



**FINAL SUBMITTAL**  
Scope of work: Modification of a condition of approval to add left-in to property from southbound Lenox Avenue.

1557LENO The BLVD at Lenox	1045 5th Street Miami Beach, Florida	Cover	August 3, 2017
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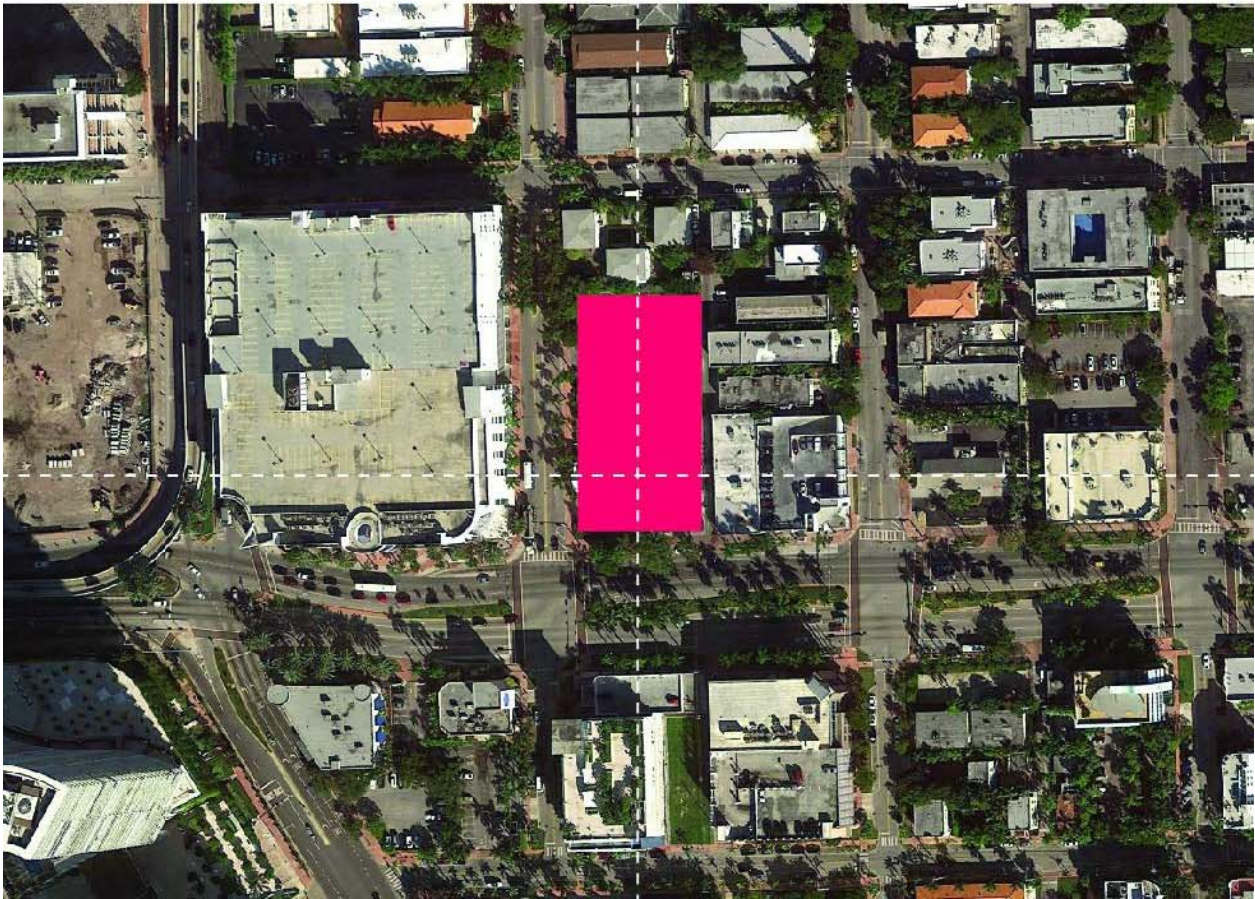
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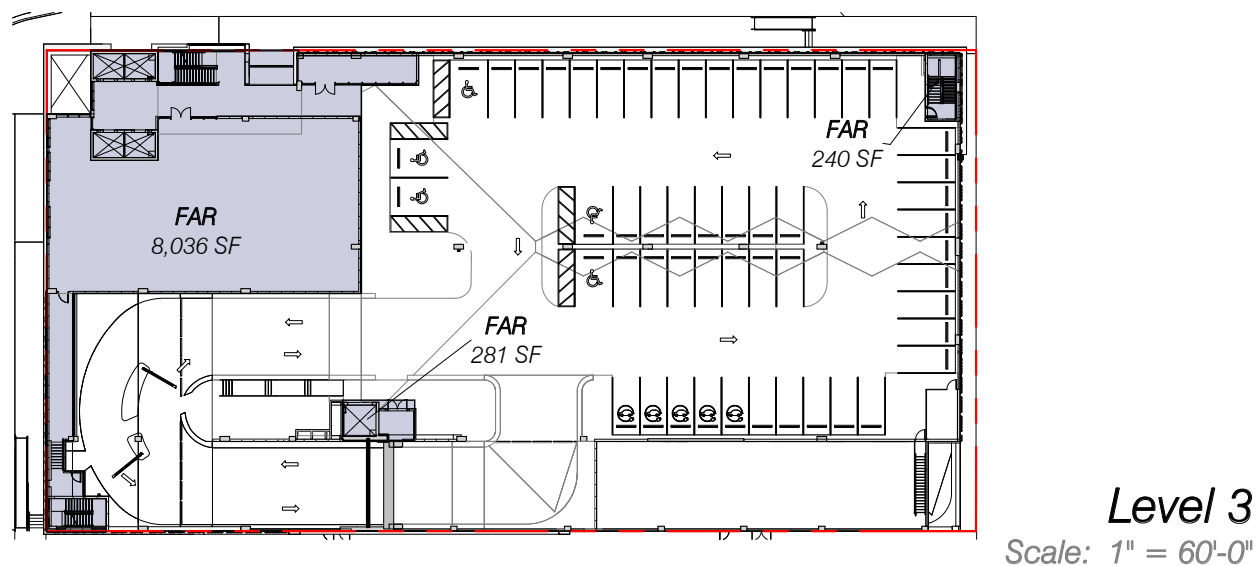
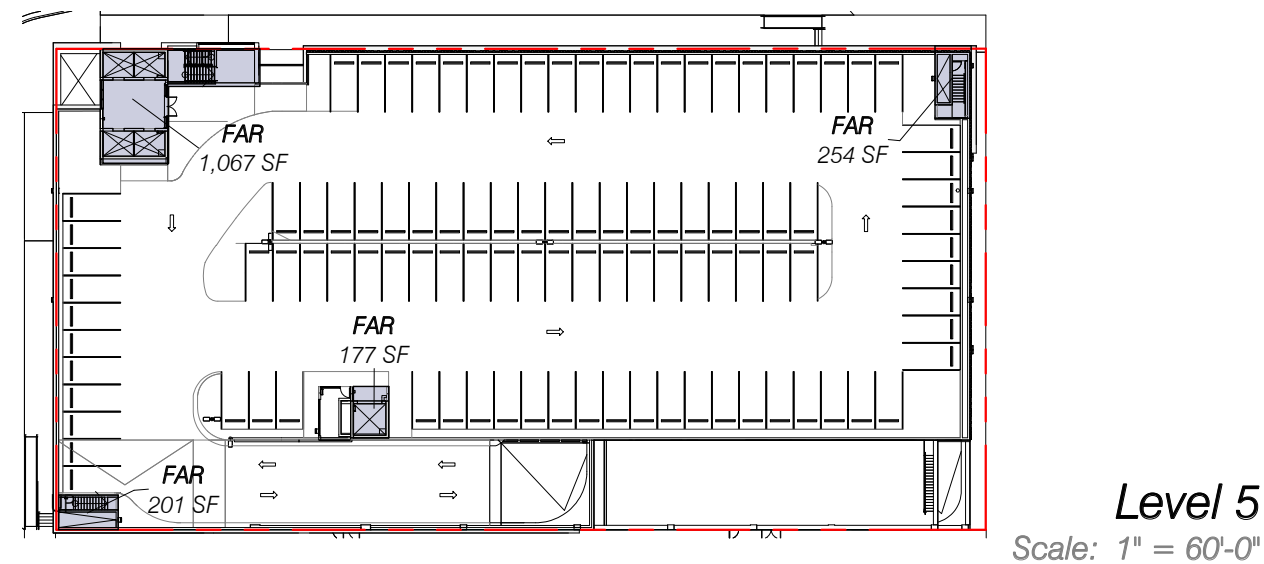
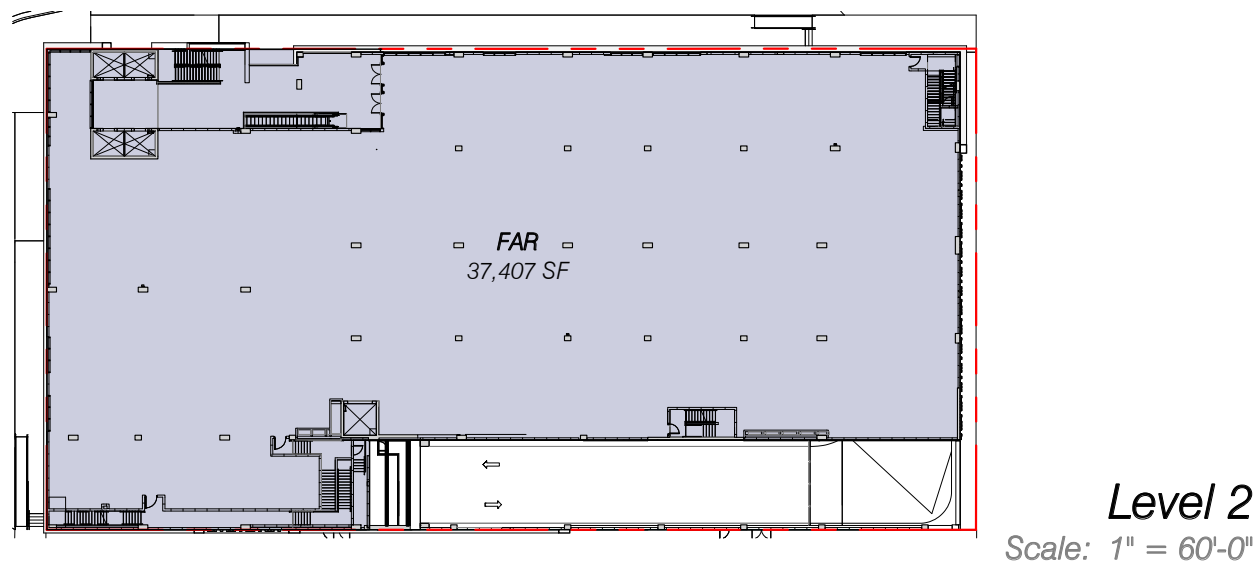
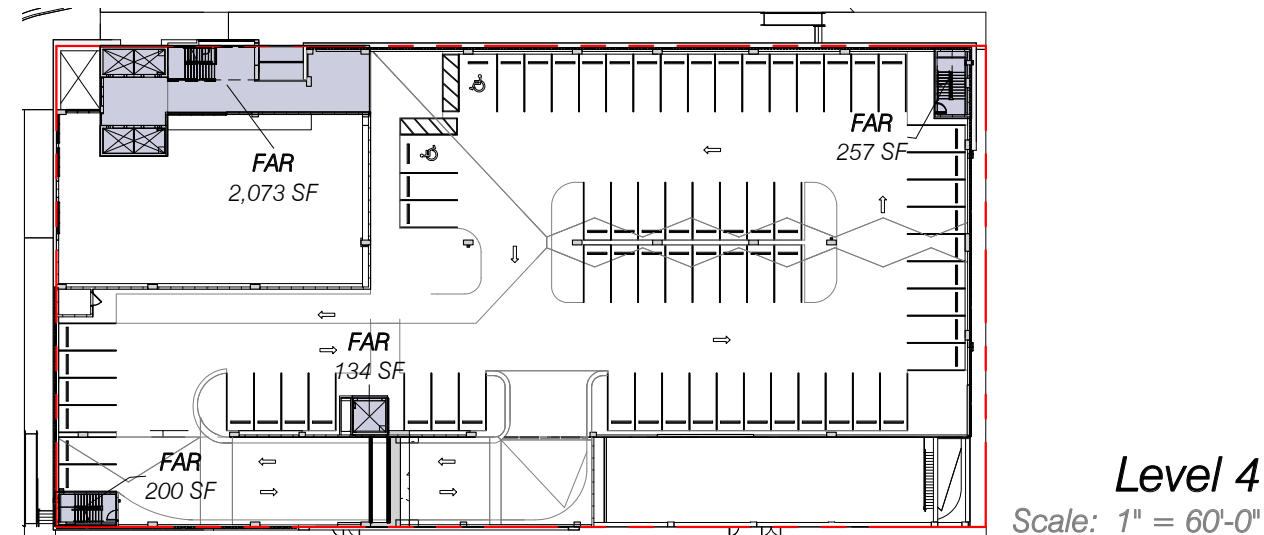
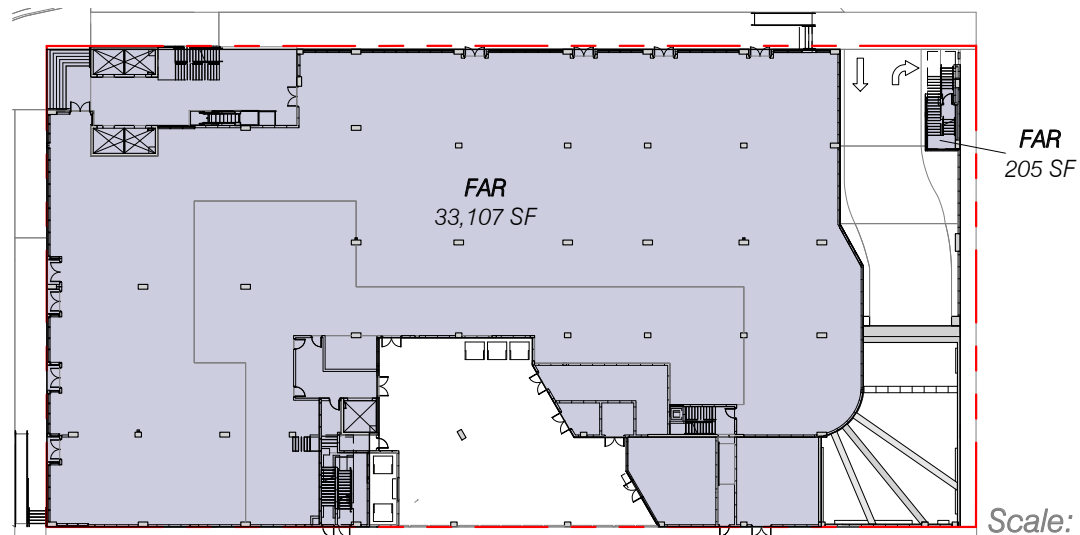
CITY OF MIAMI BEACH ZONING INFORMATION				
ADDRESS	1045 5 ST , MIAMI BEACH, FL 33139-6504			
BOARD AND FILE NUMBERS				
Folio Number(s)	02-4204-002-0040 , 02-4204-002-0030 , 02-4203-009-7840, and 02-4203-009-7850			
Year Constructed	1990 / 02-4204-002-0040 , 1937 / 02-4204-002-0030			
Base Flood Elevation	ZONE AE-8			
Zoning District	C-PS2			
Adjusted Grade (Flood + Grade/2)				
Lot Width	150'-0"			
Lot Depth	290'-0"			
Lot Area	43,500 SF			
Minimum Unit Size	N/A			
Grade value in NGVD	4.62' NGVD			
	MAXIMUM	EXISTING	PROPOSED	PREV. APPROVED
Existing Use		NIGHT CLUB	COMMERCIAL *	RETAIL
Height	BFE 8' NGVD + 50'-0" + freeboard 5'-0 + 2'-1" approved variance		BFE 8' NGVD + 50'-0" + freeboard 5'-0 + 2'-1" approved variance	BFE 8' NGVD + 50'-0" + freeboard 5'-0 + 2'-1" approved variance
Number of Stories	5		5 STORIES	5 STORIES
FAR	2.0 * 43,500 SF = 87,000 SF		83,641 SF	82,947 SF
Gross Square Footage		15,380 SF	195,541 SF	193,637 SF
Square Footage by Use		15,380 SF	67,003 (RETAIL)	65,522 (RETAIL)

\* Includes permitted uses as per Sections 142-693 and 142-1255 of the Code, subject to all necessary approvals, required parking and conditions of the CUP.

	MAXIMUM	EXISTING	PROPOSED	PREV. APPROVED
SETBACK PEDESTAL				
Front Setback	0'-0"		0'-0"	0'-0"
Side Setback	0'-0"		N/A	N/A
Side Setback	0'-0"		0'-0"	0'-0"
Side Setback Facing Street	0'-0"		0'-0"	0'-0"
Rear Setback	5'-0"		5'-0"	5'-0"
PARKING				
PARKING AND LOADING SPACE REQUIRED	67,003 SF(RETAIL)/300 PARKING SPACES = 224		224	220
Parking Space Dimensions			8'-6" X 18'-0"	8'-6" X 18'-0"
Parking Space configuration (45,60,90,Parallel)			90 DEGREES	90 DEGREES
ADA Spaces	7		7	7
Tandem Spaces		0	0	0
LEV/FEV Parking Spaces	11		11	
Drive aisle width			22'-0" & 24'-0"	22'-0" & 24'-0"
Loading zones and Trash collection areas	67,003 SF(RETAIL) = 5 LOADING (10'X20')		5 LOADING 2 TRASH	5 LOADING
Racks			40	
Is this a contributing building?	NO		NO	NO
Located within a Local Historic District?			HISTORIC DISTRICT Ocean Beach HD	HISTORIC DISTRICT Ocean Beach HD

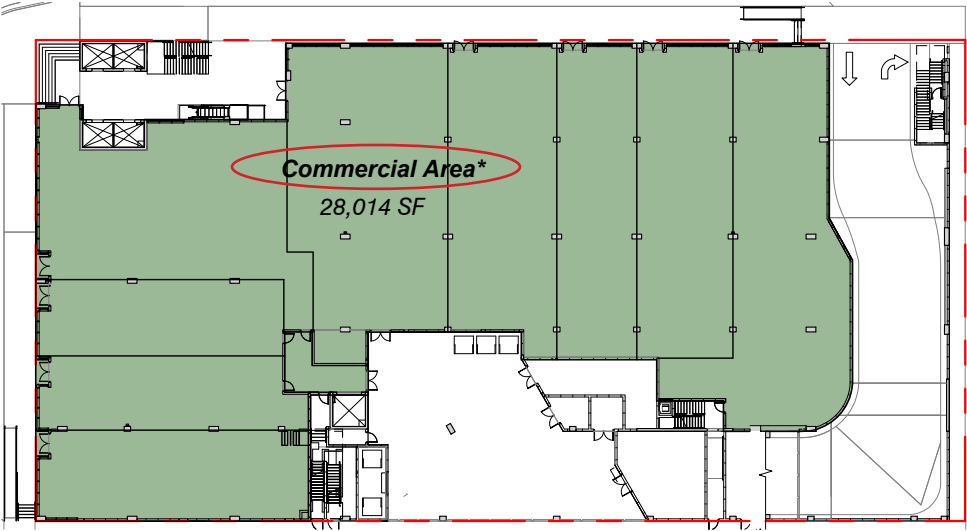
PARKING COUNT		
Level	Type	Count
Level 3	8'-6" x 18'-0"	40
Level 3	8'-6" x 18'-0" EV	5
Level 3	8'-6" x 18'-0" LEV/FEV	3
Level 3	ADA 12'-0" x 18'-0"	5
		53
Level 4	8'-6" x 18'-0"	62
Level 4	8'-6" x 18'-0" LEV/FEV	4
Level 4	ADA 12'-0" x 18'-0"	2
		68
Level 5	8'-6" x 18'-0"	100
Level 5	8'-6" x 18'-0" LEV/FEV	3
		103
GRAND TOTAL		224



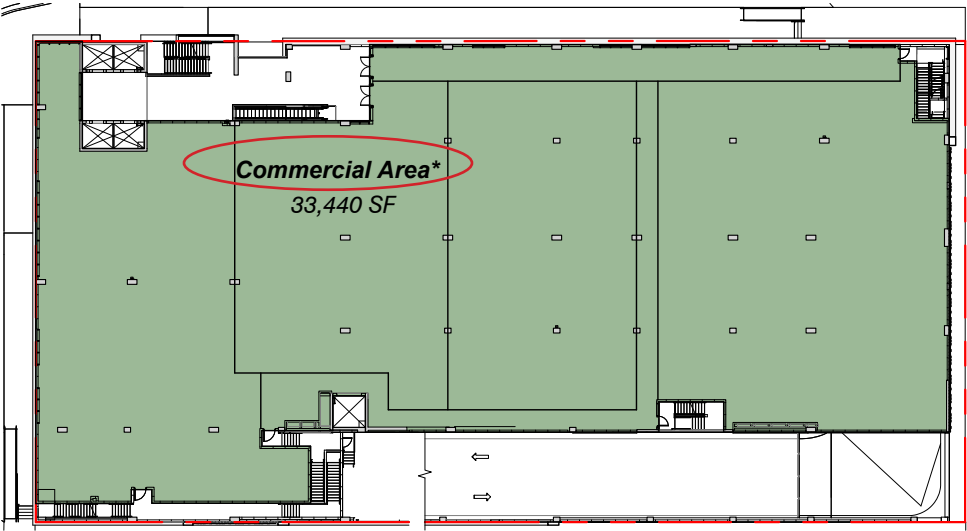


FAR		
Level	Name	Area
Level 1	FAR	33,312 SF
Level 2	FAR	37,407 SF
Level 3	FAR	8,557 SF
Level 4	FAR	2,663 SF
Level 5	FAR	1,700 SF
		83,641 SF

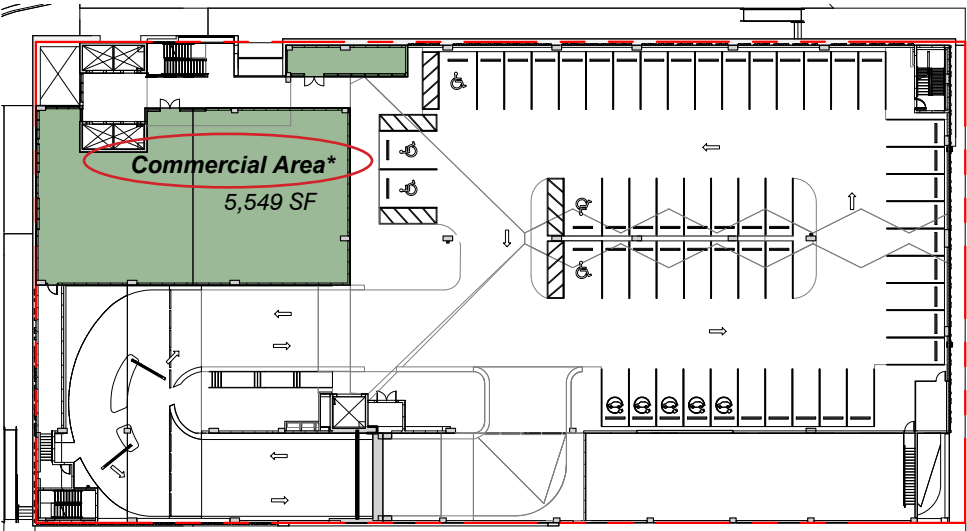




**Level 1**  
Scale: 1" = 60'-0"



**Level 2**  
Scale: 1" = 60'-0"



**Level 3**  
Scale: 1" = 60'-0"

<b>Commercial Area *</b>	
Level	Area
Level 1	28,014 SF
Level 2	33,440 SF
Level 3	5,549 SF
	67,003 SF

\* Includes permitted uses as per Sections 142-693 and 142-1255 of the Code, subject to all necessary approvals and conditions of the CUP.

**1557LENO The BLVD at Lenox**

1045 5th Street Miami Beach, Florida

Proposed Retail Area

August 3, 2017

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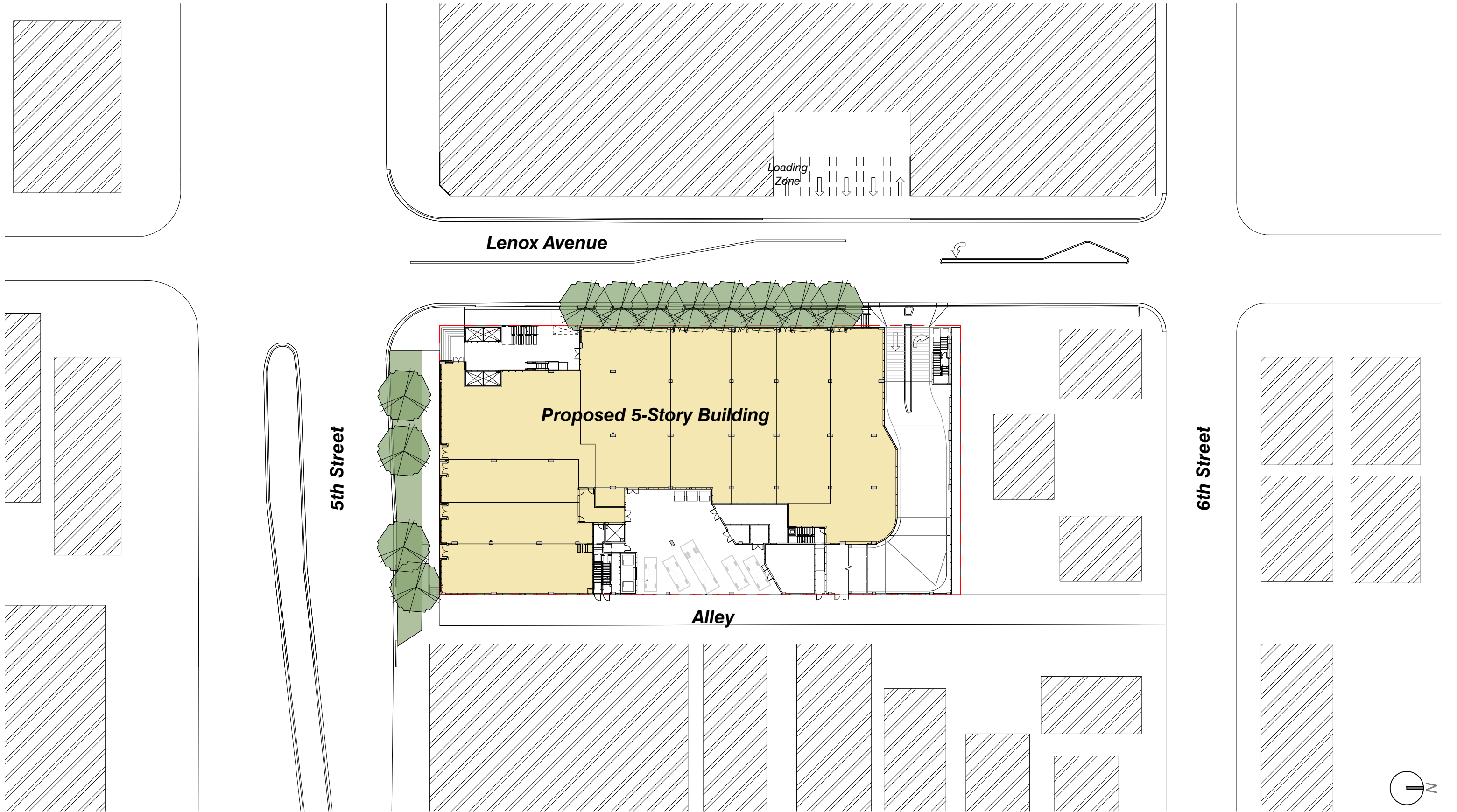
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**1557LENO The BLVD at Lenox**

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Proposed Site Plan

1" = 50'-0"

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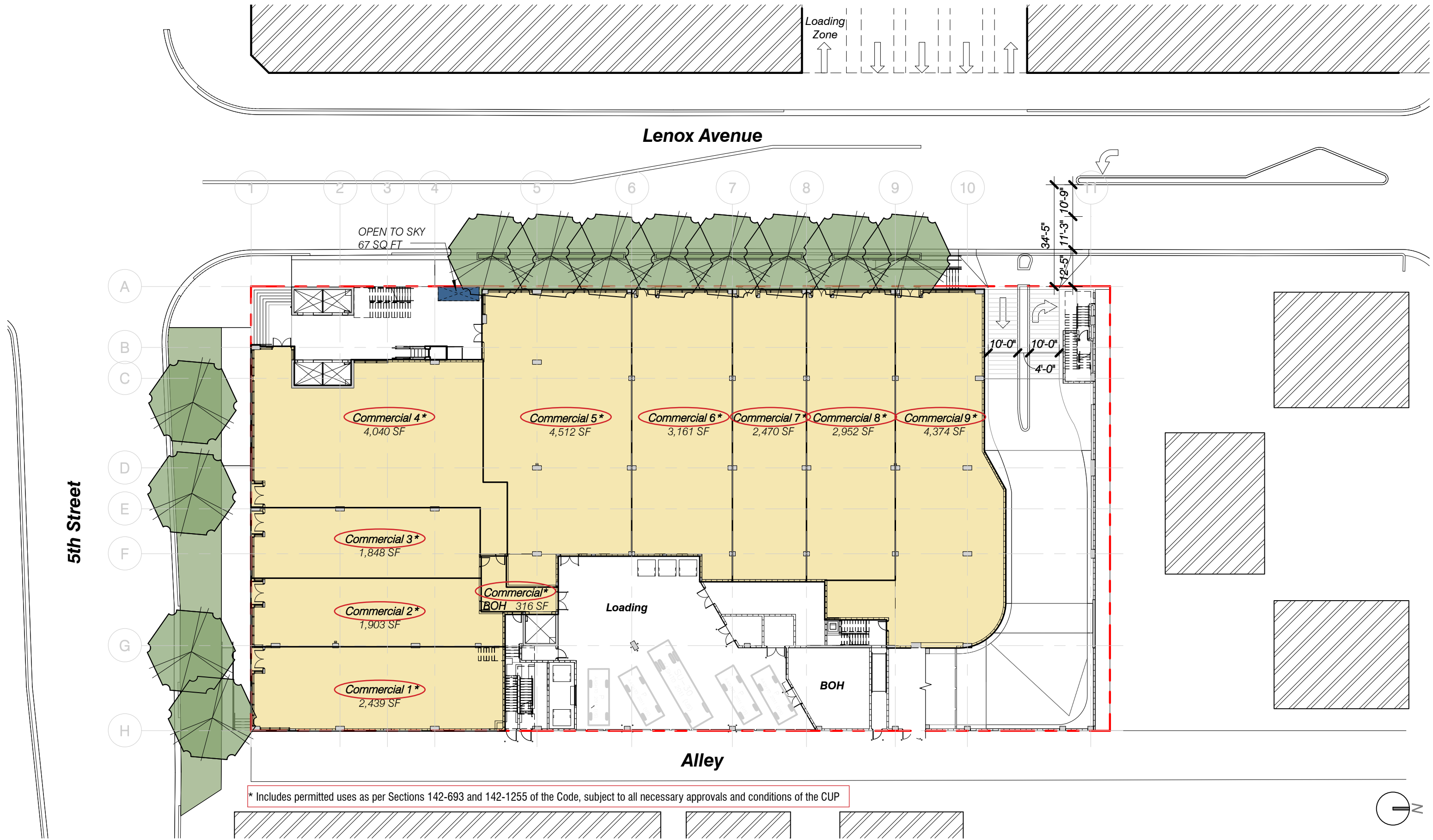












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1045 5th Street Miami Beach, Florida

Proposed 1st Floor Plan

1" = 30'-0"

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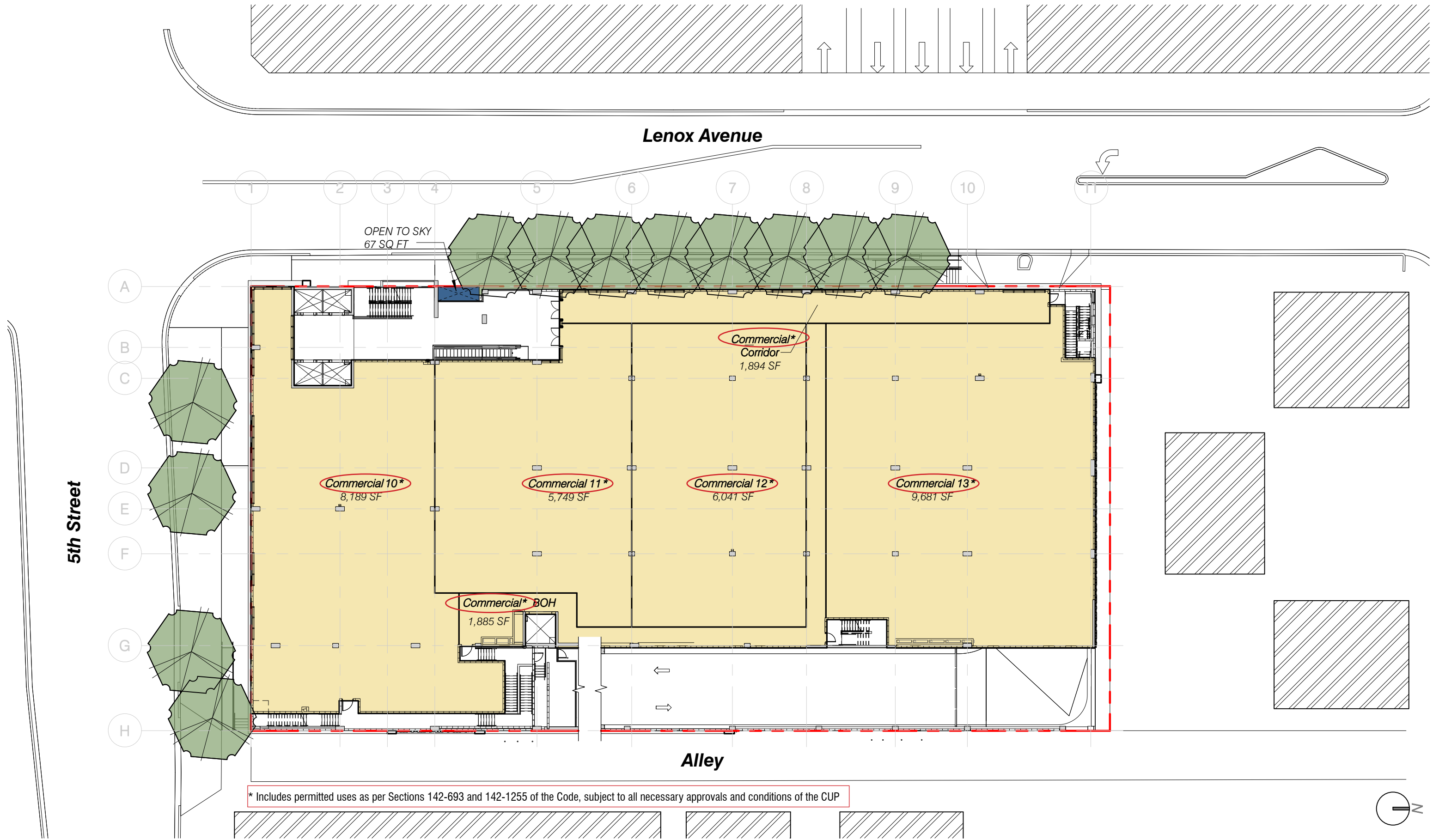
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Proposed 2nd Floor Plan

1" = 30'-0"

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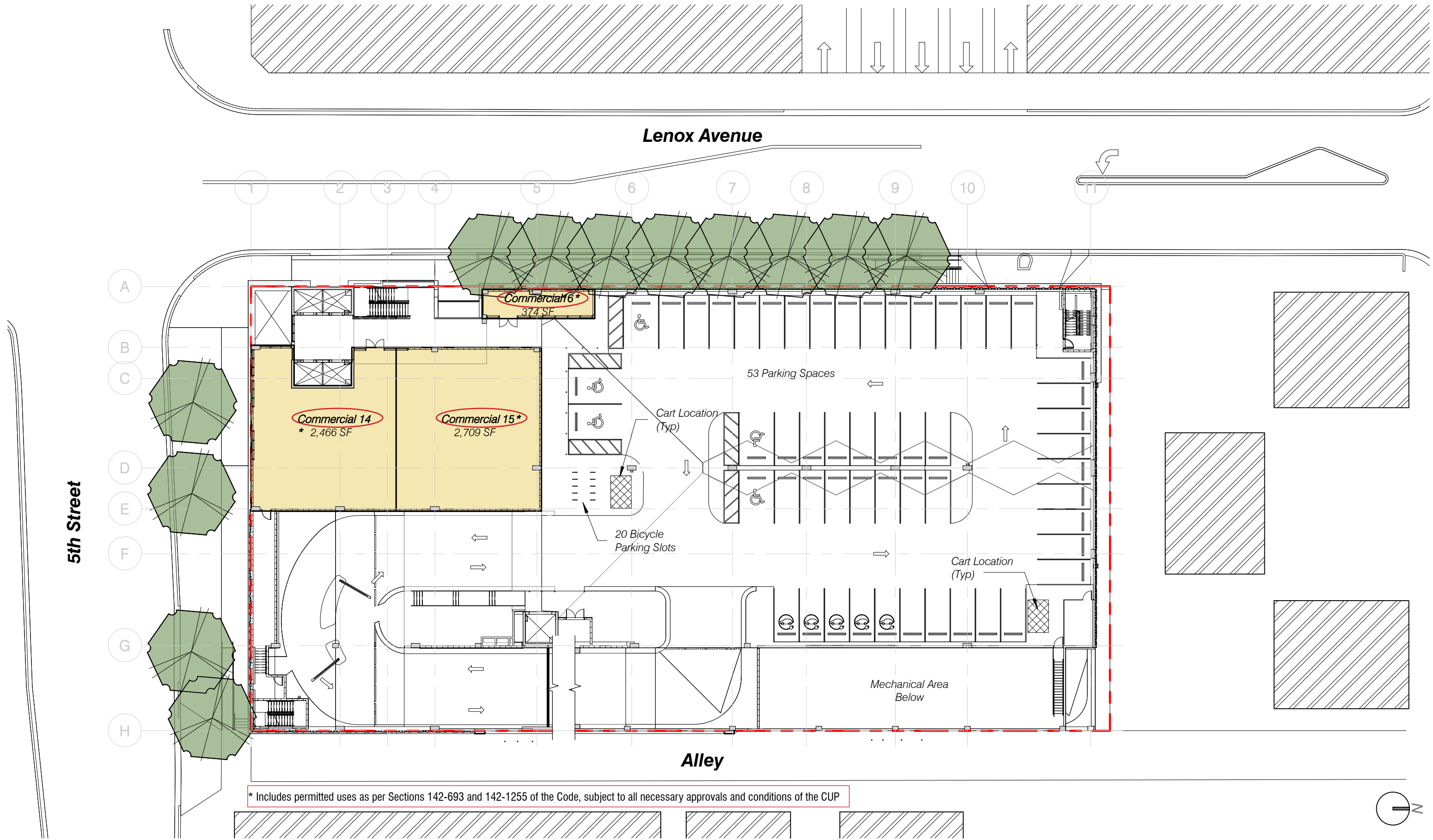
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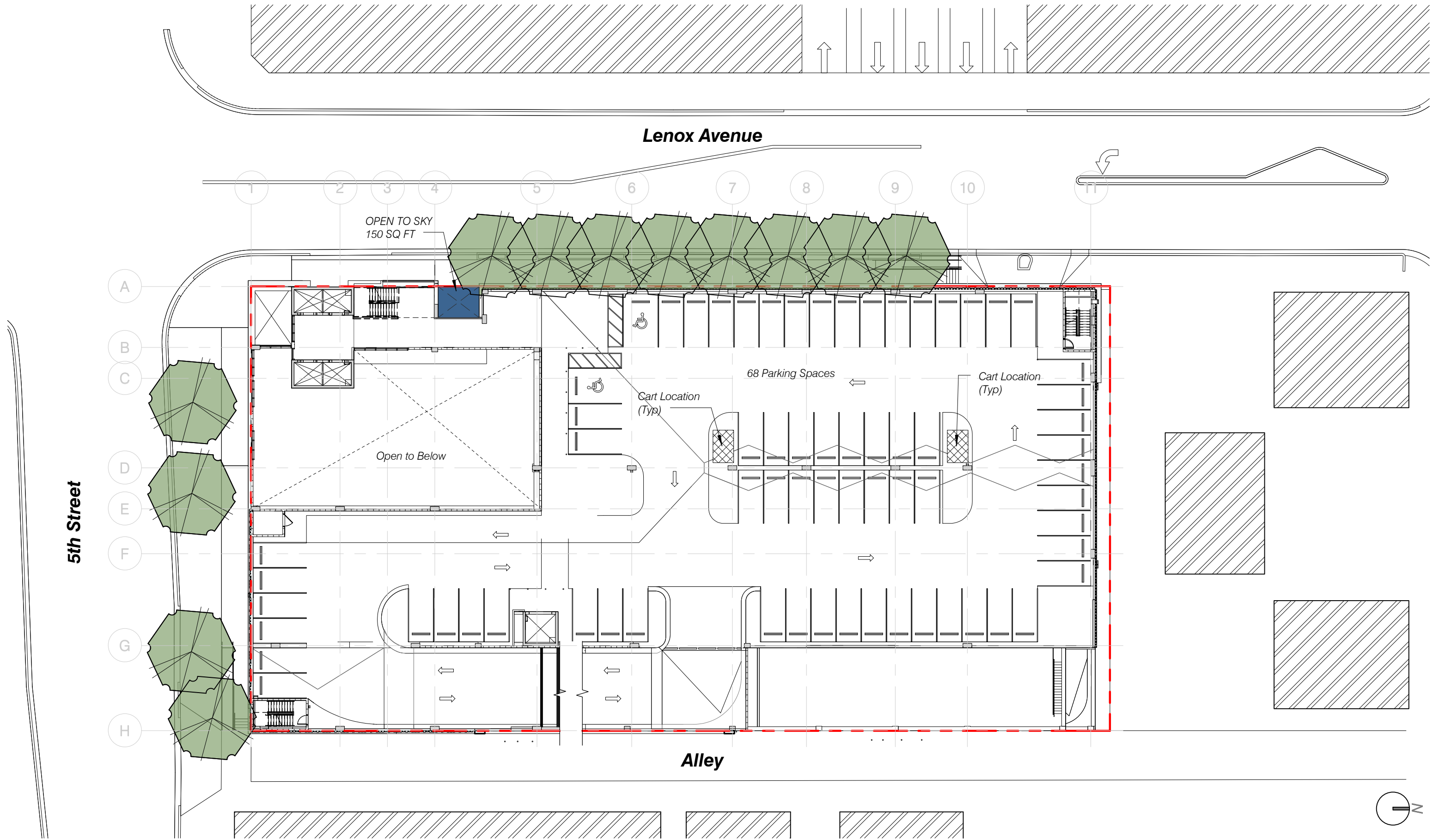
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# 1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Proposed 4th Floor Plan

1" = 30'-0"

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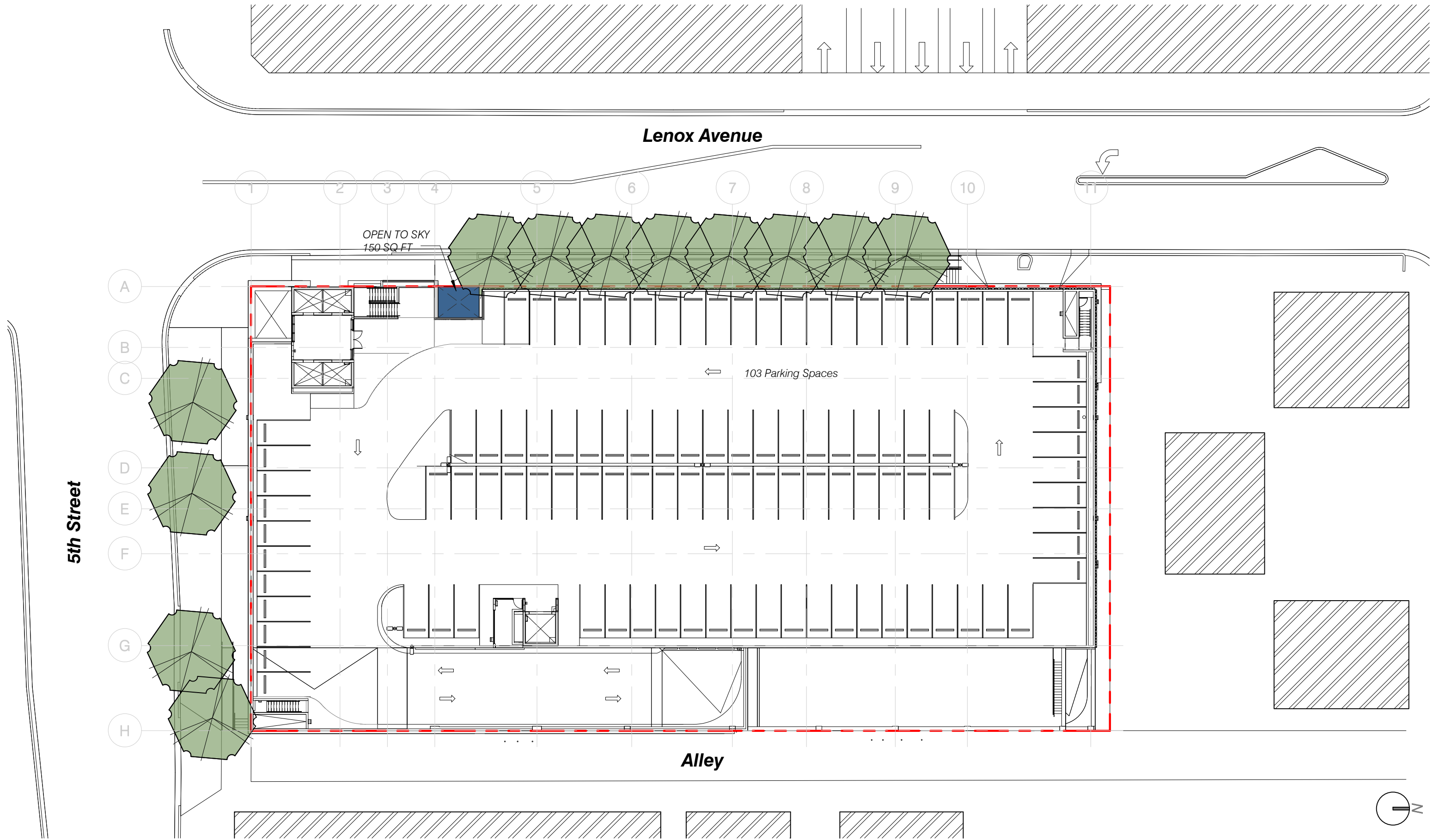
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# 1557LENO The BLVD at Lenox

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Proposed 5th Floor Plan

1" = 30'-0"

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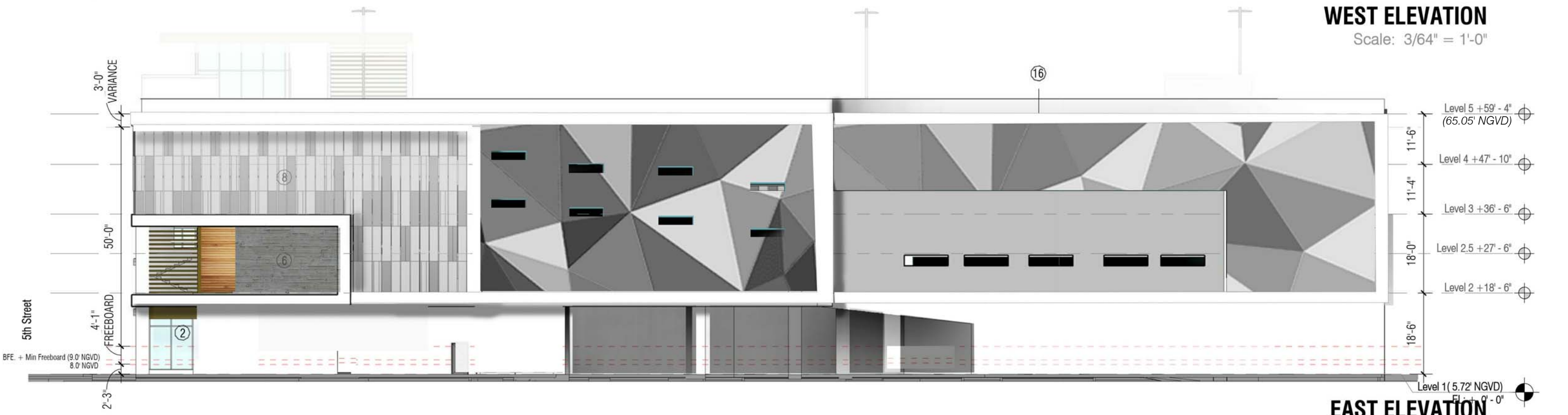
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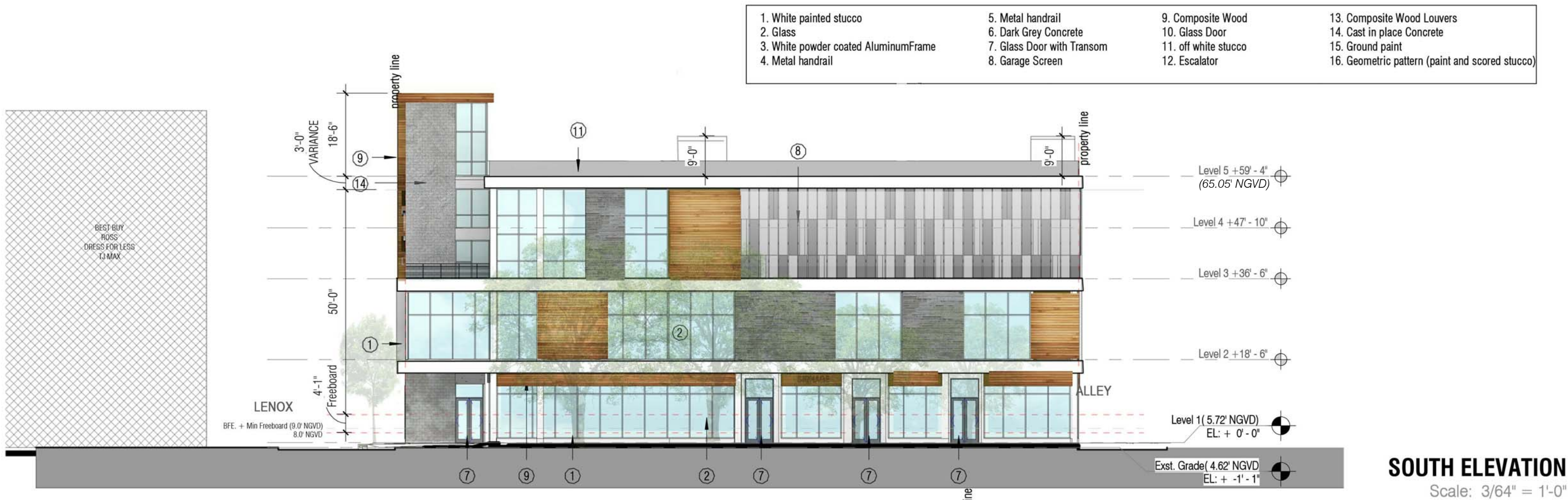
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- |                                      |                            |                      |   |
|--------------------------------------|----------------------------|----------------------|---|
| 1. White painted stucco              | 5. Metal handrail          | 9. Composite Wood    | 13. Composite Wood Louvers                      |
| 2. Glass                             | 6. Dark Grey Concrete      | 10. Glass Door       | 14. Cast in place Concrete                      |
| 3. White powder coated AluminumFrame | 7. Glass Door with Transom | 11. off white stucco | 15. Ground paint                                |
| 4. Metal handrail                    | 8. Garage Screen           | 12. Escalator        | 16. Geometric pattern (paint and scored stucco) |







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Previously approved

Prev. Approved Elevations

August 3, 2017

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South Elevation



West Elevation

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Context Elevations

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5th Street View

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1045 5th Street Miami Beach, Florida

NE View

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Lenox View 2

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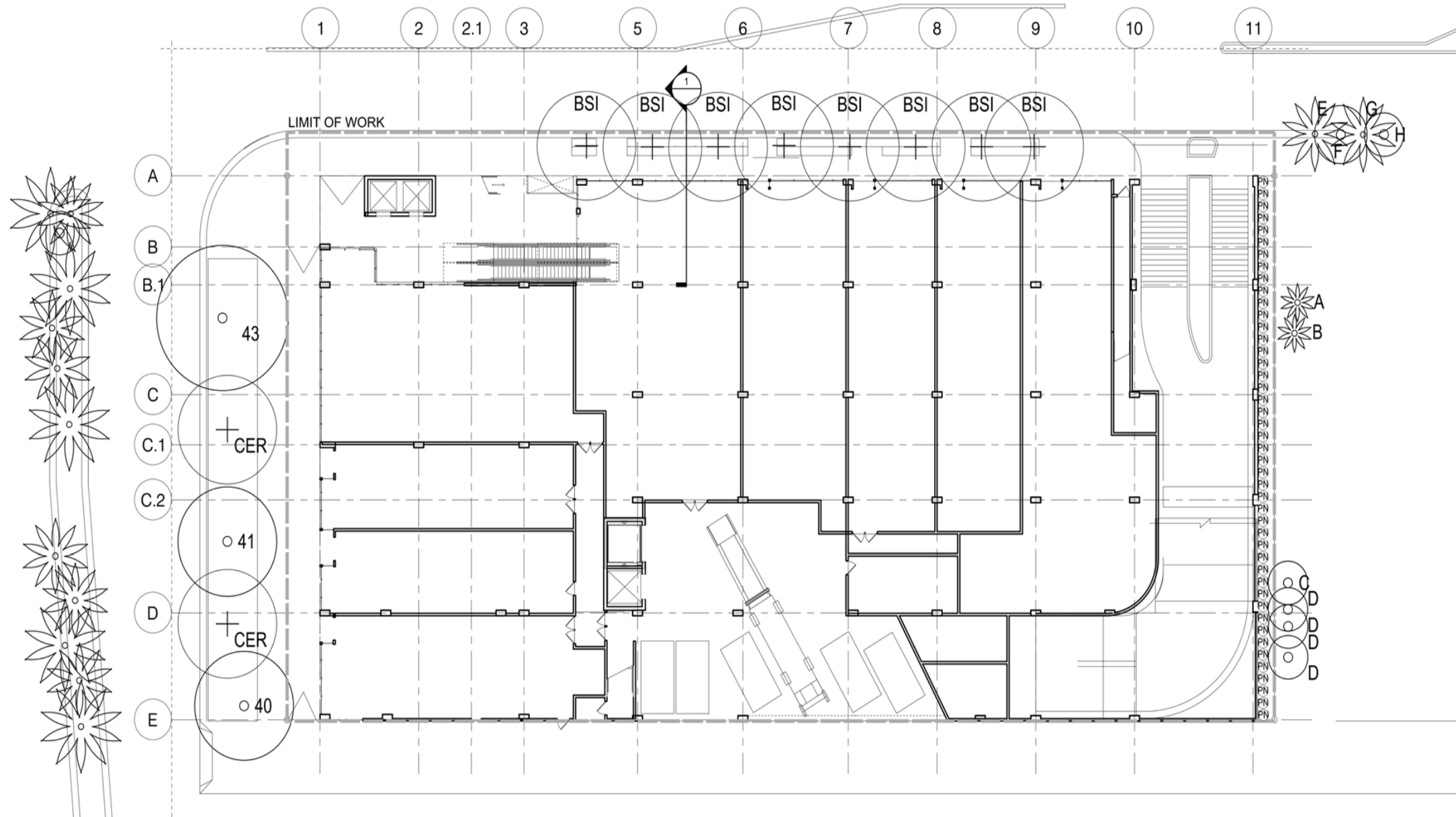
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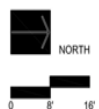
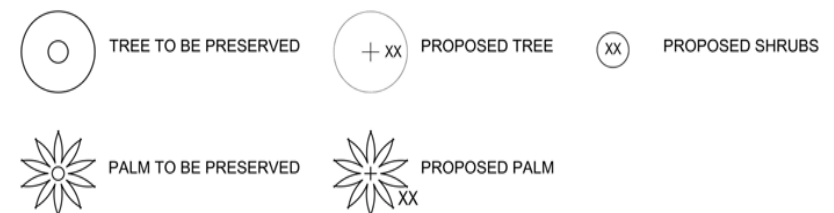
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#### PLANTING LEGEND



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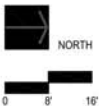
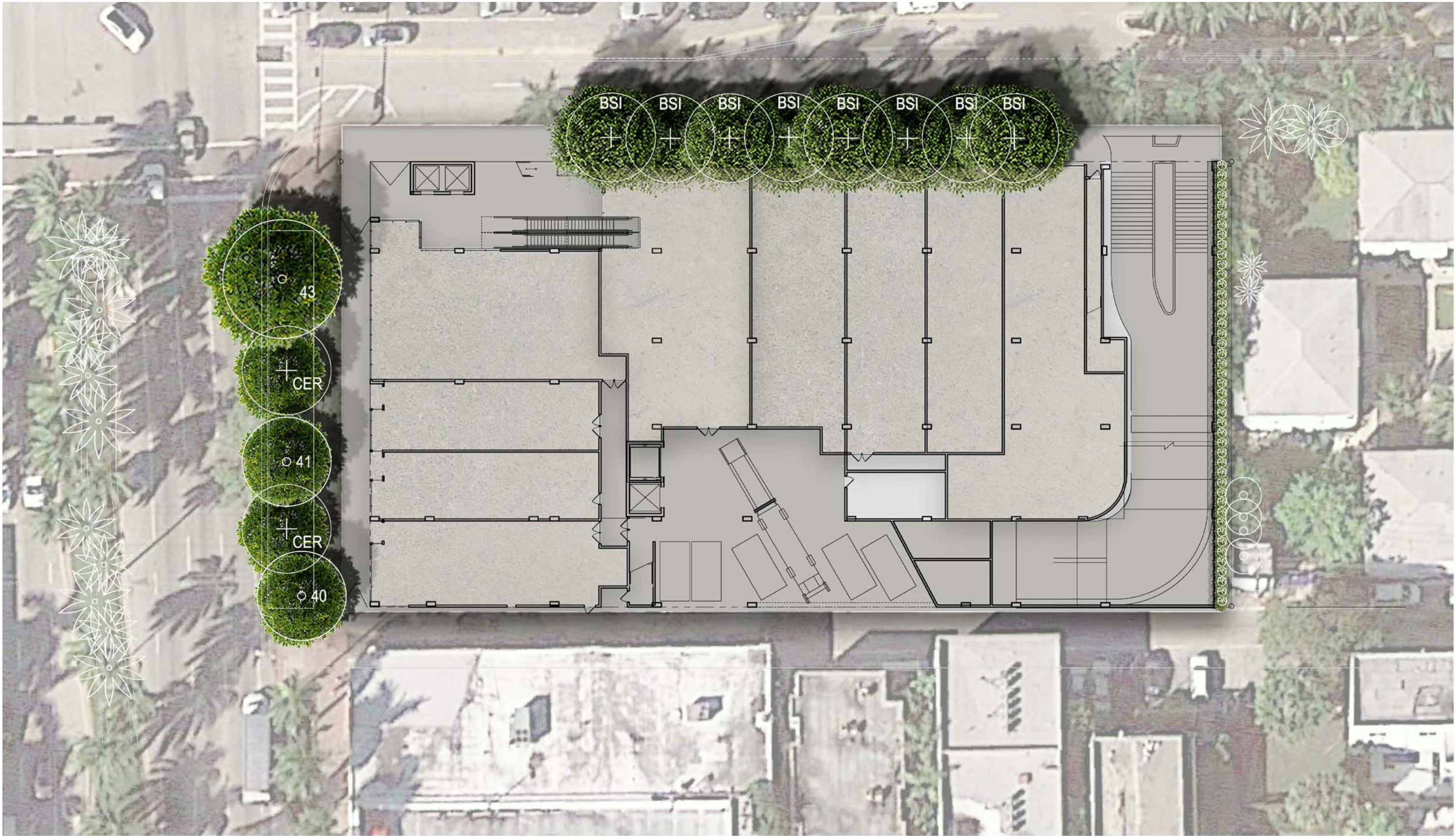
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