

Operations Plan PB24-0679

1901 Collins Avenue
Miami Beach, Florida



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PROJECT CONCEPT

The Shore Club residential tower is a new construction twenty-story mixed-used development consisting of 49 residential units, and the restoration of three existing buildings of varying height (4 and 8 stories) containing 76 hotel keys, restaurants, spa and hotel amenities, and a subterranean level parking area that utilizes a seven (7) space puzzle mechanical lift for residential use only. The mechanical parking is within the residential parking area and will be serviced by Valet. The proposed parking is below the ground level, fully enclosed by a screen, and not visible from exterior view. The proposed project, curb cuts and parking building plan were approved as part of Historic Preservation Board application HPB21-0481.

DRIVEWAY

- The proposed development has access to its Hotel valet and drop-off off from Collins Avenue.
- The residential condominium and the hotel loading are accessed off of 20th Street via two curb cuts. The residential area contains the mechanical stacked parking system,
- Both the residential and loading driveway connections will be gate-controlled entrances. One gate will serve the residential garage, and the second gate will serve the loading bay structure that will serve all loading needs for the hotel and residences within an enclosed building surrounded by landscaping and covered by a green roof.
- The proposed gate operation will have access control barriers a rolling gate that operates vertically.
- The resident will be able to open the gate through a bar code reader.
- Access to the hotel loading dock will be managed by a full time Dockmaster in addition to access control intercom panel as backup.
- Due to the very limited occupancy of vehicles and the residential use, as well as the full-time valet assist, it is not anticipated that the stacked parking adds any negative vehicular staging or impact to 20th Street.

VALET

- The proposed development will have a valet-parking station on the ground floor with a street vehicle staging area for two vehicles.
- Key access to operate the lifts will be restricted to the valet operators only.
- A minimum of one valet operator will always be on-site.
- The residents can drop their car off with valet, which will be processed to the mechanical lifts, but only the valet operators will have the key to access and operate the lifts.
- The residents will be able to self-park in non-lift spots on their own. The valet will always be available to assist.

PARKING

- There are seven (7) semi-automated mechanical lifts proposed.
- The parking plan provides a total of twelve (12) parking spaces, including seven (7) spaces utilizing mechanical lifts, one (1) ADA space, and four (4) surface parking spaces.
- In order to minimize impact to the historic structures caused by extensive basement construction, the mechanical parking mechanism was determined to be the best solution to provide the required parking for a portion of the residential component of the project.

MECHANICAL LIFTS

- At least one valet operator will always be on-site 24 hours per day seven (7) days per week to ensure that a car can be removed from any lift if necessary.
- The Applicant proposes a Klaus SingleVario 6300 Parking System or its equivalent.
- Klaus is a reputable contractor with similar equipment in Miami Beach and throughout South Florida.
- The equipment is state of the art, operates at low noise levels, and is easily maintained.

- In case of emergency, valet operators will be trained to operate the system manually to retrieve a vehicle.
- The vendor can assist regularly and provides periodic maintenance services in accordance with manufacturer guidelines.
- The lifts will not negatively impact surrounding uses because the equipment will be fully enclosed within the basement area and screened within the basement.

DELIVERIES AND SANITATION

- Deliveries will use the on-site loading bay located adjacent to 20th Street. The loading bay contains three loading spaces capable of receiving a variety of vehicle types and sizes.
- The timeframes for such activities will be controlled by the proposed development, and on-site personnel will be responsible for facilitating the truck movement into the site to ensure that the vehicle does not adversely interact with other vehicles on the roadway or pedestrians on the sidewalk.
- Garbage trucks will either use the same loading bay or the alley shared between the Property and the adjacent Townhouse Hotel and be controlled by on-site personnel to prevent negative impacts to roadway or pedestrians.