MIAMIBEACH

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

ZONING DATA SHEET

FAR CALCULATION		
LEVEL 1	4,182	SQ. FT
LEVEL 2	342	SQ. FT
LEVEL 3	3,892	SQ. FT
LEVEL 4	5,806	SQ. FT
LEVEL 5	5,806	SQ. FT
ROOF LEVEL	180	SQ. FT
TOTAL	**20,208**	SQ. FT
MAX FAR ALLOWED	**20,662**	SQ. FT

UNIT COUNT		
LEVEL 1	0	Units
LEVEL 2	0	Units
LEVEL 3	0	Units
LEVEL 4	6	Units
LEVEL 5	6	Units
TOTAL	**12**	Units

PARKING REQUIREMENT		
APARTMENTS	8 UNITS X 1.5 SPACE	12
	4 UNITS X 1.75 SPACE	7
RESTAURANT/CAFÉ	100 seats or less (Ground Floor)	0
	100 seats or less (Second Floor)	0
TOTAL		19

ITEM #	Zoning Information LAND USE: CD-2				
1	Address:	1790 Alton Road, Miami Beach , FL 33139			
2	Board and File numbers:	PB22-0548			
3	Folio number(s):	02-3233-012-0700			
4	Year constructed:	N/A	Zoning District:	CD-2 (SUNSET HARBOUR NEIGHBORHOOD)	
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	5'-4"	
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	10,331 SF	
7	Lot Width	50'-0"	Lot Depth:	137'-0"	
8	Minimum Unit Size	301 SF		N/A	
9	Existing User	VACANT	Proposed Use:	MIXED USE	

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	0'.00''	55'-0"	WAIVER REQUIRED
11	Number of Stories	5	N/A	5	-
12	**FAR**	2	0.00	1.96	-
13	FLOOR AREA Square Footage	20,662 SF	0 SF	20,208 SF	-
14	Gross square Footage	N/A	N/A	N/A	-
15	Number of Units Residential	N/A	N/A	13	-
16	Number of Units Hotel	N/A	N/A	0	-
17	Number of Seats	N/A	N/A	100	-
18	Occupancy Load	N/A	N/A	125	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	At Grade Parking (CD-2) SUNSET HARBOR				
19	Front Setback (NORTH):	5'-0"	N/A	N/A	-
20	Rear Setback (WEST):	5'-0"	N/A	5'-0"	-
21	Side Setback facing Street (EAST):	5'-0"	N/A	N/A	-
22	Side Setback facing Street (SOUTH):	5'-0"	N/A	N/A	-
	Pedestal LEVEL 1 (CD-2) SUNSET HARBOR				
23	Front Setback (NORTH):	0'-0"	N/A	0' - 0"	
24	Rear Setback (WEST):	5'-0"	N/A	5'-0"	-
25	Side Setback facing Street (EAST):	0'-0"	N/A	0'-0"	-
26	Side Setback facing Street (SOUTH):	0'-0"	N/A	0'-0"	-

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District (DISTRICT #5)				-
32	Total # of parking spaces required	19 spaces			-
33	# of parking spaces provided		N/A	19	
34	Parking Space Dimensions	8.5' X 18'	N/A	8.5' X 18'	
35	Parking Space Configurations (45°,60°,90°,Parallel)	90 DEGREE	N/A	90 DEGREE	-
36	ADA Spaces	1	N/A	1	-
37	Tandem Spaces	N/A	N/A	3	-
38	Drive Aisle Width	22'	N/A	22'	-
39	Valet Drop off and pick up	N/A	N/A	N/A	-
40	Loading zones and Trash collection areas	N/A	N/A	N/A	-
41	Bikes (15% of required parking)	3	N/A	3	-

47	Is this a contributing building?	NO
48	Located within a Local Historic District?	NO

Notes: If not applicable write N/A
All other data information may be required and presented like the above format.

STUDIO McG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
XXXX

PROJECT NAME

1790 ALTON RD.

1790 ALTON RD.
MIAMI BEACH, FL 33139

OWNER

FINVARB GROUP

DESIGNER

GEK ARCHITECTURE

CONCEPT DESIGN

ALTERNATE PARKING PROJECT DATA

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:
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DATE 07/22/22

SHEET NUMBER

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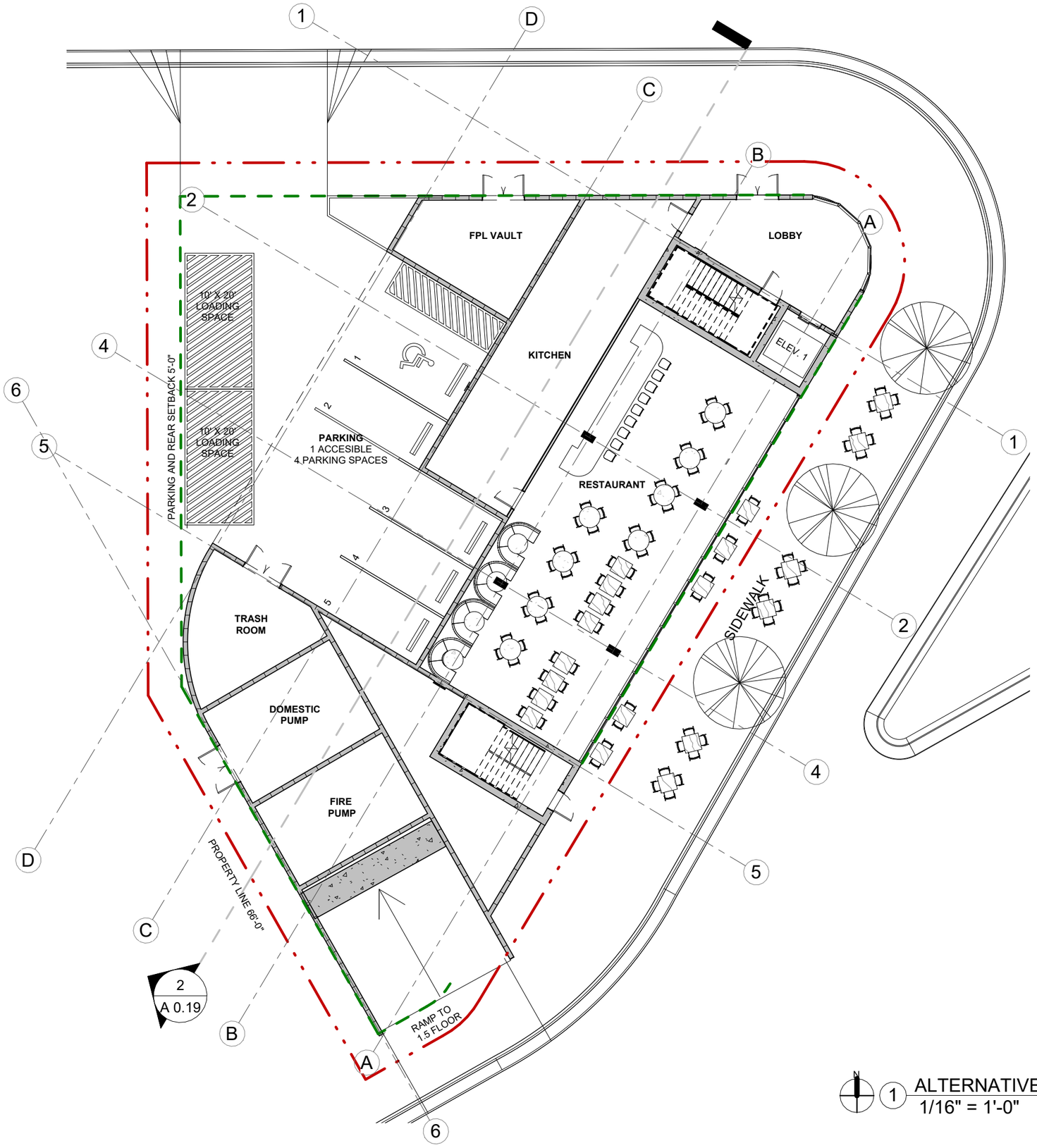

1 ALTERNATIVE PARKING - LEVEL 1
1/16" = 1'-0"

STUDIO McG ARCHITECTURE
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Suite 102
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1790 ALTON RD.

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MIAMI BEACH, FL 33139

OWNER
FINVARB GROUP

DESIGNER
GEK ARCHITECTURE

CONCEPT DESIGN

ALTERNATIVE PARKING - LEVEL 1 PLAN

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	1/16" = 1'-0"
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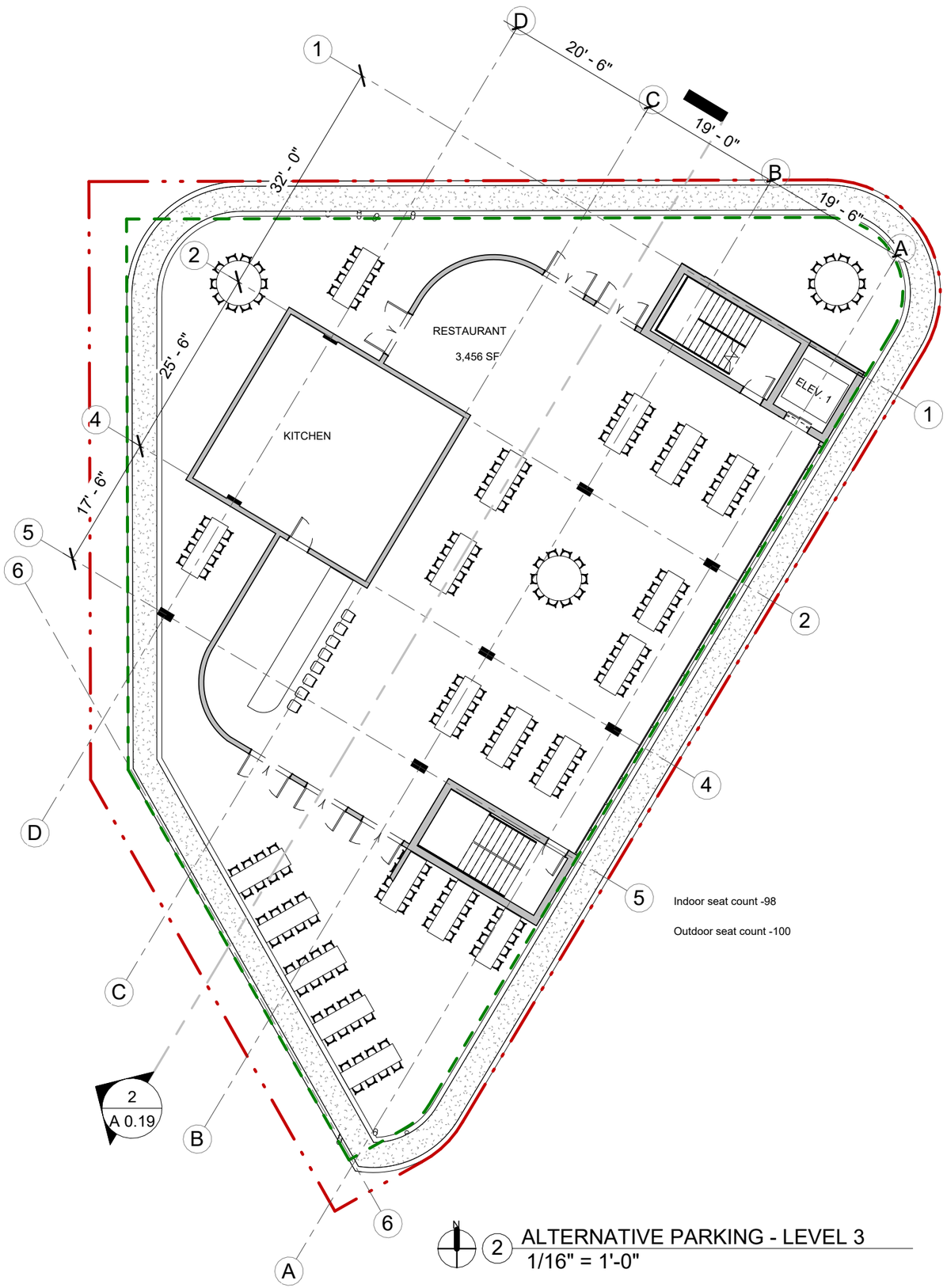
1 ALTERNATUVE PARKING - LEVEL 2
1/16" = 1'-0"



2 ALTERNATIVE PARKING - LEVEL 3
1/16" = 1'-0"

Indoor seat count -98

Outdoor seat count -100

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PROJECT NAME
1790 ALTON RD.

1790 ALTON RD.
MIAMI BEACH, FL 33139

OWNER
FINVARB GROUP

DESIGNER
GEK ARCHITECTURE

CONCEPT DESIGN

ALTERNATE PARKING - LEVEL 2 & 3 PLAN

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	1/16" = 1'-0"
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DATE	07/22/22

SHEET NUMBER
A 0.17

1 ALTERNATIVE PARKING - LEVEL 4-5
1/16" = 1'-0"

2 POOL DECK
1/16" = 1'-0"

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PROJECT NAME
1790 ALTON RD.

1790 ALTON RD.
MIAMI BEACH, FL 33139

OWNER
FINVARB GROUP

DESIGNER
GEK ARCHITECTURE

CONCEPT DESIGN

ALTERNATE PARKING - LEVEL 4-5 & POOL DECK PLAN

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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DATE	07/22/22

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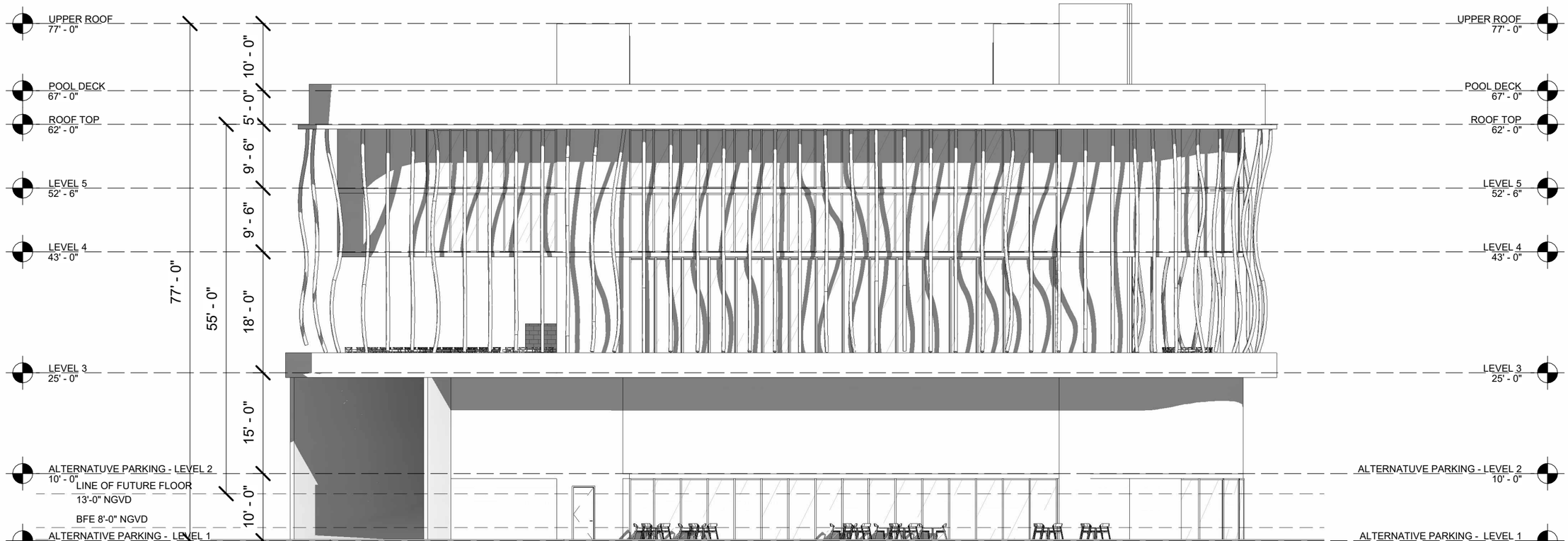
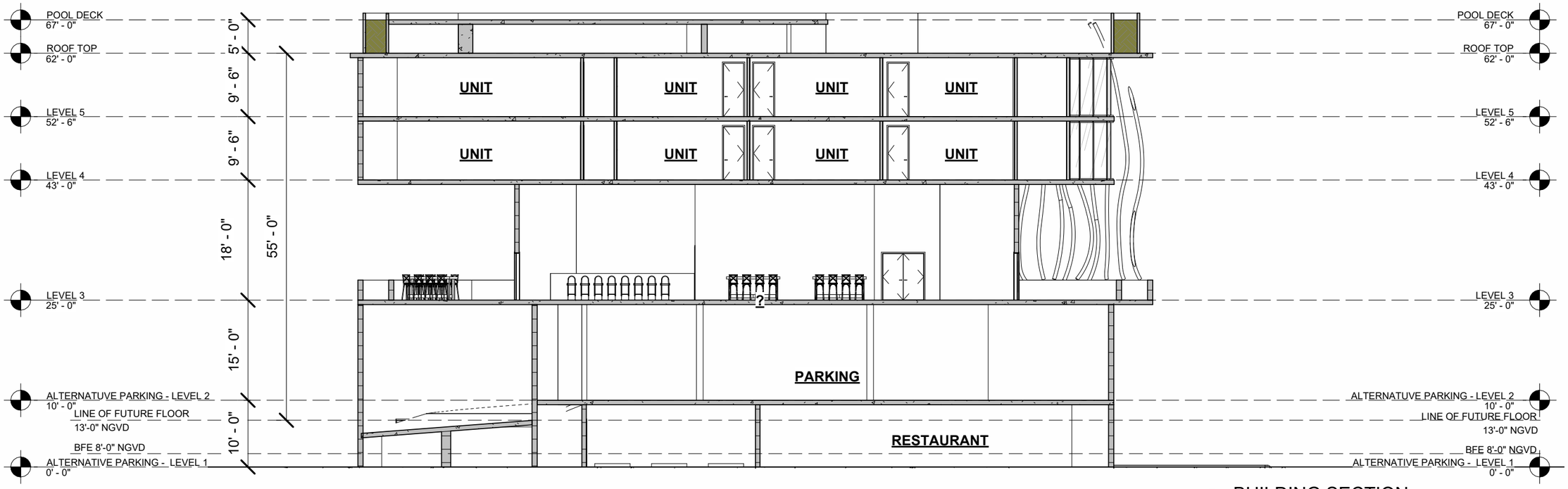


1 SOUTH/EAST ELEVATION
1/16" = 1'-0"



2 BUILDING SECTION
1/16" = 1'-0"

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ALTERNATE PARKING ELEVATION / SECTION

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SHEET NUMBER

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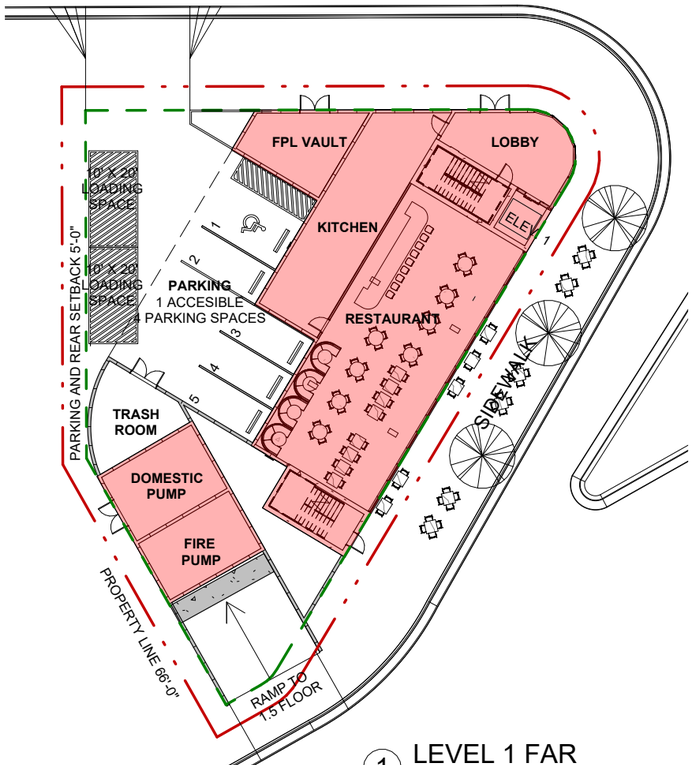
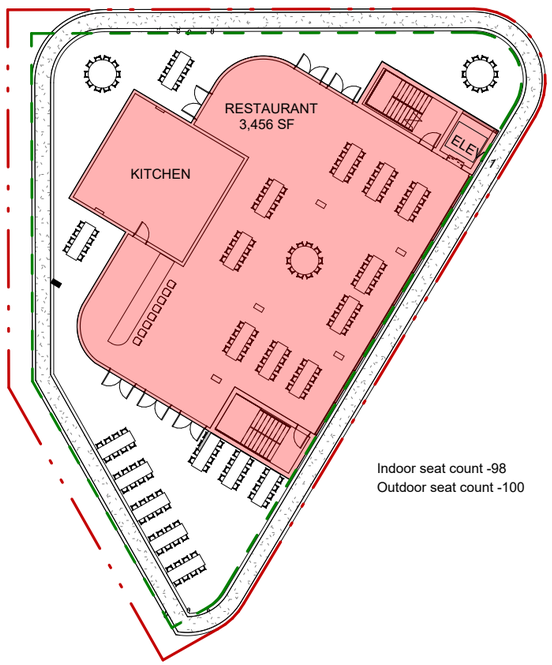


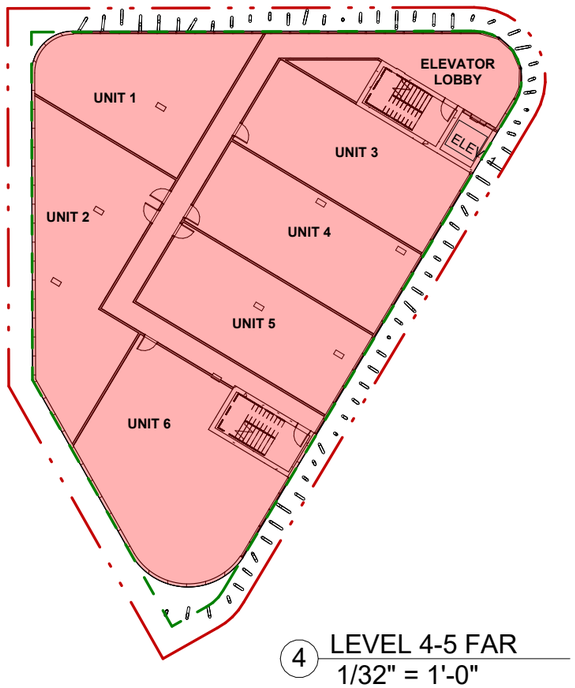
1 LEVEL 1 FAR
1/32" = 1'-0"

2 LEVEL 2 FAR
1/32" = 1'-0"

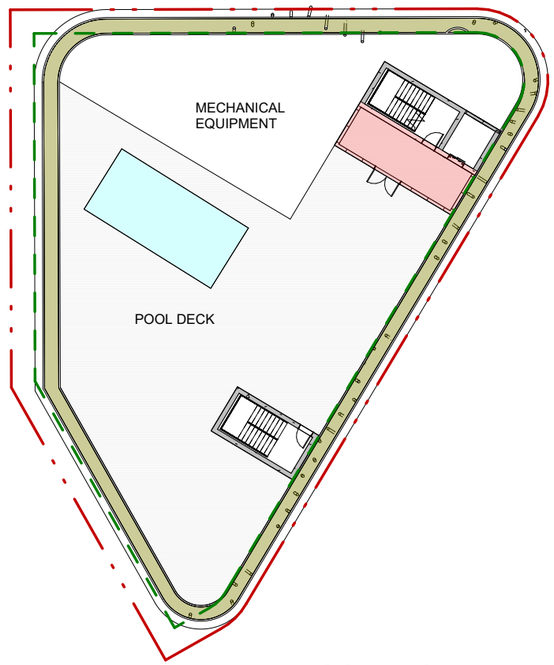


Indoor seat count -98
Outdoor seat count -100

3 LEVEL 3 FAR
1/32" = 1'-0"



4 LEVEL 4-5 FAR
1/32" = 1'-0"



5 POOL DECK FAR
1/32" = 1'-0"

Ground Floor	4,182 SF
Level 2	342 SF
Level 3	3,892 SF
Level 4 & 5	11,612 SF
Pool deck	180 SF
Total	20,208 SF

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DESIGNER

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CONCEPT DESIGN

ALTERNATE PARKING FAR DIAGRAM

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