

DRB22-0900
700-710 82nd Street

Application for Design Review Approval,
One Waiver, and Three Variances





BISCAYNE POINT

700-710 82ND STREET, MIAMI BEACH, FLORIDA 33141



Property Location and Aerial Photograph



LOCATION MAP - 1 (710 82ND STREET, MIAMI BEACH, FLORIDA 33141)



LOCATION MAP - 2 (710 82ND STREET, MIAMI BEACH, FLORIDA 33141)

Neighborhood Context



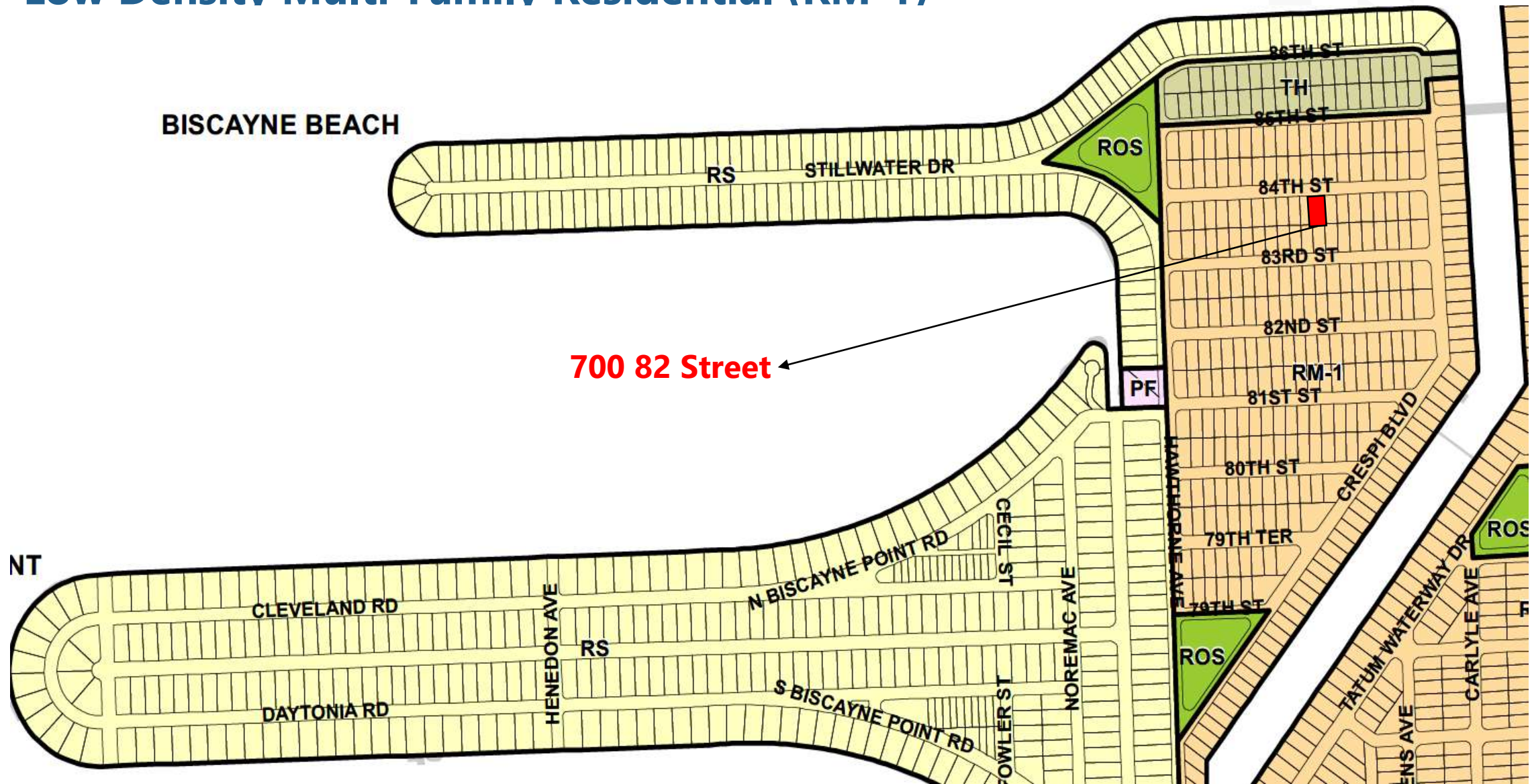
3D AERIAL VIEW - 1 (LOOKING NORTH - EAST)



3D AERIAL VIEW - 2 (LOOKING SOUTH - EAST)

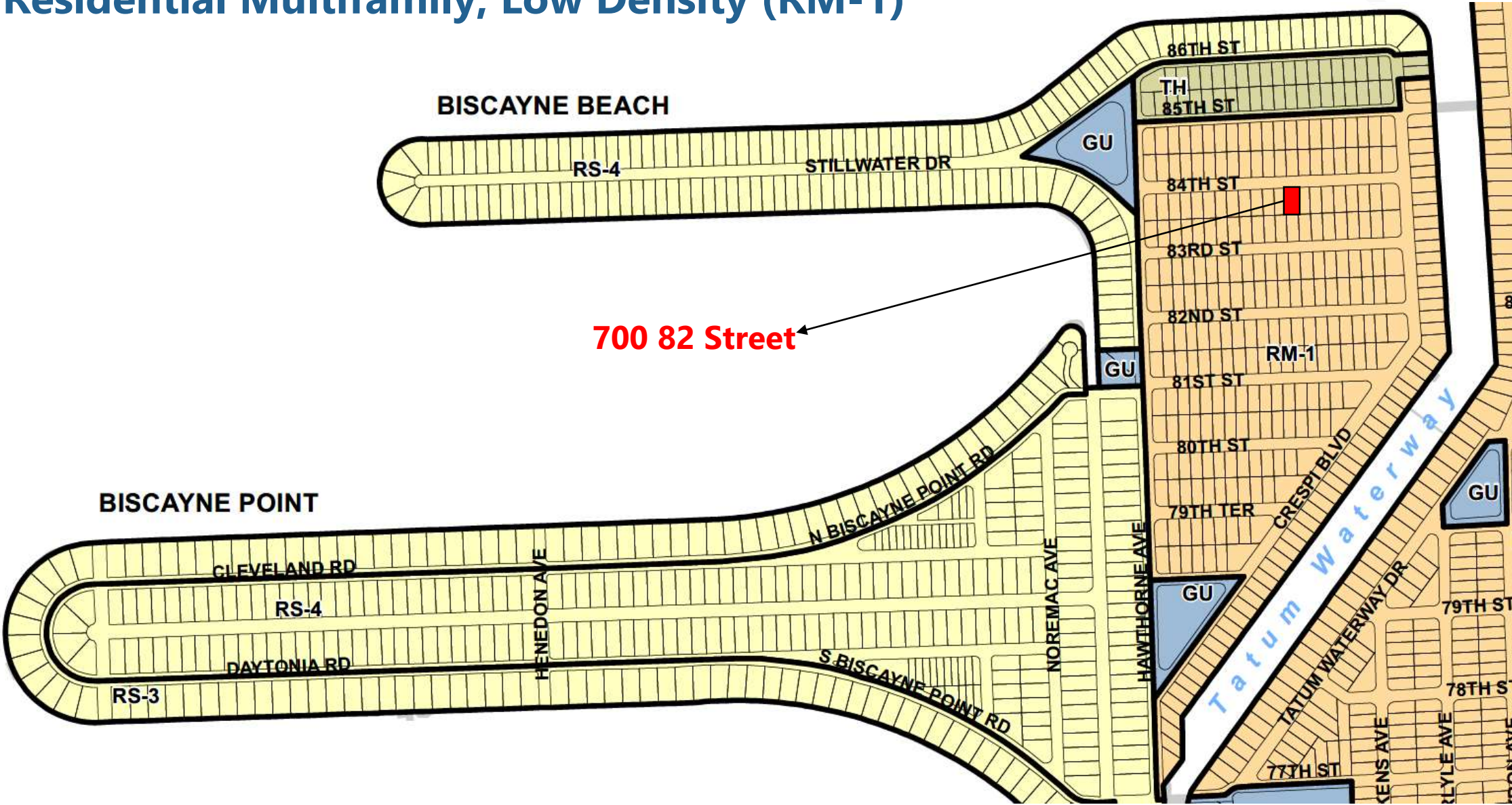
Future Land Use Map Excerpt

Low Density Multi-Family Residential (RM-1)



Zoning Map Excerpt

Residential Multifamily, Low Density (RM-1)





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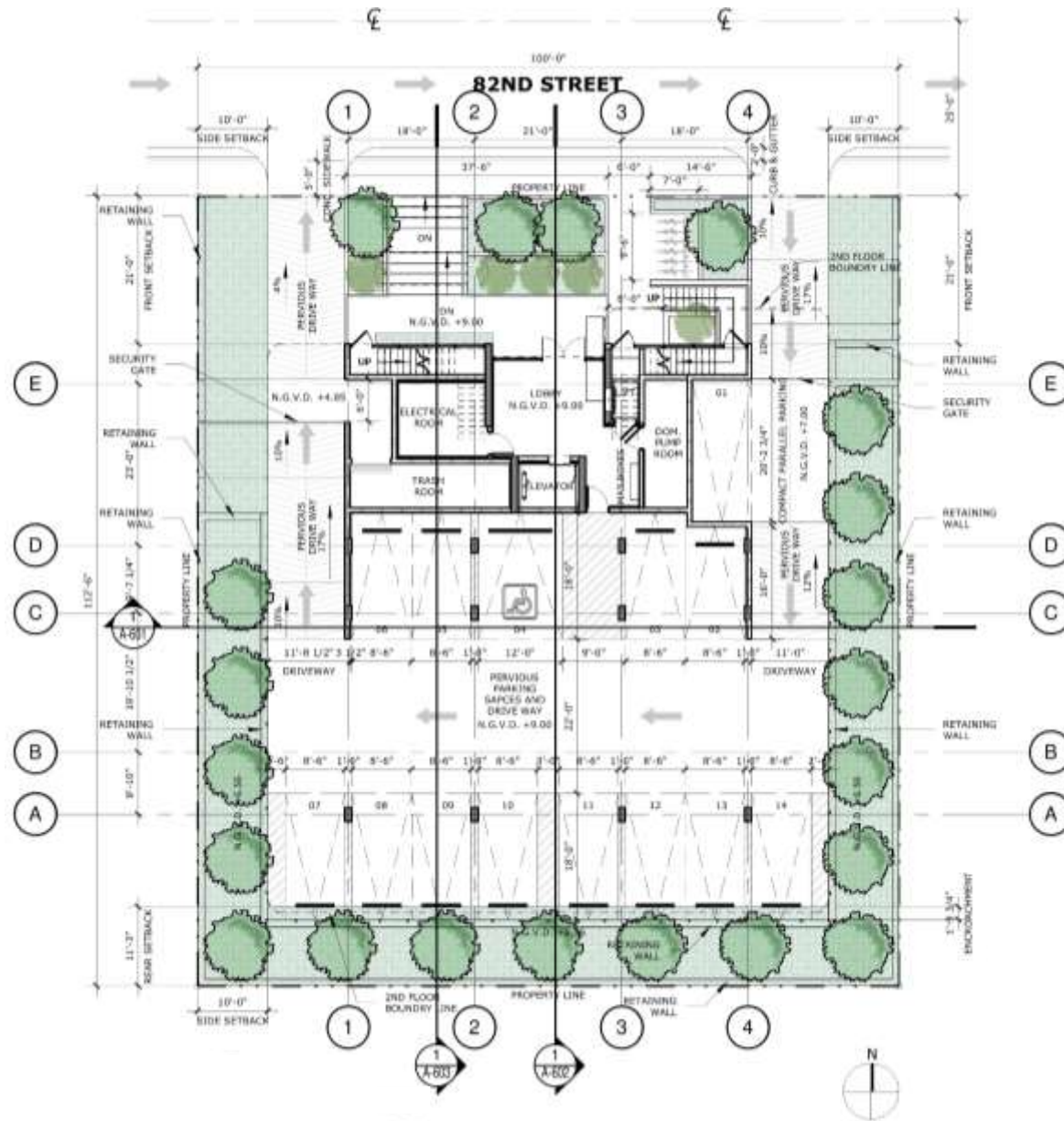
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PROJECT DESCRIPTIONS

LOCATION	700-710 82 ND STREET, MIAMI BEACH, FLORIDA 33141	
SITE AREA	11,250 SF / 0.258 ACRE	
ZONING	RM-1	
LOT COVERAGE	REQUIRED MAX. 45%	PROVIDED 30%
MAX. BUILDING HEIGHT	REQUIRED 55'-0"	PROVIDED 52'-0"
AVERAGE UNIT SIZE	REQUIRED MIN. 800 SF	PROVIDED 784 SF
SETBACKS	FRONT: 20'-0" SIDE: 10'-0" REAR: 11'-3"	PROVIDED 20'-0" PROVIDED 10'-0" PROVIDED 11'-3"
UNIT MIX	12 ONE BEDROOM UNITS 14 UNITS IN TOTAL 2 THREE BEDROOM UNITS	
PARKING COUNT	REQUIRED 14 SPACES	PROVIDED 14 SPACES

SITE PLAN

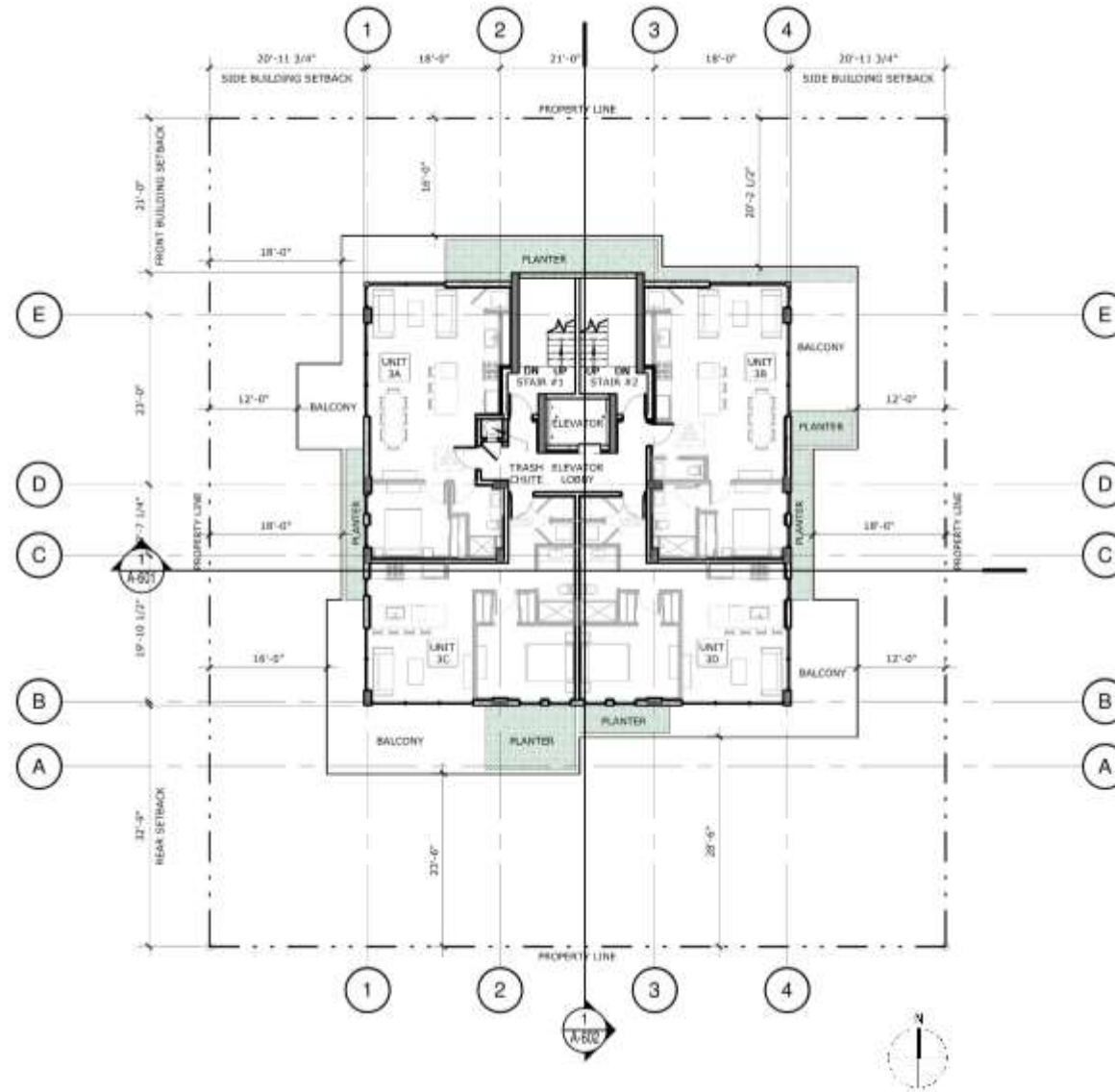


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UPPER TYPICAL FLOOR PLAN





BEFORE



AFTER

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BEFORE



AFTER

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Waiver and Variance Requests

Waiver Request

A waiver from the requirement of Section 142-155(a)(3)(f)(1) to provide a 10' ground floor where 12' is required.

Staff recommends approval.

Variance Request 1

A variance from Section 142-155(b), to waive 17 square feet of the minimum required average unit size of 800 square feet in order to construct the proposed multifamily development with an average unit size of 784 square feet.

Staff recommends approval.

Variance Request 2

A variance from Section 142-155(a), to permit a front setback of 21 feet for the 2 feet above 50 feet, when an additional setback of one foot would be required for every one foot in height above 50 feet.

Staff recommends approval.

Variance Request 3

A variance of from Section 130-61(1), to permit Parking Space 02 to be a length of 16 feet, when 18 feet is required.

Staff recommends approval.

Thank You

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