

DESIGN REVIEW BOARD - FINAL SUBMITTAL

6988 ABBOTT AVENUE
MIAMI BEACH, FL 33141

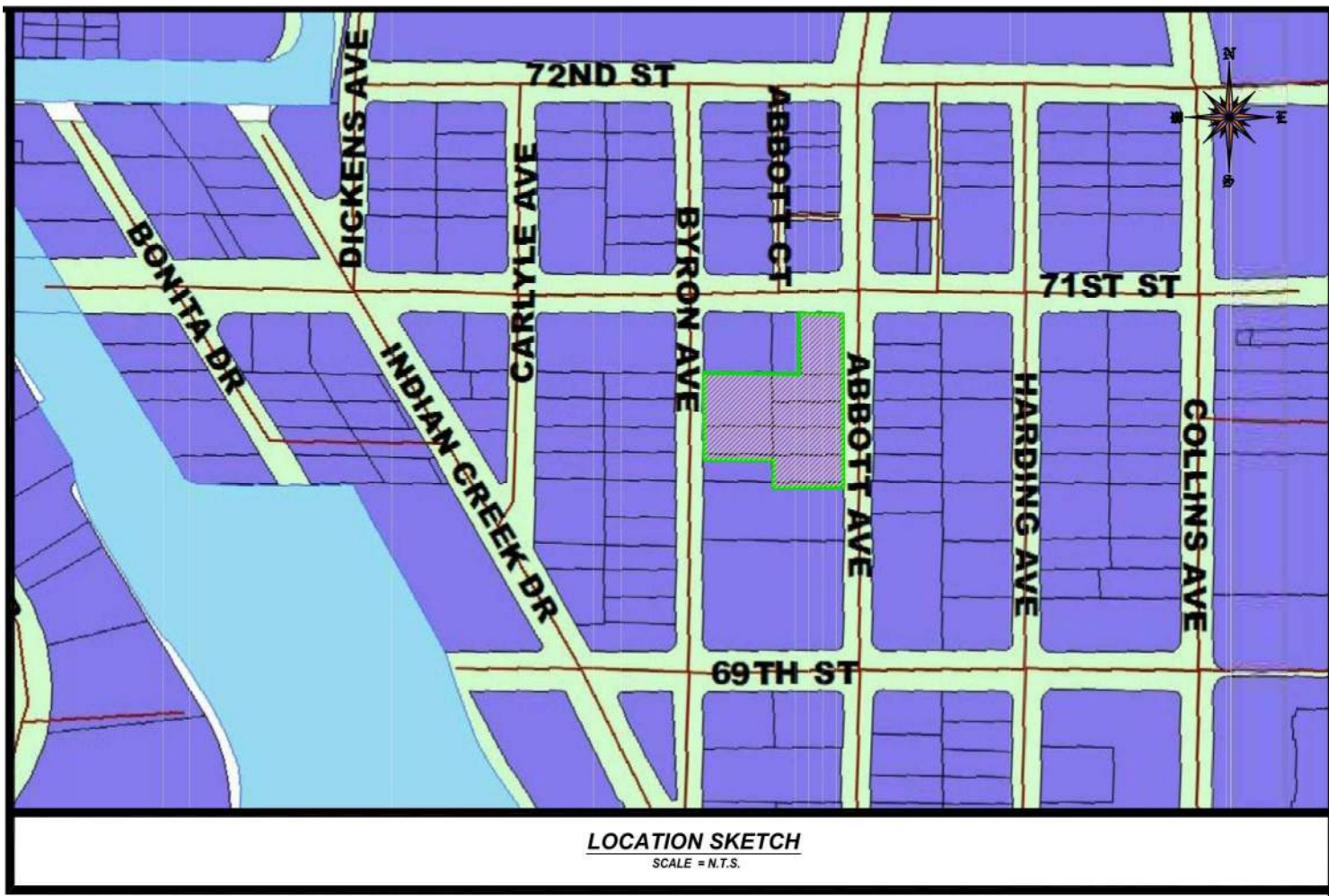
Date Submitted:01/03/22



ARCHITECTURAL

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JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
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SUITE 3025
MIAMI, FLORIDA 33126
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PROPERTY ADDRESS:

6988 ABBOTT AVE
Miami Beach, FL 33141-3105
6972 ABBOTT AVE
Miami Beach, FL 33141-3105
6964 ABBOTT AVE
Miami Beach, FL 33141-3105
6956 ABBOTT AVE
Miami Beach, FL 33141-3105
6948 ABBOTT AVE
Miami Beach, FL 33141-3105
6957 ABBOTT AVE
Miami Beach, FL 33141-3108
6965 ABBOTT AVE
Miami Beach, FL 33141-3108

CERTIFICATION:

NORMANDY BEACH SOUTH

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/ OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.**
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

ABBREVIATION AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
B.C.R. = BROWARD COUNTY RECORDS
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.O.B. = BASIS OF BEARINGS.
B.S.L. = BUILDING SETBACK LINE
C = CALCULATED
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH = CHORD.
CH.B. = CHORD BEARING
CL = CLEAR
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
C.U.P. = CONC. UTILITY POLE
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES.
E = EAST
EB = ELECTRIC BOX
E.T.B. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N. = FOUND NAIL & DISK.
FR = FRAME.
FNIP = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL
H. = HIGH (HEIGHT)
I.F. = IRON FENCE
IN. & EG. = INGRESS AND EGRESS EASEMENT.
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.E. = MAINTENANCE EASEMENTS
MON. = MONUMENT LINE.
N.A.P. = NOT A PART OF.

NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
OVH = OVERHANG
P.W.T. = PAVEMENT.
PL = PLANTER
P.L. = PROPERTY LINE
P.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
P.O.C. = POINT OF COMMENCEMENT.
POB = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK.
PG. = PAGE.
P.W.V. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORD DISTANCE.
RR. = RAIL ROAD.
RES. = RESIDENCE
PROP. COR. = PROPERTY CORNER
R.W. = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STV. = STORY.
SW. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #7806.
S.P. = SCREENED PORCH
S. = SOUTH.
= SECONDS
T = TANGENT
TB = TELEPHONE BOOTH
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP. = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.S. = WOOD SHED.
W. = WEST.
C. = CENTER LINE.
Δ = CENTRAL ANGLE.
∠ = ANGLE.

LEGEND

- = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- = CHAIN LINK FENCE
- = IRON FENCE
- = WOOD FENCE
- = BUILDING SETBACK LINE
- = UTILITY EASEMENT
- = LIMITED ACCESS RW
- = NON-VEHICULAR ACCESS RW
- = EXISTING ELEVATIONS

TREE TABLE					
No.	SPECIES		DBH (Inches)	Height (Ft.)	Spread (Ft.)
12	MAHOGANY	SWIETENIA MAHAGONI	19.5	25	22
13	MAHOGANY	SWIETENIA MAHAGONI	21	25	22
14	MAHOGANY	SWIETENIA MAHAGONI	16	25	20
26	INIDAN LAUREL	FICUS NITIDA	19.8.9	20	24
27	SABAL PALM	SABAL PALMETTO	11	20	12
28	SABAL PALM	SABAL PALMETTO	14	25	20
29	SABAL PALM	SABAL PALMETTO	15	11	12
30	PYGMY DATE PALM	PHOENIX ROEBELENI	6.6	14	12
31	SABAL PALM	SABAL PALMETTO	15	12	8
32	INIDAN LAUREL	FICUS NITIDA	10.10.15.5	25	26
33	BOTTLE BRUSH	CALLISTEMON RIGIDUS	6.8	12	0
34	SABAL PALM	SABAL PALMETTO	14	15	12
35	SABAL PALM	SABAL PALMETTO	20	13	10
36	SABAL PALM	SABAL PALMETTO	15.14.14	22	15
37	SABAL PALM	SABAL PALMETTO	18	12	12
38	INIDAN LAUREL	FICUS NITIDA	23.12	25	24
39	SABAL PALM	SABAL PALMETTO	16	16	12
40	INIDAN LAUREL	FICUS NITIDA	8.11.5.11	25	24
41	SABAL PALM	SABAL PALMETTO	12	16	10
42	SABAL PALM	SABAL PALMETTO	13	10	16
43	SABAL PALM	SABAL PALMETTO	13	16	10
44	SABAL PALM	SABAL PALMETTO	13	15	10
45	SABAL PALM	SABAL PALMETTO	12	16	10
46	SABAL PALM	SABAL PALMETTO	13	16	10
47	SABAL PALM	SABAL PALMETTO	12	16	10
48	SABAL PALM	SABAL PALMETTO	14	12	10
49	SABAL PALM	SABAL PALMETTO	14	15	10
50	SABAL PALM	SABAL PALMETTO	14.10	15	14
51	SABAL PALM	SABAL PALMETTO	12.5	17	10
52	SABAL PALM	SABAL PALMETTO	10	17	10
53	INIDAN LAUREL	FICUS NITIDA	14.7.11.10	18	20
54	SABAL PALM	SABAL PALMETTO	15	13	10
55	SABAL PALM	SABAL PALMETTO	21	13	12
56	SABAL PALM	SABAL PALMETTO	10	6	8
57	SABAL PALM	SABAL PALMETTO	11	6	8
58	SABAL PALM	SABAL PALMETTO	12	12	10
59	MELALEUCA	MELALEUCA QUINQUENERVIA	9.4	20	10
60	SEA GRAPE	COCOLOBA UVIFERA	4.3.3	15	12
61	BLACK OLIVE	BUCIDA BUCERA	13	20	20
62	SABAL PALM	SABAL PALMETTO	16	10	10
63	BLACK OLIVE	BUCIDA BUCERA	12.8.8	25	20
64	BLACK OLIVE	BUCIDA BUCERA	6.5	12	10
65	BLACK OLIVE	BUCIDA BUCERA	14.5.11.9	25	24
66	BLACK OLIVE	BUCIDA BUCERA	20.6.11.5	25	24
67	SABAL PALM	SABAL PALMETTO	12	18	10
68	SABAL PALM	SABAL PALMETTO	16	27	10

FLOOD ZONE INFORMATION

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOODZONE: "AE"
BASE FLOOD ELEVATION: 8 F.
COMMUNITY: 120651
PANEL: 0526
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

- 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.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION LB # 7806.
- ELEVATIONS ARE REFERRED TO CITY OF MIAMI BEACH BENCHMARK # CMB 7201, ELEVATION 4.10 FEET OF N. G. V. D. OF 1929.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:  **JOHN IBARRA** (DATE OF FIELD WORK) **06/10/2019**

PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON:

REVISED ON:

DRAWN BY:	TB
FIELD DATE:	06/10/2019
SURVEY NO:	18-001605-2
SHEET:	1 OF 1



6988 Abbott Avenue
Miami Beach, FL 33141



ALFONSO JURADO AR 95074

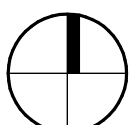
DESIGN REVIEW BOARD
01/03/22

Issue # Issue Date / For

PROPERTY SURVEY - TREE TABLE

SCALE: N.T.S.

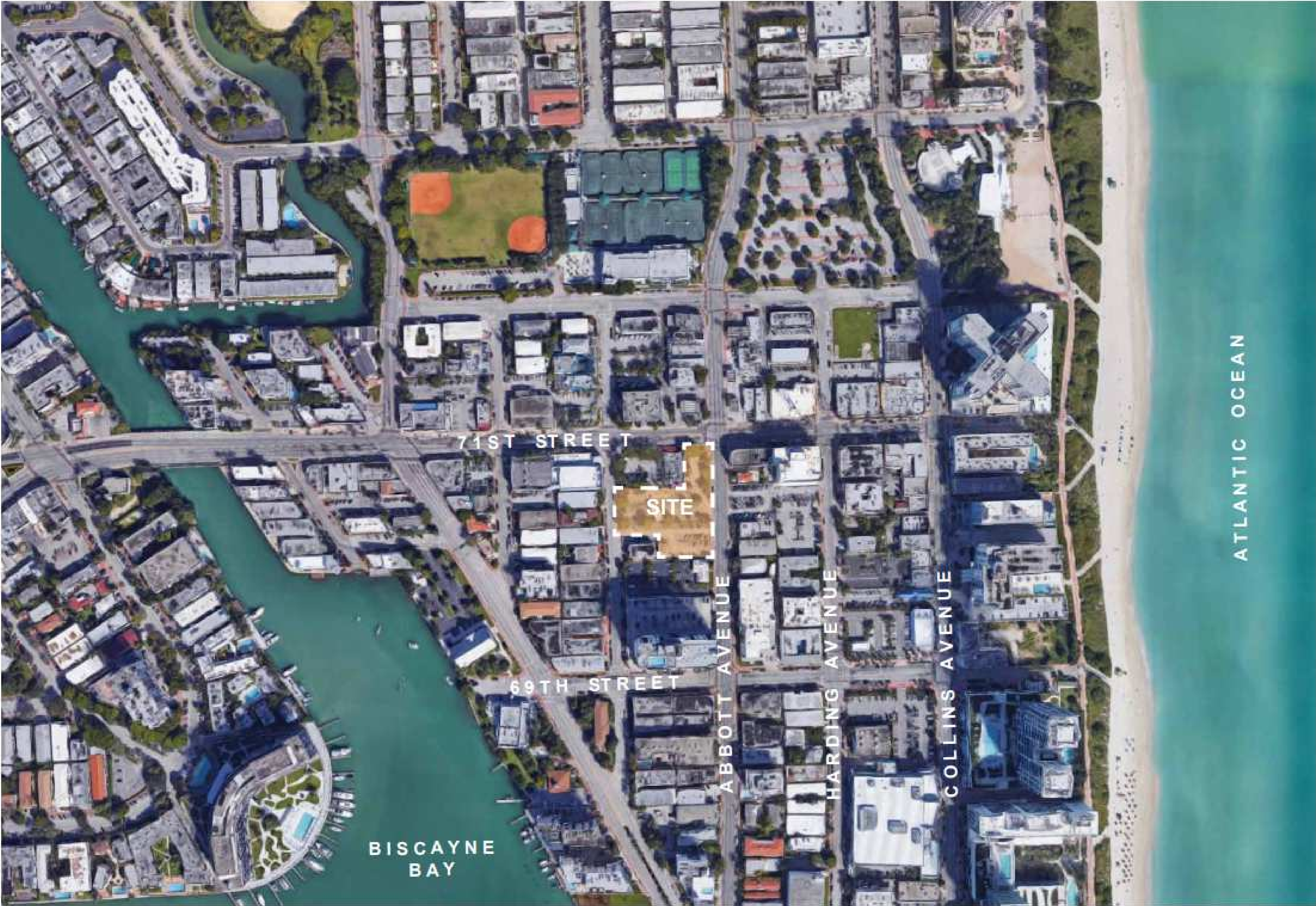
A1-1



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PROPERTY SURVEY - TREE TABLE

N.T.S.



6988 Abbott Avenue
Miami Beach, FL 33141



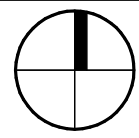
ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD
01/03/22

Issue #	Issue Date / For

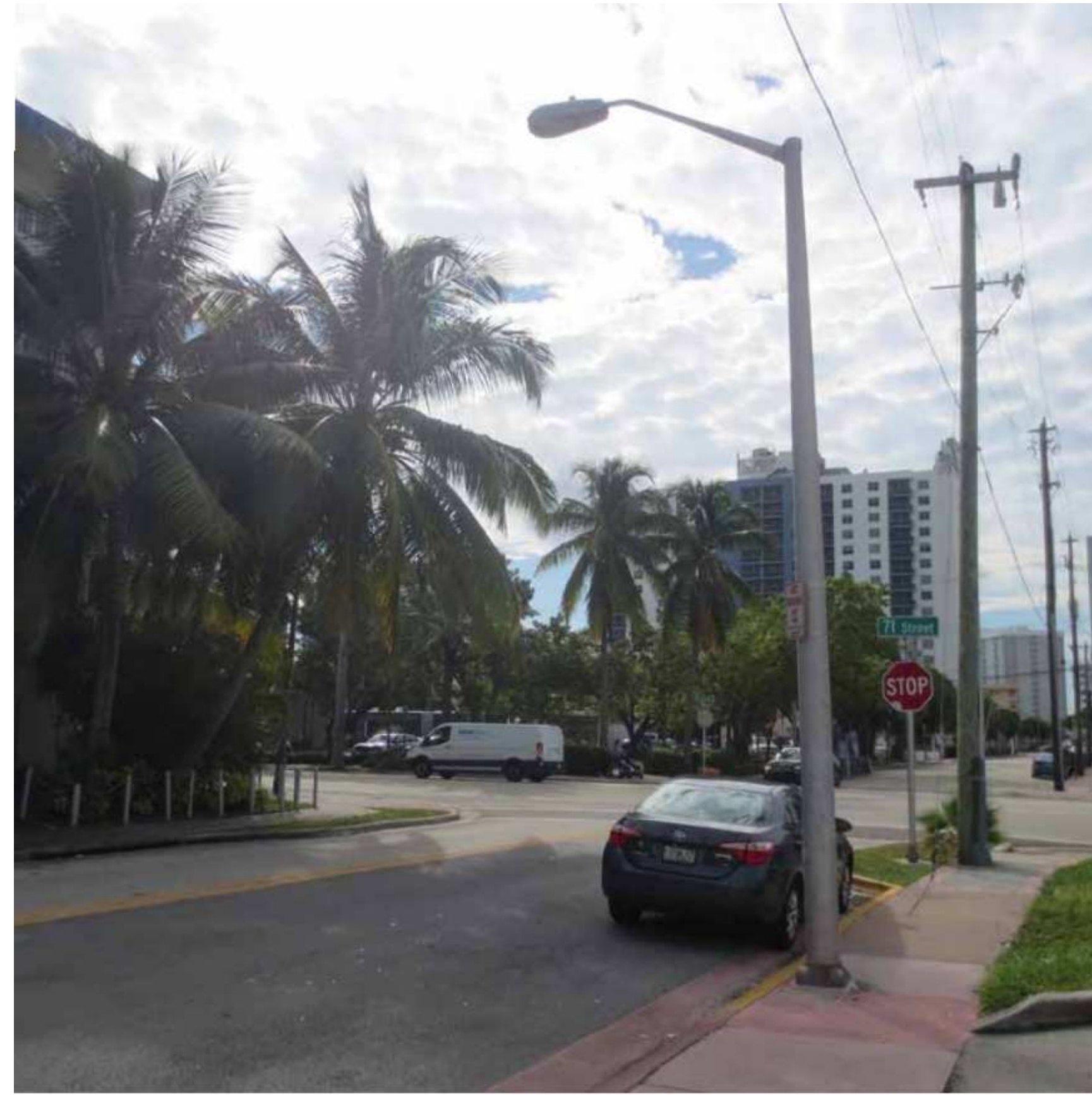
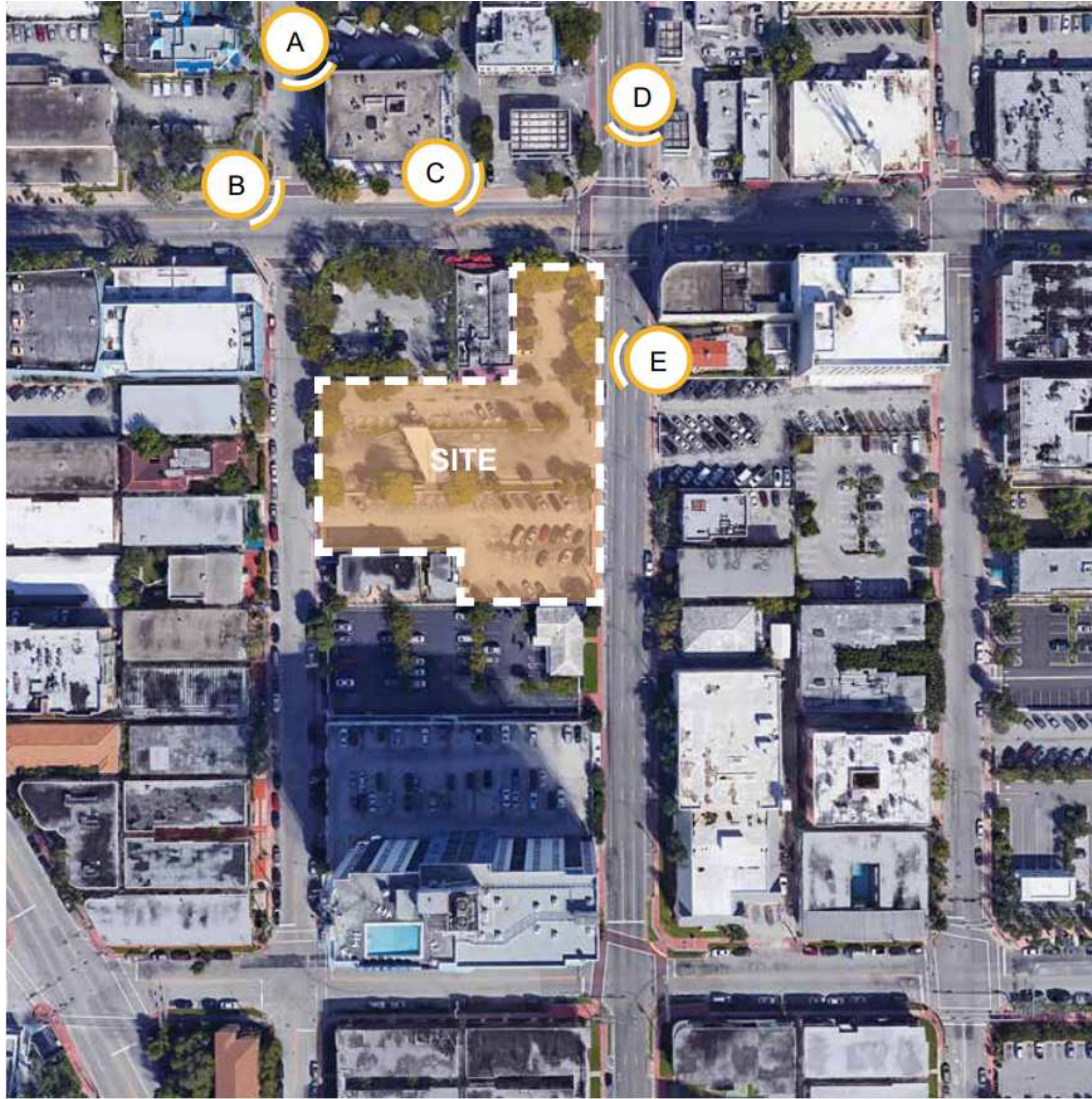
LOCATION MAP

SCALE: N.T.S.

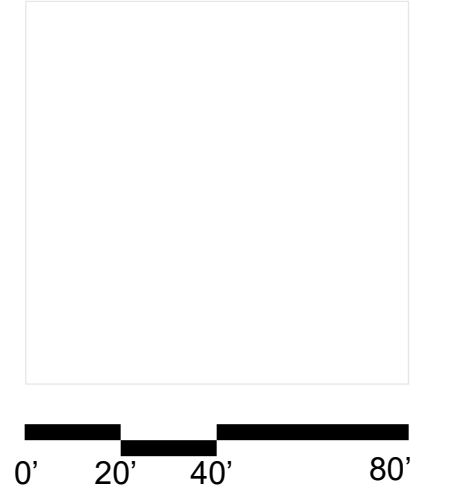
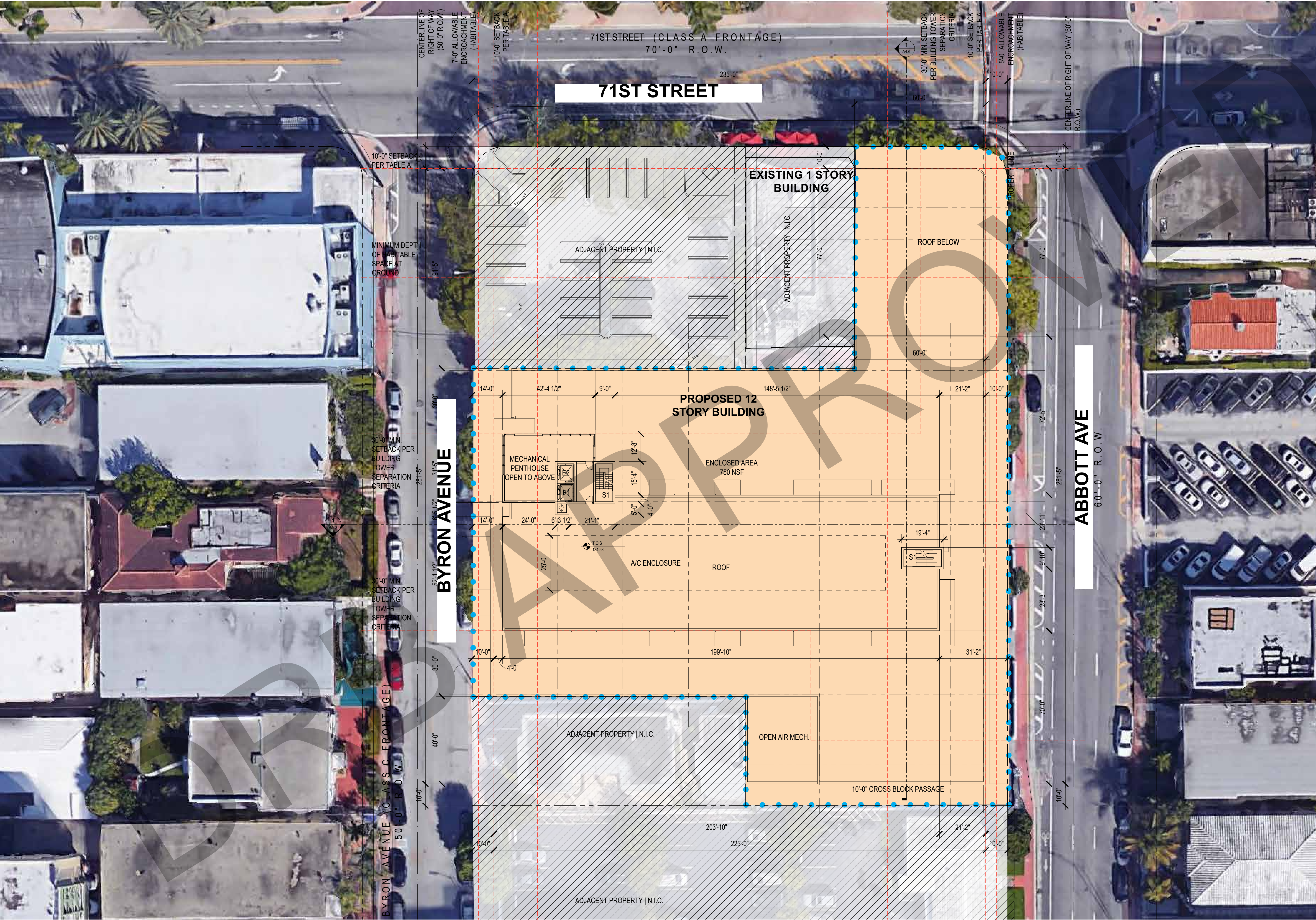


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LOCATION MAP
N.T.S.







6988 Abbott Avenue
Miami Beach, Florida

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



Design Review Board
10 August 2020

A1.6



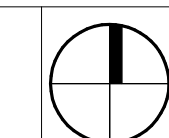
Miami Beach, FL 33141



Issue #	Issue Date / For
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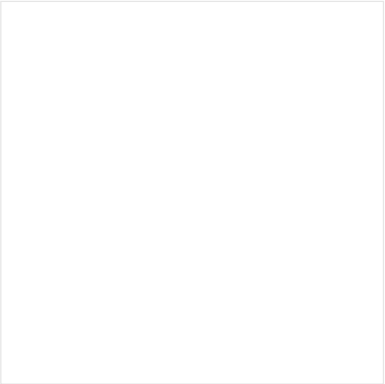
SCALE: N.T.S.

A1-6



1

	N.T.S.
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6988 Abbott Avenue
Miami Beach, Florida

FAR Analysis
Scale: None

NEW Development			
Roof	12'-0"	750 FAR GSF	0 Units
Level 12	12'-0"	13,710 FAR GSF	18 Units
Level 11	12'-0"	13,710 FAR GSF	18 Units
Level 10	9'-8"	13,710 FAR GSF	18 Units
Level 9	9'-8"	13,710 FAR GSF	18 Units
Level 8	9'-8"	13,710 FAR GSF	18 Units
Level 7	9'-8"	13,710 FAR GSF	18 Units
Level 6	9'-8"	13,710 FAR GSF	18 Units
Level 5	9'-8"	13,710 FAR GSF	18 Units
Level 4	9'-8"	17,600 FAR GSF	18 Units
Level 3	11'-0"	4,349 FAR GSF	4 Units
Level 2	11'-0"	5,691 FAR GSF	4 Units
Level 1	18'-0"	33,800 FAR GSF	
Building Area Totals		171,870 FAR GSF	
			170 Units
			Average Unit Size Gross
			807.76 GSF/Unit
Development Total	171,870.00 FAR GSF		
Buildable FAR	174,370.00 FAR GSF		
FAR Remaining	-2500.00 FAR GSF		
		Allowable FAR	3.5

ADDRESS	FOLIO	PRIOR ZONING	PRIOR DENSITY	UNITS ALLOWED UNDER PRIOR DENSITY	ACREAGE	SQFT	FAR	
6988 Abbott Avenue	02-3211-002-1050	TC1	150	24	0.16 Acres	7,070 SQ FT	24,745.00 FAR GSF	New Construction
6972 Abbott Avenue	02-3211-002-1040	TC1	150	21	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF	New Construction
6964 Abbott Avenue	02-3211-002-1030	TC3	60	8	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF	New Construction
6956 Abbott Avenue	02-3211-002-1020	TC3	60	8	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF	New Construction
6948 Abbott Avenue	02-3211-002-1010	TC3	60	8	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF	New Construction
6965 Byron Avenue	02-3211-002-0970	TC1	150	22	0.14 Acres	6,250 SQ FT	21,875.00 FAR GSF	New Construction
6965 Byron Avenue	02-3211-002-0970	TC3	60	9	0.14 Acres	6,250 SQ FT	21,875.00 FAR GSF	New Construction
6957 Byron Avenue	02-3211-002-0990	TC3	60	9	0.14 Acres	6,250 SQ FT	21,875.00 FAR GSF	New Construction
SubTotal				109			174,370.00 FAR GSF	171,870 FAR GSF
				Total proposed units	170			
				Net difference: 61				
TOTAL DEVELOPMENT SUMMARY					1.14 Acres	49,820 SQ FT	174,370.00 FAR GSF	171,870.00 FAR GSF



ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD
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Issue #	Issue Date / For

FAR ANALYSIS

SCALE: N.T.S.

NEW Development			
Roof	12'-0"	750 FAR GSF	0 Units
Level 12	12'-0"	13,733 FAR GSF	18 Units
Level 11	12'-0"	13,733 FAR GSF	18 Units
Level 10	9'-8"	13,733 FAR GSF	18 Units
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Level 8	9'-8"	13,733 FAR GSF	18 Units
Level 7	9'-8"	13,733 FAR GSF	18 Units
Level 6	9'-8"	13,733 FAR GSF	18 Units
Level 5	9'-8"	13,733 FAR GSF	18 Units
Level 4	9'-8"	17,479 FAR GSF	18 Units
Level 3	11'-0"	4,349 FAR GSF	4 Units
Level 2	11'-0"	5,691 FAR GSF	4 Units
Level 1	18'-0"	33,800 FAR GSF	
Building Area Totals		171,933 FAR GSF	170 Units
Development Total		171,933.00 FAR GSF	
Buildable FAR		174,370.00 FAR GSF	
FAR Remaining		-2,437.00 FAR GSF	
Allowable FAR			3.5

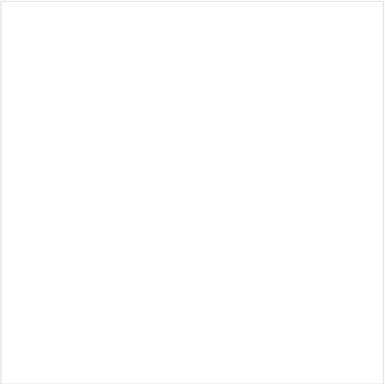
ADDRESS	FOLIO	PRIOR ZONING	PRIOR DENSITY	UNITS ALLOWED UNDER PRIOR DENSITY	ACREAGE	SQFT	FAR	
6988 Abbott Avenue	02-3211-002-1050	TC1	150	24	0.16 Acres	7,070 SQ FT	24,745.00 FAR GSF	New Construction
6972 Abbott Avenue	02-3211-002-1040	TC1	150	21	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF	New Construction
6964 Abbott Avenue	02-3211-002-1030	TC3	60	8	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF	New Construction
6956 Abbott Avenue	02-3211-002-1020	TC3	60	8	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF	New Construction
6948 Abbott Avenue	02-3211-002-1010	TC3	60	8	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF	New Construction
6965 Byron Avenue	02-3211-002-0970	TC1	150	22	0.14 Acres	6,250 SQ FT	21,875.00 FAR GSF	New Construction
6965 Byron Avenue	02-3211-002-0970	TC3	60	9	0.14 Acres	6,250 SQ FT	21,875.00 FAR GSF	New Construction
6957 Byron Avenue	02-3211-002-0990	TC3	60	9	0.14 Acres	6,250 SQ FT	21,875.00 FAR GSF	New Construction
SubTotal				109			174,370.00 FAR GSF	171,933 FAR GSF
				Total proposed units				170
				Net difference: 61				
TOTAL DEVELOPMENT SUMMARY					1.14 Acres	49,820 SQ FT	174,370.00 FAR GSF	171,933.00 FAR GSF



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

Zoning Tabulations
Scale: None

Zoning Districts	Reference	Required Allowed	Provided		Notes
6988 Abbott Avenue	Folio No. 02-3211-002-1050	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
6972 Abbott Avenue	Folio No. 02-3211-002-1040	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
6964 Abbott Avenue	Folio No. 02-3211-002-1030	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
6956 Abbott Avenue	Folio No. 02-3211-002-1020	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
6948 Abbott Avenue	Folio No. 02-3211-002-1010	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
6965 Byron Avenue	Folio No. 02-3211-002-0970	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
6957 Byron Avenue	Folio No. 02-3211-002-0990	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	

Lot Area Summary					
Net Lot Area					
6988 Abbott Avenue	Folio No. 02-3211-002-1050	7,070 SF		Record	
6972 Abbott Avenue	Folio No. 02-3211-002-1040	6,000 SF		Record	
6964 Abbott Avenue	Folio No. 02-3211-002-1030	6,000 SF		Record	
6956 Abbott Avenue	Folio No. 02-3211-002-1020	6,000 SF		Record	
6948 Abbott Avenue	Folio No. 02-3211-002-1010	6,000 SF		Record	
6965 Byron Avenue	Folio No. 02-3211-002-0970	12,500 SF		Record	
6957 Byron Avenue	Folio No. 02-3211-002-0990	6,250 SF		Record	
Total Lot Area Before Dedications (SF)		49,820 SF		Record	
Total Lot Area Before Dedications (Acres)		1.14 Acres		Record	

General Development Requirements	Reference	Required Allowed	Provided		Notes
Maximum Floor Area Ratio (FAR) - Ratio	Sec. 142-743(a)	3.50	3.45	Compliant	
Maximum Floor Area Ratio (FAR) - Square Footage	Sec. 142-743(a)	174,370 GSF	171,870 GSF		
Maximum Building Height	Sec. 142-743(b)(2a)	200'-0"	149'-4"	Compliant	For lots that are greater than 45,000 SF the maximum building height is 200 feet per Section 142-747 (public benefit height)
Minimum Unit Size					
Apartments	Sec. 142-743(c)	550 SF		Compliant	(134) units for 550-850 (36) unit for 851-1250
Workforce Housing	Sec. 142-743(c)	400 SF		N/A	
Affordable Housing	Sec. 142-743(c)	400 SF		N/A	Minimum 20 percent of the gross floor area of building shall consist of amenity space on same site
Co-living	Sec. 142-743(c)	375 SF		N/A	
Maximum Residential Density	Sec. 142-743(d)	150 du/acre max.	149 du/acre	Compliant	
Total Dwelling Units (DUs) Allowed	Sec. 142-743(d)	171 Dwelling Units	170 Dwelling Units		

Setbacks and Encroachments					
General Note	Sec. 142-744	See Notes		Compliant	Heights shall be measured from the City of Miami Beach Freeboard of five feet, unless otherwise noted.
Setbacks and Encroachments	Sec. 142-744 (Table A)				
71st Street		Street Class A		Record	
Street Class		Grade to 55'-0" = 10'-0" 55 feet to Max. Height = 25'-0"		Record	
Building Height at which Setback occurs		Grade to 55'-0" = 10'-0" 55 feet to Max. Height = 25'-0"		Compliant	
Minimum Setback from property line		Grade to 55'-0" = 0'-0" Above 55 feet = 5'-0"		Compliant	
Allowable Habitable Encroachments into Setback					
Abbott Avenue and Dickens Avenue		Street Class B		Record	
Street Class		Grade to max. height		Record	
Building Height at which Setback occurs		10'-0"		Compliant	
Minimum Setback from property line		5'-0"		Compliant	
Allowable Habitable Encroachments into Setback					
Byron Avenue, Carlyle Avenue and Harding Avenue		Street Class C		Record	
Street Class		Grade to max. height		Record	
Building Height at which Setback occurs		10'-0"		Compliant	
Minimum Setback from property line		7'-0"		Compliant	
Allowable Habitable Encroachments into Setback					

Parking Requirements					
	Sec. 130-33(e)				
Residential Parking	Minimum of 0.5 parking spaces per DU between 550 and 850 square feet Minimum of 0.75 parking spaces per DU between 851 and 1,250 square feet Minimum of 1.00 parking spaces per DU above 1,250 square feet Residential Required Parking =	67 Parking Spaces 27 Parking Spaces 0 Parking Spaces 94 Parking Spaces	107 Parking Spaces	Compliant	
Retail Parking	Sec. 130-33 - 1/300 SF based on Parking District 8 Retail Uses (SF) = Retail Uses (Parking Ratio) Retail Uses (Total Spaces) Total Parking Required =	See Below 30,089 SF 0 0 Parking Spaces 94 Parking Spaces	57 Parking Spaces 164 Parking Spaces	Compliant Compliant	Section 130-33(c) There shall be no Parking Requirement for Retail in Parking District No. 04

Bicycle Parking Requirements					
	Sec. 130-33(e)(10)				
Retail Bicycle Parking	Short-Term Bicycle Parking Long-Term Bicycle Parking Commercial Required Bicycle Parking =	4 Bicycle Parking Spaces 14 Bicycle Parking Spaces 18 Bicycle Parking Spaces	18 Parking Spaces	Compliant	Short Term Bicycle Parking one (1) per business, four (4) per project, or one (1) per 10,000 Square Feet whichever is greater Long Term Bicycle Parking one (1) per business or two (2) per 5,000 Square Feet whichever is greater
Residential Bicycle Parking	Short-Term Bicycle Parking Long-Term Bicycle Parking Residential Required Bicycle Parking =	17 Bicycle Parking Spaces 170 Bicycle Parking Spaces 187 Bicycle Parking Spaces	199 Parking Spaces	Compliant	Short Term Bicycle Parking four (4) per building or one (1) per 10 Units whichever is greater Long Term Bicycle Parking one (1) per Unit.

Design Review Board
10 August 2020

A2.2

ZONING ANALYSIS | 6988 Abbott Avenue | Miami Beach, Florida

Zoning Districts	Reference	Required Allowed	Provided	Notes
6988 Abbott Avenue	Folio No. 02-3211-002-1050	Town Center-Central Core TC-C	Town Center-Central Core TC-C Record	
6972 Abbott Avenue	Folio No. 02-3211-002-1040	Town Center-Central Core TC-C	Town Center-Central Core TC-C Record	
6964 Abbott Avenue	Folio No. 02-3211-002-1030	Town Center-Central Core TC-C	Town Center-Central Core TC-C Record	
6956 Abbott Avenue	Folio No. 02-3211-002-1020	Town Center-Central Core TC-C	Town Center-Central Core TC-C Record	
6948 Abbott Avenue	Folio No. 02-3211-002-1010	Town Center-Central Core TC-C	Town Center-Central Core TC-C Record	
6965 Byron Avenue	Folio No. 02-3211-002-0970	Town Center-Central Core TC-C	Town Center-Central Core TC-C Record	
6957 Byron Avenue	Folio No. 02-3211-002-0990	Town Center-Central Core TC-C	Town Center-Central Core TC-C Record	

Lot Area Summary

Net Lot Area			
6988 Abbott Avenue	Folio No. 02-3211-002-1050	7,070 SF	Record
6972 Abbott Avenue	Folio No. 02-3211-002-1040	6,000 SF	Record
6964 Abbott Avenue	Folio No. 02-3211-002-1030	6,000 SF	Record
6956 Abbott Avenue	Folio No. 02-3211-002-1020	6,000 SF	Record
6948 Abbott Avenue	Folio No. 02-3211-002-1010	6,000 SF	Record
6965 Byron Avenue	Folio No. 02-3211-002-0970	12,500 SF	Record
6957 Byron Avenue	Folio No. 02-3211-002-0990	6,250 SF	Record
Total Lot Area Before Dedications (SF)		49,820 SF	Record
Total Lot Area Before Dedications (Acres)		1.14 Acres	Record

General Development Requirements

Maximum Floor Area Ratio (FAR) - Ratio	Sec. 142-743(a)	3.50	3.45	
Maximum Floor Area Ratio (FAR) - Square Footage	Sec. 142-743(a)	174,370 GSF	171,933 GSF	Compliant
Maximum Building Height	Sec. 142-743(b)(2a)	200'-0"	149'-4"	Compliant
Minimum Unit Size				
Apartments	Sec. 142-743(c)	550 SF		Compliant
Workforce Housing	Sec. 142-743(c)	400 SF		N/A
Affordable Housing	Sec. 142-743(c)	400 SF		N/A
Co-living	Sec. 142-743(c)	375 SF		N/A
Maximum Residential Density	Sec. 142-743(d)	150 du/acre max.	149 du/acre	
Total Dwelling Units (DUs) Allowed	Sec. 142-743(d)	171 Dwelling Units	170 Dwelling Units	Compliant

Setbacks and Encroachments

General Note	Sec. 142-744	See Notes	Compliant	Heights shall be measured from the City of Miami Beach Freeboard of five feet, unless otherwise noted.
Setbacks and Encroachments	Sec. 142-744 (Table A)			
71st Street	Street Class	Street Class A	Record	
	Building Height at which Setback occurs	Grade to 55'-0" = 10'-0" 55 feet to Max. Height = 25'-0"	Record	
	Minimum Setback from property line	Grade to 55'-0" = 10'-0" 55 feet to Max. Height = 25'-0"	Compliant	
	Allowable Habitable Encroachments into Setback	Grade to 55'-0" = 0'-0" Above 55 feet = 5'-0"	Compliant	
Abbott Avenue and Dickens Avenue	Street Class	Street Class B	Record	
	Building Height at which Setback occurs	Grade to max. height	Record	
	Minimum Setback from property line	10'-0"	Compliant	
	Allowable Habitable Encroachments into Setback	5'-0"	Compliant	
Byron Avenue, Carlyle Avenue and Harding Avenue	Street Class	Street Class C	Record	
	Building Height at which Setback occurs	Grade to max. height	Record	
	Minimum Setback from property line	10'-0"	Compliant	
	Allowable Habitable Encroachments into Setback	7'-0"	Compliant	

Parking Requirements

Sec. 130-33(e)		Sec. 130-33(e)		
Residential Parking	Minimum of 0.5 parking spaces per DU between 550 and 850 square feet Minimum of 0.75 parking spaces per DU between 851 and 1,250 square feet Minimum of 1.00 parking spaces per DU above 1,250 square feet Residential Required Parking =	66 Parking Spaces 27 Parking Spaces 0 Parking Spaces 93 Parking Spaces	100 Parking Spaces Compliant	
Retail Parking	Sec. 130-33 - 1/300 SF based on Parking District 8 Retail Uses (SF) = Retail Uses (Parking Ratio) Retail Uses (Total Spaces) Total Parking Required =	See Below 30,089 SF 0 0 Parking Spaces 94 Parking Spaces	59 Parking Spaces Compliant	<i>Section 130-33(c) There shall be no Parking Requirement for Retail in Parking District No. 04</i>
			159 Parking Spaces Compliant	

Bicycle Parking Requirements

Sec. 130-33(e)(10)			
Retail Bicycle Parking	Short-Term Bicycle Parking Long-Term Bicycle Parking	4 Bicycle Parking Spaces 14 Bicycle Parking Spaces	Short Term Bicycle Parking one (1) per business, four (4) per project, or one (1) per 10,000 Square Feet whichever is greater Long Term Bicycle Parking one (1) per business or two (2) per 5,000 Square Feet whichever is greater
Commercial Required Bicycle Parking =		18 Bicycle Parking Spaces	18 Parking Spaces Compliant
Residential Bicycle Parking	Short-Term Bicycle Parking Long-Term Bicycle Parking	17 Bicycle Parking Spaces 170 Bicycle Parking Spaces	Short Term Bicycle Parking four (4) per building or one (1) per 10 Units whichever is greater Long Term Bicycle Parking one (1) per Unit.
Residential Required Bicycle Parking =		187 Bicycle Parking Spaces	199 Parking Spaces Compliant



6988 Abbott Avenue
Miami Beach, FL 33141



ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD
01/03/22

[illegible]

ZONING TABULATIONS

SCALE: N.T.S.



Issue #	Issue Date / For
1	1997 / 1998
2	1998 / 1999
3	1999 / 2000
4	2000 / 2001
5	2001 / 2002
6	2002 / 2003
7	2003 / 2004
8	2004 / 2005
9	2005 / 2006
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14	2010 / 2011
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126	2122 / 2123
127	2123 / 2124
128	2124 / 2125
129	2125 / 2126
130	2126 / 2127

SCALE: N.T.S

70th Street Frontage	Sec. 142-745(b)	N/A	N/A	
Street Class Designations Abbott Avenue Harding Avenue	Sec. 142-745(c)	Class B Frontage	Record	
		Class C Frontage	Record	
Hierarchy of Frontages	Sec. 142-745(d)	See Remarks	Compliant	Highest Class of Frontage is Class A Frontage. Where conflicts between requirements of classes, highest Class Frontage shall control
Class A	Sec. 142-745(e)	See Remarks		In addition to other requirements Frontages shall be built as follows:
		N/A	N/A	(1) Facades shall have a minimum of height of 35 feet.
				(2) Buildings shall have a minimum of three floors located along a minimum of 90 percent of the length of the setback line
		N/A	N/A	a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza.
		N/A	N/A	b. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space with a minimum depth of 50 feet from the building façade.
		N/A	N/A	c. The habitable space on the ground floor shall be for commercial and hotel uses, and to provide access to uses on upper floor of the building.
		N/A	N/A	d. The second and third floors shall contain habitable space for residential, hotel or commercial uses with a minimum depth of 25 feet from the building façade.
		N/A	N/A	e. Ground floor and surface parking shall be setback a minimum of 50 feet from the building façade and be concealed from view from the clear pedestrian path.
			N/A	(3) Driveways and vehicle access to off-street parking and loading shall be prohibited on a Class A Frontage, unless it is the only means of egress to the site.. Permitted drive-ways on Class A frontages shall be limited by the following
		N/A	N/A	a. If a driveway is permitted it shall be limited to 22 feet in width and be incorporated into the façade of the building.
		N/A	N/A	b. Driveways shall be spaced no closer than 60 feet apart.
		N/A	N/A	d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path.
				(4) Off-Street loading shall be prohibited on Class A frontages, unless it is the only means of egress to the site.
				(5) On-Street loading shall be prohibited on Class A frontages.
				(6) Ground floor utility infrastructure, including as may be required by Florida Power and Light (FPL) shall be prohibited on a Class A frontage, unless it is the only means of egress to the site or if the only other means of egress is from a Class A street.
Class B	Sec. 142-745(f)			Permitted utility infrastructure shall be developed as follows:
		N/A	N/A	a. Permitted utility infrastructure shall be concealed from the public view and be placed within or behind the line of the façade if access from the street is required.
				(7) In addition to the requirements of Section 126-6(a)(1), street trees shall have a minimum clear trunk of eight feet, an overall height of 22 feet, and a minimum caliper of six inches at time of planting. Additionally, the following shall apply:
		N/A	N/A	a. Street trees shall be up-lit.
		N/A	N/A	b. If such street trees cannot be planted the applicant/property owner shall contribute double the sum required in Section 126-7(2) into the city's tree trust fund.
		See Remarks		In addition to other requirements Frontages shall be built as follows:
		35'-0" Min. Façade Height	Compliant	(1) Facades shall have a minimum of height of 35 feet.
				(2) Buildings shall have a minimum of three floors located along a minimum of 90 percent of the length of the setback line
		N/A	N/A	a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza.
		Min. 45'-0" Habitable Ground Floor Depth	Compliant	b. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space with a minimum depth of 45 feet from the building façade.
		N/A	N/A	(3) Driveways and vehicle access to off-street parking and loading shall be prohibited unless it is the only means of egress to the site or if the only other means of egress is from a Class A Street. Permitted drive-ways on Class B frontages shall be limited by the following
		N/A	N/A	a. The prohibition on driveways may be waived by the design review board on blocks that are over 260 feet in length; however, such driveways shall be limited to 12 feet in width.
		N/A	N/A	b. Driveways shall be limited to 22 feet in width and be incorporated into the façade of the building.
		N/A	N/A	c. Driveways shall be spaced no closer than 60 feet apart on a single parcel.
		Class C	Sec. 142-745(g)	N/A
N/A	N/A			(4) Off-Street loading shall be prohibited on Class B frontages, unless it is the only means of egress to the site, or if the only other means of egress is from a Class A street.
N/A	N/A			(5) On-Street loading shall be prohibited on Class B frontages.
N/A	N/A			(6) Ground floor utility infrastructure, including as may be required by Florida Power and Light (FPL) shall be prohibited on a Class B frontage, unless it is the only means of egress to the site or if the only other means of egress is from a Class A street.
				Permitted utility infrastructure shall be developed as follows:
				a. Permitted utility infrastructure shall be concealed from the public view and be placed within or behind the line of the façade if access from the street is required.
See Remarks				In addition to other requirements Frontages shall be built as follows:
35'-0" Min. Façade Height				(1) Facades shall have a minimum of height of 35 feet.
				(2) Buildings shall have a minimum of three floors located along a minimum of 85 percent of the length of the setback line pursuant to the following:
	N/A			a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza.
				b. Where there are ground floor residential units, the building may be recessed from the setback line up to five feet in order to provide private gardens or porches that are visible and accessible from the street.
	TBD			c. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space for residential, hotel or commercial uses with a minimum depth of 20 feet from the building façade for the minimum required length along the setback line.
				e. Ground floor and surface parking shall be setback a minimum of 20 feet from the building façade and be concealed from view from the clear pedestrian path.
Parking Setback Min. 20'-0" from Façade	Compliant			(3) Driveways on Class C frontages shall be limited as follows:
				b. Driveways shall be limited to 24 feet in width and be incorporated into the façade of the building.
24'-0" Max. Driveway Width	Compliant	c. Driveways shall be spaced no closer than 30 feet apart, unless waived by the design review board.		
N/A	N/A	d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path.		
N/A	N/A	(4) Ground floor utility infrastructure, including as may be required by Florida Power and Light (FPL) shall be concealed from the public view and be placed within or behind the line of the facade if access from the street is required.		
N/A	N/A	(5) Columns to support allowable habitable encroachments are permitted below the encroachment, provided they are no more than two feet wide and spaced a minimum of 20 feet apart. The columns may split the "clear pedestrian path" into two narrower "clear pedestrian paths" with a combined width of ten feet, provided that both paths are in compliance with American Disabilities Act (ADA) clearance requirements.		

CUBE 3

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

Zoning Tabulations
Scale: None

Design Review Board
10 August 2020

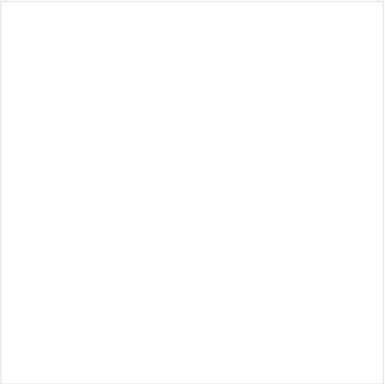
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CUBE 3, LLC
111 SW 3rd Street, Floor 4
Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA

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6988 Abbott Avenue

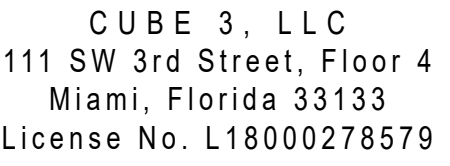
Miami Beach, Florida

Zoning Tabulations

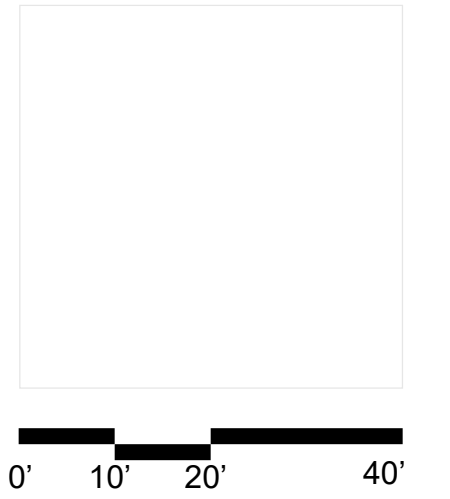
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Design Review Board
10 August 2020

A2.4



FL License No. AR93391

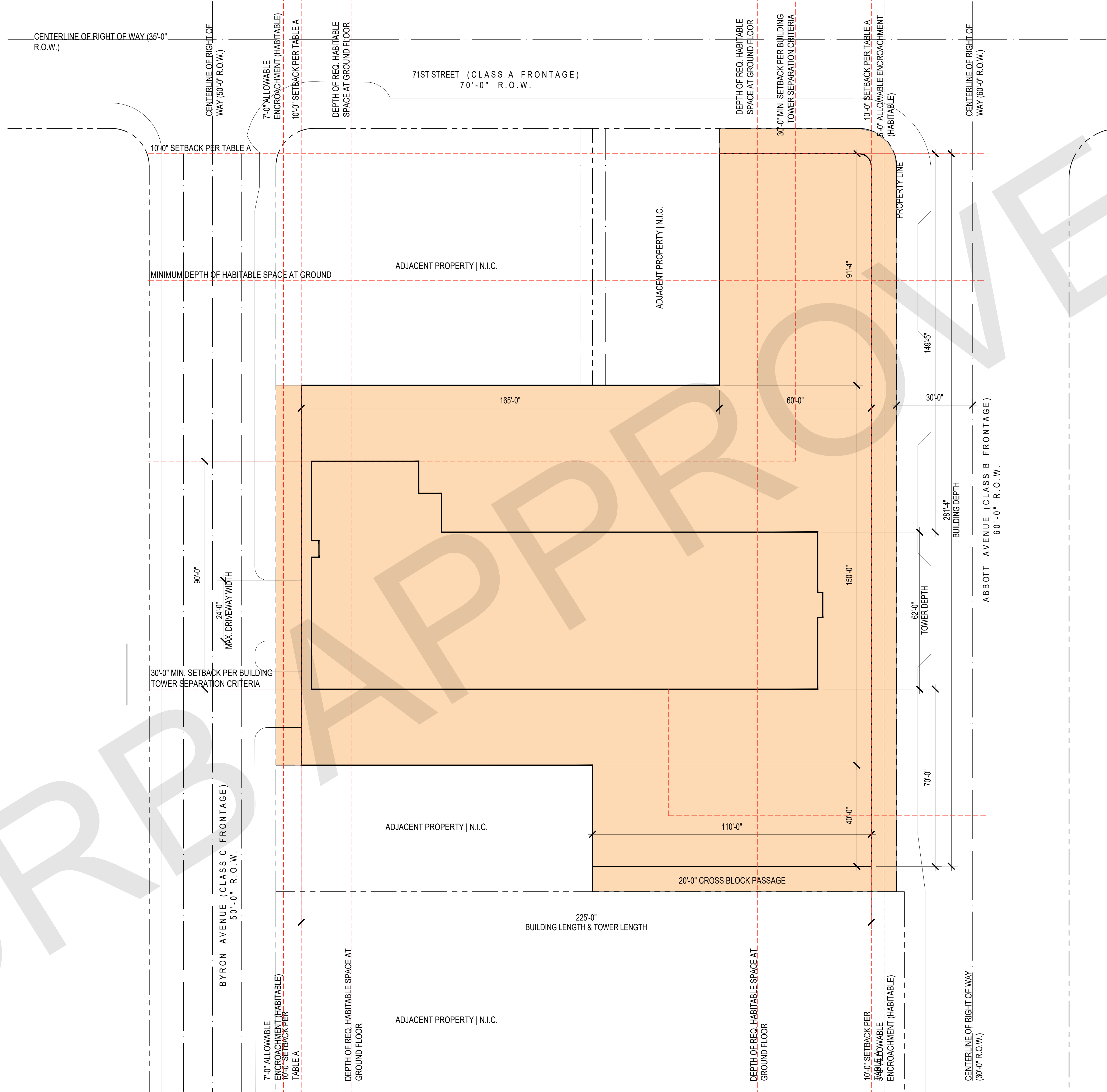


Miami Beach, Florida

Scale: 1" = 20'-0"



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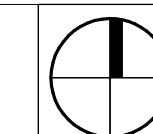
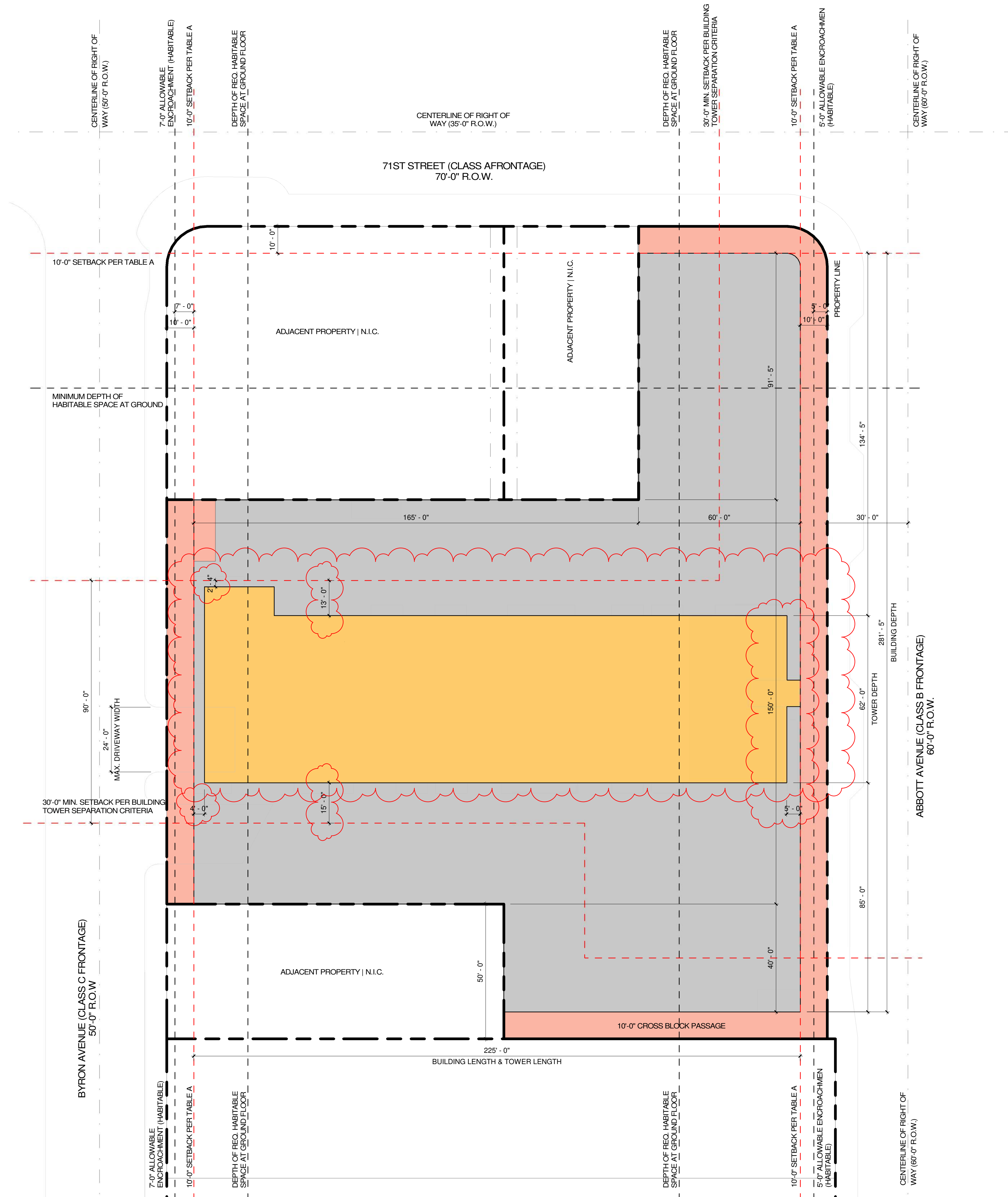




Issue (#)	Issue Date / For
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SCALE: 1" = 20'-0"

A2-5



1

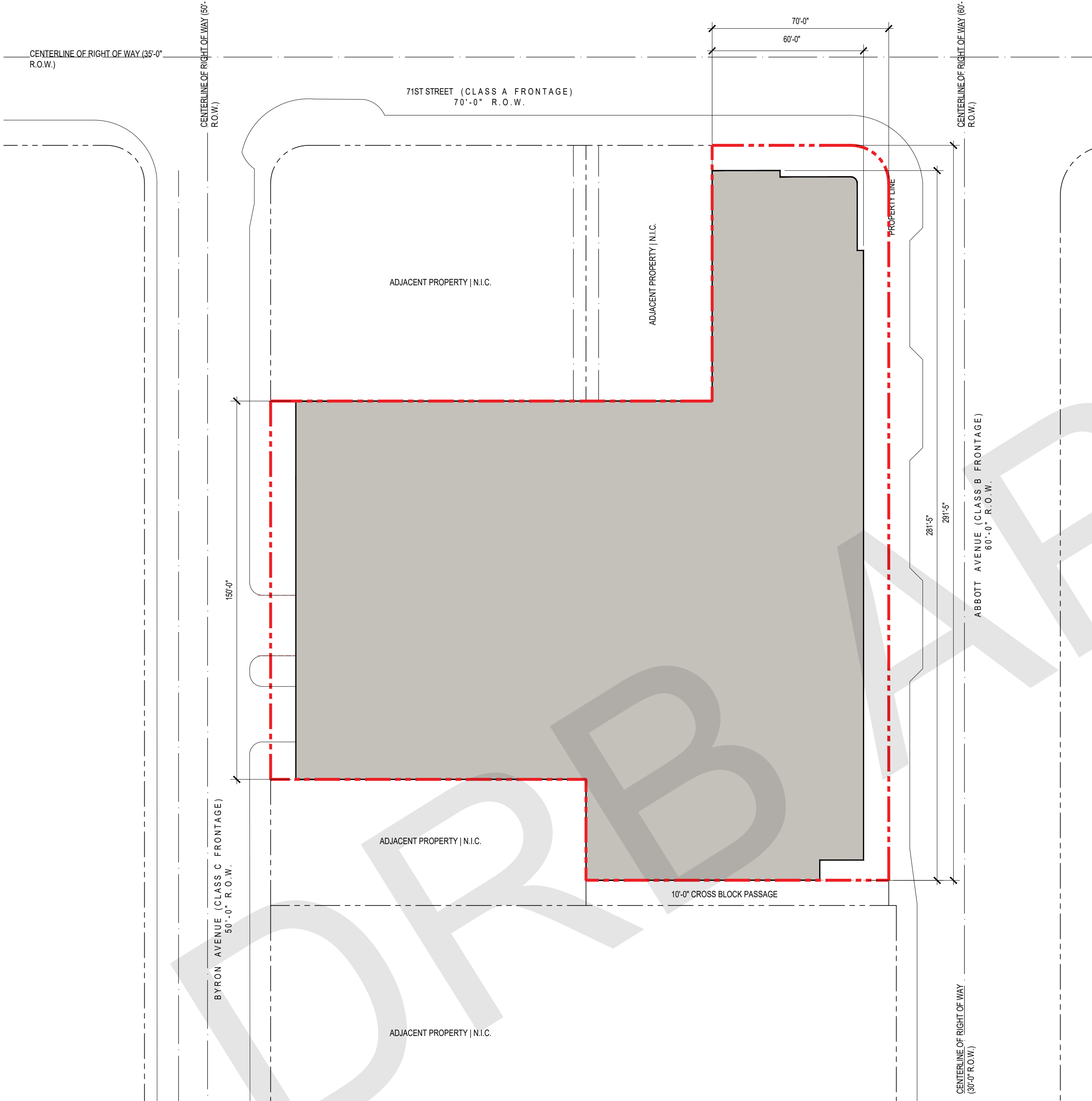
SCALE: 1" = 20'-0"

Street Frontage Calculations

71st Street	
Length of Frontage	70'-0"
Building Length Along Frontage	60'-0"
Percentage of Frontage	86%

Abbott Avenue	
Length of Frontage	291'-5"
Building Length Along Frontage	281'-5"
Percentage of Frontage	97%

Byron Avenue	
Length of Frontage	150'-0"
Building Length Along Frontage	150'-0"
Percentage of Frontage	100%



Street Frontage Diagram
Scale: 1" = 30'-0"

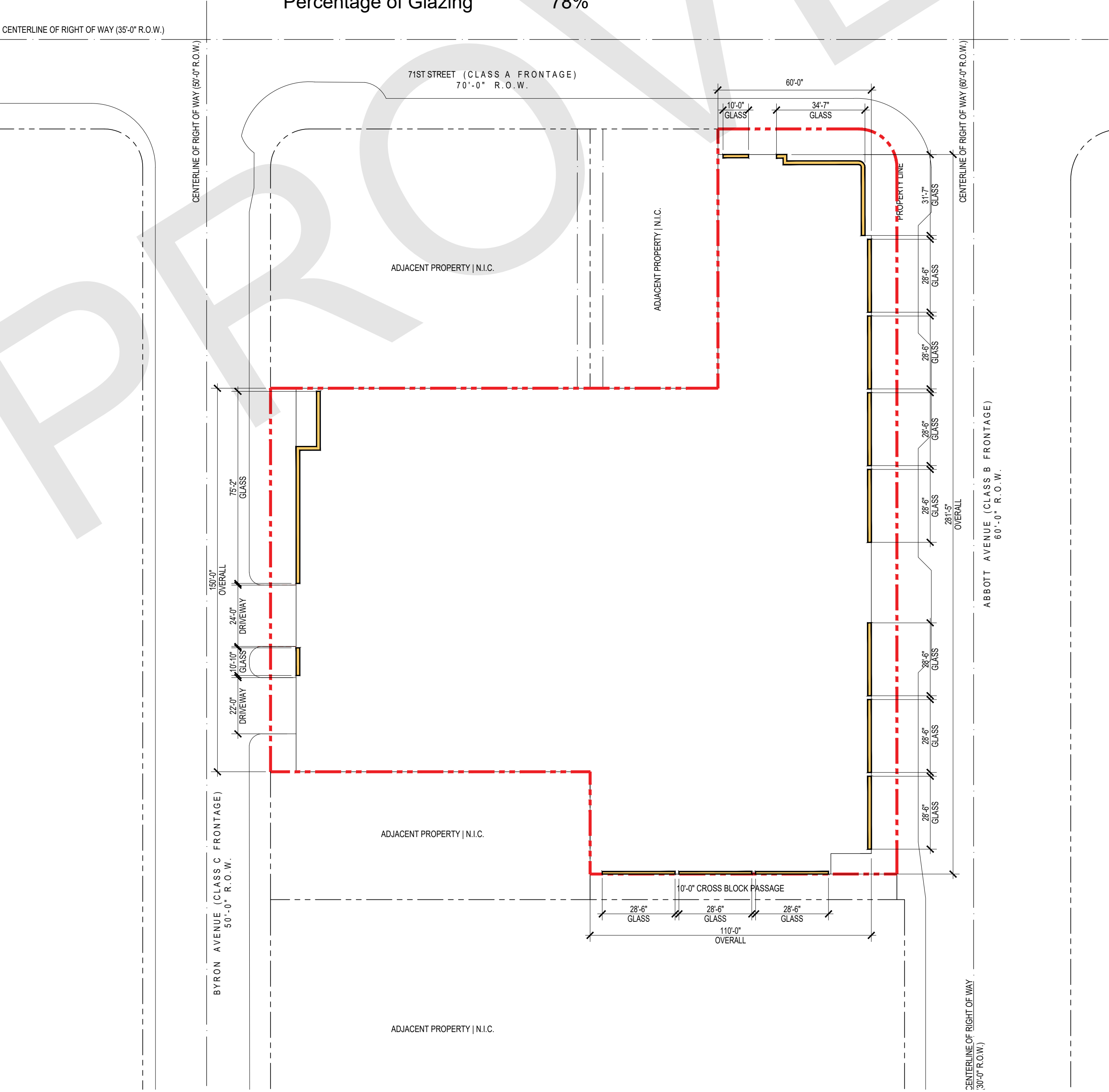
Glazing Frontage Calculations

71st Street	
Building Length Along Frontage	60'-0"
Amount of Glazing (Lin. Ft.)	44'-7"
Percentage of Glazing	74%

Abbott Avenue	
Building Length Along Frontage	281'-5"
Amount of Glazing (Lin. Ft.)	231'-1"
Percentage of Glazing	82%

Byron Avenue	
Building Length Along Frontage	104'-0"
Amount of Glazing (Lin. Ft.)	86'-0"
Percentage of Glazing	82%

70st Street	
Building Length Along Frontage	110'-0"
Amount of Glazing (Lin. Ft.)	85'-6"
Percentage of Glazing	78%



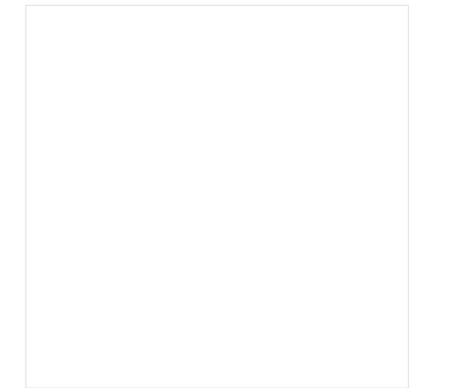
Glazing Frontage Diagram
Scale: 1" = 30'-0"



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

Jonathan W. Cardello, AIA

FL License No. AR93391



0' 30' 60' 120'

6988 Abbott Avenue
Miami Beach, Florida

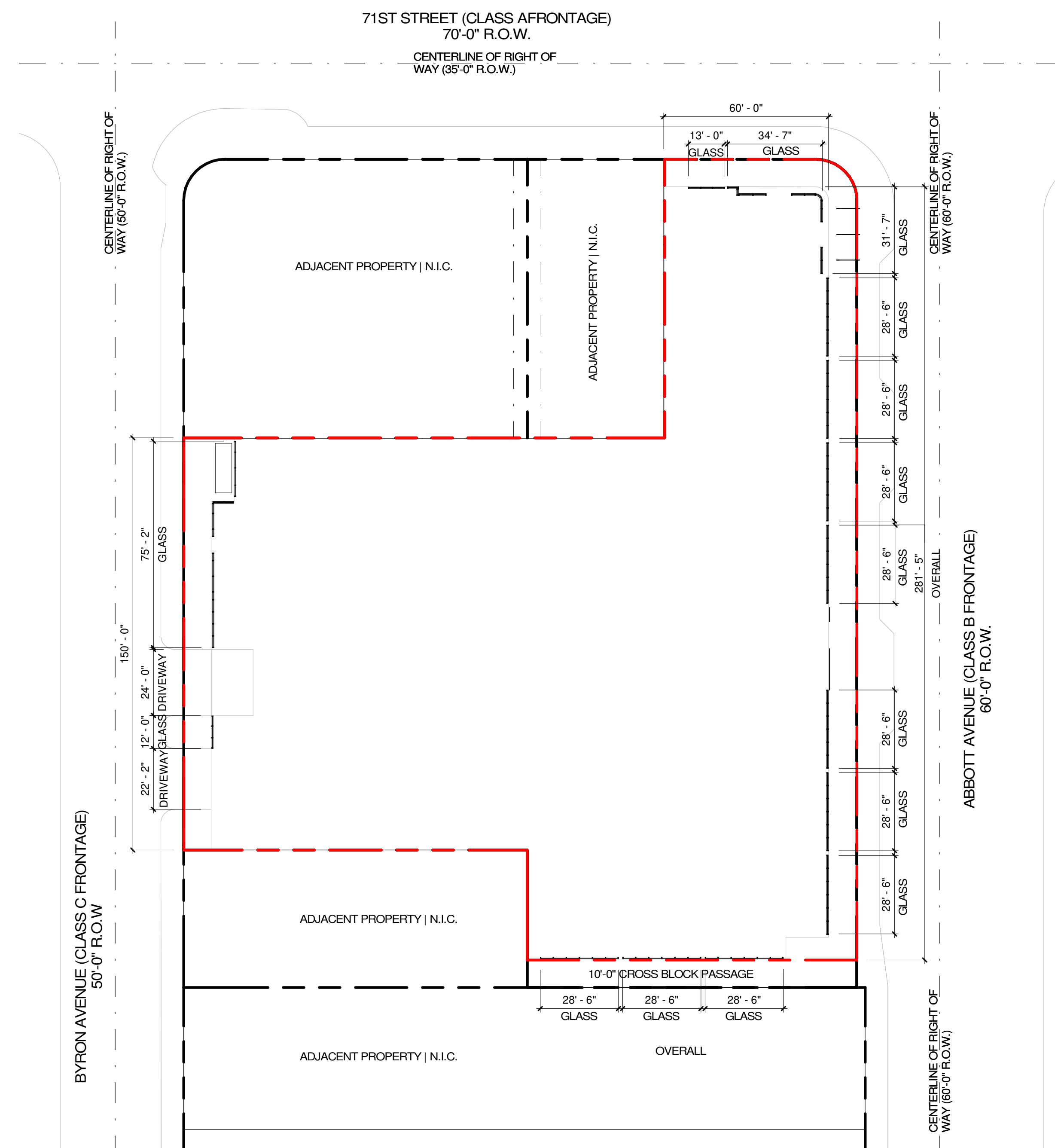
Frontage Diagrams
Scale: 1" = 30'-0"



Design Review Board
10 August 2020

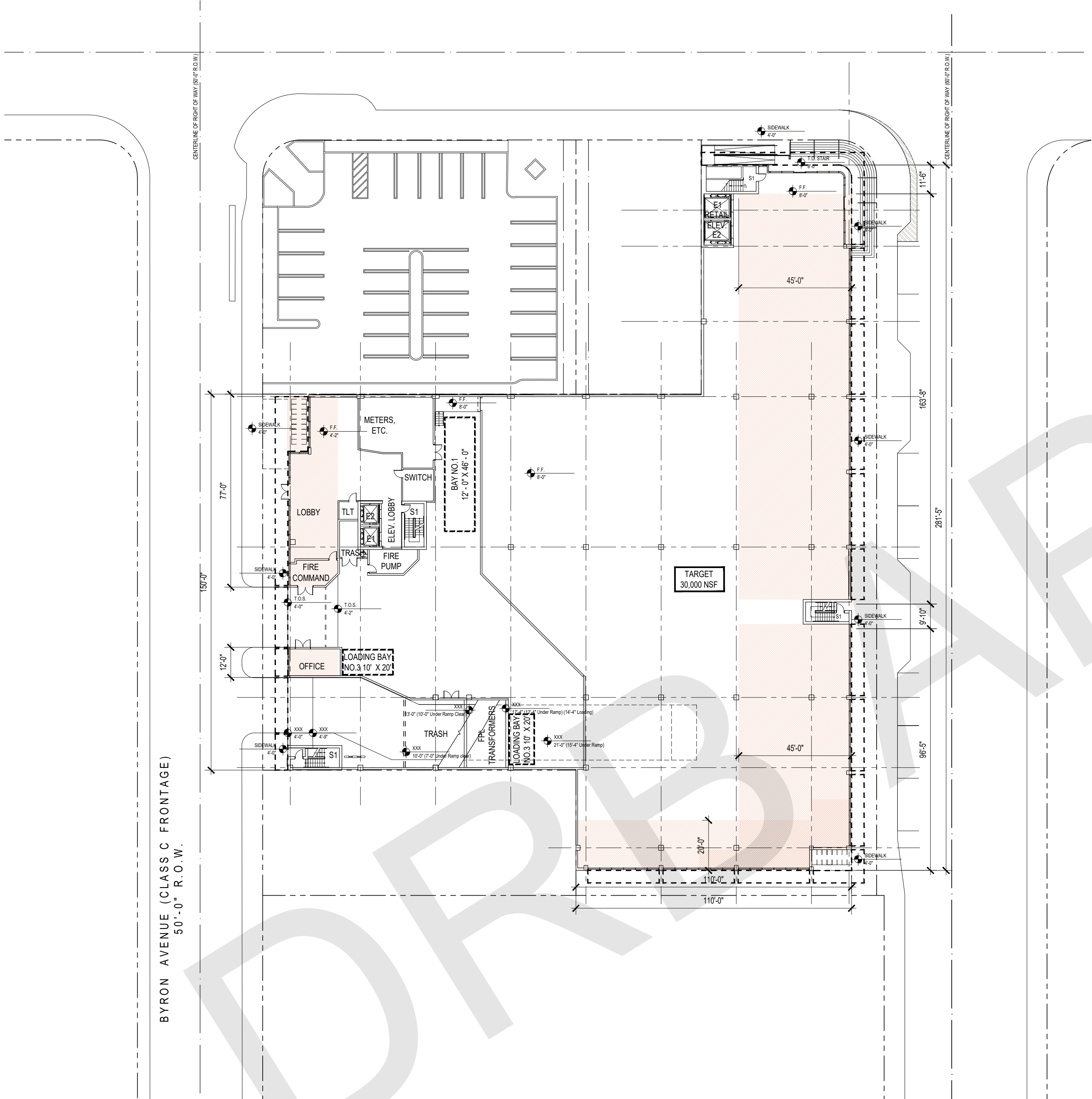
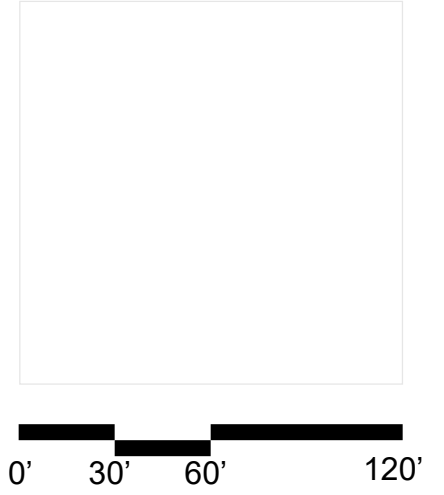
A2.6

Street Frontage Calculations	
71st Street	
Building Length Along Frontage	60'-0"
Amount of Glazing (Lin. Ft.)	44'-7"
Percentage of Frontage	74%
Abbott Avenue	
Building Length Along Frontage	281'-5"
Amount of Glazing (Lin. Ft.)	231'-1"
Percentage of Frontage	82%
Byron Avenue	
Building Length Along Frontage	140'-0"
Amount of Glazing (Lin. Ft.)	86'-0"
Percentage of Frontage	82%
Abbott Avenue	
Building Length Along Frontage	110'-0"
Amount of Glazing (Lin. Ft.)	85'-6"
Percentage of Frontage	78%

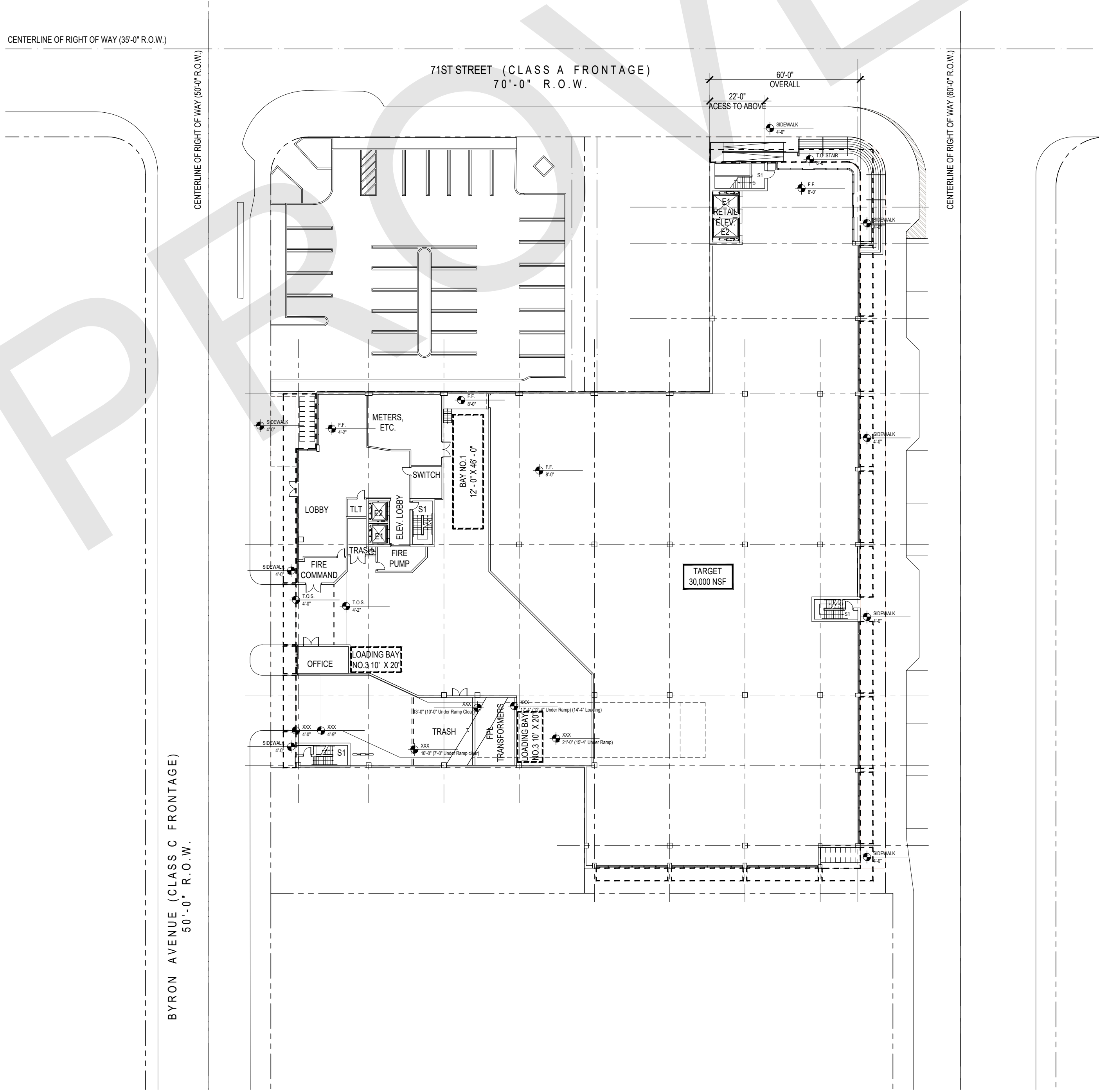


Street Frontage Habitable Calculations

Abbott Avenue	
Length of Frontage	281'-5"
Building Length Along Frontage	261'-0"
Percentage of Frontage	93%
Byron Avenue	
Length of Frontage	104'-0"
Building Length Along Frontage	89'-0"
Percentage of Frontage	86%
70th street	
Length of Frontage	110'-0"
Building Length Along Frontage	110'-0"
Percentage of Frontage	100%



Street Frontage Habitable space Diagram
Scale: 1" = 30'-0"

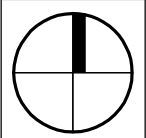
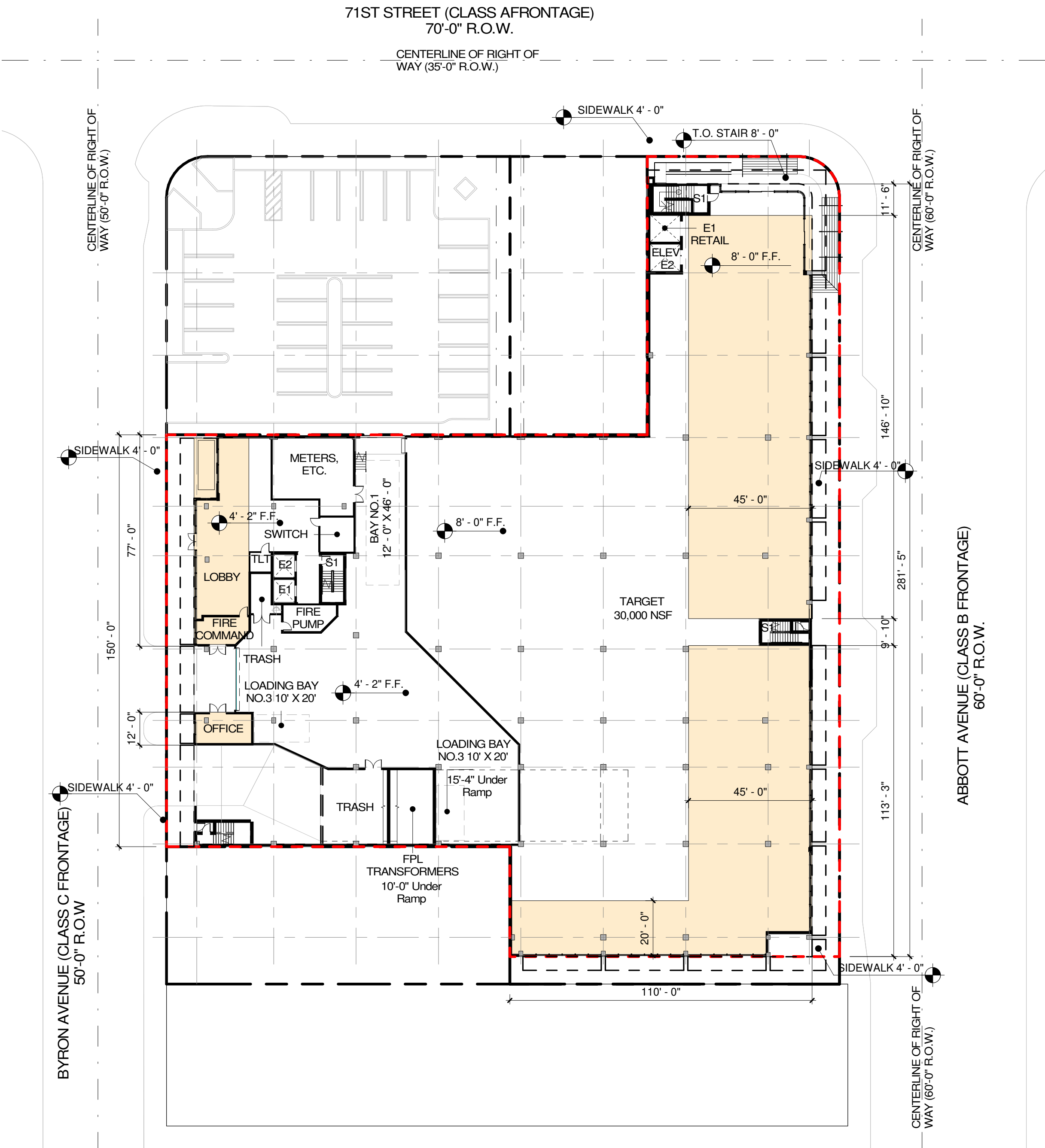


Access to Upper Level
Scale: 1" = 30'-0"

6988 Abbott Avenue
Miami Beach, Florida

Diagrams
Scale: 1" = 30'-0"

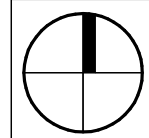
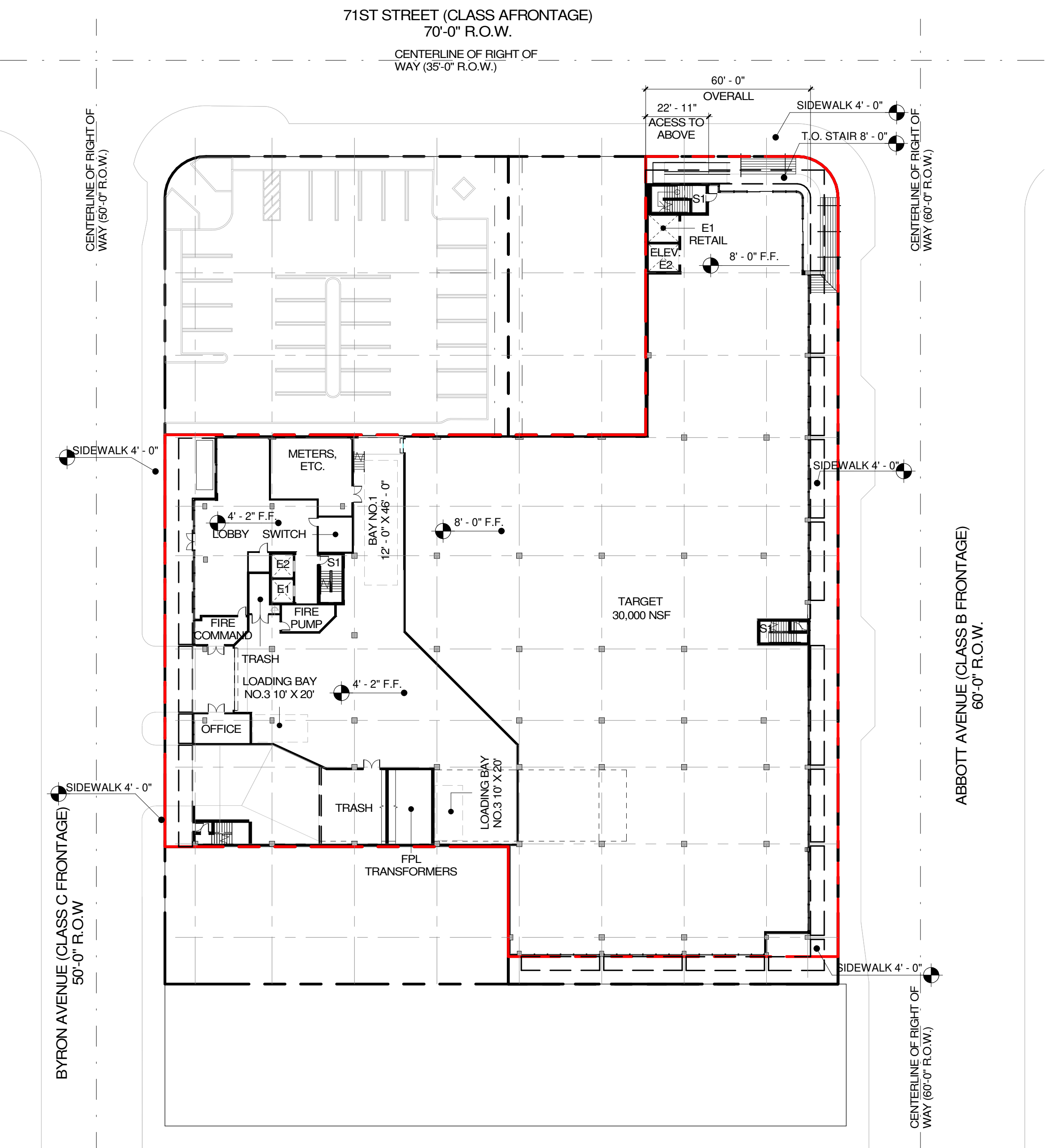
Street Frontage Habitable Calculations	
Abbott Avenue	
Length of Frontage	281'-5"
Building Length Along Frontage	261'-0"
Percentage of Frontage	93%
Byron Avenue	
Length of Frontage	104'-0"
Building Length Along Frontage	89'-0"
Percentage of Frontage	86%
70th street	
Length of Frontage	110'-0"
Building Length Along Frontage	110'-0"
Percentage of Frontage	100%



2

STREET FRONTAGE HABITABLE SPACE DIAGRAM

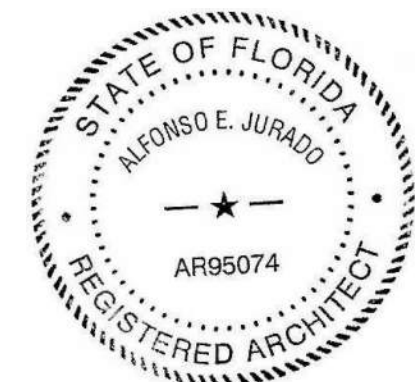
SCALE: 1" = 30'-0"



1

ACCES TO UPPER LEVEL

SCALE: 1" = 30'-0"



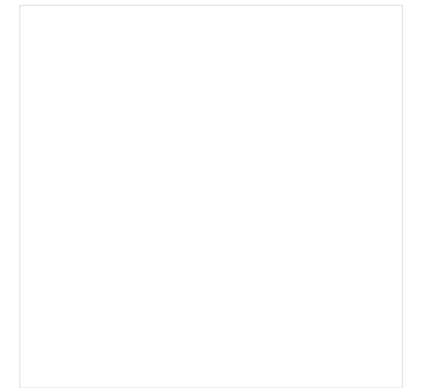
ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD
01/03/22

Issue # Issue Date / For

FRONTAGE AND
ACCES
DIAGRAMS

SCALE: As indicated



0' 30' 60' 120'

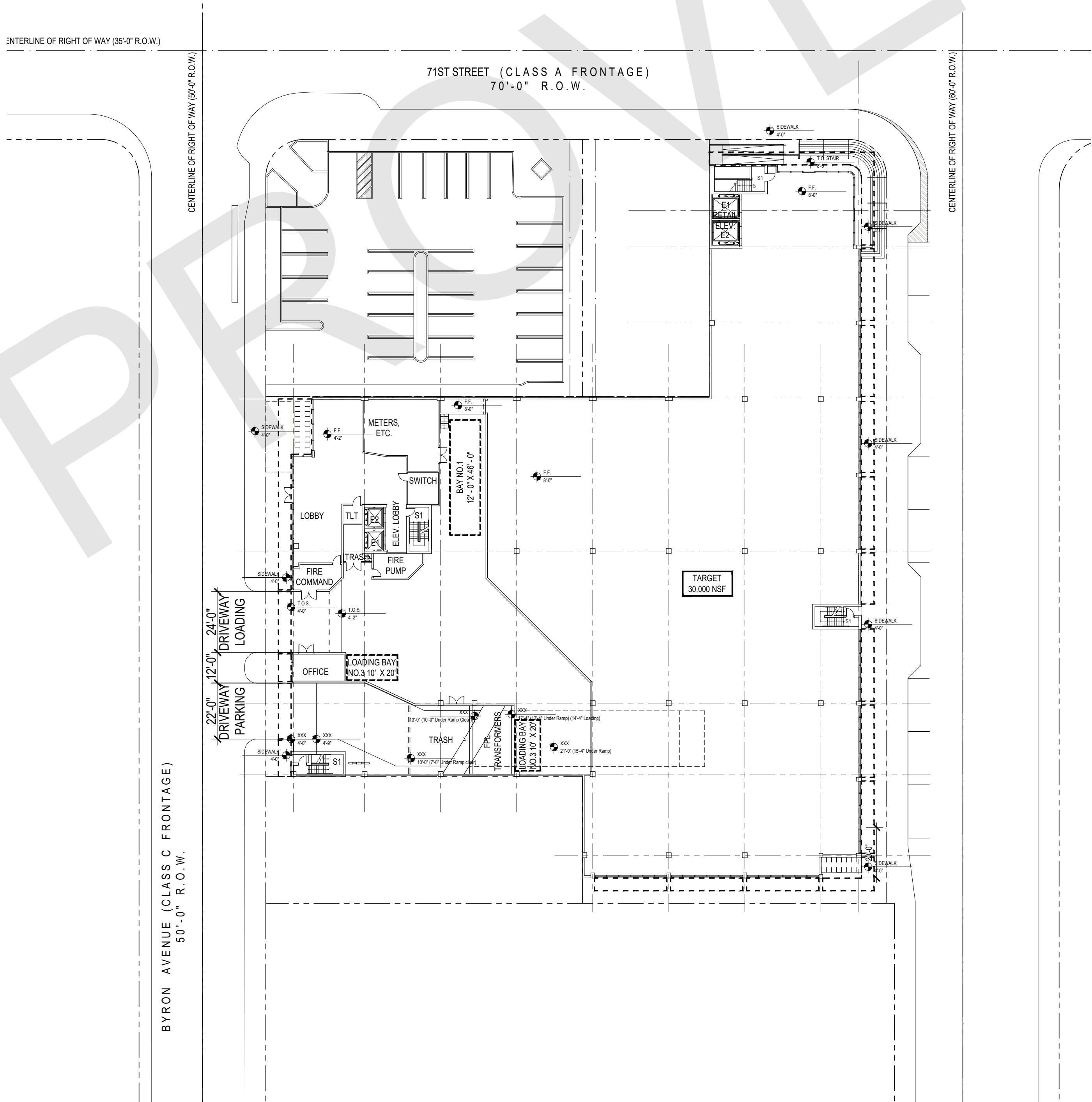
6988 Abbott Avenue
Miami Beach, Florida

Waiver Diagram
Scale: 1" = 30'-0"



Design Review Board
10 August 2020

A2.8



Waiver for driveway separation

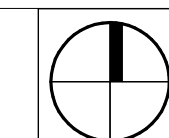
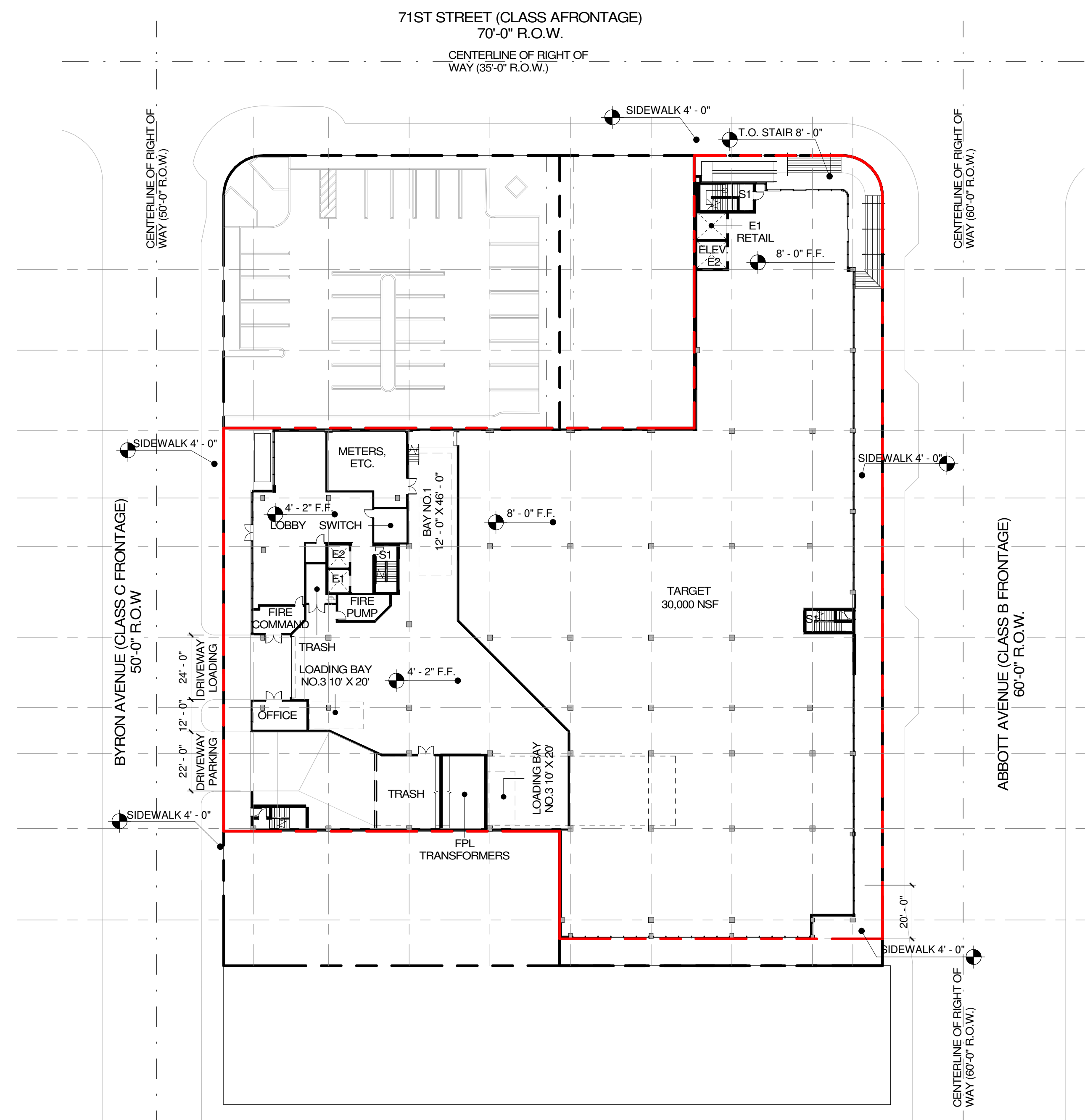
Scale: 1" = 30'-0"



Issue #	Issue Date / For
---------	------------------

SCALE: 1" = 30'-0"

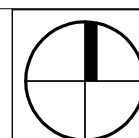
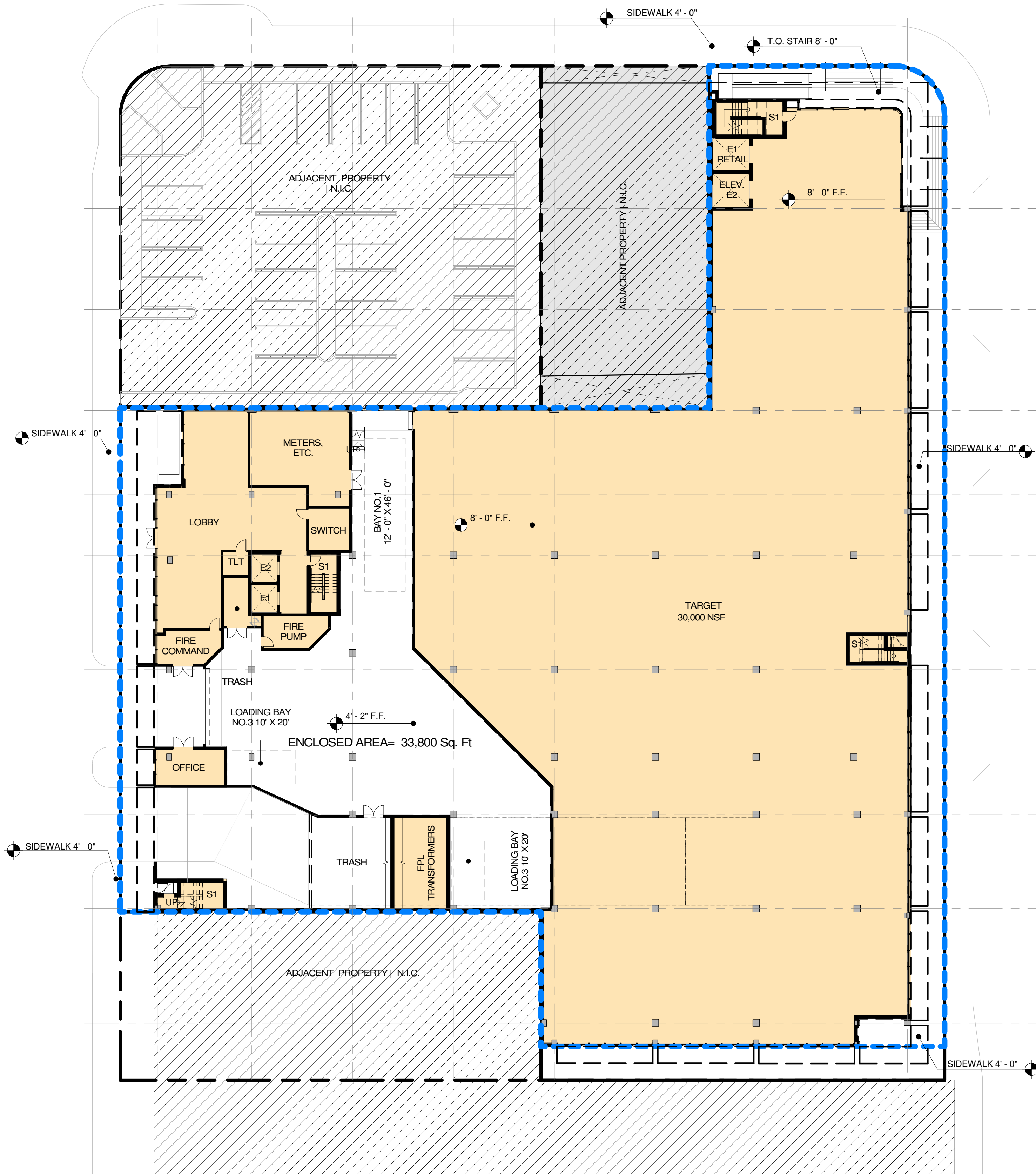
A2-8



1

SCALE: 1" = 30'-0"

CENTERLINE OF
RIGHT OF WAY
(50'-0" R.O.W.)

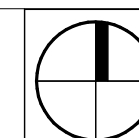
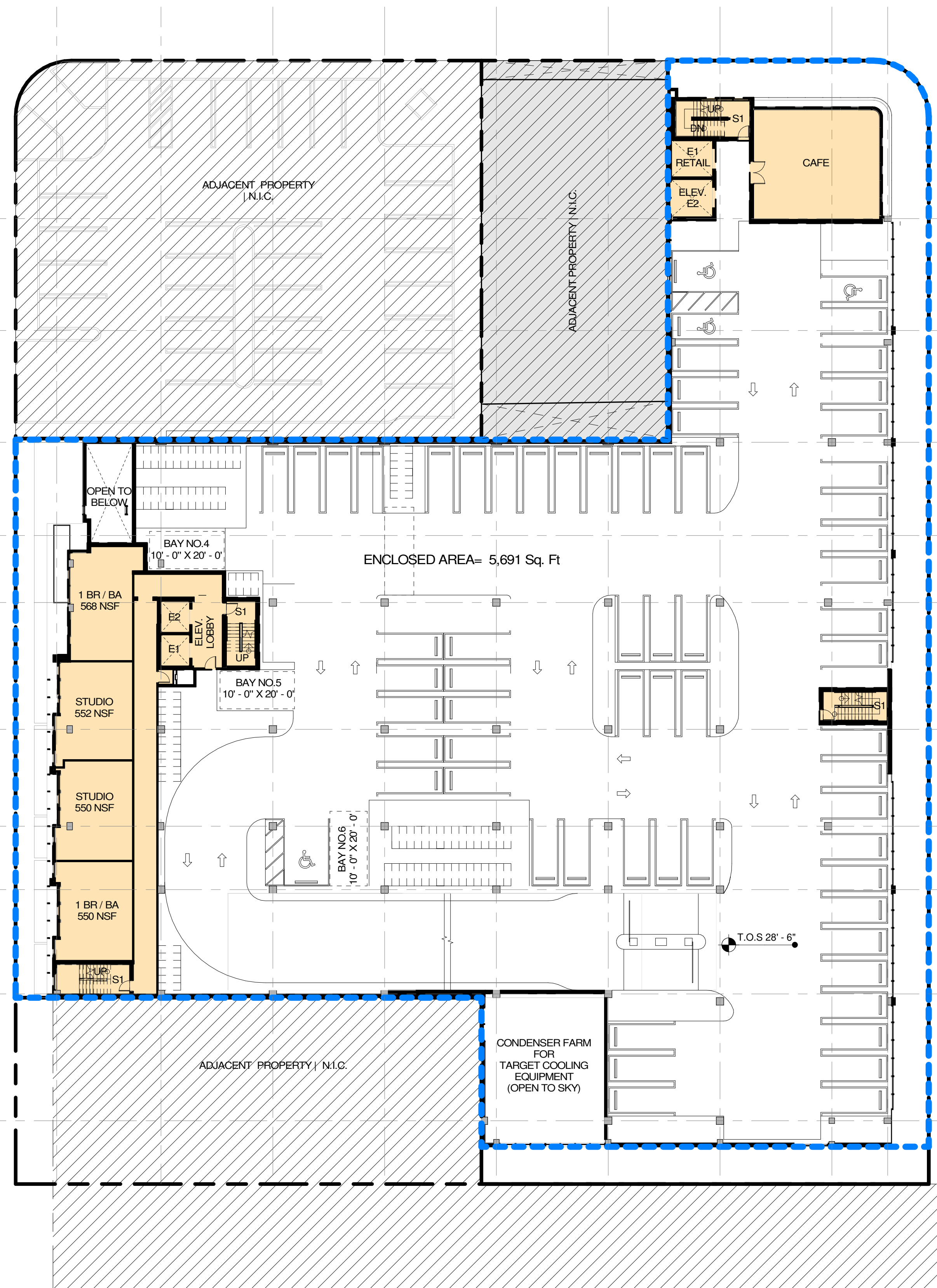


2

BASE FLOOR ELEVATION - FAR

SCALE: 1" = 20'-0"

CENTERLINE OF
RIGHT OF WAY
(50'-0" R.O.W.)



1

SECOND FLOOR - FAR

SCALE: 1" = 20'-0"



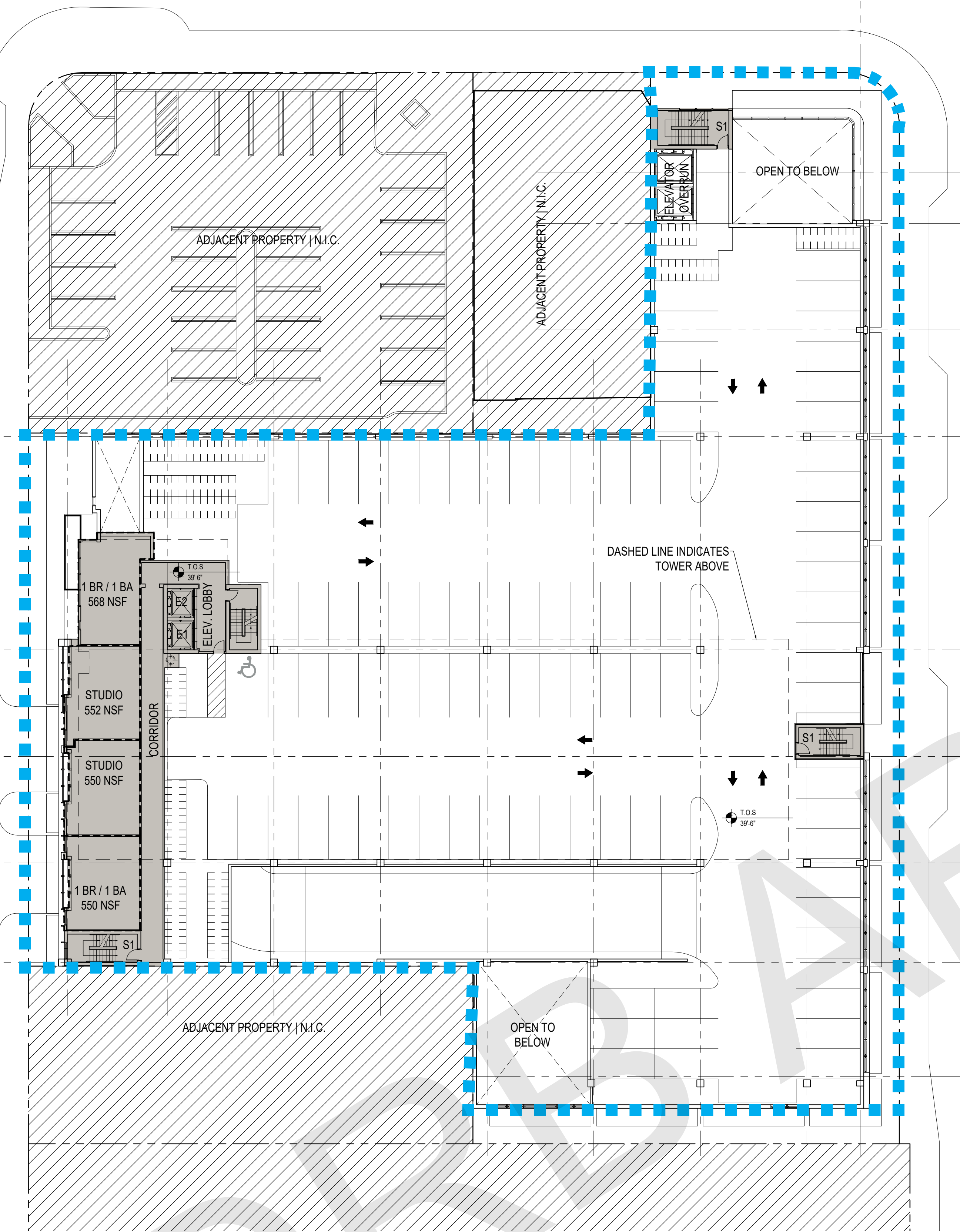
ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD
01/03/22

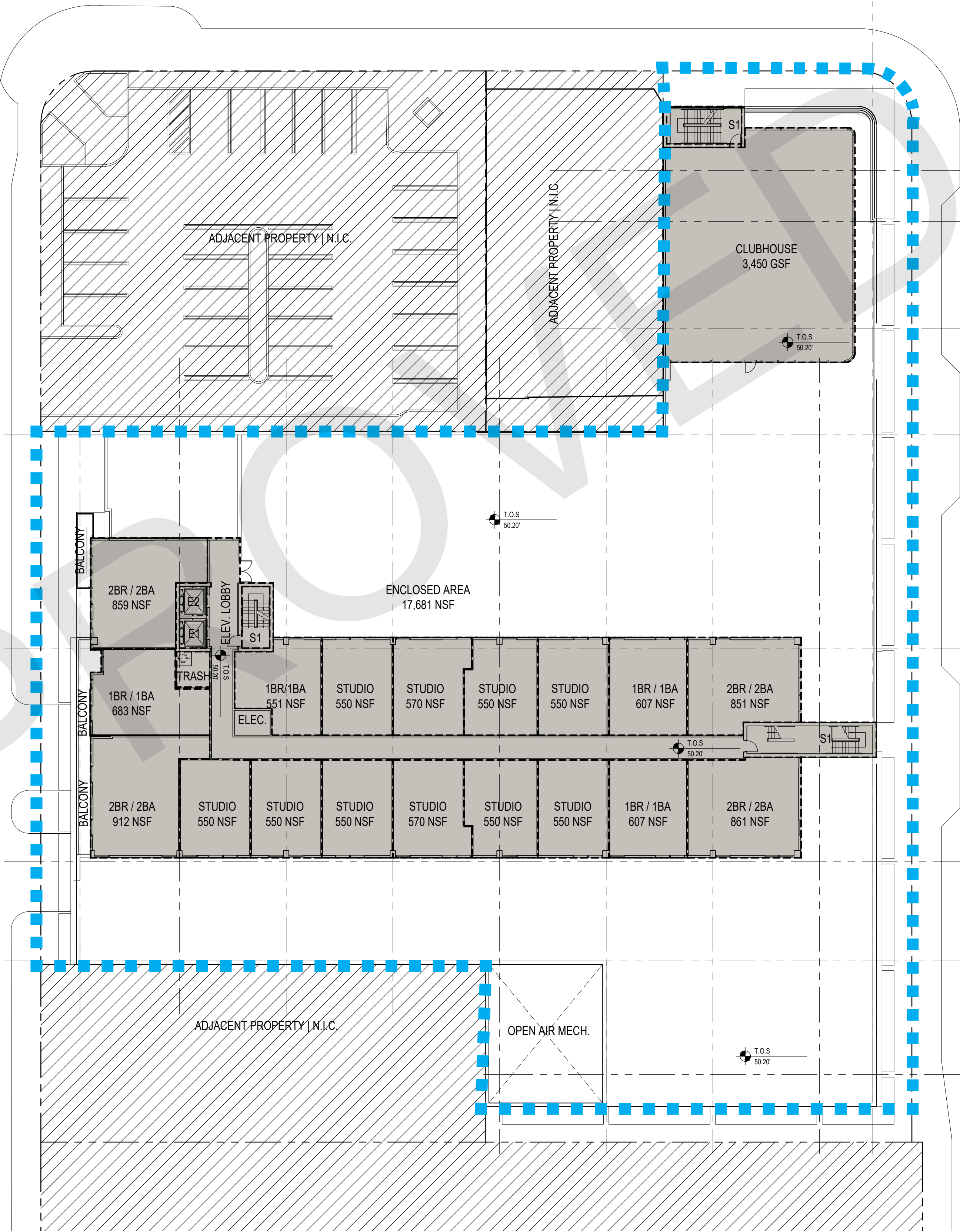
Issue # Issue Date / For

FAR DIAGRAMS

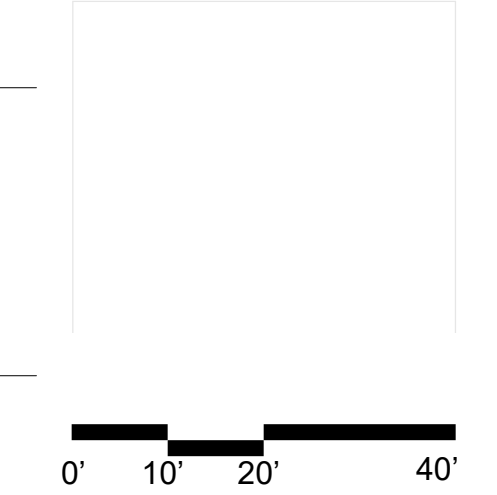
SCALE: 1" = 20'-0"



Third Floor



Fourth Floor



6988 Abbott Avenue
Miami Beach, Florida

FAR Diagrams
Scale: 1" = 40"



Design Review Board
10 August 2020

A2.10



ALFONSO JURADO AR 95074

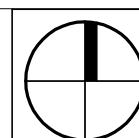
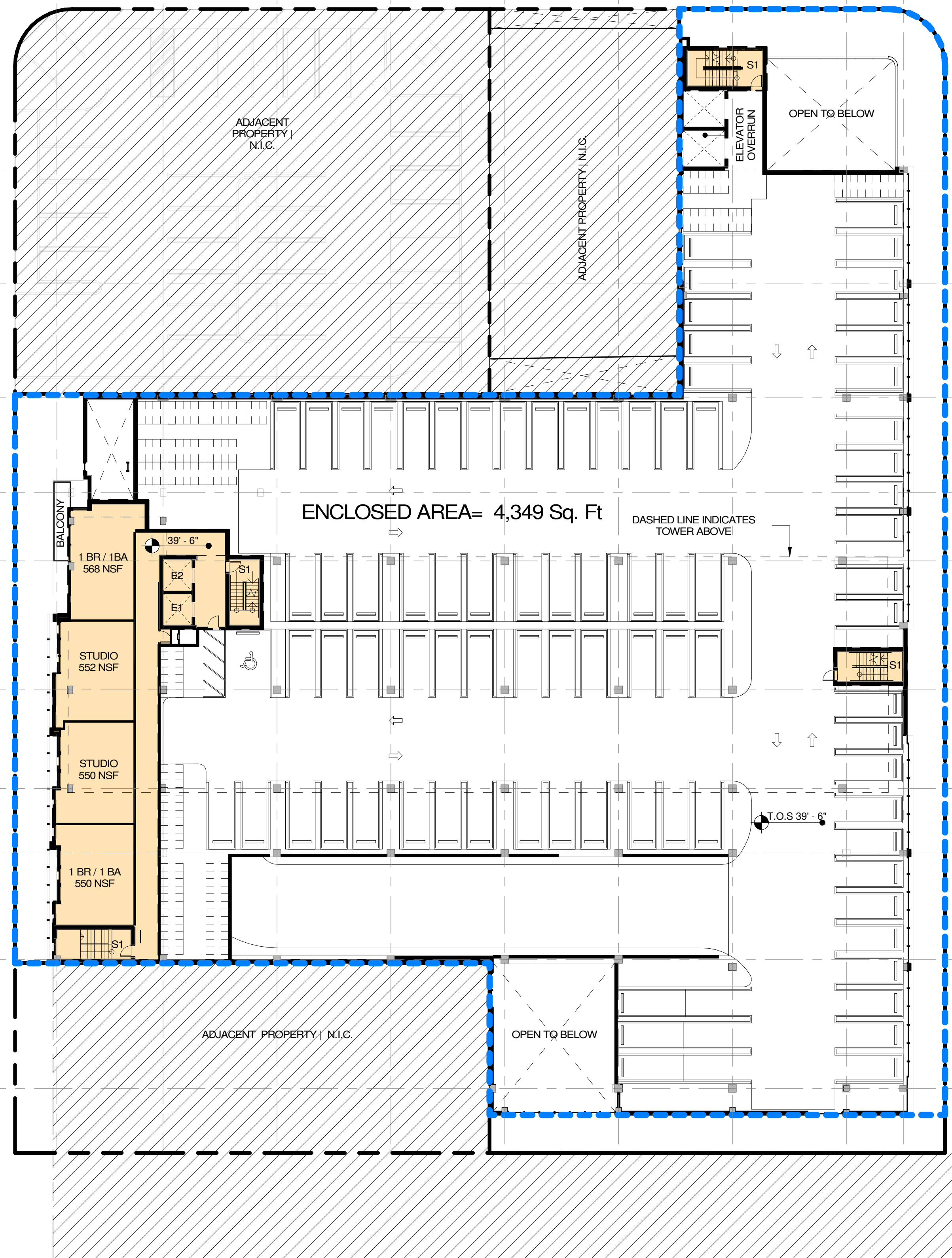
DESIGN REVIEW BOARD
01/03/22

Issue # Issue Date / For

FAR DIAGRAMS

SCALE: 1" = 20'-0"

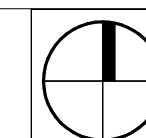
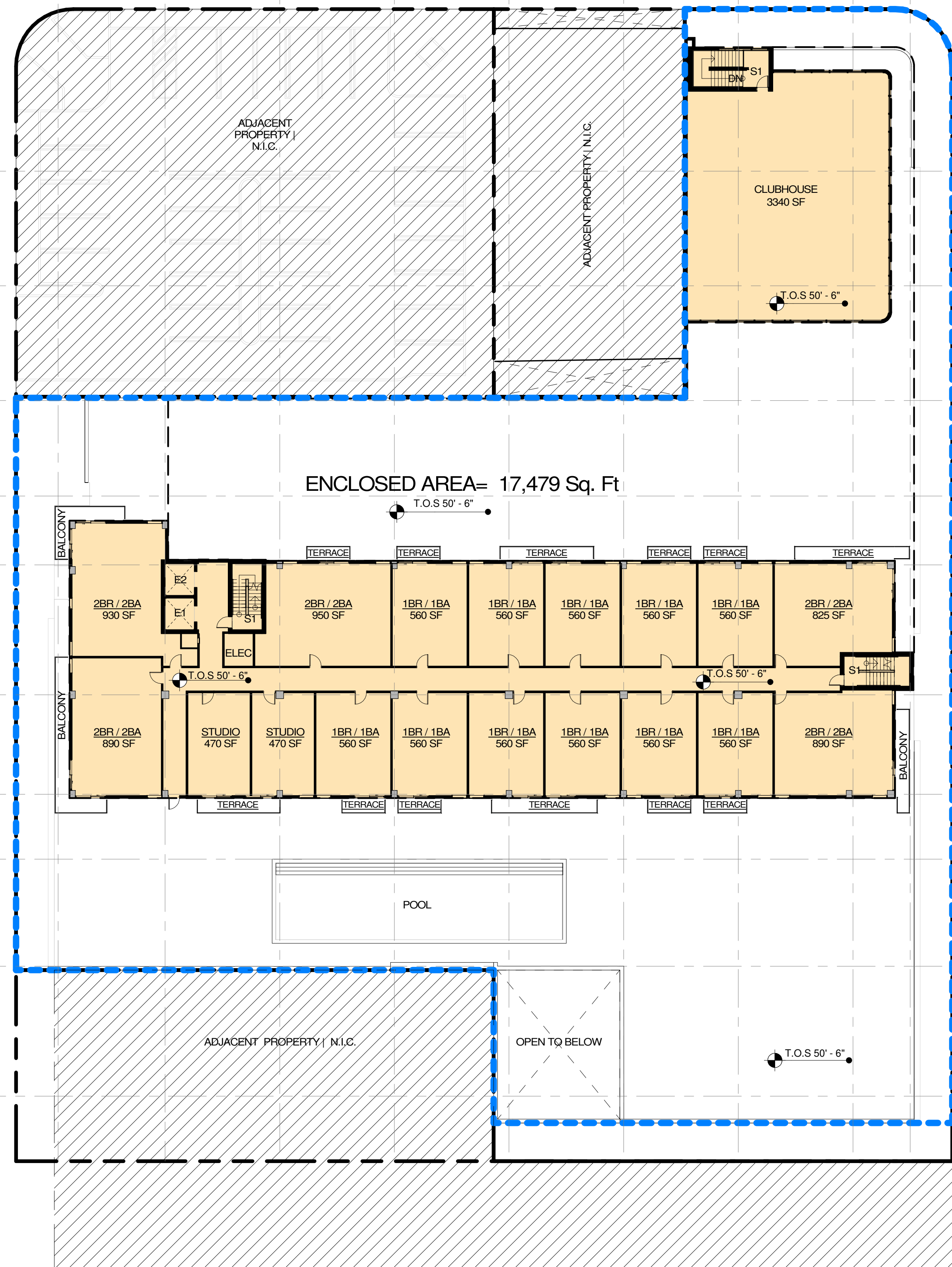
A2-10



2

THIRD FLOOR - FAR

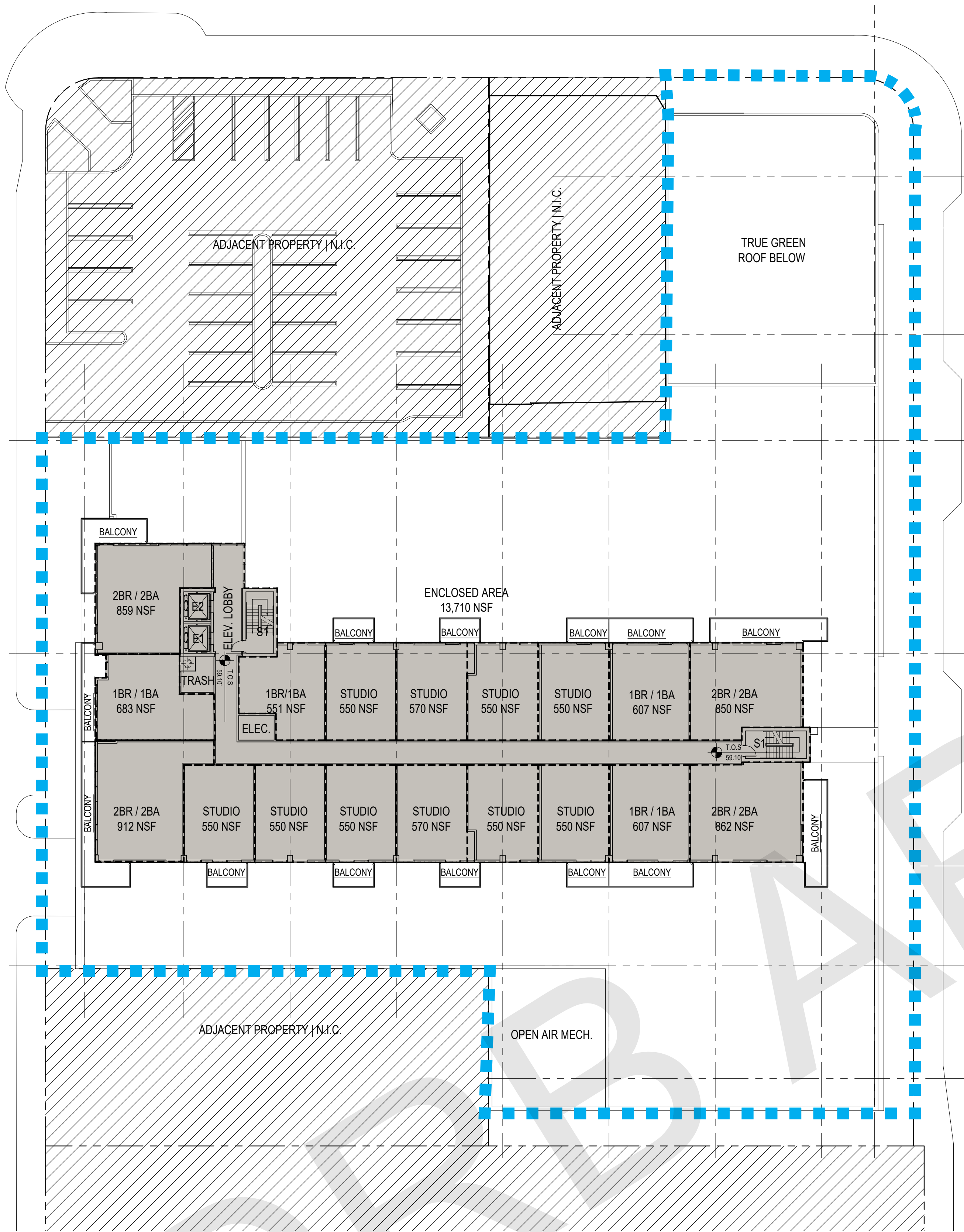
SCALE: 1" = 20'-0"



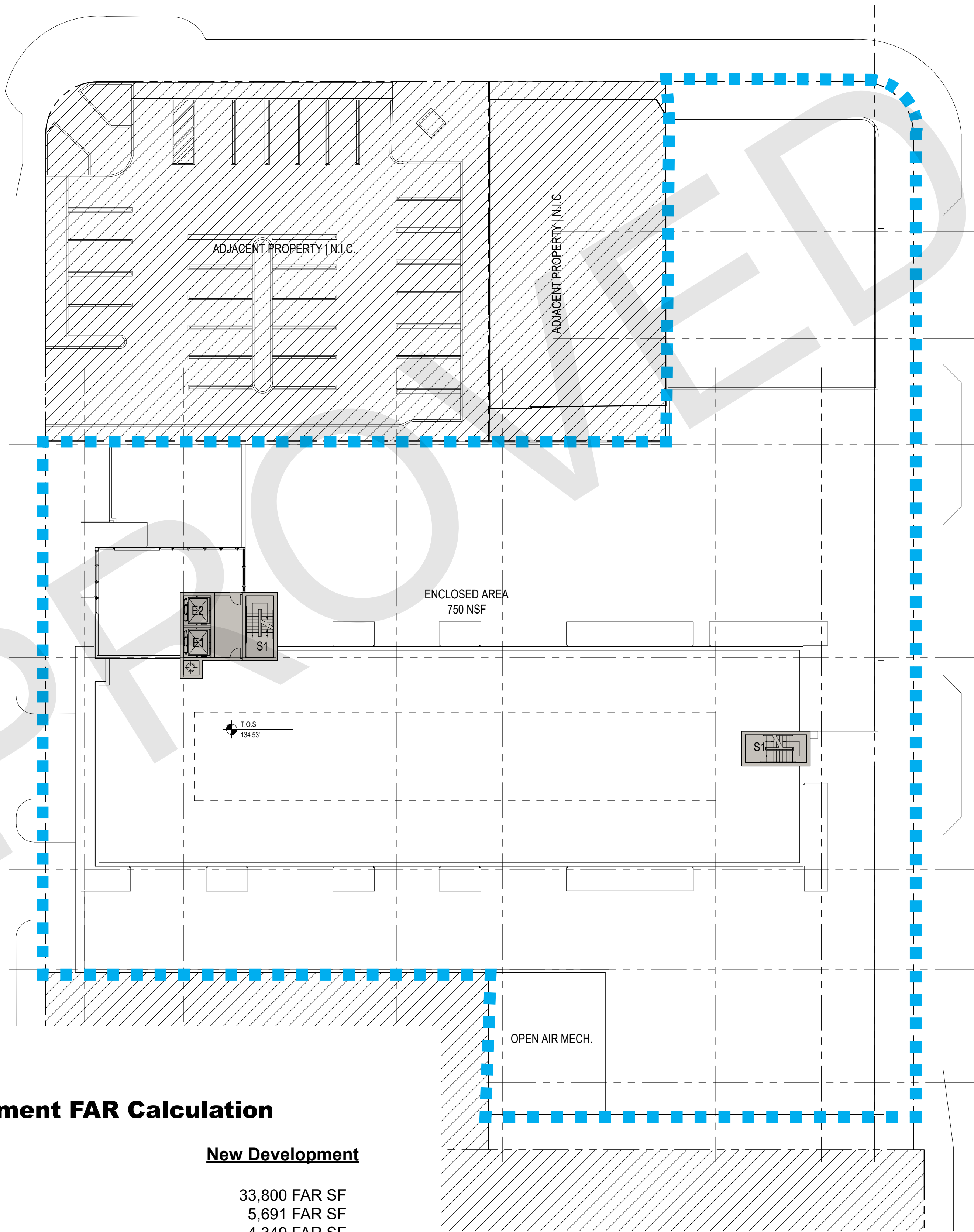
1

FOURTH FLOOR - FAR

SCALE: 1" = 20'-0"



Fifth Through Twelfth Floor



Roof Level

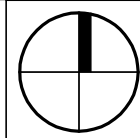
New Development FAR Calculation

	New Development
Ground Floor	33,800 FAR SF
Second Floor	5,691 FAR SF
Third Floor	4,349 FAR SF
Fourth Floor	17,600 FAR SF
Fifth Floor	13,710 FAR SF
Sixth Floor	13,710 FAR SF
Seventh Floor	13,710 FAR SF
Eighth Floor	13,710 FAR SF
Ninth Floor	13,710 FAR SF
Tenth Floor	13,710 FAR SF
Eleventh Floor	13,710 FAR SF
Twelfth Floor	13,710 FAR SF
Roof	750 FAR SF
TOTAL FAR (NEW DEVELOPMENT)	171,870 FAR SF



New Development

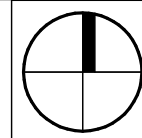
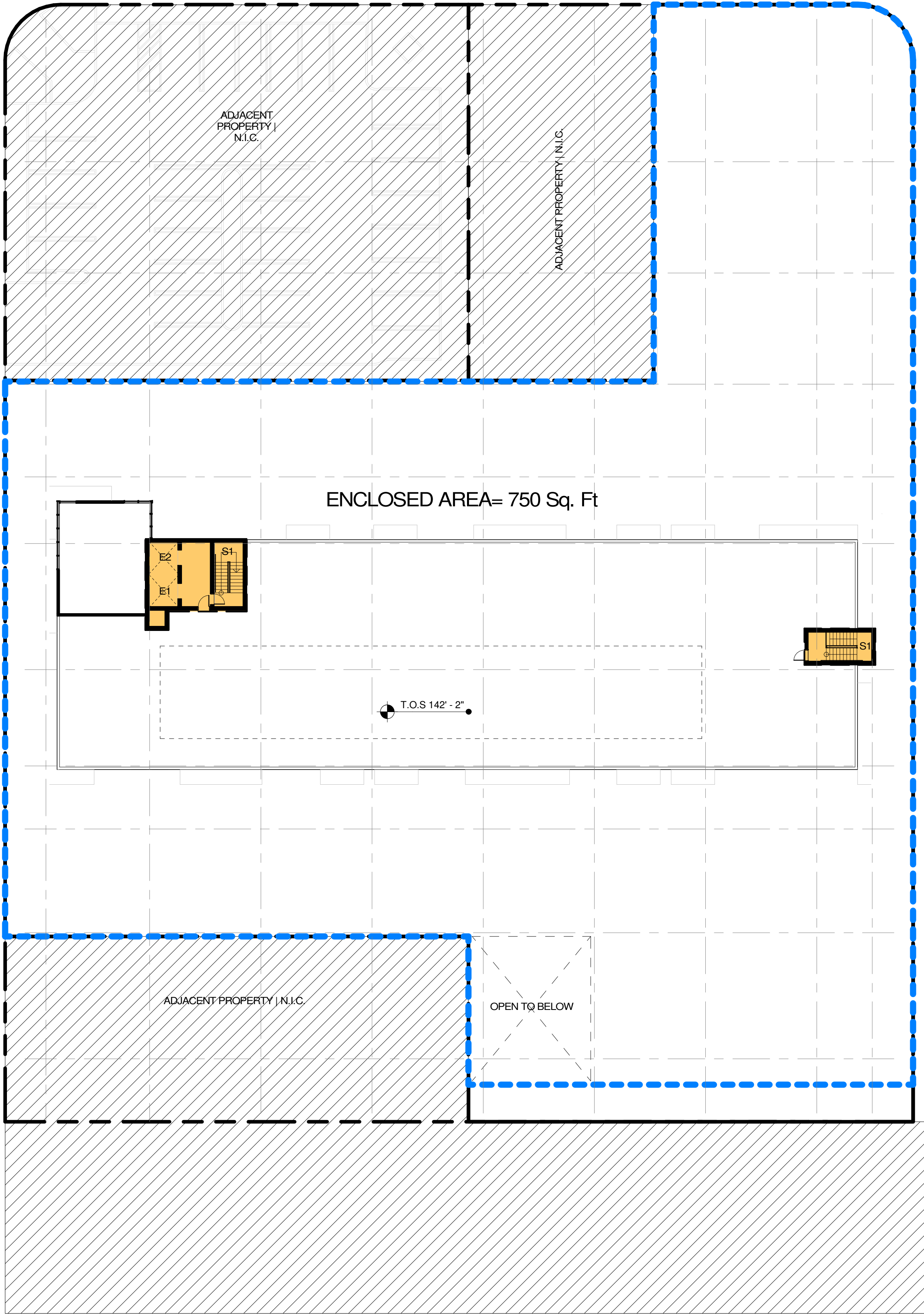




2

FIFTH TO TWELFTH LEVEL - FAR

SCALE: 1" = 20'-0"



1

ROOF - FAR

SCALE: 1" = 20'-0"

NEW DEVELOPMENT FAR CALCULATION

NEW DEVELOPMENT

	NEW DEVELOPMENT
Ground Floor	33,800 FAR SF
Second Floor	5,631 FAR SF
Third Floor	4,349 FAR SF
Fourth Floor	17,479 FAR SF
Fifth Floor	13,733 FAR SF
Sixth Floor	13,733 FAR SF
Seventh Floor	13,733 FAR SF
Eighth Floor	13,733 FAR SF
Ninth Floor	13,733 FAR SF
Tenth Floor	13,733 FAR SF
Eleventh Floor	13,733 FAR SF
Twelfth Floor	13,733 FAR SF
Roof	750 FAR SF

TOTAL FAR (NEW DEVELOPMENT)

171,933 FAR SF



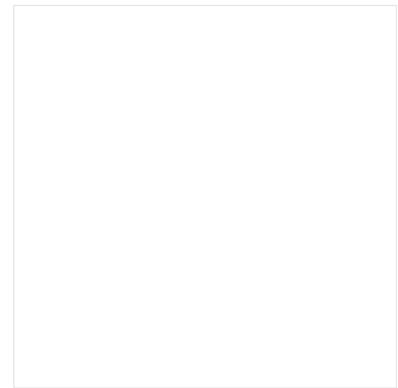
ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD
01/03/22

Issue # Issue Date / For

FAR DIAGRAMS

SCALE: As indicated



0' 20' 40' 80'

6988 Abbott Avenue
Miami Beach, Florida

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



Design Review Board
10 August 2020

A2.12

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	Retail	30,000 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:		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:			Ref. Sec 142-745(f)	
	Grade to 55 feet	10 feet		N/A	
	55 to max. height	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	

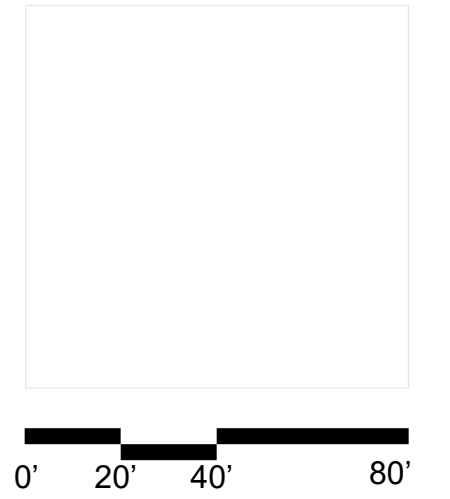
4	Setbacks	Required	Existing	Proposed	Deficiencies
j	Interior side:			Ref. Sec 142-744	
	Grade to 55 feet on lots greater than 110 feet wide, or	0 feet		N/A	
	Grade to 75 feet on lots 110 feet wide or less.			N/A	
	Allowable Habitable encroachment	0 feet max.		N/A	
	55 to max. height on lots greater 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

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 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:	42"	
		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)	
b	If exeeding Base Maximum height per CMB 142-743 (b)(2) for public benefit participation if applicable.	N/A		EXPEDITED DEVELOPMENT CONSTRUCTION	
c	Number of Stories	N/A		12	
d	FAR	3.5		3.45 Sec. 142-743(a)	
e	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	Retail		30,000 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:		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	



6988 Abbott Avenue
Miami Beach, Florida

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



Design Review Board
10 August 2020

A2.13

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

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				
	Number of seats located outside on private property				
	Number of seats inside				
	Total number of seats				
	Total number of seats per venue (Provide a separate chart for a breakdown calculation)				
	Total occupant content				
	Occupant content per venue (Provide a separate chart for a breakdown calculation)				
	Proposed hours of operation				
	Is this an NIE? (Neighboot Impact establishment, see CMB 142-741 (5))				
	Is dancing and/or entertainment proposed ? (see CMB 114)				

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



ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD

01/03/22

Issue #	Issue Date / For

TOWN CENTER

CENTRAL CORE

(Tc-C)

SCALE: N.T.S.

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 shall be combined unless waived by	Comply	Comply	Comply	N/A	N/A	Comply
	Trash rooms shall be located in loading areas.	Comply	Comply	Comply	N/A	N/A	Comply
	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	Comply

Use the following sections that apply to your project , repeat applicable sections if necessary for two frontages of the same class:

9	Class A (71st, 72nd street, Indian Creek, Collins Ave)						
	Facade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD					Compliant SEE A4.2	
	Facade 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 facade					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 facade.				N/A		
	4. Parking at ground floor and surface setback 50'-0" from bldg facade.				N/A		
	Loading prohibited unles 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 shall 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)						
	Facade 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 facade					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 facade.				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 shall 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)						
	Facade 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 facade					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 facade.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 shall 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)						
	Facade Minimum height- 20'-0" from BFE+5'-0"=13.0' NGVD				N/A		
	Facade 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 facade				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 facade.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	93		159 Sec. 130-33€ SEE A3.2	
	# of parking spaces per use (132 units x ½ space for those units bet 550 and 850SF=66)	66		A3.3	
	# of parking spaces per use (36 units x ¾ space for those units greater than 851SF and 1250 = 27)	27		70 Sec. 130-33€ SEE A3.2	
	Electric Vehicles Parking spaces (2%)			A3.3	
	Parking Space Dimensions			30 Sec. 130-33€ SEE A3.2	
	Parking Space configuration (45o, 60o, 90o, Parallel)			A3.3	
	ADA Spaces			4 Sec. 130-39	
	Tandem Spaces			18' X 8'-6" Sec. 130-61	
	Drive aisle width			90	
	Valet drop off and pick up			5 SEE A3.2 A3.3	
				6 SEE A3.3	
				22' Sec. 13-63	
				N/A	

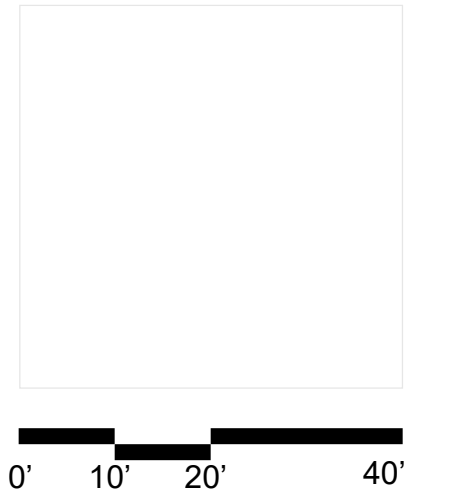
	Loading zones and Trash collection areas	6 Loading Berths	6 Loading Berths Sec 130-101
	Bicycle parking, location and Number of racks	205	SEE A3.1 A3.2 A3.3
			217 SEE A3.1 A3.2 A3.3

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 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



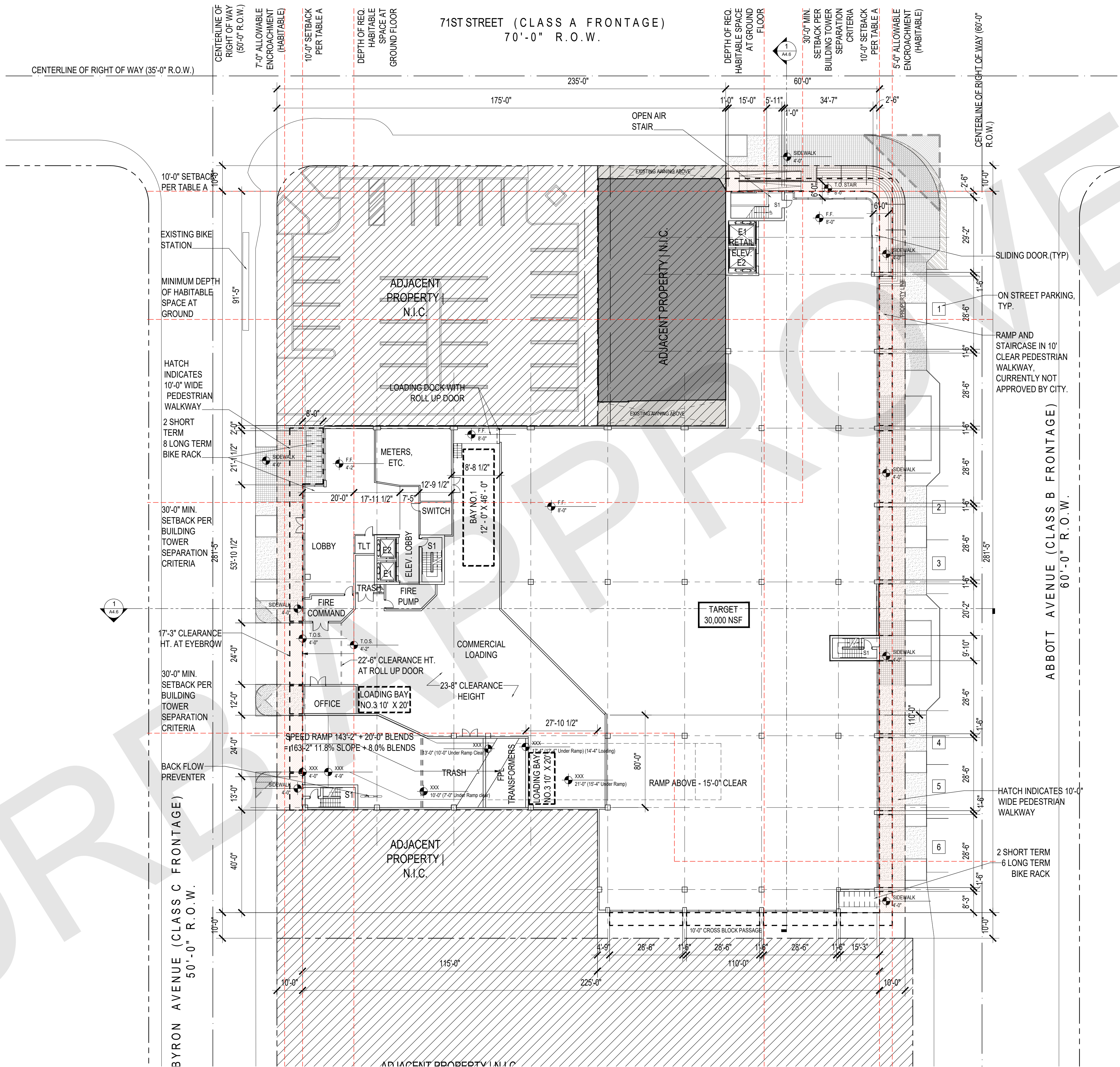
6988 Abbott Avenue
Miami Beach, Florida

Ground Level Plan
Scale: 1" = 20'-0"



Design Review Board
10 August 2020

A3.1

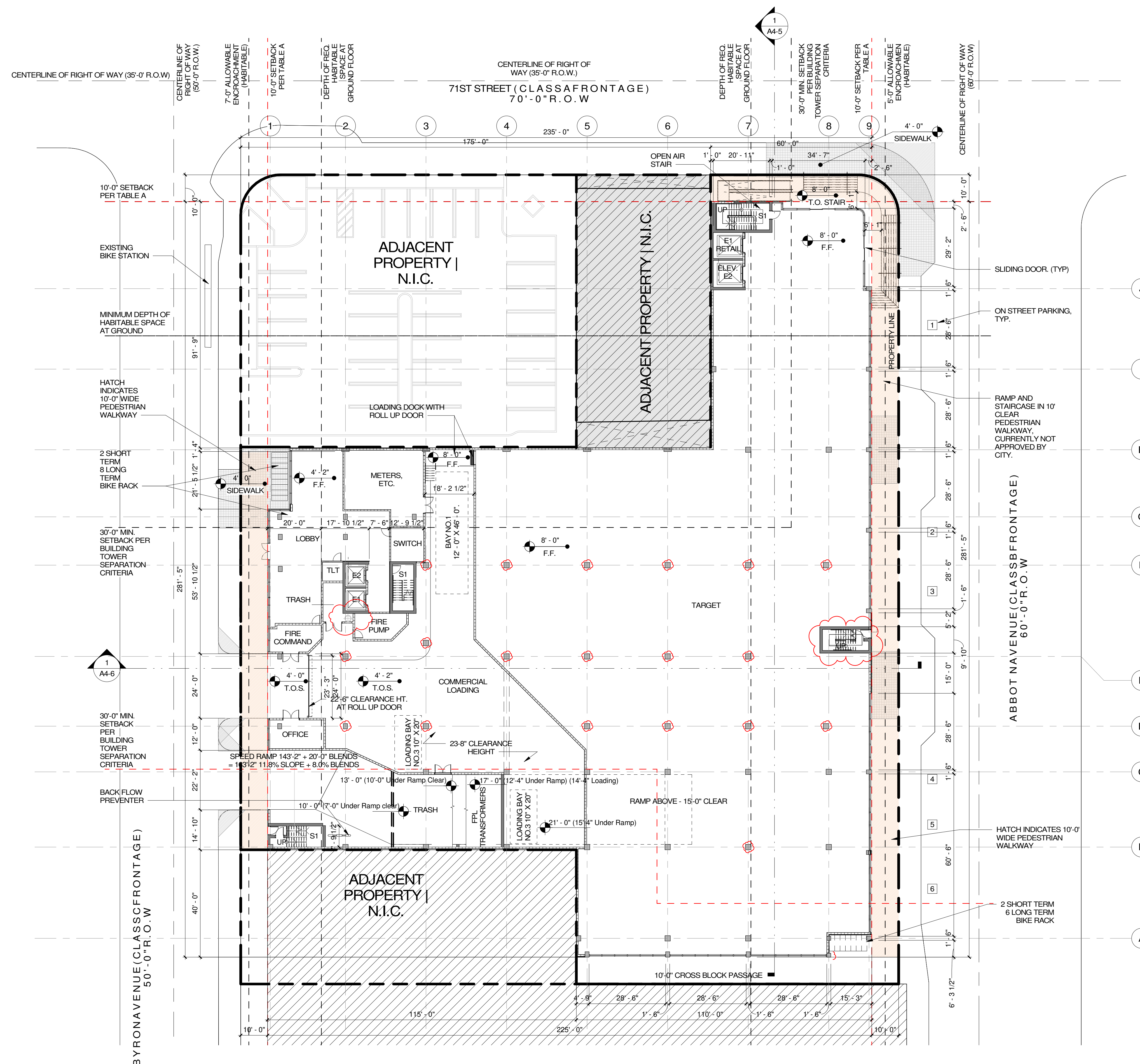




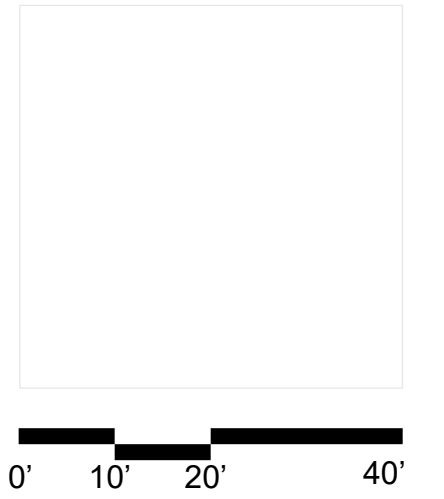
Issue (#)	Issue Date / For
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SCALE: 1" = 20'-0"

A3-1



SCALE: 1" = 20'-0"



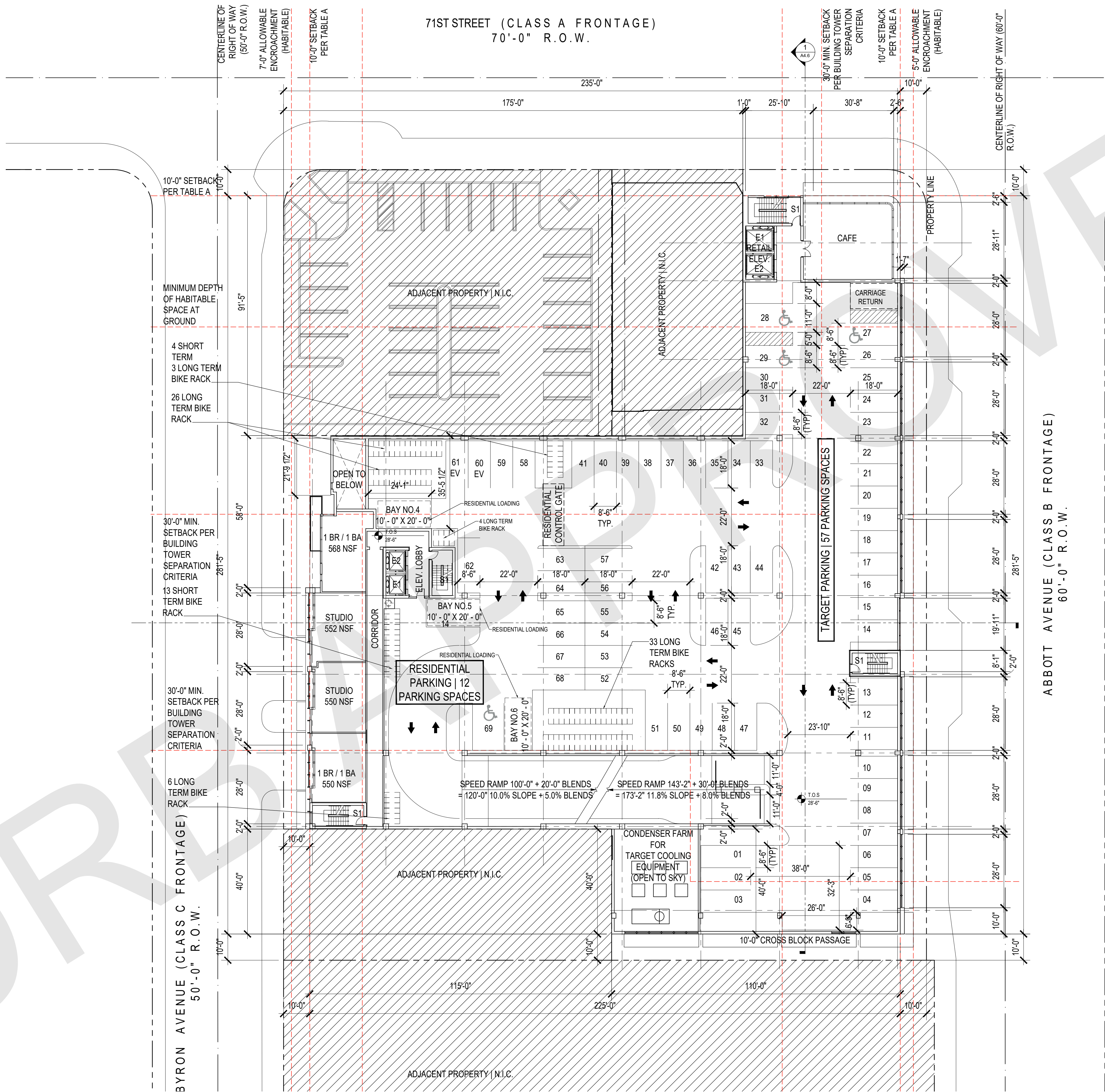
6988 Abbott Avenue
Miami Beach, Florida

Second Level Plan
Scale: 1" = 20'-0"



Design Review Board
10 August 2020

A3.2



NOTE: SEE X1.1 FOR ALTERNATIVE LAYOUT

6988 Abbott Avenue
Miami Beach, FL 33141



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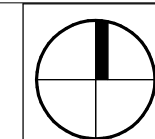
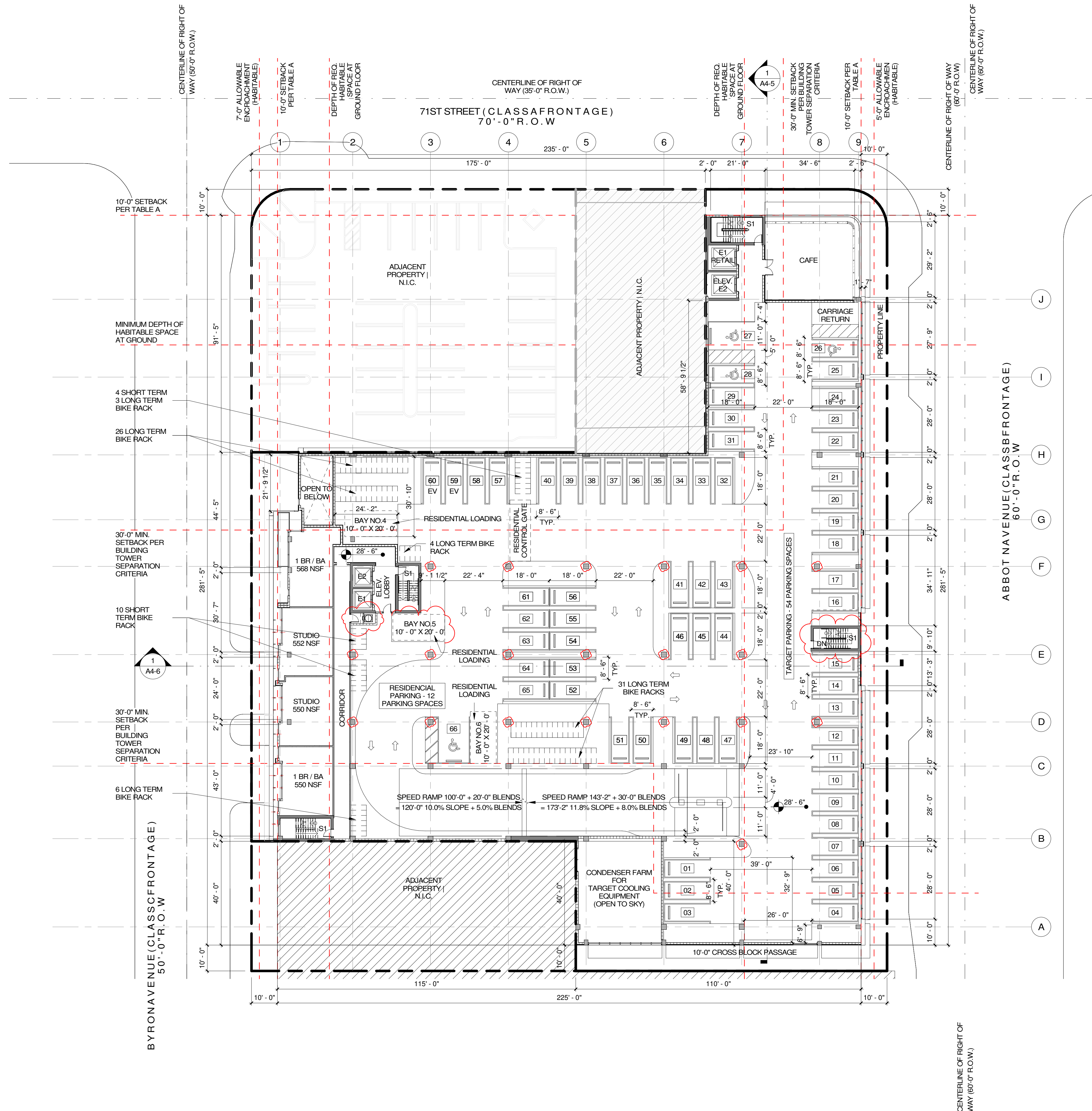
DESIGN REVIEW BOARD
01/03/22

Issue # Issue Date / For

SECOND LEVEL
PLAN (PARKING)

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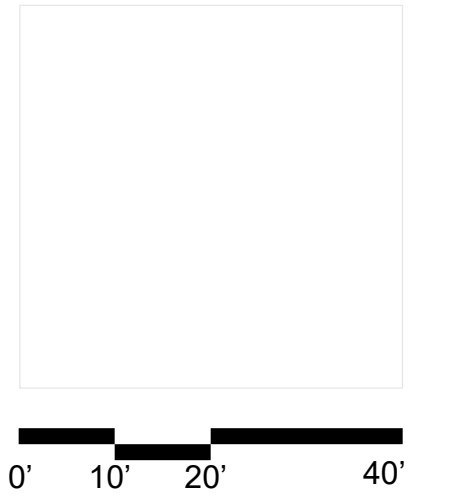
A3-2



1

SECOND FLOOR

SCALE: 1" = 20'-0"



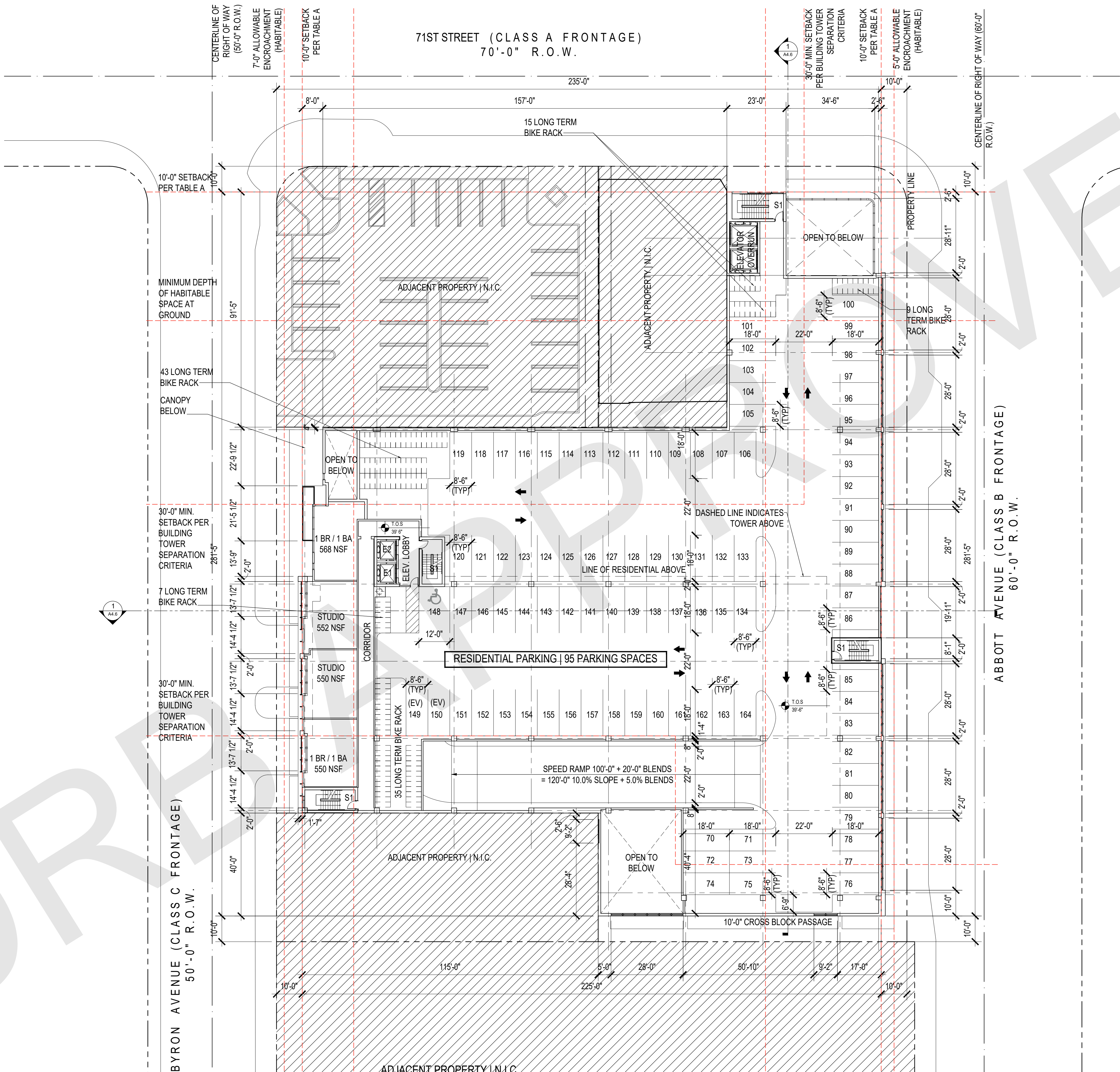
6988 Abbott Avenue
Miami Beach, Florida

Third Level Plan
Scale: 1" = 20'-0"



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10 August 2020

A3.3

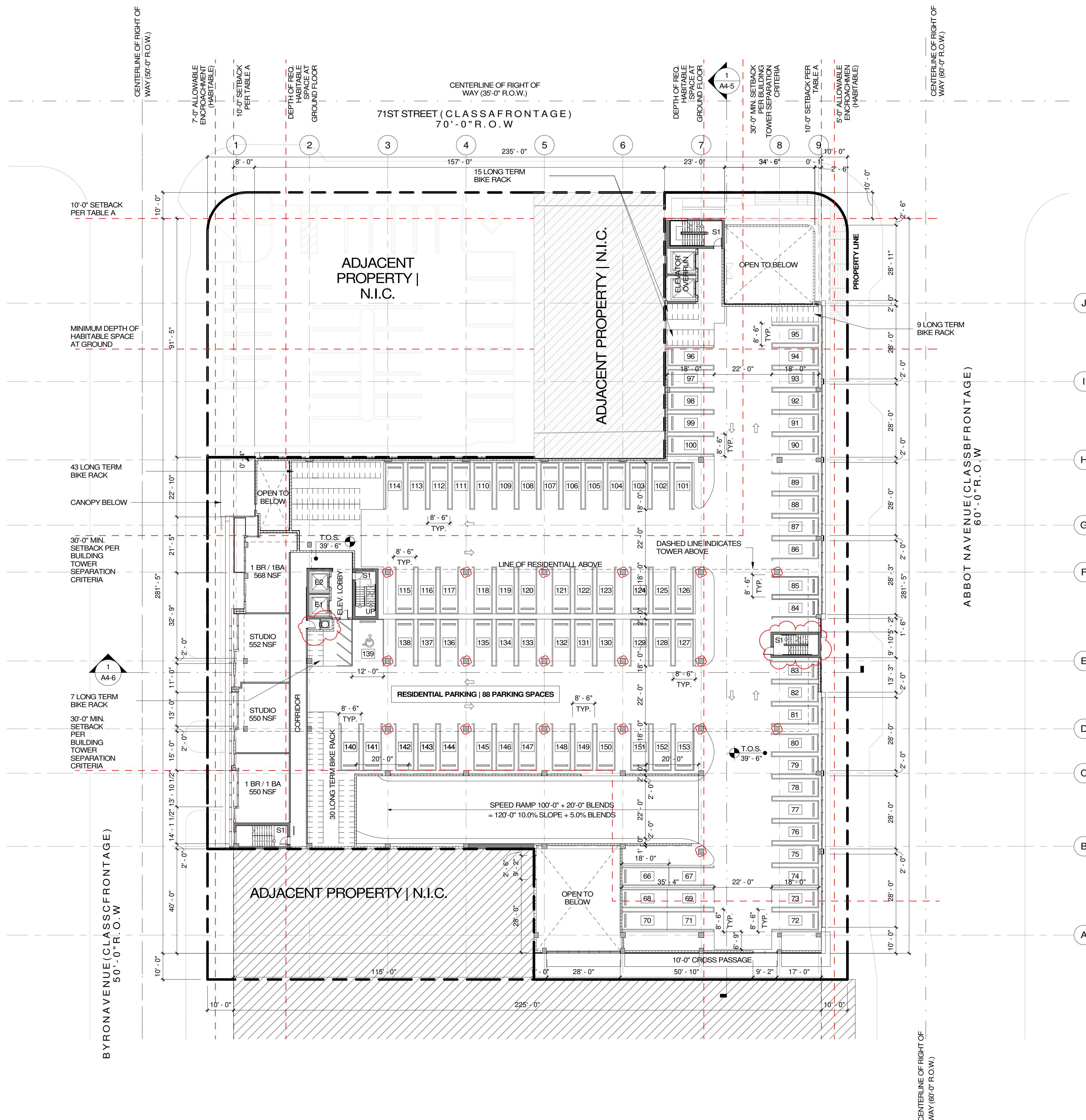




Issue (#)	Issue Date / For
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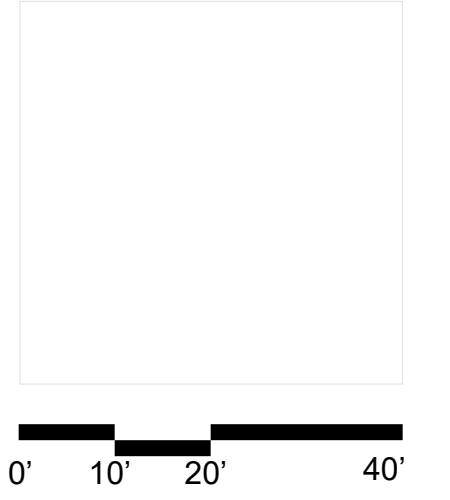
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A3-3



1 THIRD FLOOR

SCALE: 1" = 20'-0"



6988 Abbott Avenue
Miami Beach, Florida

Fourth Level Plan

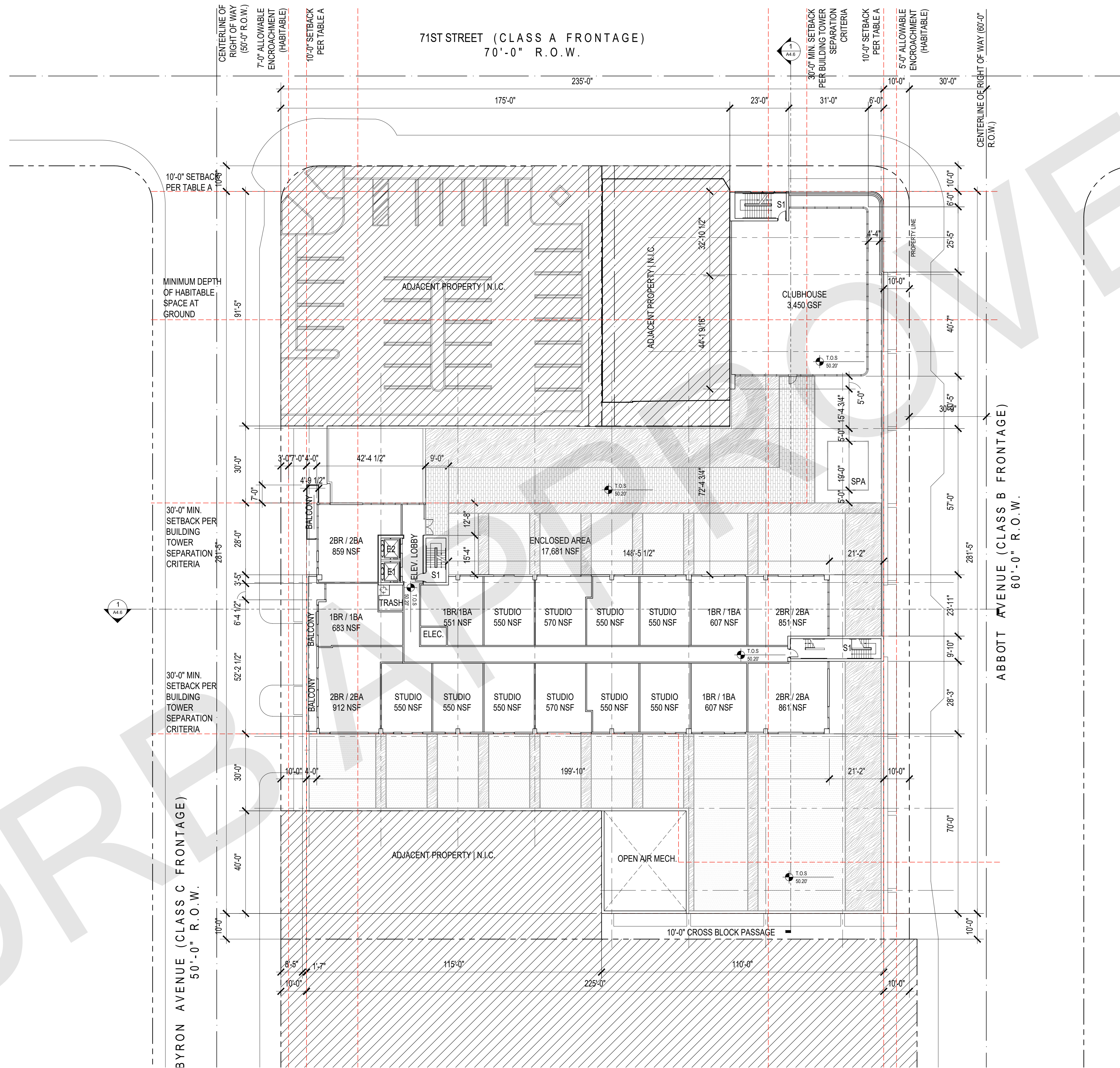
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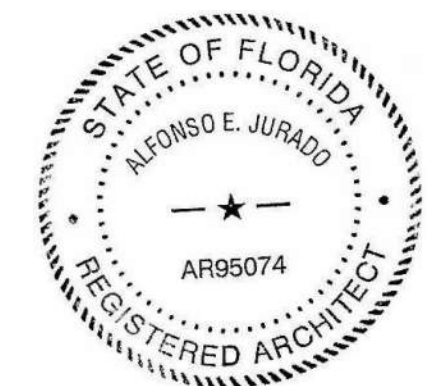
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10 August 2020

A3.4

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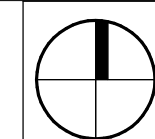
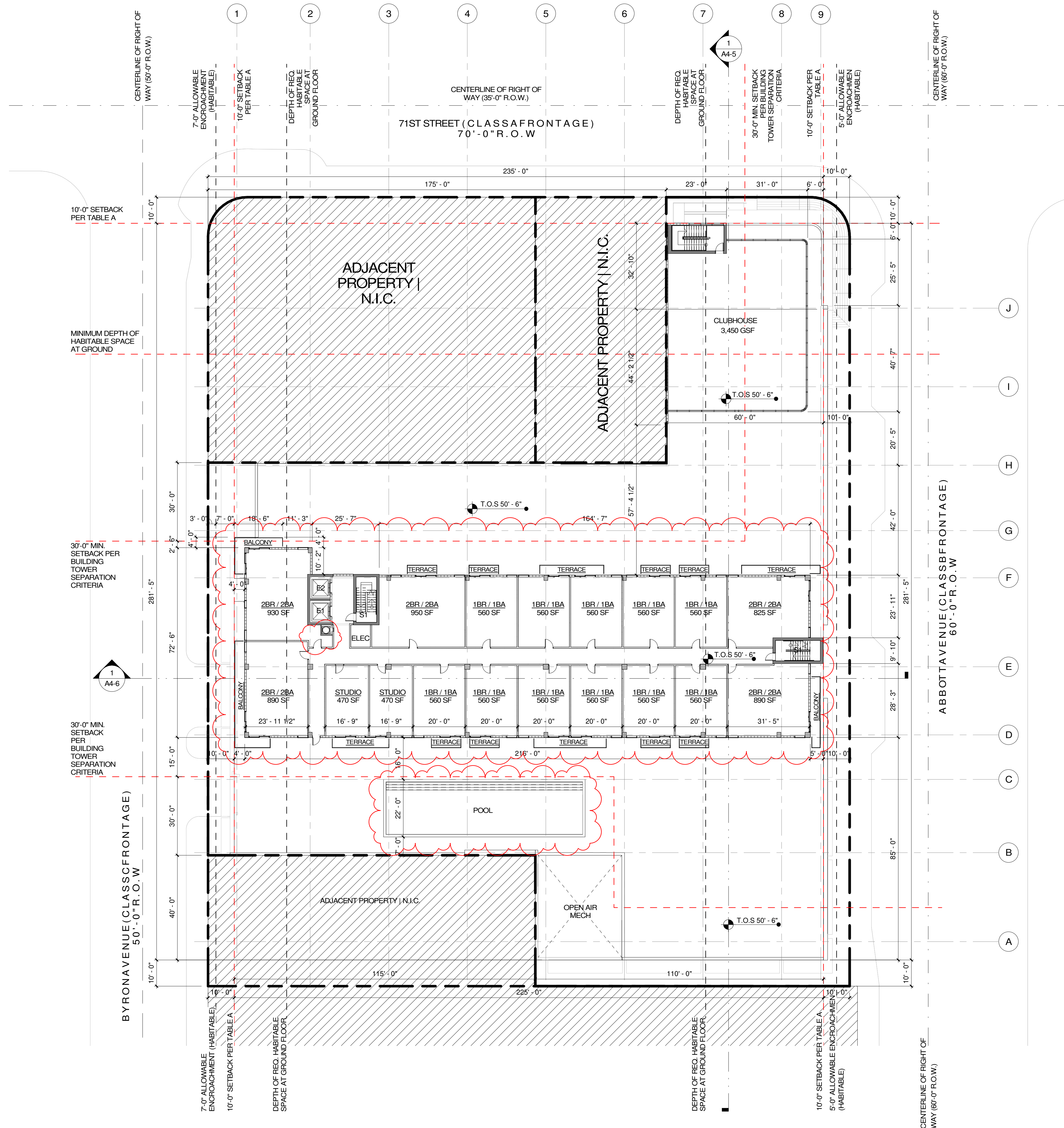
DESIGN REVIEW BOARD
01/03/22

Issue # Issue Date / For

FOURTH LEVEL
PLAN

SCALE: 1" = 20'-0"

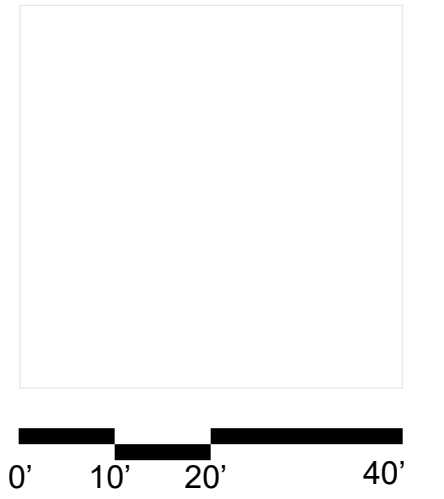
A3-4



1

FOURTH FLOOR

SCALE: 1" = 20'-0"



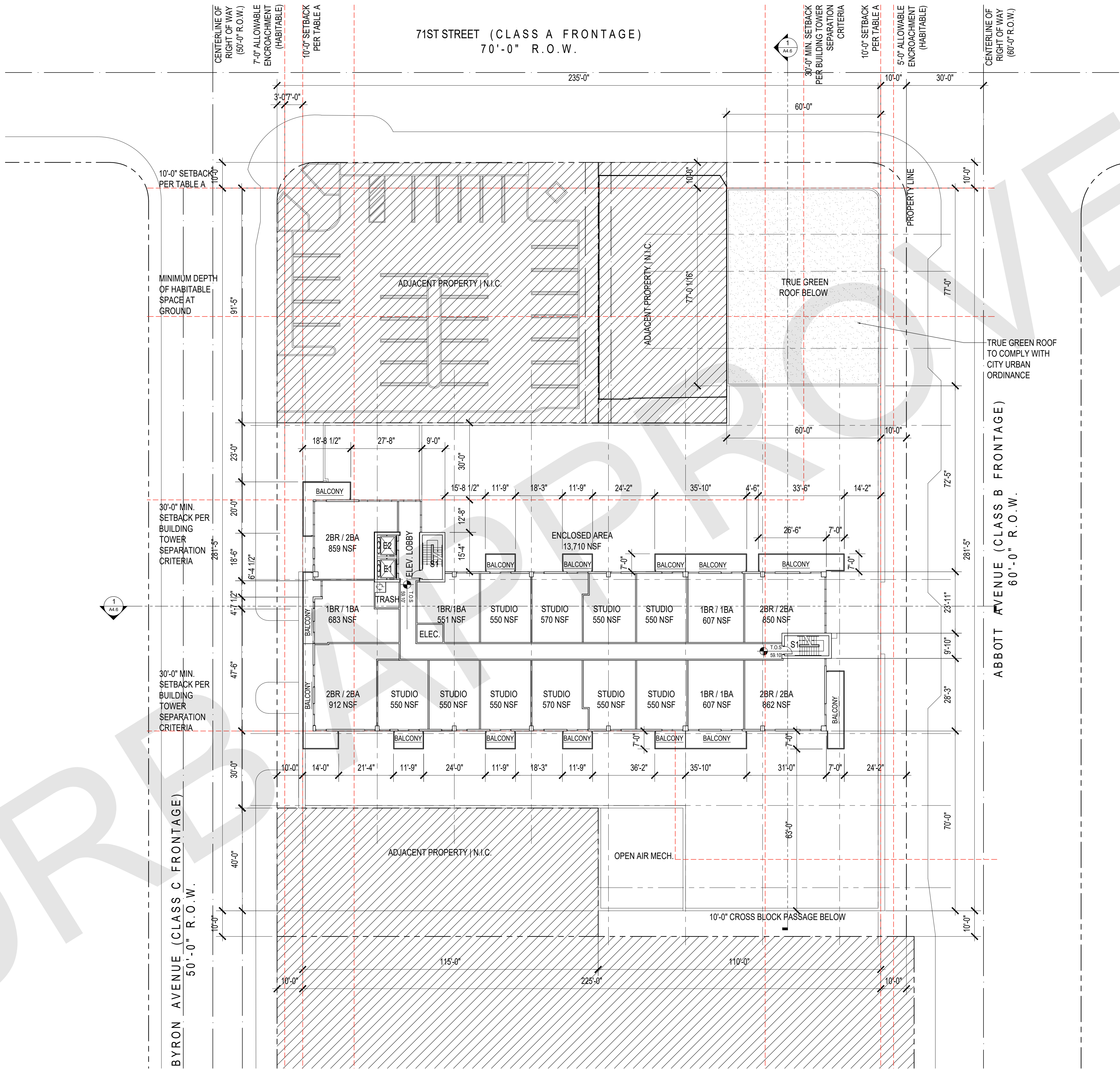
6988 Abbott Avenue
Miami Beach, Florida

Fifth to Twelfth Level Plan
Scale: 1" = 20'-0"

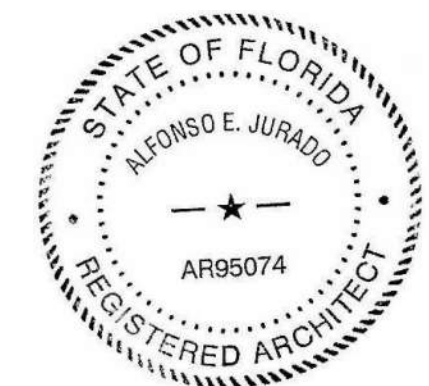


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A3.5



6988 Abbott Avenue
Miami Beach, FL 33141



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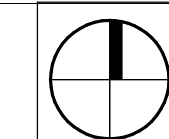
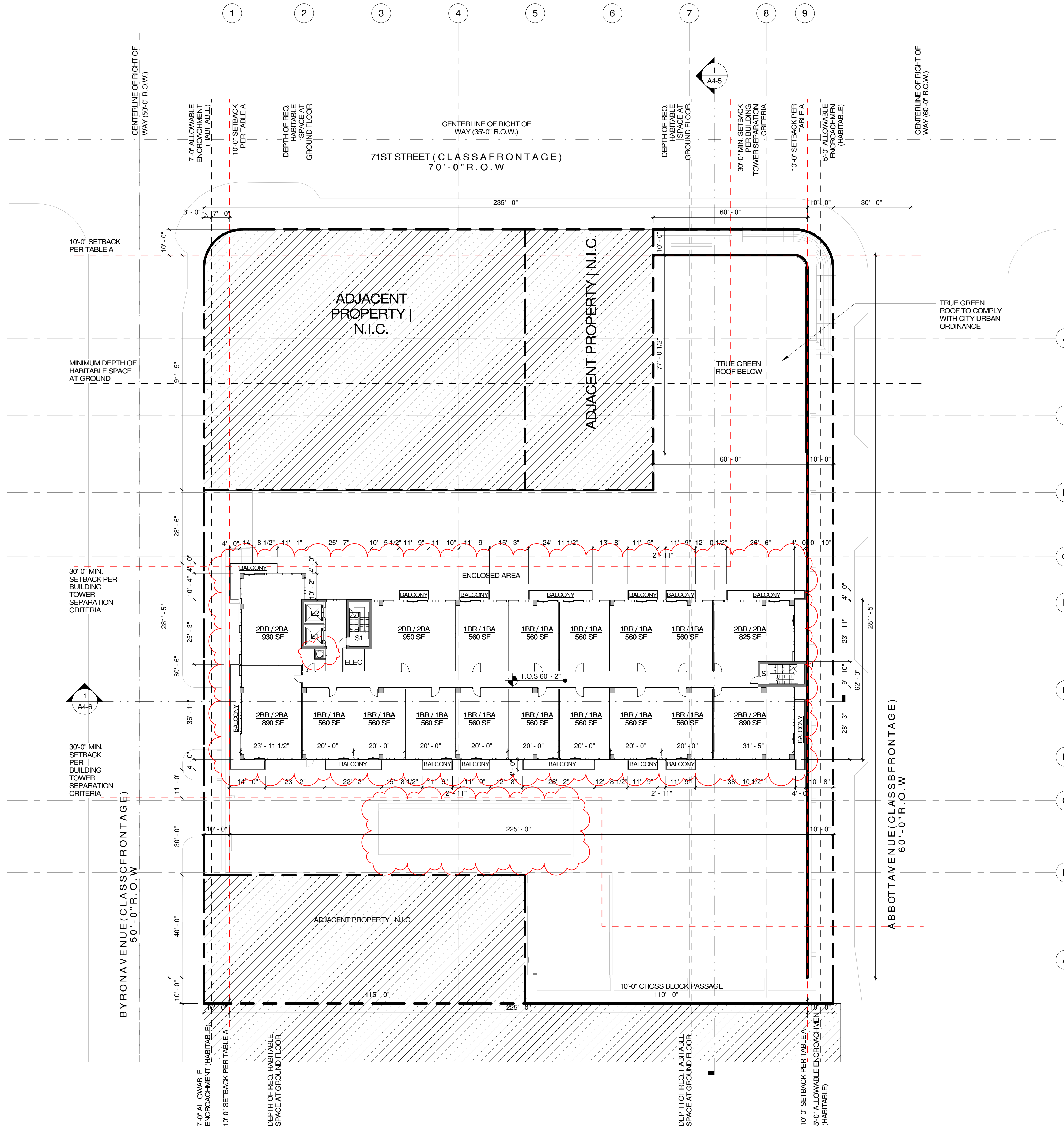
DESIGN REVIEW BOARD
01/03/22

Issue # Issue Date / For

FIFTH TO
TWELFTH
LEVEL PLAN

SCALE: 1" = 20'-0"

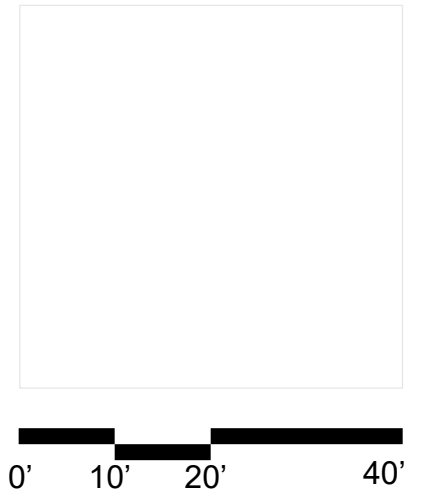
A3-5



1

FIFTH TO TWELFTH LEVEL PLAN

SCALE: 1" = 20'-0"



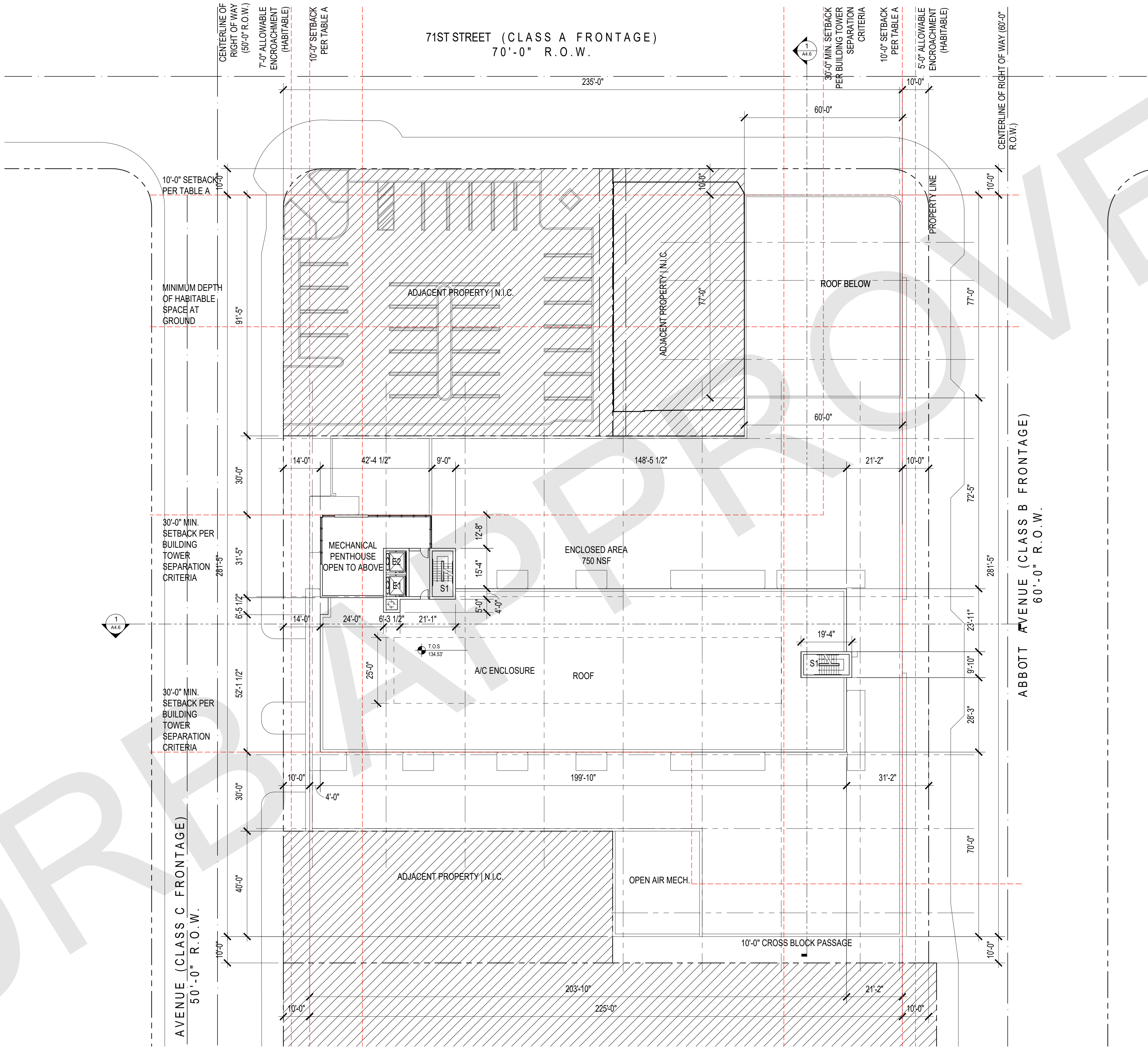
6988 Abbott Avenue
Miami Beach, Florida

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



Design Review Board
10 August 2020

A3.6



6988 Abbott Avenue
Miami Beach, FL 33141



ALFONSO JURADO AR 95074

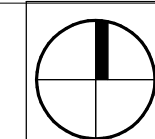
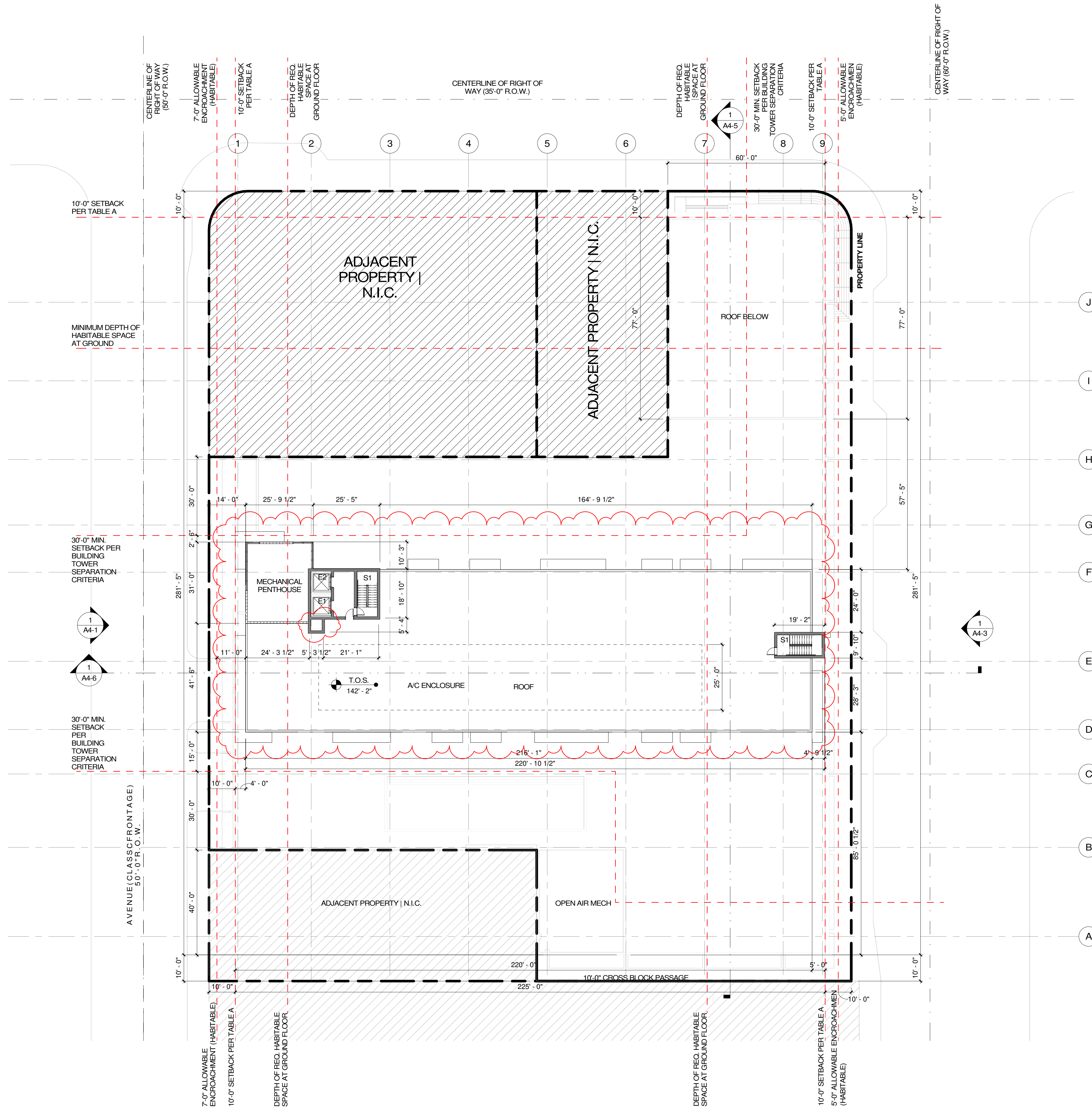
DESIGN REVIEW BOARD
01/03/22

Issue # Issue Date / For

ROOF PLAN

SCALE: 1" = 20'-0"

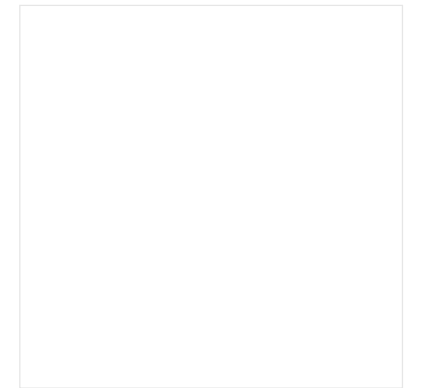
A3-6



1

ROOF PLAN

SCALE: 1" = 20'-0"



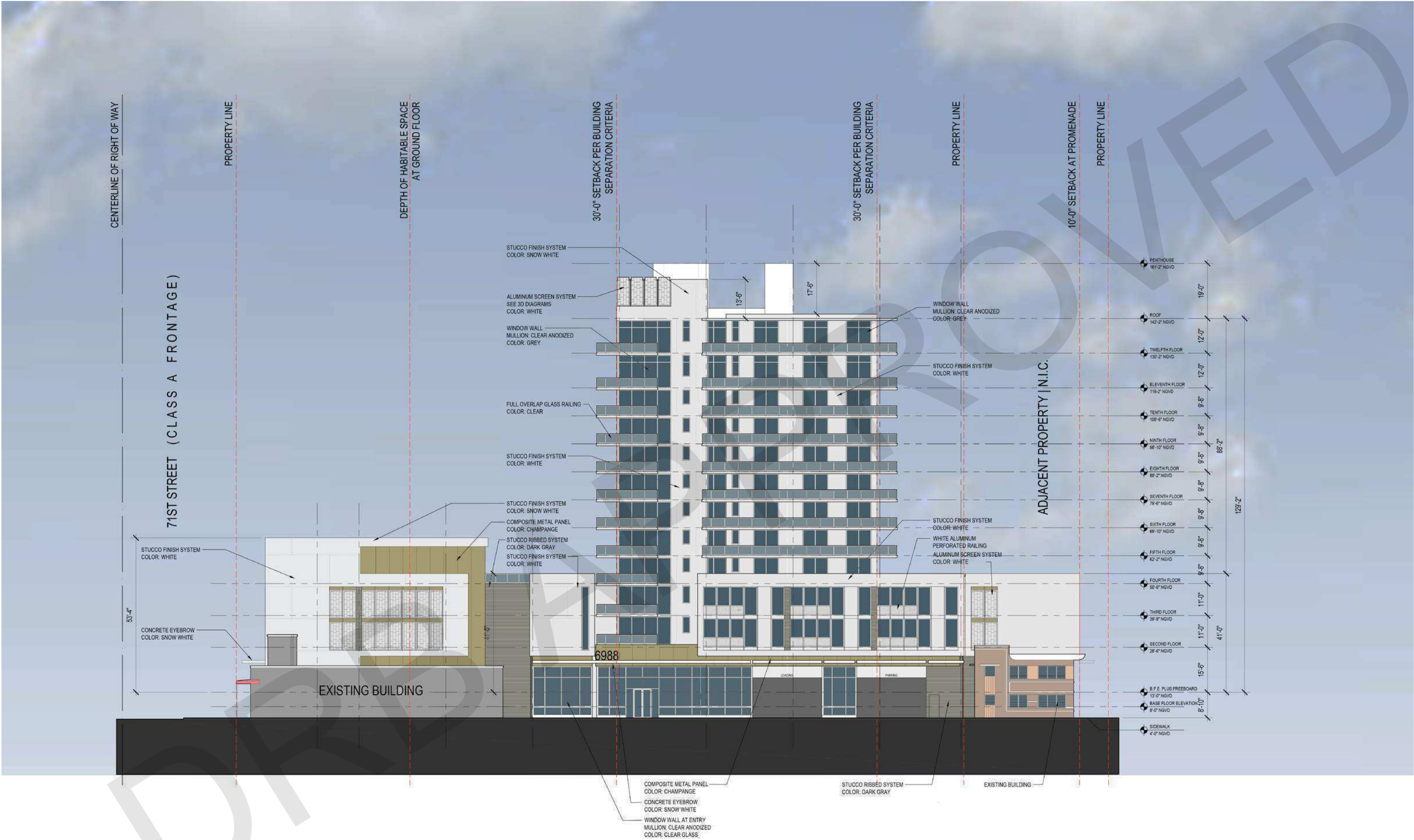
0' 8' 16' 32'

6988 Abbott Avenue
Miami Beach, Florida

West Elevation
Scale: 1" = 16'-0"

Design Review Board
10 August 2020

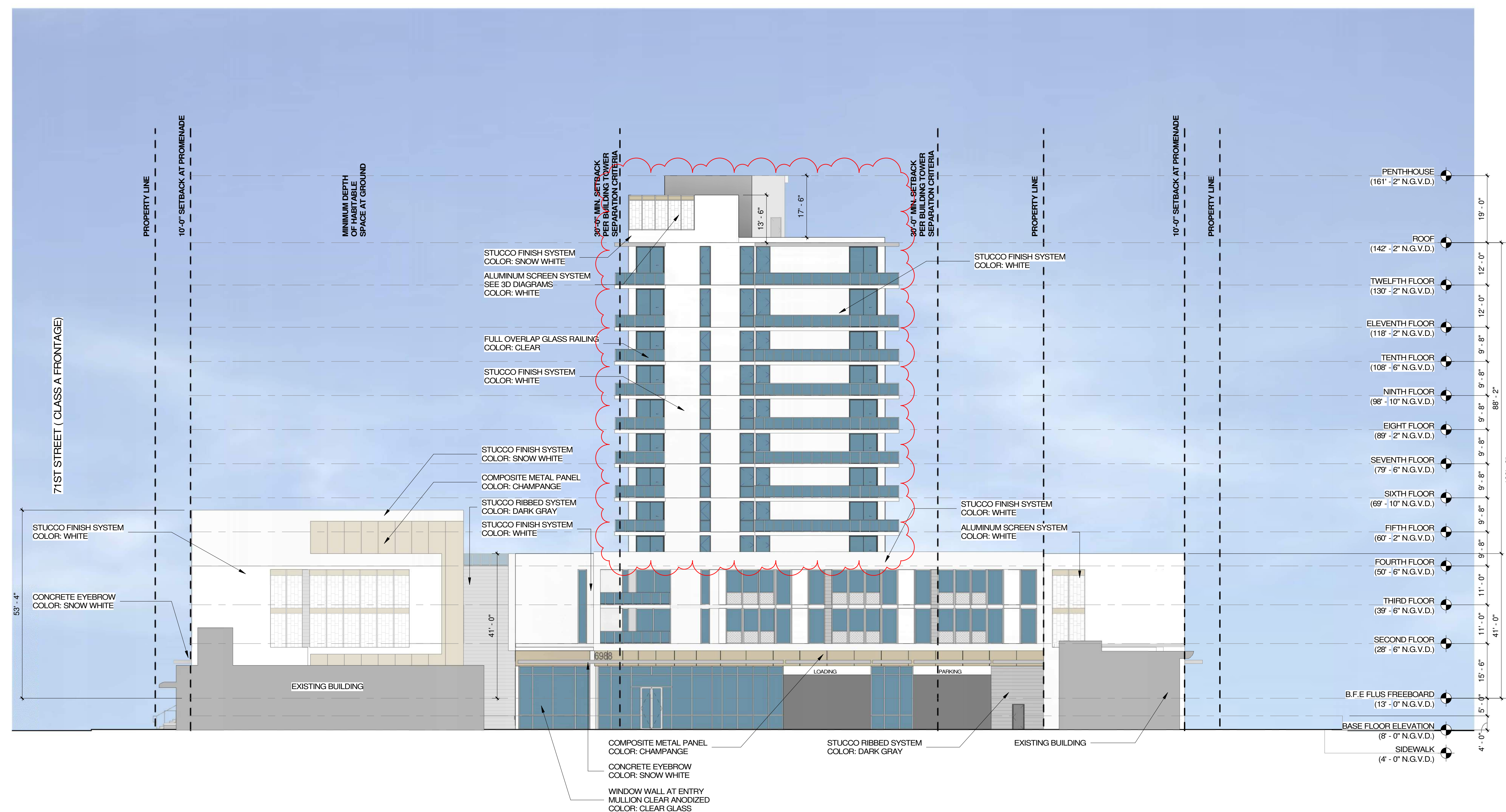
A4.1





Issue #	Issue Date / For
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SCALE: 1/16" = 1'-0"



0' 8' 16' 32'

6988 Abbott Avenue
Miami Beach, Florida

Miami Beach, Florida

North Elevation
Scale: 1" = 16'-0"

Scale: 1" = 16'-0"

6988 Abbott Avenue
Miami Beach, FL 33141



ALFONSO JURADO AR 95074

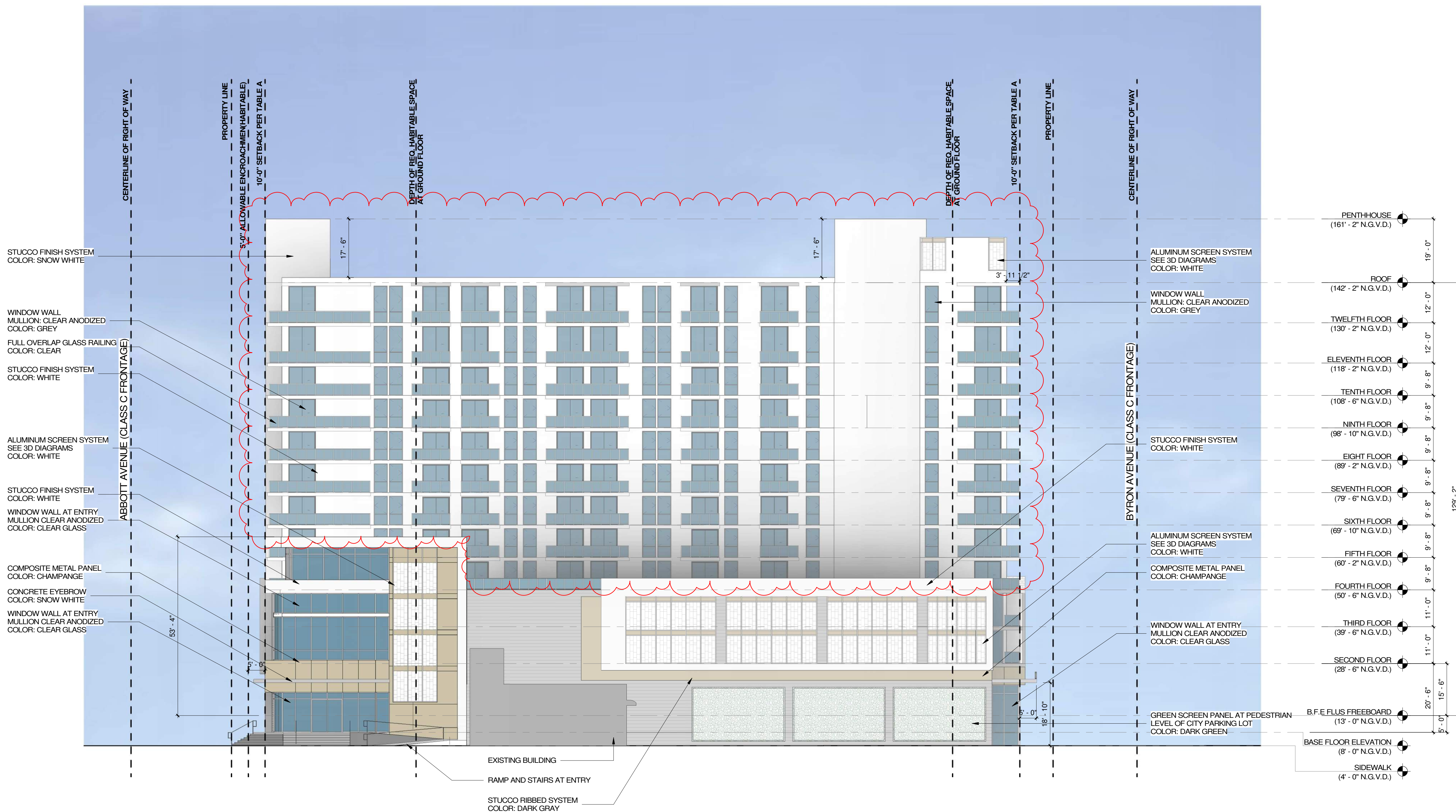
DESIGN REVIEW BOARD
01/03/22

Issue # Issue Date / For

NORTH
ELEVATION

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

A4-2





6988 Abbott Avenue
Miami Beach, Florida

East Elevation
Scale: 1" = 16'-0"

6988 Abbott Avenue
Miami Beach, FL 33141



ALFONSO JURADO AR 95074

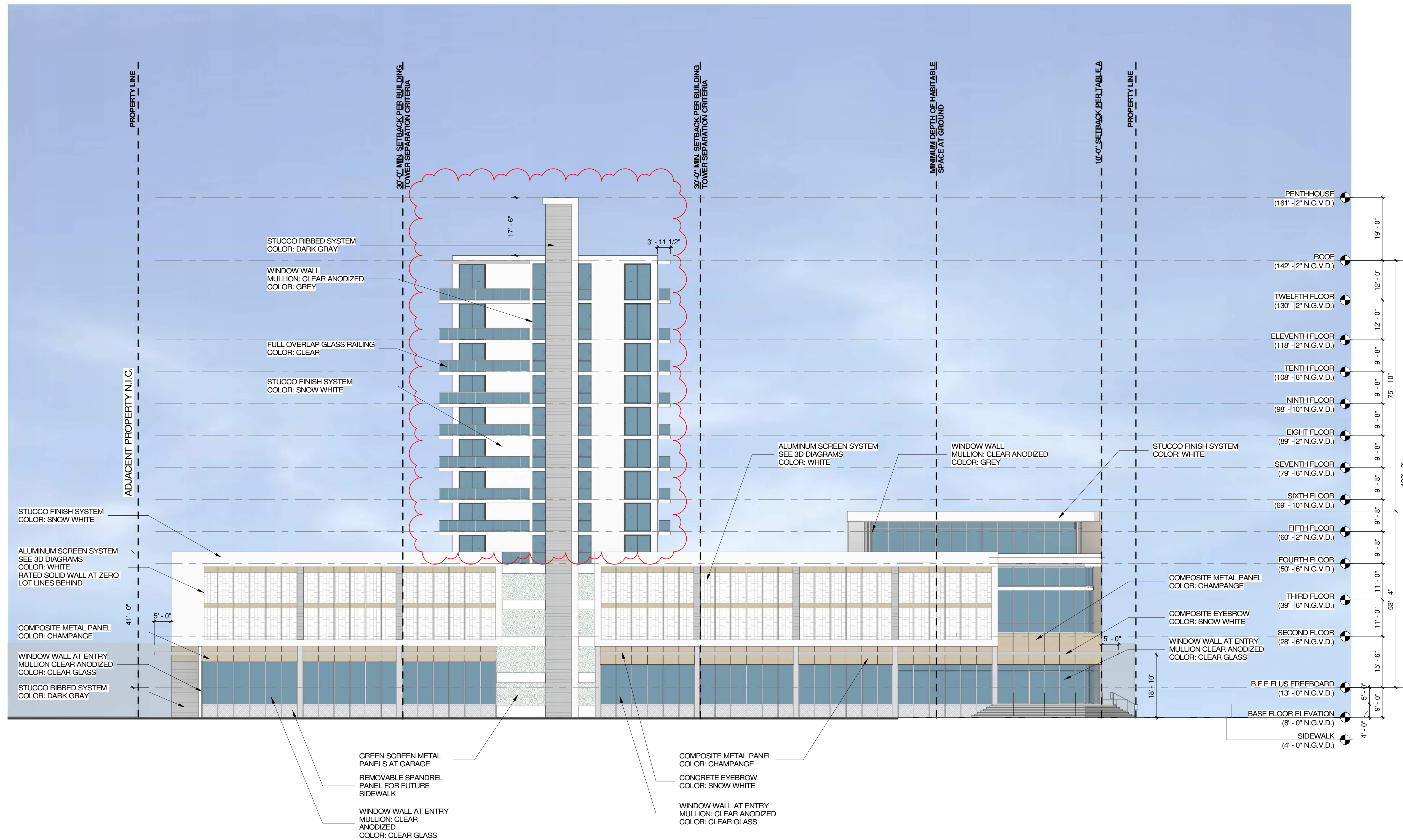
DESIGN REVIEW BOARD
01/03/22

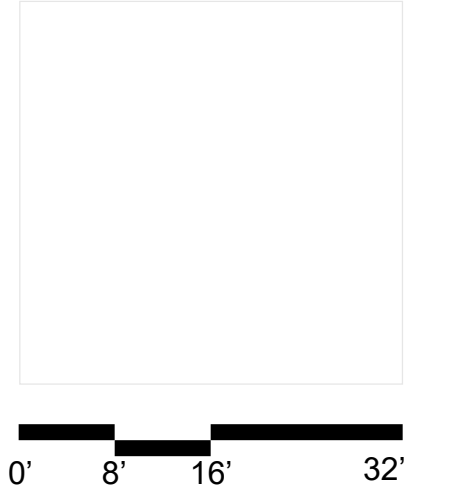
Issue # Issue Date / For

EAST
ELEVATION

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

A4-3





6988 Abbott Avenue
Miami Beach, Florida

South Elevation

Scale: 1" = 16'-0"

Scale: 1" = 16'-0"



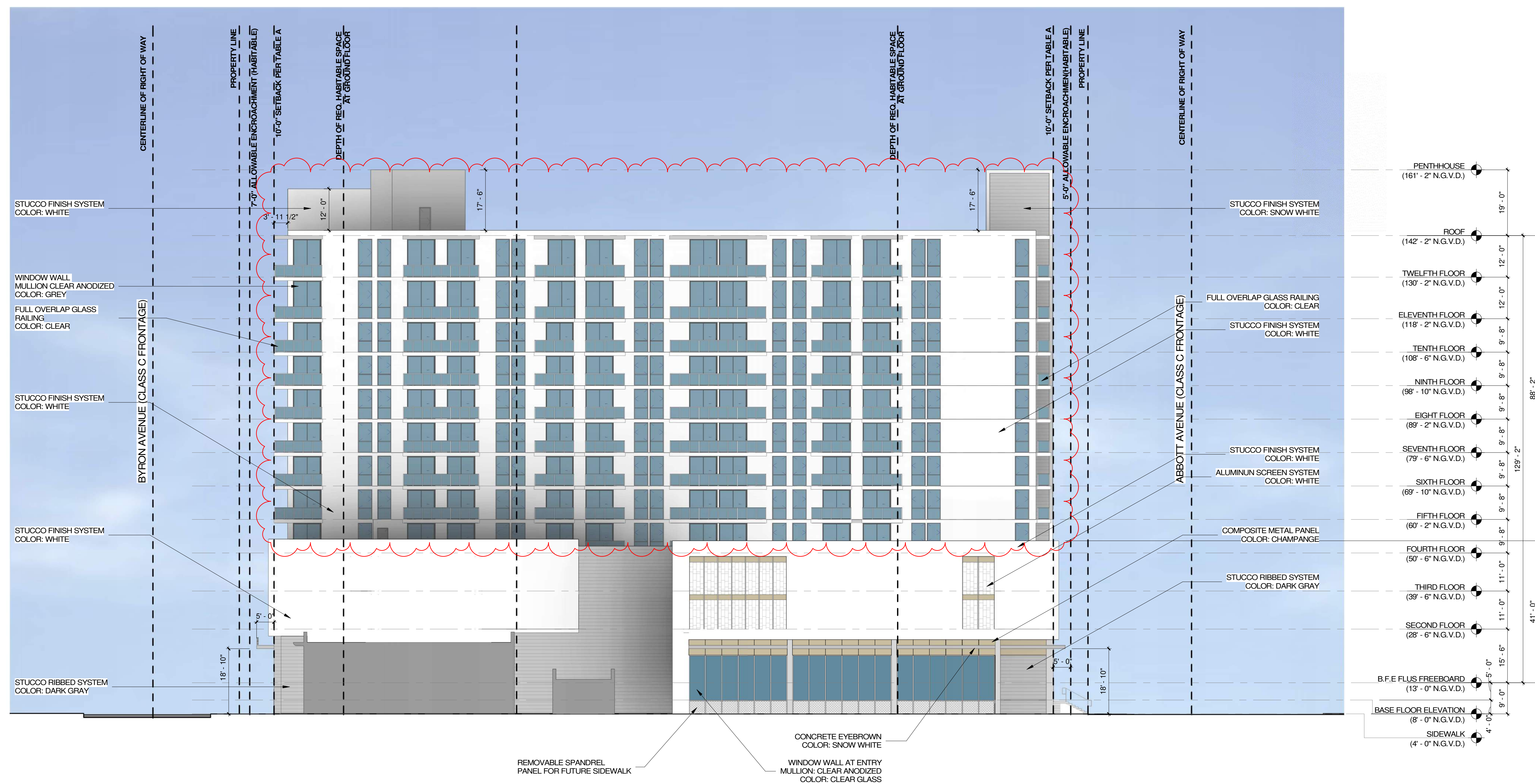
DESIGN REVIEW BOARD
01/03/22

[illegible]

SOUTH
ELEVATION

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

A4-4



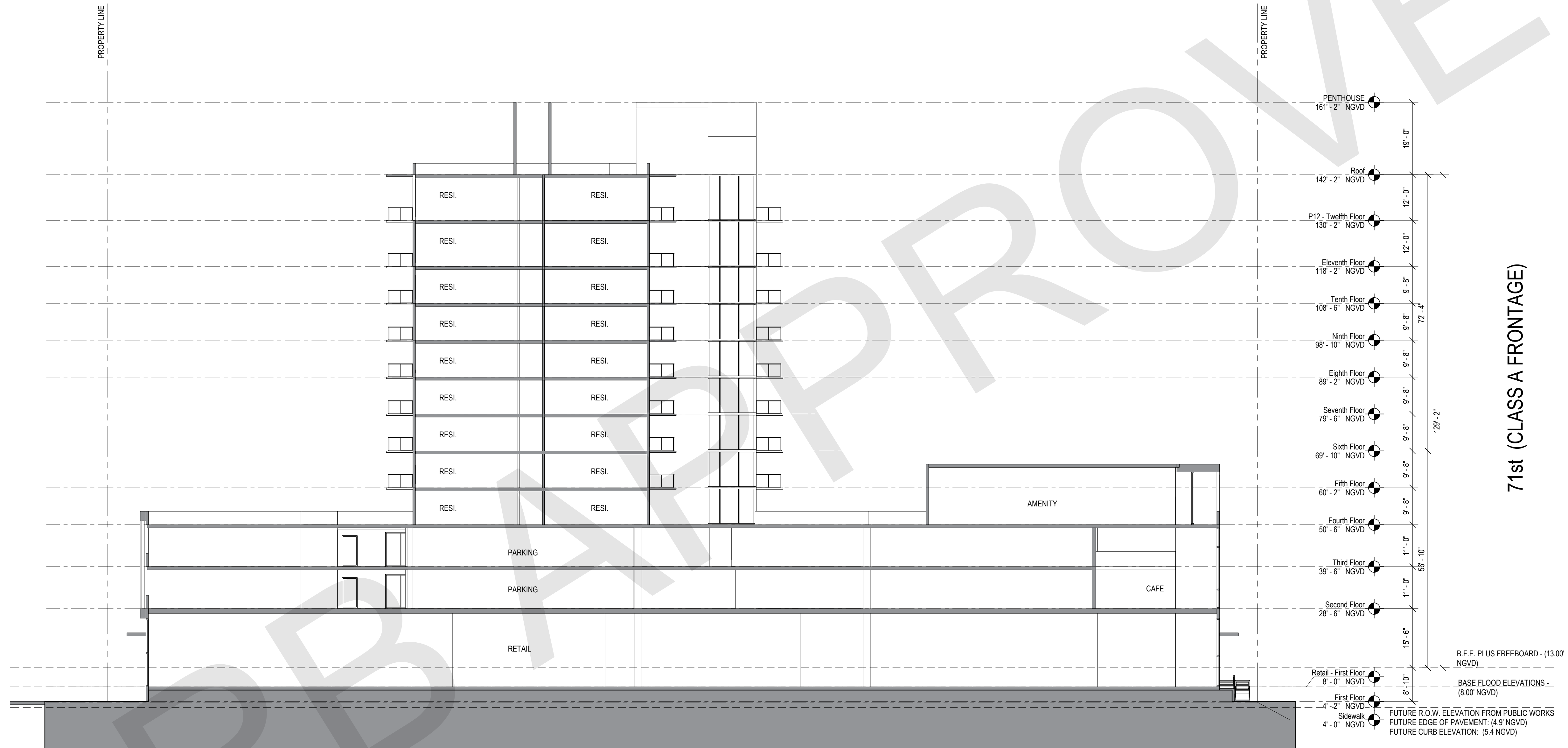


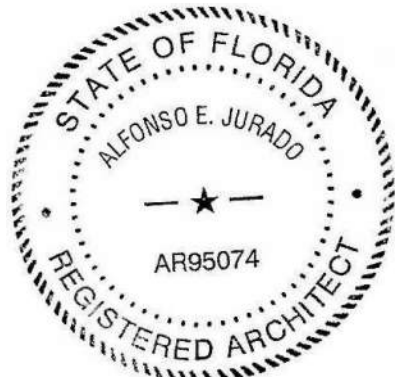
6988 Abbott Avenue
Miami Beach, Florida

Latitudinal Building Section

Scale: 1" = 16'-0"

Scale: 1" = 16'-0"





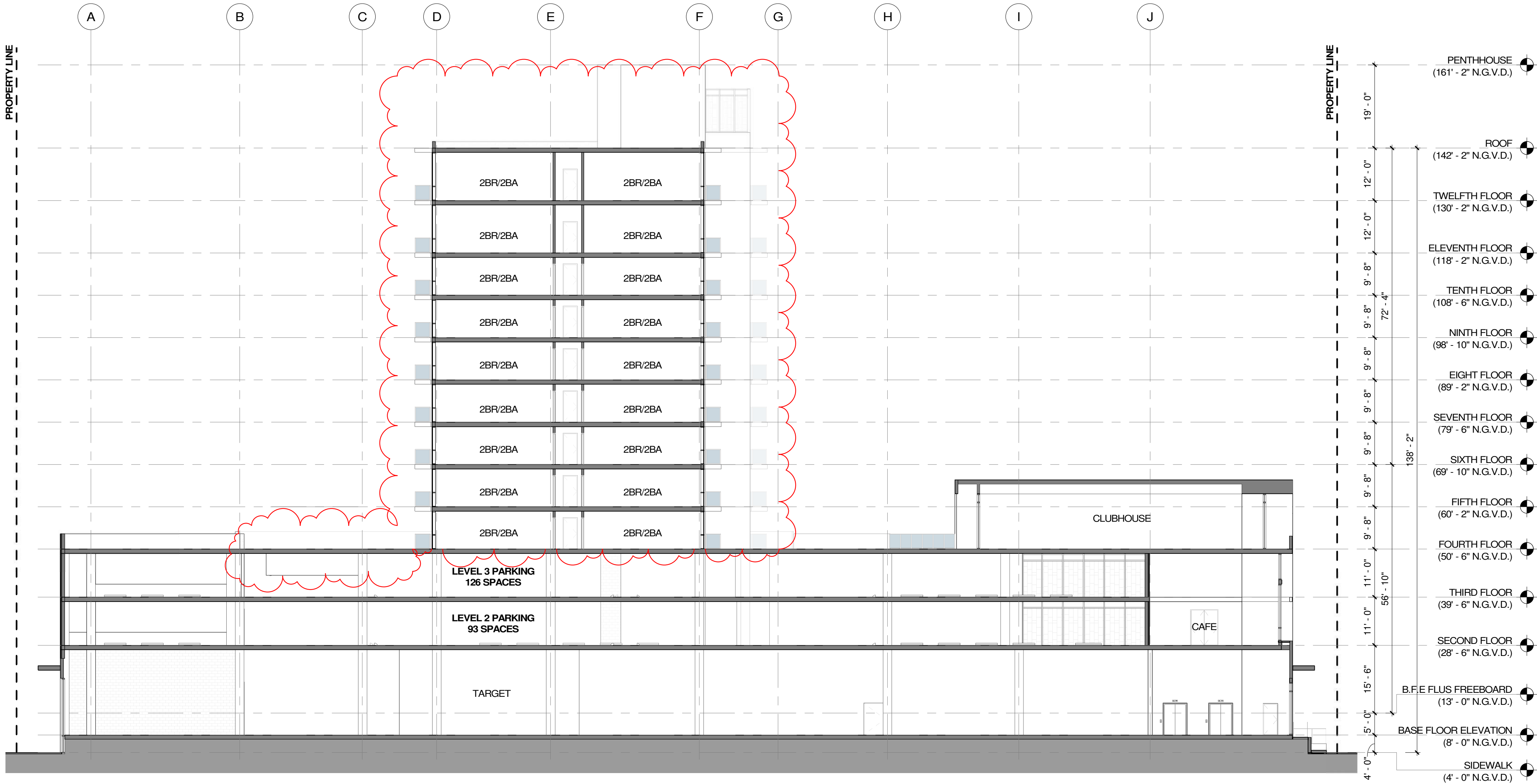
ALFONSO JURADO AR 95074

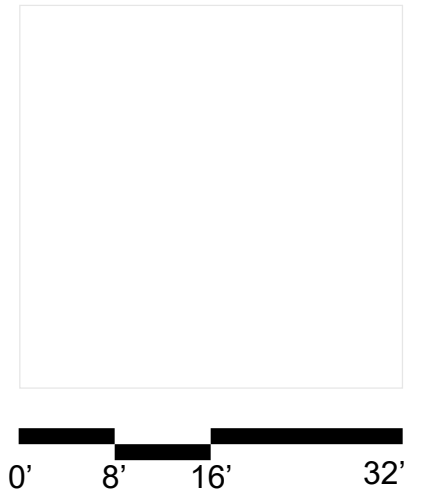
DESIGN REVIEW BOARD
01/03/22

Issue #	Issue Date / For

LATITUDINAL
BUILDING
SECTION

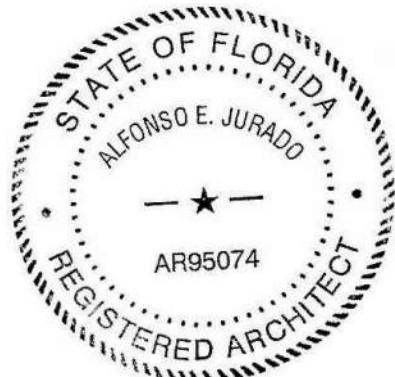
SCALE: 1/16" = 1'-0"





6988 Abbott Avenue
Miami Beach, Florida

Longitudinal Building Section
Scale: 1" = 16'-0"



ALFONSO JURADO AR 95074

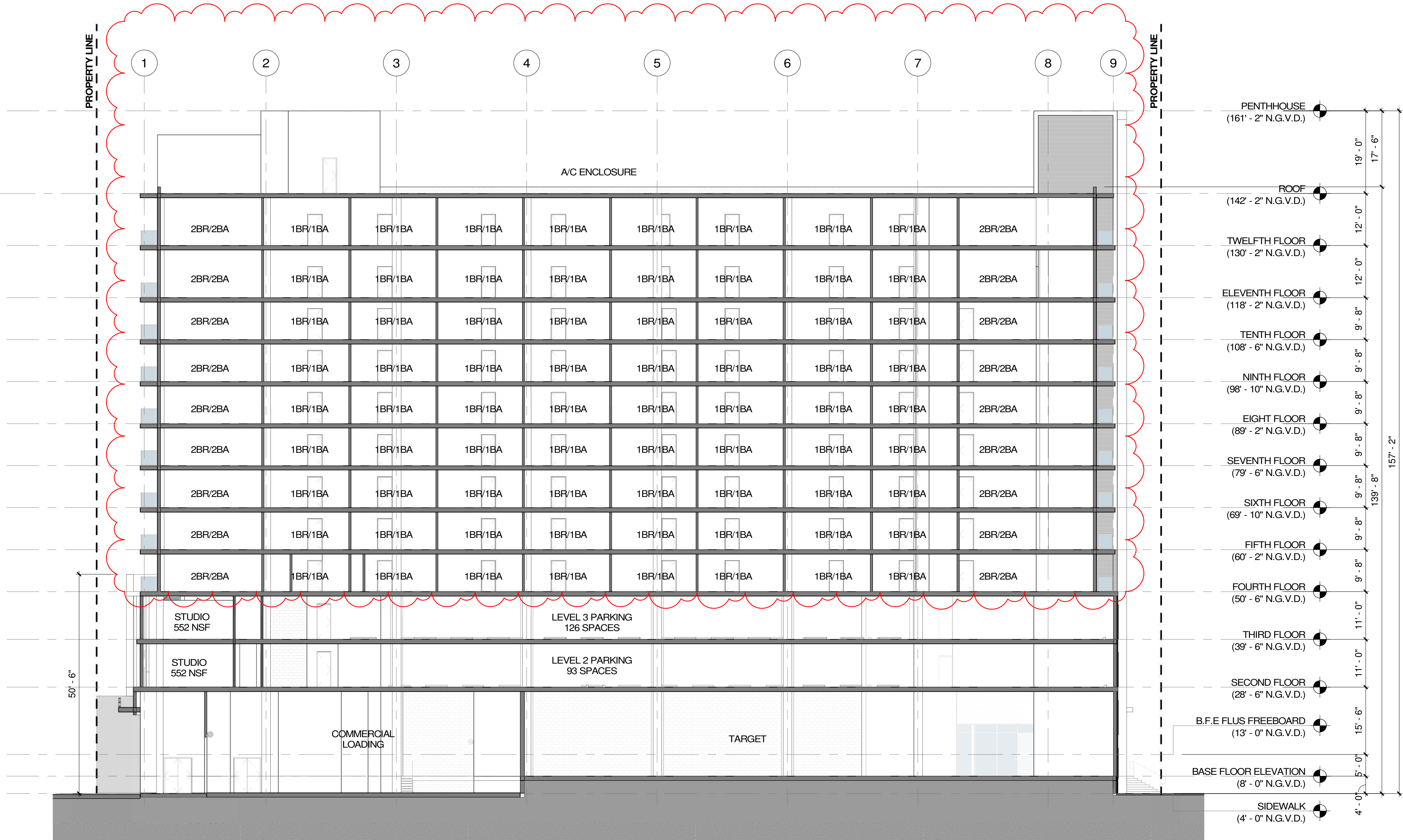
DESIGN REVIEW BOARD

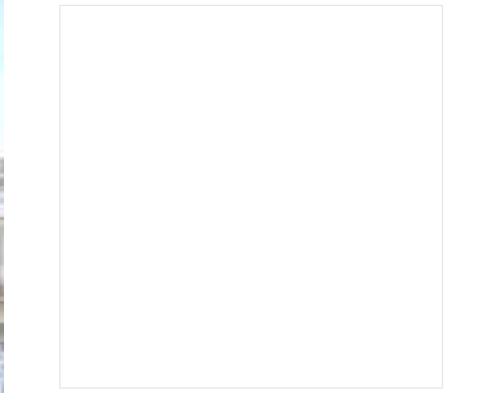
01/03/22

Issue #	Issue Date / For

LONGITUDINAL
BUILDING
SECTION

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





6988 Abbott Avenue
Miami Beach, Florida

Rendering | Byron Aerial
Scale: None



6988 Abbott Avenue
Miami Beach, FL 33141



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DESIGN REVIEW BOARD
01/03/22

Issue #	Issue Date / For

**RENDERING -
AERIAL**

SCALE: 3/8" = 1'-0"



6988 Abbott Avenue
Miami Beach, Florida

Rendering | Byron Ave.
Scale: None



6988 Abbott Avenue
Miami Beach, FL 33141



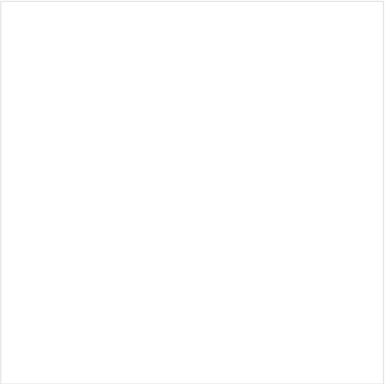
ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD
01/03/22

Issue #	Issue Date / For

**RENDERING -
ABBOTT
AVENUE**

SCALE: 3/8" = 1'-0"



6988 Abbott Avenue

Miami Beach, Florida

Rendering | Abbott Ave.

Scale: None



6988 Abbott Avenue
Miami Beach, FL 33141



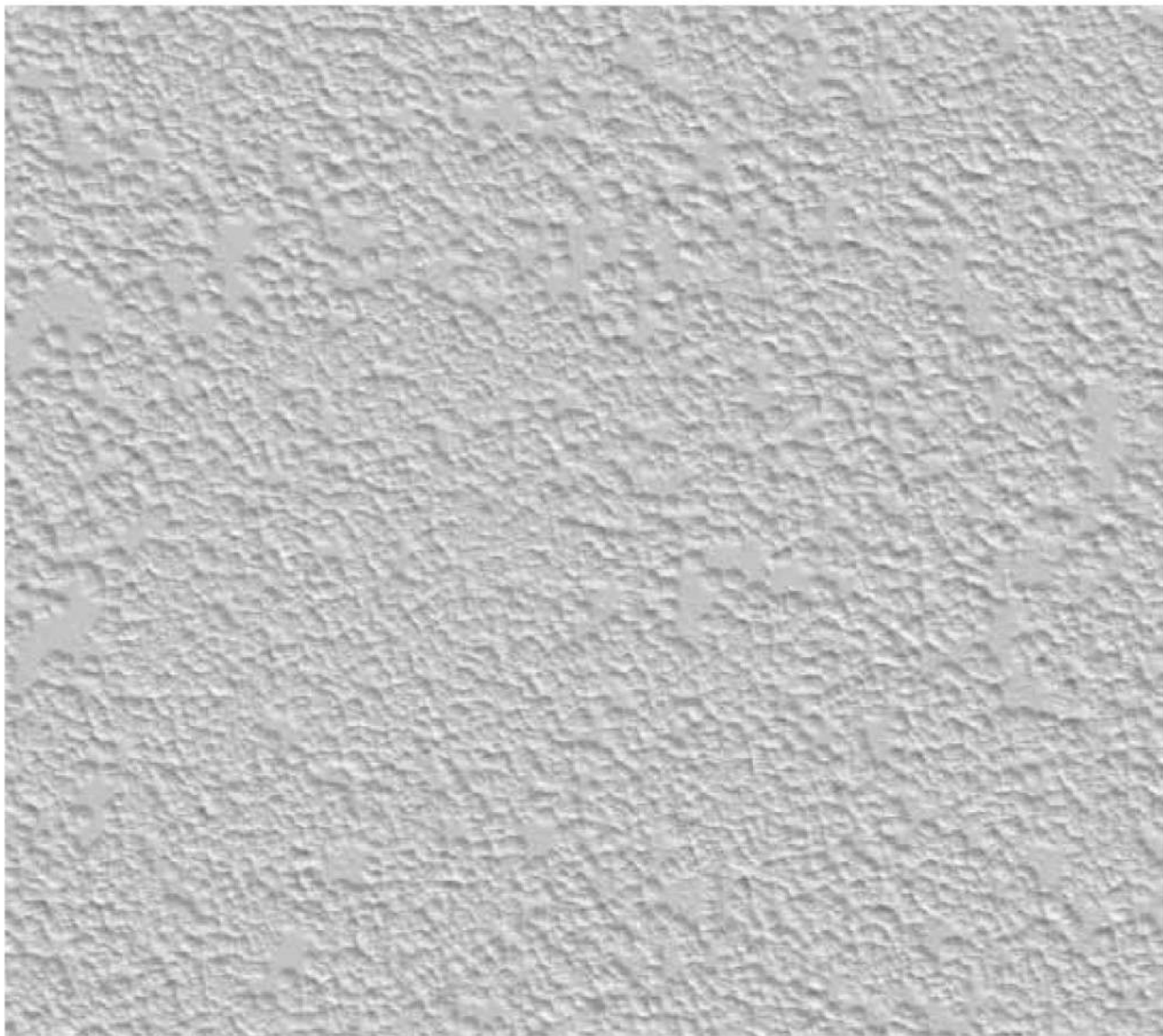
ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD
01/03/22

Issue #	Issue Date / For

RENDERING -
71ST STREET

SCALE:



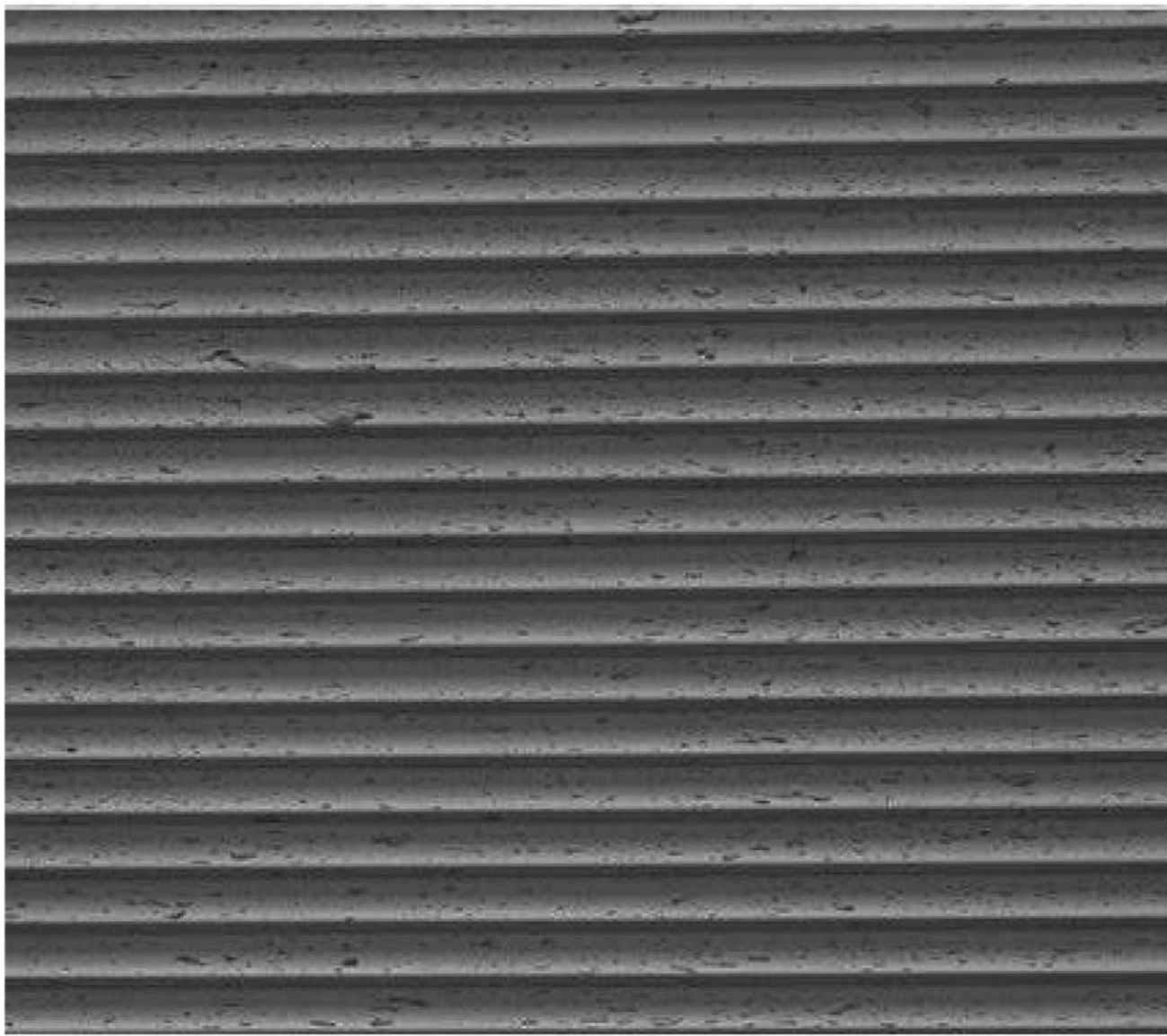
Stucco
Color: White



Composite Metal Panels
Color: Champagne



Glass Color - Common Areas
Color: Clear



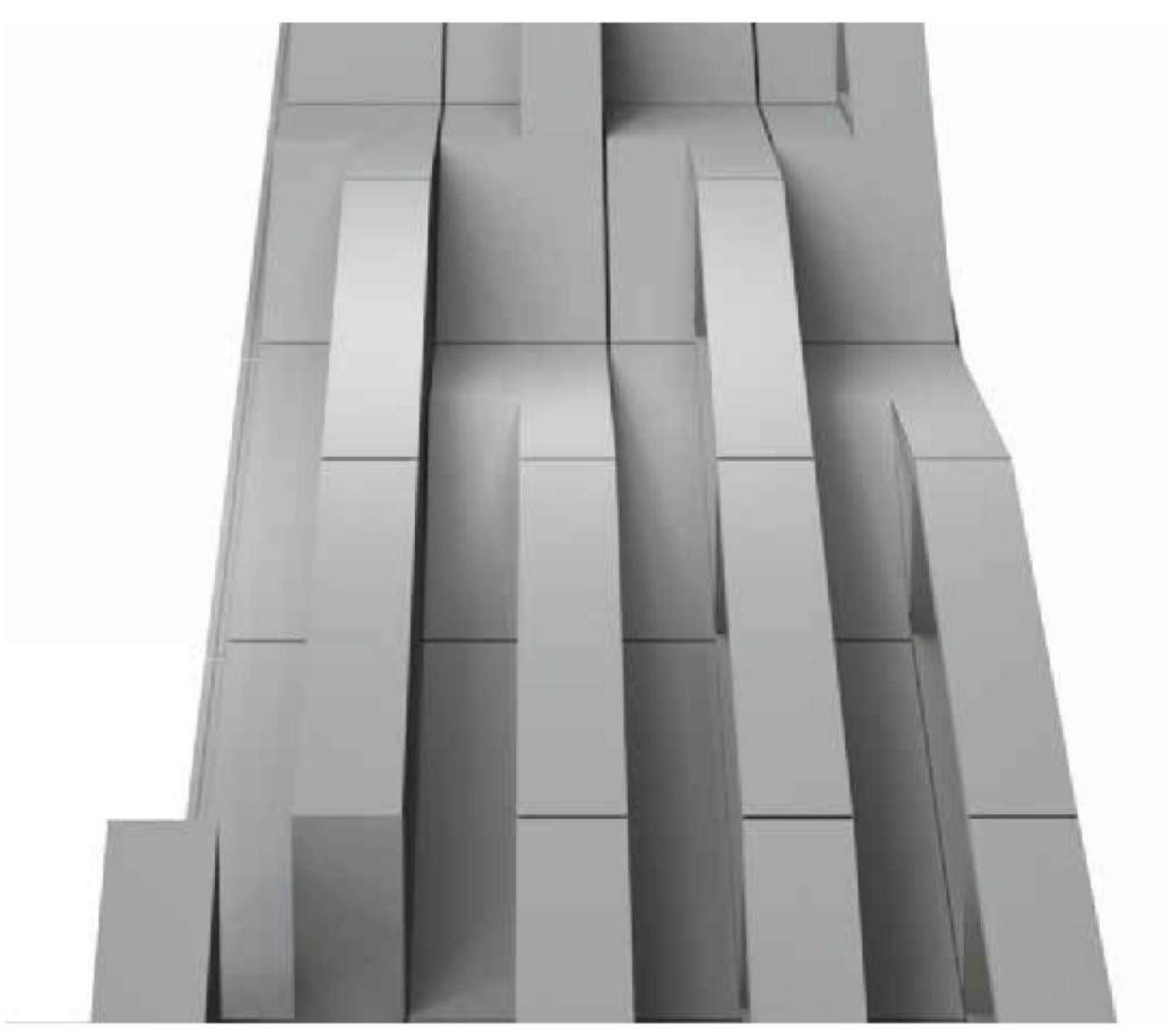
Ribbed Stucco
Color: DarkGray



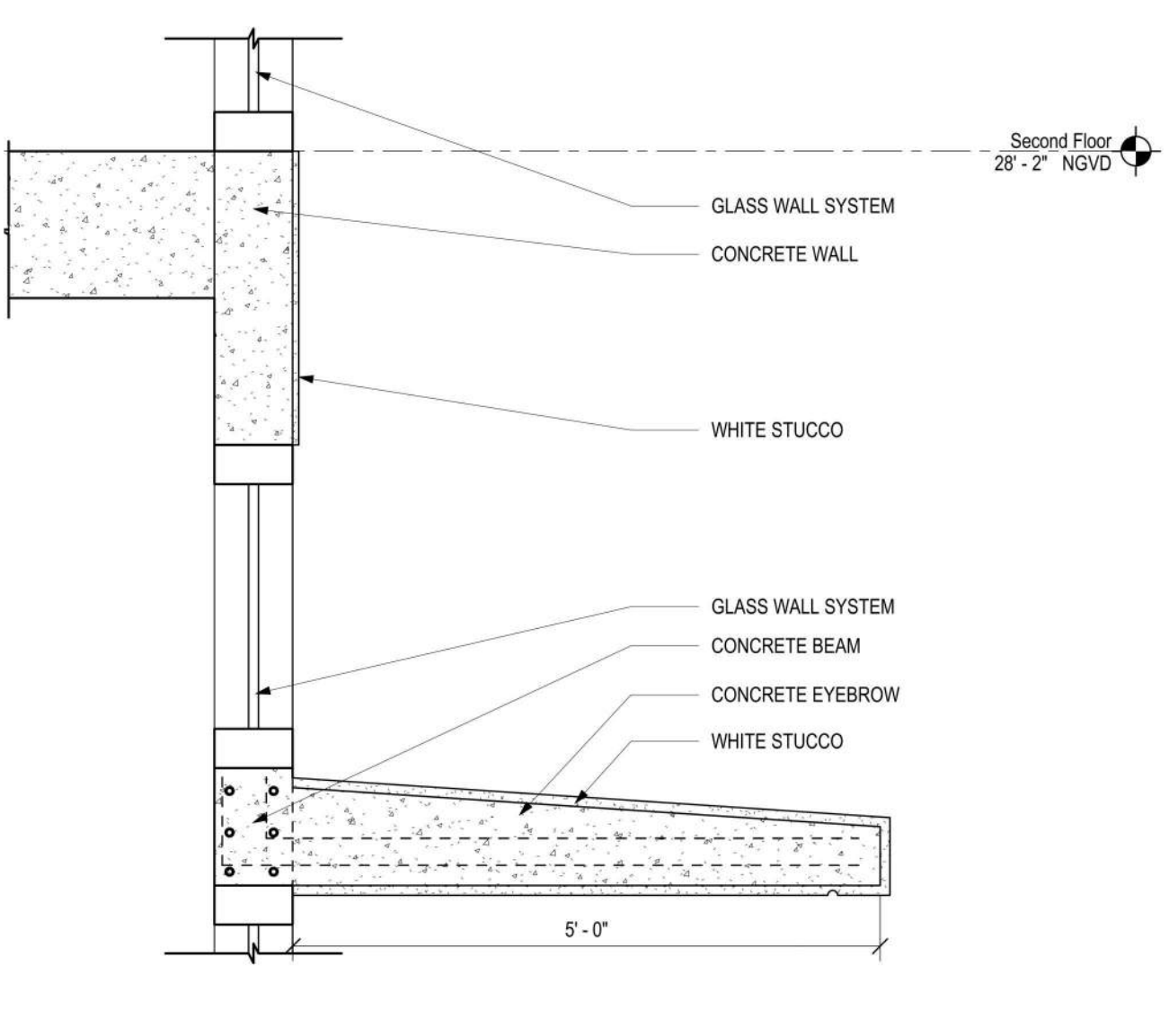
Accent Wall - Marble
Color: White | Pattern to be refined



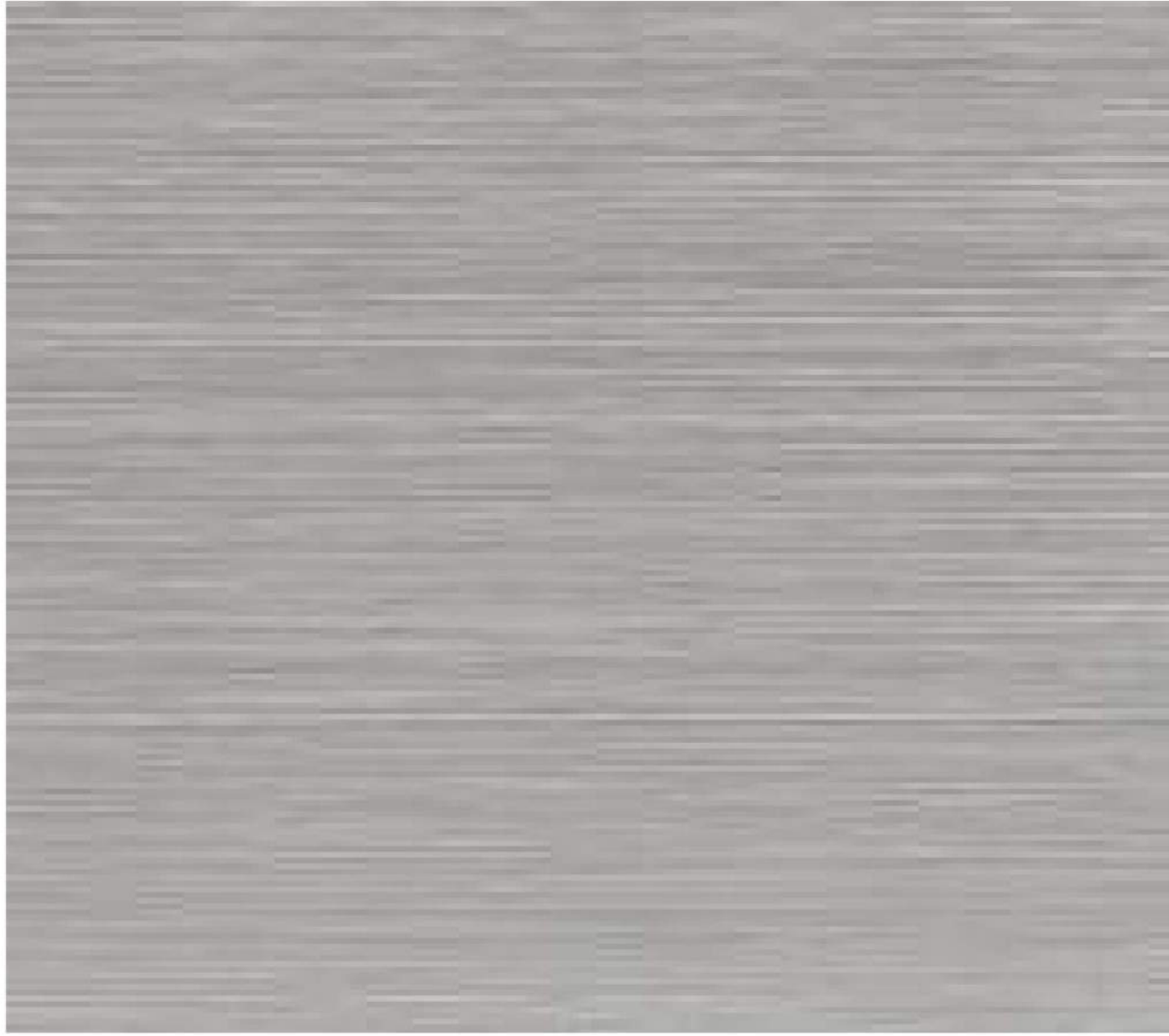
Glass Color - Residences
Color: 15% Tint



Metal Screen Garage Wall
Color: White



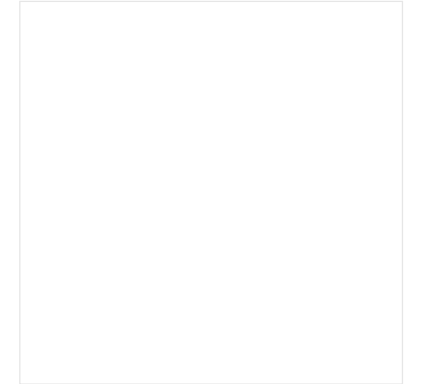
Detail Eyebrow
Color: Stucco White



Aluminum Color
Color: Pewter

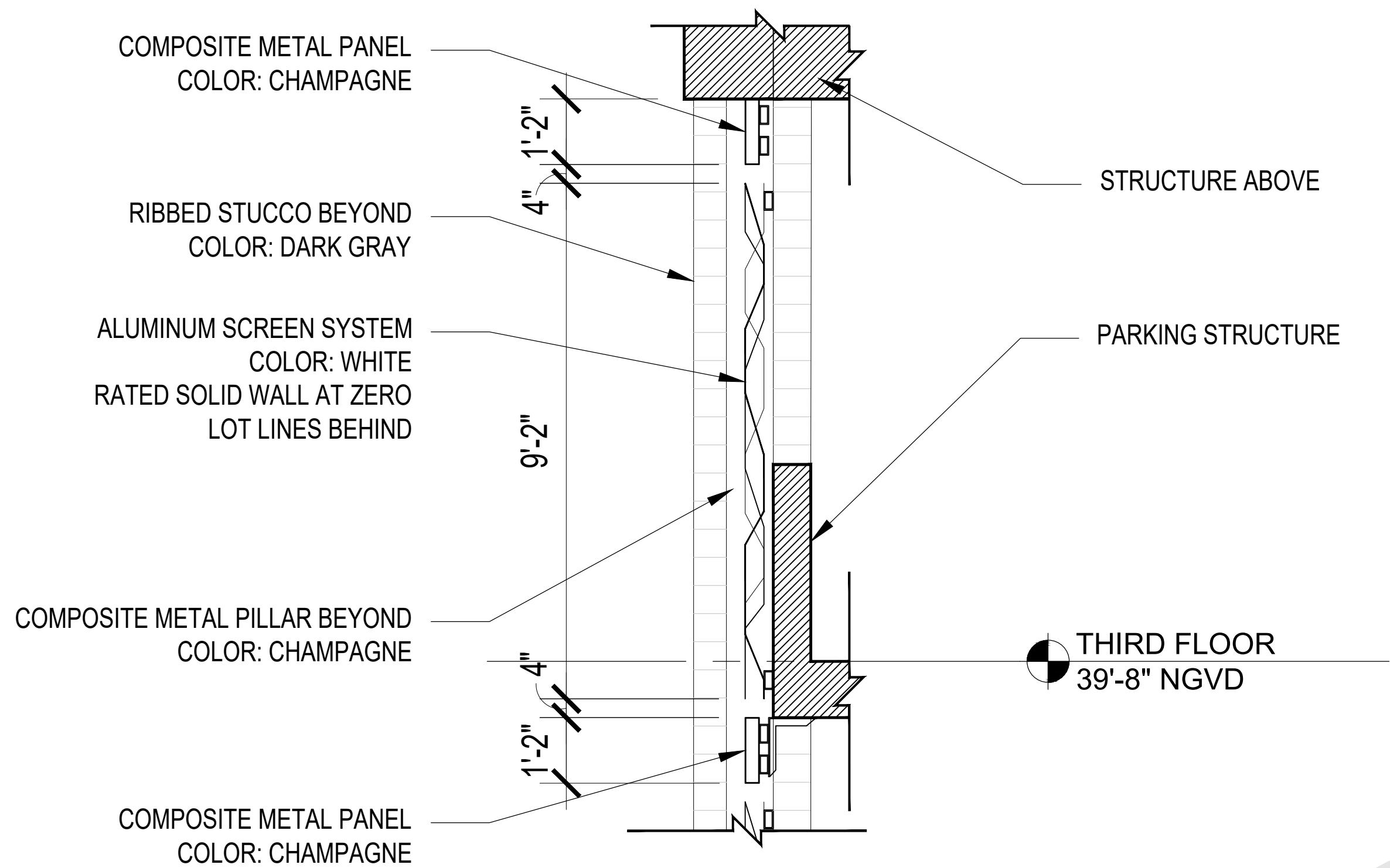


Issue #	Issue Date / For

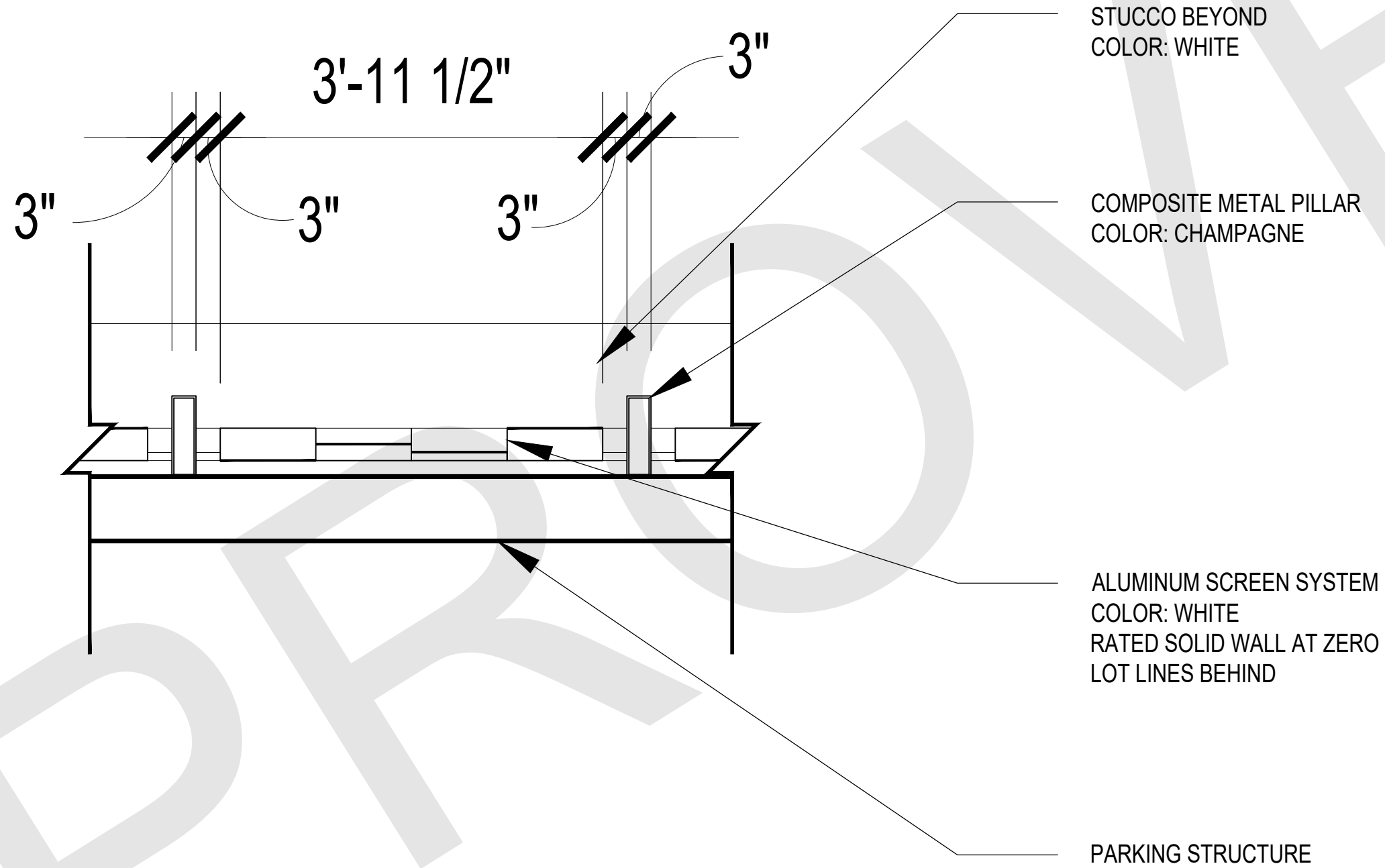


6988 Abbott Avenue
Miami Beach, Florida

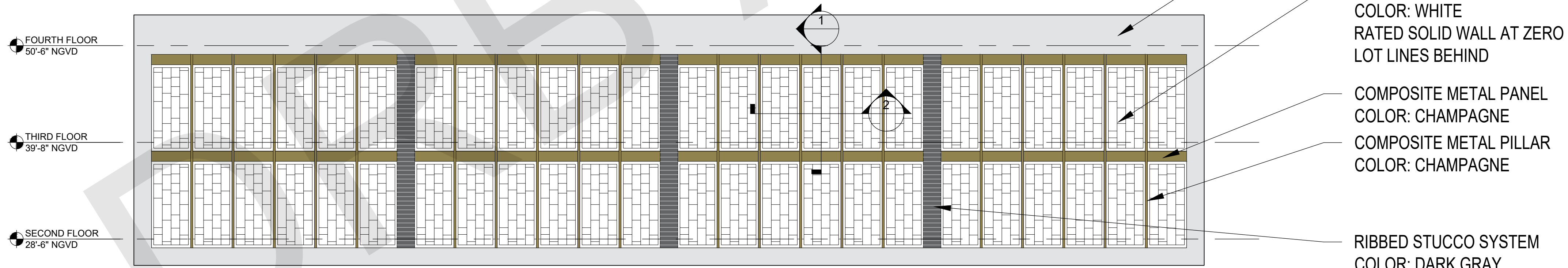
Screen Details
Scale: None



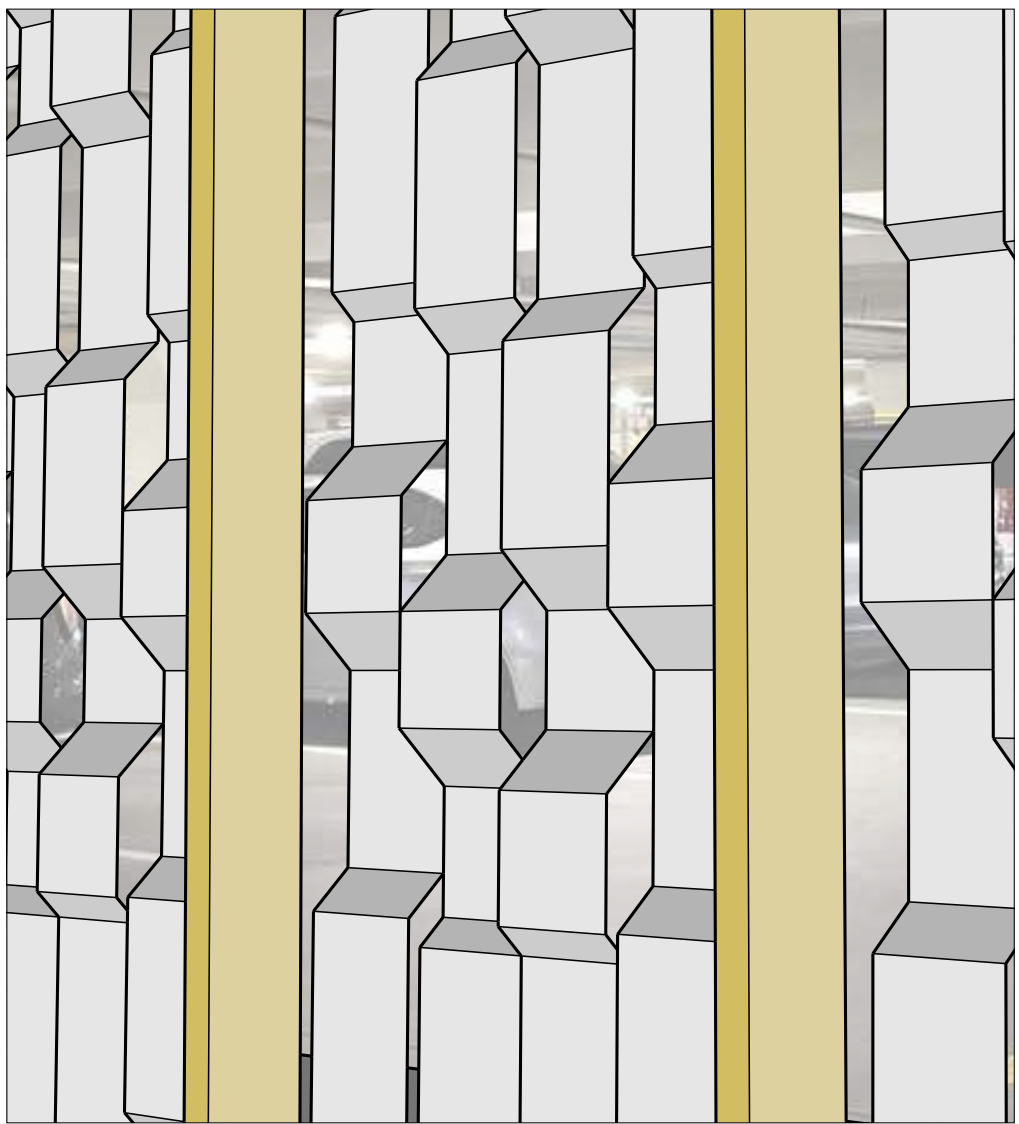
1. Garage Screen section



2. Plan Detail Screen



Garage Screen Elevation



3D Design Intent



ALFONSO JURADO AR 95074

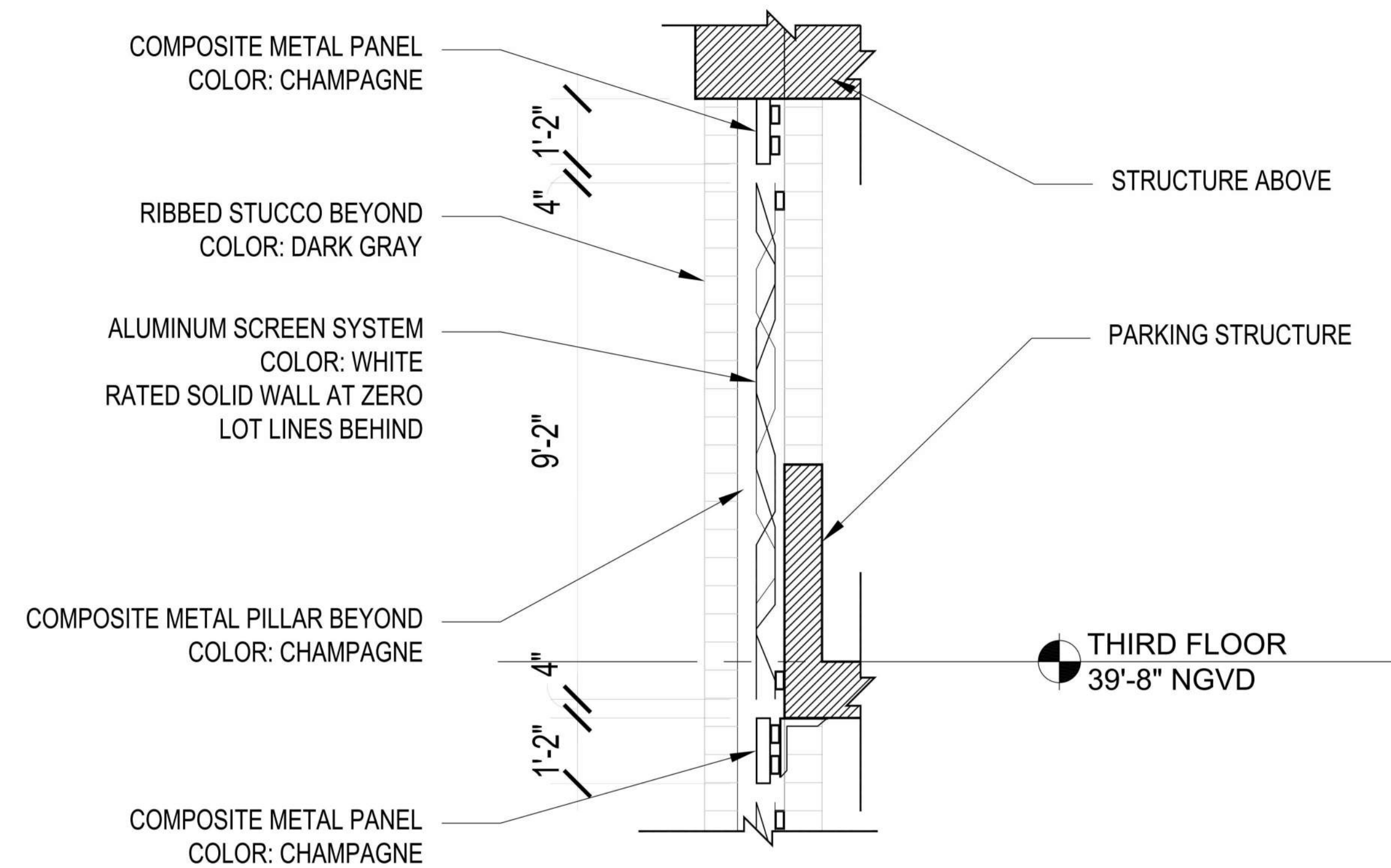
DESIGN REVIEW BOARD
01/03/22

Issue # Issue Date / For

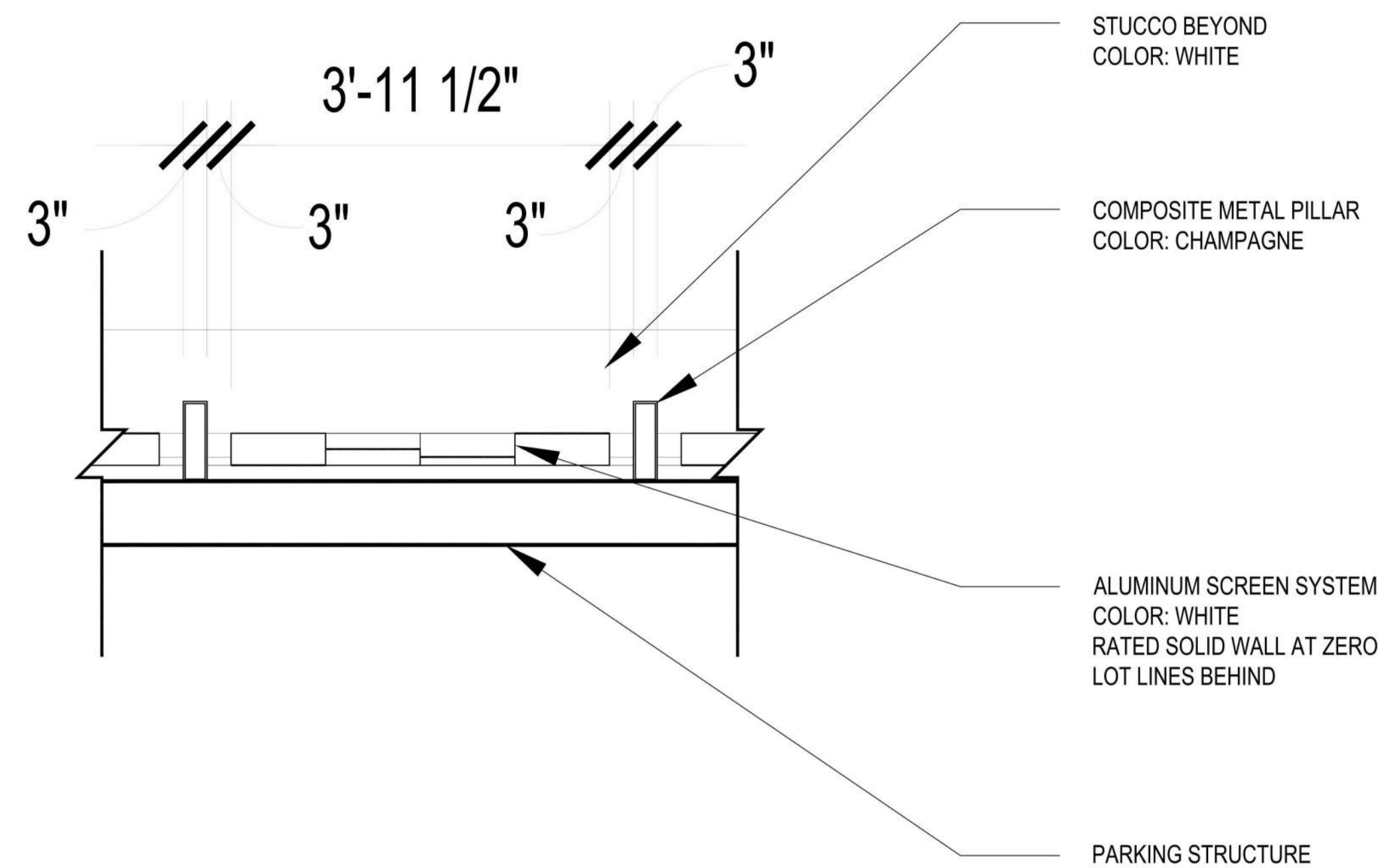
SCREEN DETAIL

SCALE: As indicated

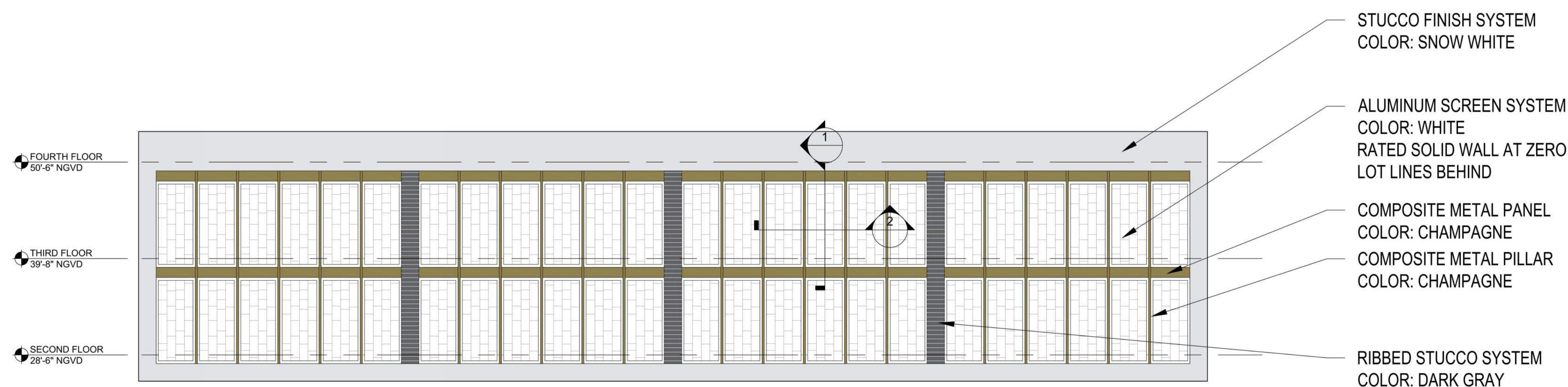
A5-5



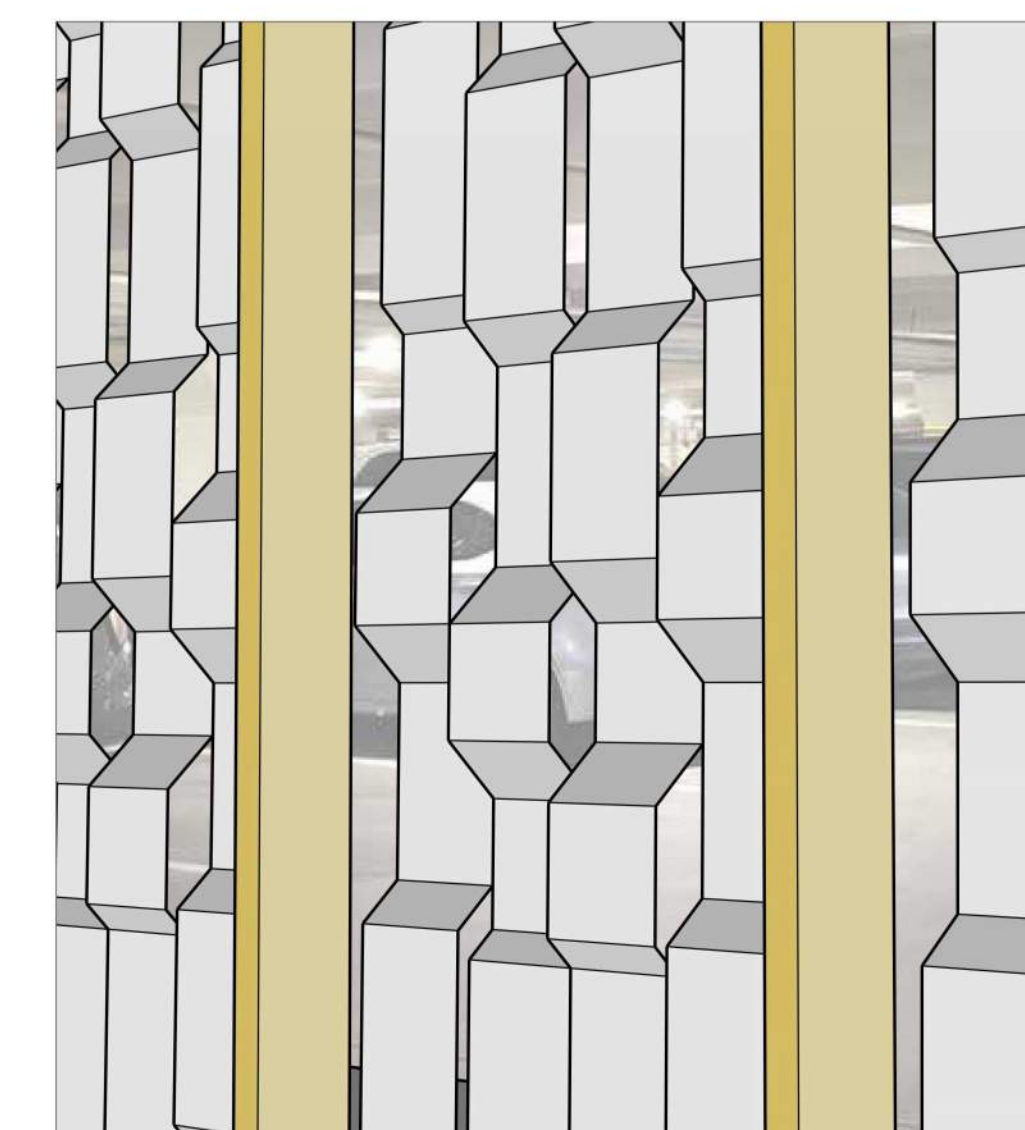
1. Garage Screen section



2. Plan Detail Screen



Garage Screen Elevation



3D Design Intent