

A photograph of three children in a science classroom. A girl on the left is looking at a globe. A girl in the center and a boy on the right are both wearing safety goggles and looking intently at something off-camera. The image has a blue overlay.

# HPB Presentation

July 12, 2022

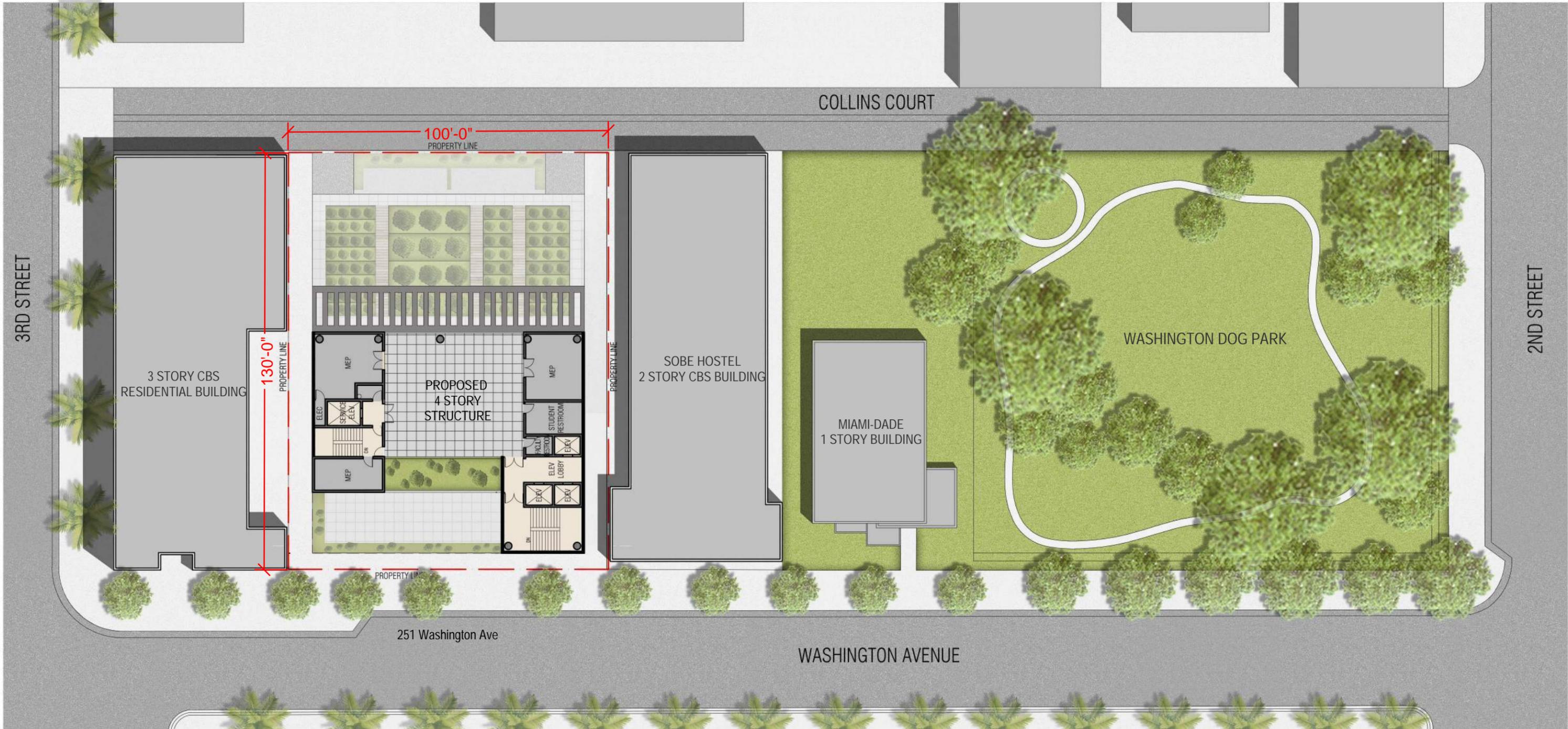


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# Key Discussion

- Brief Project Overview
- Variance Requests
- Compatibility within Historic District
- Height & Massing
- Bike Parking & Access

# Project Overview



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# BaseCamp305

Historic Preservation Board Submission  
 251 Washington Avenue, Miami Beach, Fl 33139

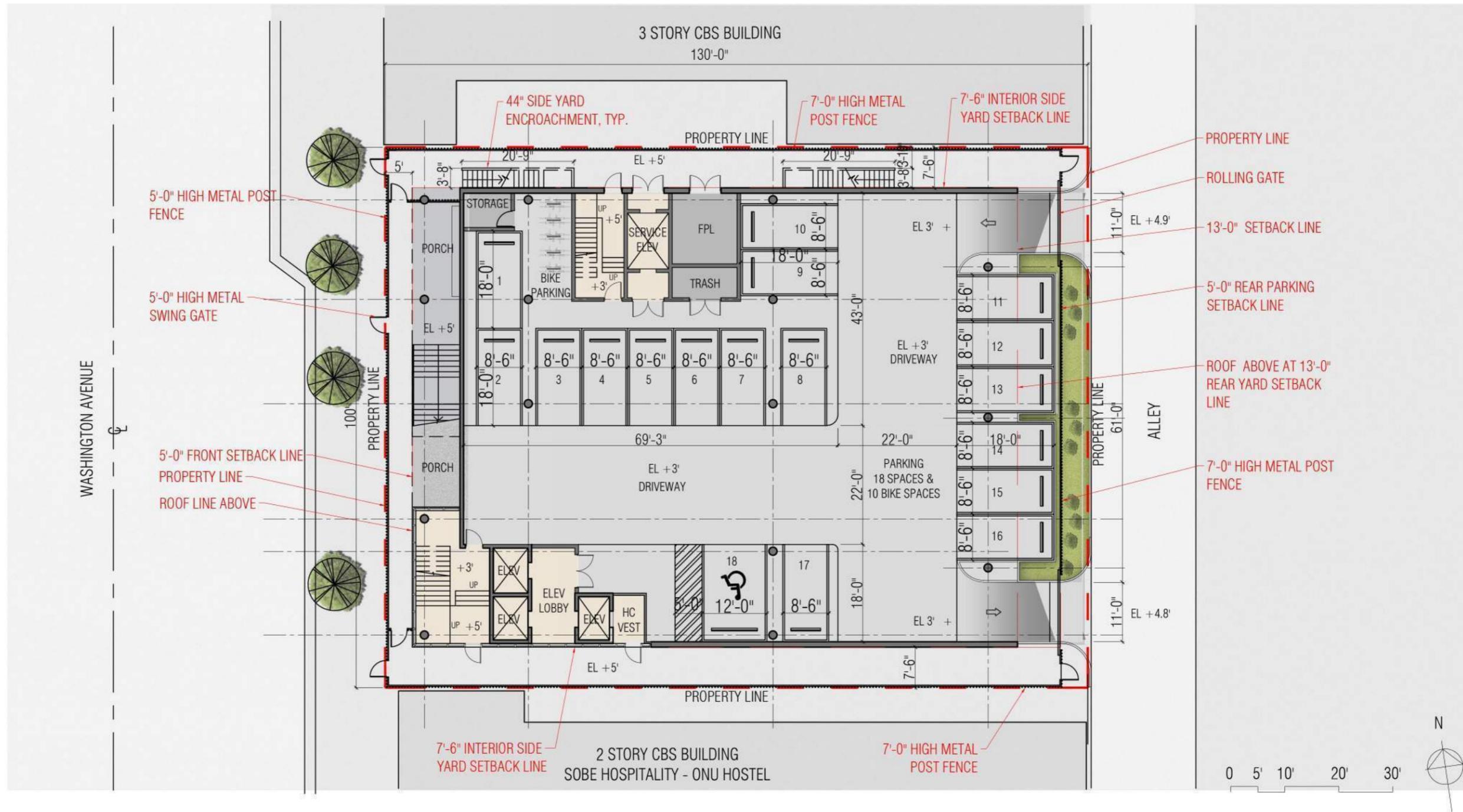
DRAWING: SITE PLAN

SCALE: 1:30

DATE: REV 1 JUNE 21, 2022

A1.0

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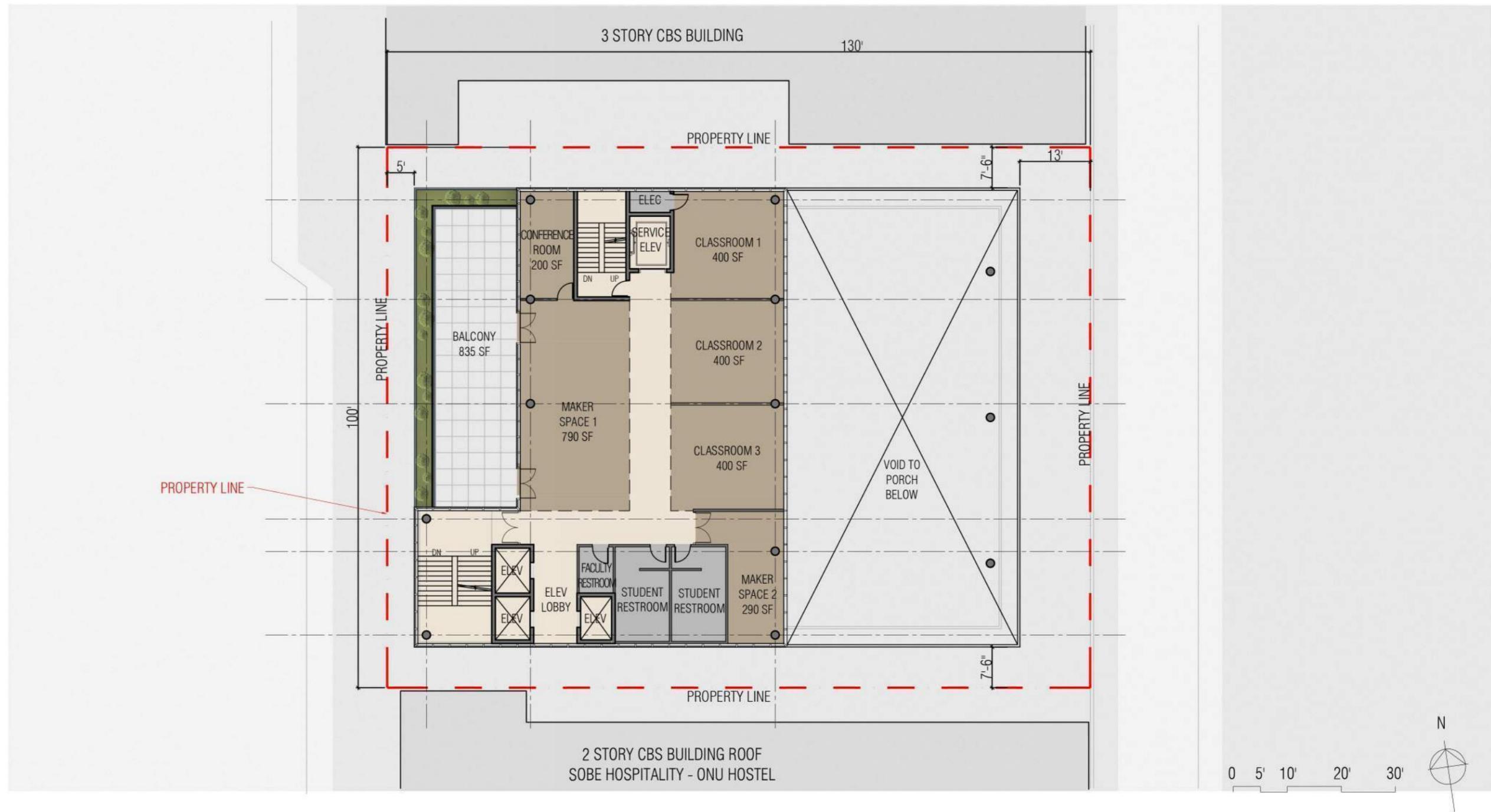
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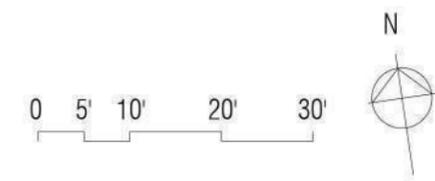
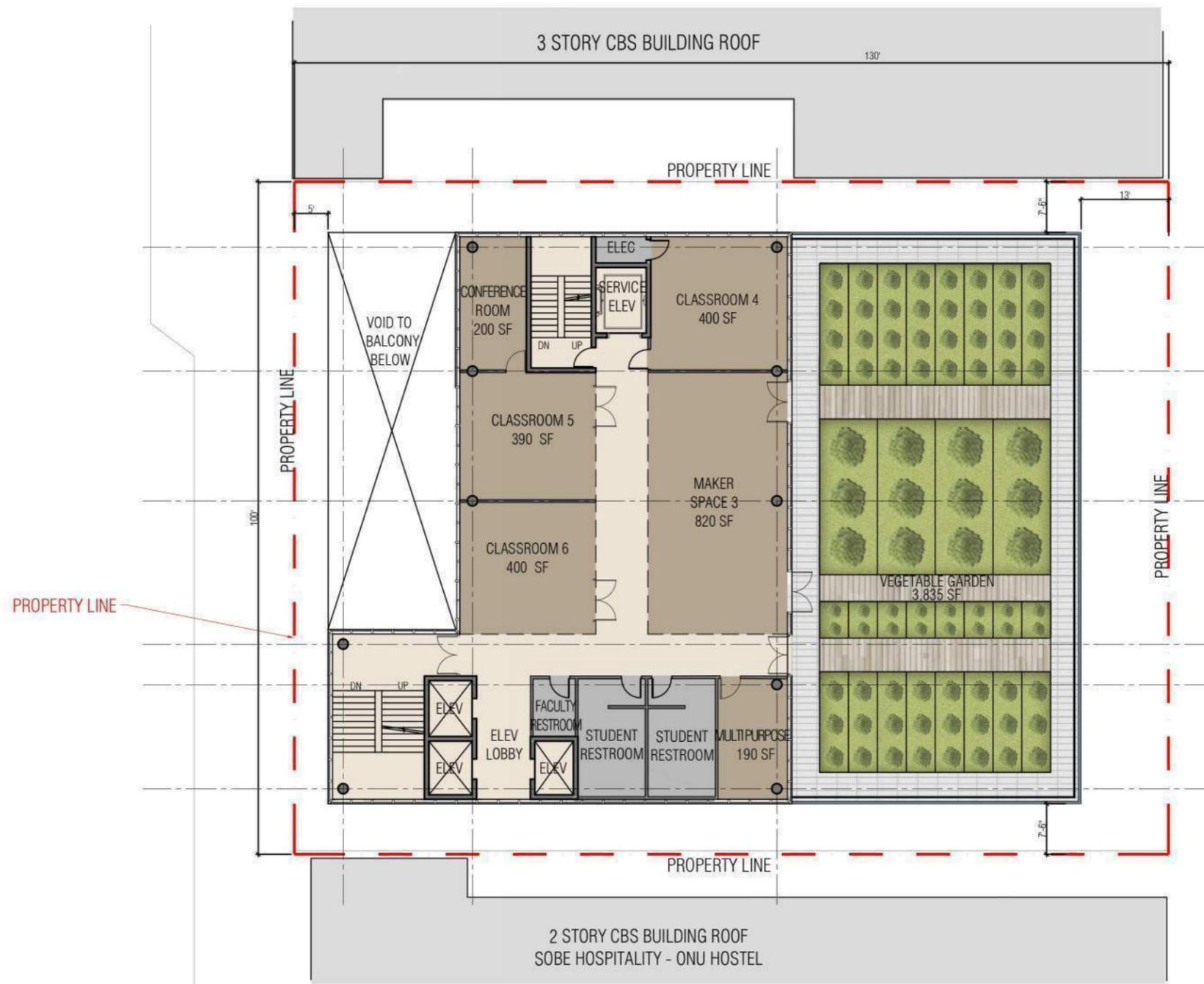
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DRAWING: 1ST FLOOR PLAN  
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A3.0

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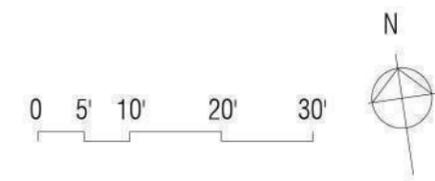
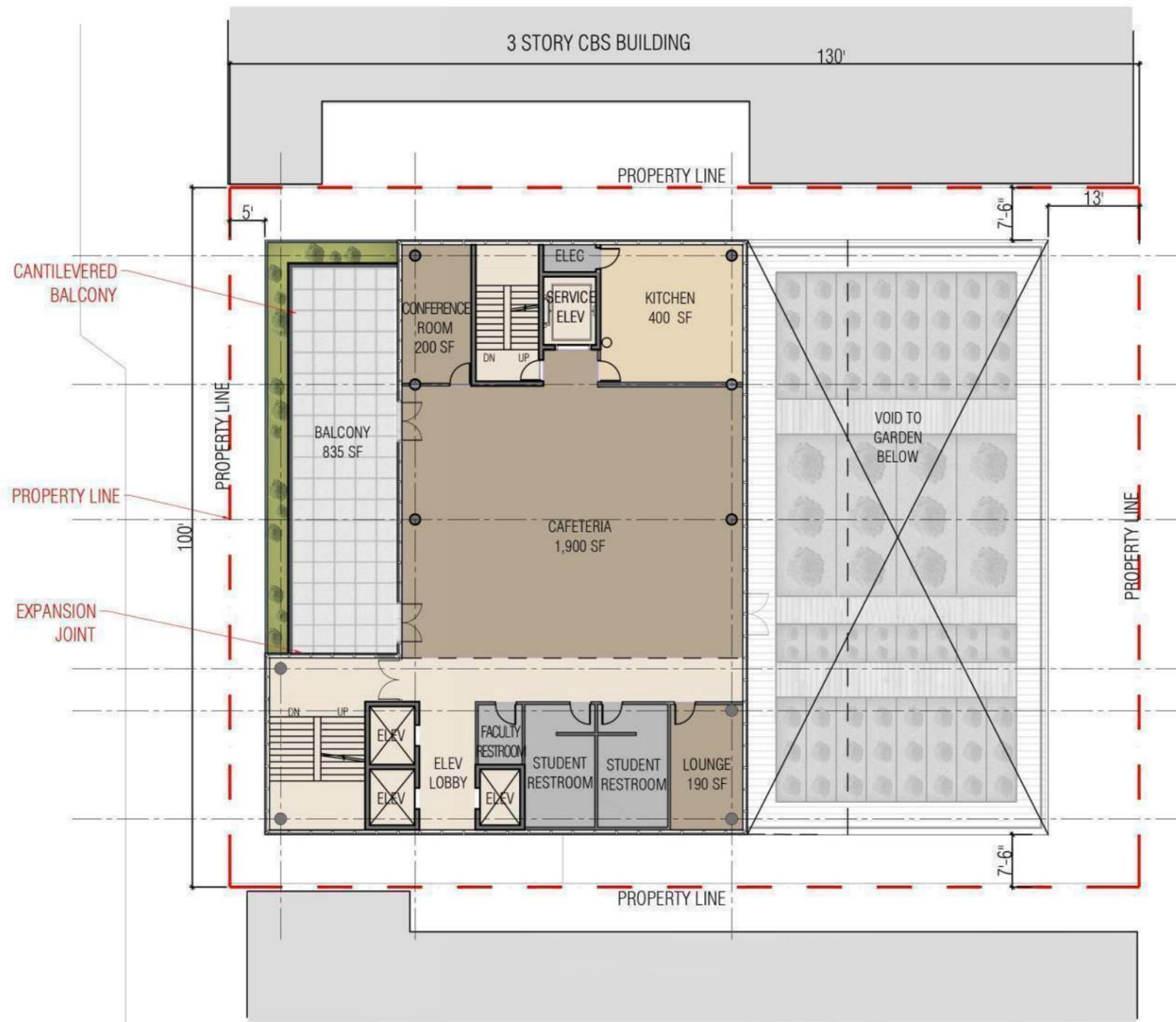
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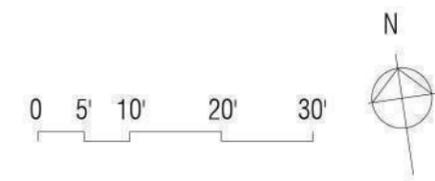
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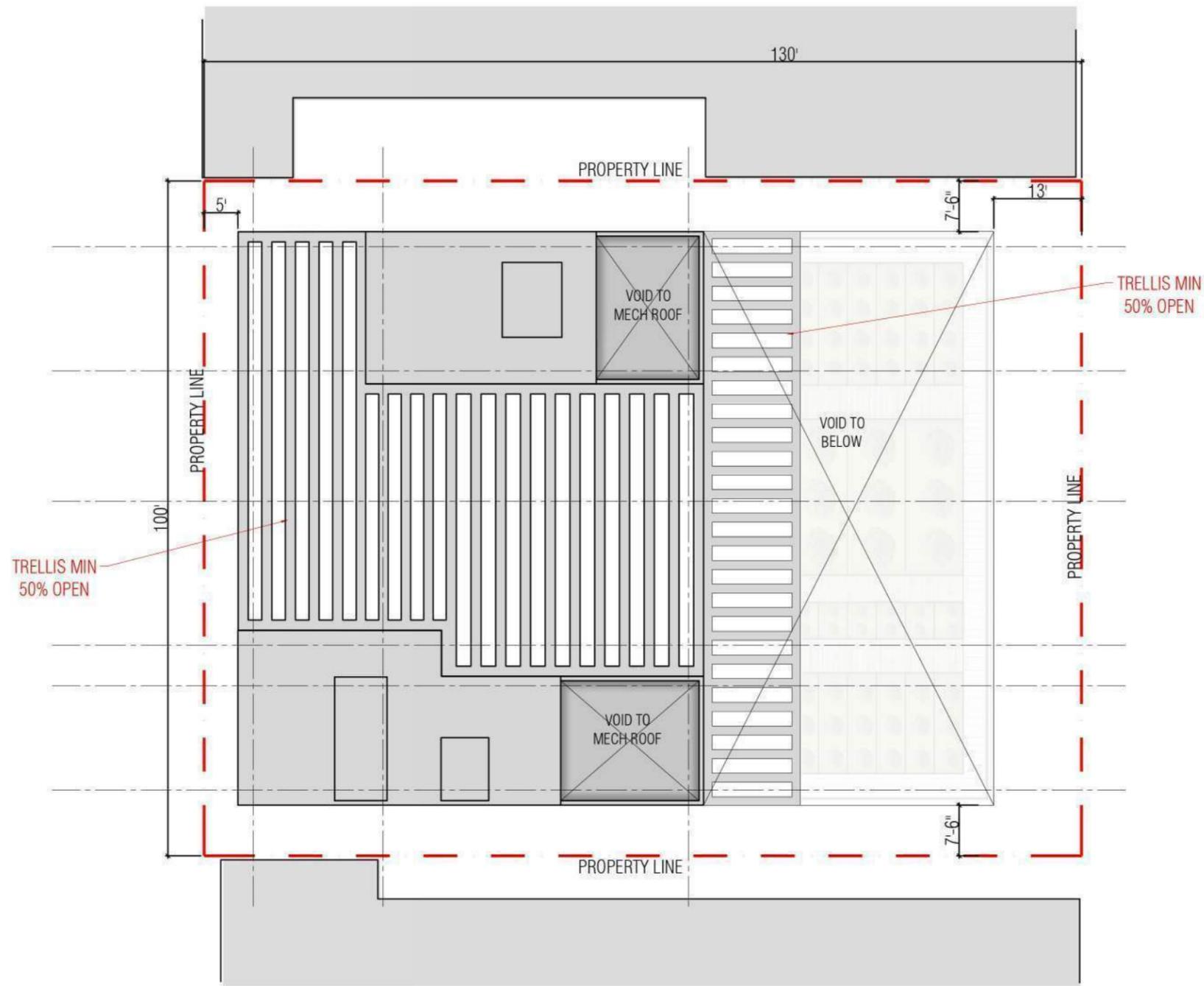
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DRAWING: ROOF PLAN  
 SCALE: 1:20  
 DATE: JUNE 1, 2022

A7.0

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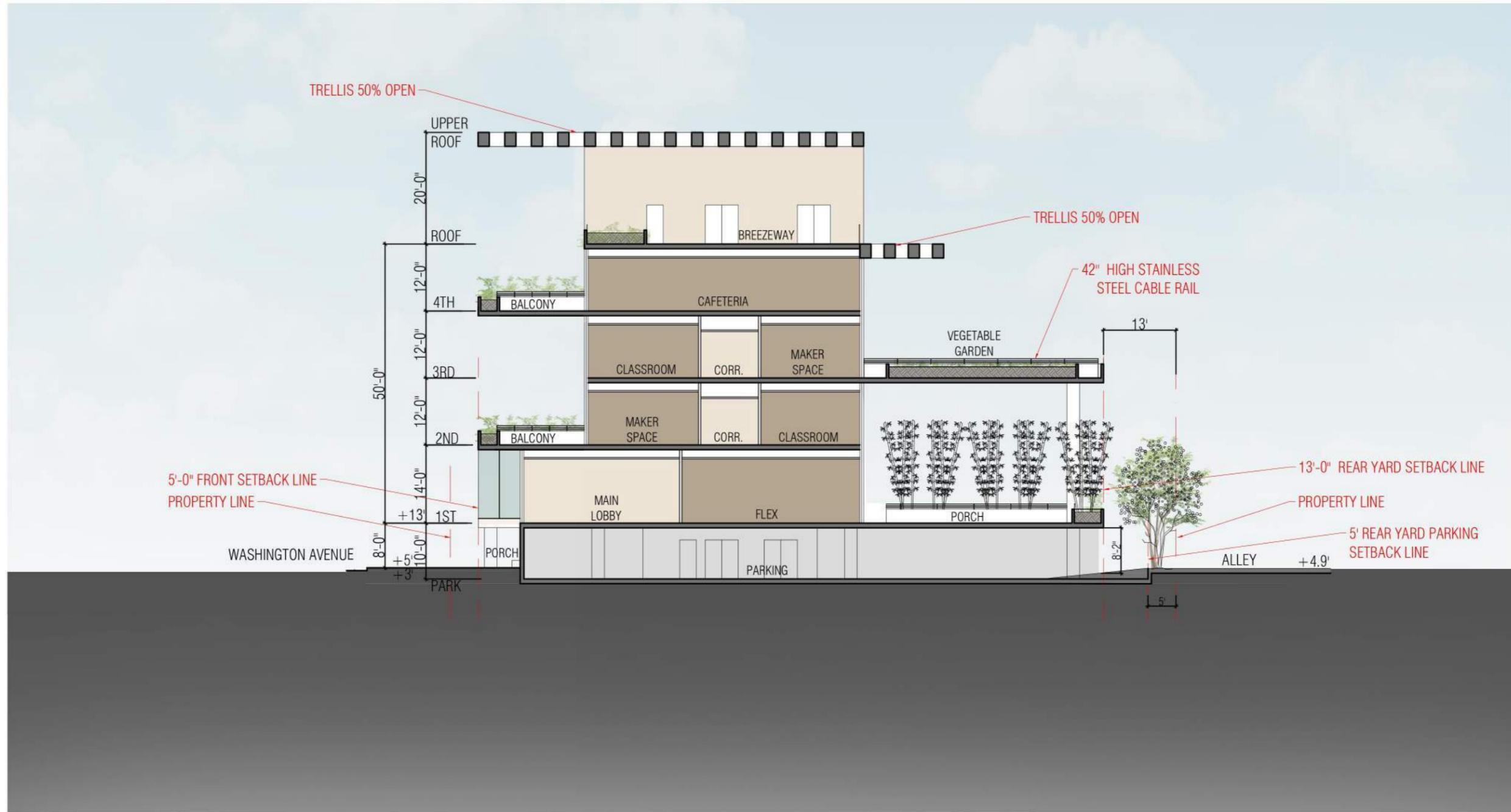
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DRAWING: UPPER ROOF PLAN

SCALE: 1:20

DATE: JUNE 1, 2022

A8.0



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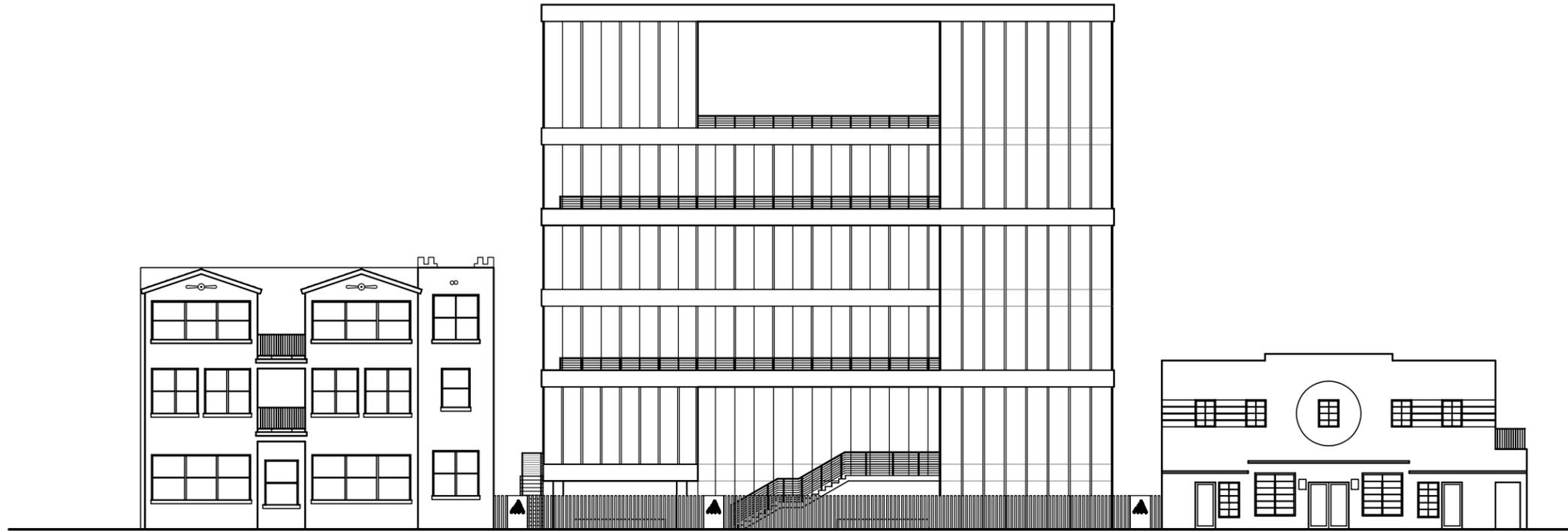
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SCALE: 1:20

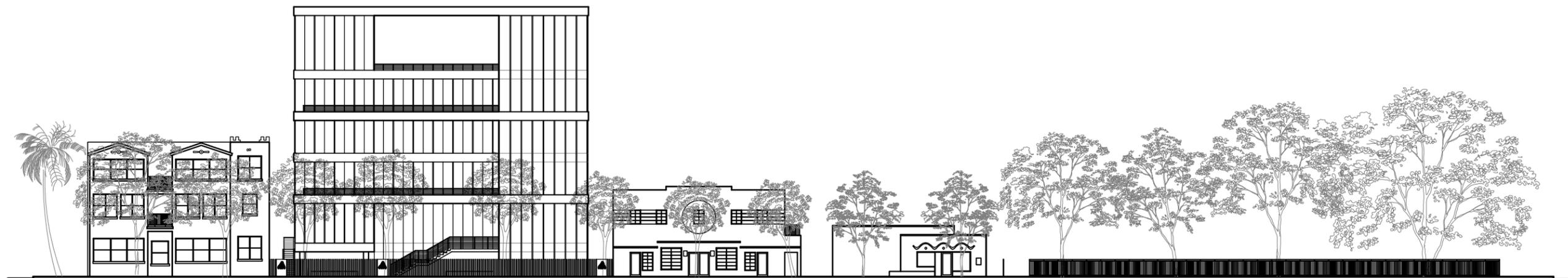
DATE: JUNE 1, 2022

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251 WASHINGTON AVENUE SITE



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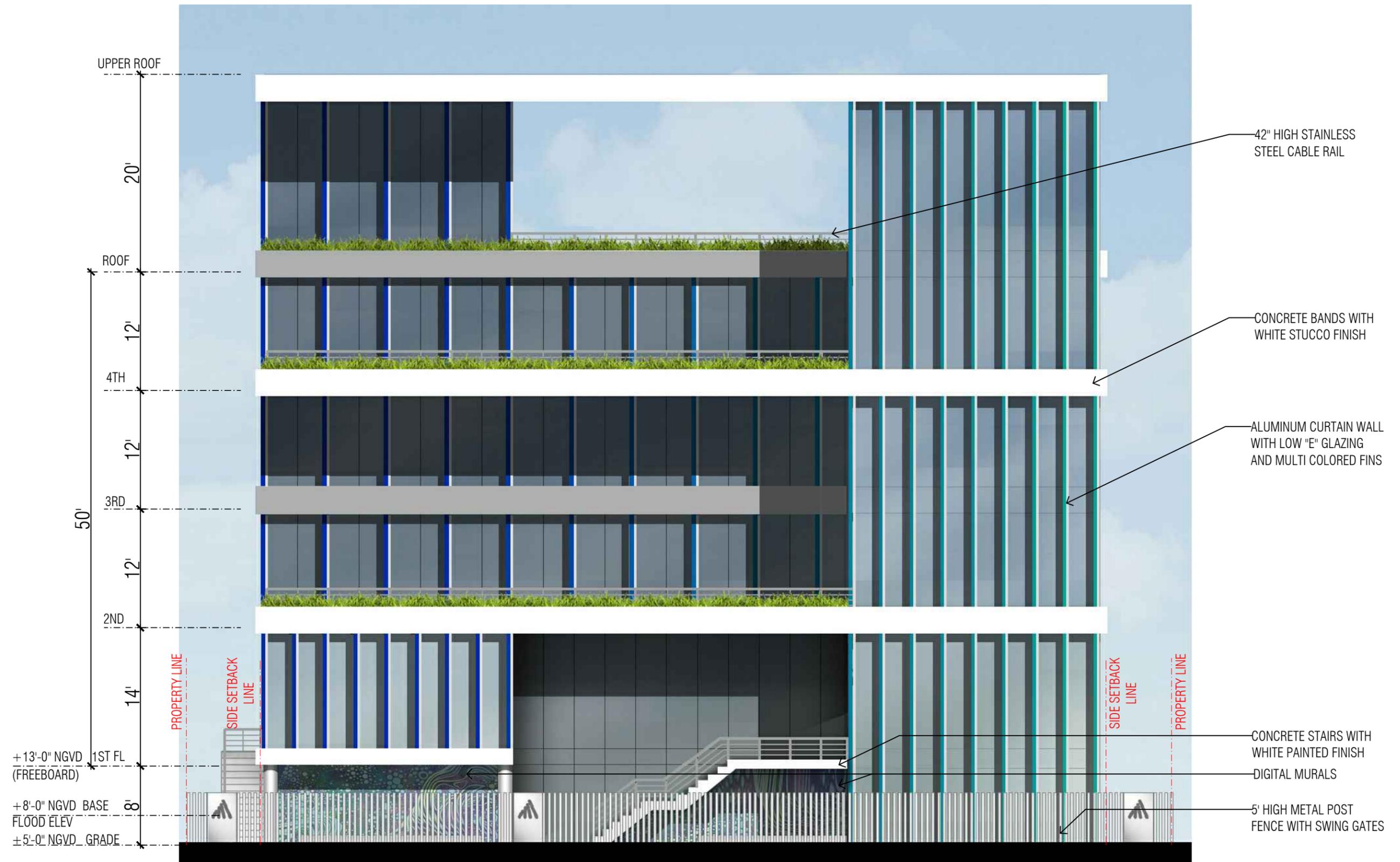
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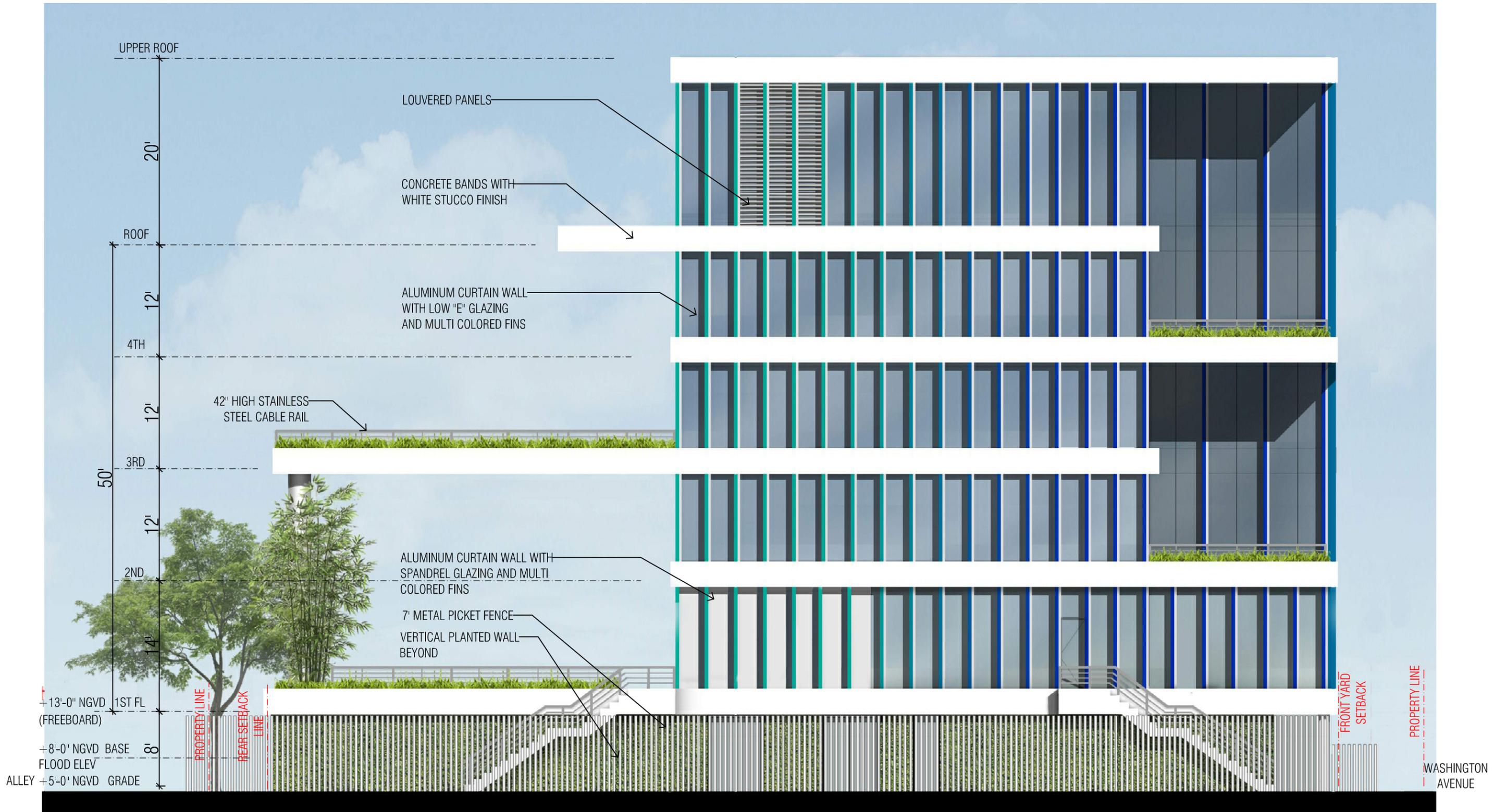
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DRAWING: WASHINGTON AVE ELEVATIONS  
 SCALE: 1:20 ,  $\frac{1}{32}'' = 1'-0''$   
 DATE: REV 1 JUNE 21, 2022

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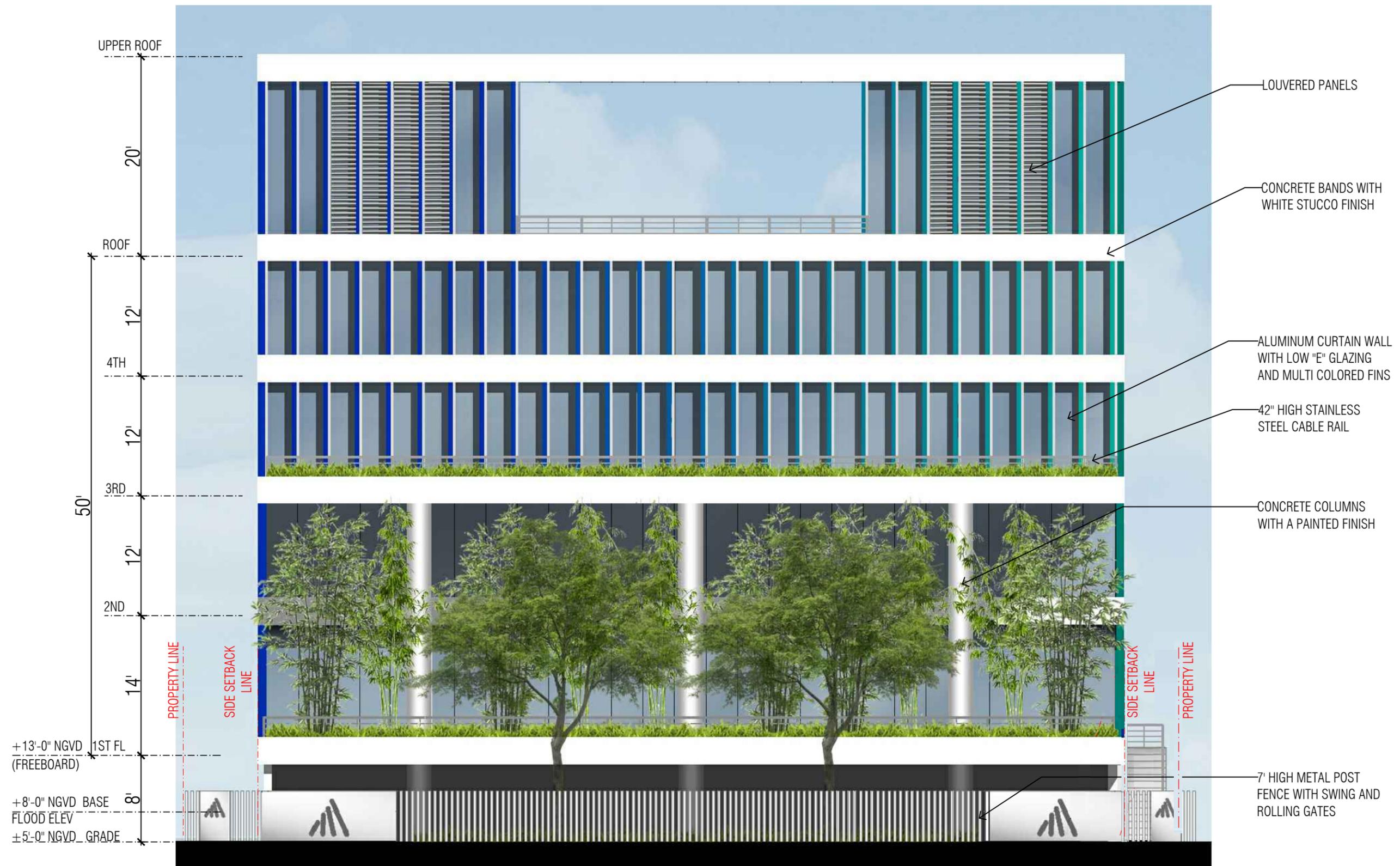
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DRAWING: NORTH ELEVATION RENDERED  
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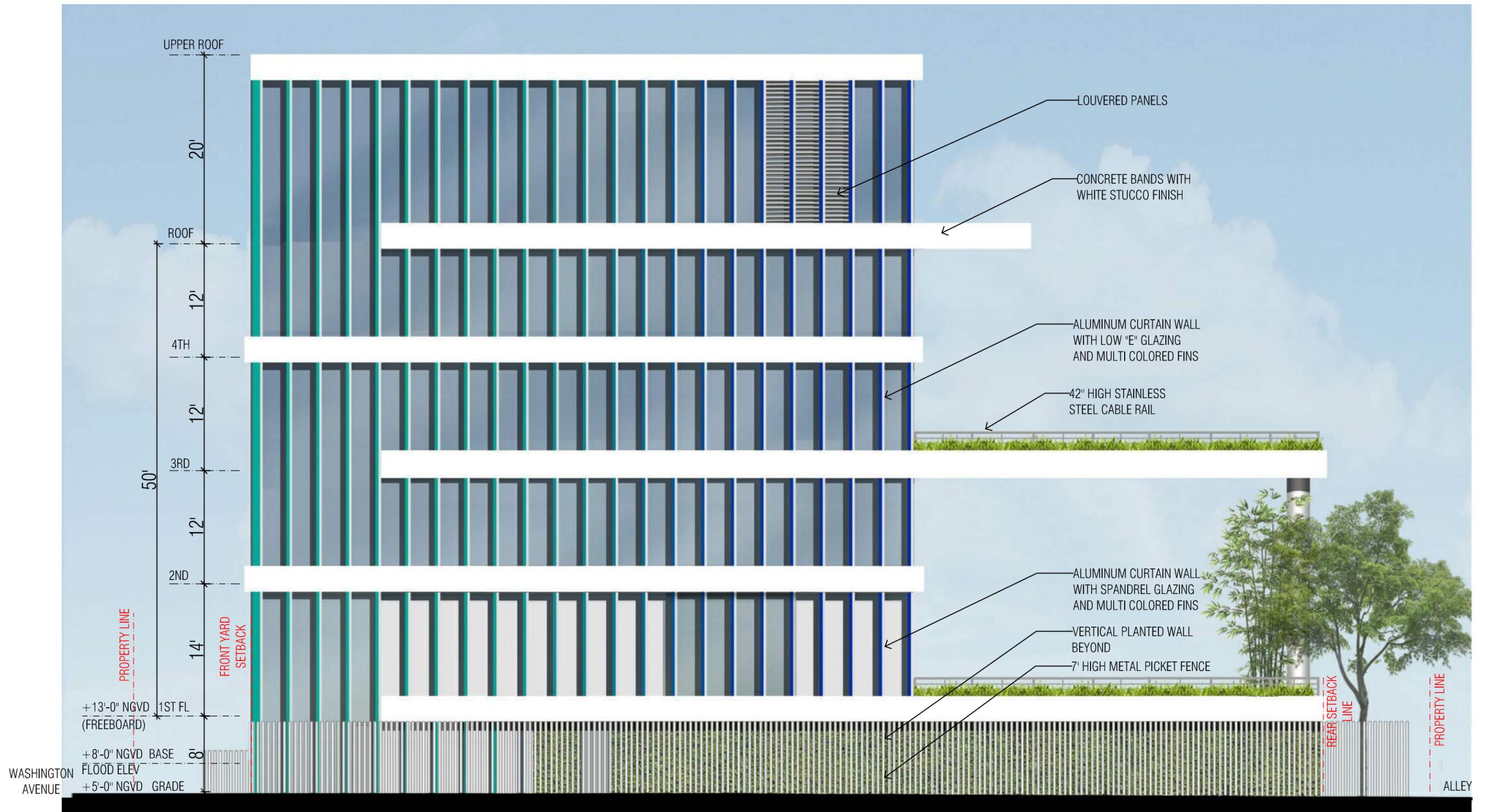
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DRAWING: EAST ELEVATION RENDERED  
 SCALE: 1:10  
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**A13.0B**



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DRAWING: SOUTH ELEVATION RENDERED  
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DRAWING: WASHINGTON AVE RENDERING

SCALE:

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**A15.0**



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DRAWING: WASHINGTON AVE PEDESTRIAN LEVEL RENDERING  
SCALE: **A16.0**  
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# Variance Requests

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# Variance Requests

1. A variance to exceed by 46'-2" the minimum required side interior setback for a school of 50'-0" in order construct the school building at a setback of 7'-6" from the north side property line and stairs at the ground level at a setback of 3'-10" from the north side property line.
2. A variance to exceed by 42'-6" the minimum required side interior setback for a school of 50'-0" in order construct the school building at a setback of 7'-6" from the south side property line.

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## Practical Difficulty

- Consistent with City's Charter, "practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this Zoning Ordinance."
- The large setback requirements for schools were incorporated into the Zoning Code in 1989, prior to the concept of and need for urban schools.
- Require 50' setback from each side, which means a school is not possible as the lot is 100' wide total.

# Compatibility



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**A17.0**



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**A18.0**



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**A19.0**

# Height

# Massing

- Not a static height
- Sufficient movement and setbacks on each level
- Roof level height is based on proportionality of the structure
- Zoning Code would allow 25'
- To address concerns, reduce to 17'-6" for the minimum clearance of elevator and stair bulk heads

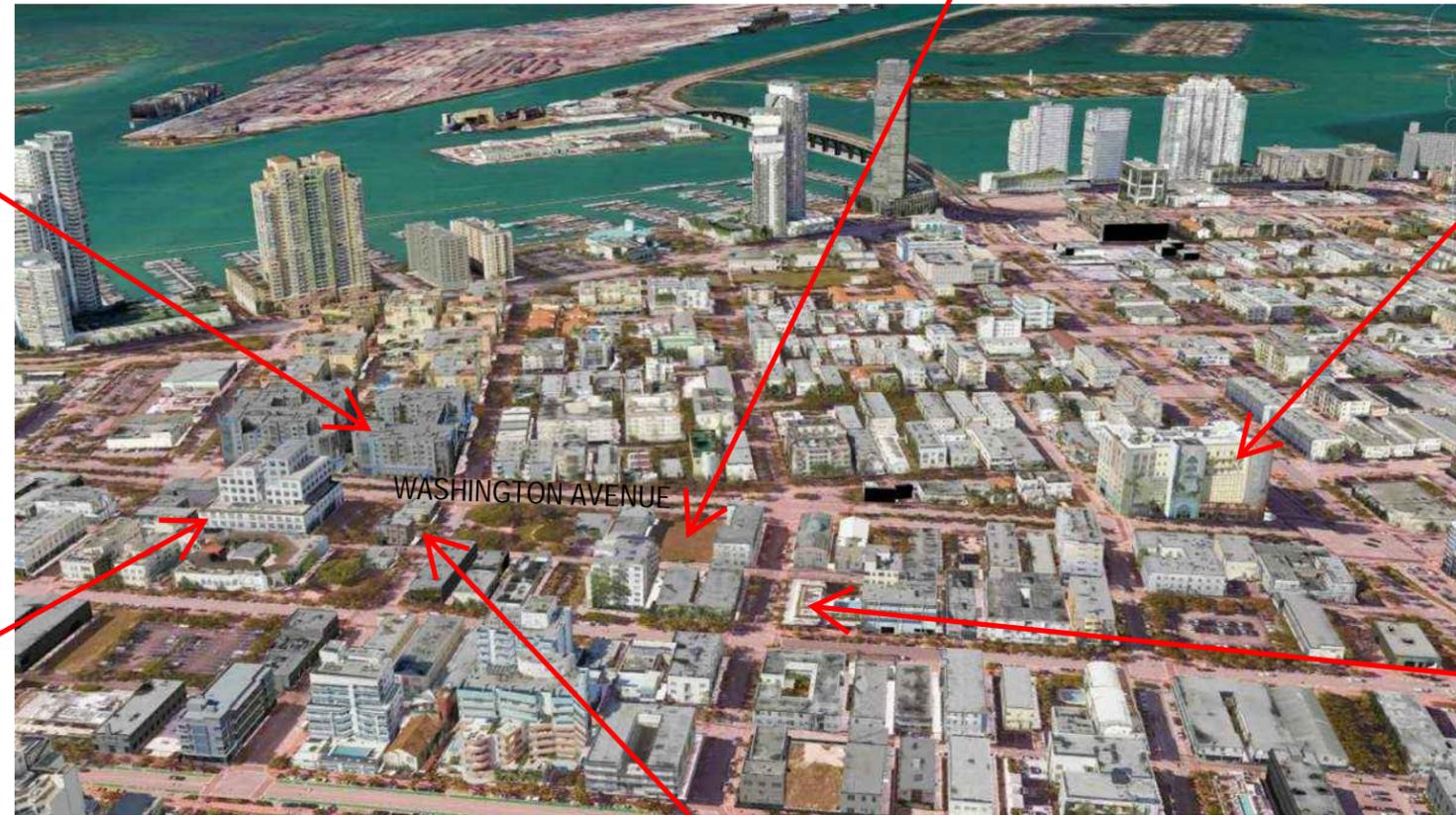




Cosmopolitan  
110 Washington Ave  
8 stories



119 Washington Ave  
8 stories



Basecamp 305 Site  
251 Washington Ave



404 Washington Ave  
8 stories



300 Collins Avenue



Basecamp 305  
Lower School  
224 2nd Street

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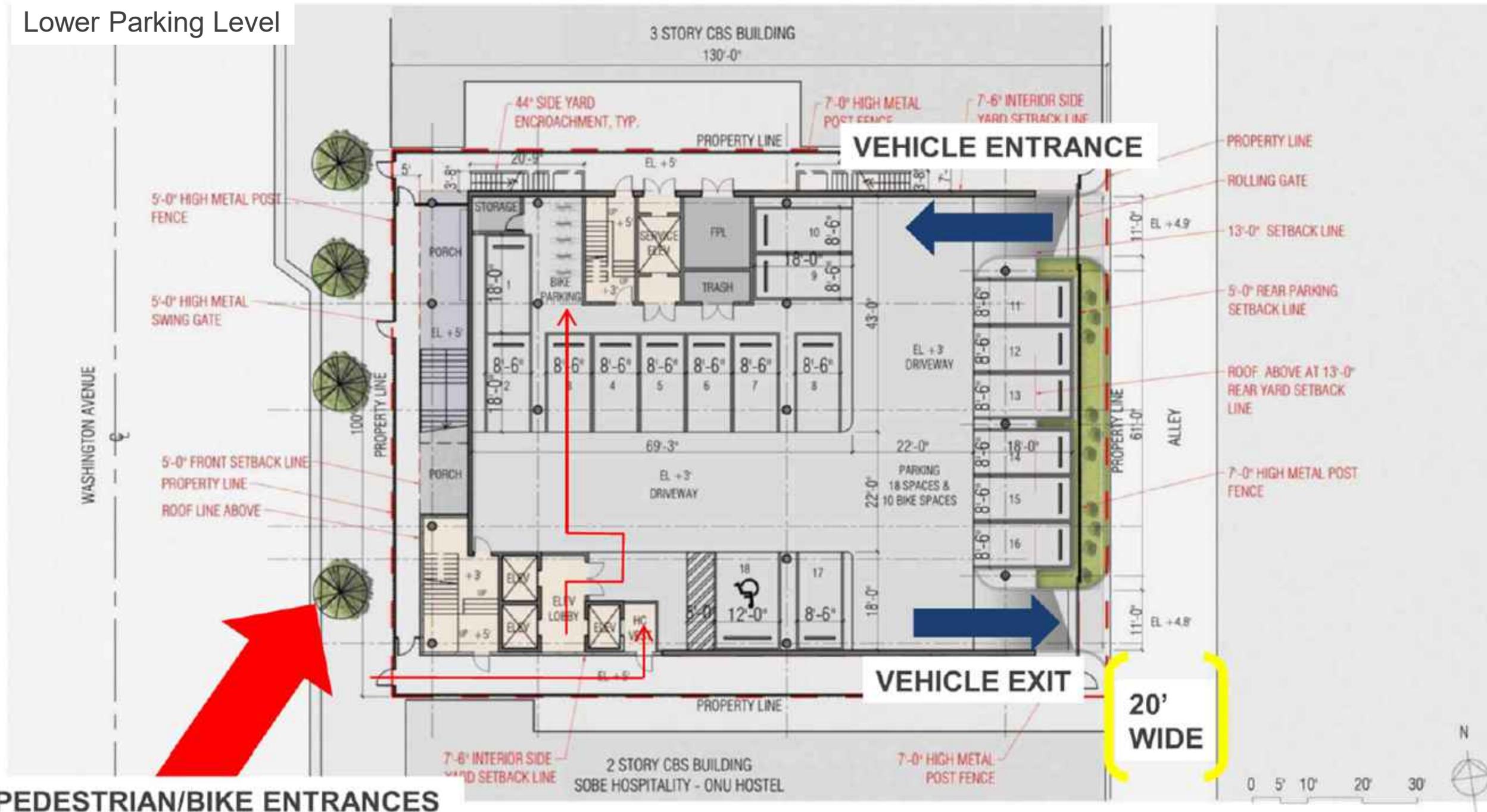
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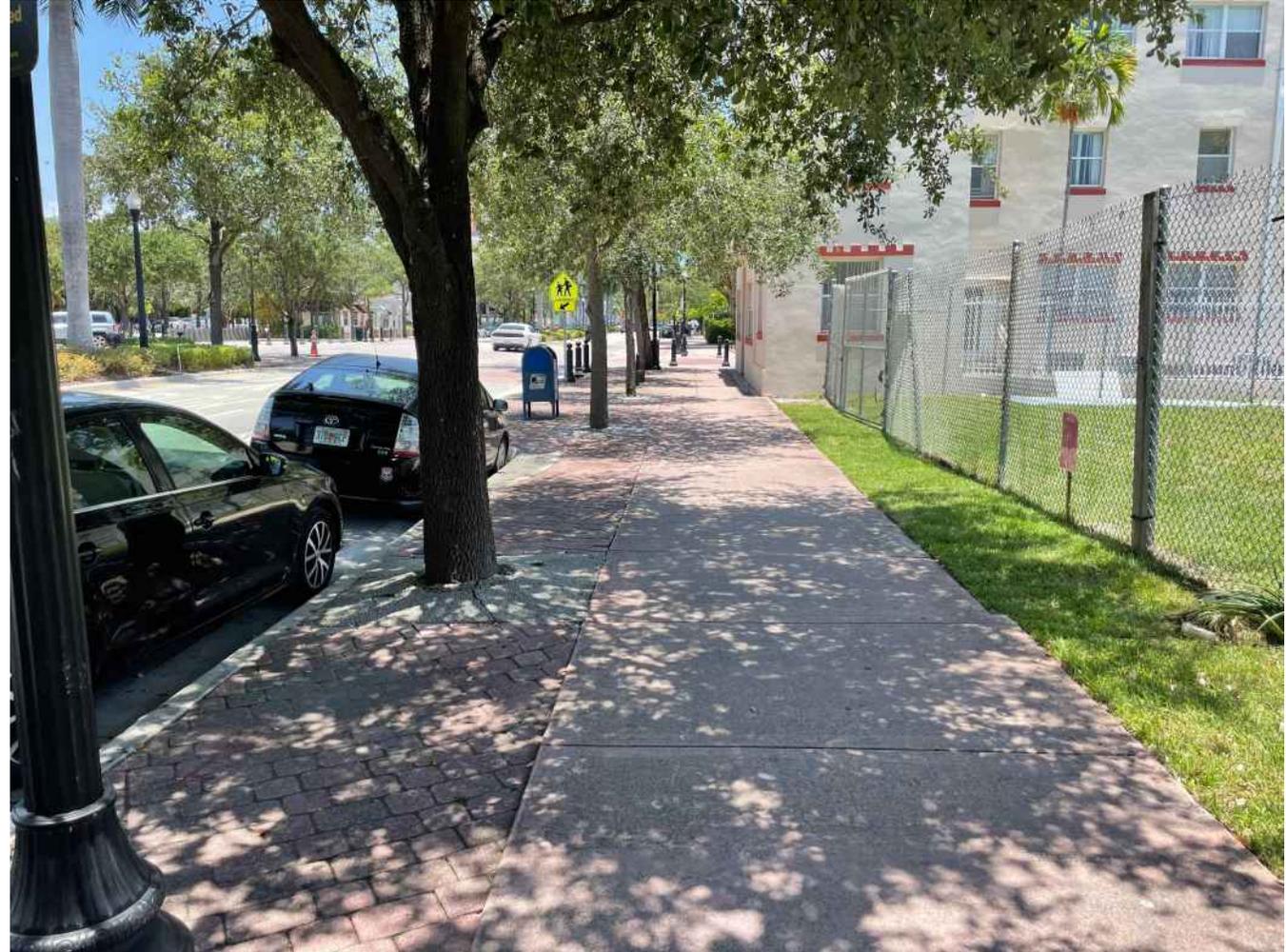
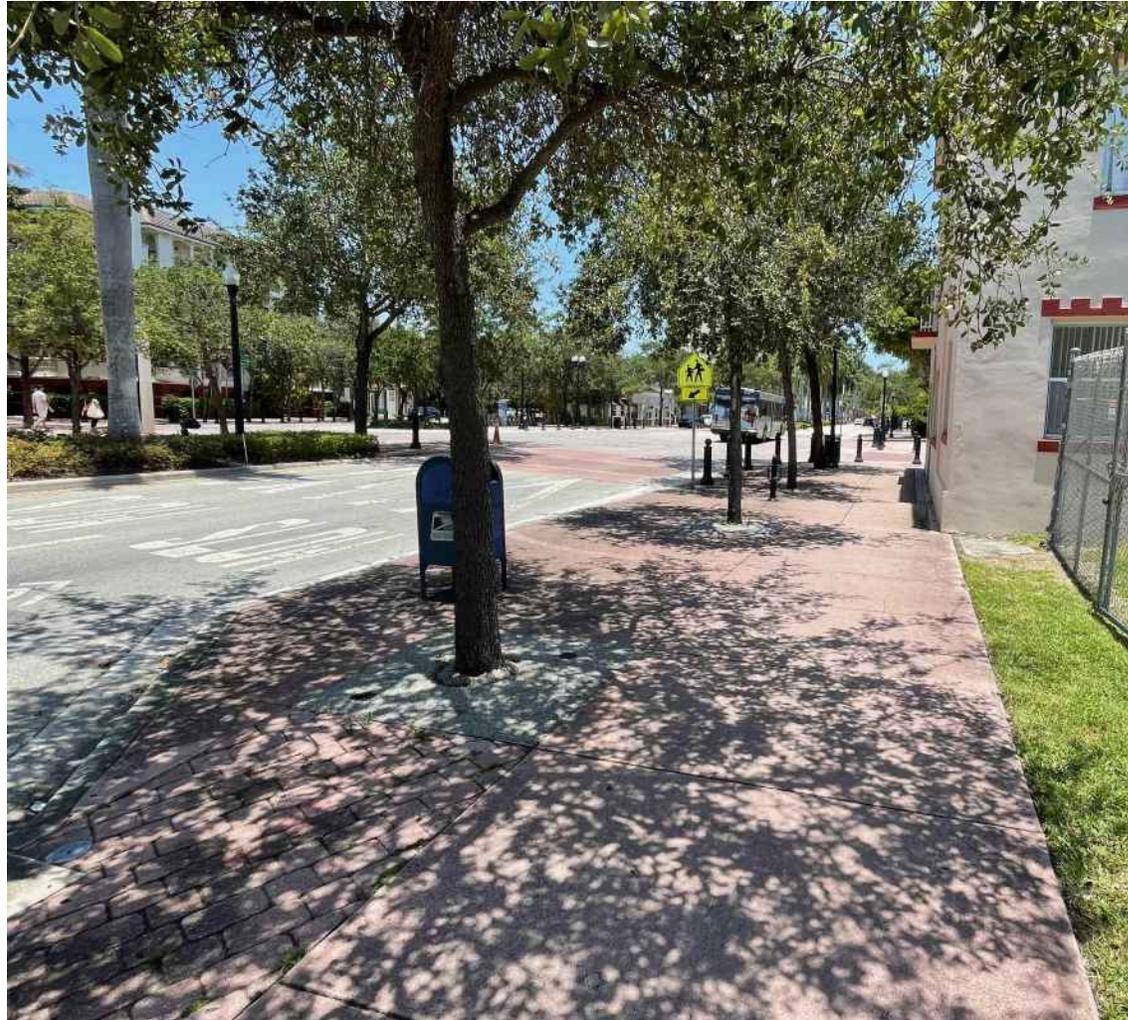
# Bike Parking & Access

# Lower Parking Level

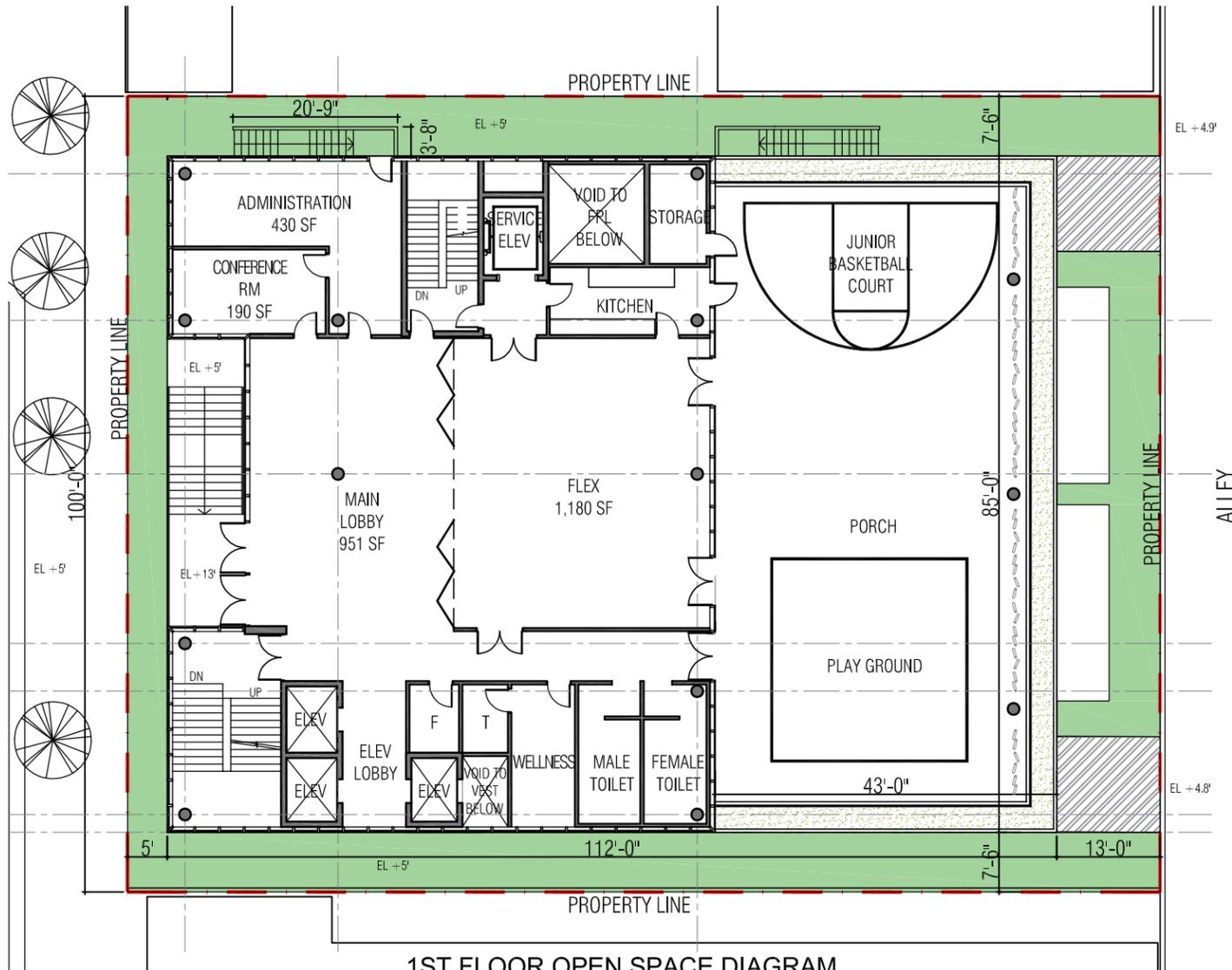


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# Public Right of Way



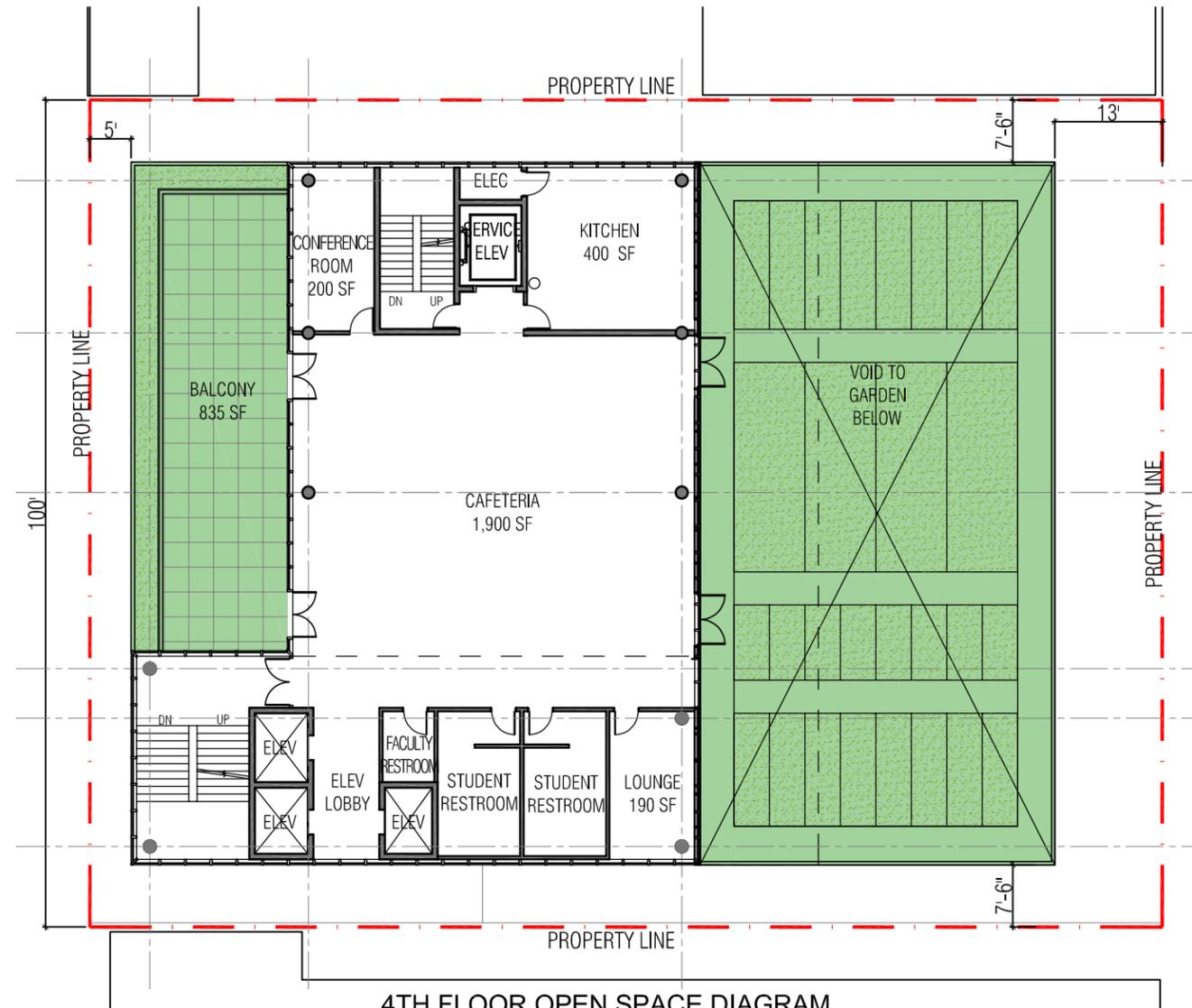
# Thank you!



**1ST FLOOR OPEN SPACE DIAGRAM**

- OPEN SPACE AT GRADE LEVEL
- DRIVEWAY

**OPEN SPACE AT GRADE LEVEL:**  
 LOT SIZE: 13,000 SF  
 MIN. OPEN SPACE AT GRADE LEVEL AREA REQUIRED: 2,800 SF  
 OPEN SPACE AT GRADE LEVEL AREA PROVIDED: 2,805 SF

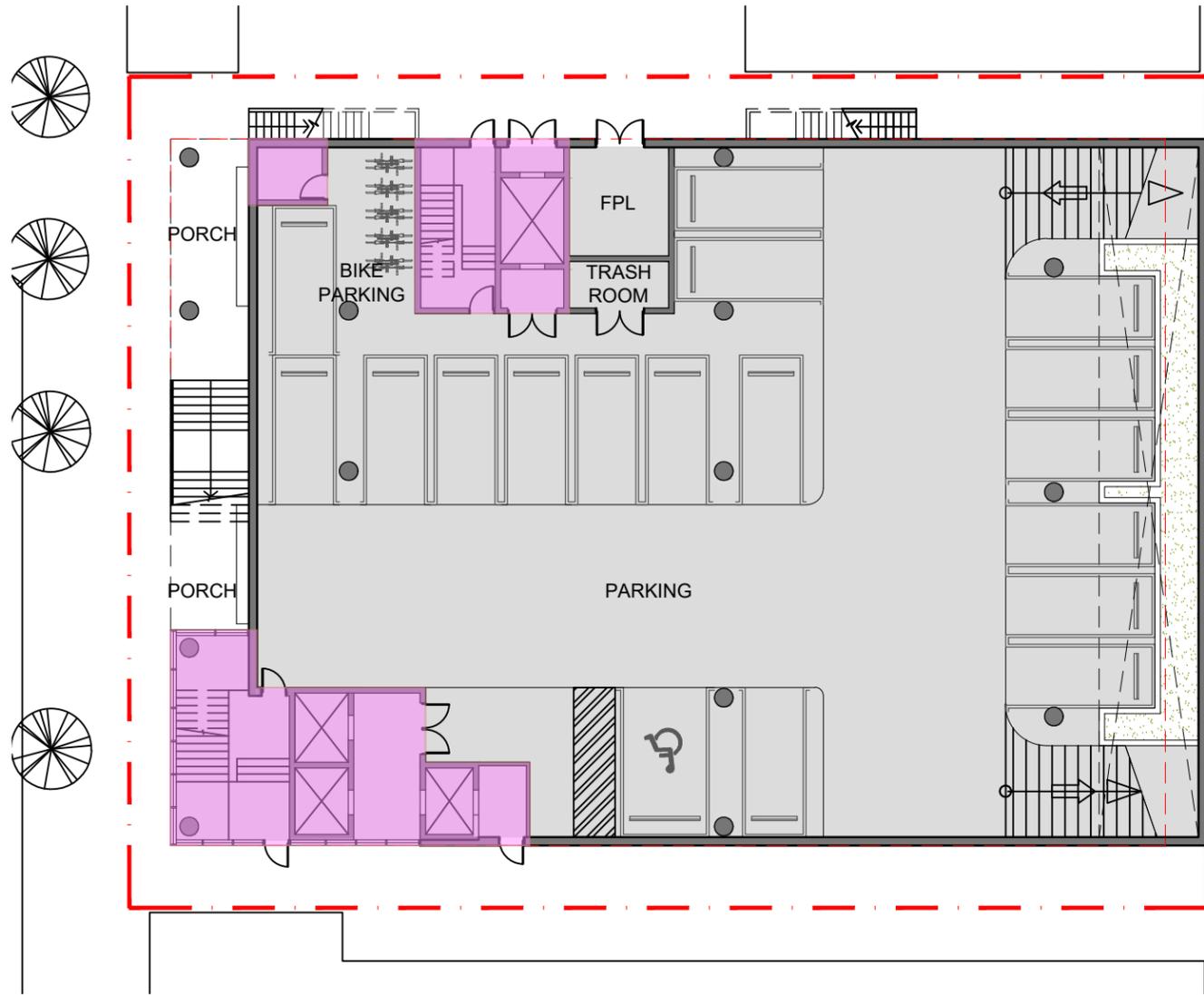


**4TH FLOOR OPEN SPACE DIAGRAM**

- OPEN SPACE BELOW 50'

**OPEN SPACE BELOW 50':**  
 LOT SIZE: 13,000 SF  
 MIN. OPEN SPACE AREA REQUIRED: 6,295 SF  
 OPEN SPACE AREA PROVIDED: 4,777 SF  
 OPEN SPACE BALANCE: 1,518 SF

BALANCE OF OPEN SPACE REQUIREMENT TO BE PROVIDED BY APPLICANT THROUGH PAYMENT-IN-LIEU PURSUANT WITH THE OPEN SPACE REQUIREMENT SECTION 142-704 (b)(4)



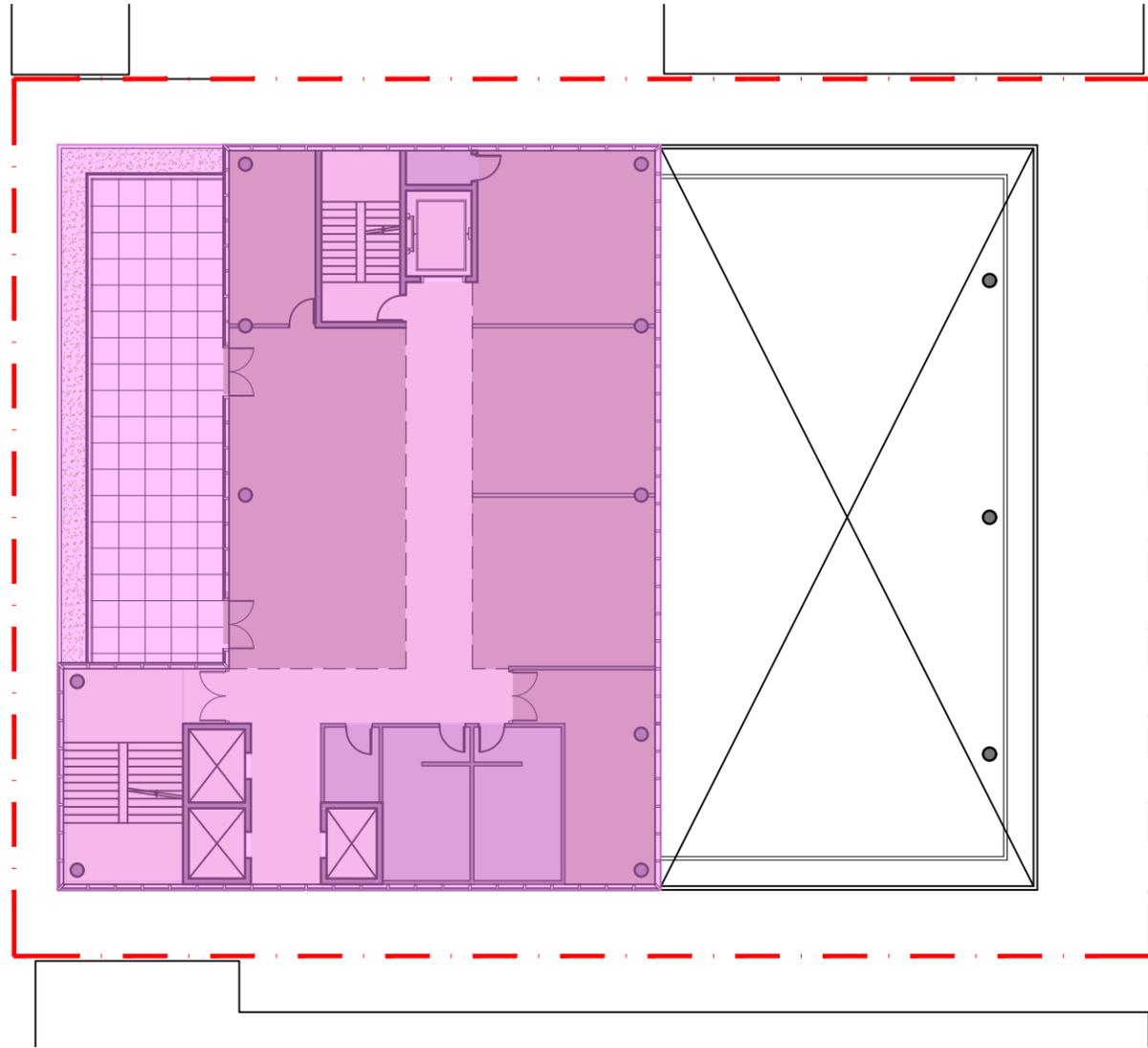
LOWER LEVEL PLAN FAR = 1,250 SF  
SCALE: 1/20"=1'-20"



1st FLOOR PLAN FAR = 5,526 SF  
SCALE: 1/20"=1'-20"

- FAR PERMITTED = 22,750 SF

-FAR PROPOSED  
 ROOF FAR = 370 SF  
 4th FL FAR = 4,743 SF  
 3rd FL FAR = 4,743 SF  
 2nd FL FAR = 5,865 SF  
 1st FL FAR = 5,526 SF  
 LOWER LEVEL FAR = 1,250 SF  
 22,497 SF



2nd FLOOR PLAN FAR = 5,865 SF  
 1/20"=1'-20" SCALE:



3rd LEVEL PLAN FAR = 4,743 SF  
 SCALE: 1/20"=1'-20"



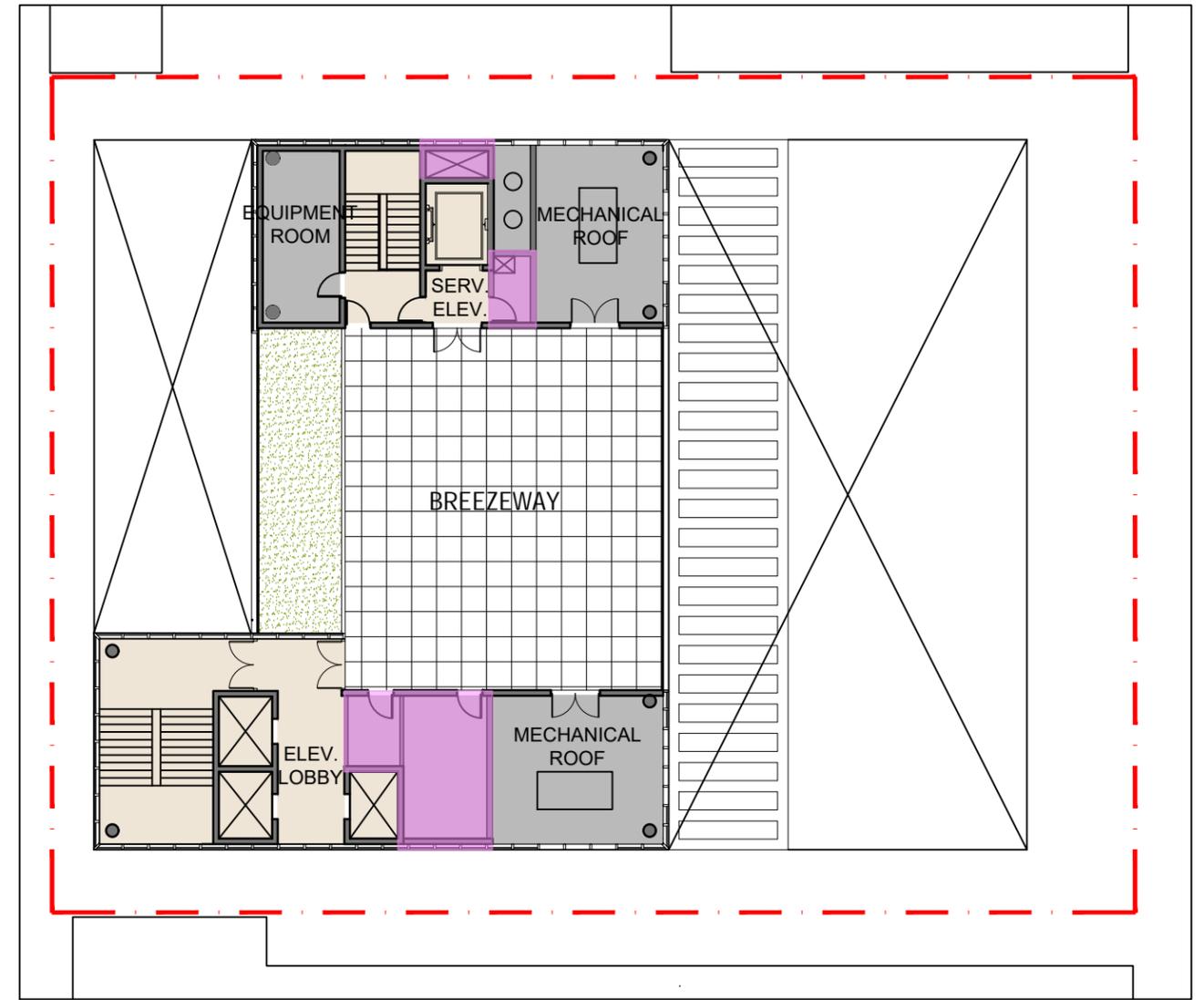
- FAR PERMITTED = 22,750 SF

-FAR PROPOSED

ROOF FAR	=	370 SF
4th FL FAR	=	4,743 SF
3rd FL FAR	=	4,743 SF
2nd FL FAR	=	5,865 SF
1st FL FAR	=	5,526 SF
LOWER LEVEL FAR	=	1,250 SF
		22,497 SF



4th FLOOR PLAN FAR = 4,743 SF  
SCALE: 1/20"=1'-20"



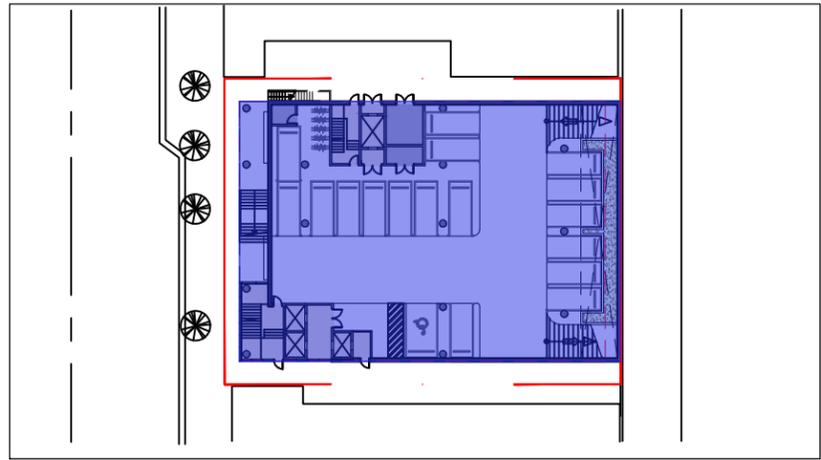
ROOFTOP PLAN FAR = 370 SF  
SCALE: 1/20"=1'-20"



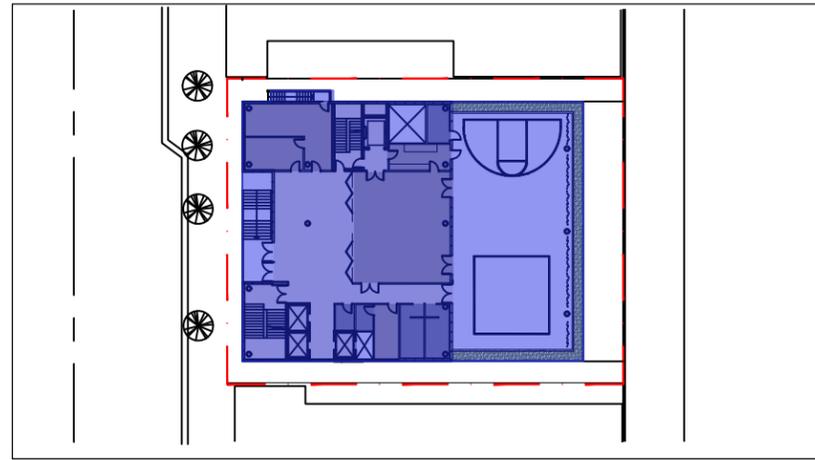
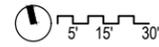
- FAR PERMITTED = 22,750 SF

-FAR PROPOSED

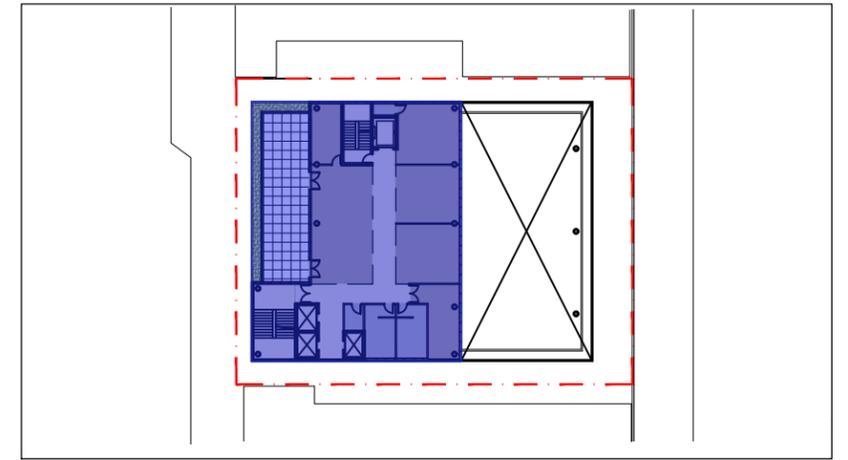
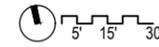
ROOF FAR	=	370 SF
4th FL FAR	=	4,743 SF
3rd FL FAR	=	4,743 SF
2nd FL FAR	=	5,865 SF
1st FL FAR	=	5,526 SF
LOWER LEVEL FAR	=	1,250 SF
		<hr/>
		22,497 SF



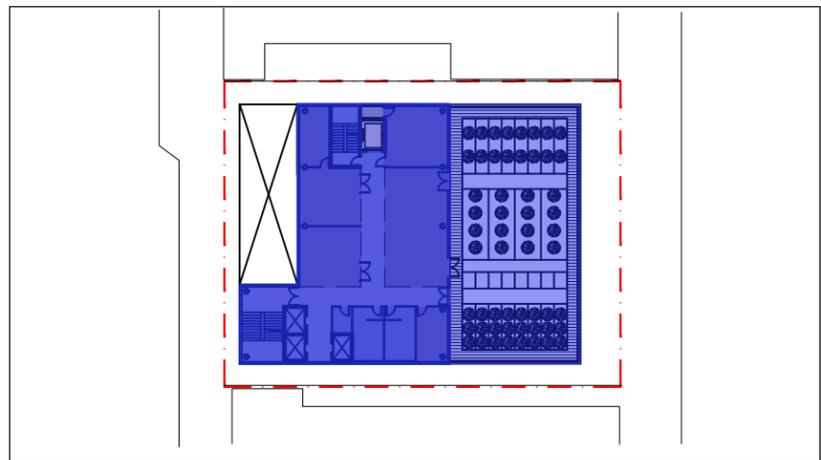
LOWER LEVEL PLAN GROSS = 10,625 SF  
SCALE: 1/60"=1'-60"



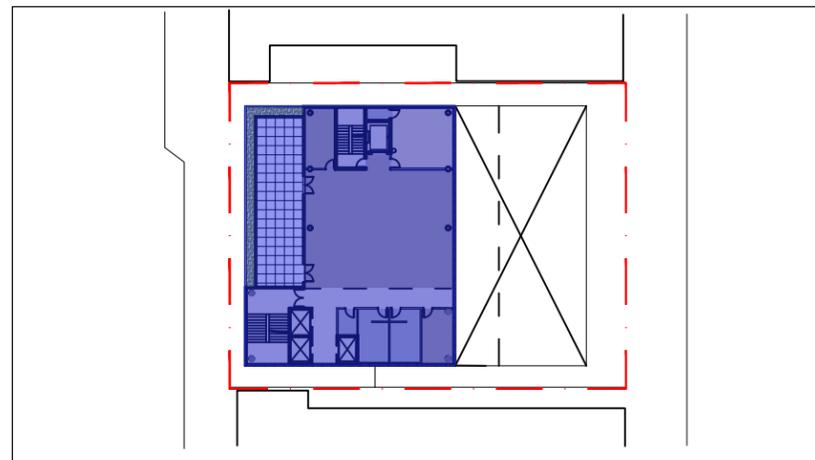
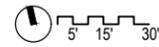
1st FLOOR PLAN GROSS = 9,595 SF  
SCALE: 1/60"=1'-60"



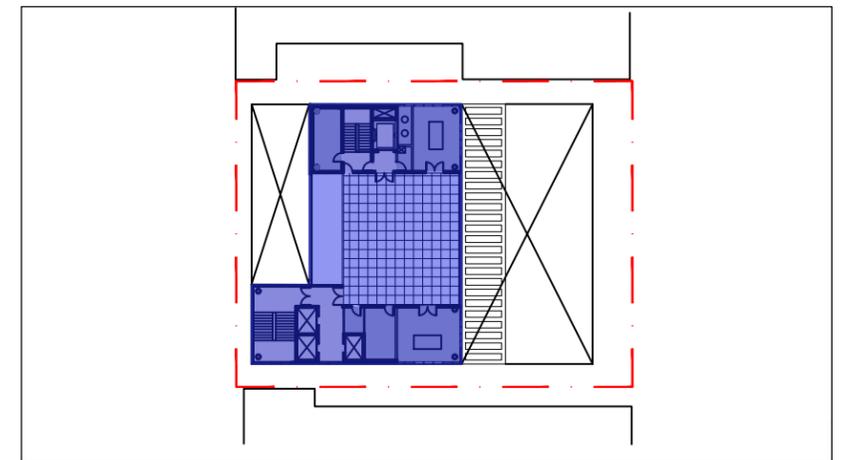
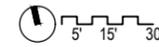
2nd FLOOR PLAN GROSS = 5,865 SF  
SCALE: 1/60"=1'-60"



3rd LEVEL PLAN GROSS = 8,397 SF  
SCALE: 1/60"=1'-60"



4th FLOOR PLAN GROSS = 5,865 SF  
SCALE: 1/60"=1'-60"



ROOFTOP PLAN GROSS = 4,742 SF  
SCALE: 1/60"=1'-60"



-GROSS CONSTRUCTION AREA

ROOF	=	4,742 SF
4th FL	=	5,865 SF
3rd FL	=	8,397 SF
2nd FL	=	5,865 SF
1st FL	=	9,595 SF
LOWER LEVEL	=	10,625 SF
		<hr/>
		45,089 SF

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DRAWING: GROSS FLOOR AREA DIAGRAMS

SCALE: 1:60

DATE: APRIL 11, 2022

**A25.0**

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