



ONE ISLAND PARK

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120 MACARTHUR CAUSEWAY

MIAMI BEACH, FL, 33139

COVER

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A0-00



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120 MACARTHUR CAUSEWAY

MIAMI BEACH, FL, 33139

LOCATION MAP

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A0-02

Zoning Information

Lot addresses:	120 MacArthur Causeway, Miami Beach, FL 331319
Folio numbers:	02-4204-000-0060
Zoning District:	Division 11. I-1 Light Industry District
FEMA Zone:	Flood Zone AE ~ Elevation : 10'-0" NGVD
FFE Grade:	15'-0" NGVD (BFE +5'-0")

One Island Park				
1_Lot Occupation	Required	Proposed	Allowed / Required	Provided
Lot Area				161,716 sf (3.71 acre)
FAR	1.0 FAR max.		161,716 x 1 = 161,716 sf	161,716 sf (3.71 acre)
2_Building Setbacks	Required	Proposed	Allowed / Required	Provided
Front	0'-0" min.	0'-0" min.	0'-0" min.	0'-0"
Side (South)	0'-0" min.	25'-0" min. from edge of sea wall	0'-0" min.	25'-0"
Side (North)	0'-0" min.	25'-0" min. from edge of sea wall	0'-0" min.	25'-0"
Rear	0'-0" min.	0'-0" min.	0'-0" min.	0'-0"
4_Building Height	Required	Proposed	Allowed / Required	Provided
Max. building height	75'-0" max. above FFE (BFE +5'-0")			75'-0"
5_Office Floorplate FAR	Required	Proposed	Allowed / Required	Provided
Office Floorplate				varies / 23,207 SF max.
7_Open Space	Required	Proposed	Allowed / Required	Provided
Open Space	20%		161,716 sf x .2 = 32,343.2 sf	65,767.8 sf (40.67%)

Parking District #1				
8_Parking Requirements	Required	Proposed	Allowed / Required	Provided (current)
Office	Office parking: min. 1 space per 400 sf of NSF		122,262 SF / 400 SF = 306 spaces	309 spaces
	Office parking: min. 1 space per 300 sf of NSF for Ground level		825 SF/ 300 SF = 3 spaces	
	Total office parking req.		309 spaces	
F&B	1 space per 4 seats		30 tables of 4 seats = 30 spaces	30 spaces
			30 spaces	
Valet		Office: 10% of parking spaces, 10% of 309 spaces = 31 spaces		61 spaces (included in total above)
		F&B: 100% of parking spaces, 100% of 30 spaces = 30 spaces		
Marina	2 space per 1 wet slip		7 wet slips x 2 = 14 spaces	14 spaces
			14 spaces	
ADA Spaces	5 standard spaces + 2 van spaces (for a facility with 201-300 spaces)		7 spaces (included in total above)	7 spaces (included in total above)
TOTAL			353 spaces	353 spaces
Parking spaces for electric vehicle	2 % of total required parking		7 spaces	7 spaces
TOTAL			353 spaces	353 spaces
8b_Shared Parking Reductions		Proposed reduction (current)	Max. reduction allowed / Required	Provided (current)
SEE TABLE 11				
Shared Parking reduction Total			338 spaces	
Parking spaces for electric vehicle	2 % of total required parking		7 spaces	
TOTAL			338 spaces	338 spaces

8c_Additional Parking Reductions		Proposed reduction (current)	Max. reduction allowed / Required	Provided (current)
		w. shared reduc.	w. shared reduc.	w. shared reduc.
Bicycle parking short-term	Reduction of 1 parking space for every 10 short-term bicycle parking spaces provided (not to exceed a reduction of more than 15% of total off street parking)	-16 spaces	-42 spaces	160 bicycle spaces
Bicycle parking long-term	Reduction of 1 parking space for every 5 long-term bicycle parking spaces provided (not to exceed a reduction of more than 15% of total off street parking)	-31 spaces	-42 spaces	155 bicycle spaces
Carpool/vanpool parking	Reduction of 3 parking spaces for every 1 carpool parking space (not to exceed a reduction of more than 10% of total off street parking)	0 spaces	-28 spaces	0 Carpool spaces
Drop-off and loading zones reductions	Reduction of 3 parking spaces for every 1 curb side drop off stalls. (max. 9 off-street parking spaces)	0 spaces	-9 spaces	2 Curb side drop off stalls
Scooter,moped and motorcycle parking	Reduction of 1 parking space for every 3 scooter, moped, or motorcycle parking space (not to exceed 15 off-street parking spaces)	-8 spaces	-15 spaces	24 Scooter, moped, or motorcycle spaces
Showers	Reduction of 2 parking spaces for each separate shower facility. (not to exceed 8 off-street parking spaces)	0 spaces	-8 spaces	0 Separate shower facilities
	The sum of all parking reductions shall not exceed 50% of the required off-street parking	16%	41%	0%
TOTAL Proposed / Allowed Reduction		-55 spaces	-144 spaces	0 spaces
TOTAL (with applied reductions)		283 spaces	194 spaces	283 spaces

9_Bicycle parking Requirements				
Short-term bicycle space		Required	Allowed/ Required (Bicycle spaces)	Provided (Bicycle spaces)
			w. shared reduc.	w. shared reduc.
Office	N/A	N/A	N/A	4 spaces
F&B	N/A		N/A	2 spaces
Additional bicycle spaces			N/A	154 spaces
Total (Short-term)			N/A	160 spaces
Long-term bicycle space		Required	Allowed/ Required (Bicycle spaces)	Provided (Bicycle spaces)
			w. shared reduc.	w. shared reduc.
Office	N/A	N/A	N/A	20 spaces
Retail	N/A		N/A	3 spaces
Additional bicycle spaces			N/A	132 spaces
Total (Long-term)			N/A	155 spaces
TOTAL Combined Bicycle spaces			N/A	315 spaces

10>Loading Requirements		Required	Allowed/Required	Provided (current)
Office	Over 100,000 sf but not over 200,000 sf: 3 spaces		3 loading bays	3 loading bays
	For each additional 100,000 over 200,000 sf: 1 space			
Retail / F&B	Over 10,000 but not over 20,000 sf: 2 spaces		2 loading bays	2 loading bays
Total			5 loading bays	5 loading bays

Table 11	Weekdays		Weekends		
	Daytime (6:00 a.m. - 6 p.m.) %	Evening (6:00 a.m. - 6 p.m.) %	Daytime (6:00 a.m. - 6 p.m.) %	Daytime (6:00 a.m. - 6 p.m.) %	Daytime (6:00 a.m. - 6 p.m.) %
	100%	5%	10%	5%	50%
Office	309	15.45	30.9	15.45	30.9
	50%	75%	75%	90%	10%
Retail	15	22.5	22.5	27.0	3
	100%	100%	100%	100%	100%
Marina	14	14	14	14	14
Total	338	52	67	56	48

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ZONING DATA

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VIEW TOWARD NORTH



VIEW TOWARD SOUTH



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CONTEXT STUDY

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A. Entrance view



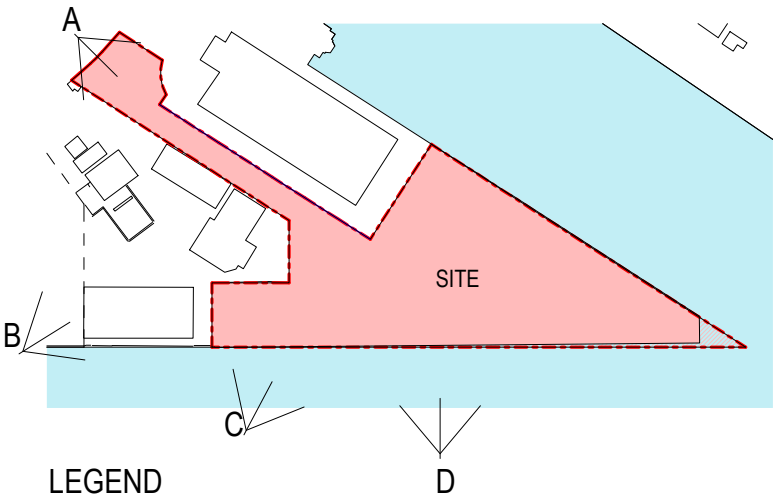
B. Aerial view of the marina

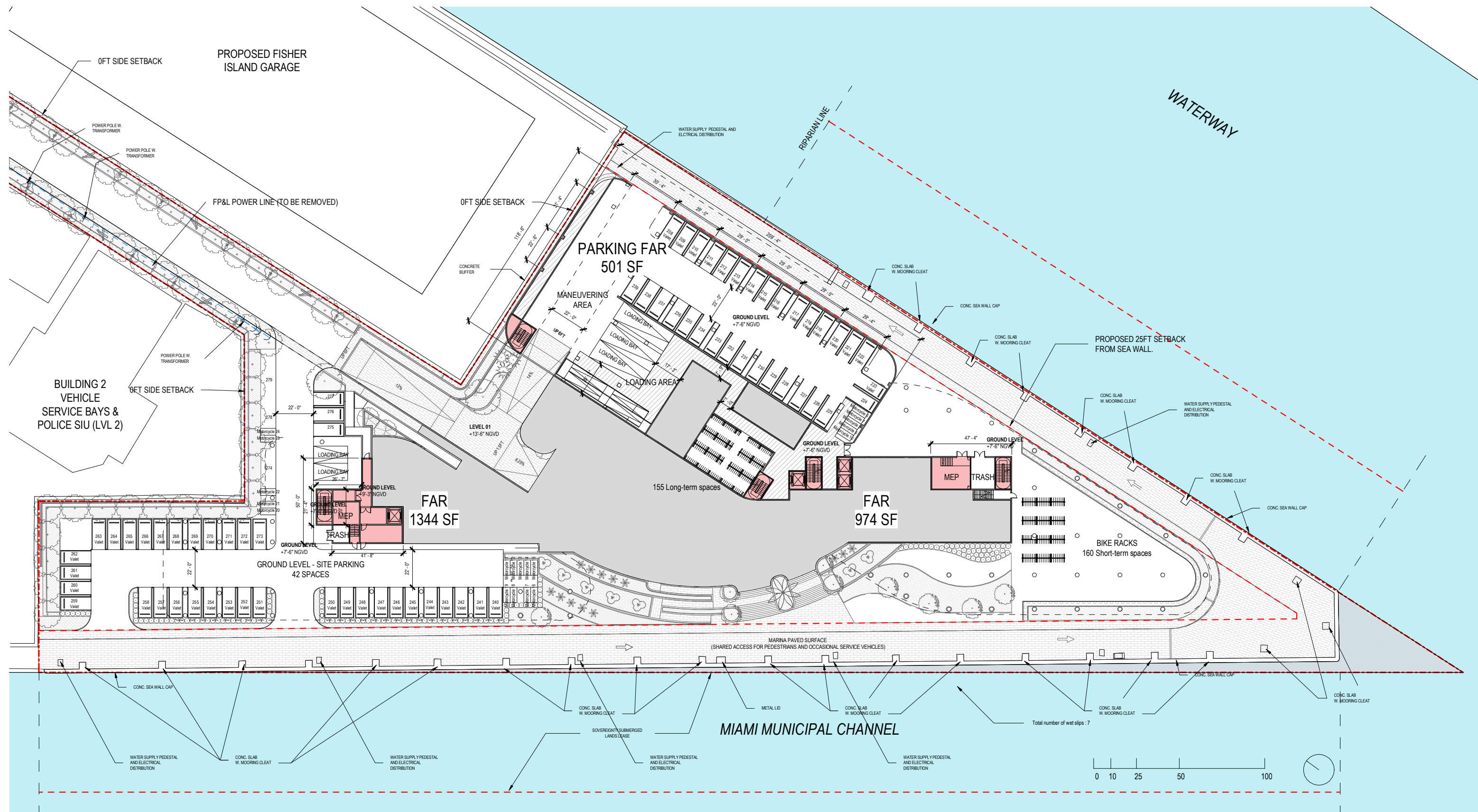


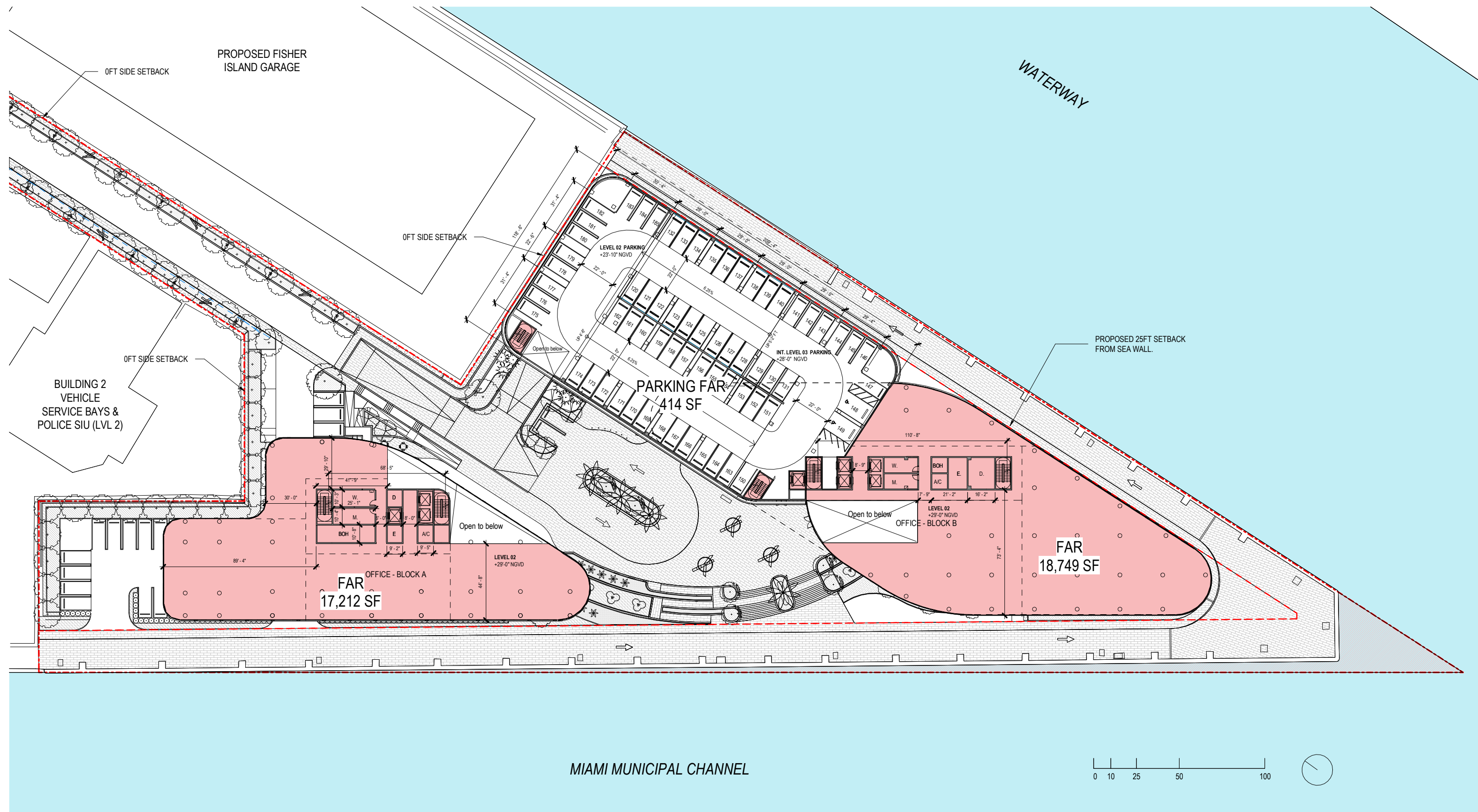
C. Aerial view of the marina

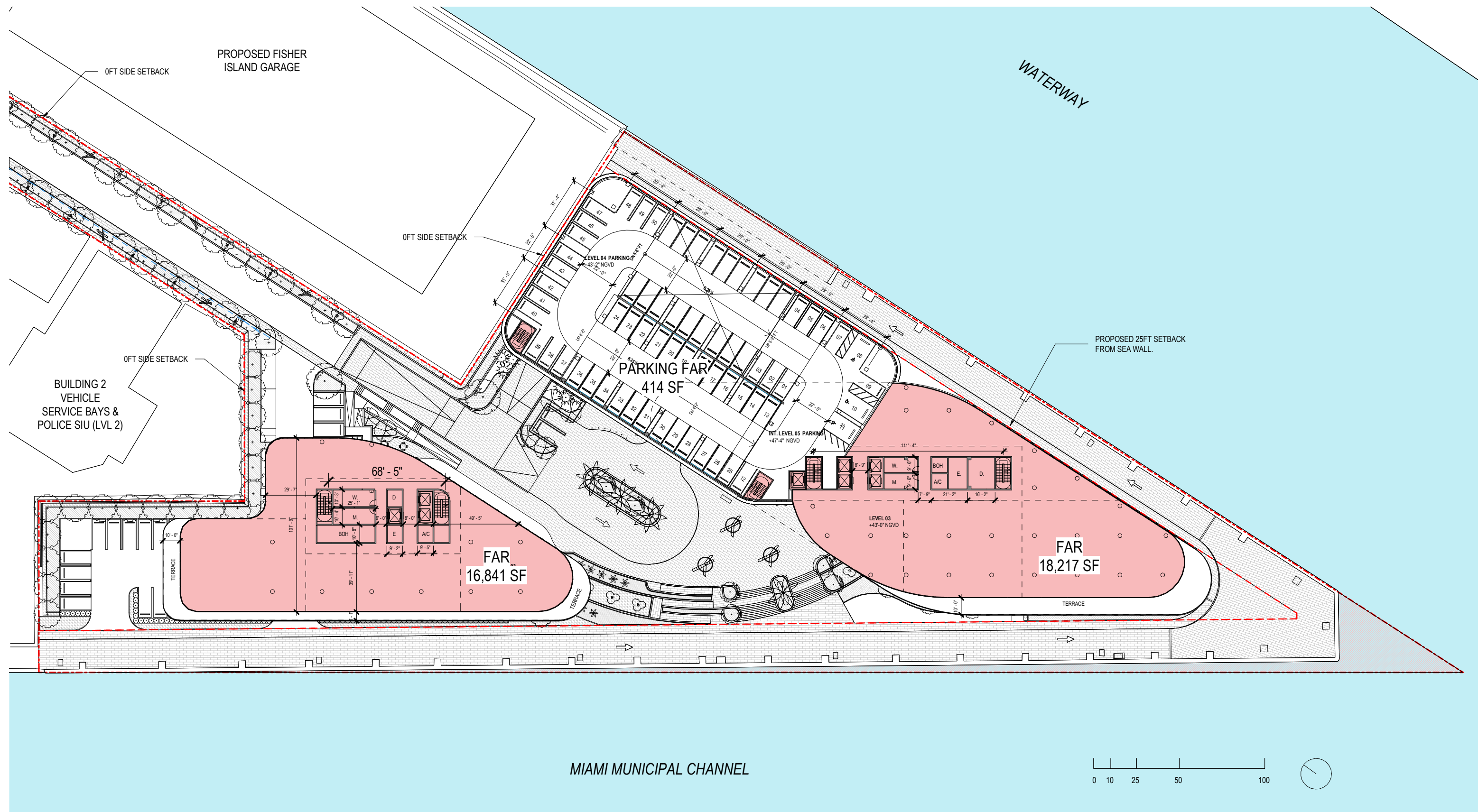


D. Aerial view of the marina









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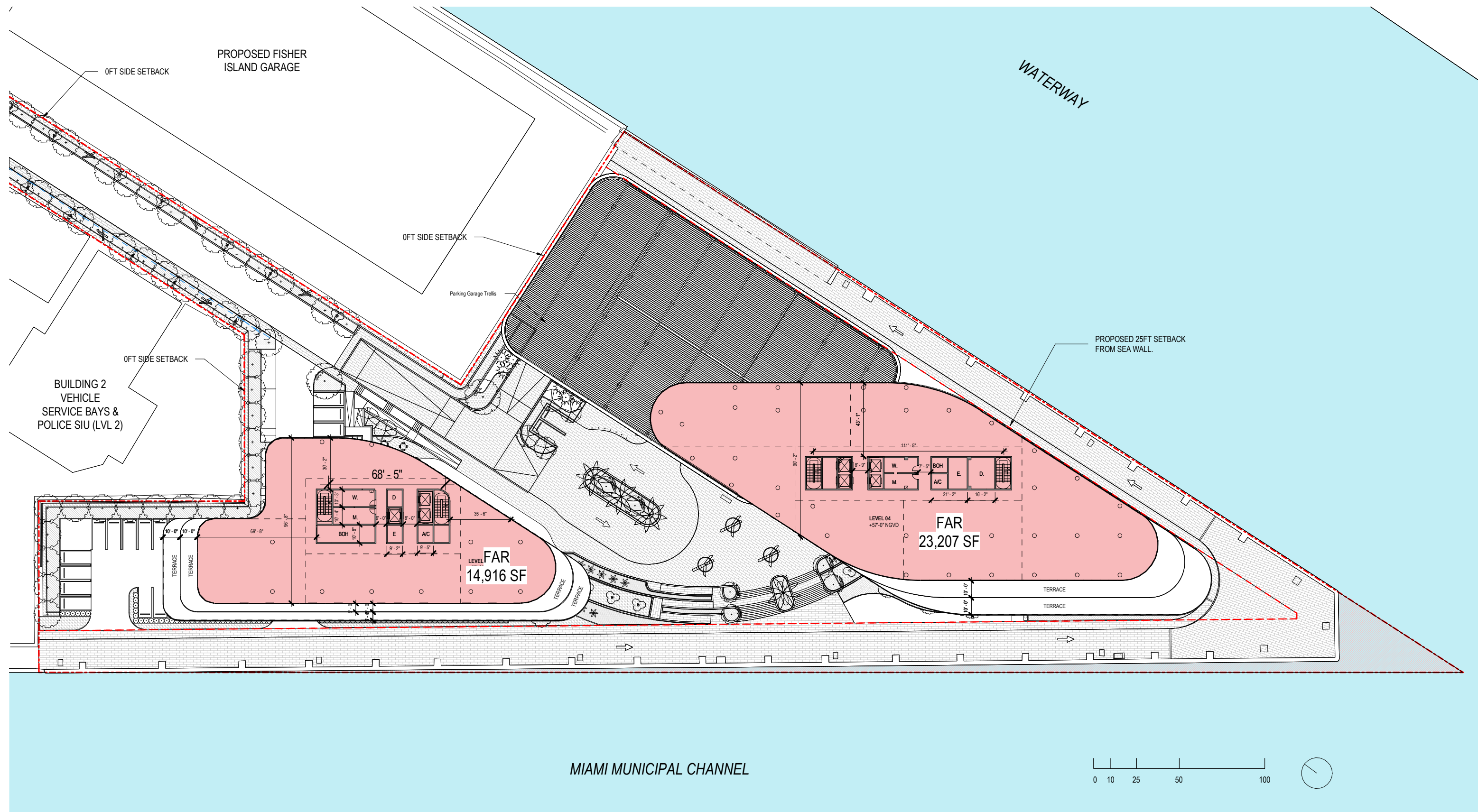
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**OVERALL OFFICE BUILDINGS LEVEL
03 - FAR**

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A0-12



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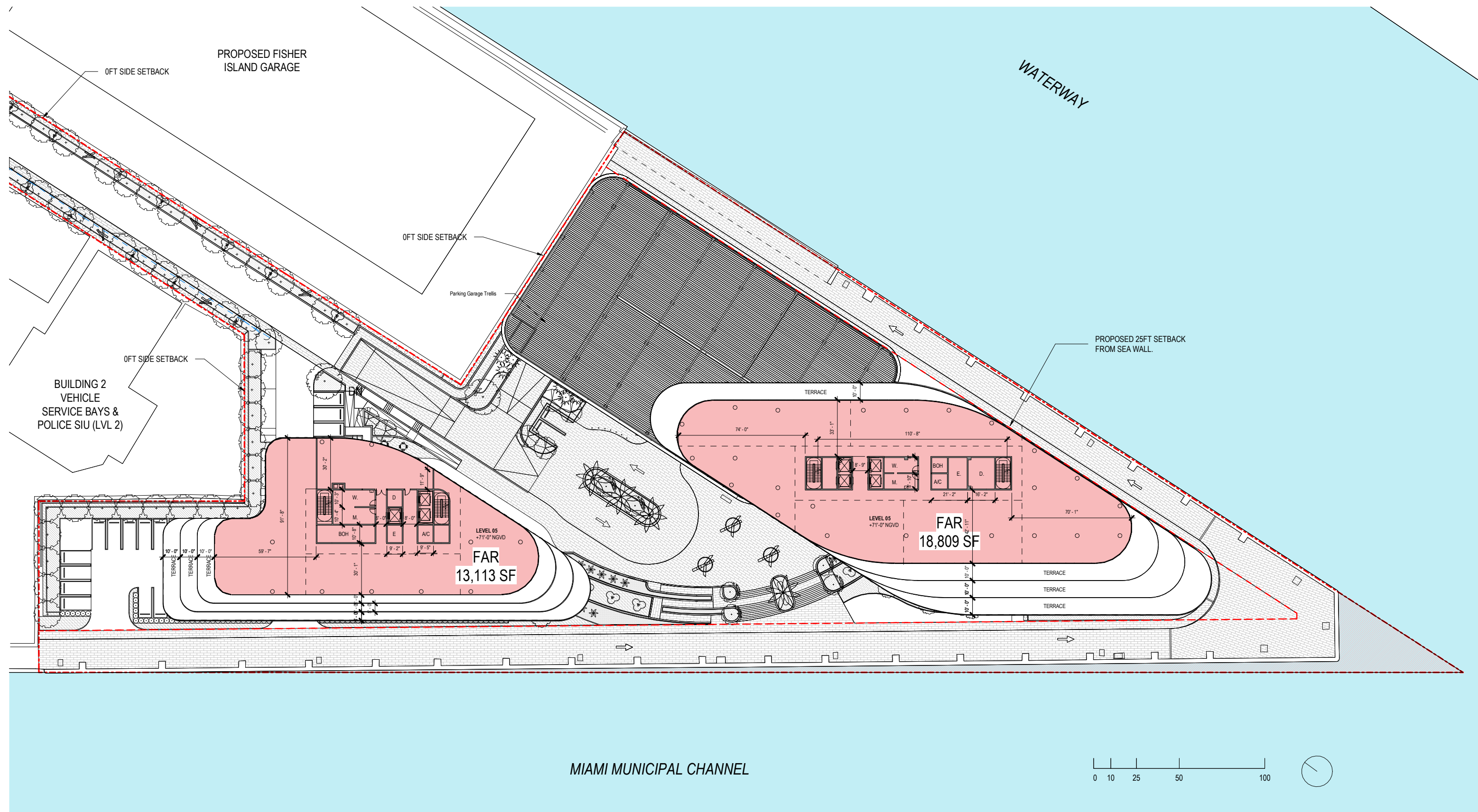
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OVERALL OFFICE BUILDINGS LEVEL
04 - FAR

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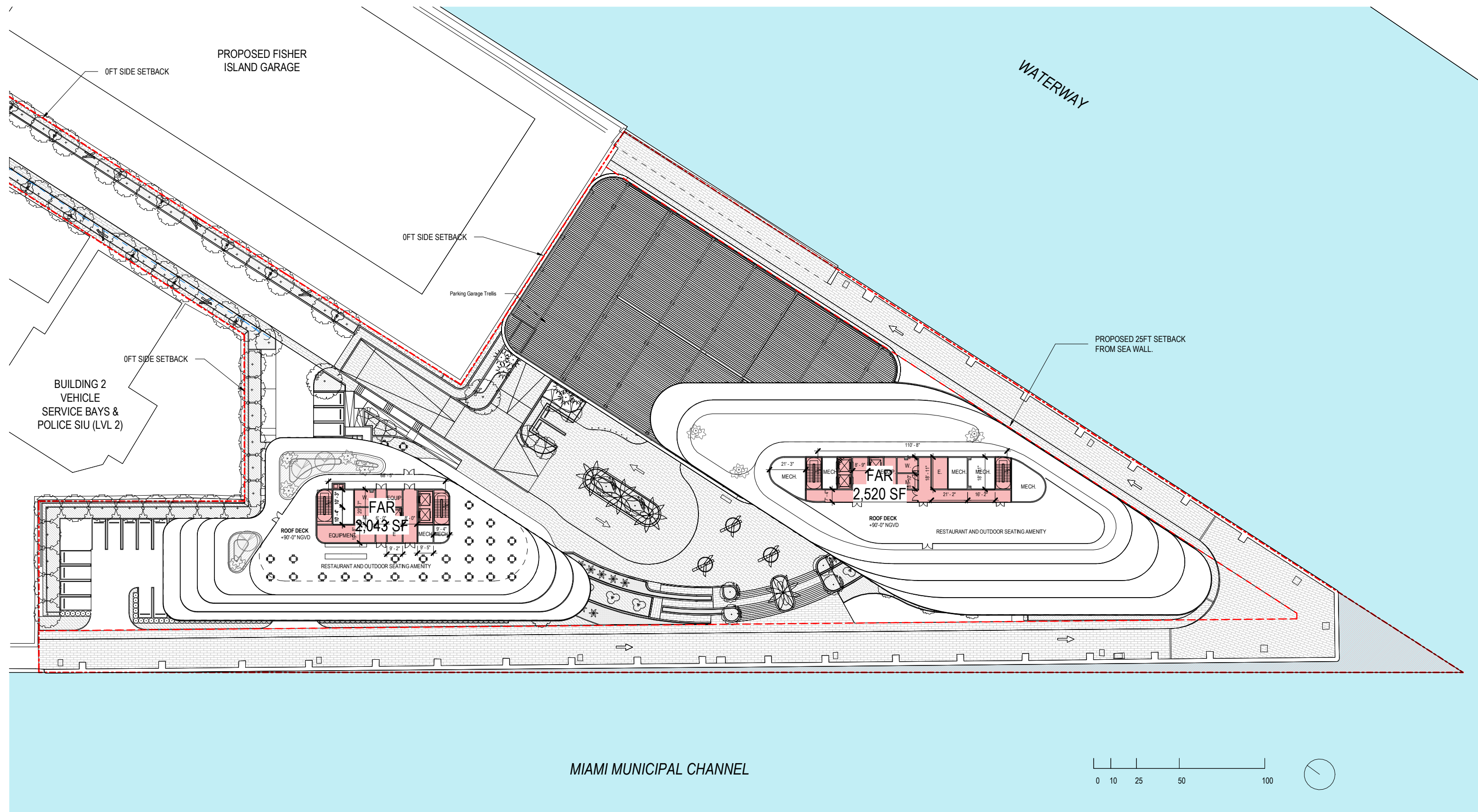
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OVERALL OFFICE BUILDINGS LEVEL
05 - FAR

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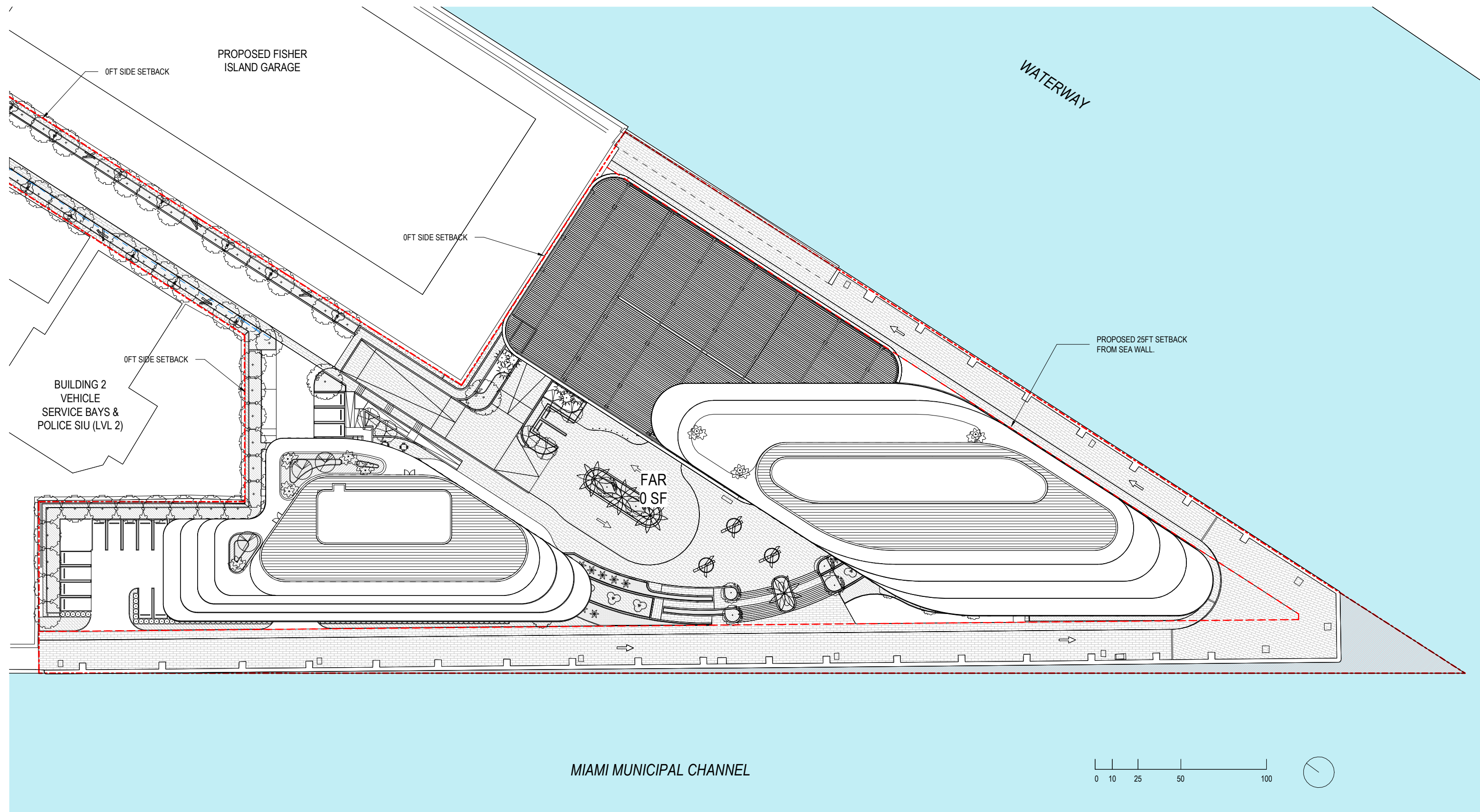
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OVERALL OFFICE BUILDINGS ROOF
DECK - FAR

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**OVERALL OFFICE BUILDINGS ROOF
LEVEL - FAR**

SCALE: 1" = 640'

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