane for a period of time during the trash pick-up

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
and drop-off operations.


4. The applicant shall maintain at least 60 inches of clear sidewalk path around the project site when bicycles are parked at the proposed bicycle racks.

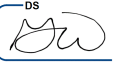
Conclusion

The City of Miami Beach Transportation & Mobility Department, including the Peer Review Consultant, has no further comments on the Traffic Impact Analysis for the 1901 Alton Road redevelopment project.

Please feel free to contact the City of Miami Beach Transportation & Mobility Department if you have any questions on the above.

CC: Otniel Rodriguez, E.I., Assistant Director, City of Miami Beach Transportation & Mobility Department 

Ghassan Choueiry, P.E., Senior Transportation Engineer, City of Miami Beach Transportation & Mobility Department 

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

Enc. Kimley-Horn & Associates (Peer Reviewer), Traffic Review Memo dated 02/08/2024.