

# VARIANCE REQUEST #01: Supporting Document

Grayscale Townhouses | DRB18-0349 | 1425 Bay Road Miami Beach FL 33139

Dear Planning Department / Design Review Board Members:

This document is being provided as a response to the Planning Department's Notice to Proceed Review Comments 4I which states the following:

"The maneuvering graphics depicted on page 40 are insufficient, as it does not show the actual number of turns to access and exit the parking spaces (mainly the first and the last). A maneuvering diagram, prepared by a traffic engineer would have to be submitted before the meeting date to substantiate that the proposed width of the driveway is sufficient and functional."

Attached you will find a Parking Analysis completed by Biscayne Engineering that concludes the parking lot provided would be sufficient and functional. We hope this encourages the support for this variance request.

Kind Regards,

Vanessa Salcedo  
McKenzie Construction, Design Project Manager

**McKENZIE**

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January 30, 2019

Design Review Board  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, FL 33139

Re: Parking Analysis  
1425 Bay Road Townhouses

Dear Board Members:

We understand that the referenced project is currently under consideration by the City of Miami Beach Design Review Board. The project consists of three elevated townhouses with a parking garage directly below. The entrance and exit to the garage is located on 14<sup>th</sup> Terrace.

The objective of this analysis is to determine if the parking spaces and back out space within the garage is sufficient for vehicles to safely maneuver in and out of the parking spaces. City of Miami Beach requires a back out space of 22' and, due to the confined space of the lot, the design plans provide a back-out distance of 19' parking spaces 18' long. A variance is therefore needed to reduce the back out space distance from 22' to 19'.

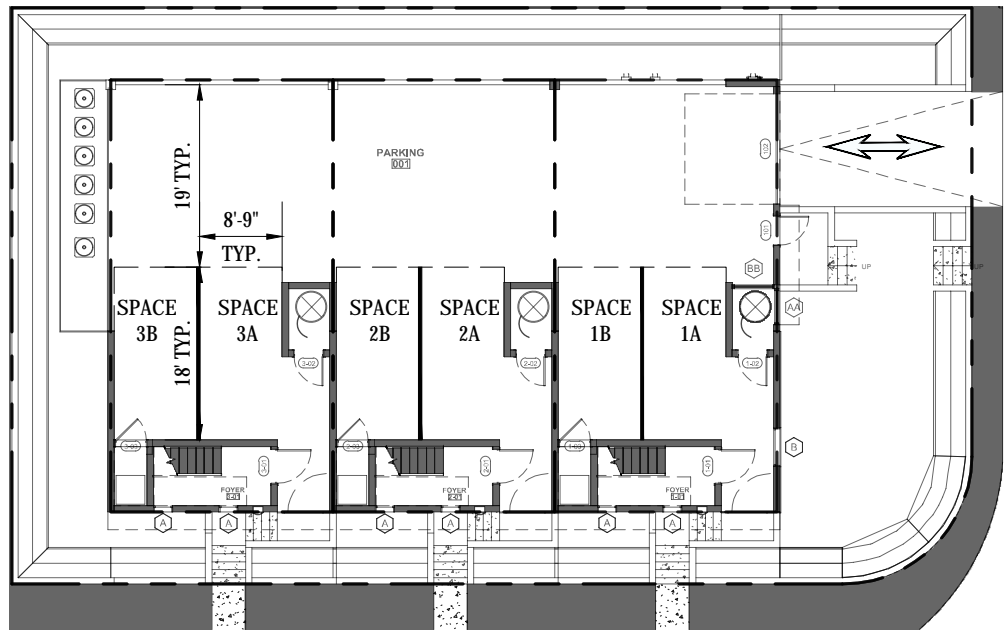
The attached exhibits, Sheet Nos. C-000 through C-105, show how vehicles can maneuver into and out of the proposed parking spaces. The standard vehicle for this analysis is based on the standard vehicle established by the National Parking Association.

Based on our analysis, as depicted in the attached exhibits, it has been concluded that standard vehicles will be able to maneuver into and out of the parking spaces with the proposed back-up distance of 19'. The parking spaces and maneuvering area will not be used by the public but will be used, instead, by the owners of the townhomes. As such, they would become familiar with the garage layout and parking within the garage.

Sincerely,  
Biscayne Engineering Company, Inc.

Albert R. Dettbarn, P.E. 18966  
Vice President

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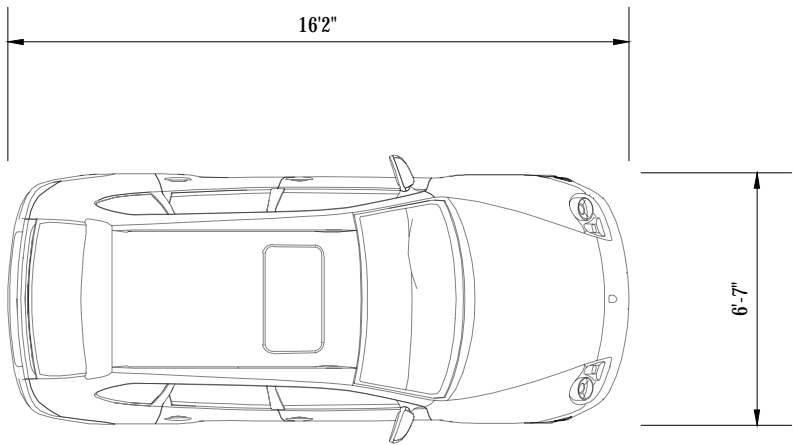


14TH TERRACE

BAY ROAD

**PARKING GARAGE LAYOUT**

SCALE 1" = 5'



**STANDARD VEHICLE SPECIFICATIONS**

SCALE 1" = 5'

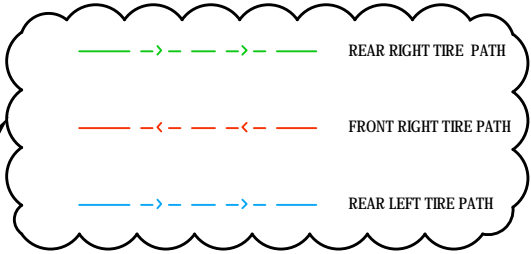
**INTENT**

OBTAIN A VARIANCE FROM THE CITY OF MIAMI BEACH DESIGN REVIEW BOARD TO REDUCE THE EFFECTIVE BACK OUT SPACE WITHIN THE PARKING GARAGE FROM 22' TO 19'. PARKING ENTRANCE AND EXIT MANEUVERS ARE ANALYZED TO DETERMINE IF VEHICLES ARE CAPABLE OF SAFELY ENTERING AND EXITING THE PARKING SPACES.

**NOTES**

STANDARD VEHICLE SIZE IS DERIVED FROM THE NATIONAL PARKING ASSOCIATION.

**LEGEND**



DRAWING NAME: **GENERAL DETAILS & NOTES**

PROJECT: **1425 BAY ROAD PARKING STUDY**

DATE: 01/30/19	BEC ORDER # 02-86435	SHEET NO C-000	DRAWN BY E.V.	SCALE AS SHOWN	CLIENT GRAYSCALE MIAMI	REVISION 1 02/08/2018 ADDRESSED DRB COMMENTS
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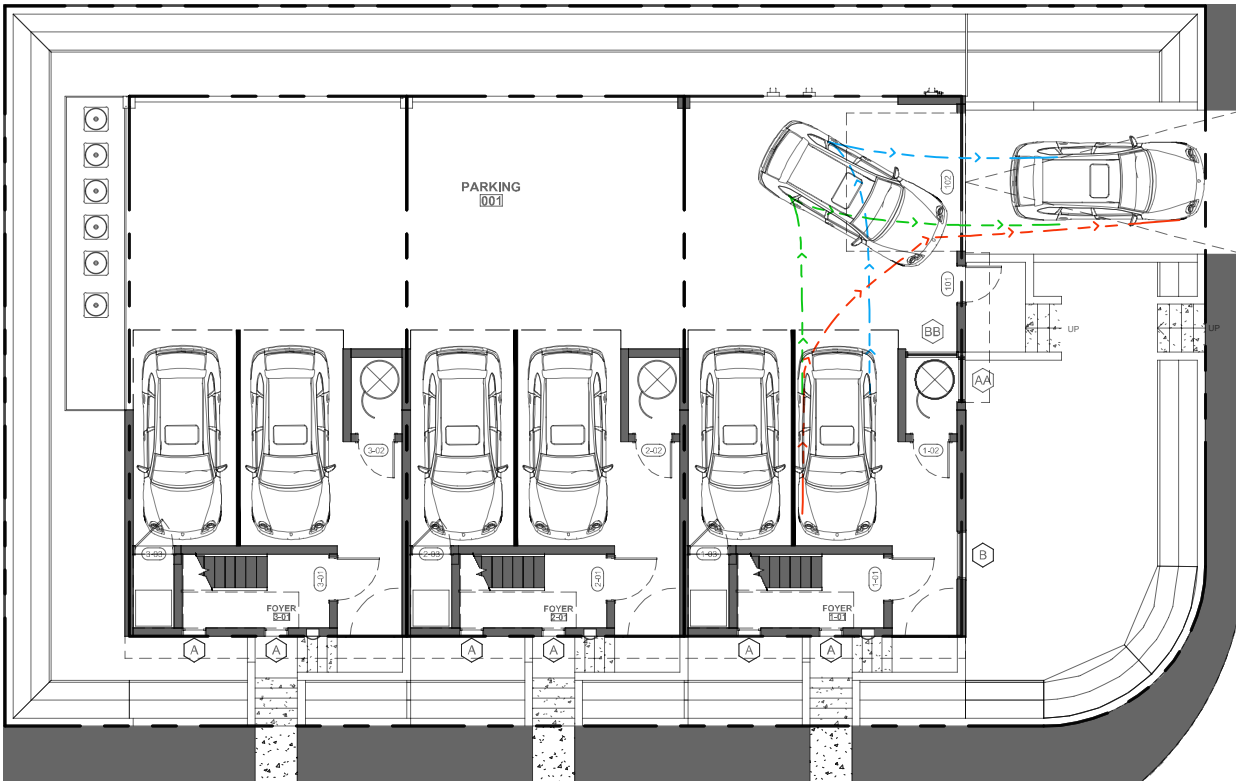
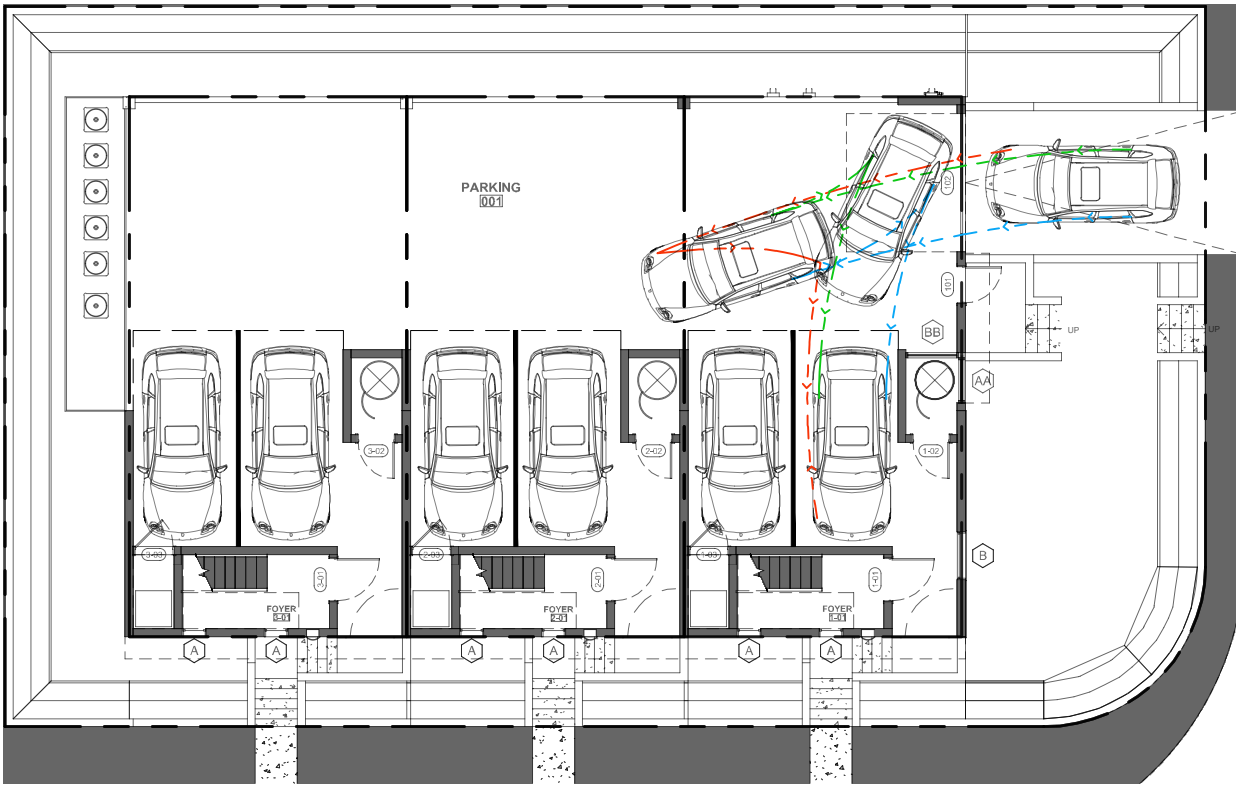
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**DRAWING NAME: ENTRANCE & EXIT MANEUVERS FOR SPACE 1A**

**PROJECT: 1425 BAY ROAD PARKING STUDY**

DATE: 01/30/19	BEC ORDER # 02-86435	SHEET NO C-100	DRAWN BY E.V.	SCALE AS SHOWN	CLIENT GRAYSCALE MIAMI	REVISION 1 02/08/2018 ADDRESSED DRB COMMENTS
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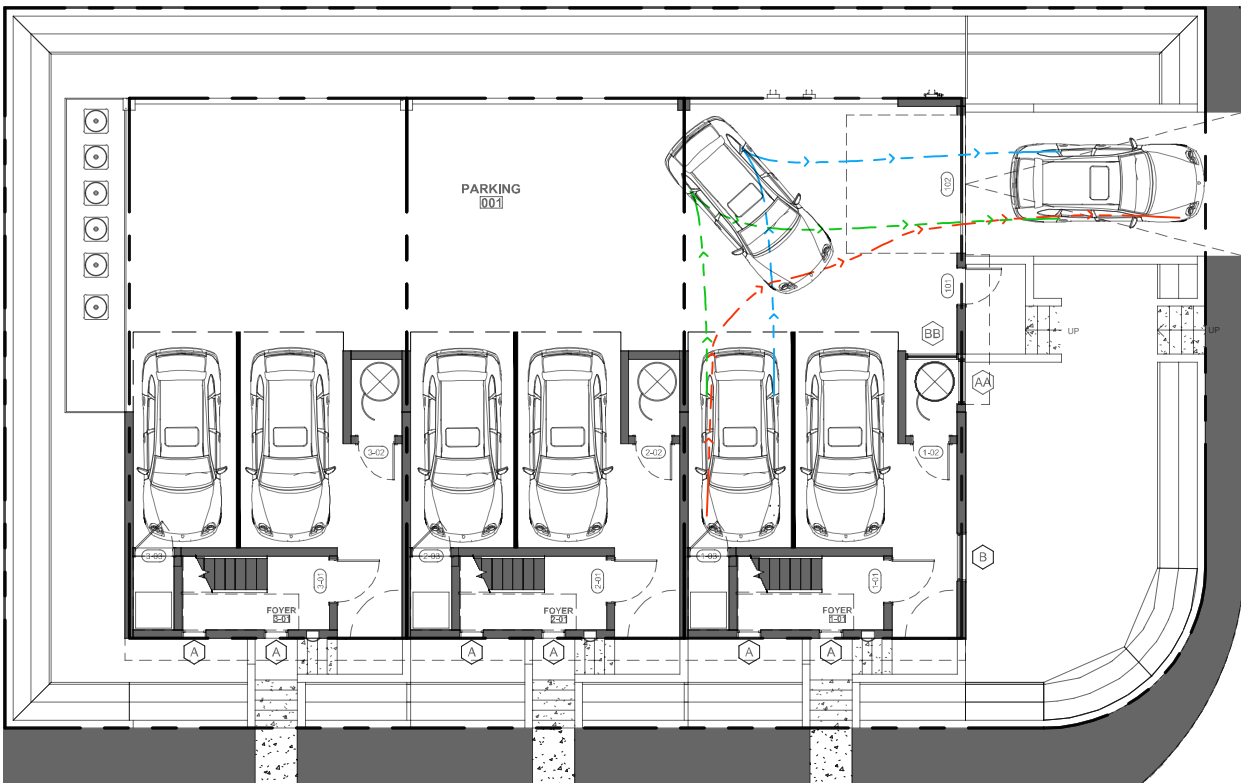
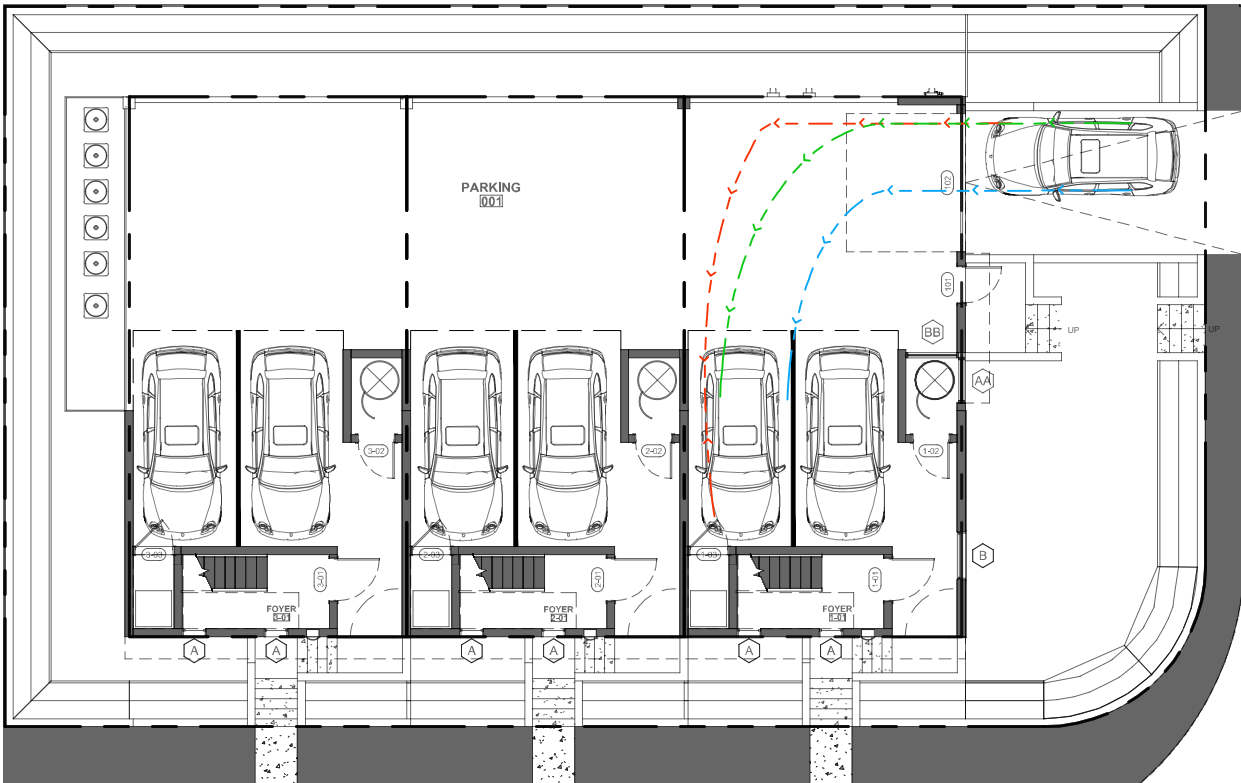
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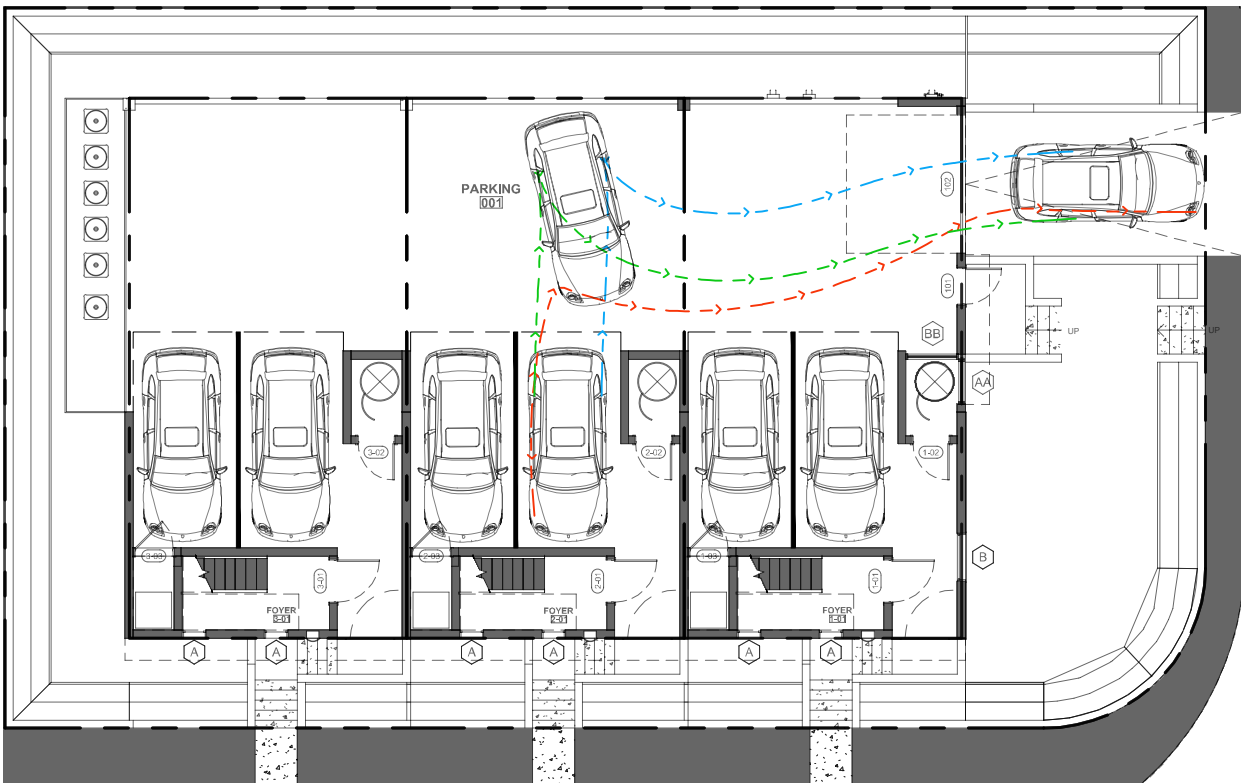
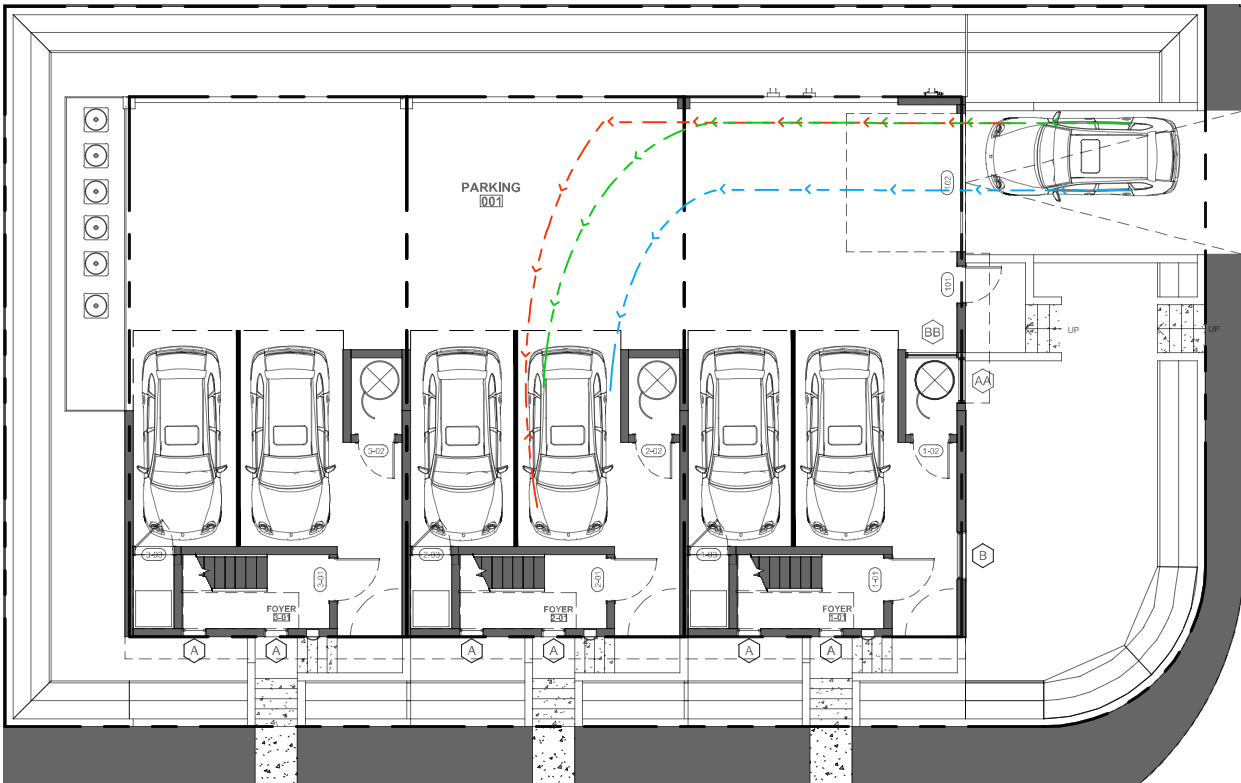
**DRAWING NAME: ENTRANCE & EXIT MANEUVERS FOR SPACE 1B**

**PROJECT: 1425 BAY ROAD PARKING STUDY**

DATE: 01/30/19	BEC ORDER # 02-86435	SHEET NO C-101	DRAWN BY E.V.	SCALE AS SHOWN	CLIENT GRAYSCALE MIAMI	REVISION 1 02/08/2018 ADDRESSED DRB COMMENTS
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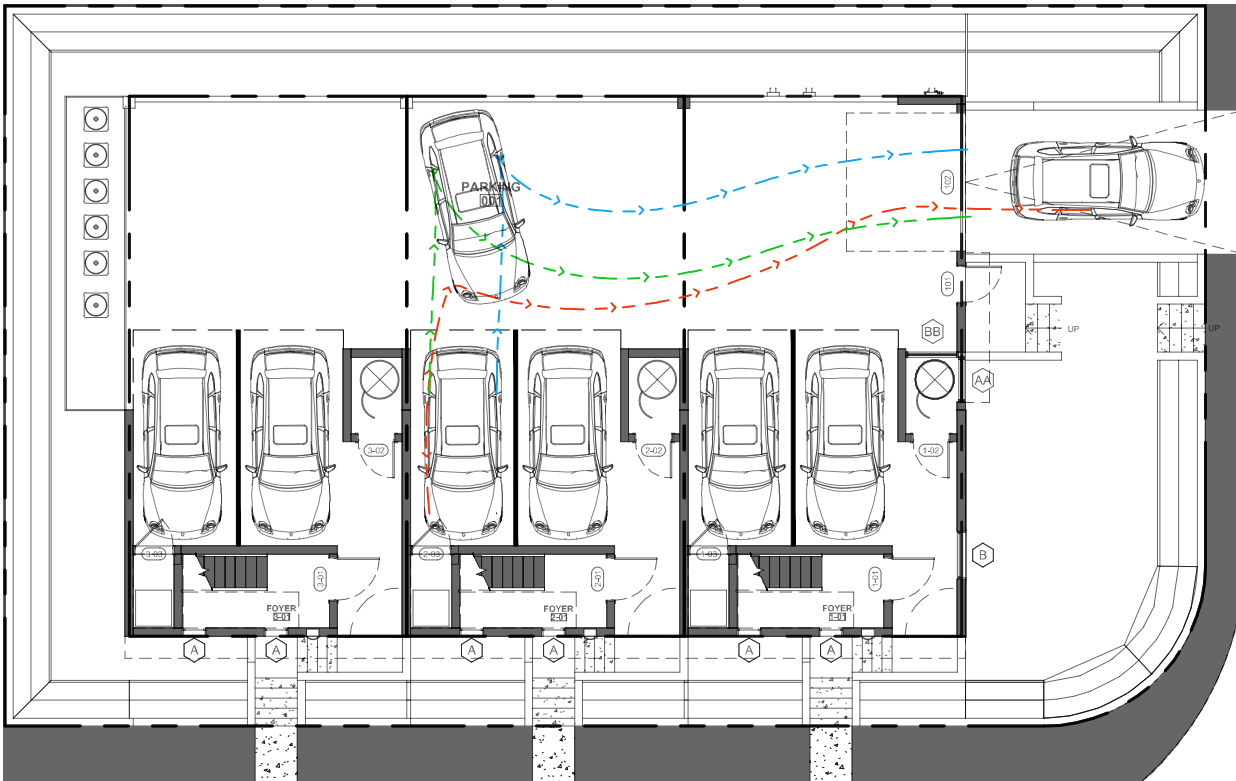
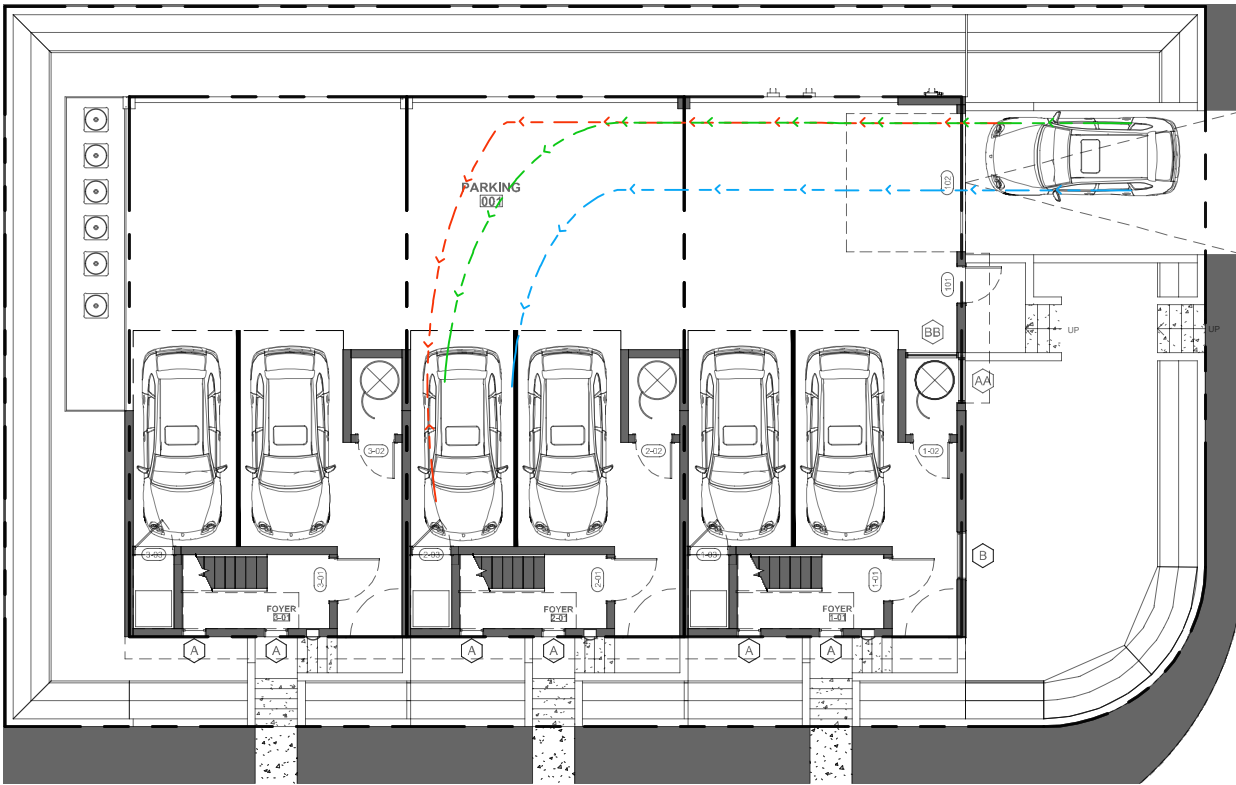
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**PROJECT: 1425 BAY ROAD PARKING STUDY**

DATE: 01/30/19	BEC ORDER # 02-86435	SHEET NO C-102	DRAWN BY E.V.	SCALE AS SHOWN	CLIENT GRAYSCALE MIAMI	REVISION 1 02/08/2018 ADDRESSED DRB COMMENTS
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**DRAWING NAME: ENTRANCE & EXIT MANEUVERS FOR SPACE 2B**

**PROJECT: 1425 BAY ROAD PARKING STUDY**

DATE: 01/30/19	BEC ORDER # 02-86435	SHEET NO C-103	DRAWN BY E.V.	SCALE AS SHOWN	CLIENT GRAYSCALE MIAMI	REVISION 1 02/08/2018 ADDRESSED DRB COMMENTS
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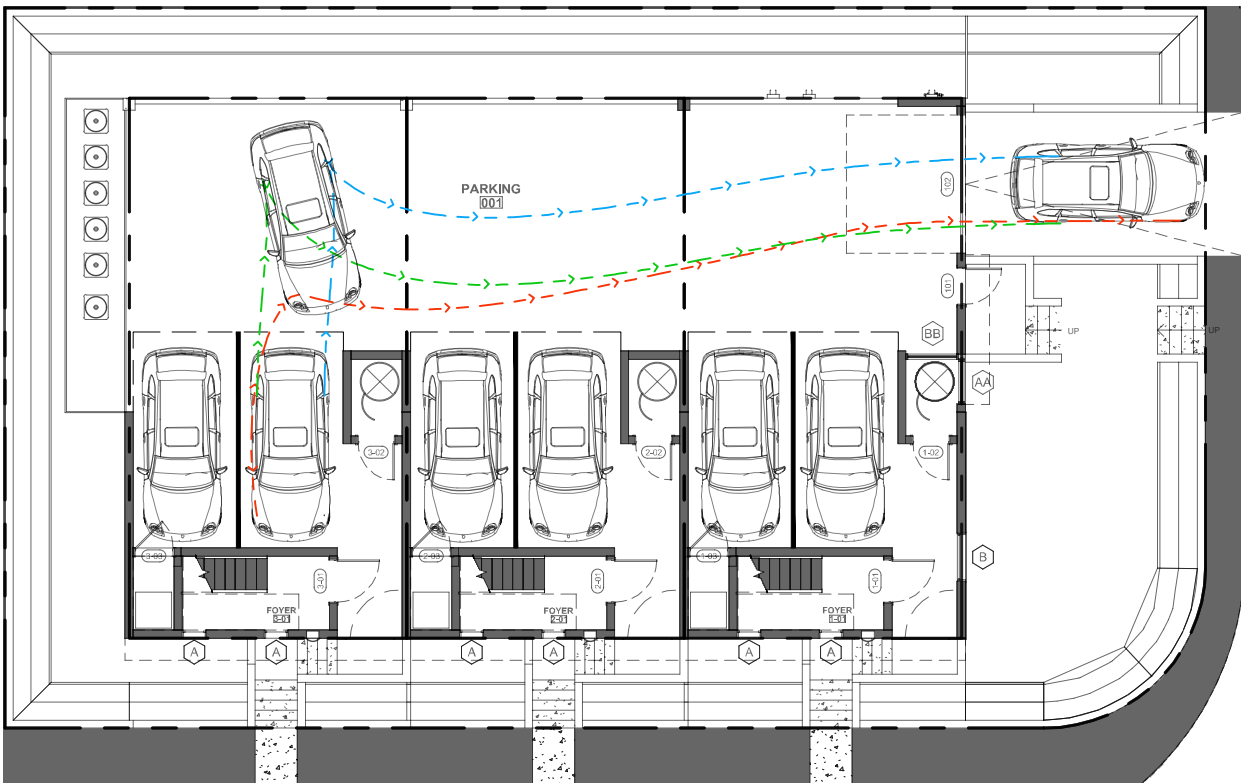
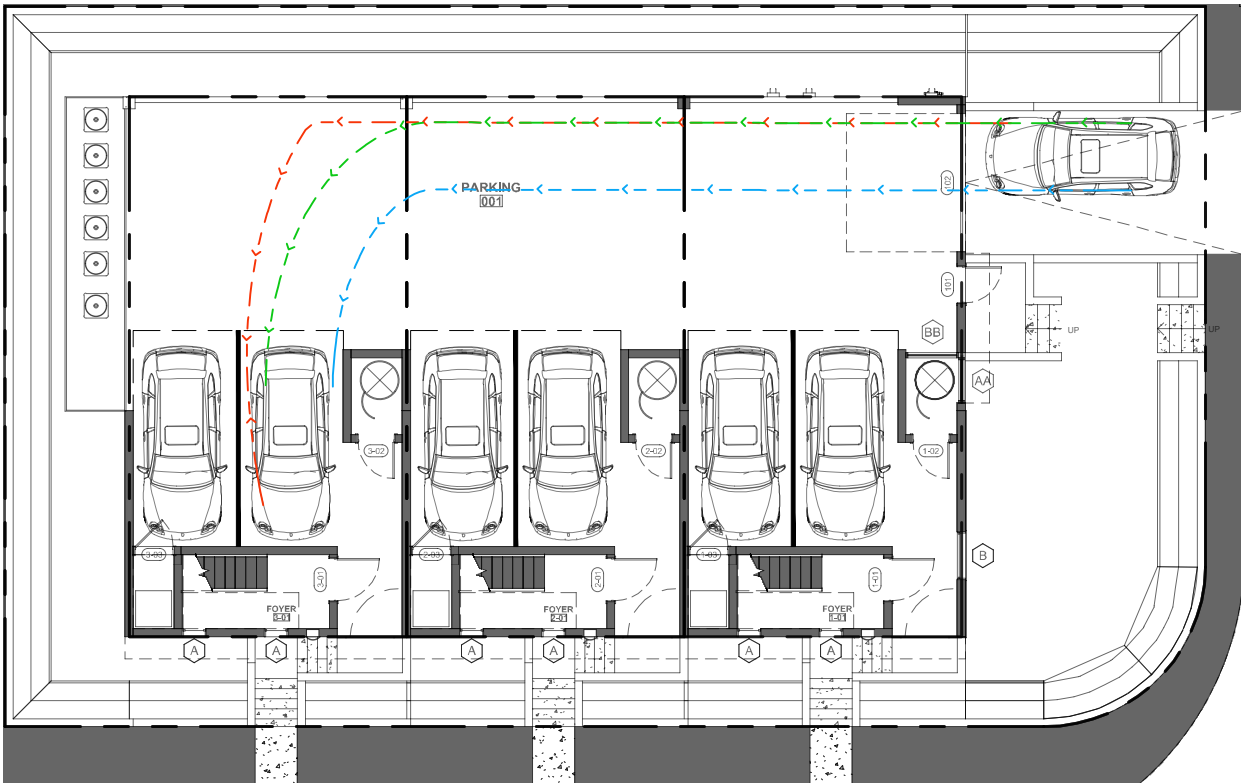
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**DRAWING NAME: ENTRANCE & EXIT MANEUVERS FOR SPACE 3A**

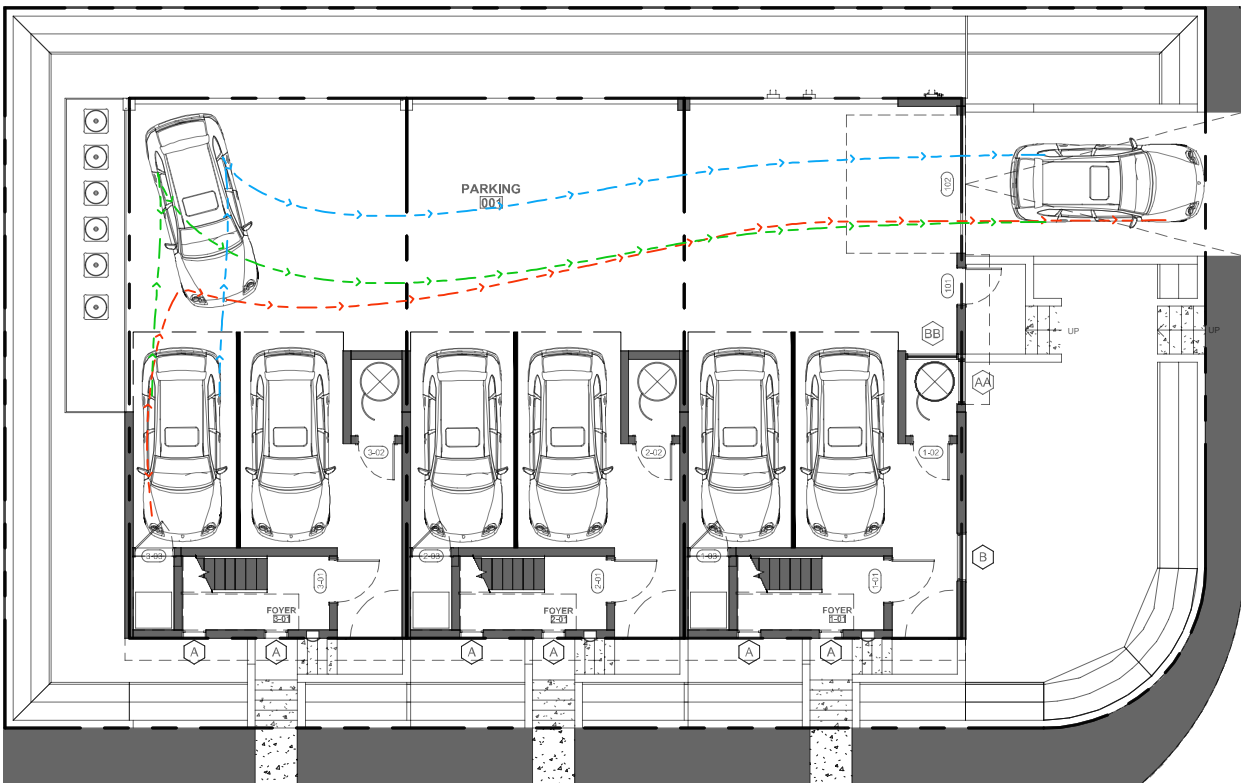
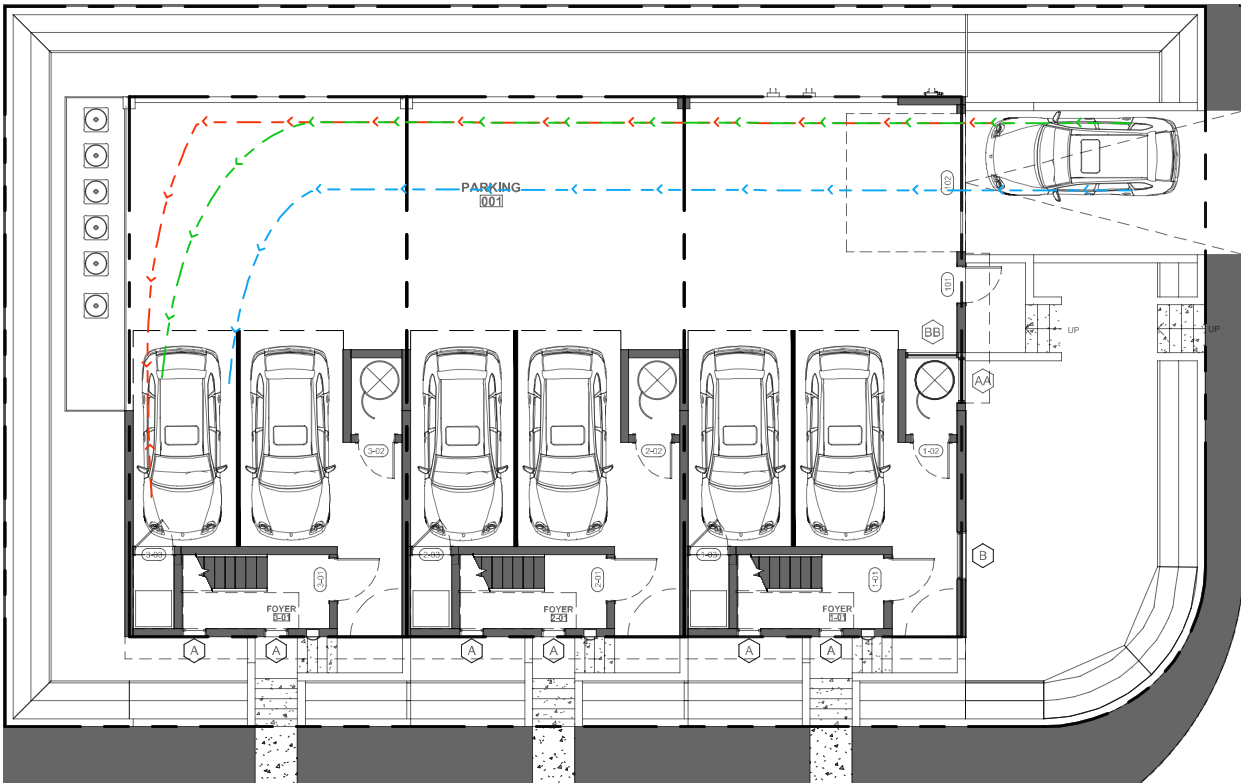
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**DRAWING NAME: ENTRANCE & EXIT MANEUVERS FOR SPACE 3B**

**PROJECT: 1425 BAY ROAD PARKING STUDY**

DATE: 01/30/19	BEC ORDER # 02-86435	SHEET NO C-105	DRAWN BY E.V.	SCALE AS SHOWN	CLIENT GRAYSCALE MIAMI	REVISION 1 02/08/2018 ADDRESSED DRB COMMENTS
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