

Texas Taco Factory Express, Inc.

409-411 15th Street, Miami Beach Florida

Board of Adjustment First Submission: May 10, 2016
Seat Variance

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OVERVIEW

The Applicant has been a longstanding business owner operating at 1608 Alton Road for nearly 20 years. It is the Applicant's desire to continue to service the City residents and visitors at its new location at 409-411 15 Street.

The Applicant is desirous of creating a more appealing, pedestrian friendly use for this neighborhood than previously existed. In order to facilitate same, the Applicant proposes an eighteen (18) seat restaurant with additional outdoor seating and delectable, affordable, Mexican cuisine.

The Applicant's proposed use will greatly benefit the area, create a more active use and a favorable pedestrian experience.

HOURS OF OPERATIONS | ACCESS

RESTAURANT

Operating Hours

Sundays - Thursdays | 10:30 AM - 10:00 PM

Fridays - Saturdays | 10:30 AM - 11:00 PM

Access

All access will be achieved directly from 15th Street.

SOUND

The facility is located along a heavily traversed section of the City and within a purely commercial building. Furthermore, the hours of operation are consistent with or more restrictive than the nearby businesses. Sound is not expected to permeate through the neighborhood. Nevertheless, at all times the applicant will comply with the Miami Beach noise ordinance.

PARKING

There are several parking lots and garages near the property that customers may utilize. For instance, the parking garage at 16th Street and Collins is steps away from the property, as is the garage on 16th Street and Drexel Avenue. In addition to the local garages and lots, parallel parking is available not only along 15th Street, but also along Washington Avenue near the property. Therefore, the Applicant's customers will have ample parking options available.

DELIVERIES

Deliveries will be coordinated so that they do not take place before 7:00 AM or after 5:00 PM, or as deemed appropriate by the Parking Department regulations for loading in the area. All deliveries will continue to occur as had been done by the previous establishment; along the northwest portion of the property.

COLLECTIONS

All waste will be transported, through an interior corridor located along the northern property line, and then south along the westernmost façade. Collections will continue to occur along 15th Street, where all refuse is currently collected. The Applicant will coordinate with a waste service company licensed to collect waste within the City of Miami Beach. Collection dates will vary depending upon the uses on the site.