Operations Plan
PB23-0641

1333 Dade Boulevard
Miami Beach, Florida

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PROJECT CONCEPT

New construction of a five-story mixed-used development consisting of one residential unit, three floors of office space, and ground level parking that utilizes six (6) mechanical lifts. Notably, the property is extremely narrow, where except for the slightly angled front portion, the vast majority is only 50 feet wide. The proposed parking and loading areas are on the ground level, not visible from exterior view, covered and enclosed by a combination of screens and walls. The proposed height for the project is 55 feet and the proposed floor area is approximately 16,871 square feet. Due to site restrictions, the proposed driveway is 12 feet wide. The floor-to-ceiling height of the nonresidential FHL is 14 feet, which will allow raising of the ground floor in the future if needed. However, there are only 11 feet above DFE. The Applicant requests variances from the Design Review Board for the driveway and the ground floor height.

DRIVEWAY

- The proposed development will have access through one driveway connection to Dade Boulevard which will operate as a full-access driveway with direct access to the ground-level parking garage.
- The driveway connection will be a gate-controlled entrance and will serve residents, office employees, visitors, and loading/refuse operators.
- The proposed gate operation will have access control barriers with a high-speed metal door that operates vertically.
- The resident will be able to open the gate through a bar code reader, while office employees and visitors will be served by the valet operation.

- The gate-controlled entrance will have sufficient vehicle-stacking storage to accommodate the expected morning and afternoon peak-hour queues due to entering traffic.
- Due to the extremely narrow site restrictions, the proposed driveway will be 12-feet wide, which will operate as a two-way driveway. Therefore, to control the traffic flow and avoid conflicts between entering and exiting vehicles the Applicant proposes a valet operation and the installation of a gate located approximately 62-feet from the front property line, allowing multiple vehicles to queue on-site to avoid impacts to Dade Boulevard.

VALET

- The proposed development will have a valet-parking station on the ground floor with an on-site vehicle stacking area located before the proposed gate.
- 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 resident, visitors, and office employees 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 resident will also be able to self-park in non-lift spots after hours but will not be able to raise their car up any lift on their own.

PARKING

- There are six (6) mechanical lifts proposed.
- The parking plan provides a total of fourteen (14) parking spaces, including twelve (12) spaces utilizing mechanical lifts, one (1) ADA space, and one (1) surface parking space.

- The parking space labeled No. 14 on the site plan (located behind the loading area) is a ground floor parking space without any mechanical lifts that will be dedicated for the proposed residential unit.
- The alternative parking layout provides no mechanical lifts and a total of fifteen (15) total parking spaces, including one (1) ADA space, six (6) regular parking spaces, and eight (8) valet parking spaces. See sheet A-35 in the architectural plans provided with the application documents.

MECHANICAL LIFTS

- At least one valet operator will always be on-site to ensure that a car can be removed from any lift if necessary.
- The Applicant proposes a Klaus SingleVario 2061 Parking System.
- Klaus is a reputable contractor with similar equipment in Miami Beach and throughout South Florida.
- The equipment is state of the art, operates at lower noise levels, and is easily maintained.
- The vendor can assist regularly and provides maintenance services.
- The lifts will not negatively impact surrounding uses because the equipment will be fully enclosed on the ground floor by a screen.

LOADING

- The proposed development is limited in size and use, with only one residential unit and small office space, therefore, these uses are not anticipated to require any large or frequent deliveries or generate any large volume of trash.
- The proposed loading area will be fully covered and enclosed.

- The proposed development will include an on-site loading area to avoid any pedestrian/vehicular conflicts along the public right-of-way.
- The loading area will be accessible through the gated driveway on Dade Boulevard.
- The proposed loading area will have one loading space located on the ground floor towards the northern end of the covered driveway.
- To enter the site, due to site restrictions, the trash truck and SU-30 sized trucks will back into the driveway from Dade Boulevard to access the internal loading area.
- 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.
- The timeframes for the loading area will be outside the expected peak-hours of pick-up and drop off.
- The Applicant's proposed loading hours are 7:00am to 5:00pm.
- The proposed loading area will also serve as the trash pick-up location where trash will be pulled to the loading area by employees in the timeframes coordinated with the Solid Waste Department.
- The Applicant's proposed hours for trash pick-up are 5:00am to 7:00am.