



MEMORANDUM

To: Otniel Rodriguez, E.I.
City of Miami Beach

From: Adrian K. Dabkowski, P.E., PTOE

Date: July 14, 2023

Subject: 72B
Maneuverability Analysis

Kimley-Horn and Associates, Inc. has prepared a maneuverability analysis for the proposed 72B redevelopment located on the northwest quadrant of the intersection of Carlyle Avenue and 71st Street/SR 934 in Miami Beach, Florida. The analysis was prepared for the ground level access to the parking garage, loading area, and refuse collection area. The analysis was performed using Transoft's *AutoTurn 11* software design vehicle turning templates and vehicle turning templates consistent with American Association of State Highway and Transportation Officials' (AASHTO), *A Policy on Geometric Design of Highways and Streets*, 2004/2011/2018. The analysis was prepared using passenger car (P) design vehicles for ground level access. Single-unit 30-foot (SU-30) design vehicles, single-unit and delivery vans comparable to P design vehicles were used for deliveries, refuse, and loading activities in the loading area. The following summarizes the results of this analysis.

Drop-Off Area and Parking Garage Access

Access to the on-site drop-off is provided via one (1) ingress-only driveway along Carlyle Avenue (project rideshare/food delivery drop-off ingress) and one (1) egress-only driveway (project rideshare/food delivery drop-off egress). Access to the parking garage is provided via one (1) full access right-in/left-in and right-out/left-out driveway along Carlyle Avenue (project driveway). A P design vehicle will be able to maneuver into and through the ground floor of the site without conflicting with oncoming traffic, refer to Attachment A.

Loading Area and On-Site Refuse Access

Access to the 20-foot and 35-foot loading bays are provided via one (1) full access right-in/left-in and right-out/left-out driveway served by a two-way one (1) lane access from Dickens Avenue. Delivery vans comparable to P vehicles and SU-30 design vehicles will be able to maneuver into and out of the on-site loading area, refer to Attachment B. Note that SU-30 and delivery vans perform all maneuvers internal to the site. Additionally, a dockmaster will be provided to coordinate loading activities.

Conclusion

In conclusion, passenger vehicles and loading vehicles will be able to ingress, egress, and travel through the site and loading areas.

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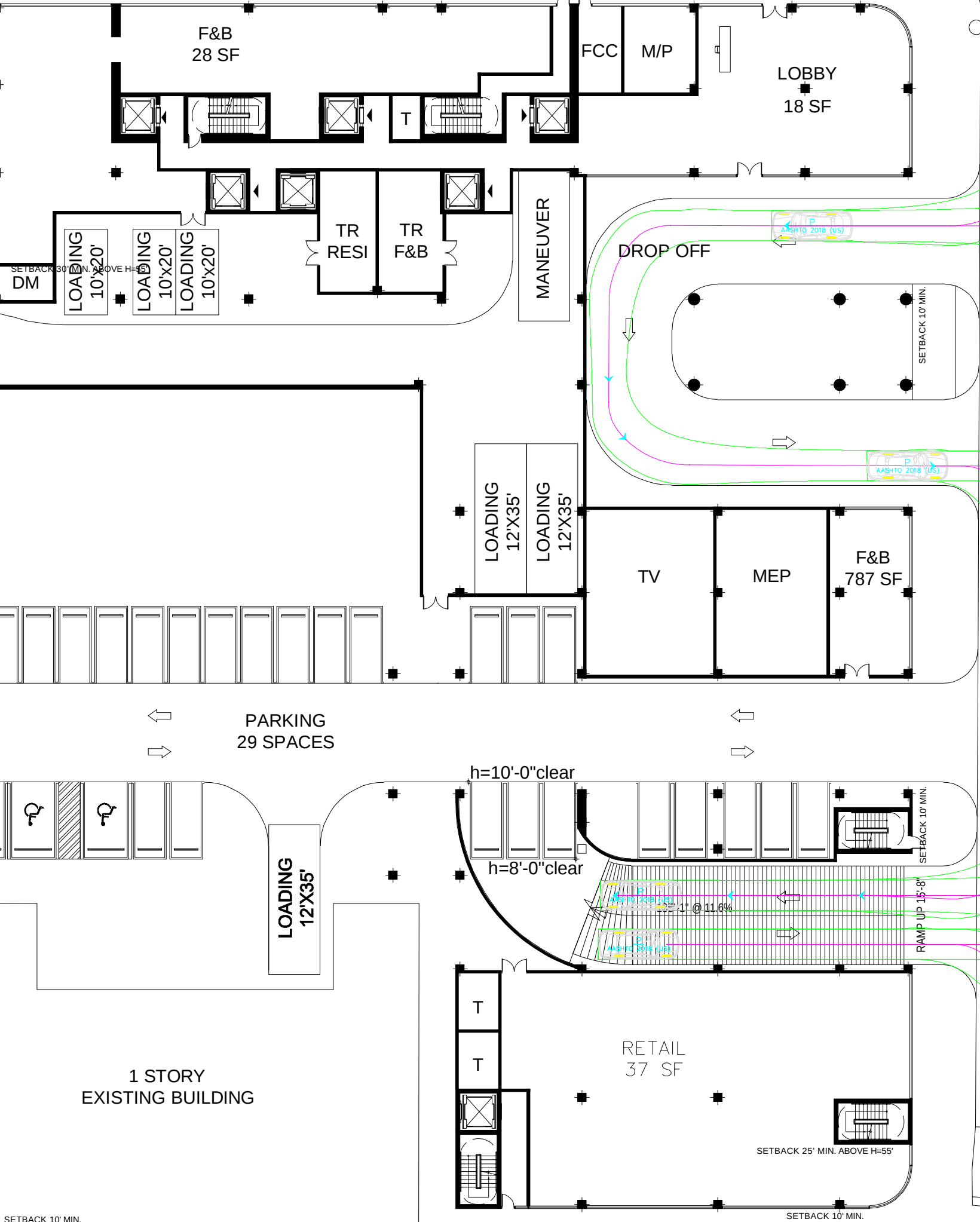
Attachment A

Passenger Vehicle Maneuverability Plots

Passenger Vehicles
Entering and Exiting

DICKENS AVENUE

CARLYLE AVENUE



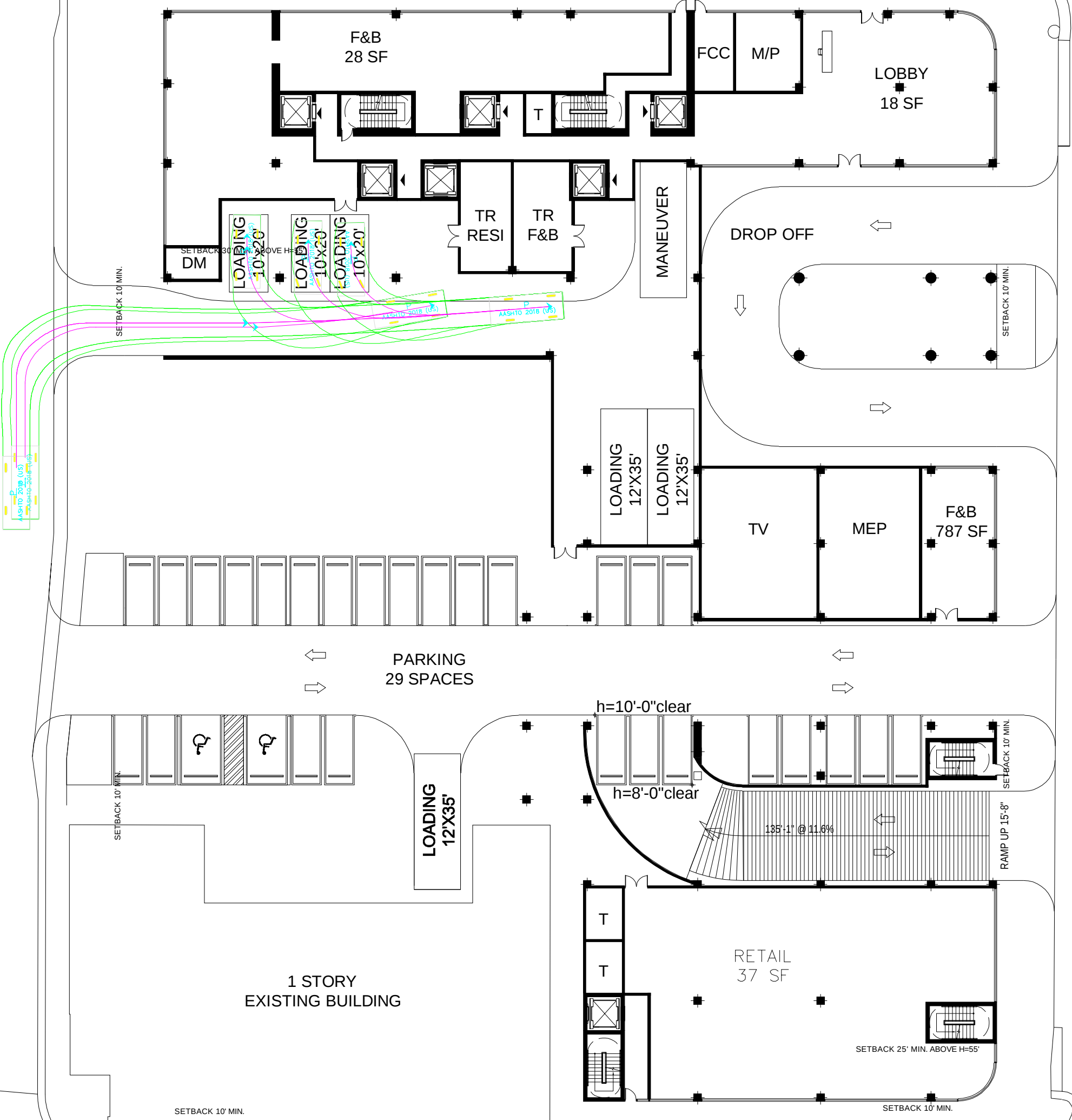
Attachment B

Loading/Refuse Maneuverability Plots

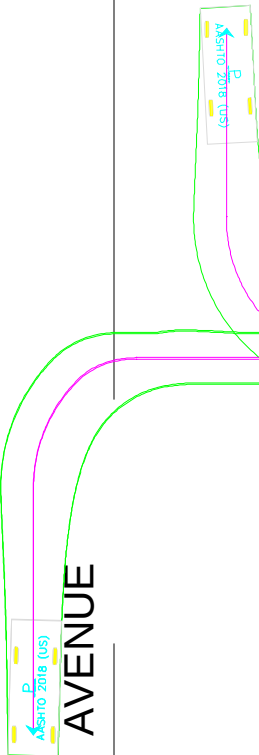
Passenger Loading Vehicles
Entering

DICKENS AVENUE

CARLYLE AVENUE

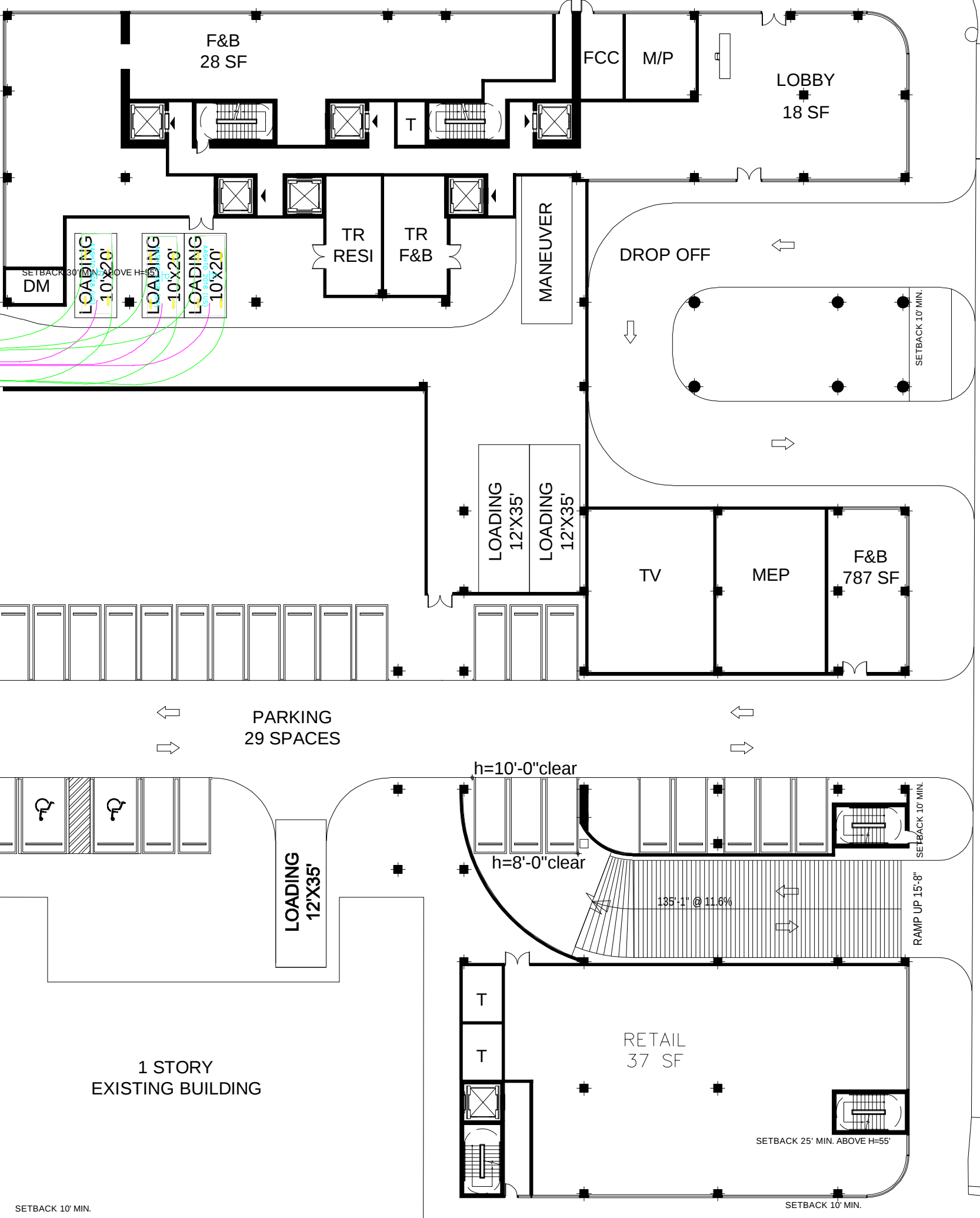


Passenger Loading Vehicles
 Exiting



DICKENS AVENUE

CARLYLE AVENUE



F&B
28 SF

LOBBY
18 SF

FCC

M/P

T

TR
RESI

TR
F&B

MANEUVER

DROP OFF

LOADING
10'X20'

LOADING
10'X20'

LOADING
10'X20'

DM

LOADING
12'X35'

LOADING
12'X35'

TV

MEP

F&B
787 SF

PARKING
29 SPACES

LOADING
12'X35'

h=10'-0"clear

h=8'-0"clear

135'-1" @ 11.6%

RAMP UP 15'-8"

1 STORY
EXISTING BUILDING

RETAIL
37 SF

T

T

SETBACK 25' MIN. ABOVE H=55'

SETBACK 10' MIN.

SETBACK 10' MIN.

SETBACK 10' MIN.

SETBACK 10' MIN.

SETBACK 10' MIN.

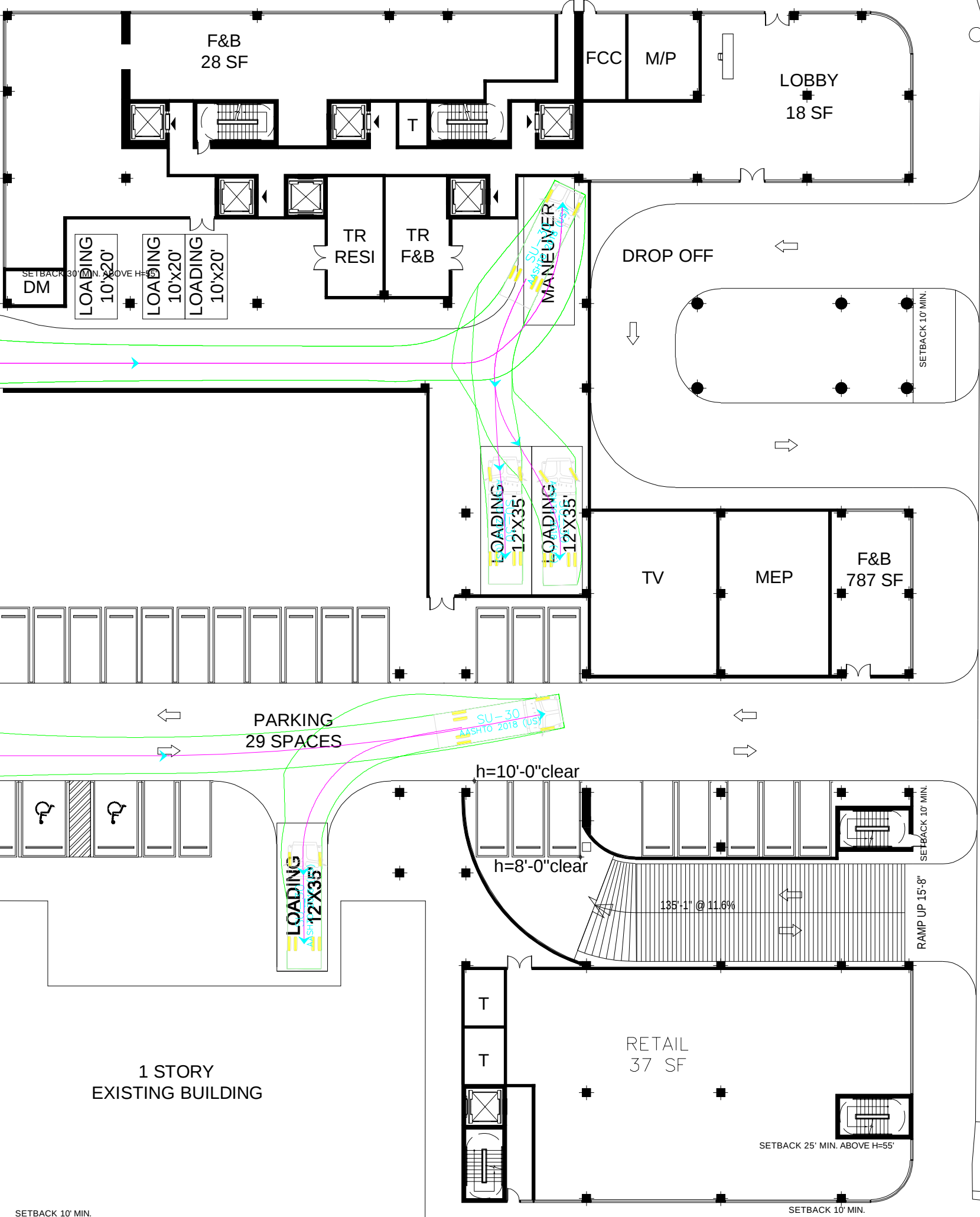
SETBACK 10' MIN.

SETBACK 30' MIN. ABOVE H=55'

SU-30
Entering

DICKENS AVENUE

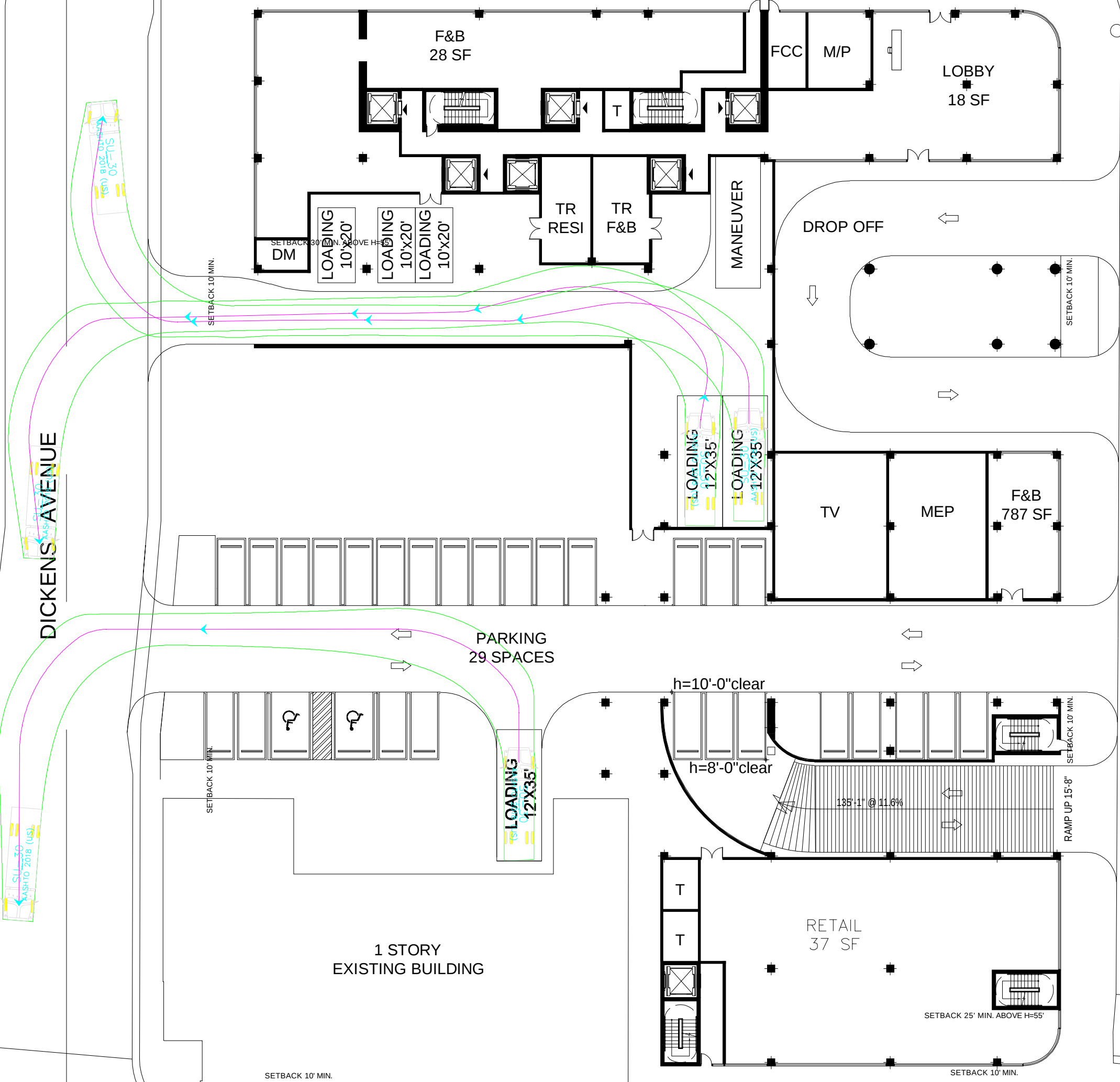
CARLYLE AVENUE



SETBACK 10' MIN.

SETBACK 10' MIN.

SU-30
Exiting

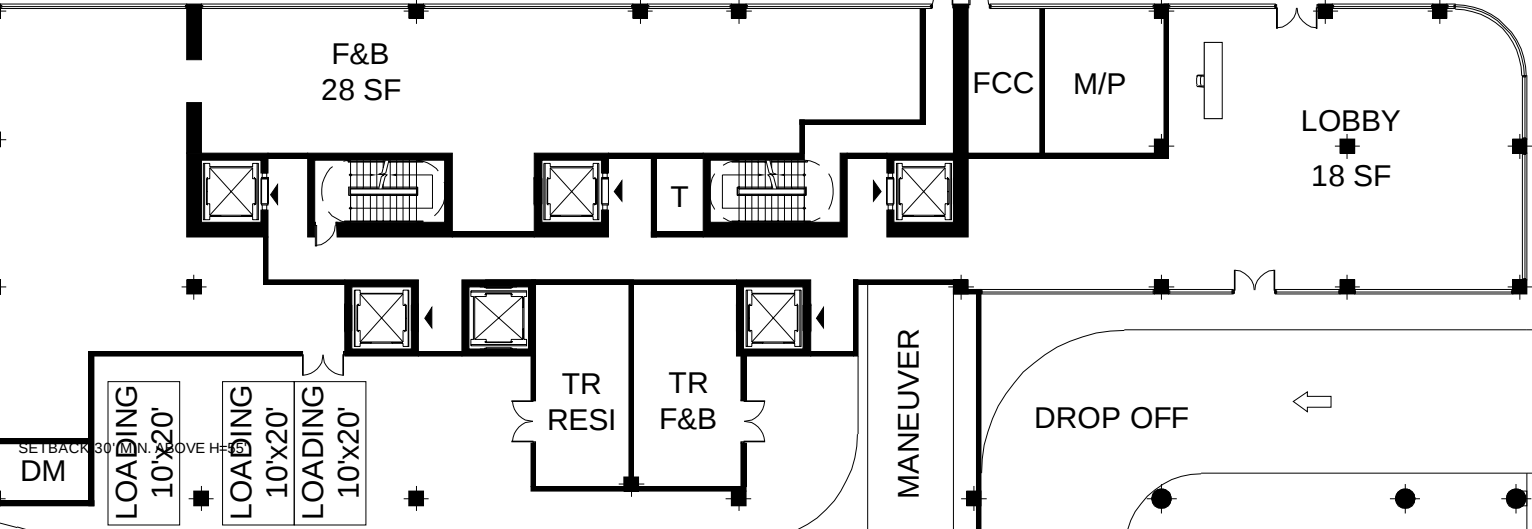


CARLYLE AVENUE

Trash
Entering

DICKENS AVENUE

CARLYLE AVENUE



SETBACK 10' MIN.

SETBACK 30' MIN. ABOVE H=55'

SU-30
AASHTO 2018 (US)

SETBACK 10' MIN.



PARKING
29 SPACES

SETBACK 10' MIN.

LOADING
12'x35'

h=10'-0"clear

h=8'-0"clear

135'-1" @ 11.6%

SETBACK 10' MIN.

RAMP UP 15'-8"

1 STORY
EXISTING BUILDING

RETAIL
37 SF

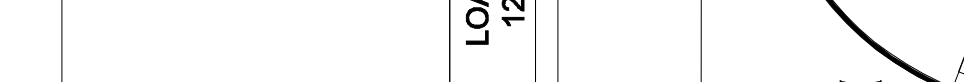
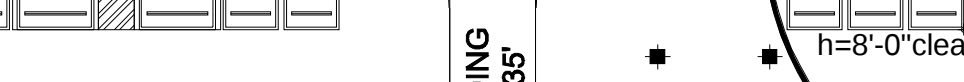
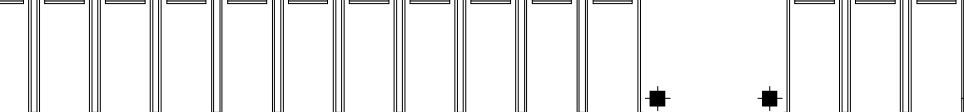
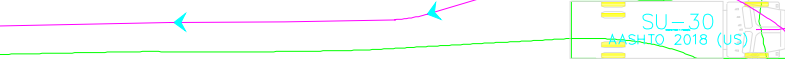
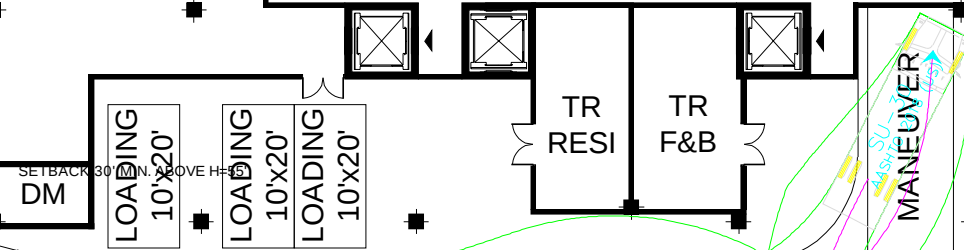
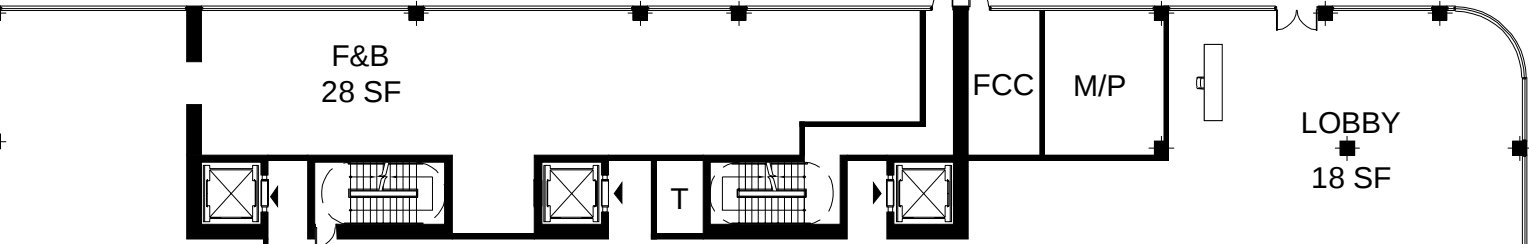
SETBACK 25' MIN. ABOVE H=55'

SETBACK 10' MIN.

Trash
Exiting

DICKENS AVENUE

CARLYLE AVENUE



SETBACK 10' MIN.

1 STORY
EXISTING BUILDING

PARKING
29 SPACES

h=10'-0"clear

h=8'-0"clear

135'-1" @ 11.6%

SETBACK 25' MIN. ABOVE H=55'

SETBACK 10' MIN.

RAMP UP 15'-8"

SETBACK 10' MIN.

SETBACK 10' MIN.