

PB25-0802

7710 Collins Avenue

Conditional Use Approval for
Mechanical Parking Lifts

YODEZEEN **cala**
design•studio



Kimley»Horn



Context



Context



Proposed Project

- Five-story apartment hotel featuring fourteen (14) hotel units and one (1) apartment unit.
- Eight (8) parking spaces utilizing mechanical parking lifts and one (1) ADA parking space.
 - Ingress and egress solely through alley to west of building
 - 24/7 valet operation



Renderings



1-EAST FACADE



2-NORTH EAST

Renderings



1-WEST FACADE

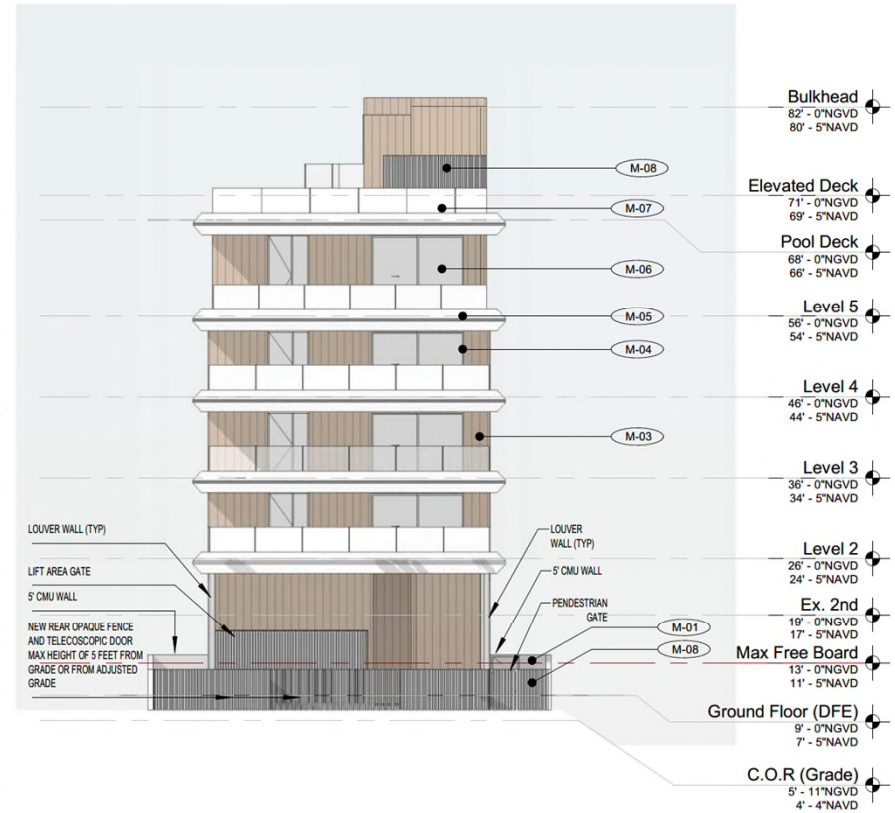


2-NORTH FACADE

Elevations (East and West)



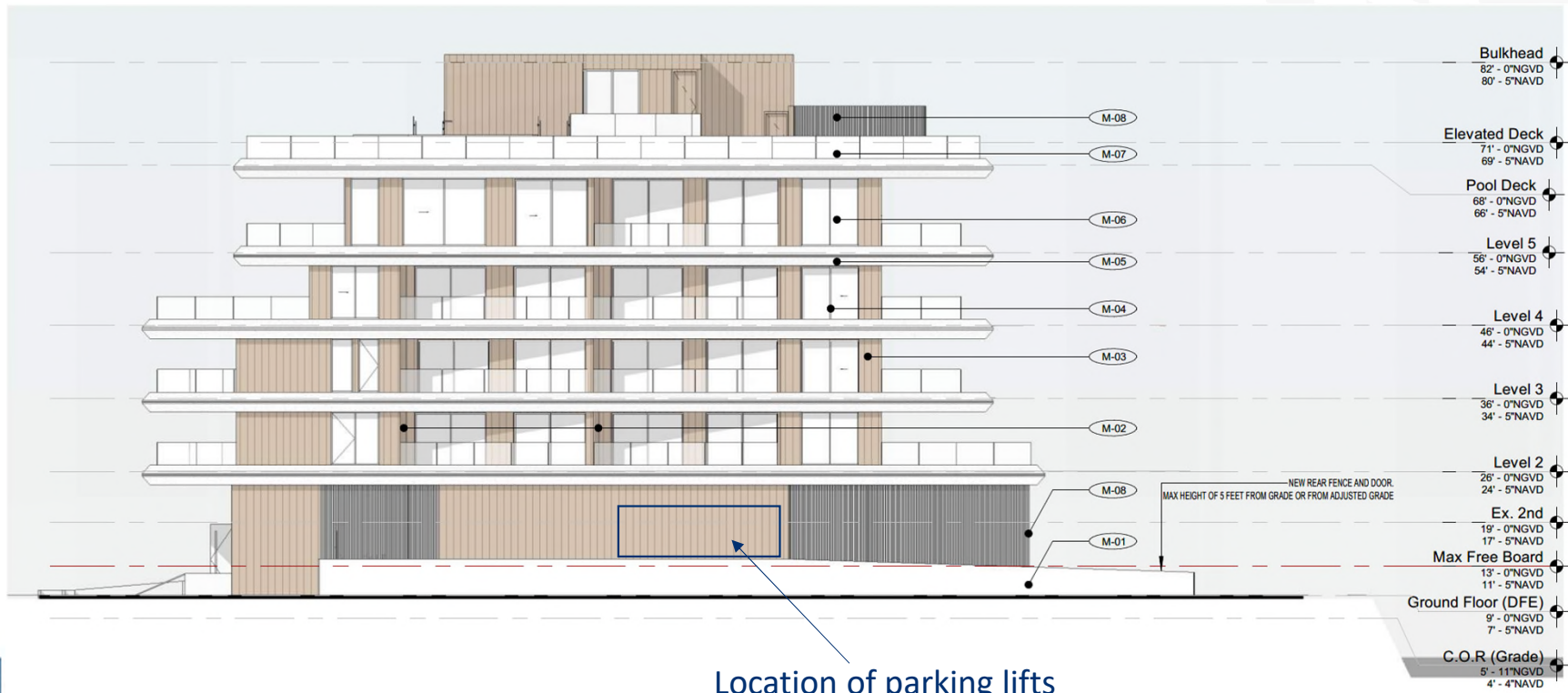
1 COLORED EAST ELEVATION
1/16" = 1'-0"



2 COLORED WEST ELEVATION
1/16" = 1'-0"



Elevation (North)

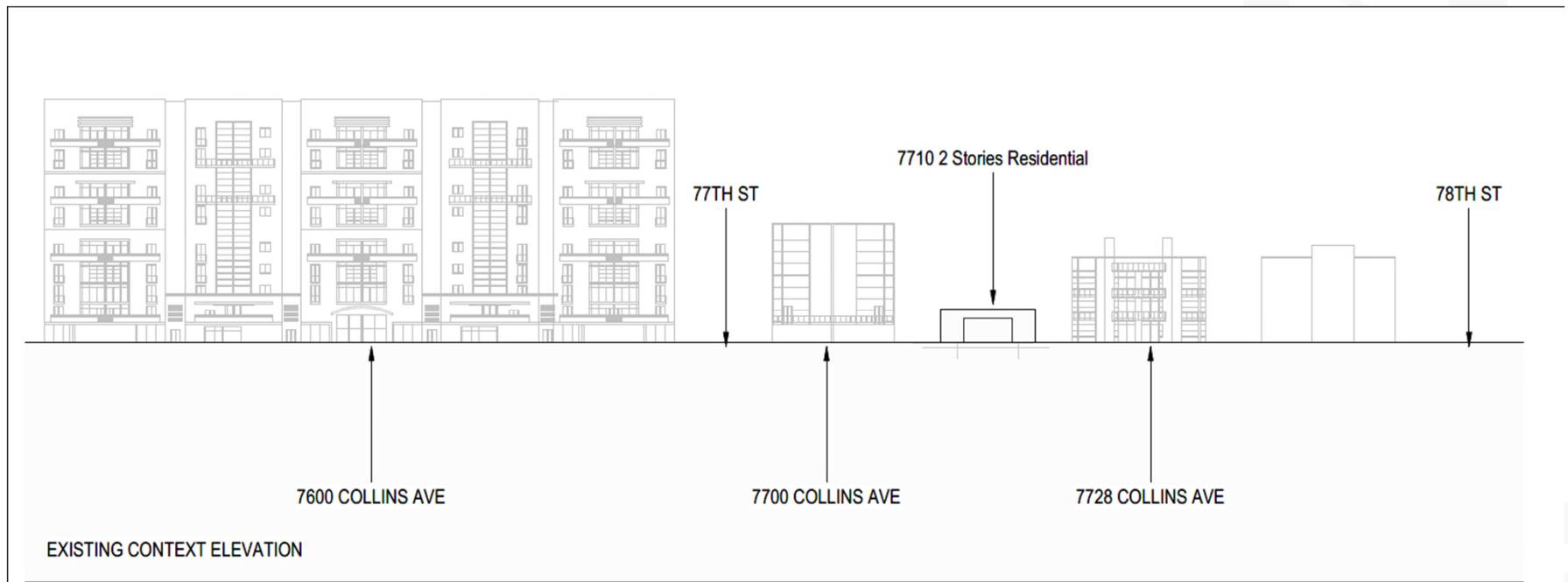


Location of parking lifts

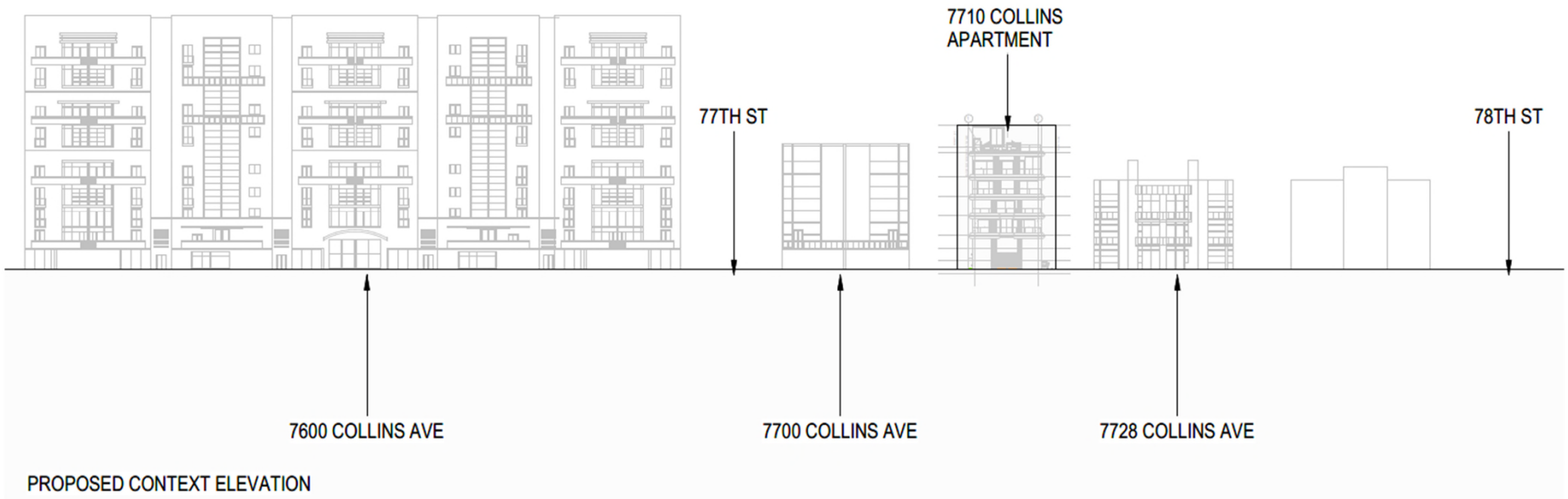
Elevation (South)



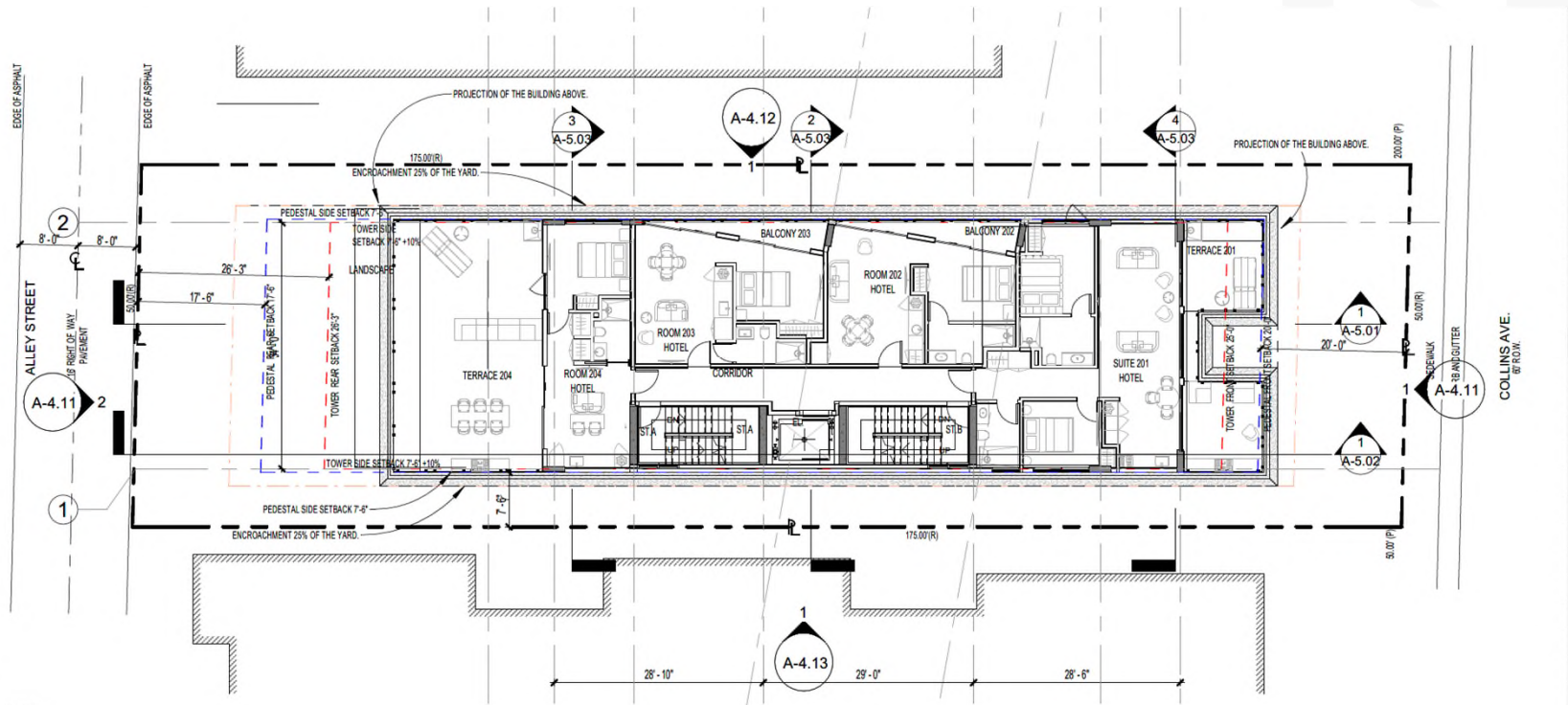
Existing Context Elevation



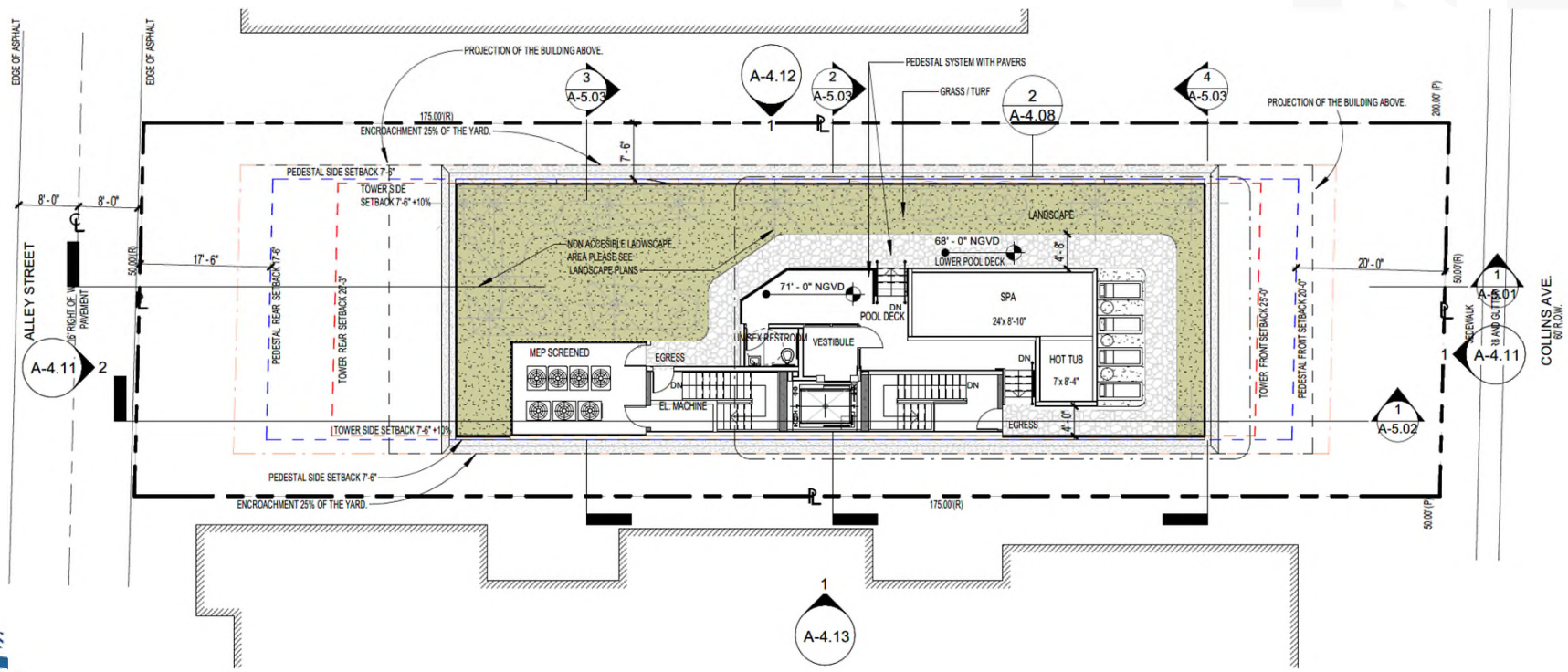
Proposed Context Elevation



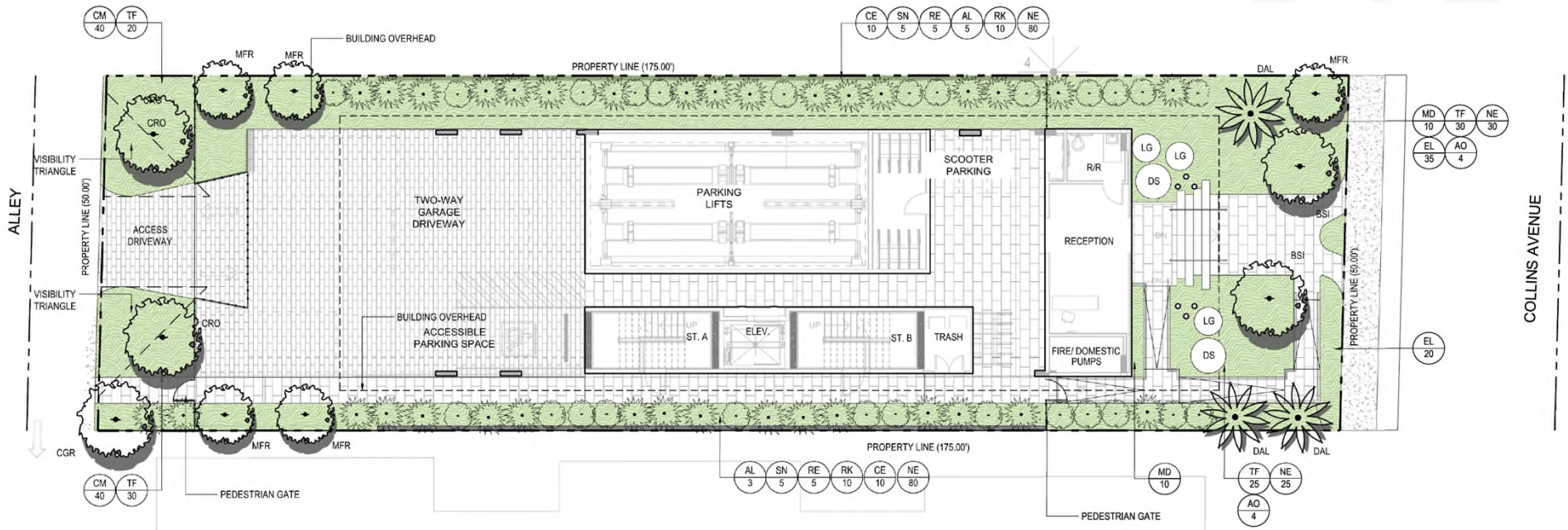
Proposed Second (typical) Level



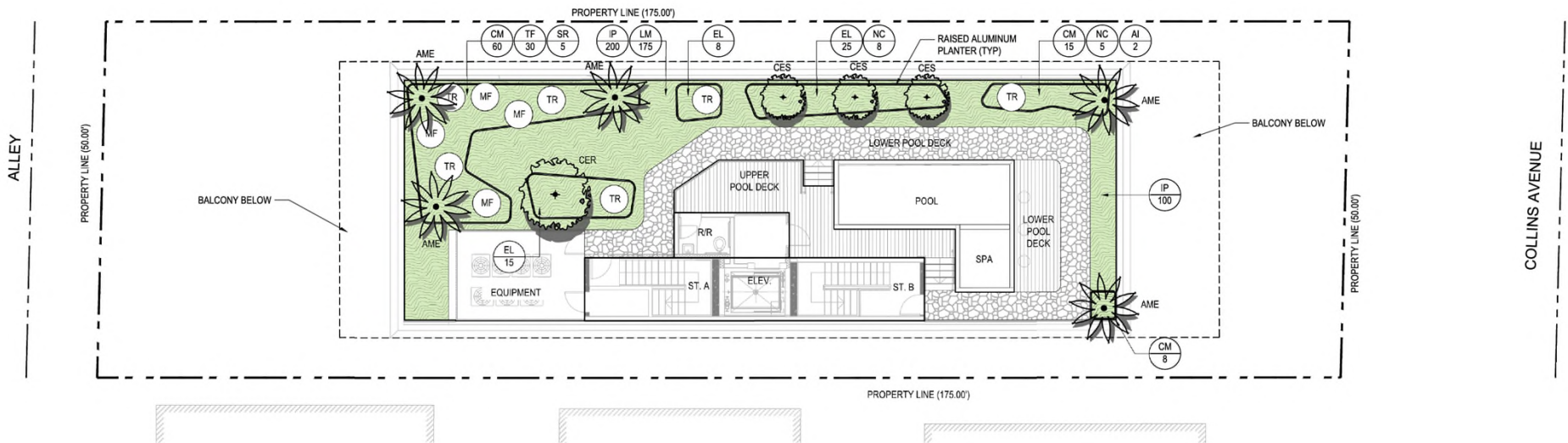
Proposed Roof Deck



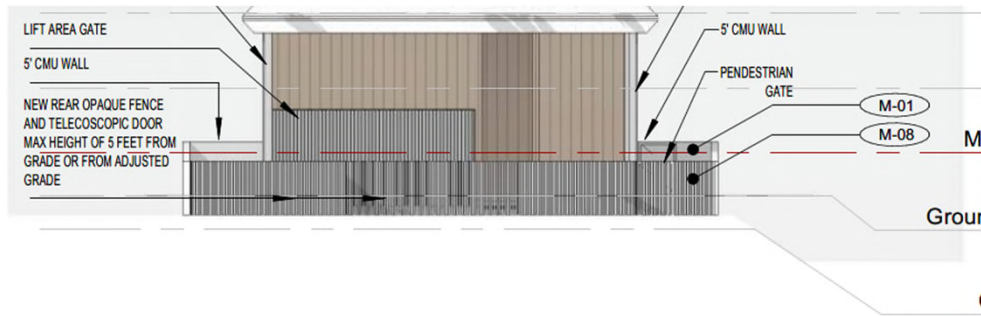
Landscape Plan – Ground Floor



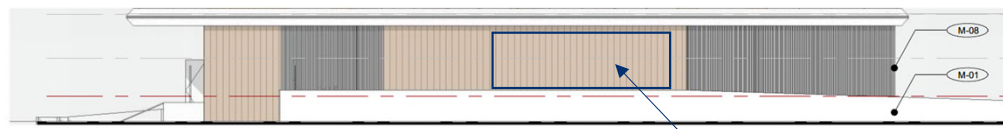
Landscape Plan – Roof Deck



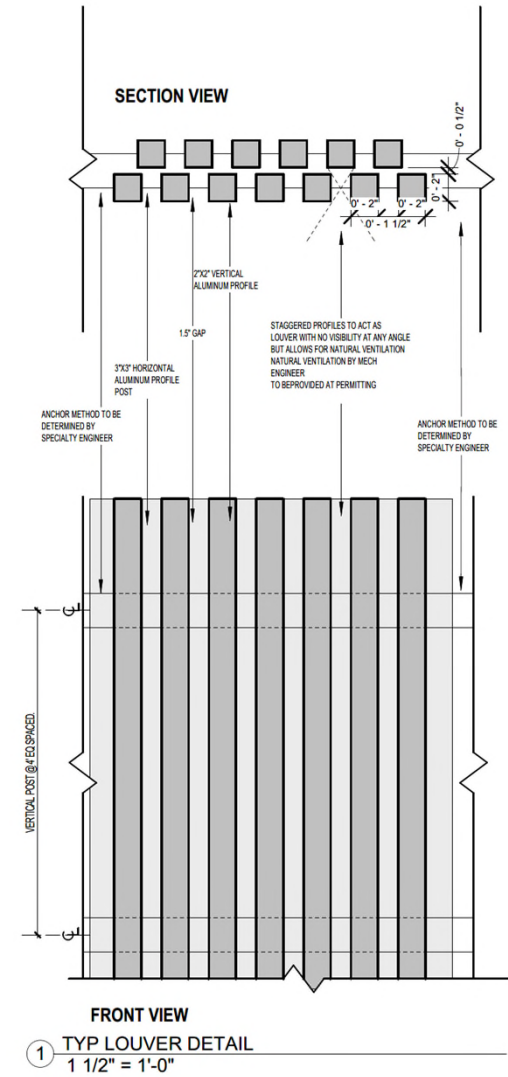
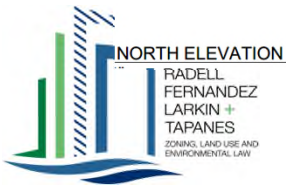
Parking Screened from View



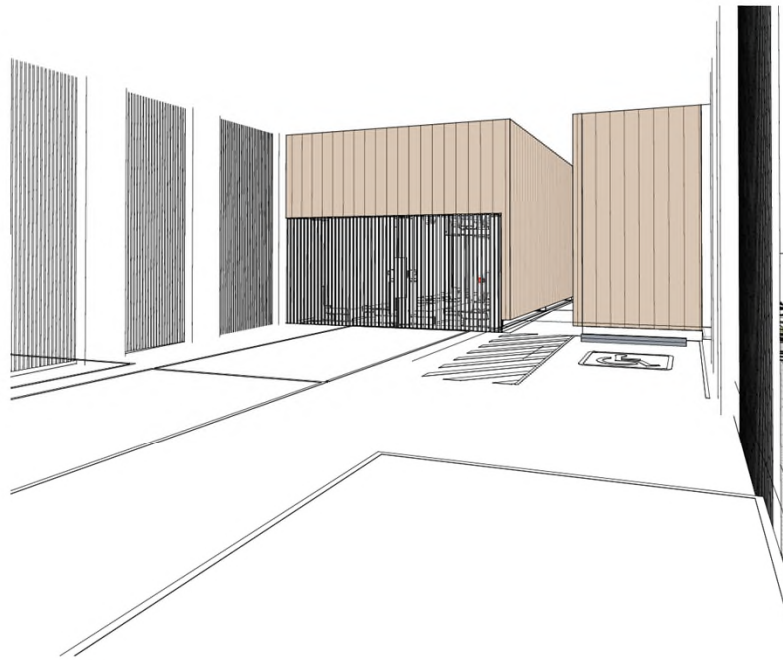
COLORED WEST ELEVATION
1/16" = 1'-0"



Location of parking lifts



Parking Lift – 3-D View

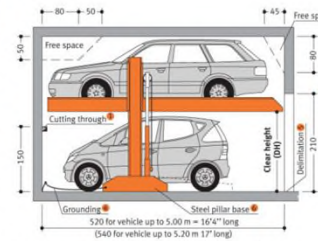


② PARKING LIFT 3D VIEW

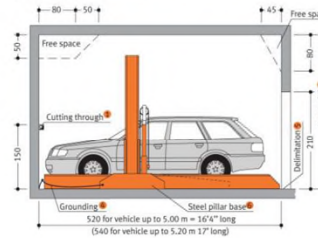


- Page 1 Section dimensions Car data
- Page 2 Width dimensions
- Page 3 Approach load plan installation
- Page 4 Electrical installation technical data
- Page 5 To be performed by the customer Description

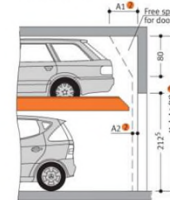
SingleVario 2061



Before lowering the platform, the vehicle parked in the lower parking space must be driven off.



Garage with door in front of the car parking system



Notes

- For dividing walls: cutting through 10 x 10 cm (for pipes).
- Dimensions A1, A2 and A3 must be coordinated with the door supplier.
- If the total height is greater, the max. vehicle height for the upper parking space increases accordingly.
- Potential equalization from foundation grounding connection to system (provided by the customer).
- In compliance with DIN EN 14 010, 10 cm wide yellow-black markings compliant to ISO 3864 must be applied by the customer to the edge of the platform in the access area to mark the danger zone in front of the supporting surface of the upper platform edge (see +Load Plan, Page 3)
- Variable steel pillar bases in two sizes (see +Load Plan, Page 3).
- Maximum load of 2,500 kg for extra charge.

Page 1 of 5

Product Data
SingleVario
2061

Loadable up to 2,500 kg
A system for any height
subsequently adjustable

Dimensions:
All space requirements are minimum finished dimensions. Tolerances for space requirements ± 2 . Dimensions in cm. (E) (single platform) = 2 vehicles

Type	H	DH**
2061-160	320	160
2061-170*	330	170
2061-180	340	180
2061-190	350	190
2061-200	360	200
2061-210	370	210

Suitable for:
Standard passenger car, station wagons/Van/SUV.
Height and length according to content.

Type	H	upper	lower	car height
2061-160	320	150	150	
2061-170*	330	150	160	
2061-180	340	150	170	
2061-190	350	150	180	
2061-200	360	150	190	
2061-210	370	150	200	

width 190 cm
weight max. 2000/2500 kg
wheel load max. 500/625 kg

Standard passenger car

Standard station wagon/Van/SUV

Standard passenger cars are vehicles without any sports options such as spoilers, low-profile tyres etc.

KLAUS
multiparking

Klaus Multiparking GmbH
Hermann-Krum-Strasse 2
D-88319 Albstadt
Phone +49-7565-5 08-0
Fax +49-7565-5 08-88
E-Mail info@multiparking.com
Internet www.multiparking.com

SingleVario 2061 | Code number 154.03.0001 | Version 02-2019

Operational Plan

- Eight (8) parking spaces in four (4) mechanical lifts in a tandem configuration and one (1) ADA parking space.
- All parking spaces will be served by 24/7 valet.
- Ingress and egress provided solely via alley on west side of building (Collins Court).
- Two (2) valet drop-off/pick-up stacking spaces and two temporary storage spaces provided.
 - Temporary storage spaces allow for two vehicles to be unloaded from the mechanical lifts to accommodate parking.

Additional Conditions of Approval

- The Applicant agrees that the proposed roof deck shall be used solely by hotel guests and further agrees that the proposed roof deck shall operate between the hours of 7:00 a.m. and 10:00 p.m.

Conditional Use Request

- The Applicant respectfully requests Planning Board approval of a conditional use for mechanical parking lifts, subject to the conditions proposed by staff and subject to the additional conditions proposed by the Applicant.



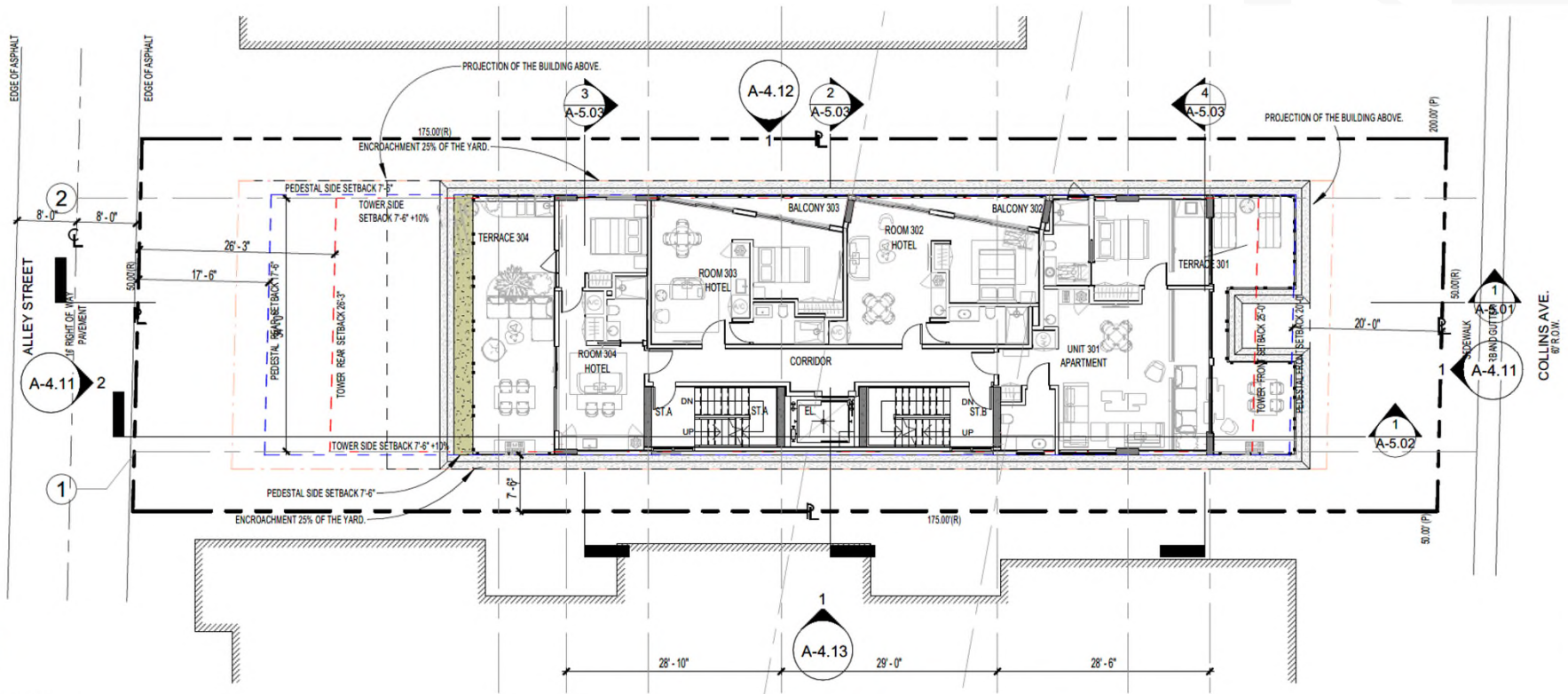
Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

Proposed Third Level



No “Right to a View”

- Under Florida law, there is **no** right to a view over or through a neighbor’s property.
- “A claim of ‘obstructed view’ does not constitute a ‘legally recognizable interest.’”

Messett v. Cohen, 741 So. 2d 619, 622 (Fla. 5th DCA 1999)

No “Right to Free Flow of Light and Air”

“No American decision has been cited, and independent research has revealed none, in which it has been held that—in the absence of some contractual or statutory obligation—a landowner has a legal right to the free flow of light and air across the adjoining land of his neighbor.”

Fontainebleau Hotel Corp. v. Forty-Five Twenty-Five, Inc., 114 So. 2d 357, 359 (Fla. 3d DCA 1959)

**City Has No Regulation Prohibiting Shading of
Neighboring Properties**

**Resiliency Code Instead Sets Specific Height and
Setbacks for Each District**
