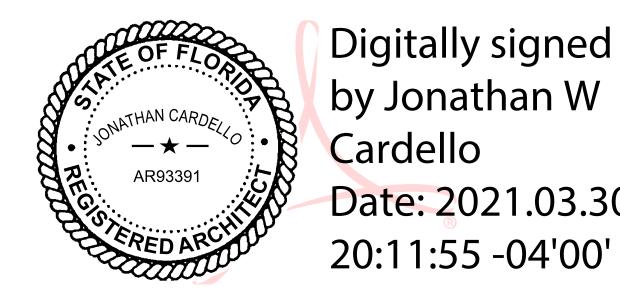
C	B	F	3
		-	

# **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

Submitted to: City of Miami Beach

Pacific Star Capital Owner: Architect: CUBE 3, LLC

Landscape Architect: LAND Landscape Architecture

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

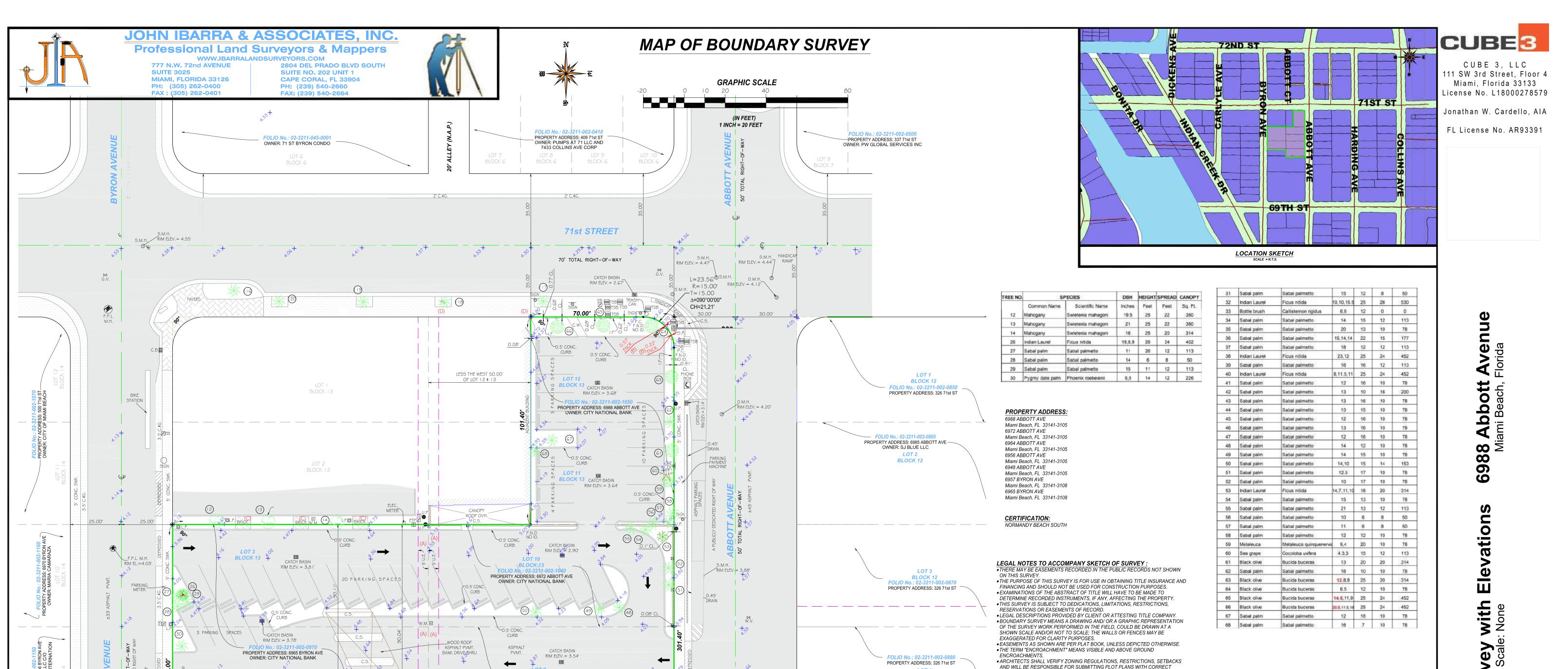


Jonathan W. Cardello, AIA

FL License No. AR93391

**bott Avenue** 3each, Florida

Board of Adjustment 15 March 2021



PROPERTY ADDRESS: 6964 ABBOTT AVE

OWNER: CITY NATIONAL BANK

PROPERTY ADDRESS: 6956 ABBOTT AVE

OWNER: CITY NATIONAL BANK

8 PARKING SPACES

8 PARKING SPACES

CORRECTED PLAT OF

ATLANTIC HEIGHTS (N.A.P.)

(P.B.9 PG.14)

ATLANTIC DRIVE (PLAT)

PROPERTY ADDRESS: 6948 ABBOTT AVE

OWNER: CITY NATIONAL BANK

9 PARKING SPACES

LIMIT OF PLAT / 120.00'

(N.A.P.)

- 4' CONC. SWK

21 PARKING SPACES

RIM ELEV. = 3.94'

PROPERTY ADDRESS: 6940 ABBOTT AVE

OWNER: SOUTHERN BELL TEL &TEL CO TAX ADM OFFICE

F.I.P. 1/2"

0.30' CL.

NO CAP

C.B.W.

BLOCK 13

PROPERTY ADDRESS: 6957 BYRON AVE

OWNER: CITY NATIONAL BANK

I PARKING SPACES

125.00'

BLOCK 13

FOLIO No.: 02-3211-002-10

125.00'

PROPERTY ADDRESS: 6949 BYRON AVE

OWNER: BOAZ COHEN & VERED COHEN

0.42' CL.

0.40' CL.

CITY NATIONAL BANK SIGN

ON PL.

RIM ELEV. = 4.57'

FLOOD ZONE INFORMATION:

INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER

• UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE

• THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE

F.N.= FOUND NAIL.
H.= HIGH (HEIGHT)
I.F.= IRON FENCE
IN.\$ EG.= INGRESS AND EGRESS EASEMEN

L.B. = Certificate of Authorization L.B.#7806 L.P.= LIGHT POLE.

L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
= MINUTES.
M. = MEASURED DISTANCE.
MB = MAIL BOX
M.D.C.R.= MIAMI DADE COUNTY RECORDS

M.L.= MAINTENANCE EASEMENTS
MON.= MONUMENT LINE.
MH = MANHOLE.
ML = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS

RW = RIGHT-OT-WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PICL.B. #7806.

S.P. = SCREENED PORCH

<u>LEGEND</u>

ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY

N. = NORTH. N.T.S. = NOT TO SCALE.

P.B.= PLAT BOOK.

LOTS 3, 4, 5, 7, 8, 9 AND 10, BLOCK 13 AND LOTS 11 AND 12, LESS THE WEST 50.00 FEET THEREOF,

BLOCK 13 OF NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT

BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (LAND AREA: ±49,820 SQ. FT)

AUTHORITIES IN NEW CONSTRUCTION.

FOOTING AND/OR FOUNDATIONS.

UNNAMED PARTY

ABBREVIATIONS AND MEANINGS

B.C.R.= BROWARD COUNTY RECORDS

C.b. = CONCRETE BLOCK STRUC CBW = CONCRETE BLOCK WALL. CH. = CHORD. CH.B. = CHORD BEARING. CL = CLEAR C.L.F. = CHAIN LINK FENCE.

° = DEGREES.

PARCEL 1:

F.I.P. = FOUND IRON PIPE.

F.I.R.= FOUND IRON ROD. F.F.E.= FINISHED FLOOR ELEVATION.

LEGAL DESCRIPTION:

• FENCE OWNERSHIP NOT DETERMINED.

BLOCK 12

BLOCK 12

PROPERTY ADDRESS: 6961 ABBOTT AVE

OWNER: GUZO REALTY INC

PROPERTY ADDRESS: 6949 ABBOTT AVE

OWNER: MARIA CAMARAZA

LOT 12, BLOCK 13, IRON FENCE IS ENCROACHING INTO THE RIGHT OF WAY OF

NORTH SIDE OF LOT 3 AND LOT 10 BLOCK 13 BRICK PAVERS AND C.B.W ARE ENCROACHING

RIGHT OF WAY OF 71st STREET.
WEST SIDE OF LOTS 11 AND 12 OF BLOCK 13, CONCRETE SLAB AND CANOPY ARE

. SPHALT PAVEMENT, PARKING SPACES AND C.B. WALL

ENCROACHMENT NOTES:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: FLOOD ZONE: BASE FLOOD ELEVATION: 8 F. COMMUNITY:

PANEL: SUFFIX: DATE OF FIRM 09/11/2009 THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS. 2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT. 3. CERTIFICATE OF AUTHORIZATION LB # 7806. 4. ELEVATIONS ARE REFERRED TO CITY OF MIAMI BEACH BENCHMARK # CMB 7201, ELEVATION 4.10 FEET OF N.G.V.D. OF 1929.

06/10/2019 JOHN IBARRA (DATE OF FIELD WORK) PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: \_\_\_\_

'ISED ON:		_
DRAWN BY:	ТВ	OHN IBA
FIELD DATE:	06/10/2019	PRO NO. 5204
SURVEY NO:	18-001605-2	ONAL LAN
SHEET:	1 OF 1	L.B.# 7806



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**D** 

Board of Adjustment 15 March 2021

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

Jonathan W. Cardello, AIA

FL License No. AR93391

Miami Beach, Florida

Aerial Map Scale: None

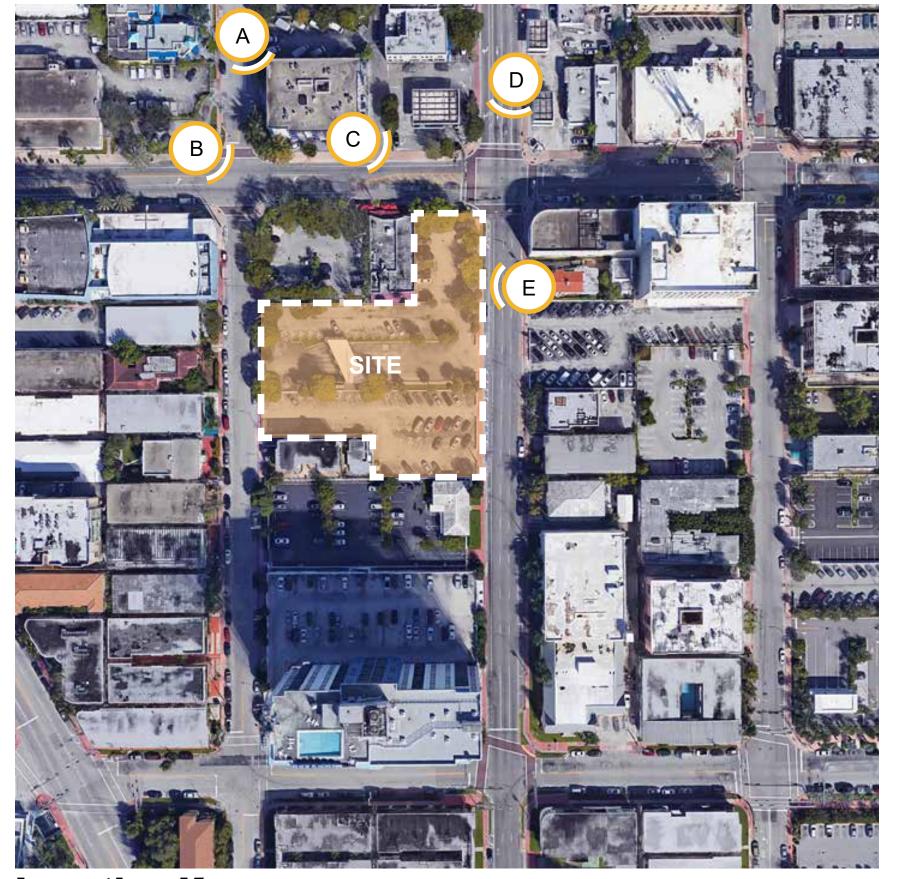


Board of Adjustment 15 March 2021

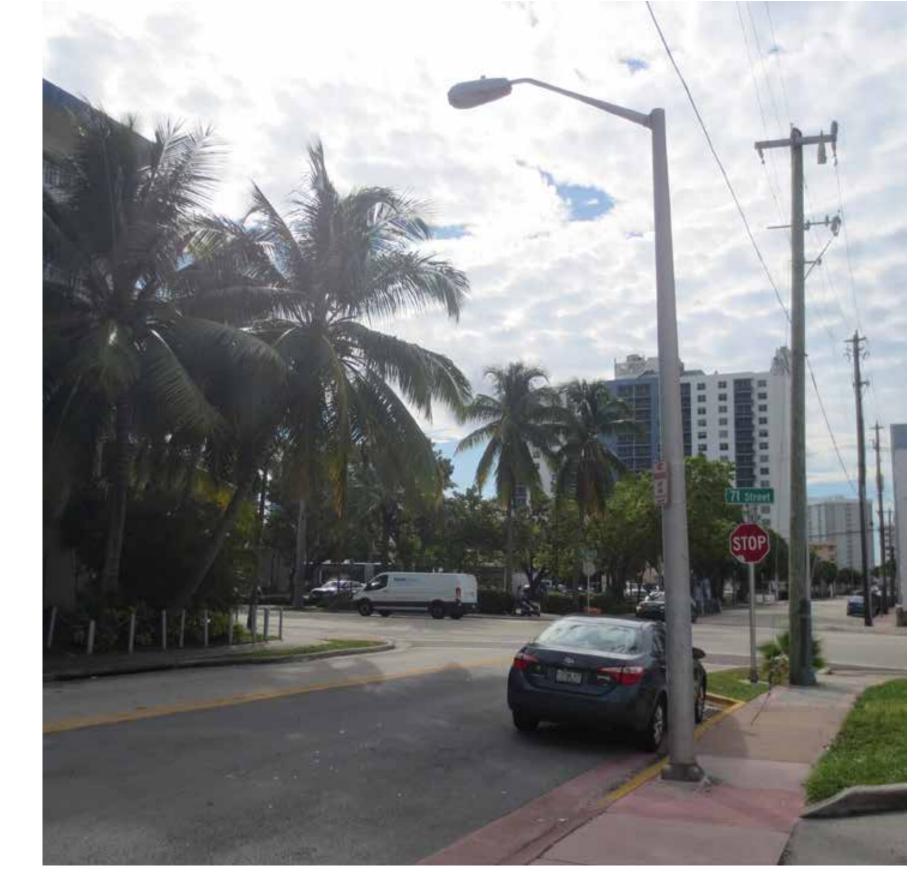
A1.2



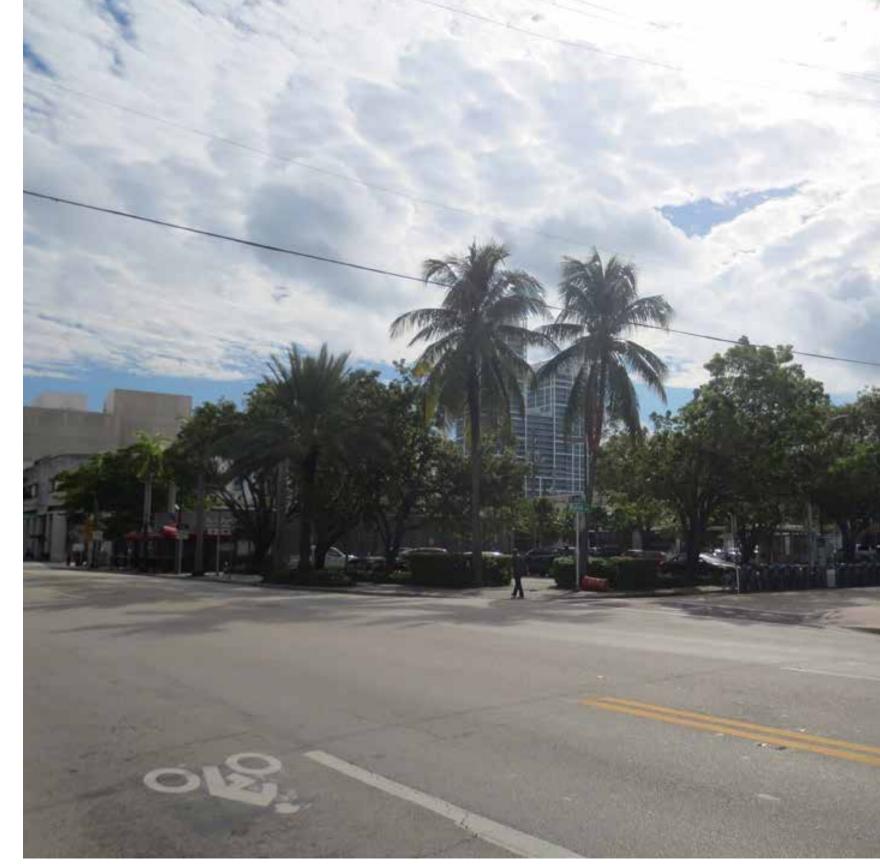
Board of Adjustment 15 March 2021



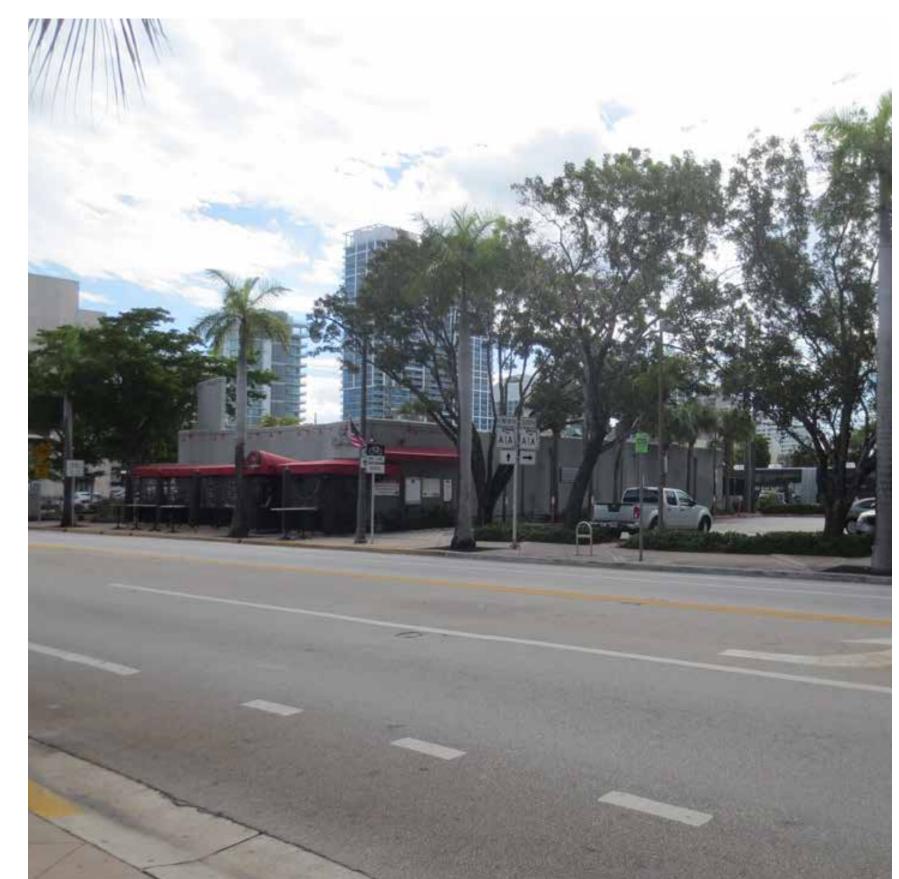
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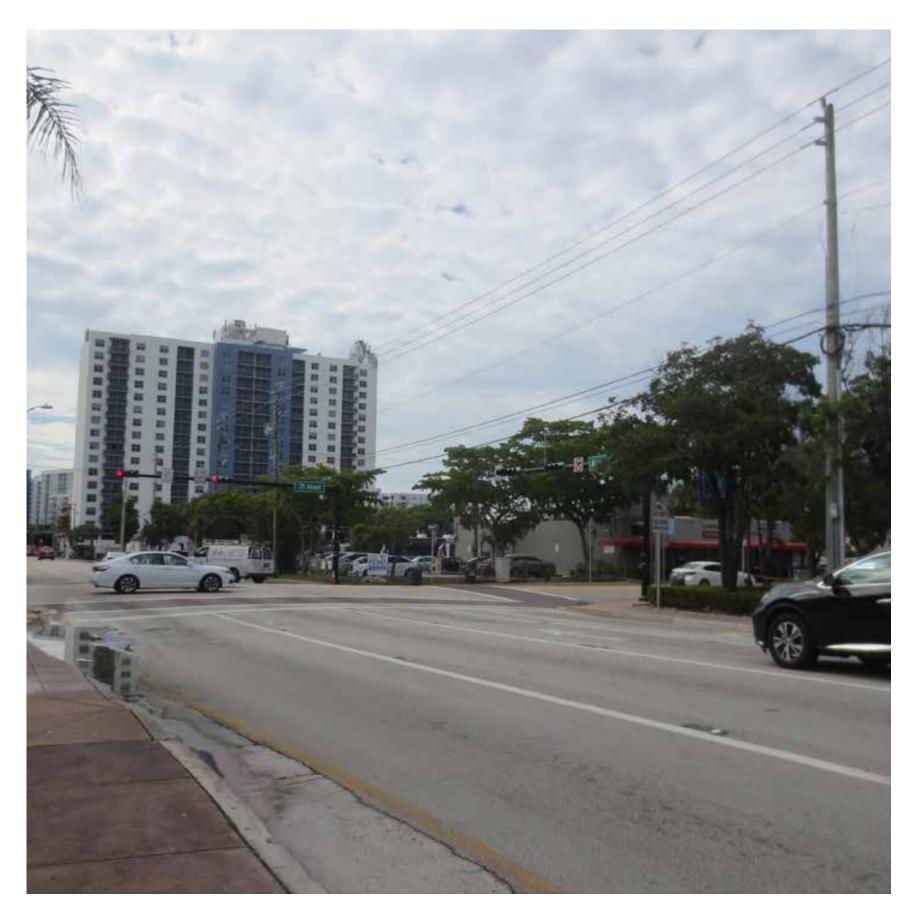
View A



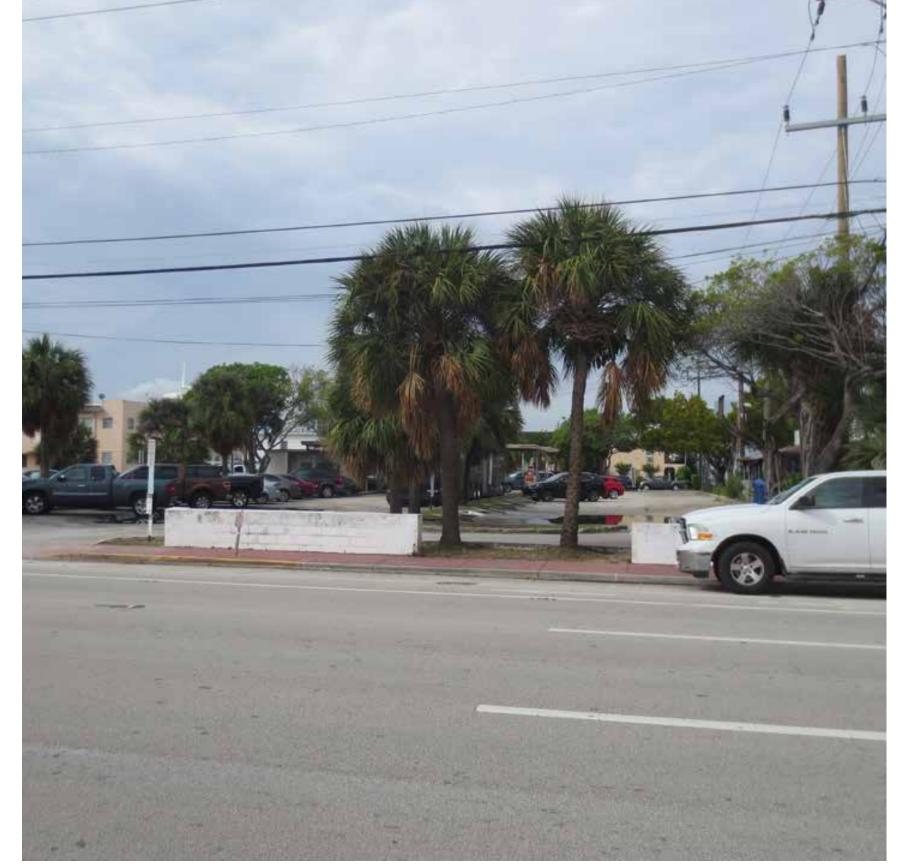
View B



View C



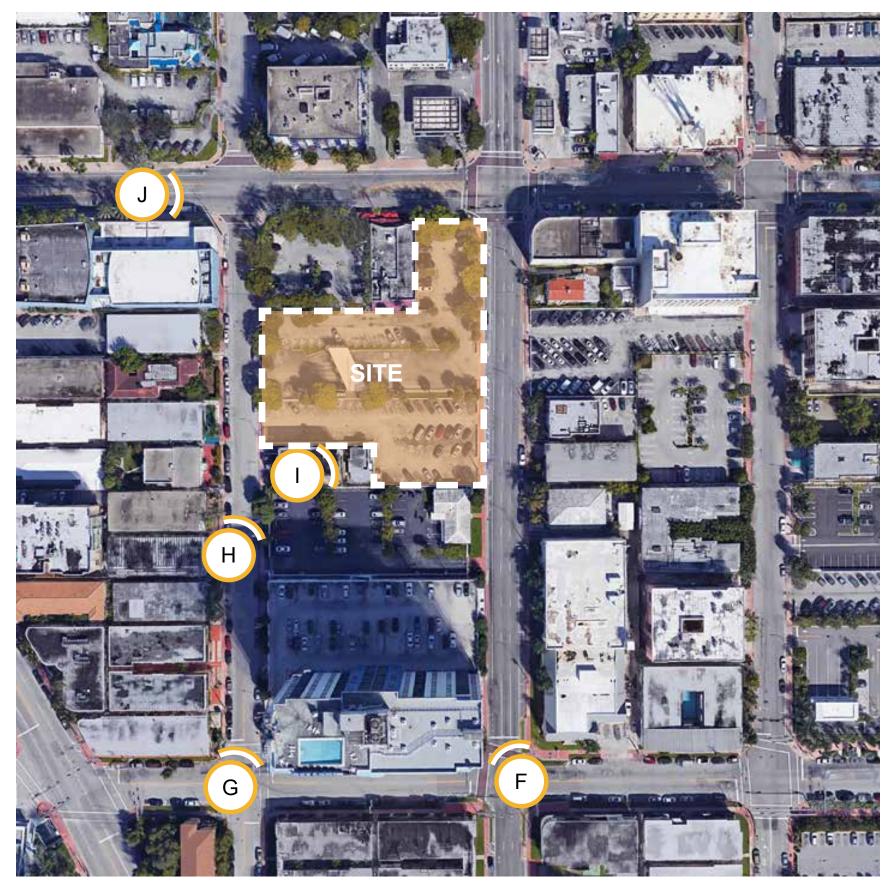
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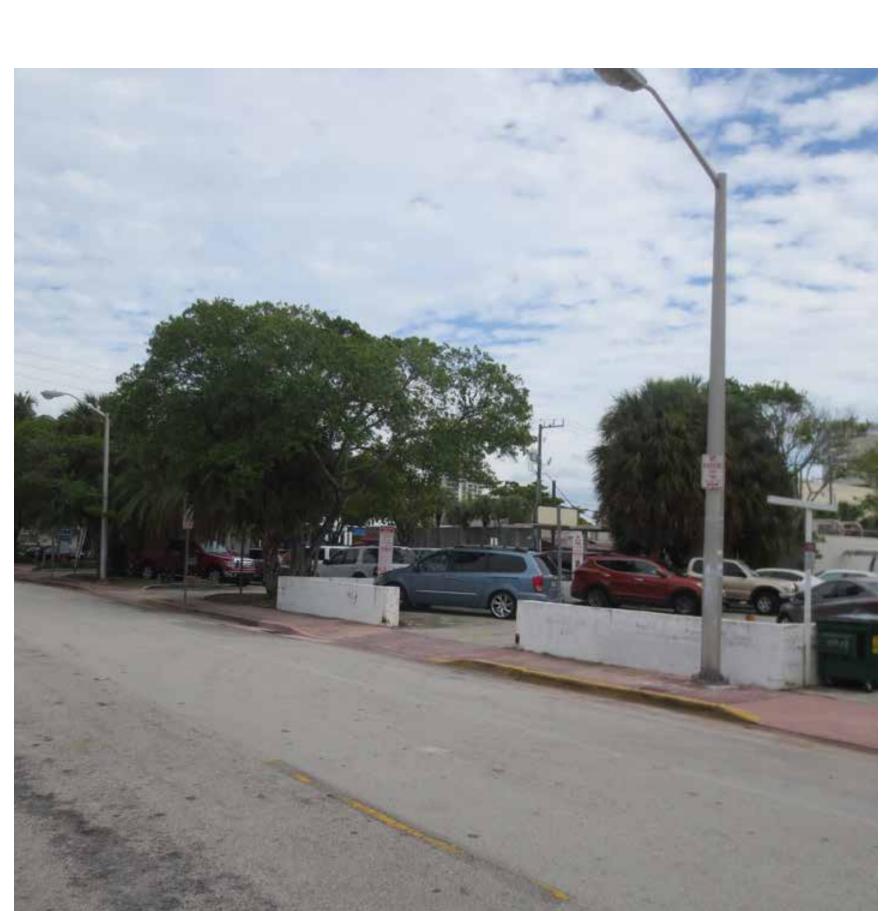
View E



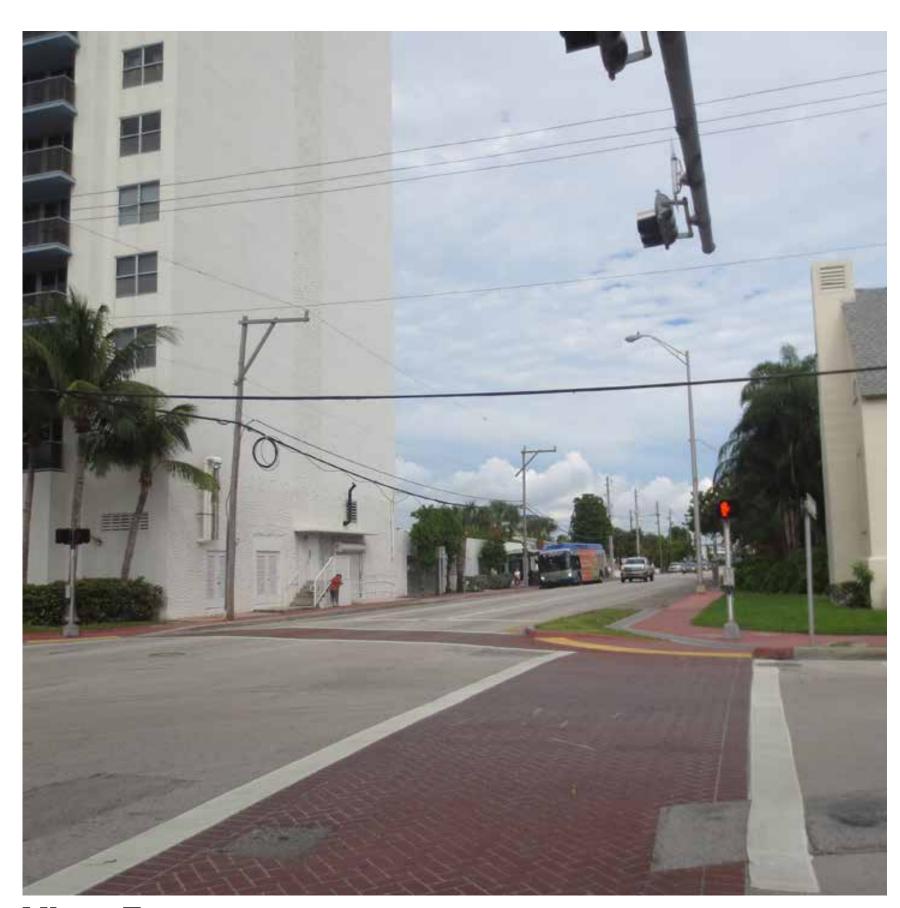
Board of Adjustment 15 March 2021



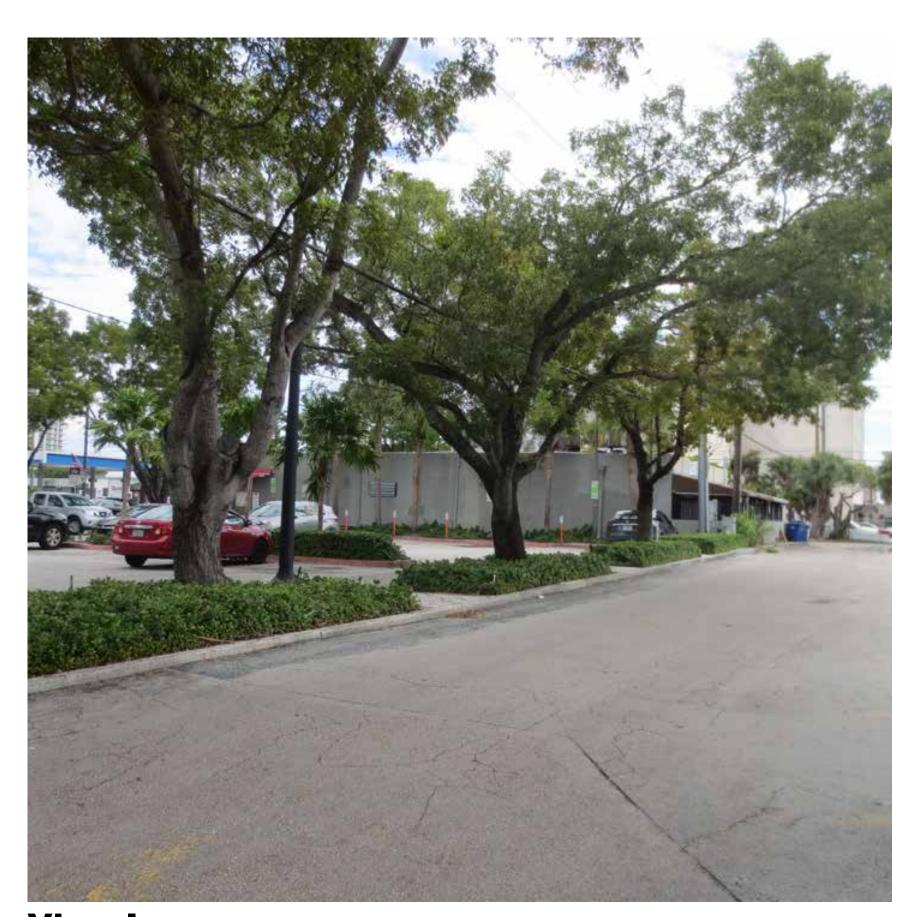




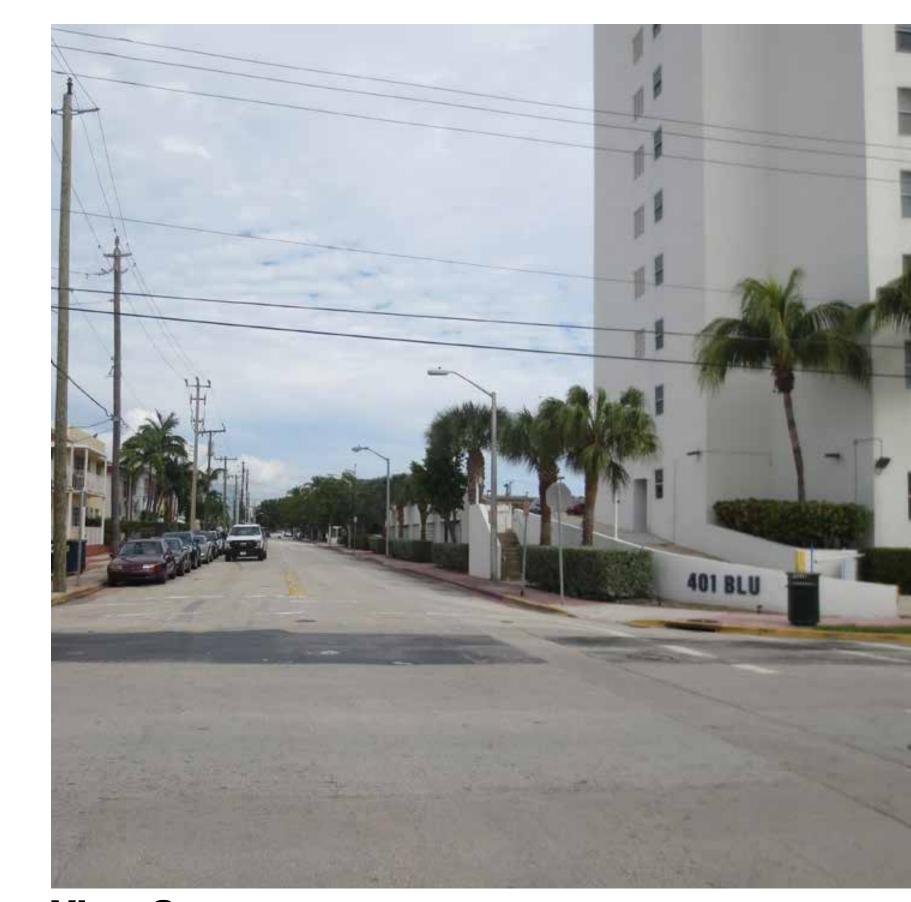
View H



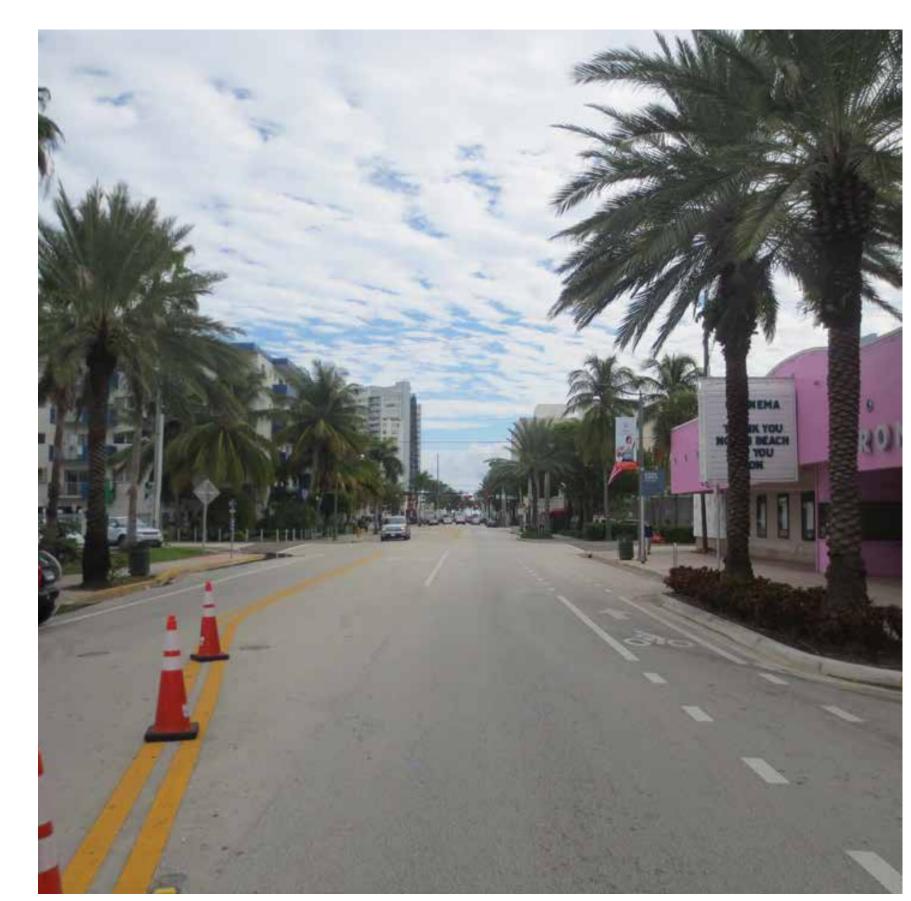
View F



View I



View G



View J



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

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0' 10' 20' 40'

388 Abbott Avenue Miami Beach, Florida

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



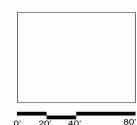
Board of Adjustment 15 March 2021



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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"



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

Board of Adjustment 15 March 2021 **A1.6** 





	Class C - Byron Avenue:					kei. se	C 142-745(g)		
	Grade to max height	10 f	eet			Complia	nt SEE A4.4		
	Allowable Habitable encroachment	7 feet	max.				ant SEE A4.4		
h	Class C - Carlyle Avenue and Harding Avenue:					Ref. Se	c 142-745(g)		
	Grade to max height	10 f	eet				N/A		
	Allowable Habitable encroachment	7 feet	max.				N/A		
i	Class D - 70 Street Alley line:					Ref. Se	c 142-745(h)		
	Grade to max height	10 f	eet				ant SEE A4.1		
	Allowable Habitable encroachment	3 feet					ant SEE A4.1		
	/ mowable Habitable efforbachment	3.000				СОПЪП	3110 322 7 11.1	+	
4	Setbacks	Requ	ired	Fxis	ting	Pr	oposed	Deficie	ncies
i	Interior side:				В		ec 142-744	Demois	
	Grade to 55 feet on lots greater than 110 feet wide, or					non o		+	
	Grade to 75 feet on lots 110 feet wide or less.	0 fe	eet				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 f	eet				N/A		
	Allowable Habitable encroachment	10 feet	t max				N/A		
k	Rear abutting an alley (except 70th Street Alley):	10 1001				Ref S	ec 142-744	+	
IX	Grade to 55 feet	5 fe	pet .			ill. 3	N/A	+	
	Allowable Habitable encroachment	0 feet					N/A	+	
	55 to max. height	20 f					N/A		
	Allowable Habitable encroachment	10 feet					N/A	+	
ı	Rear abutting a parcel:	10 1661	t mux.			Raf S	ec 142-744		
- 1	Grade to 55 feet	0 fe	pet				SEE A3.1 - A3.5	+	
	Allowable Habitable encroachment	0 feet					SEE A3.1 - A3.5		
	55 to max. height	30 f					SEE A3.1 - A3.5		
	Allowable Habitable encroachment	10 feet				•	SEE A3.1 - A3.5		
	/ mowable mandable end oddiment	10100	t max.			сотприите	3EE 7(3.1 7(3.3		
								Rear	
	Frontage requirements: Use the collums that apply to your							abutting an	Rear
5	and answer comply, non complied, provide value or N/A if	not	Class A	Class B	Class C	Class D	Interior side	alley	abutting
	applicable.								
								(except	a parce
								(except 70th St.	a parce
6	All Frontages								a parce
6	All Frontages  10'-0" pedestrian path on all street frontage. Easement for p	erpetual use	Committee	Comple	Comple	Comple	N1/A	70th St.	
6		erpetual use	Comply	Comply	Comply	Comply	N/A		a parce
6	10'-0" pedestrian path on all street frontage. Easement for p		Comply	Comply	Comply	Comply	N/A	70th St.	
6	10'-0" pedestrian path on all street frontage. Easement for p shall be signed. Balconies-may encroach into setback above 15' in height up							70th St.	N/A
6	10'-0" pedestrian path on all street frontage. Easement for p shall be signed.		Comply N/A	Comply	Comply	Comply N/A	N/A N/A	70th St.	
6	10'-0" pedestrian path on all street frontage. Easement for p shall be signed.  Balconies-may encroach into setback above 15' in height up allow. hab. encroachment in table, see 142-745 (a)(4)	to applicable						70th St.	N/A
6	10'-0" pedestrian path on all street frontage. Easement for p shall be signed.  Balconies-may encroach into setback above 15' in height up allow. hab. encroachment in table, see 142-745 (a)(4)  Length of tower within 50'-0" from Public Right of Way max.	to applicable						70th St.	N/A
6	10'-0" pedestrian path on all street frontage. Easement for p shall be signed.  Balconies-may encroach into setback above 15' in height up allow. hab. encroachment in table, see 142-745 (a)(4)  Length of tower within 50'-0" from Public Right of Way max. (exclud. Allow encroachm.)	to applicable	N/A N/A	Comply N/A	Comply N/A	N/A N/A	N/A N/A	70th St.  N/A  N/A  N/A	N/A N/A
6	10'-0" pedestrian path on all street frontage. Easement for p shall be signed.  Balconies-may encroach into setback above 15' in height up allow. hab. encroachment in table, see 142-745 (a)(4)  Length of tower within 50'-0" from Public Right of Way max. (exclud. Allow encroachm.)  Min separation between towers in a site is 60'	to applicable	N/A N/A N/A	Comply  N/A  Comply	Comply  N/A  Comply	N/A N/A N/A	N/A N/A N/A	70th St.  N/A  N/A  N/A  N/A	N/A N/A N/A
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6	10'-0" pedestrian path on all street frontage. Easement for p shall be signed.  Balconies-may encroach into setback above 15' in height up allow. hab. encroachment in table, see 142-745 (a)(4)  Length of tower within 50'-0" from Public Right of Way max. (exclud. Allow encroachm.)  Min separation between towers in a site is 60'  Facade articulation length of 240' or greater shall comply Access to upper levels directly from pedestrian path  Min 70% clear glass with view to the interior.  A shade structure (eyebrow, similar struct, parking deck, balc 5'-0" in length into setback, beyond façade at height from 15 142-745 (c) for all requirements.  Maximum 35% of the length of req. habitable space at grour for access to upper levels.	to applicable  165'-0"  conies) min to 25', see	N/A N/A N/A N/A Comply Comply	Comply  N/A  Comply Comply Comply Comply Comply Comply	Comply  N/A  Comply  N/A  Comply  Comply  N/A  N/A	N/A N/A N/A N/A Comply N/A N/A	N/A N/A N/A N/A N/A N/A N/A	70th St.  N/A  N/A  N/A  N/A  N/A  N/A  N/A  N/	N/A N/A N/A N/A N/A N/A N/A
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7	10'-0" pedestrian path on all street frontage. Easement for p shall be signed.  Balconies-may encroach into setback above 15' in height up allow. hab. encroachment in table, see 142-745 (a)(4)  Length of tower within 50'-0" from Public Right of Way max. (exclud. Allow encroachm.)  Min separation between towers in a site is 60'  Facade articulation length of 240' or greater shall comply Access to upper levels directly from pedestrian path  Min 70% clear glass with view to the interior.  A shade structure (eyebrow, similar struct, parking deck, balc 5'-0" in length into setback, beyond façade at height from 15 142-745 (c) for all requirements.  Maximum 35% of the length of req. habitable space at grour for access to upper levels.  Facade articulation length of 240' or greater shall comply Parking	to applicable  165'-0"  conies) min b' to 25', see and shall be	N/A N/A N/A N/A Comply Comply N/A	Comply  N/A  Comply  Comply  Comply  Comply  Comply  Comply  Comply	Comply  N/A  Comply  N/A  Comply  Comply  N/A  N/A  N/A	N/A N/A N/A N/A Comply N/A N/A N/A	N/A N/A N/A N/A N/A N/A N/A N/A	70th St.  N/A  N/A  N/A  N/A  N/A  N/A  N/A  N/	N/A N/A N/A N/A N/A N/A N/A N/A
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	10'-0" pedestrian path on all street frontage. Easement for p shall be signed.  Balconies-may encroach into setback above 15' in height up allow. hab. encroachment in table, see 142-745 (a)(4)  Length of tower within 50'-0" from Public Right of Way max. (exclud. Allow encroachm.)  Min separation between towers in a site is 60'  Facade articulation length of 240' or greater shall comply Access to upper levels directly from pedestrian path  Min 70% clear glass with view to the interior.  A shade structure (eyebrow, similar struct, parking deck, balc 5'-0" in length into setback, beyond façade at height from 15 142-745 (c) for all requirements.  Maximum 35% of the length of req. habitable space at grour for access to upper levels.  Facade articulation length of 240' or greater shall comply Parking	to applicable  165'-0"  conies) min to 25', see and shall be  th.	N/A N/A N/A N/A Comply Comply N/A	Comply  N/A  Comply  Comply  Comply  Comply  Comply  Comply  Comply	Comply  N/A  Comply  N/A  Comply  Comply  N/A  N/A  N/A	N/A N/A N/A N/A Comply N/A N/A N/A	N/A N/A N/A N/A N/A N/A N/A N/A	70th St.  N/A  N/A  N/A  N/A  N/A  N/A  N/A  N/	N/A N/A N/A N/A N/A N/A N/A

Comply

Comply Comply Comply

10 feet

125 feet

5 feet max.

f Class B - 69th Street:

Grade to 55 feet

55 to max. height

g Class C - Byron Avenue:

Allowable Habitable encroachment

May encroach into setback at a height from 25' to 55' up to the distance

Rooftop and surface parking w/ solar carports or landscape.

in table for allow. Encroach.

Ref. Sec 142-745(f)

N/A

N/A

N/A

Ref. Sec 142-745(g)

N/A

N/A

N/A

Comply

N/A Comply



### Planning Department, 1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550

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

ITEM #	Project Information									
1	Address:		6988 Abbott Avenu	e Miami Beac	h, Florida					
а	Board and file numbers :			9-0303	,					
b	Folio number(s):			L-002-1050						
	02-3211-002-1030 02-3211-002-1040									
		02-3211-002-1030								
		02-3211-002-1020								
				L-002-1010						
			02-3211	L-002-0970						
			02-3211	L-002-0990						
С	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								
_	1	6,250 SF	Decad Street Street		01					
e	Lot width:	245'	Based Flood Elevation:		8'					
†	Lot Depth:	301'5"	CMB Free Board:		5'					
2	Zoning Information	Maximum	Existing	Pı	roposed	Deficiencies				
а	Base Maximum Height	200'		149'4"   9	Sec. 142-743(b)					
	If exeeding Base Maximum height per CMB 142-743 (b)(2)			EXPEDITE	D DEVELOPENT					
a	for public benefit participation if applicable. Provide value:	N/A		CONS	STRUCTION					
b	Number of Stories	N/A		33.11	12					
	FAR	3.5		2 /5   5/	ec. 142-743(a)					
C				•						
a	Gross square footage	174,370 GSF		1/1	L,870 GSF					
3	Uses									
a	Existing use:		Proposed use/uses:	T						
b	Residential   Reference Sec. 142-743:	Quantity	Hotel uses:		Quanti	ty				
С	Apartment/townhomes:	170	Hotel units		N/A					
d	Workforce housing:	N/A	Micro hotel		N/A					
е	Affordable housing:	N/A	Commercial uses (specify t	type below)		Area				
f	Co-living:	N/A	Retail		3	0,000 NSF				
g	Co-living amenity area and %:	N/A								
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:	3	0,000 NSF				
1	Setbacks (As applicable)	Required	Existing	Pı	roposed	Deficiencies				
<b>ч</b>	Class A - 71 Street:				c 142-745(e)	2 311313113133				
u	Grade to 55 feet	10 feet			ant SEE A4.3					
	Allowable Habitable encroachment	0 feet max.		•	ant SEE A4.3					
	55 to max. height	25 feet			ant SEE A4.3					
	Allowable encroachment	5 feet max.		•	ant SEE A4.3					
h	Class A - 72nd Street:	J ICCL IIIdx.		·	c 142-745(e)					
b		20 feet		rei. 36	N/A					
	Grade to max height Allowable Habitable encroachment				· · · · · · · · · · · · · · · · · · ·					
	Class A - Collins Avenue:	5 feet max.		Det C-	N/A					
С		10 f+		ket. Se	c 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. Se	c 142-745(e)					
	Grade to max height	10 feet			N/A					
	Allowable encroachment	5 feet max.			N/A					
				Ref. Se	ec 142-745(f)					
е	Class B - Abbott Avenue and Dickens Avenue:				Ref. Sec 142-745(f)					
е	Grade to max height Allowable Habitable encroachment	10 feet 5 feet max.		Compli	iant SEE A4.2					



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

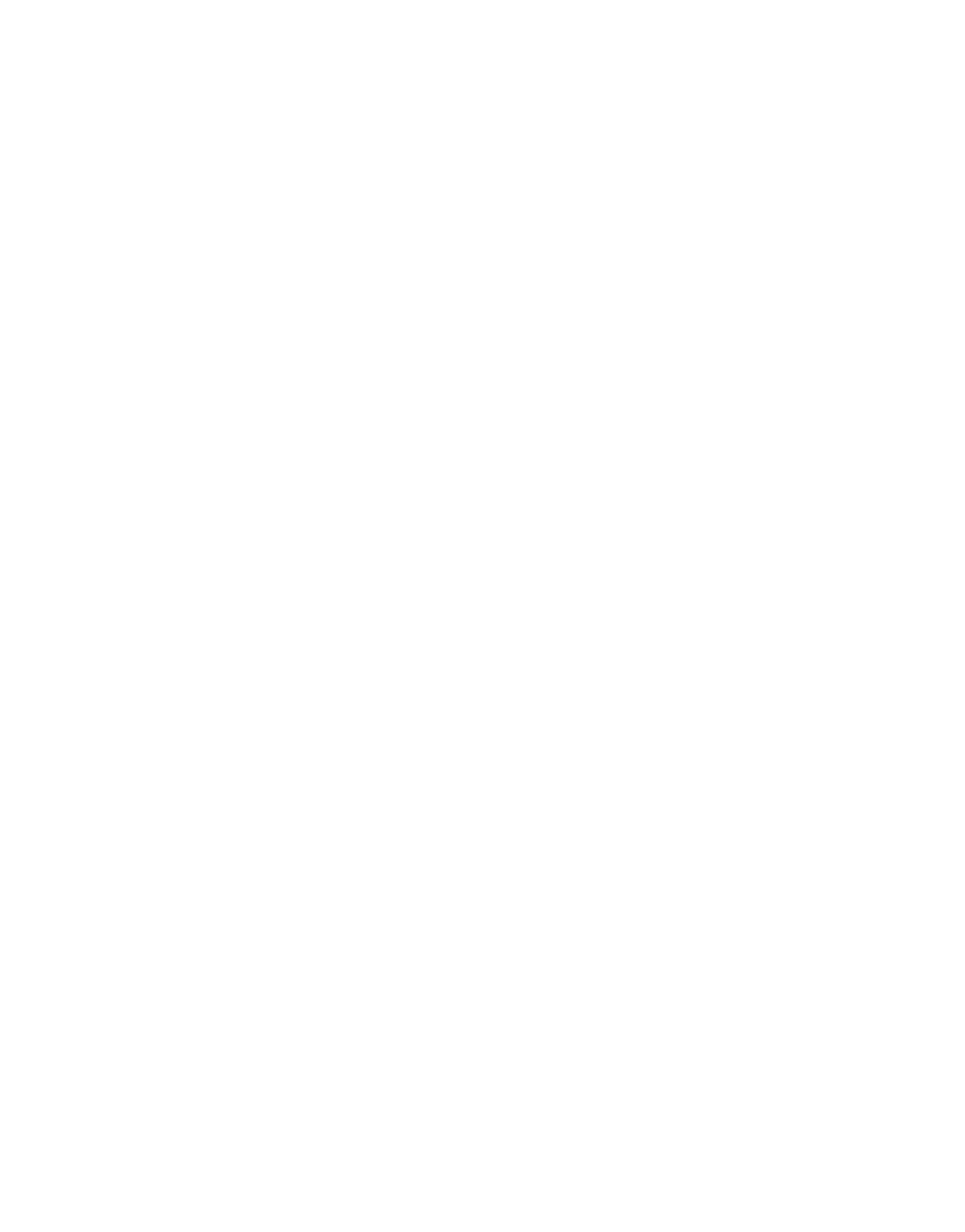
Jonathan W. Cardello, AIA

FL License No. AR93391

6988 Abbott Avenue Miami Beach, Florida

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





cation behind minimum habitable depth required.	Comply	Comply	Comply	N/A	N/A	N/A	Comply
over 45 k, loading shall turn internal to the site	N/A	N/A	N/A	N/A	N/A	N/A	N/A
or loading and parking shal be combined unless waived by	Comply	Comply	Comply	N/A	N/A	N/A	Comply
s shall be located in loading areas.	Comply	Comply	Comply	N/A	N/A	N/A	Comply
pading may be provided within 1,500' of the site in another	Comply	Comply	Comply	NI/A	NI/A	NI/A	Comply
d not in a residential district.	Comply	Comply	Comply	IN/A	IN/A	IV/A	Comply
	over 45 k, loading shall turn internal to the site or loading and parking shal be combined unless waived by s shall be located in loading areas. Doading may be provided within 1,500' of the site in another	over 45 k, loading shall turn internal to the site  or loading and parking shal be combined unless waived by s shall be located in loading areas.  comply comply comply comply	over 45 k, loading shall turn internal to the site  or loading and parking shal be combined unless waived by s shall be located in loading areas.  or loading may be provided within 1,500' of the site in another  Comply  Comply	over 45 k, loading shall turn internal to the site  or loading and parking shal be combined unless waived by s shall be located in loading areas.  or loading may be provided within 1,500' of the site in another  Comply  Comply  Comply  Comply  Comply  Comply  Comply	over 45 k, loading shall turn internal to the site  N/A  N/A  N/A  N/A  N/A  N/A  N/A  N/	over 45 k, loading shall turn internal to the site  N/A  N/A  N/A  N/A  N/A  N/A  N/A  N/	over 45 k, loading shall turn internal to the site  N/A  N/A  N/A  N/A  N/A  N/A  N/A  N/

	TCC site and not in a residential district.	Comply	Comply	Comply	N/A	N/A	N/A	Compl
	Use the following sections that apply to your project, repeat applicble sec	tions if noce	ecary for two	frontagos o	f the same class	•		
9	Class A (71st, 72nd street, Indian Creek, Collins Ave)	tions ii nece	essary for two	) irontages c	Title Saille Class	)•		
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD				Compliant SEE	Δ4 2		
	Façade with min. 3 floors along 90% of the length of setback line $90\% = x'-x$	" Required			Compliant SEE			
	1. Min depth of hab. space =50'-0" from bldg façade	Required			Compliant SEE			
	2. Ground floor- Commercial and hotel uses				Compliant SEE			
	3. 2nd and 3rd floors- Residential and Officew/ min depth of 25'-0" from bui	lding facade			N/A	A3.1		
	4. Parking at ground floor and surface setback 50'-0" from bldg façade.	iding raçade	•		N/A			
	Loading prohibited unles is the only site access.				N/A			
		Driveways & vehicle access <b>prohibited</b> , unless is the only access						
	If only one street access-driveway max 22' in width	N/A 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						
LO	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			
	2. Ground floor- Residential, commercial and hotel uses				Compliant SEE			
	3. Building can be recessed back for a plaza with no floor above.				N/A	7.5.1		
	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 dr				N/A			
	Driveways dist min 60' apart.	N/A						
	Driveways with mount. Curb.	N/A						
	Driveways with mount. curb.  Driveway for loading and parking shal be combined unless waived by DRB							
	Loading location behind minimum habitable depth-45' required.							
	Off-street Loading prohibited, unless is the only access or the other is class A.							
	On-street loading is prohibited.	••			N/A N/A			
L1	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			
	Ground floor- Residential, commercial and hotel uses				Compliant SEE			
	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 u	up to 5'-0".			N/A			
	5. Parking at ground floor and surface setback 20'-0" from bldg façade.and s	•	ened from pe	destrian	N/A			
	path.							
	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					
<b>.</b> 2	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							
	2. Ground floor- Residential, commercial and hotel uses				N/A			
	3. Building can be recessed back for a plaza with no floor above.							
	4. Parking at ground floor and surface setback 20'-0" from bldg façade.and s	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'	N/A			
	to 55' in height				-			
	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 wid	dth 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			
				164   Sec. 130-33€ SEE A3.2				
	Total # of parking spaces	94	A3.3					
	# of parking spaces per use (134 units x ½ space for those units bet 550 and 850SF=67)			77   Sec. 130-33€ SEE A3.2				
		67		A3.3				
	# of parking spaces per use (36 units x ¾ space for those			30   Sec. 130-33€ SEE A3.2				
	units greater than 851SF and 1250 = 27)	27		A3.3				
	Electric Vehicles Parking spaces (2%)			4   Sec. 130-39				
	Parking Space Dimensions			18' X 8'-6"   Sec. 130-61				
	Parking Space configuration (450, 600, 900, 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				
				6 Loading Berths   Sec 130-101				
	Loading zones and Trash collection areas	6 Loading Berths		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 fo	r a breakdown calculation)		N/A				
	Total occupant content			N/A				
	Occupant content per venue (Provide a separate chart for a k	reakdown calculation)		N/A				
	Proposed hours of operation			N/A				
	Is this an NIE? (Neighboot Impact stablishment, 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



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FL License No. AR93391



20 40 00

6988 Abbott Avenue Miami Beach, Florida

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



Board of Adjustment 15 March 2021

**A2.2**