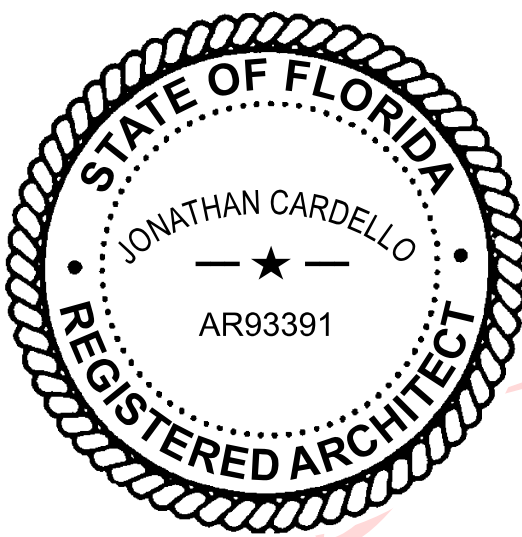




Board of Adjustment - Final Submittal

6988 Abbott Avenue
Miami Beach, FL 33141

Date of Hearing: 04 June, 2021
File Number: ZBA21-0127A21-0127



Digitally signed
by Jonathan W
Cardello
Date: 2021.03.30
20:11:55 -04'00'

Submitted to: City of Miami Beach

Owner: Pacific Star Capital
Architect: **CUBE 3, LLC**
Landscape Architect: LAND Landscape Architecture

A1	Site
A1.1	Property Survey with Elevations
A1.2	Aerial Map
A1.3	Keyed Site Photos
A1.4	Keyed Site Photos
A1.5	Site Plan
A1.6	Floor Plan
A2.1	Zoning Data
A2.2	Zoning Data

CUBE3

CUBE 3, LLC

111 SW 3rd Street, Floor 4

Miami, Florida 33133

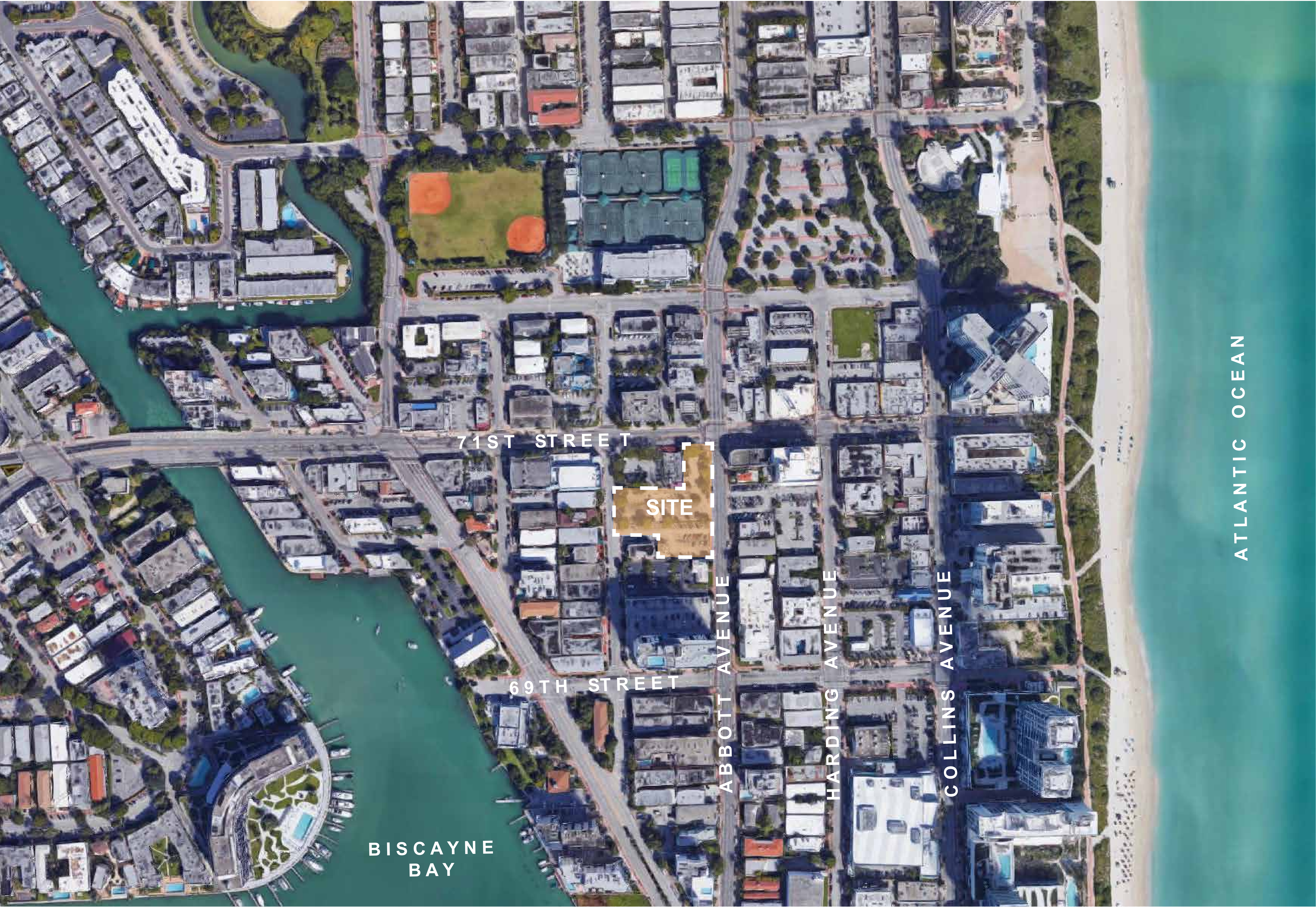
License No. L18000278579

Jonathan W. Cardello, AIA

FL License No. AR93391

6988 Abbott Avenue

Miami Beach, Florida



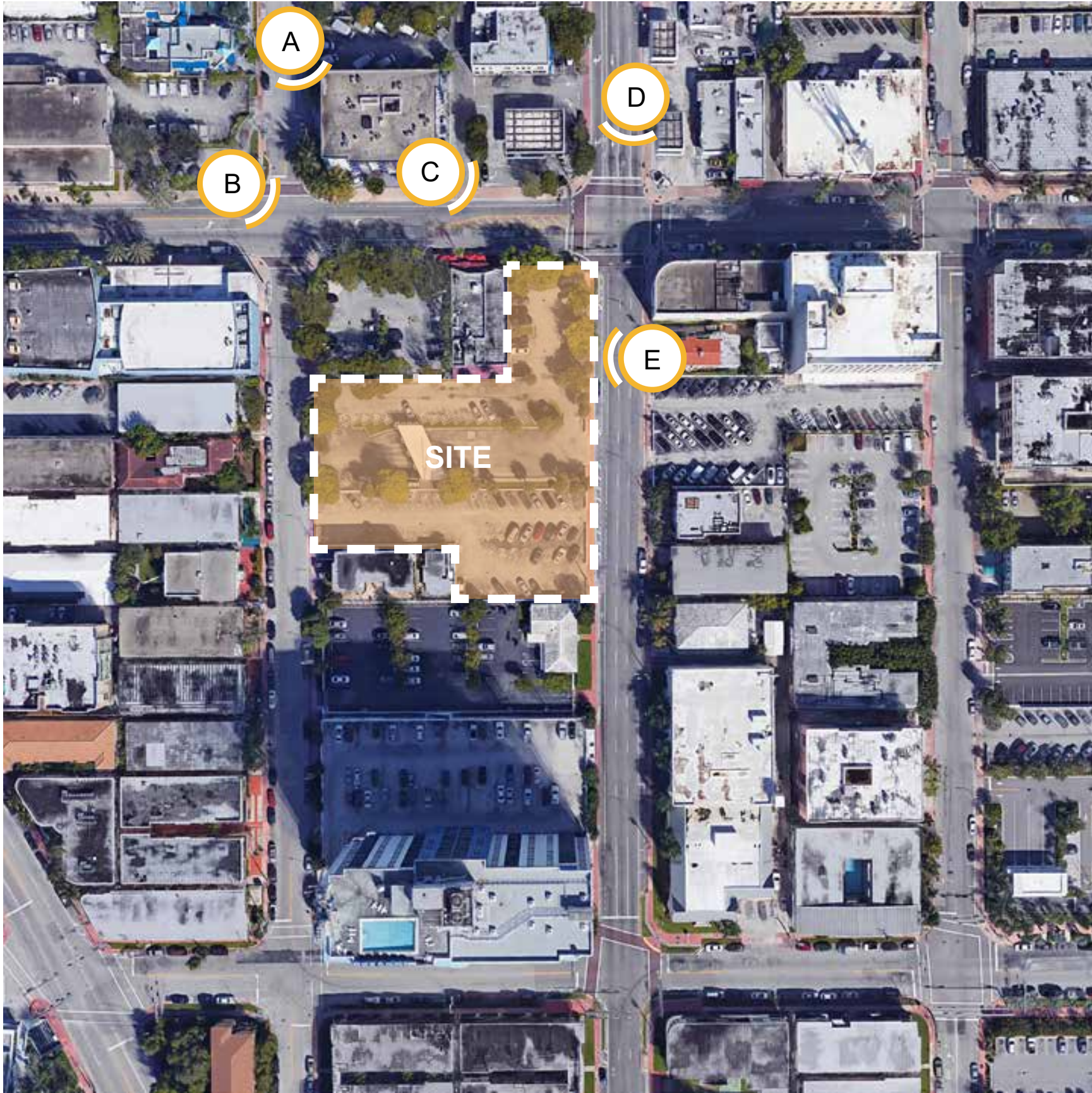
6988 Abbott Avenue
Miami Beach, Florida

Aerial Map
Scale: None



Board of Adjustment
15 March 2021

A1.2



Location Key



View A



View B



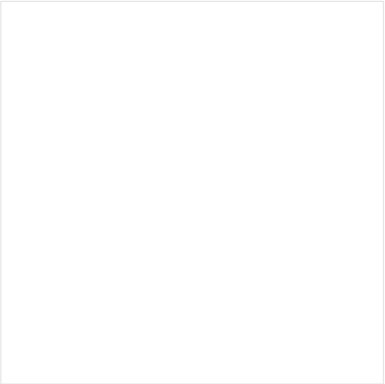
View C



View D



View E



6988 Abbott Avenue

Miami Beach, Florida

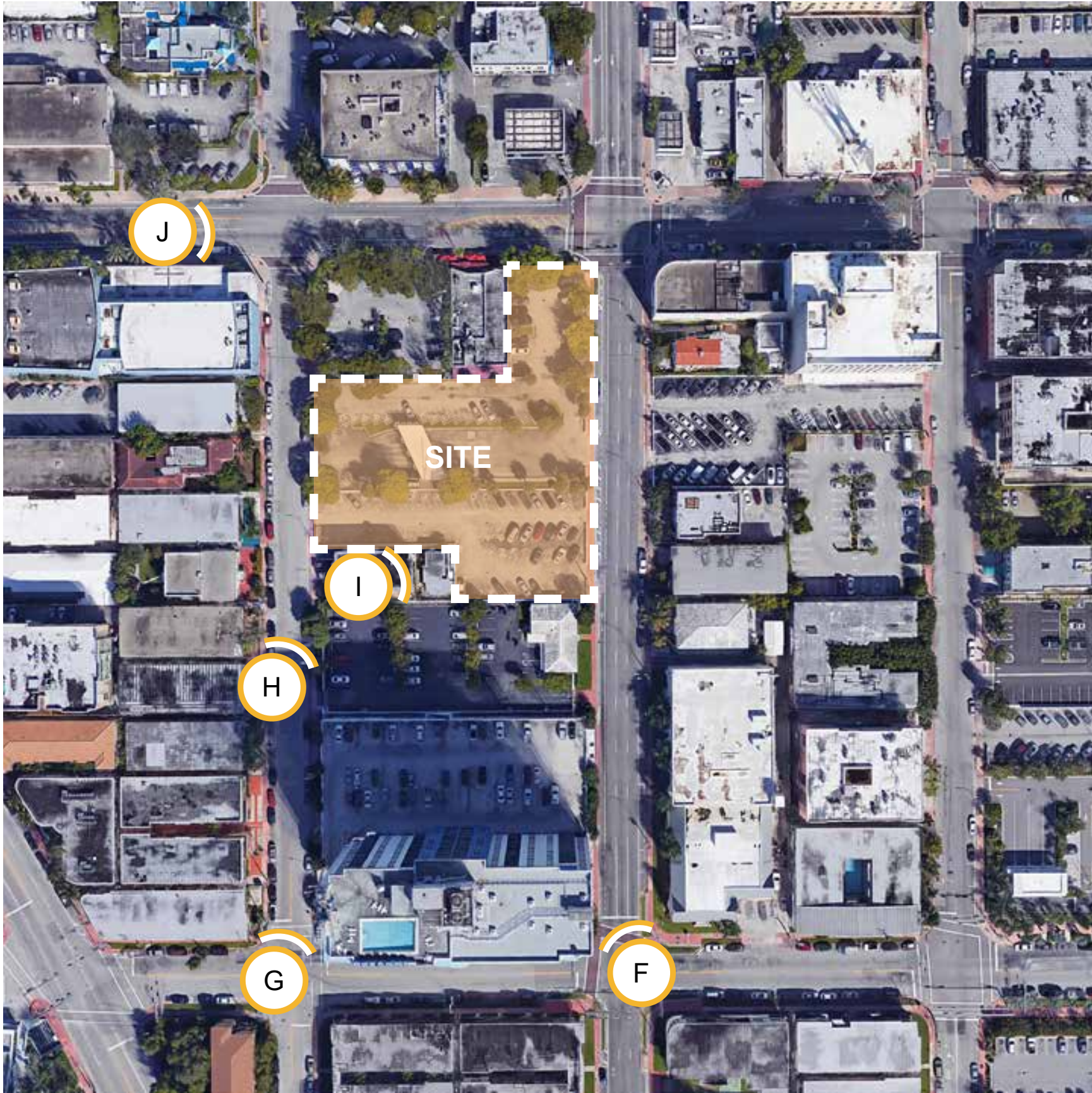
Keyed Site Photos

Scale: None



Board of Adjustment
15 March 2021

A1.3



Location Key



View F



View G



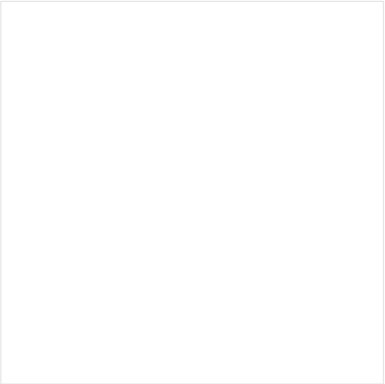
View H



View I



View J



6988 Abbott Avenue

Miami Beach, Florida

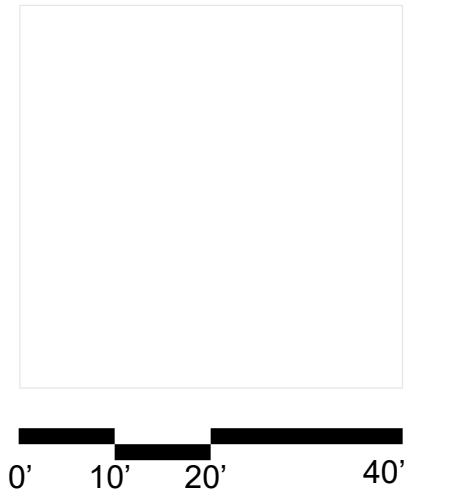
Keyed Site Photos

Scale: None



Board of Adjustment
15 March 2021

A1.4



6988 Abbott Avenue
Miami Beach, Florida

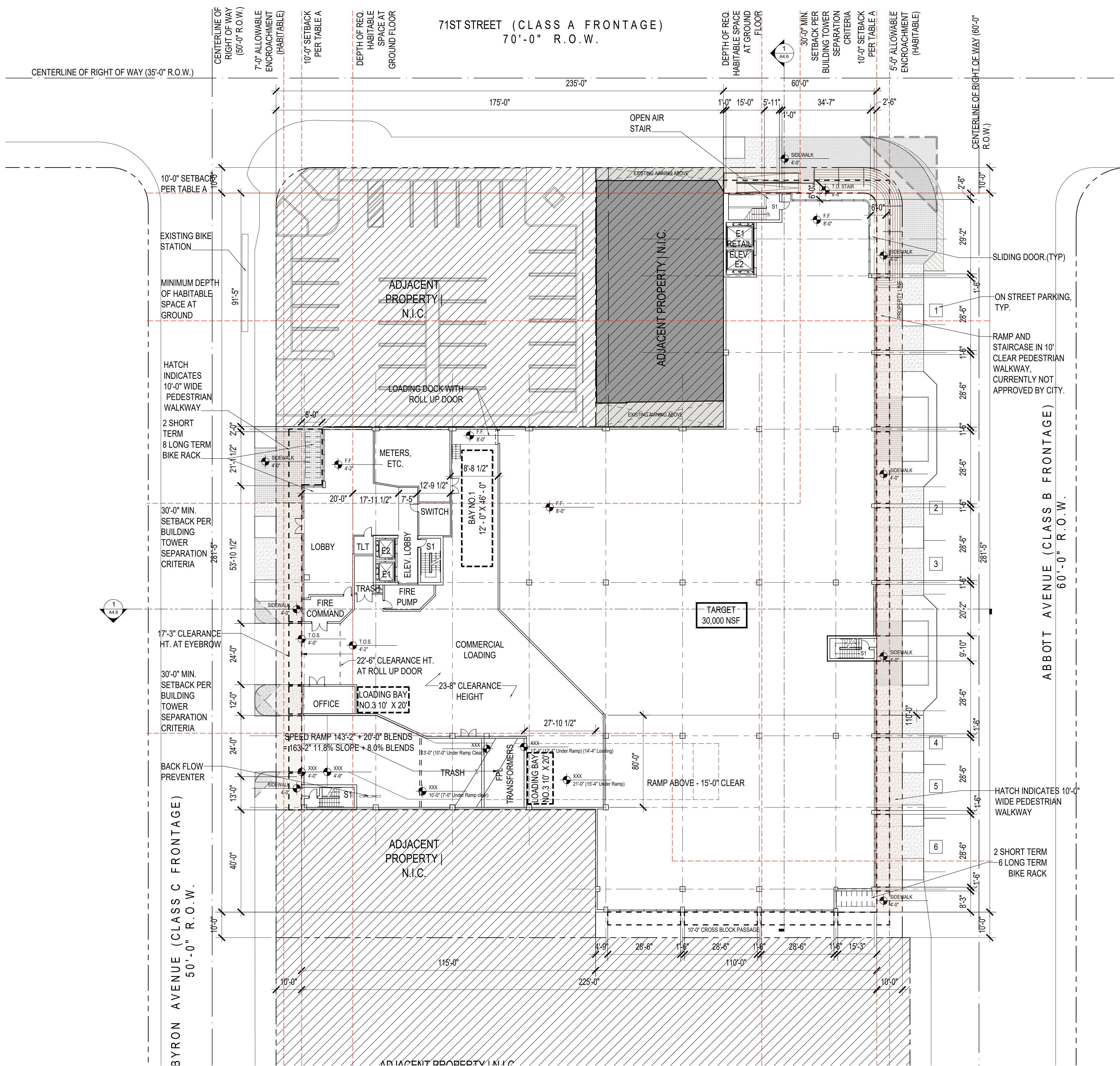
Site Plan
Scale: 1" = 20'-0"

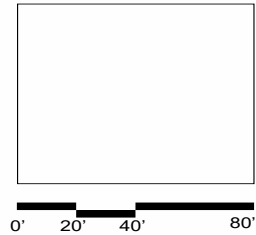


Board of Adjustment
15 March 2021

A1.5

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SQUARE FOOTAGE - TOTAL TARGET

TOTAL TARGET: 30,000 SF
TOTAL NET SELLING: 17,253 SF (58%)
STOCK/OFFICES: 3,778 SF (13%)
OPU STORAGE: 362 SF
PHARMACY: 702 SF

6988 Abbott Avenue
Miami Beach, Florida

Floor Plan
Scale: 1" = 32'-0"

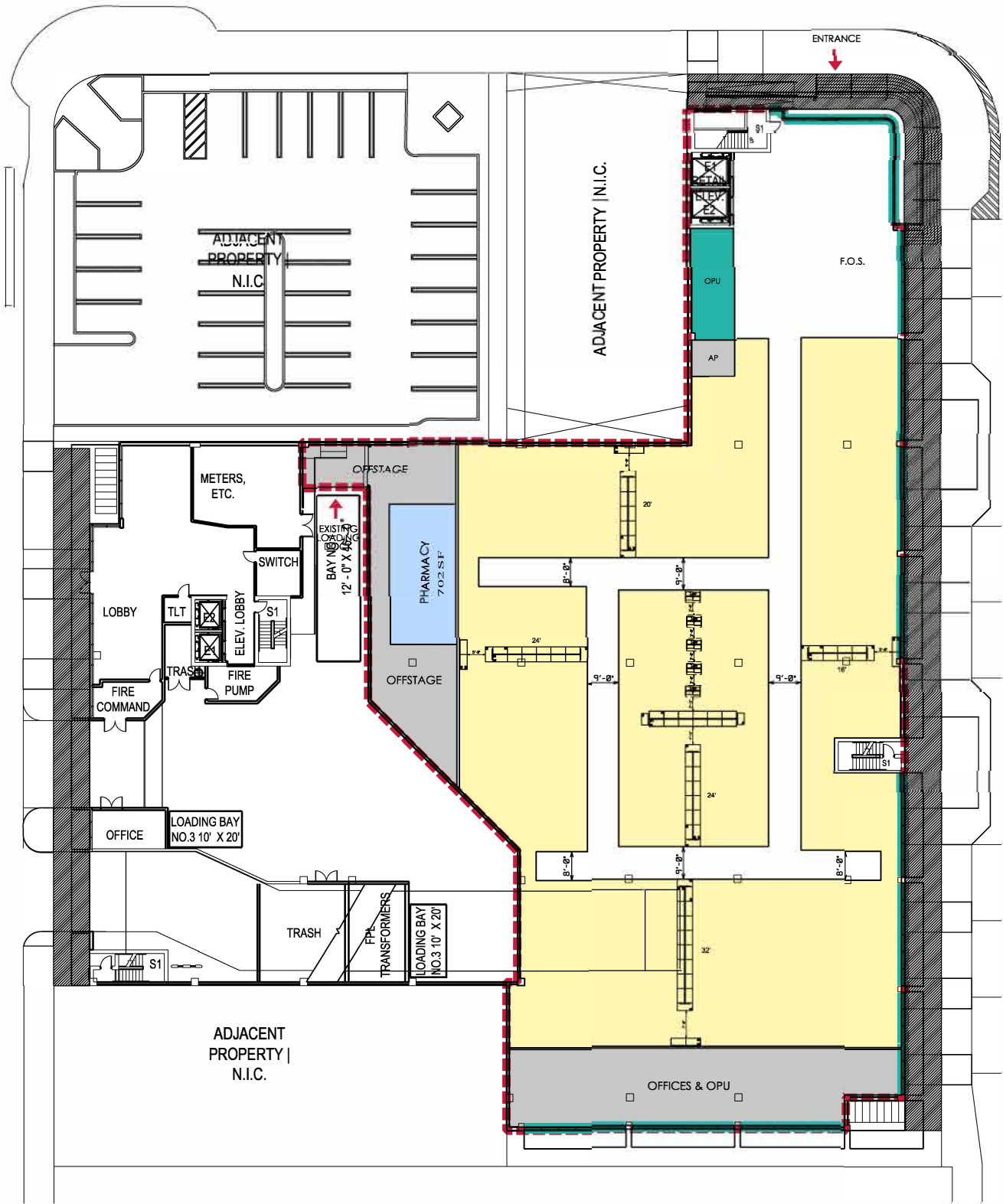


Board of Adjustment
15 March 2021

A1.6

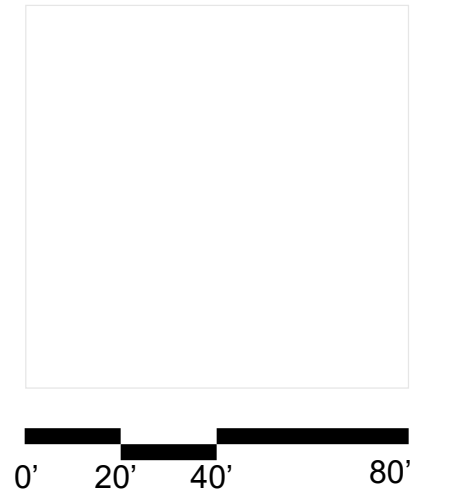
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GLAZING
TOTAL TARGET
SCALE: 1/32" = 1'-0"



Target Store Design
10/02/2020





6988 Abbott Avenue
Miami Beach, Florida

Town Center Central Core
(Tc-C) district - Zoning Data



TOWN CENTER CENTRAL CORE (TC-C) DISTRICT - ZONING DATA

ITEM #	Project Information			
1	Address:	6988 Abbott Avenue Miami Beach, Florida		
a	Board and file numbers :	PB19-0303		
b	Folio number(s):	02-3211-002-1050 02-3211-002-1040 02-3211-002-1030 02-3211-002-1020 02-3211-002-1010 02-3211-002-0970 02-3211-002-0990		
c	Year constructed:	N/A	Zoning District:	TC-C
d	Lot Area:	7,070 SF	Grade value in NGVD:	4'2"
		6,000 SF		
		6,000 SF		
		6,000 SF		
		6,000 SF		
		12,500 SF		
		6,250 SF		
e	Lot width:	245'	Based Flood Elevation:	8'
f	Lot Depth:	301'5"	CMB Free Board:	5'

2	Zoning Information	Maximum	Existing	Proposed	Deficiencies
a	Base Maximum Height	200'		149'4" Sec. 142-743(b)	
a	If exeeding Base Maximum height per CMB 142-743 (b)(2) for public benefit participation if applicable. Provide value:	N/A		EXPEDITED DEVELOPMENT CONSTRUCTION	
b	Number of Stories	N/A		12	
c	FAR	3.5		3.45 Sec. 142-743(a)	
d	Gross square footage	174,370 GSF		171,870 GSF	

3	Uses			
a	Existing use:	Proposed use/uses:		
b	Residential Reference Sec. 142-743:	Quantity	Hotel uses:	Quantity
c	Apartment/townhomes:	170	Hotel units	N/A
d	Workforce housing:	N/A	Micro hotel	N/A
e	Affordable housing:	N/A	Commercial uses (specify type below)	Area
f	Co-living:	N/A		
g	Co-living amenity area and %:	N/A	Retail	30,000 NSF
h	Live-work:	N/A		
i	Total residential units:	170		
j	Minimum Unit Size:	550 NSF		
k	Residential density proposed (150/acre Max.):	149 du/acre	Total commercial area:	30,000 NSF

4	Setbacks (As applicable)	Required	Existing	Proposed	Deficiencies
a	Class A - 71 Street:			Ref. Sec 142-745(e)	
	Grade to 55 feet	10 feet		Compliant SEE A4.3	
	Allowable Habitable encroachment	0 feet max.		Compliant SEE A4.3	
	55 to max. height	25 feet		Compliant SEE A4.3	
	Allowable encroachment	5 feet max.		Compliant SEE A4.3	
b	Class A - 72nd Street:			Ref. Sec 142-745(e)	
	Grade to max height	20 feet		N/A	
	Allowable Habitable encroachment	5 feet max.		N/A	
c	Class A - Collins Avenue:			Ref. Sec 142-745(e)	
	Grade to 55 feet	10 feet		N/A	
	55 feet to 125 feet	20 feet		N/A	
	125 feet to max height	35 feet		N/A	
	Allowable Habitable encroachment	5 feet max.		N/A	
d	Class A - Indian Creek:			Ref. Sec 142-745(e)	
	Grade to max height	10 feet		N/A	
	Allowable encroachment	5 feet max.		N/A	
e	Class B - Abbott Avenue and Dickens Avenue:			Ref. Sec 142-745(f)	
	Grade to max height	10 feet		Compliant SEE A4.2	
	Allowable Habitable encroachment	5 feet max.		Compliant SEE A4.2	

f	Class B - 69th Street:	10 feet		Ref. Sec 142-745(f)	
	Grade to 55 feet	125 feet		N/A	
	Allowable Habitable encroachment	5 feet max.		N/A	
g	Class C - Byron Avenue:			Ref. Sec 142-745(g)	
	Grade to max height	10 feet		Compliant SEE A4.4	
	Allowable Habitable encroachment	7 feet max.		Compliant SEE A4.4	
h	Class C - Carlyle Avenue and Harding Avenue:			Ref. Sec 142-745(g)	
	Grade to max height	10 feet		N/A	
	Allowable Habitable encroachment	7 feet max.		N/A	
i	Class D - 70 Street Alley line:			Ref. Sec 142-745(h)	
	Grade to max height	10 feet		Compliant SEE A4.1	
	Allowable Habitable encroachment	3 feet max.		Compliant SEE A4.1	

4	Setbacks	Required	Existing	Proposed	Deficiencies
j	Interior side:			Ref. Sec 142-744	
	Grade to 55 feet on lots greater than 110 feet wide, or	0 feet		N/A	
	Grade to 75 feet on lots 110 feet wide or less.			N/A	
	Allowable Habitable encroachment	0 feet max.		N/A	
	55 to max. height on lots greater than 110 feet wide, or 75 feet to maximum height on lots 110 feet wide or less.	30 feet		N/A	
	Allowable Habitable encroachment	10 feet max.		N/A	
k	Rear abutting an alley (except 70th Street Alley):			Ref. Sec 142-744	
	Grade to 55 feet	5 feet		N/A	
	Allowable Habitable encroachment	0 feet max.		N/A	
	55 to max. height	20 feet		N/A	
	Allowable Habitable encroachment	10 feet max.		N/A	
l	Rear abutting a parcel:			Ref. Sec 142-744	
	Grade to 55 feet	0 feet		Compliant SEE A3.1 - A3.5	
	Allowable Habitable encroachment	0 feet max.		Compliant SEE A3.1 - A3.5	
	55 to max. height	30 feet		Compliant SEE A3.1 - A3.5	
	Allowable Habitable encroachment	10 feet max.		Compliant SEE A3.1 - A3.5	

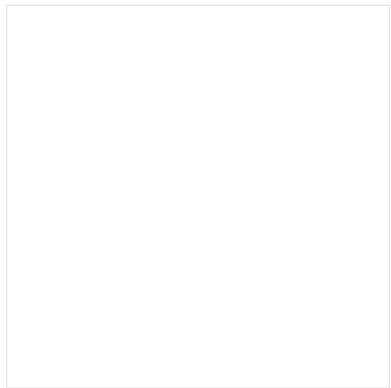
5	Frontage requirements: Use the collums that apply to your project, and answer comply, non complied, provide value or N/A if not applicable.	Class A	Class B	Class C	Class D	Interior side	Rear abutting an alley (except 70th St.	Rear abutting a parcel
6	All Frontages							
	10'-0" pedestrian path on all street frontage. Easement for perpetual use shall be signed.	Comply	Comply	Comply	Comply	N/A	N/A	N/A
	Balconies-may encroach into setback above 15' in height up to applicable allow. hab. encroachment in table, see 142-745 (a)(4)	N/A	Comply	Comply	N/A	N/A	N/A	N/A
	Length of tower within 50'-0" from Public Right of Way max. 165'-0" (exclud. Allow encroachm.)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Min separation between towers in a site is 60'	N/A	Comply	Comply	N/A	N/A	N/A	N/A
	Facade articulation-- length of 240' or greater shall comply	N/A	Comply	N/A	N/A	N/A	N/A	N/A
	Access to upper levels directly from pedestrian path	N/A	Comply	Comply	N/A	N/A	N/A	N/A
	Min 70% clear glass with view to the interior.	Comply	Comply	Comply	Comply	N/A	N/A	N/A
	A shade structure (eyebrow, similar struct, parking deck, balconies) min 5'-0" in length into setback, beyond façade at height from 15' to 25', see 142-745 (c) for all requirements.	Comply	Comply	N/A	N/A	N/A	N/A	N/A
	Maximum 35% of the length of req. habitable space at ground shall be for access to upper levels.	Comply	Comply	N/A	N/A	N/A	N/A	N/A
	Facade articulation-- length of 240' or greater shall comply	N/A	Comply	N/A	N/A	N/A	N/A	N/A
7	Parking							
	Shall be entirely screened from PRW view and pedestrian path.	Comply	Comply	Comply	N/A	N/A	N/A	Comply
	Shall be architecturally screened or w/ habitable space	Comply	Comply	Comply	N/A	N/A	N/A	Comply
	May encroach into setback at a height from 25' to 55' up to the distance in table for allow. Encroach.	Comply	Comply	Comply	N/A	N/A	N/A	Comply
	Rooftop and surface parking w/ solar carports or landscape.	Comply	Comply	Comply	N/A	N/A	N/A	Comply



CUBE 3, LLC
111 SW 3rd Street, Floor 4
Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA

FL License No. AR93391



0' 20' 40' 80'

6988 Abbott Avenue

Miami Beach, Florida

Town Center Central Core
(Tc-C) district - Zoning Data



Board of Adjustment
15 March 2021

A2.2

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8	Loading						
	Required location behind minimum habitable depth required.	Comply	Comply	Comply	N/A	N/A	N/A
	Properties over 45 k, loading shall turn internal to the site	N/A	N/A	N/A	N/A	N/A	N/A
	Driveway for loading and parking shal be combined unless waived by	Comply	Comply	Comply	N/A	N/A	N/A
	Trash rooms shall be located in loading areas.	Comply	Comply	Comply	N/A	N/A	N/A
	Off-street loading may be provided within 1,500' of the site in another TCC site and not in a residential district.	Comply	Comply	Comply	N/A	N/A	N/A

Use the following sections that apply to your project , repeat applicble sections if necessary for two frontages of the same class:							
9	Class A (71st, 72nd street, Indian Creek, Collins Ave)						
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD						Compliant SEE A4.2
	Façade with min. 3 floors along 90% of the length of setback line 90% = x'-x" Required						Compliant SEE A4.2
	1. Min depth of hab. space =50'-0" from bldg façade						Compliant SEE A3.1
	2. Ground floor- Commercial and hotel uses						Compliant SEE A3.1
	3. 2nd and 3rd floors- Residential and Officew/ min depth of 25'-0" from building façade.					N/A	
	4. Parking at ground floor and surface setback 50'-0" from bldg façade.					N/A	
	Loading prohibited unless is the only site access.					N/A	
	Driveways & vehicle access prohibited , unless is the only access					N/A	
	If only one street access--driveway max 22' in width					N/A	
	Driveway for loading and parking shal be combined unless waived by DRB					N/A	
	Driveways dist min 60' apart.					N/A	
	Driveways with mount. Curb.					N/A	
	Off-street Loading prohibited, unless is the only access					N/A	
	On-street loading is prohibited.					N/A	
10	Class B (69th Street, Abbott, Dickens Avenue)						
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD						Compliant SEE A4.1
	1. Min depth of hab. space =45'-0" from bldg façade						Compliant SEE A3.1
	2. Ground floor- Residential, commercial and hotel uses						Compliant SEE A3.1
	3. Building can be recessed back for a plaza with no floor above.					N/A	
	4. Parking at ground floor and surface setback 45'-0" from bldg façade.					N/A	
	Driveways & vehicle access prohibited, unless is the only access or the other is a class A.					N/A	
	Waiver on having a driveway on class B for blocks over 260' in length and driveway width of 12'-0".					N/A	
	Driveways dist min 60' apart.					N/A	
	Driveways with mount. Curb.					N/A	
	Driveway for loading and parking shal be combined unless waived by DRB					N/A	
	Loading location behind minimum habitable depth-45' required.					N/A	
	Off-street Loading prohibited, unless is the only access or the other is class A.					N/A	
	On-street loading is prohibited.					N/A	
11	Class C (Byron, Harding, Carlyle Avenue)						
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD						Compliant SEE A4.1
	1. Min depth of hab. space =20'-0" from bldg façade						Compliant SEE A3.1
	2. Ground floor- Residential, commercial and hotel uses						Compliant SEE A3.1
	3. Building can be recessed back for a plaza with no floor above.					N/A	
	4. When Resid. Units at the ground floor. Building may recessed for garden up to 5'-0".					N/A	
	5. Parking at ground floor and surface setback 20'-0" from bldg façade.and shall be screened from pedestrian path.					N/A	
	Columns for allowable habit encroach. allowed up to 2'-0" width and 20'-0" apart.					N/A	
	Driveway for loading and parking shal be combined unless waived by DRB					N/A	
	Driveways w max 24' in width						Compliant SEE A3.1
	Driveways dist min 30' apart. Or waived by DRB						WAIVER
	Driveways with mount. Curb.						Compliant SEE A3.1
	Loading location behind minimum habitable depth-20' required.						Compliant SEE A3.1
12	Class D (70th Street alley)						
	Façade Minimum height- 20'-0" from BFE+5'-0"=13.0' NGVD					N/A	
	Façade with min. 1 floor along 25% of the length of setback line 25% = x'-x" Required					N/A	
	1. Min depth of hab. space =20'-0" from bldg façade					N/A	
	2. Ground floor- Residential, commercial and hotel uses					N/A	
	3. Building can be recessed back for a plaza with no floor above.					N/A	
	4. Parking at ground floor and surface setback 20'-0" from bldg façade.and shall be screened from pedestrian					N/A	
	Driveways and Loading prohibited					N/A	
	Setback of 10'-0" shall contained pedestrian path.(min 5'-0")					N/A	
	Each building on both sides can provide one elevated pedestrian walkway to connect to the opposite side at 25' to 55' in height					N/A	
	Elevated walkway shall be setback min. 30' from class A, B, C setbacks.					N/A	
	Elevated walkway may be enclosed, shall be architecturally treated. Max width of 20'-0".					N/A	
	Elevated walkway may contain up to 5'-0" of setback of adjacent parcel.					N/A	

13	Parking (District # 8)	Required	Existing	Proposed	Deficiencies
	Total # of parking spaces	94		164 Sec. 130-33€ SEE A3.2 A3.3	
	# of parking spaces per use (134 units x ½ space for those units bet 550 and 850SF=67)	67		77 Sec. 130-33€ SEE A3.2 A3.3	
	# of parking spaces per use (36 units x ¾ space for those units greater than 851SF and 1250 = 27)	27		30 Sec. 130-33€ SEE A3.2 A3.3	
	Electric Vehicles Parking spaces (2%)			4 Sec. 130-39	
	Parking Space Dimensions			18' X 8'-6" Sec. 130-61	
	Parking Space configuration (45o, 60o, 90o, Parallel)			90	
	ADA Spaces			5 SEE A3.2 A3.3	
	Tandem Spaces			6 SEE A3.3	
	Drive aisle width			22' Sec. 13-63	
	Valet drop off and pick up			N/A	
	Loading zones and Trash collection areas	6 Loading Berths		6 Loading Berths Sec 130-101 SEE A3.1 A3.2 A3.3	
	Bicycle parking, location and Number of racks	205		217 SEE A3.1 A3.2 A3.3	
14	Restaurants, Cafes, Bars, Lounges, Nightclubs				
	Type of use			N/A	
	Number of seats located outside on private property			N/A	
	Number of seats inside			N/A	
	Total number of seats			N/A	
	Total number of seats per venue (Provide a separate chart for a breakdown calculation)			N/A	
	Total occupant content			N/A	
	Occupant content per venue (Provide a separate chart for a breakdown calculation)			N/A	
	Proposed hours of operation			N/A	
	Is this an NIE? (Neighboot Impact establishment, see CMB 142-741 (5))			N/A	
	Is dancing and/or entertainment proposed ? (see CMB 114)			N/A	

Notes:
If not applicable write N/A.
Additional data or information must be presented in the format outlined in this section