ELEVEN44

MULTI-FAMILY RESIDENTIAL PROJECT

1144 MARSEILLE DRIVE
MIAMI BEACH, FLORIDA 33141

HISTORICAL PRESERVATION BOARD & ZONING SUBMITTAL

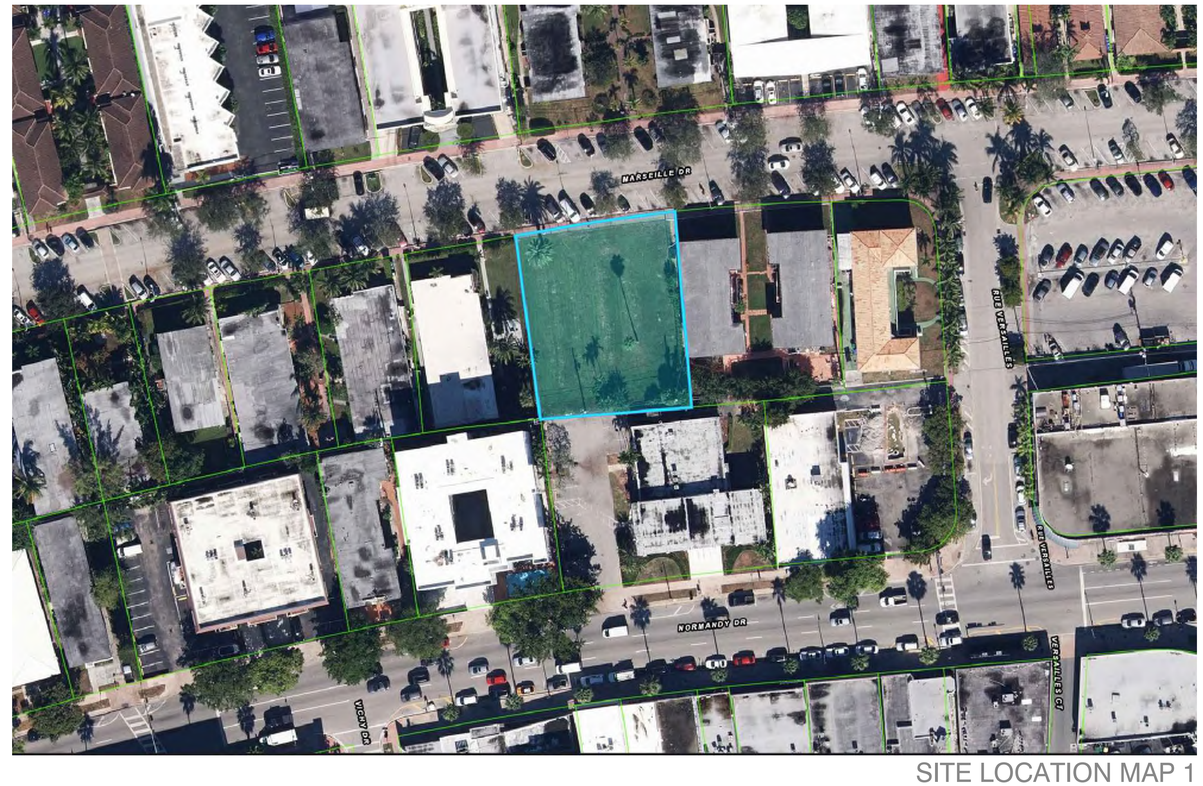
FINAL SUBMITTAL APRIL 5TH, 2021

Table of Contents

REGISTERED ARCHITECT 0008220
RONEY JORGE MATEU
STATE OF FLORIDA
LIC. INTERIOR DESIGNER 0003653

MATEU ARCHITECTURE INC. ©
8887 SW 131 STREET MIAMI FLORIDA
TEL.: 305.233.3304
FAX.: 305.233.3326

SITE LOCATION MAP 2



SITE LOCATION MAP 1

SITE LOCATION MAP 4

SITE LOCATION MAP 3

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AERIAL PHOTO VIEW LOOKING FROM NORTHEAST

AERIAL PHOTO VIEW LOOKING FROM NORTHWEST

AERIAL PHOTO VIEW LOOKING FROM SOUTWEST

AERIAL PHOTO VIEW LOOKING FROM SOUTHEAST

MARSEILLES DRIVE STREET VIEW LOOKING WEST

MARSEILLE DRIVE STREET VIEW LOOKING EAST

PHOTOGRAPHS TAKEN ON 11/06/2020

MATEU

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1144 MARSEILLE DRIVE, MIAMI BEACH, FL 33141

STREET NORTH VIEW OF VACANT PROJECT SITE FROM MARSEILLE DRIVE

PHOTOGRAPHS TAKEN ON 11/06/2020

A04

THE HOUSING AUTHORITY OF THE CITY OF MIAMI BEACH, FLORIDA

PROJECT SITE VIEW

1144 MARSEILLE DRIVE

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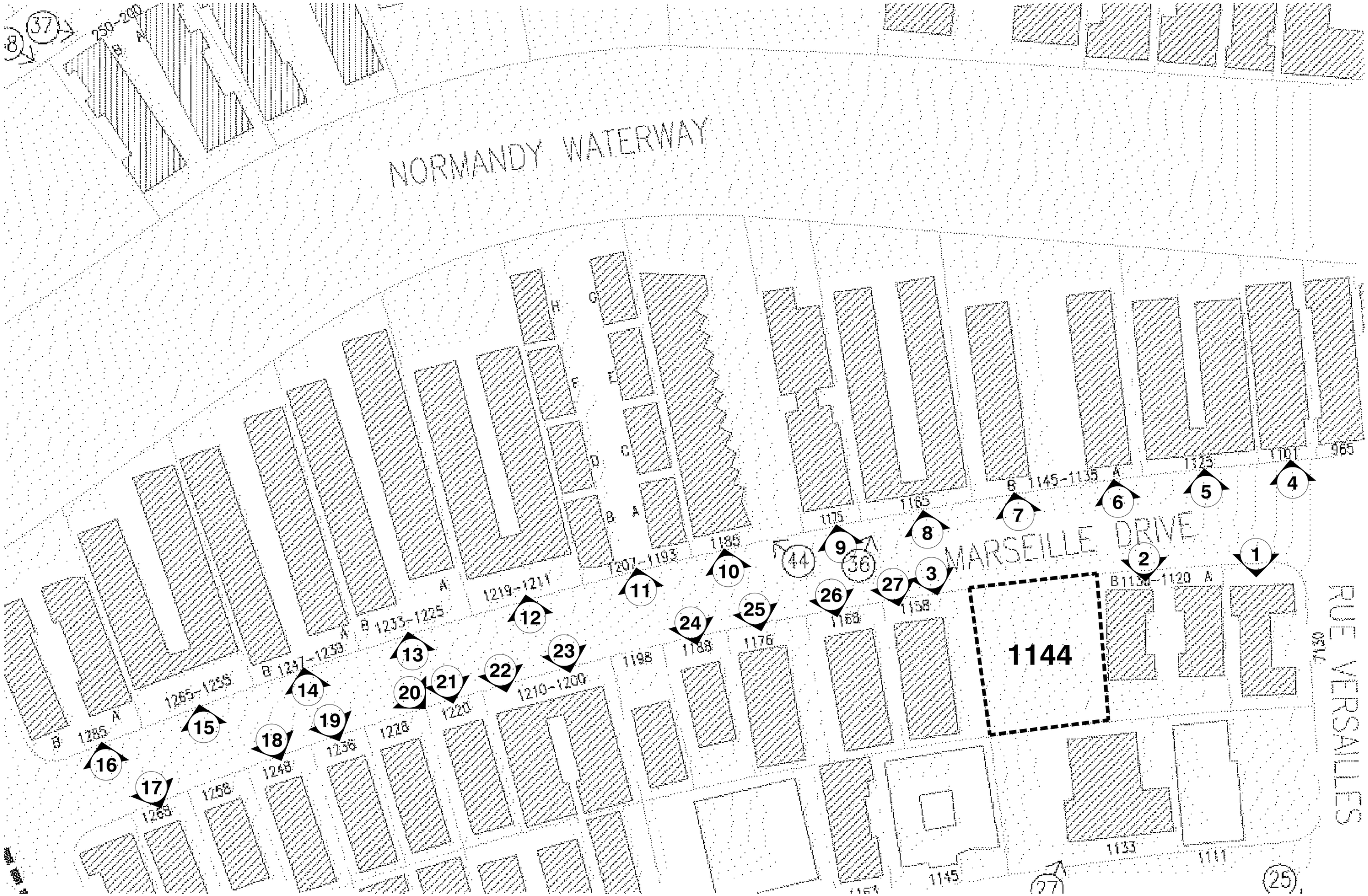
ELEVEN 44

1144 MARSEILLE DRIVE, MIAMI BEACH, FL 33141



CONTRIBUTING BUILDINGS PHOTO LEGEND

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FAX.: 305.233.3326

CONTRIBUTING BUILDINGS

MARSEILLE DRIVE CONTEXT

ELEVEN 44

1144 MARSEILLE DRIVE, MIAMI BEACH, FL 33133

PHOTO 1 - #1127

PHOTO 2 - #1130

PHOTO 3 - #1158

PHOTO 4 - #1101

PHOTO 5 - #1125

PHOTO 6 - #1135-1145

PHOTO 7 - #1177

PHOTO 8 - #1165

PHOTO 9 - #1145

PHOTOGRAPHS TAKEN ON 11/06/2020

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PHOTO 10 - #1193-1207

PHOTO 11 - #1193-1207

PHOTO 12 - #1185

PHOTO 13 - #1255-1265

PHOTO 14 - #1247

PHOTO 14 - #1225-1233

PHOTO 16 - #1275-1285

PHOTO 17 - #1268

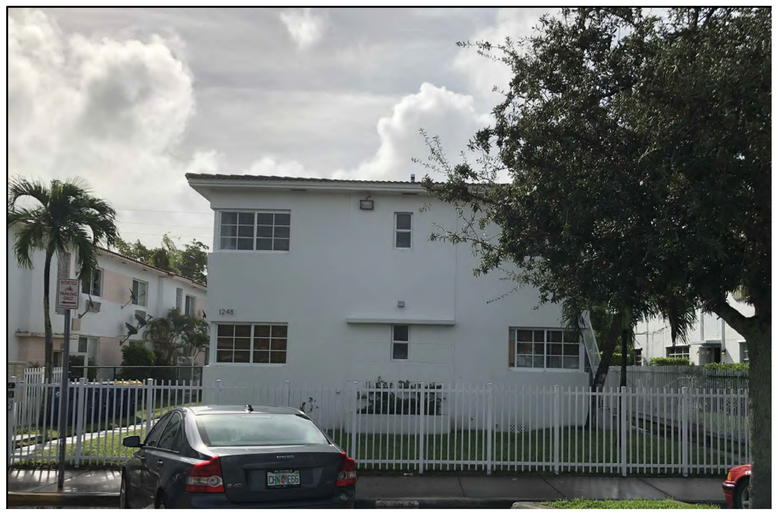

PHOTO 18 - #1248

PHOTOGRAPHS TAKEN ON 11/06/2020

PHOTO 19 - #1236-1240

PHOTO 20 - #1220

PHOTO 21 - #1220

PHOTO 22 - #1210

PHOTO 23 - #1200

PHOTO 24 - #1185

PHOTO 25 - #1176

PHOTO 26 - #1168

PHOTO 27 - #1158

PHOTOGRAPHS TAKEN ON 11/06/2020

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TEL.: 305.233.3304

FAX.: 305.233.3326

ALTA/NSPS Land Title Survey

CONTACT PHONE NUMBERS:
MIAMI-DADE COUNTY DEVELOPMENT SERVICES
DIVISION: (305)375-2800
MIAMI-DADE COUNTY
LAND DEVELOPMENT DIVISION: (305) 375-2141
CITY OF MIAMI BEACH BUILDING DEPT.: (305)673-7610

PROPERTY ADDRESS:
1144 MARSEILLE DRIVE
MIAMI BEACH, FL 33141

FOLIO NUMBER:
02-3210-013-1110

LAND AREA:
13,274± SQ.FT.

STATEMENT OF ENCROACHMENTS:
1. CHAIN LINK FENCE AT SW CORNER OF PROPERTY ENCROACHES 0.5' OVER PROPERTY LINE.

NO EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS HAVE BEEN NOTICED.

THERE IS NO PHYSICAL EVIDENCE THAT THE SITE WAS EVER USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

UTILITY COMPANIES:
Florida Power & Light - 305-377-6108
AT&T - 786-489-6418
Water & Sewer - NIFTA RINCON 305-372-6639

ZONED:
RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY

SITE RESTRICTIONS:
ALL SITE RESTRICTIONS WERE OBTAINED ON FEBRUARY 23, 2021 PER CODE OF THE CITY OF MIAMI BEACH, FLORIDA - CHAPTER 142-ZONING DISTRICTS AND REGULATIONS, ARTICLE II.-DISTRICT REGULATIONS, DIVISION 3.-RESIDENTIAL MULTIFAMILY DISTRICTS, SUBDIVISION II.-RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY.
FOR OFFICIAL INFORMATION, PLEASE REFER TO THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA.

LOT AREA, LOT WIDTH, UNIT SIZE AND BUILDING HEIGHT REQUIREMENTS:

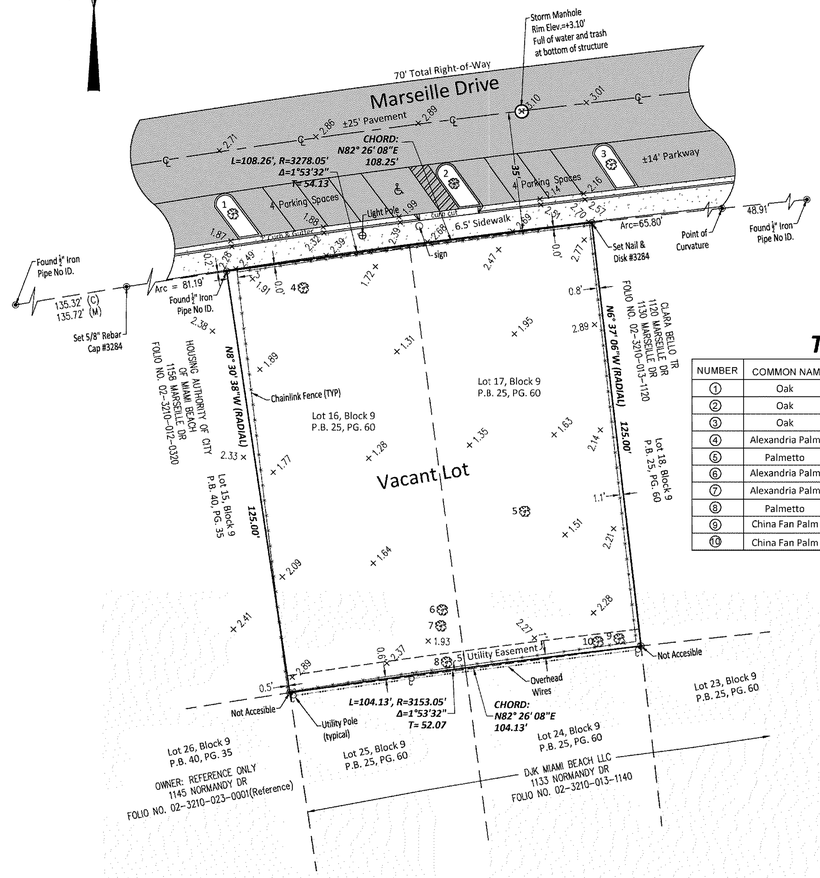
Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Unit Size (Square Feet)	Average Unit Size (Square Feet)	Maximum BuildingHeight (Feet)
5,600	50	New construction—550 Non-elderly and elderly low and moderate income housing —400 Workforce housing—400 Rehabilitated buildings—400 Hotel units: 15%: 300—335 85%: 335+ For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration and sizes of at least 200 square feet shall be permitted. Additionally, the existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons. Hotel units within rooftop additions to contributing structures in a historic district and individually designated historic buildings—200.	New construction—800 Non-elderly and elderly low and moderate income housing—400 Workforce housing—400 Rehabilitated buildings—650. The number of units may not exceed the maximum density set forth in the comprehensive plan.	Historic district—40 Flamingo Park Local Historic District—35 (except as provided in section 142-1161) Otherwise—50 For properties outside a local historic district with a ground level consisting of non-habitable parking and/or amenity uses—55

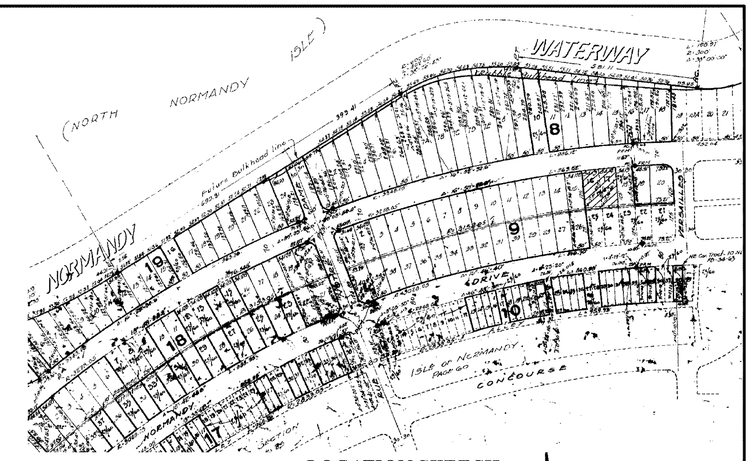
SETBACK REQUIREMENTS:

	Front	Side, Interior	Side, Facing a Street	Rear
At-grade parking lot on the same lot except where (c) below is applicable	20 feet	Single lots less than 65 feet in width: 5 feet, otherwise 10 feet, or 8% of lot width, whichever is greater	Single lots less than 65 feet in width: 5 feet, otherwise 10 feet, or 8% of lot width, whichever is greater	5 feet abutting an alley, otherwise 10% of the lot depth
Subterranean and pedestal	20 feet Except lots A and 1—30 of the Amended Plat Indian Beach Corporation Subdivision and lots 231-237 of the Amended Plat of First Ocean Front Subdivision—50 feet	Single lots less than 65 feet in width: 7.5 feet. Lots equal to or greater than 65 feet in width: Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width. Notwithstanding the foregoing, rooftop additions to contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming side interior pedestal setbacks.	Single lots less than 65 feet in width: 7.5 feet. Lots equal to or greater than 65 feet in width: Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width	10% of lot depth. Notwithstanding the foregoing, rooftop additions to non-oceanfront contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming rear pedestal setbacks.
Tower	20 feet + 1 foot for every 1 foot increase in height above 50 feet, to a maximum of 50 feet, then shall remain constant. Except lots A and 1—30 of the Amended Plat Indian Beach Corporation Subdivision and lots 231—237 of the Amended Plat of First Ocean Front Subdivision—50 feet.	The required pedestal setback plus 10% of the height of the tower portion of the building. The total required setback shall not exceed 50 feet. Notwithstanding the foregoing, rooftop additions to contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming side interior pedestal setbacks.	Sum of the side yards shall equal 16% of the lot width Minimum 10 feet or 8% of lot width, whichever is greater	15% of lot depth. Notwithstanding the foregoing, rooftop additions to non-oceanfront contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming rear pedestal setbacks.

LEGEND

WM	WATER METER
CB	CATCH BASIN
	FIRE HYDRANT
	CLEAN OUT
SA	SANITARY MANHOLE
ST	STORM MANHOLE
FP	FPL MANHOLE
BS	BELL SOUTH MANHOLE
	INLET
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	CONCRETE UTILITY POLE
	TRAFFIC BOX
	TREE
P.B.	PLAT BOOK
PG.	PAGE
SQ.FT.	SQUARE FEET
±	MORE OR LESS
ELEV.	ELEVATION
INV.	INVERT
℄	CENTERLINE
ML	CITY OF MIAMI MONUMENT LINE
PL	PROPERTY LINE
ENCR.	ENCROACHMENT
(M)	MEASURED
(P)	PLAT
(C)	CALCULATED
	OVERHEAD POWER LINES
	WATER MAIN
	SEWER MAIN
	TELEPHONE LINE
	GAS LINE
	CHAIN LINK FENCE
	BACKFLOW PREVENTER
	HANDICAP PARKING
EB	ELECTRIC BOX
	COLUMN
TBM	TEMPORARY BENCH MARK
	STREET LIGHT POLE





LOCATION SKETCH
N.T.S.

TREE TABULATION

NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	CANOPY
1	Oak	Genus Quercus	8"	20'	20'
2	Oak	Genus Quercus	8"	20'	20'
3	Oak	Genus Quercus	8"	20'	20'
4	Alexandria Palm	Archontophoenix alexandrae	4"	30'	10'
5	Palmetto	Sabal palmetto	12"	40	15'
6	Alexandria Palm	Archontophoenix alexandrae	4"	25'	10'
7	Alexandria Palm	Archontophoenix alexandrae	4"	25'	10'
8	Palmetto	Sabal palmetto	16"	10'	10'
9	China Fan Palm	Livistona chinensis	12"	30'	15'
10	China Fan Palm	Livistona chinensis	12"	30	15'

LEGAL DESCRIPTION

Lots 16 and 17, Block 9, OCEANSIDE SECTION OF THE ISLE OF NORMANDY, according to the Plat thereof as recorded in Plat Book 25, Page 60, Public Records of Miami-Dade County, Florida.

TITLE COMMITMENT PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO.: OF6-8198556, AGENT'S FILE REFERENCE: 14-04-967
DATE OF POLICY: MAY 8, 2014 @ 08:45 AM

SCHEDULE B EXCEPTIONS

ITEM NO . 1
NOT A SURVEYING MATTER
NOT PLOTTABLE

ITEM NO. 2
NOT A SURVEYING MATTER
NOT PLOTTABLE

ITEM NO . 3
SURVEY SHOWN ON THIS PAGE

ITEM NO. 4
EASEMENTS PROVIDED TO SURVEYOR
PLOTTED AS SHOWN

ITEM NO. 5
NOT A SURVEYING MATTER
NOT PLOTTABLE

ITEM NO. 6
NOT A SURVEYING MATTER
NOT PLOTTABLE

ITEM NO. 7
PLAT OF OCEAN SIDE SECTION OF THE ISLE OF NORMANDY
P.B. 25, PG. 60
AFFECTS PROPERTY
BLANKET IN NATURE
PLOTTED AS SHOWN

ITEM NO. 8
DEED BOOK 1381, PG. 525
DEED BOOK NOT PROVIDED TO SURVEYOR

THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO MARSEILLE DRIVE, A DEDICATED PUBLIC STREET.

PARKING NOTE

THE TOTAL NUMBER OF STRIPED PARKING SPACES REQUIRED BY LOCAL ZONING ORDINANCE IS ____, INCLUDING ____ DESIGNATED AS HANDICAPPED SPACES.
THE NUMBER OF ACTUAL STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 0, INCLUDING 0 DESIGNATED AS HANDICAPPED SPACES.

THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINUMUM STANDARDS OF THE STATE OF FLORIDA.

CERTIFICATION

To: HOUSING AUTHORITY OF THE CITY OF MIAMI BEACH:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 13, 16, and 19 of Table A thereof. The fieldwork was completed on 02-18-2021.
Date of Plat or Map: 02-23-2021

By:_____
Waldo F. Paez,
Professional Surveyor and Mapper No. LS3284
State of Florida

DELTA MAPPING AND SURVEYING, INC.
13301 S.W. 132ND AVENUE
SUITE 117
MIAMI, FL 33186
LB No. 7950

TEL: 786-429-1024
FAX: 786-592-1152

SURVEYOR'S NOTES

1) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE", BASE: 8' BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 12086C0307L, WITH A DATE OF IDENTIFICATION OF 09-11-09, FOR COMMUNITY NUMBER 120651, IN MIAMI-DADE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
3) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
4) OWNERSHIP IS SUBJECT TO OPINION OF TITLE
5) TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY
6) LEGAL DESCRIPTION: FURNISHED BY CLIENT
7) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
8) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
9) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
10) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
11) WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1:7500FT.
12) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
13) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
+O.O DENOTES EXISTING ELEVATION
ELEVATION REFERS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
BENCHMARK: A-23-R ELEVATION: +2.26' (NAVD88)

Delta Mapping and Surveying, INC
13301 SW 132nd AVENUE
SUITE 117PHONE: (786) 429-1024
MIAMI, FL 33186
EST. 2012
Surveyors, Land Planners & Mappers

ALTA/NSPS SURVEY

REVISIONS
DATE | REMARKS

DATE: 02-23-2021
SCALE: 1"= 20'
DRAWN BY: V.C.
DRAWING NO: 21-0022
SHEET NO. 1 OF 1

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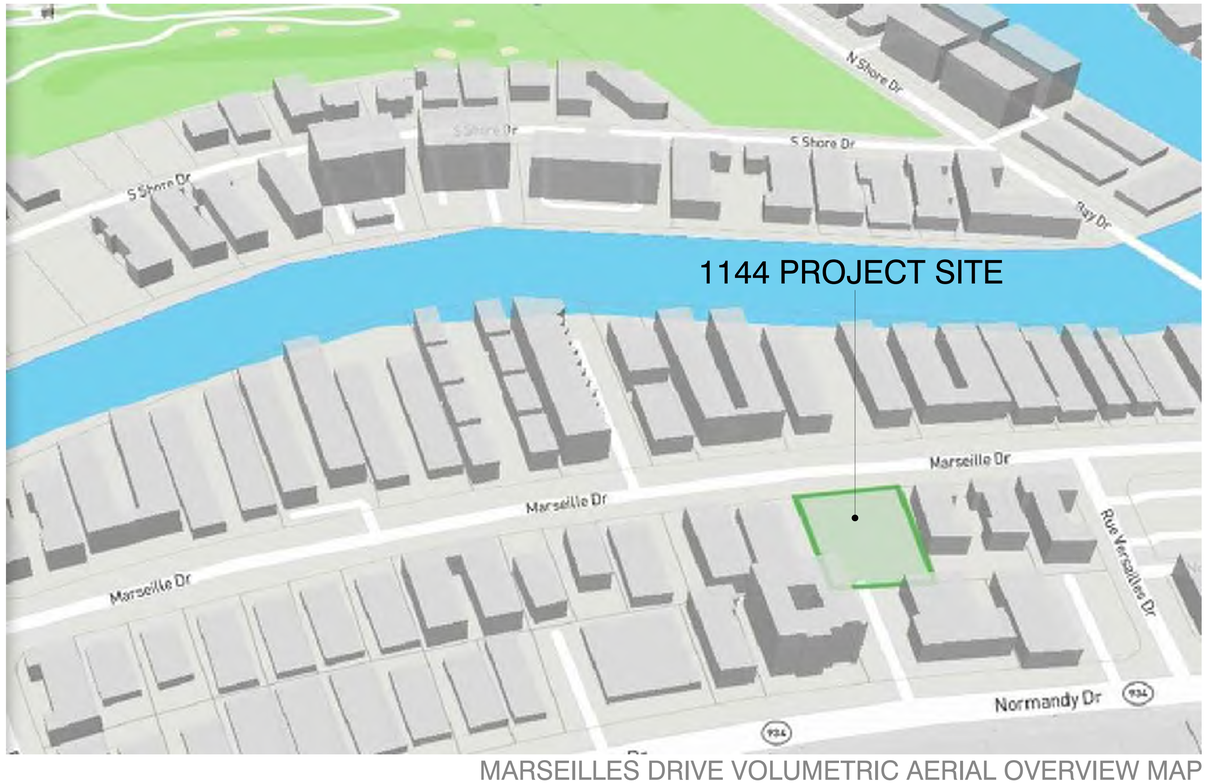
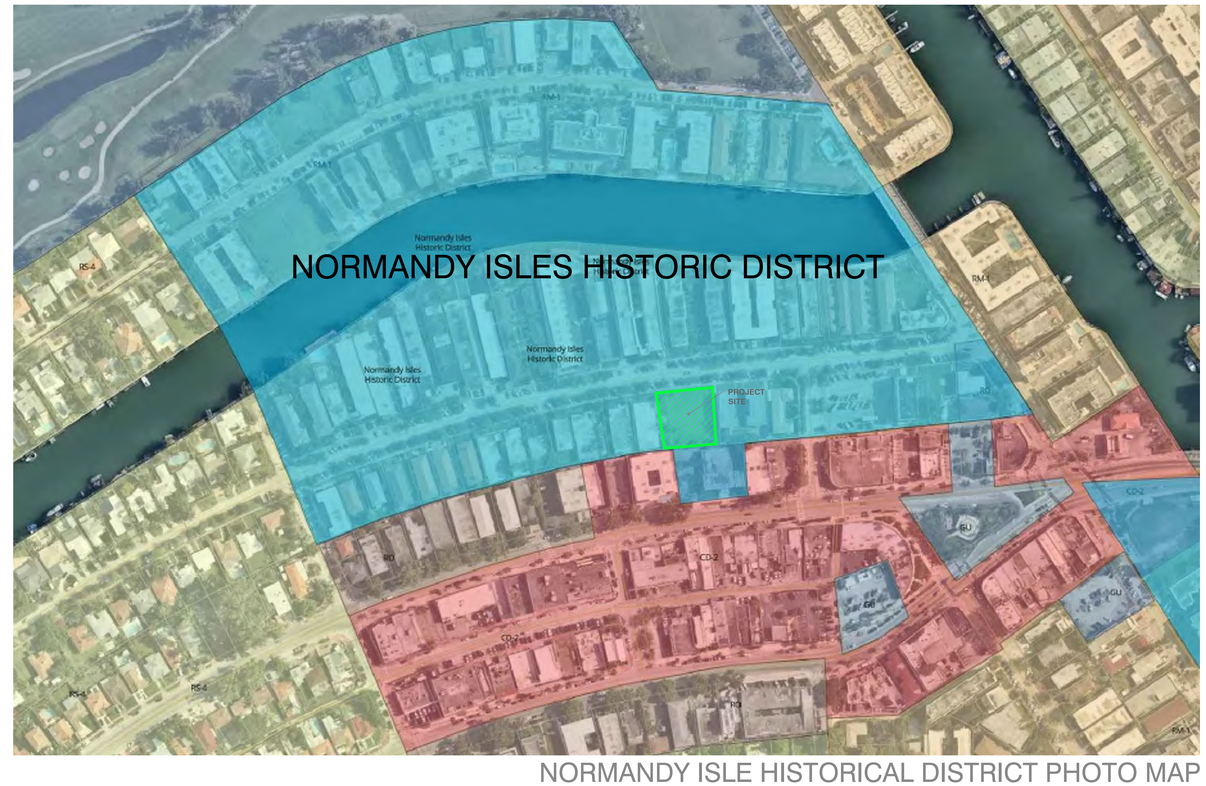
TEL.: 305.233.3304
FAX.: 305.233.3326

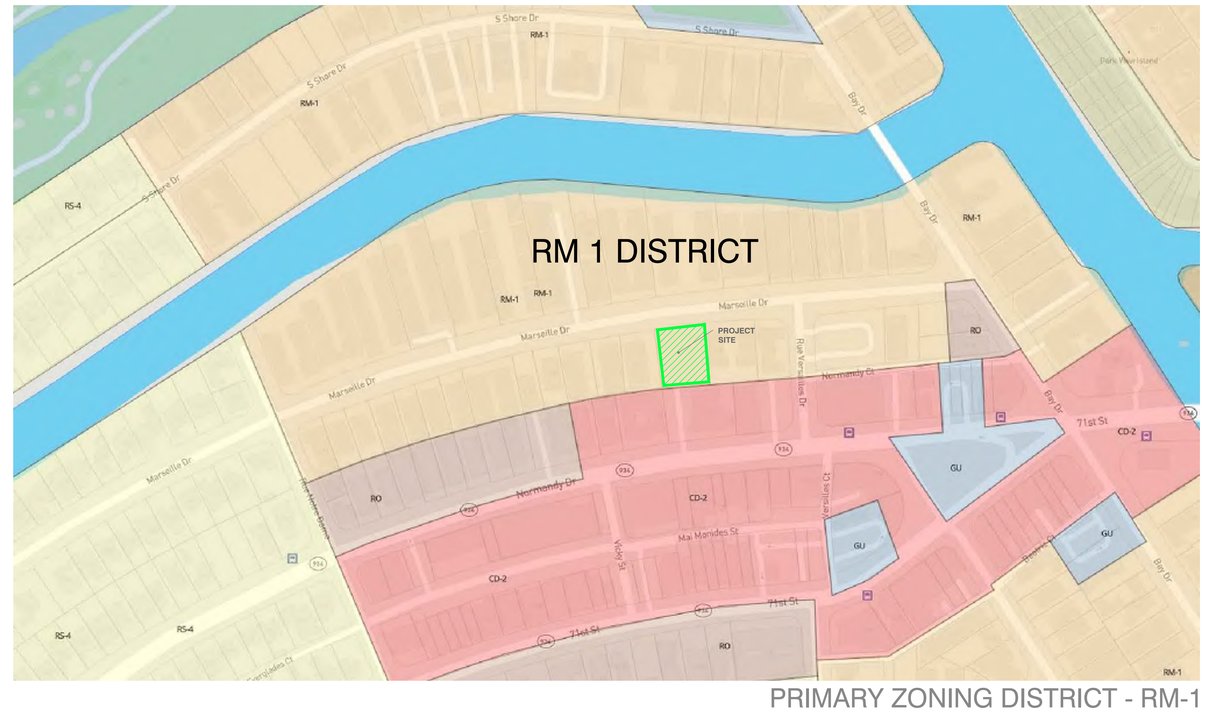


MARSEILLES DRIVE VOLUMETRIC AERIAL OVERVIEW MAP



NORMANDY ISLE HISTORICAL DISTRICT PHOTO MAP

PARKING DISTRICT 1 MAP



PRIMARY ZONING DISTRICT - RM-1

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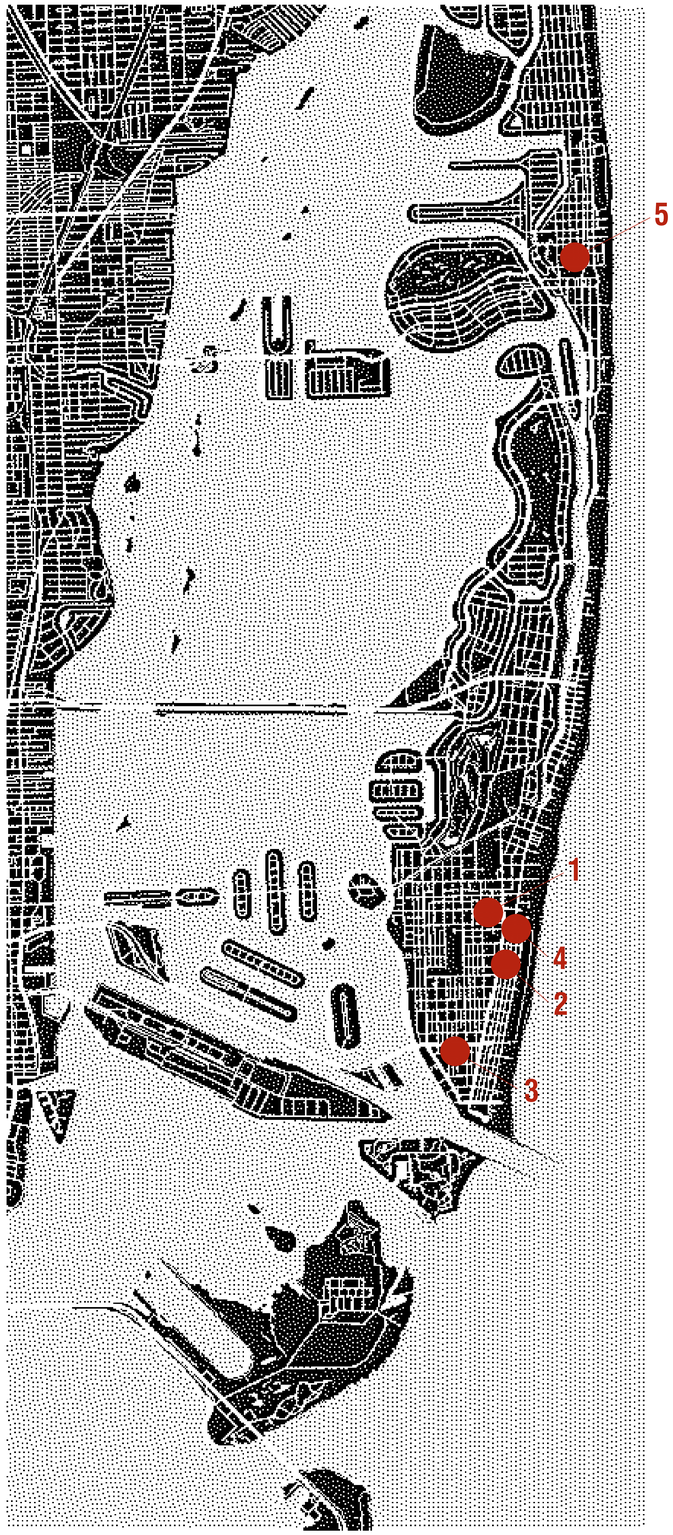
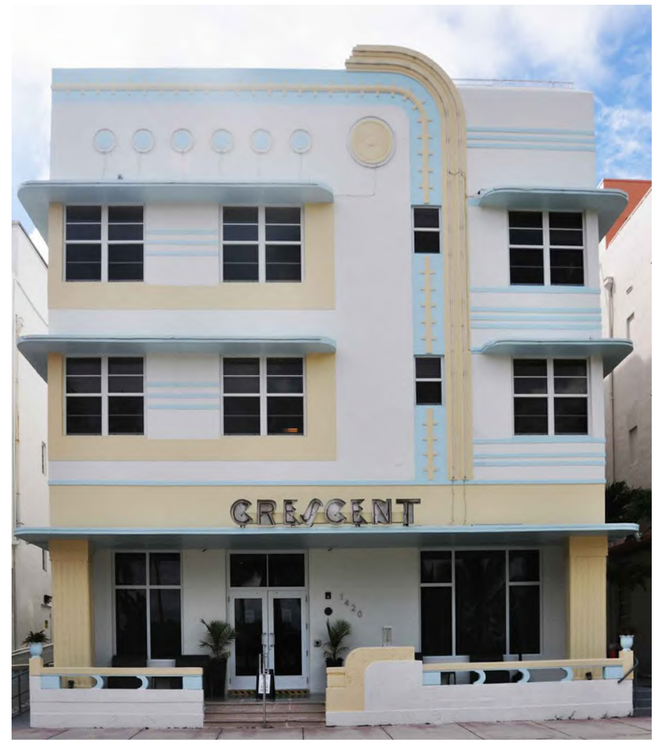


LOCATION MAP



CRESCENT- 1420 Ocean Dr, Miami Beach 2

HENROSA HOTEL - 1435 Collins Ave, Miami Beach 1

MC ALPIN - 1430 Ocean Dr, Miami Beach 4

STEVEN CHAYKIN APARTMENTS - 321-327 Michigan Ave, Miami Beach 3

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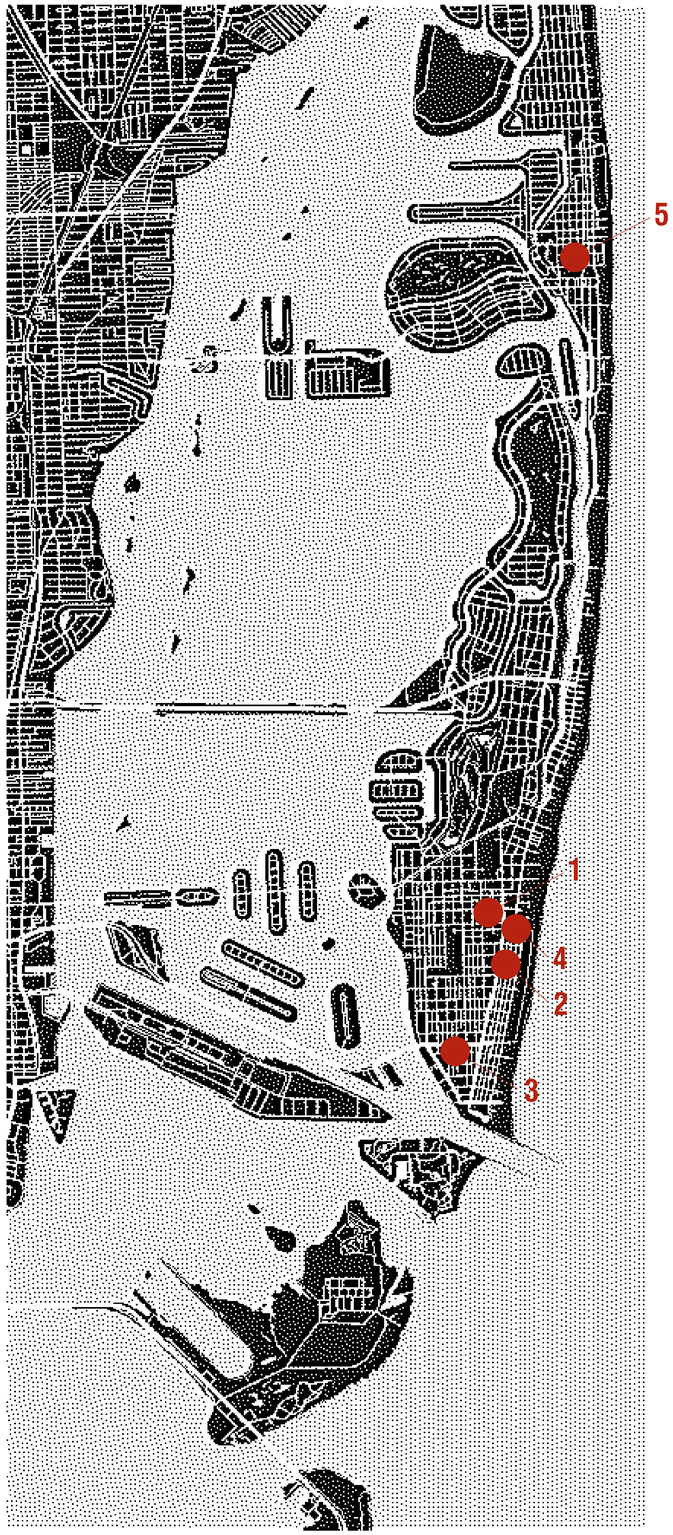

LOCATION MAP

7330 Harding Ave, Miami Beach

5

SETBACK REQUIREMENTS - PARKING (SECTION 142-156(a)) (AS ALLOWED BY NBNRCD OVERLAY SECTION 142-870.15(e)(1)) AND SECTION 142-870.18(d))	REGULATION CRITERIA	PROVIDED DESIGN	REMARKS
PARKING DISTRICT	PARKING DISTRICT 1		
TOTAL PARKING SPACES ((Sec 130-32.(6B))	22 X 0.5 = 11 SPACES	12 SPACES	
BICYCLE SPACES	-	4 SPACES	
FRONT	20 FT. MIN.	54 FT. - 2 IN.	
INTERIOR SIDE (LOT WIDTH OF 65 FEET OR GREATER)	10 FT. OR 8% OF LOT WIDTH WHICHEVER IS GREATER (MIN.)*	10'-0" FT. EAST 9'-0" FT. WEST (UNDER BUILDING)	
STREET SIDE	10 FT. OR 8% OF LOT WIDTH WHICHEVER IS GREATER (MIN.)	N/A	
REAR * 8% OF LOT WIDTH (108.26 FT. X 0.08 = 8.66 FT.) **10% OF LOT DEPTH (125.0 FT. X 0.1 = 12.5 FT.)	10% OF THE LOT DEPTH (MIN.)**	12.5 FT.	
PARKING SPACE DIMENSION STANDARD	8.5' X 18'	8.5' X 18'	
PARKING CONFIGURATION	90 DEGREES	90 DEGREES	
ADA SPACES	0-25 = 1 ADA SPACE	1 ADA SPACE	
TANDEM PARKING SPACES	ALLOWED	0 PROVIDED	
DRIVE AISLE WIDTH	22 FT WIDTH	22 FT WIDTH	
FLOOD MANAGEMENT INFORMATION	**REGULATION CRITERIA**		
FLOOD ZONE:	AE		
BASE FLOOD ELEVATION (BFE):	8.0' N.G.V.D (6.44' NAVD)		
DESIGN FLOOD ELEVATION (DFE):	9.0' N.G.V.D (BFE+1.0')		
LOWEST FFE OF HABITABLE SPACE:	9.0' N.G.V.D (7.44' NAVD)		
LOWEST GRADE ELEVATION ADJACENT TO THE BUILDING:	3.33' N.G.V.D (1.77' NAVD)		
HIGHEST GRADE ELEVATION ADJACENT TO THE BUILDING:	4.45' N.G.V.D (2.89' NAVD)		
LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING:	9.0' N.G.V.D DFE (7.44' NAVD)		
GRADE AT SIDEWALK	4.24' N.G.V.D (2.68' NAVD)		
CROWN OF ROAD ELEVATION:	4.45' N.G.V.D (3.89' NAVD)		
ADJUSTED GRADE ELEVATION:	6.12' N.G.V.D (4.56' NAVD)		
FIRM MAP NUMBER:	12086C0307L - IDEN:09-11-09 - COM#:120651		

CITY OF MIAMI BEACH - ZONING DATA TABULATION

GENERAL SITE DATA			
LEGAL DESCRIPTION:	OCEAN SIDE SEC ISLE OF NORMANDY, PB 25 60, LOTS 16 & 17 BLK 9, LOT SIZE 106.000 X 125, OR 16057-1987 0793 1, COC 25891-2198 08 2007 1		
ADDRESS:	1144 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141		
FOLIO:	02-3210-013-1110		
FLOOD ZONE:	AE		
DESIGN FLOOD ELEVATION, MIN.:	9.0' N.G.V.D		
GRADE SIDEWALK ELEVATION:	4.24' N.G.V.D		
FIRST FLOOR LEVEL:	EL.+0'-0" = +9.00' N.G.V.D		
SITE SIZE:	13,274 S.F. (.30 ACRE)		
STREET FRONTAGE OF SITE:	108.25'		
CATEGORY / USE PROPOSED:	AFFORDABLE MULTI-FAMILY DWELLING HOUSING - NON-ELDERLY		
ZONING DATA			
ZONING DISTRICT - UNDERLYING:	RM-1, RESIDENTIAL MULTIFAMILY, LOW INTENSITY		
OVERLAY DISTRICT:	NORMANDY ISLE HISTORIC DISTRICT		
DEVELOPMENT REGULATIONS (SECTION 142-870.15(a))	**REGULATION CRITERIA**	**PROVIDED DESIGN**	**REMARKS**
MINIMUM DEVELOPABLE LOT AREA (S.F.)	5,000 S.F. MIN.	13,274 S.F.	
MINIMUM DEVELOPABLE LOT WIDTH	50 FT. MIN.	108.25 FT.	
MAXIMUM DEVELOPABLE LOT WIDTH	N/A (AFFORDABLE HOUSING SHALL HAVE NO MAXIMUM LOT WIDTH RESTRICTION)*	N/A	* NO MINIMUM OR MAXIMUM YARD ELEV. REQ., OR MAXIMUM LOT COVERAGE REQ. (SEC.142-870.15 (c(2))
MAXIMUM DEVELOPABLE AGGREGATION (PLATTED LOTS)	2 LOTS MAXIMUM	2 AGGREGATE LOTS	
AREA REQUIREMENTS (SECTION 142-155(a)(1))	**REGULATION CRITERIA**	**PROVIDED DESIGN**	
FLOOR AREA RATIO	FAR: 1.25 MAX. LOT 13,274 X 1.25 =16,592 S.F.	16,160 S.F.	
UNIT SIZE REQUIREMENTS (SECTION 142-870.15(b))	**REGULATION CRITERIA**	**PROVIDED DESIGN**	**REMARKS**
MINIMUM UNIT SIZE (NEW CONSTRUCTION)	400 S.F. MIN.	STUDIO 400 S.F.	
AVERAGE UNIT SIZE (AFFORDABLE HOUSING)	550 S.F. AVERAGE	STUDIO 400 S.F. (10 DU) 1 BED RM 550 S.F. (12 DU)	
HEIGHT REQUIREMENTS (SECTION 142-870.15(c))	**REGULATION CRITERIA**	**PROVIDED DESIGN**	
HEIGHT OF FIRST 25 FEET OF BUILDING DEPTH	32 FT. MAX. AT FIRST 25 FT *	30FT. - 6 IN. AT FIRST 20 FT *	*REQUEST HPB APPROVAL FOR 20 FT (SEC.142-870.15 (c(1))
HEIGHT OF REMAINDER OF BUILDING DEPTH	45 FT. MAX.	40 FT. - 6 IN.	
SETBACK REQUIREMENTS - BUILDING (SECTION 142-870.15 (d)(e)) - NBNRCD OVERLAY	**REGULATION CRITERIA**	**PROVIDED DESIGN**	**REMARKS**
FRONT	20 FT. MIN.	21 FT. - 6 IN.	
INTERIOR SIDE (LOT WIDTH OF 61 FEET OR GREATER)	7.5 FT. OR 8% OF LOT WIDTH WHICHEVER IS GREATER (MIN.)*	29'-10" FT. EAST 8'-8" FT. WEST	
STREET SIDE	5 FT. MIN.	N/A	
REAR	5 FT. MIN.	5 FT. - 8 IN.	
* 8% OF LOT WIDTH (108.26 X 0.08 = 8.66 FT.)			
GROUND FLOOR REQUIREMENT	12 FT. MIN. HEIGHT FROM BASE FLOOD PLUS FREEBOARD TO UNDERSIDE OF SLAB *	10 FT. *	* REQUEST HPB WAIVE HEIGHT REQUIREMENT TO 10 FT. (SEC.142-870.15 (d)(1)(a.))
LOT AGGREGATION GUIDELINES - (SECTION 142-870.16) - NBNRCD OVERLAY	**REGULATION CRITERIA**	**PROVIDED DESIGN**	**REMARKS**
ACKNOWLEDGE ORIGINAL PLATTING OF ASSEMBLED PARCELS	2 PARCELS AGGREGATED	YES	
WIDTH OF ANY NEW BUILDING	85 FT. MAX.	64 FT.	
SEMI-PUBLIC OUTDOOR AREA	500 SQ. FT.	806 SQ. FT.	
DESIGN AND RESILIENCY STANDARDS (SECTION 142-870.17) - NBNRCD OVERLAY	**REGULATION CRITERIA**	**PROVIDED DESIGN**	**REMARKS**
NATURALLY LANDSCAPED AREA GROUND LEVEL	(664 SQ. FT.) 5% LOT	(777 SQ. FT.) 6% LOT	

ALL CONSTRUCTION AND FINISH MATERIALS BELOW DESIGN FLOOD ELEVATION (BFE + 1.0' = 9.0' N.G.V.D.) SHALL BE FLOOD-DAMAGE RESISTANT MATERIALS (ASCE 24-05 CH. 5.0)

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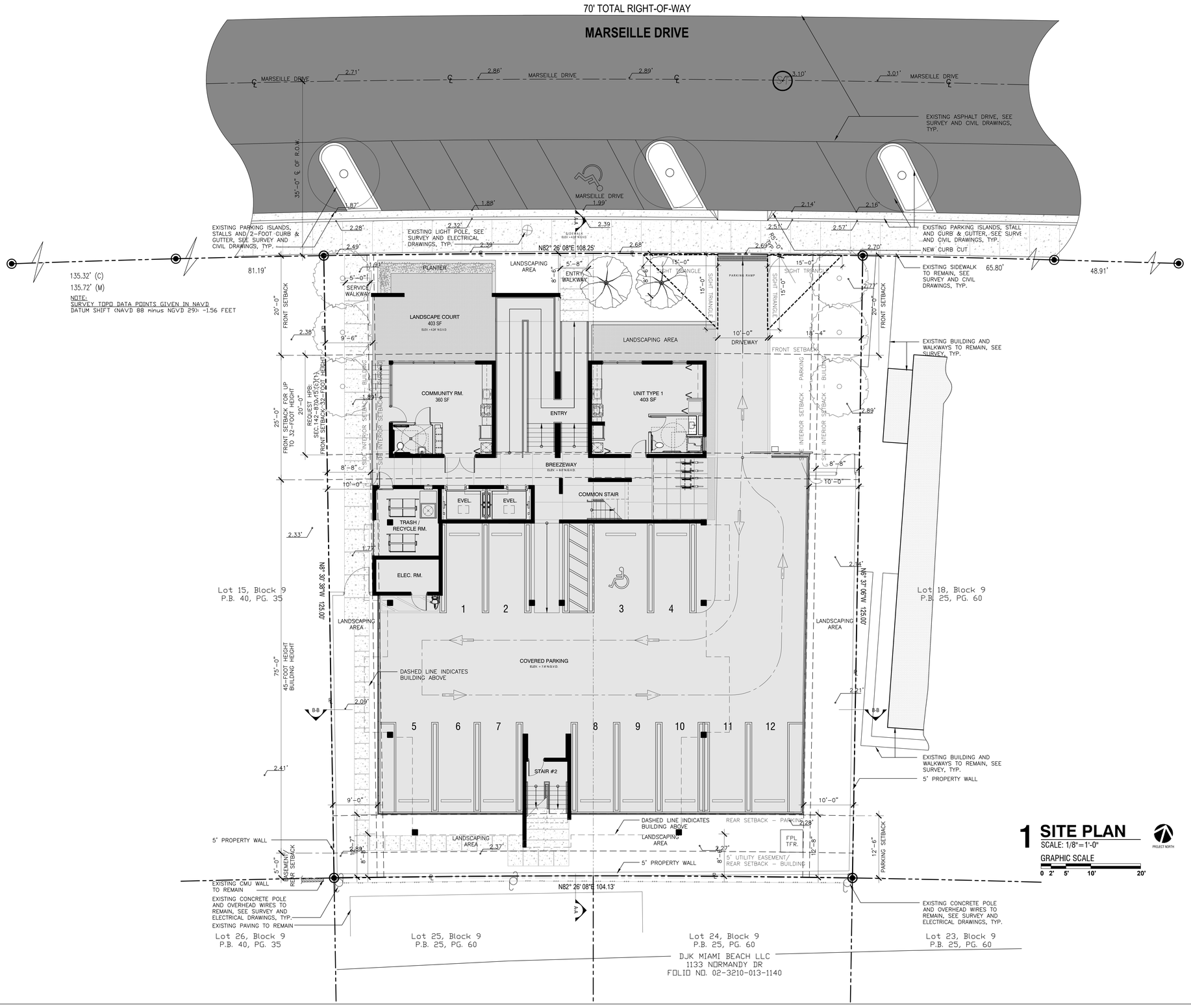

1 SITE PLAN

SCALE: 1/8"=1'-0"

GRAPHIC SCALE

0 2' 5' 10' 20'

PROJECT NORTH

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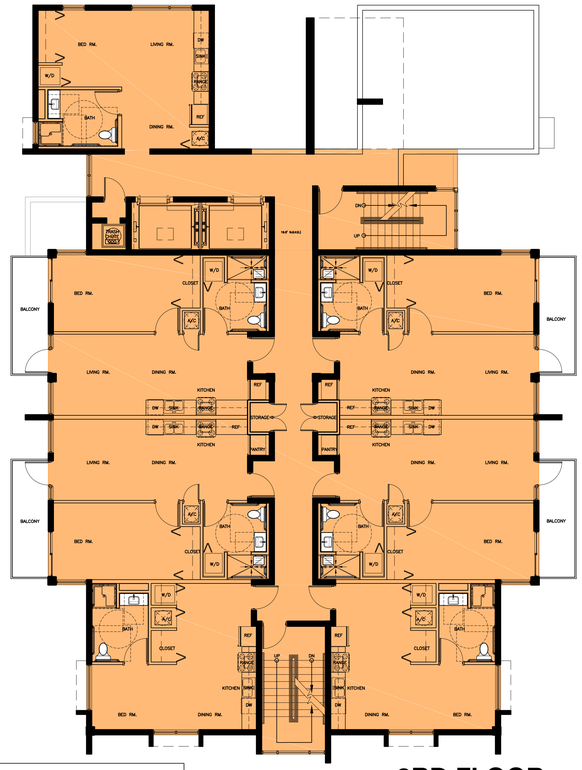
ELEVEN 44

1144 MARSEILLE DRIVE, MIAMI BEACH, FL 33141

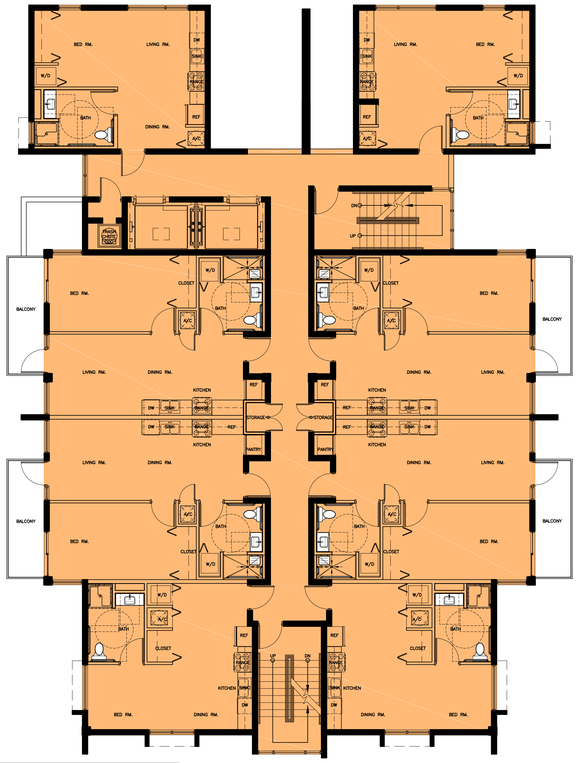


FLOOR AREA: THIRD FLOOR

4,962 S.F. (FLOOR AREA)

3RD FLOOR

SCALE: 1/8"=1'-0"

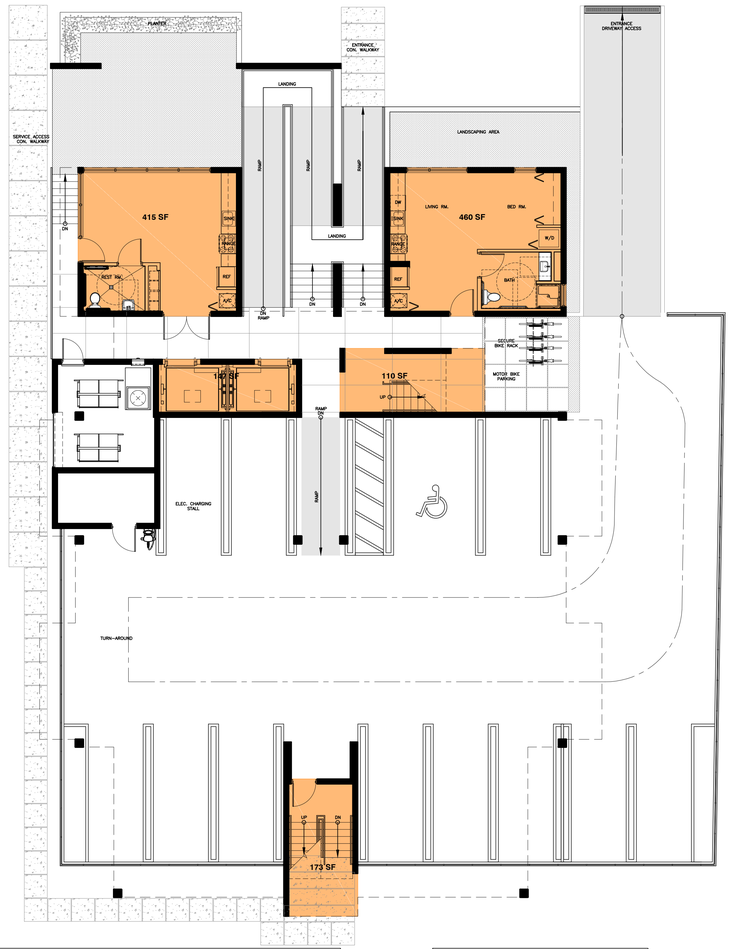


FLOOR AREA: SECOND FLOOR

5,413 S.F. (FLOOR AREA)

2ND FLOOR

SCALE: 1/8"=1'-0"



FLOOR AREA: FIRST FLOOR

414+460+147+118+173 = 1,305 S.F. (FLOOR AREA)

FLOOR AREA RATIO

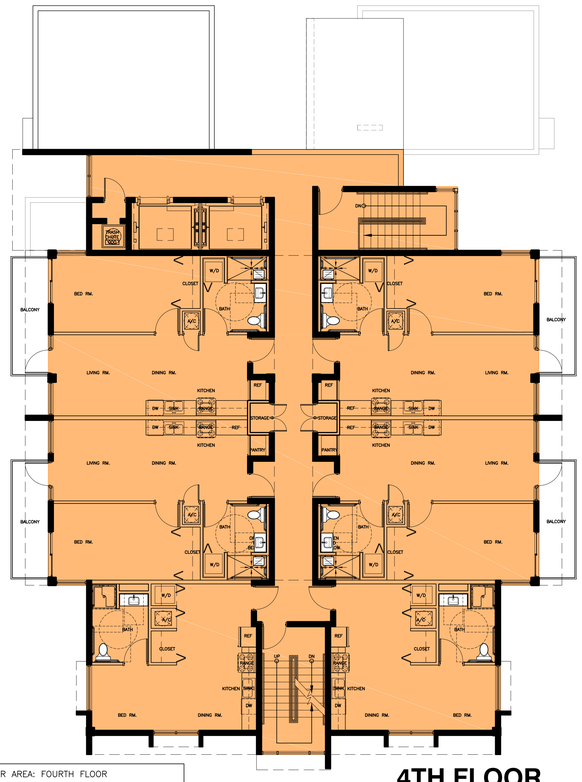
+1,305 S.F.	1ST FL.
+5,413 S.F.	2ND FL.
+4,962 S.F.	3RD FL.
+4,480 S.F.	4TH FL.
16,160 S.F. TOTAL	

1ST FLOOR

SCALE: 1/8"=1'-0"

GRAPHIC SCALE

0 2' 5' 10' 20'

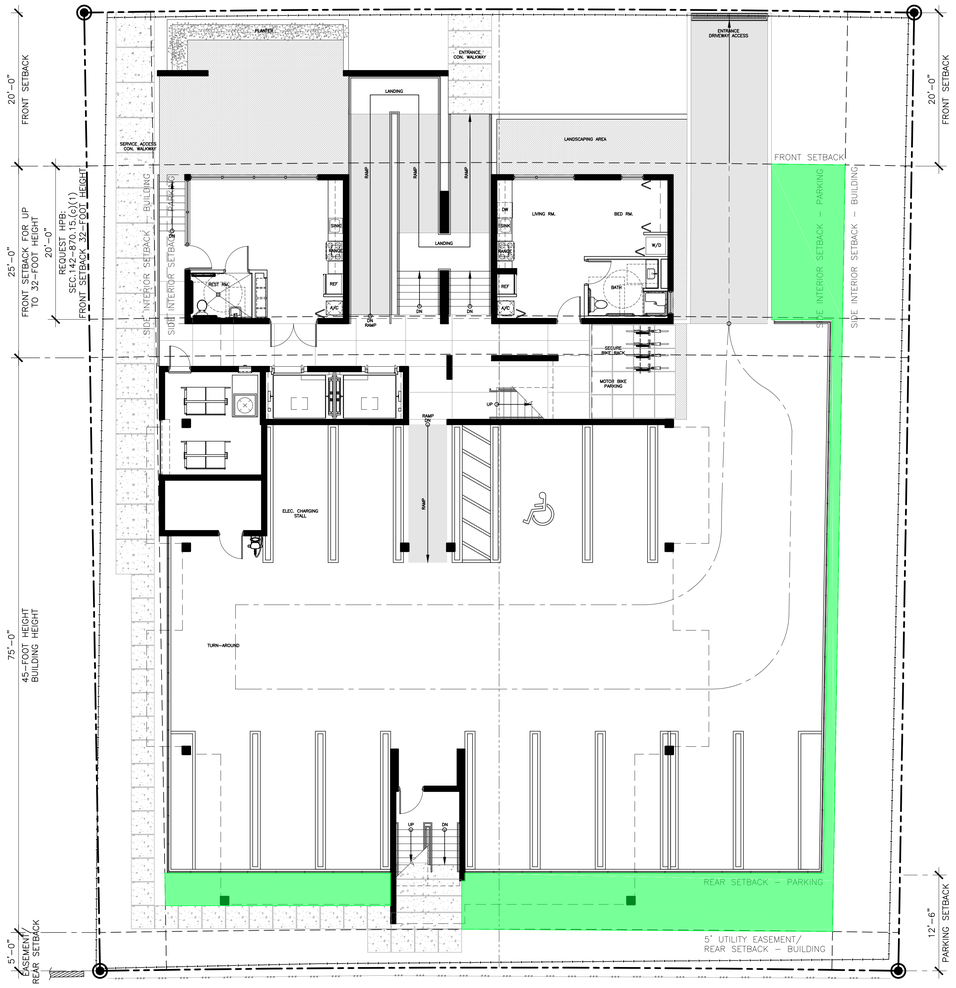


FLOOR AREA: FOURTH FLOOR

4,480 S.F. (FLOOR AREA)

4TH FLOOR

SCALE: 1/8"=1'-0"



NATURALLY LANDSCAPED AREA	
13,274 SF x 5% = 663 SF MIN.	PROVIDED: 777 S.F. (6%) NATURAL LANDSCAPE WITHIN SETBACK AREA

NATURALLY LANDSCAPED AREA (WITHIN SETBACKS)

SCALE: 1/8"=1'-0"

GRAPHIC SCALE

0 2' 5' 10' 20'

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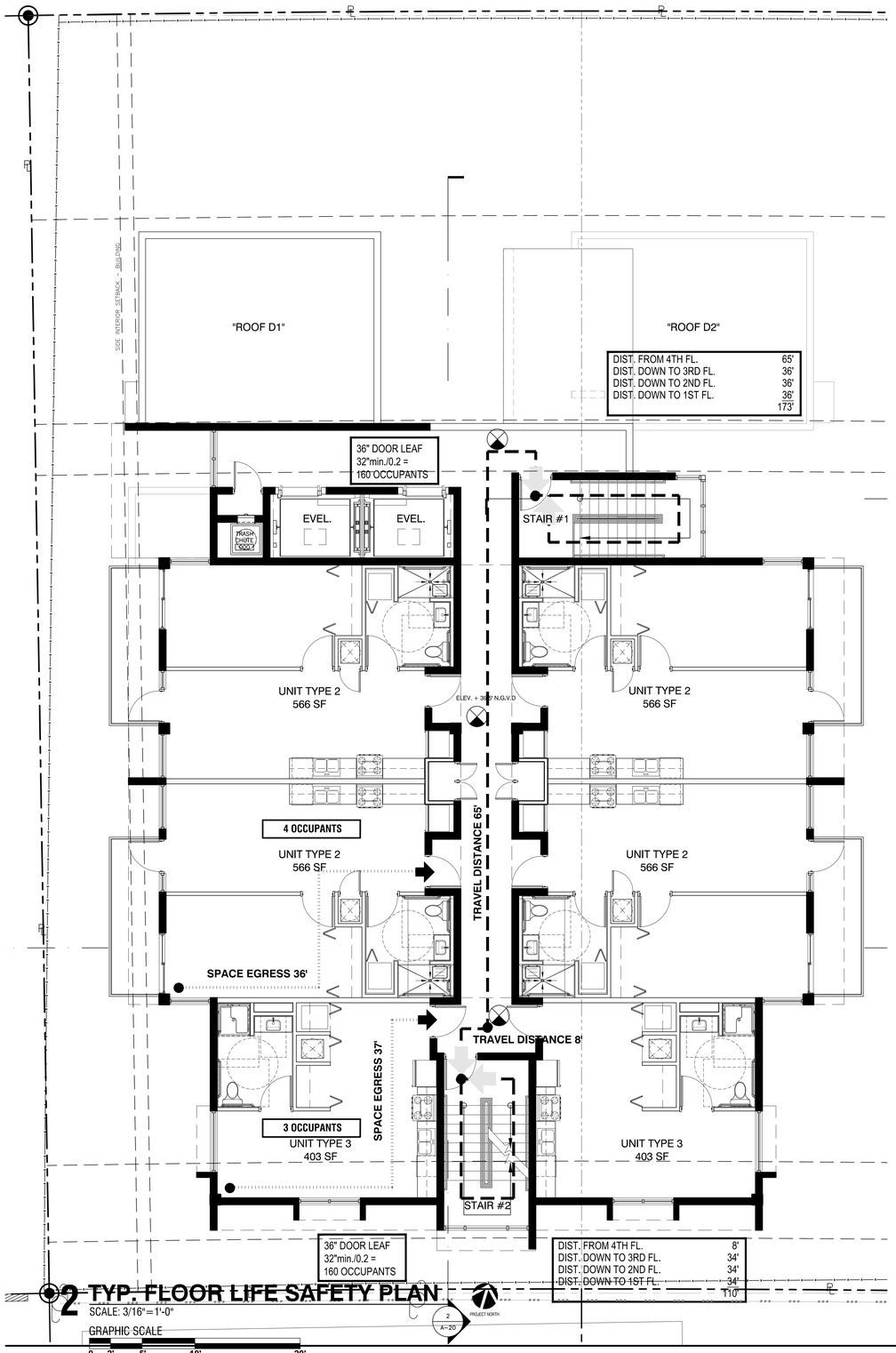
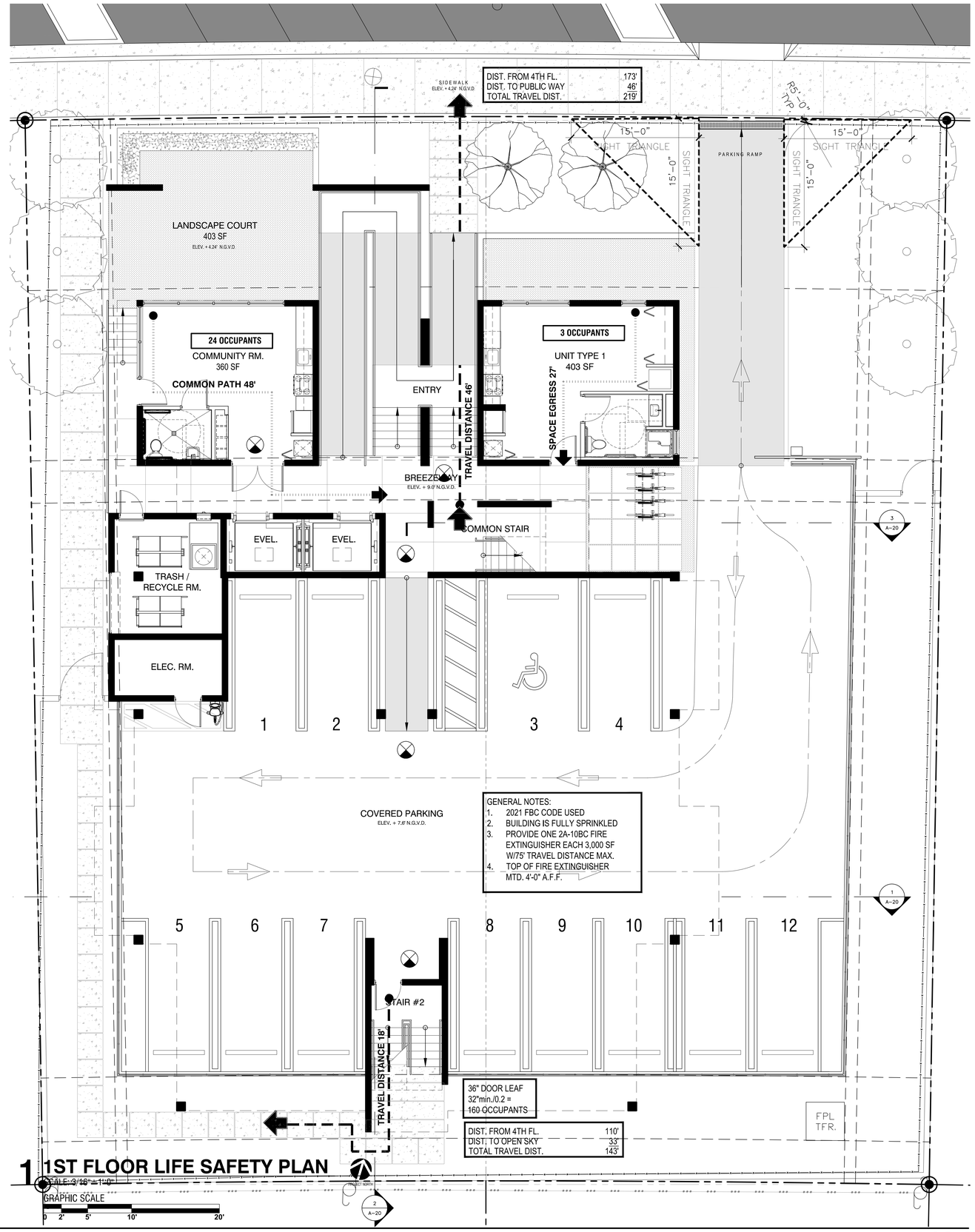


2 TYP. FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"



1 1ST FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

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LIFE SAFETY PLANS

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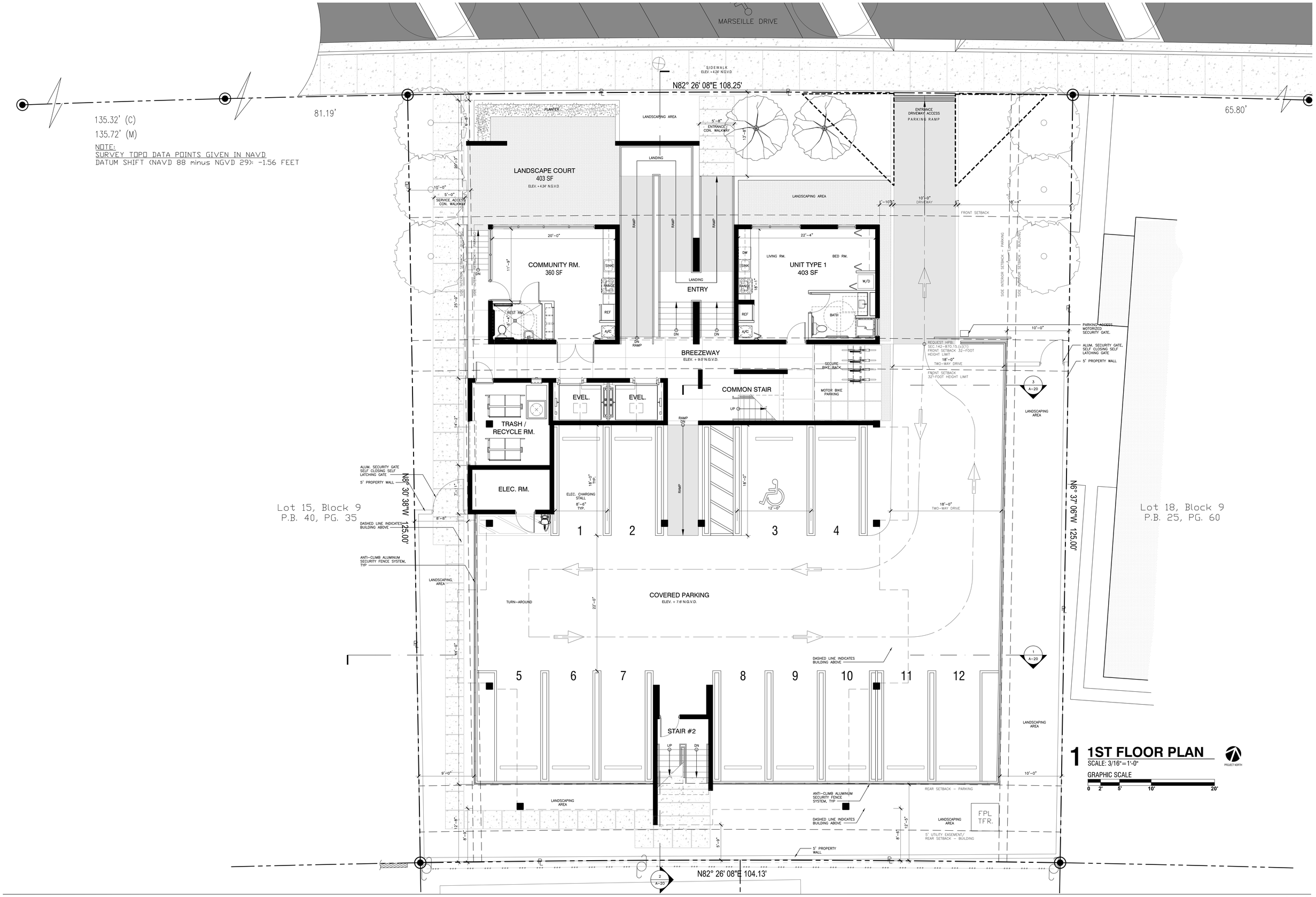
ELEVEN 44
1144 MARSEILLE DRIVE, MIAMI BEACH, FL 33141



1 1ST FLOOR PLAN

SCALE: 3/16"=1'-0"

GRAPHIC SCALE

0 2' 5' 10' 20'

PROJECT NORTH

THE HOUSING AUTHORITY OF THE CITY OF MIAMI BEACH, FLORIDA

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FIRST FLOOR PLAN

1144 MARSEILLE DRIVE

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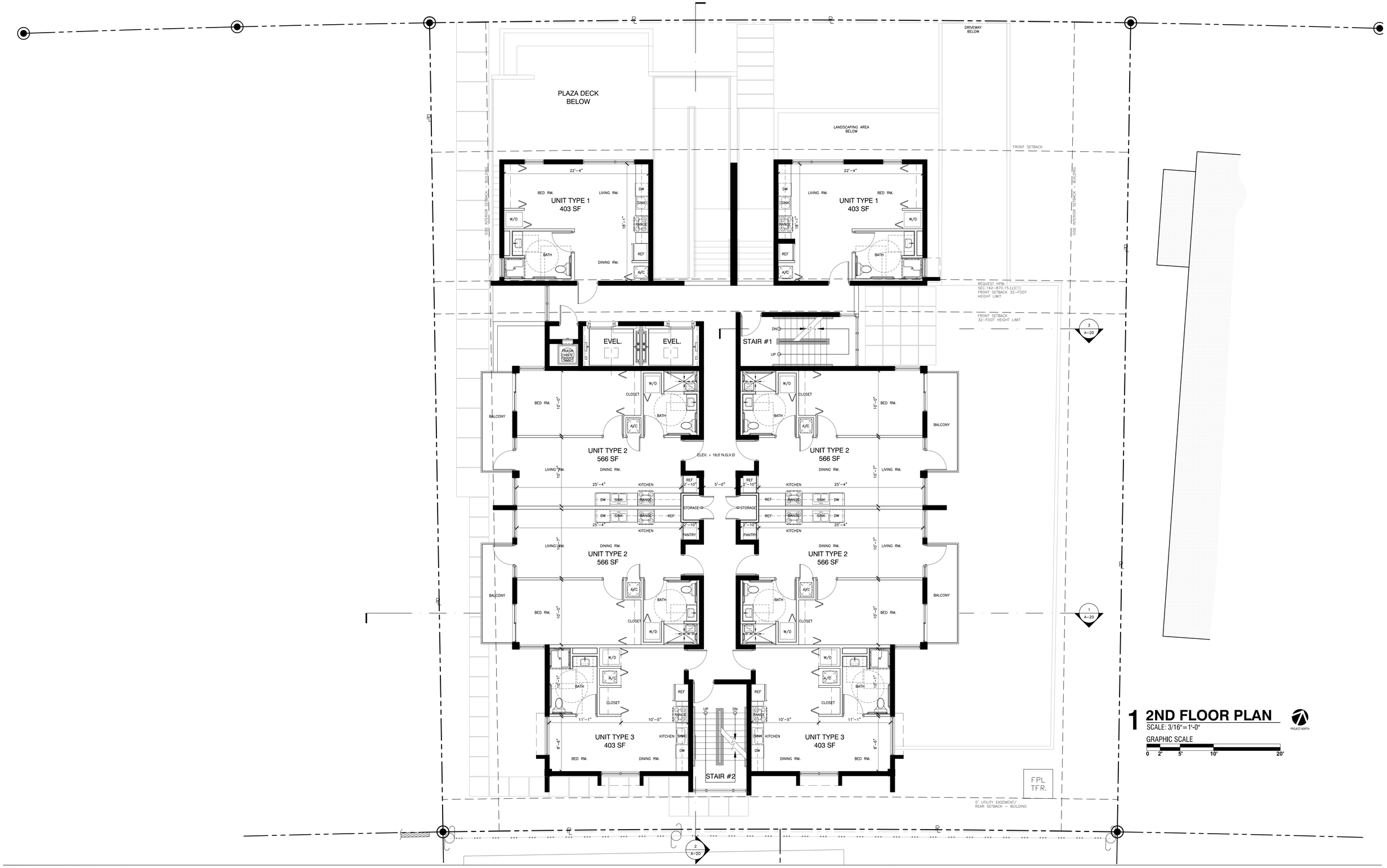

1 2ND FLOOR PLAN

SCALE: 3/16"=1'-0"

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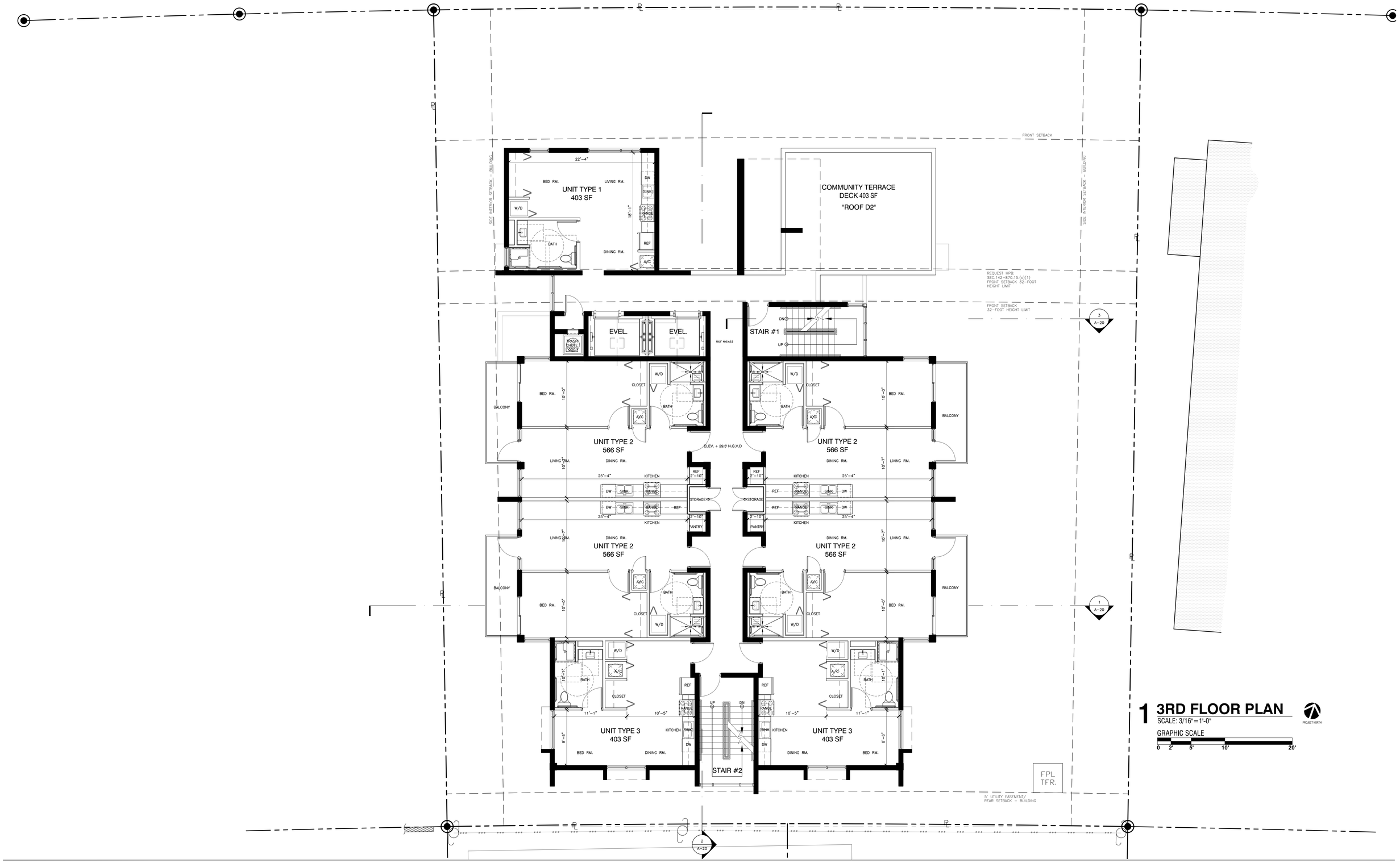
1144 MARSEILLE DRIVE, MIAMI BEACH, FL 33141



1 3RD FLOOR PLAN

SCALE: 3/16"=1'-0"

GRAPHIC SCALE

0 2' 5' 10' 20'

PROJECT NORTH

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THIRD FLOOR PLAN

1144 MARSEILLE DRIVE

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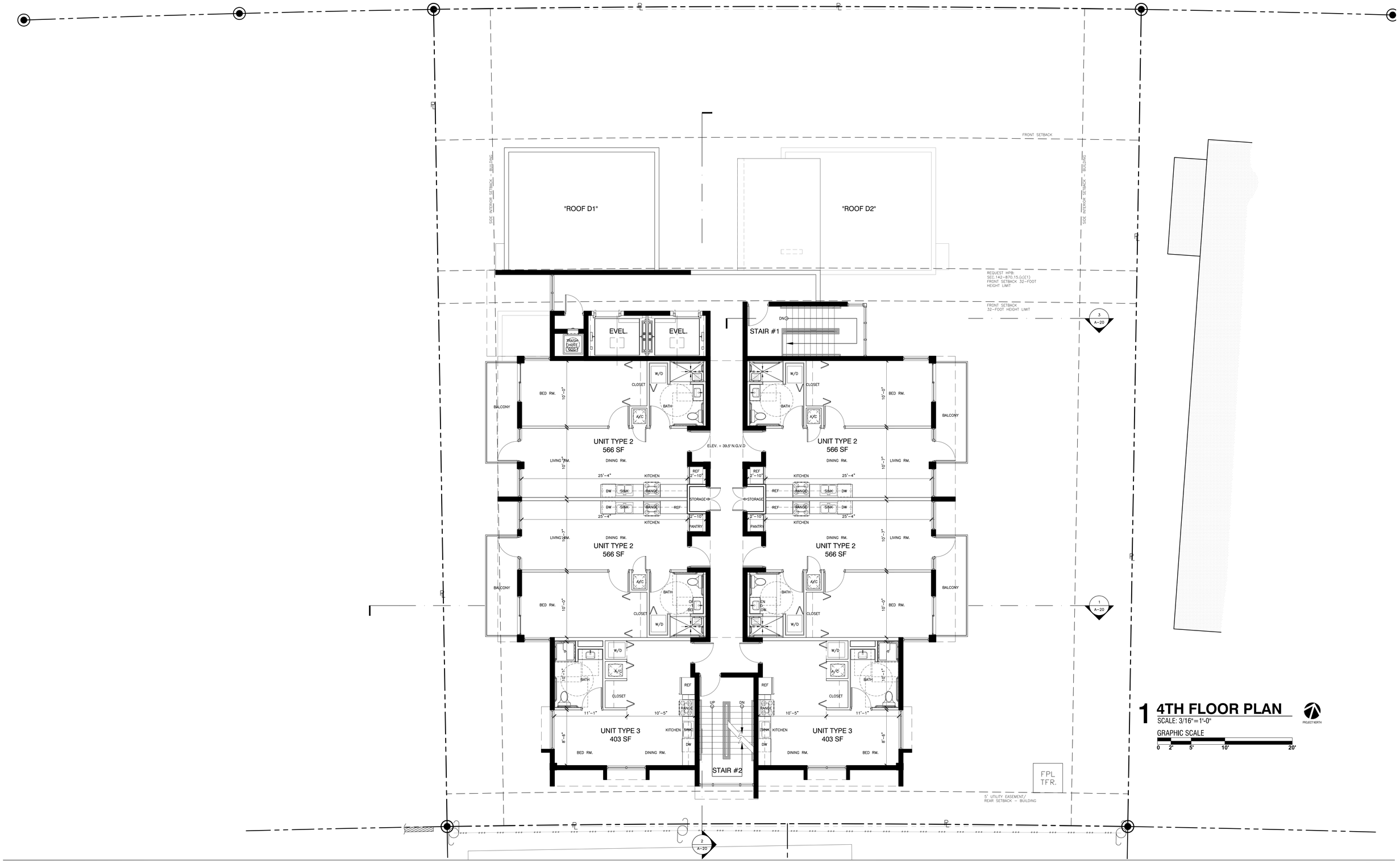
1144 MARSEILLE DRIVE, MIAMI BEACH, FL 33141



1 4TH FLOOR PLAN

SCALE: 3/16"=1'-0"

GRAPHIC SCALE

0 2' 5' 10' 20'

PROJECT NORTH

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FOURTH FLOOR PLAN

1144 MARSEILLE DRIVE

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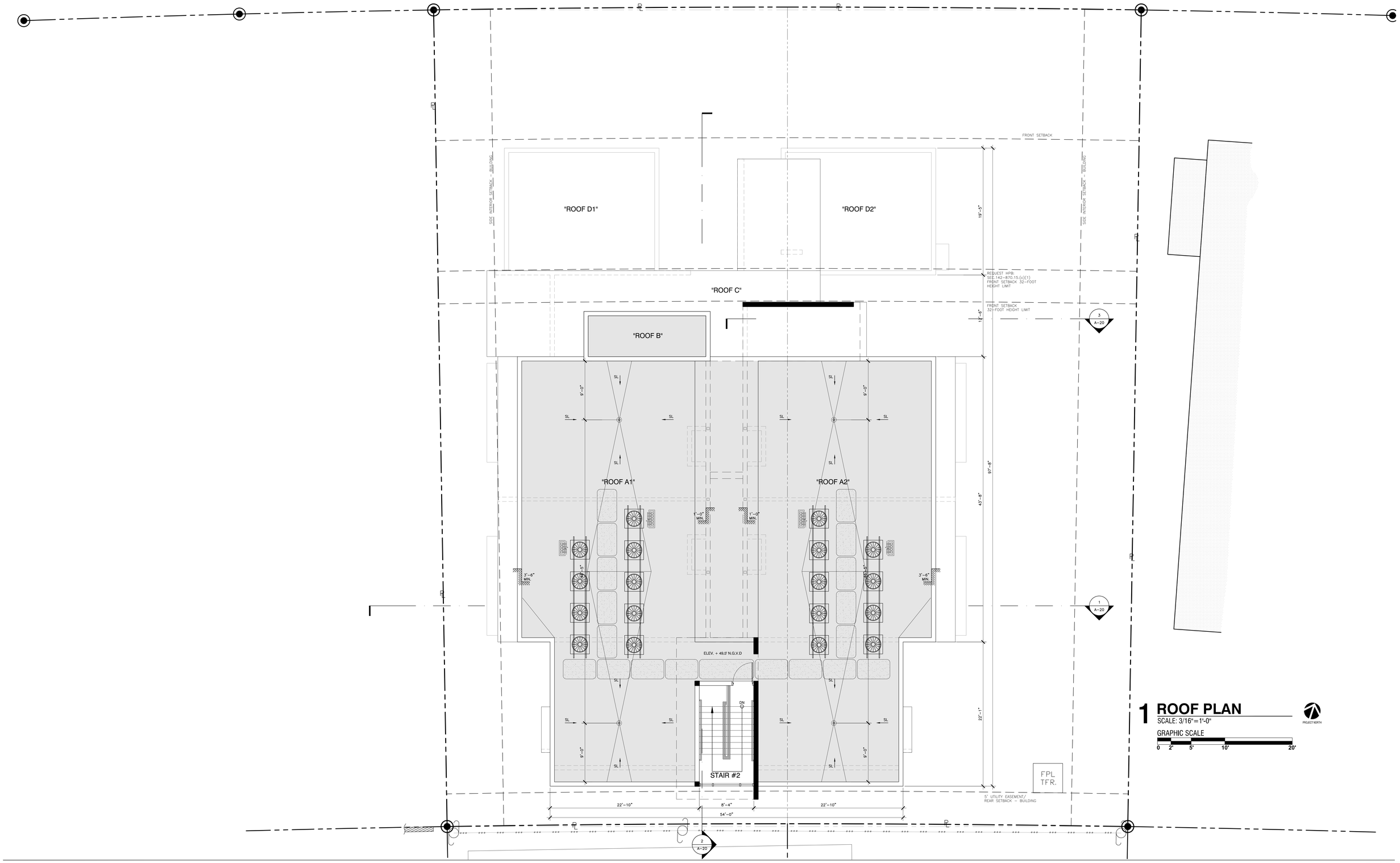

1 ROOF PLAN

SCALE: 3/16"=1'-0"

GRAPHIC SCALE

0 2' 5' 10' 20'

PROJECT NORTH

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ROOF LEVEL PLAN

1144 MARSEILLE DRIVE

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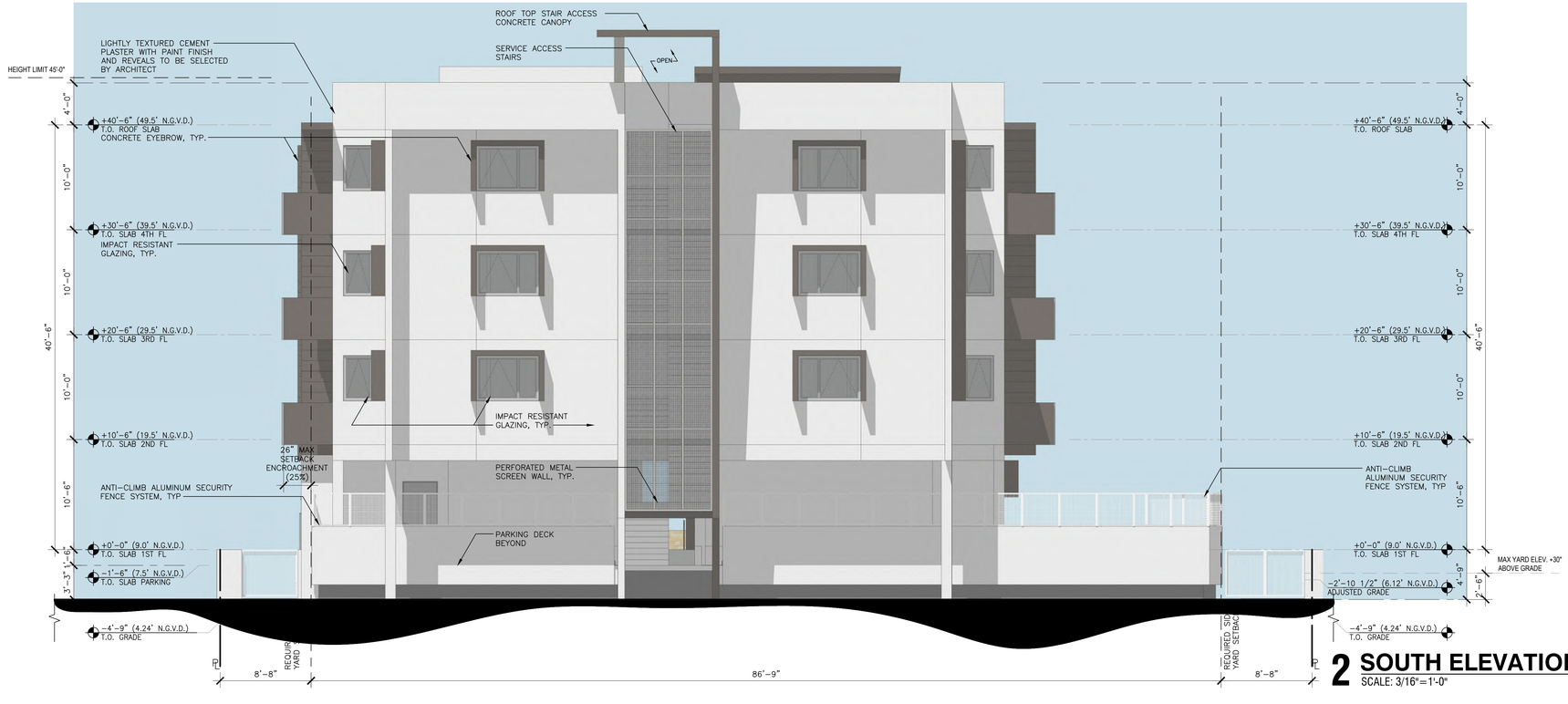
1 **NORTH ELEVATION**
SCALE: 3/16"=1'-0"

GRAPHIC SCALE
0 2' 5' 10' 20'



2 **SOUTH ELEVATION**
SCALE: 3/16"=1'-0"

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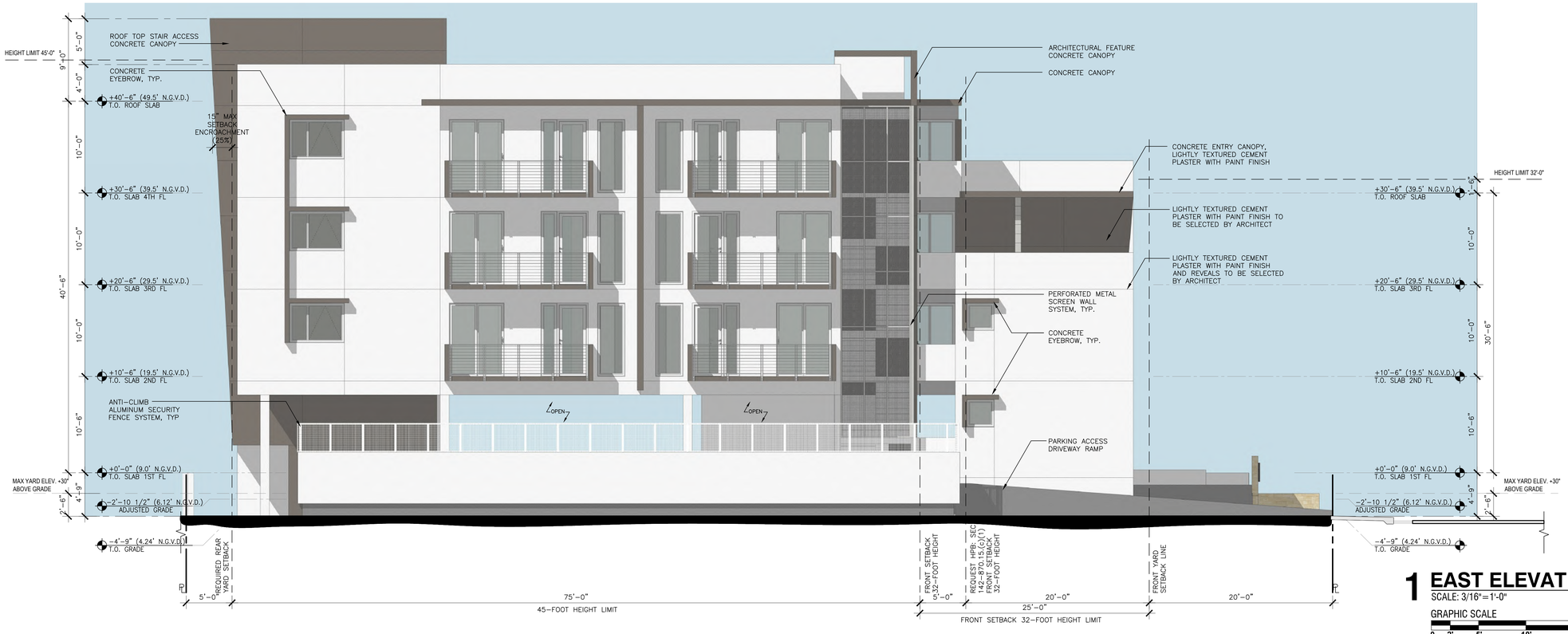
ELEVEN44
1144 MARSEILLE DRIVE, MIAMI BEACH, FL 33141

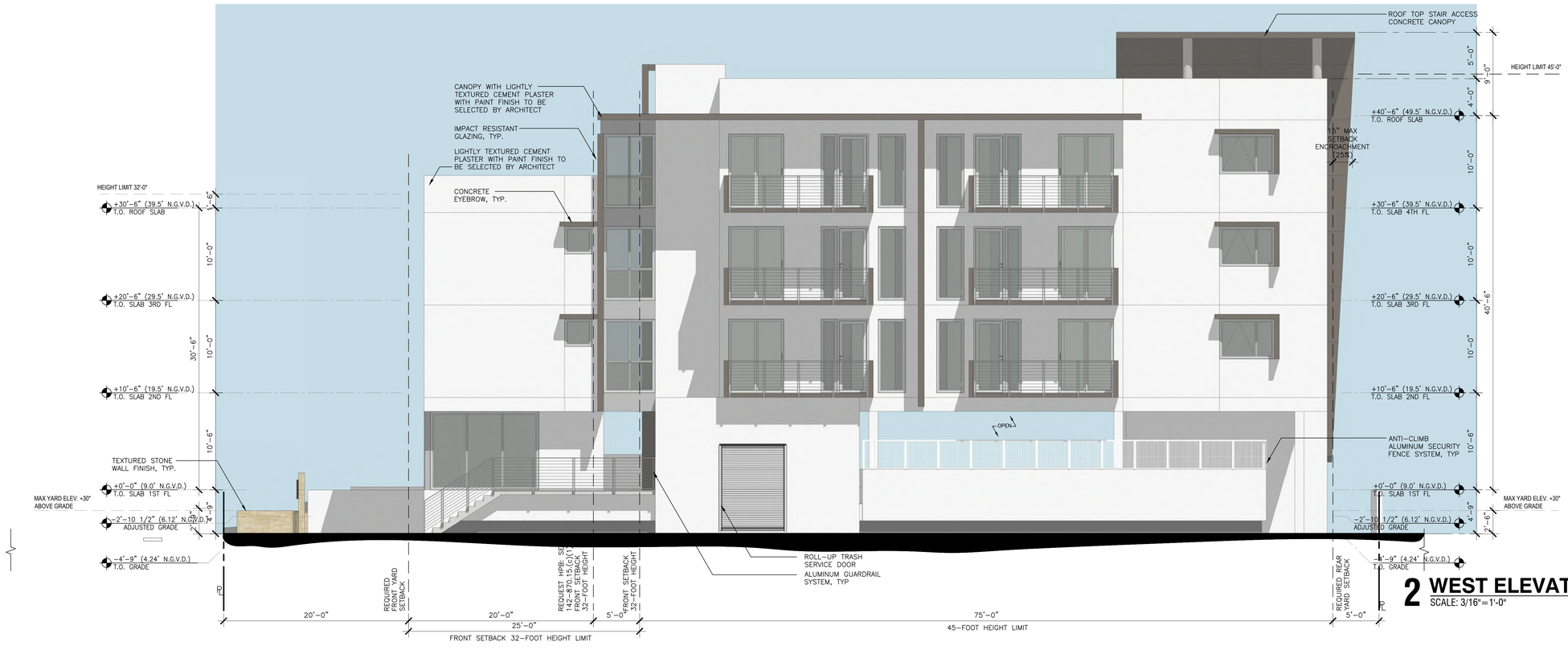


1 EAST ELEVATION

SCALE: 3/16"=1'-0"

GRAPHIC SCALE

0 2' 5' 10' 20'



2 WEST ELEVATION

SCALE: 3/16"=1'-0"

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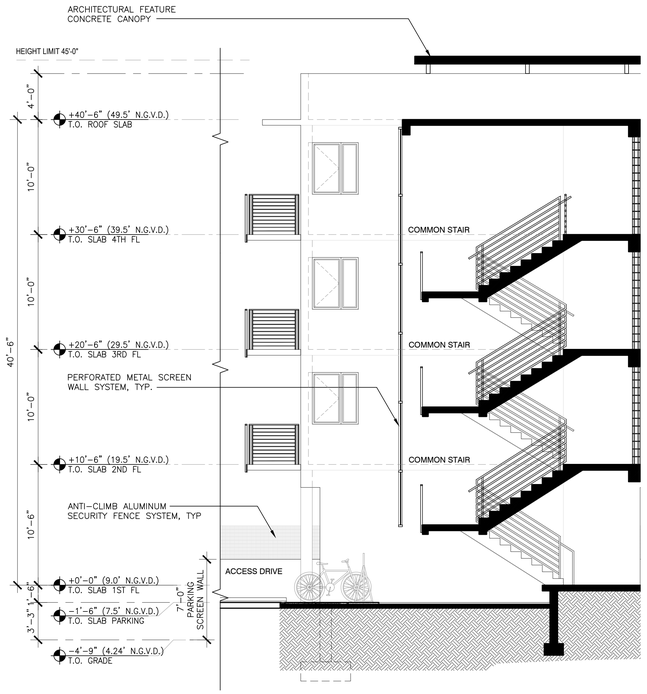
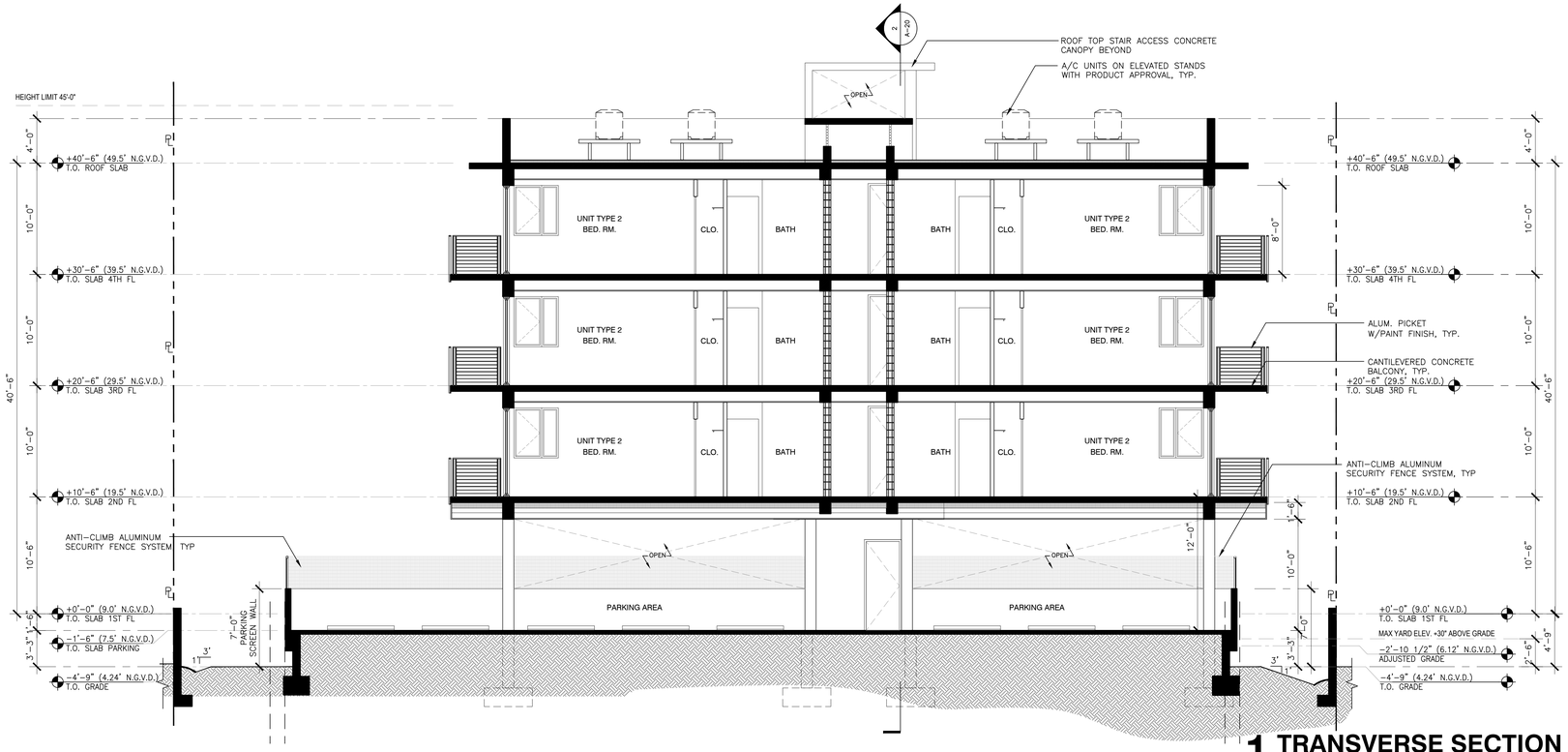
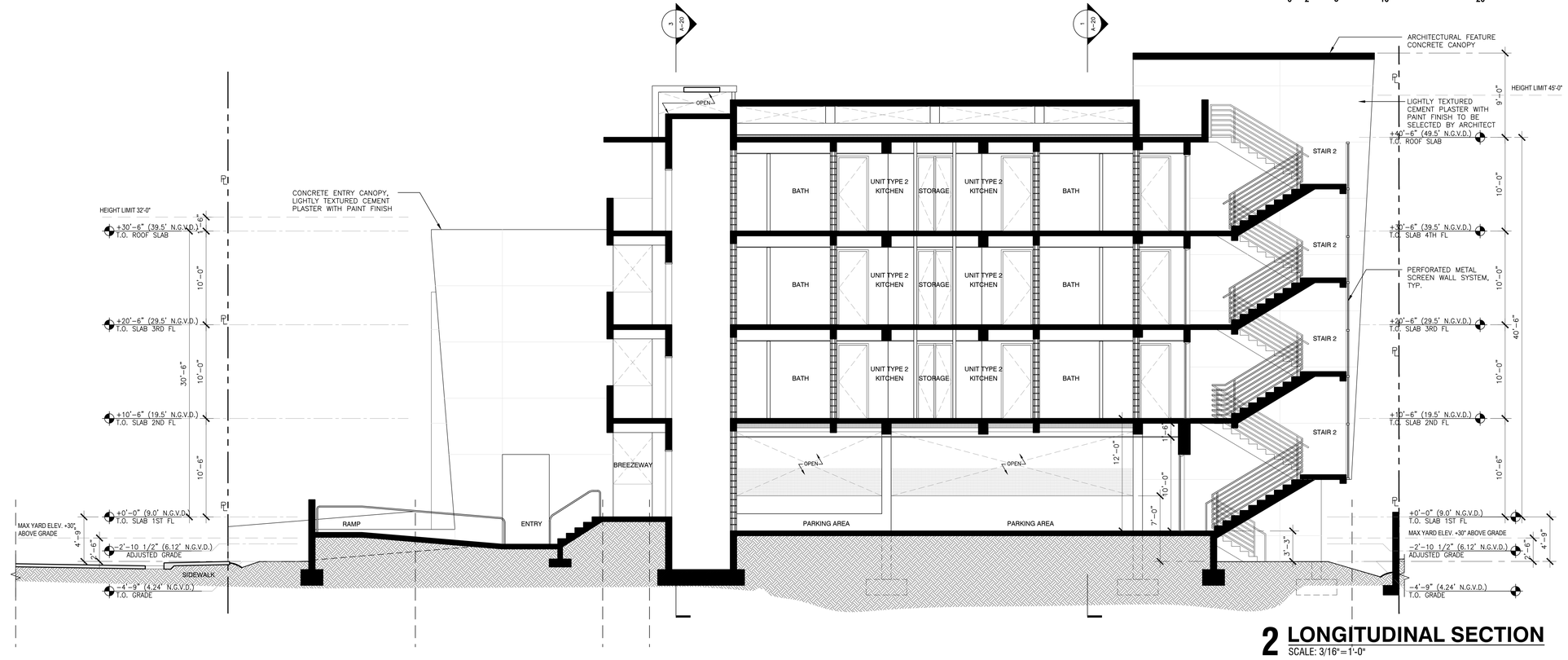


3 FEATURE STAIR SECTION
SCALE: 3/16"=1'-0"



1 TRANSVERSE SECTION
SCALE: 3/16"=1'-0"

GRAPHIC SCALE
0 2' 5' 10' 20'



2 LONGITUDINAL SECTION
SCALE: 3/16"=1'-0"

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MODEL VIEW 2

MODEL VIEW 1

MODEL VIEW 3

MODEL VIEW 4

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MODEL VIEW 6

MODEL VIEW 5

MODEL VIEW 8

MODEL VIEW 7

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MODEL VIEW 10

MODEL VIEW 9

MODEL VIEW 12

MODEL VIEW 11

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RENDERING

1144 MARSEILLE DRIVE

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1144 MARSEILLE DRIVE, MIAMI BEACH, FL 33141

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RENDERING

1144 MARSEILLE DRIVE

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RENDERING

1144 MARSEILLE DRIVE

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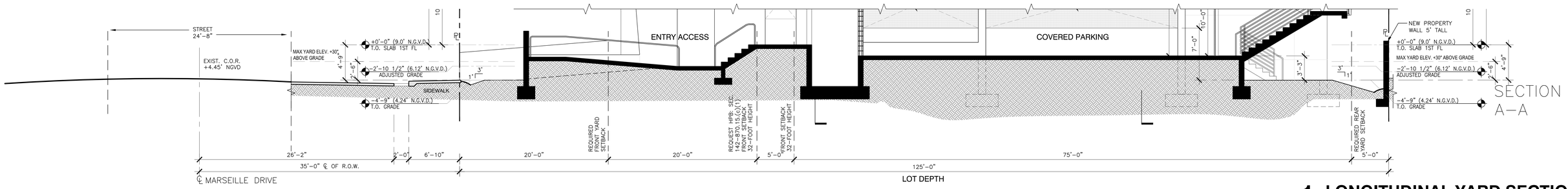
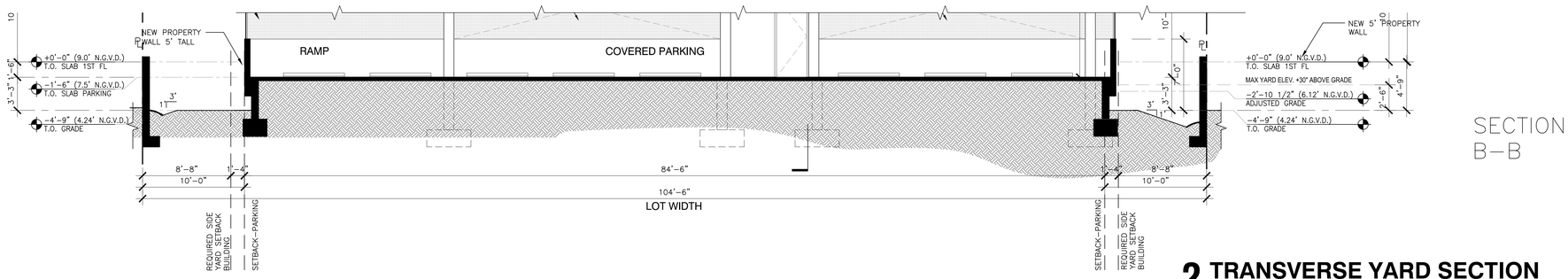


1 LONGITUDINAL YARD SECTION

SCALE: 3/16"=1'-0"

GRAPHIC SCALE

0 2' 5' 10' 20'



2 TRANSVERSE YARD SECTION

SCALE: 3/16"=1'-0"

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