



basecamp305

PLANNING BOARD  
JULY 26, 2019 SUBMITTAL PACKAGE

245 & 251 WASHINGTON AVENUE  
MIAMI BEACH

I. SITE DATA SUMMARY

ZONING CLASSIFICATION:	RPS-3 RESIDENTIAL PERFORMANCE STANDARD		
	Medium High Denisty Development		
HISTORIC DISTRICT	OCEAN BEACH HISTORIC DISTRICT		
FEMA ZONE	AE (EL. + 8.00' NGVD)		
GROSS LOT AREA:	13,000 S.F. (0.2984 ACRE)		

II. FLOOR AREA SUMARY

	FAR	ALLOWED	PROVIDED
MAXIMUM ALLOWABLE FAR	1.75 SF	22,750 SF	
GROUND FLOOR:			4,112 S.F.
MEZZANINE FLOOR:			1,471 S.F.
TOTAL F.A.R.:	0.42 SF		5,583 S.F.

III. SETBACKS

	REQUIRED	PROVIDED	DEFICIENCY
PEDESTAL FRONT (WASHINGTON AVENUE)	5.00' (ALSO MAXIMUM)	5.00'	
PEDESTAL SIDE, INTERIOR			
NORTH, INTERIOR SIDE SETBACK	50.00'	7.50'	42.50'(VARIANCE REQUESTED)
SOUTH, INTERIOR SIDE SETBACK	50.00'	7.50'	42.50'(VARIANCE REQUESTED)

Section 142-1131 (d) Minimum side yards, public & semi-public buildings – schools

PEDESTAL, REAR			
NON-OCEANFRONT - 10%	13.00'	47.50'	
ON-GRADE PARKING SETBACK, FRONT	5.00'	5.00'	
ON-GRADE PARKING SETBACK, SIDE, INTERIOR	5.00'	5.00'	
ON-GRADE PARKING SETBACK, REAR			
NON-OCEANFRONT	5.00'	5.00'	

IV. BUILDING STATISTICS

	ALLOWED	PROVIDED	DEFICIENCY
MAXIMUM BUILDING HEIGHT	5	2	
GRADE		+5.10' NGVD	
EAVE LINE	50'-0"	+29.75' NGVD	
MID-POINT OF SLOPED ROOF		+35.75' NGVD (30.65 FROM GRADE)	
TOP OF THE ROOF RIDGE		+43.00' NGVD (37.90 FROM GRADE)	

V. MINIMUM OFF-STREET PARKING

Section 130-32 (27)	1space per classroom	2 (2- classrooms)
...ELEMENTARY AND NURSERY SCHOOLS	1 space per 15 seats	2 (25 seats)
	in Main Assembly Room	
TOTAL PARKING	4	4

VI. OPEN SPACE

OPEN SPACE	9,100 SF (0.70)	5,603 SF	3,497 SF
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Applicant will comply with the Open Space Requirement through payment-in-lieu pursuant to Section 142-704 (b) (4)

PLEASE NOTE THAT ANY SIGNAGE SUBMITTAL WILL BE PURSUED WITH STAFF AT A FUTURE DATE



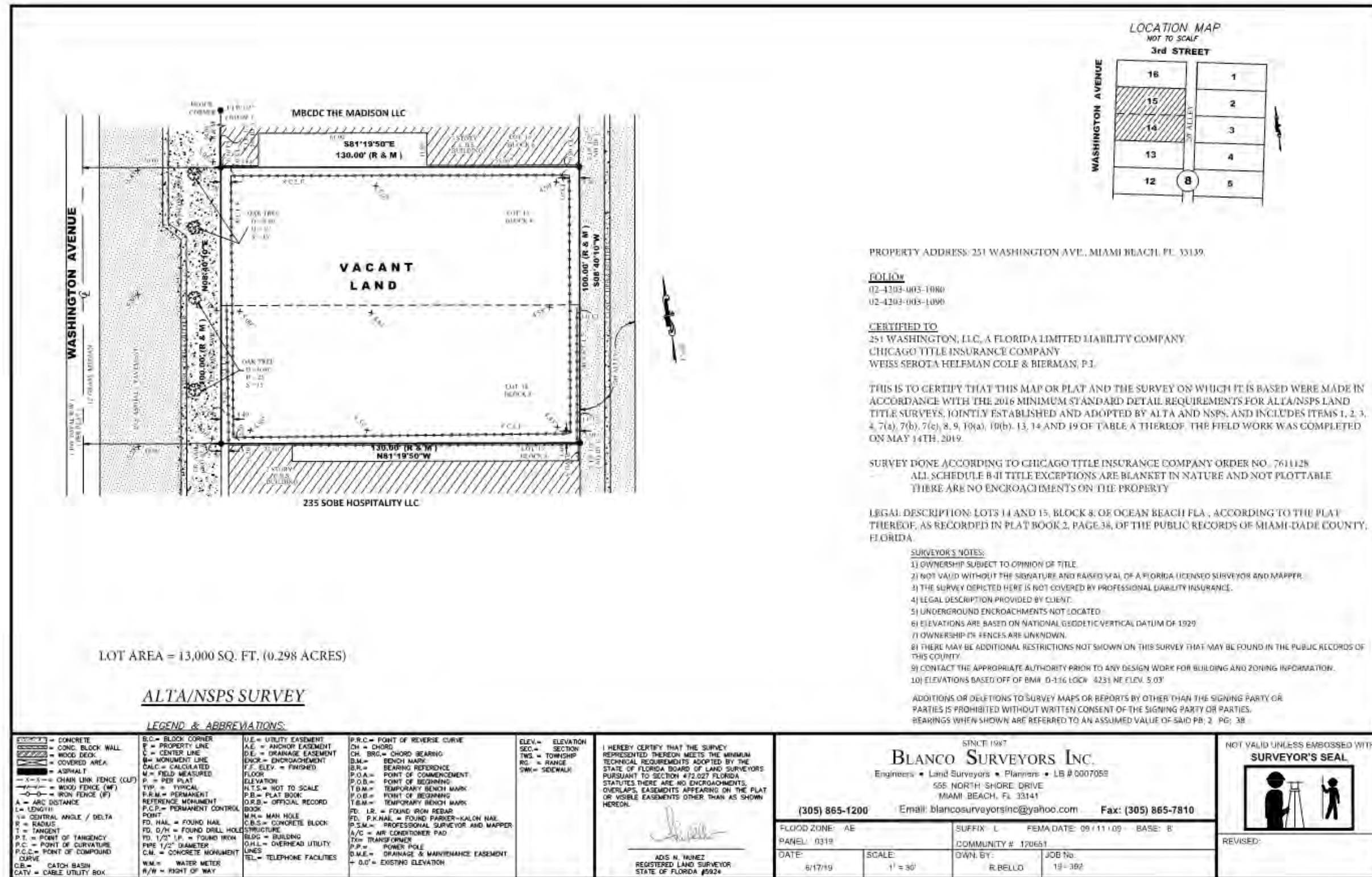
245 & 251 WASHINGTON AVENUE MIAMI BEACH FLORIDA



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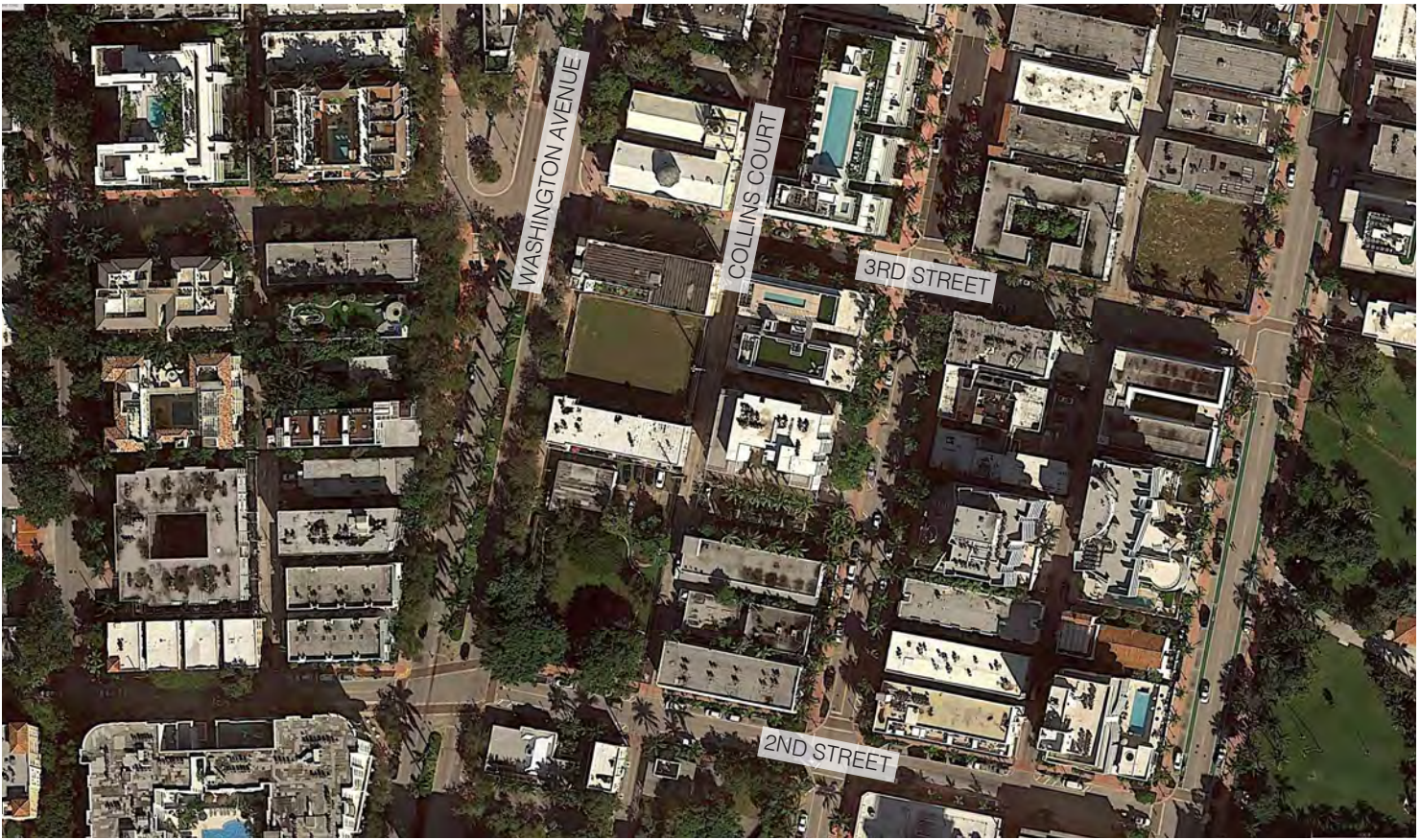
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LOCATION MAP



AREA MAP



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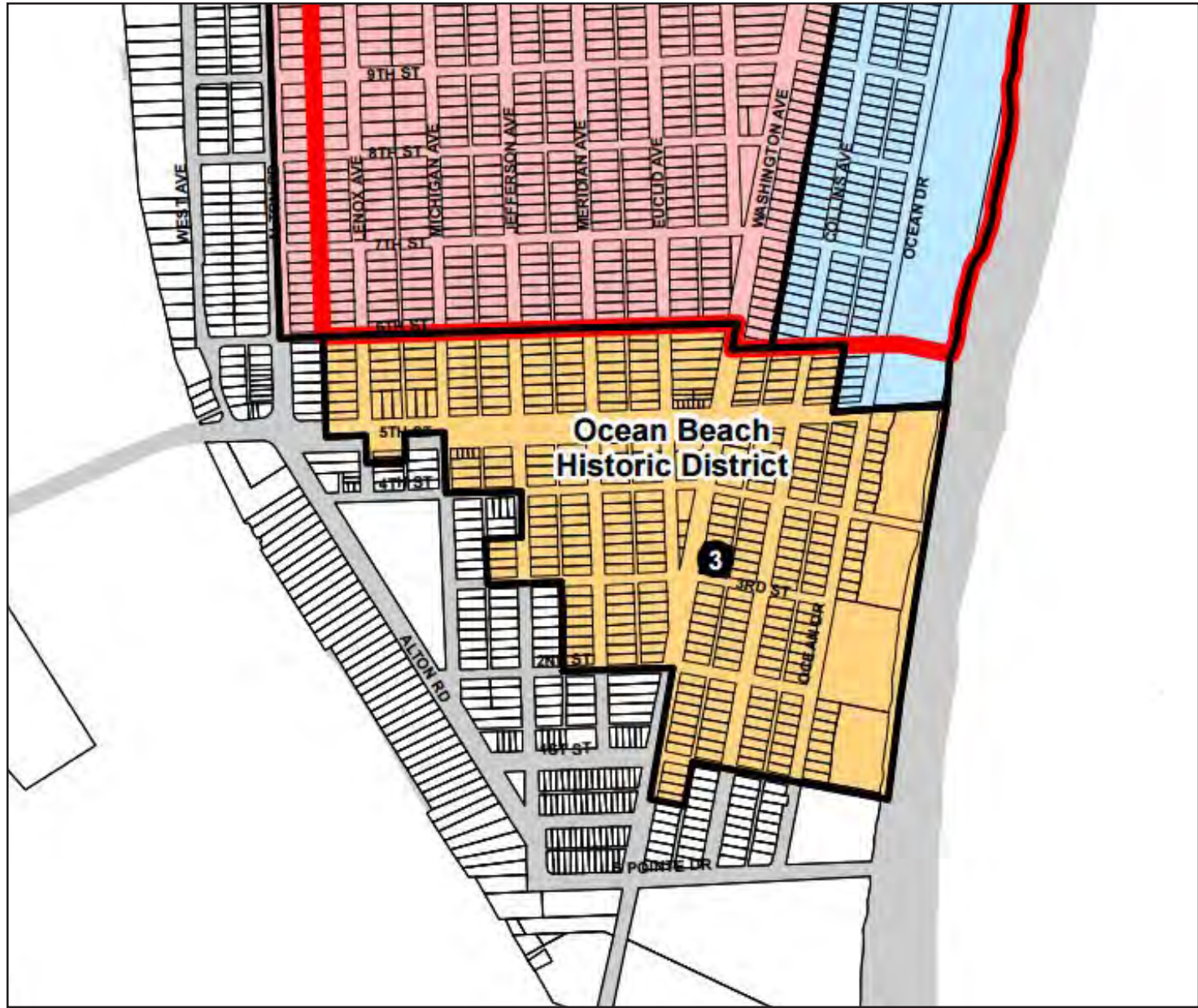
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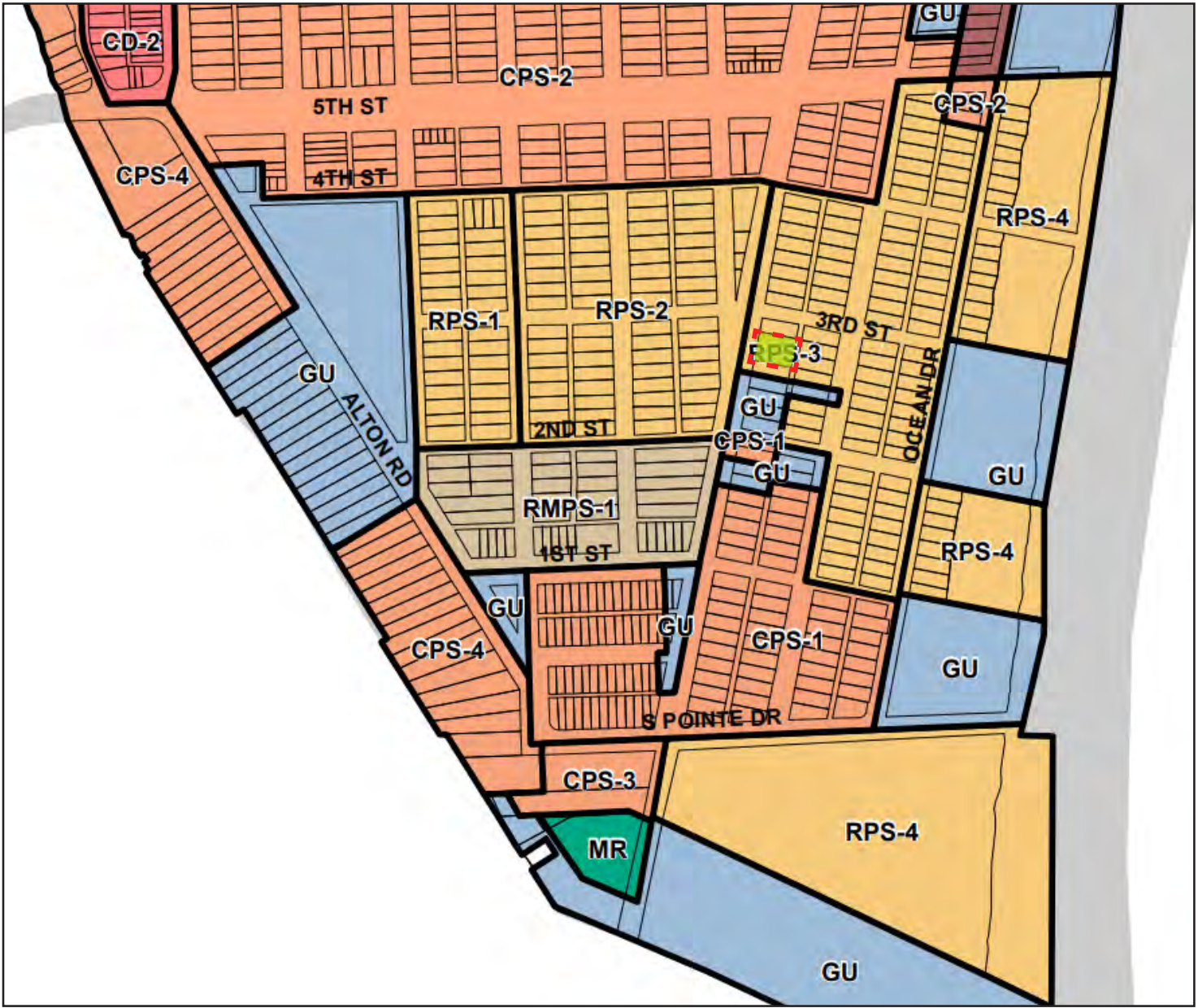
SITE LOCATION

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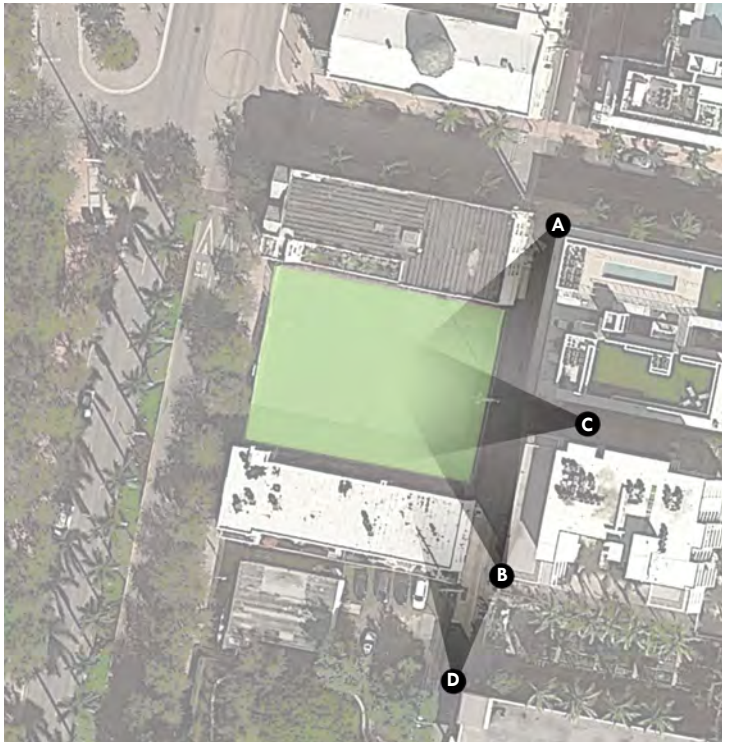


HISTORIC DISTRICTS MAP



ZONING MAP





KEY PLAN



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SITE VIEWS



STREET TRASH  
RECEPTACLE TO BE  
REMOVED



KEY PLAN













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EXISTING SITE PLAN  
SCALE: 1:30

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