

1212 LINCOLN ROAD -
ROOF TOP PADEL COURTS
DRB FINAL SUBMITTAL (DRB23-0991)

02.04.2024

ARCHITECTURE

- A0-00 COVER SHEET
- A0-01 SURVEY **A**
- A0-01.1 SURVEY **A**
- A0-02 CONTEXT MAP LOCATION
- A0-03 ZONING DATA **A**
- A0-04 CONTEXT - FROM SITE
- A0-05 CONTEXT - TO SITE
- A1-00 EXISTING SITE PLAN
- A1-01 ARCHITECTURAL SITE PLAN **A**
- A1-02 LEVEL 06 - FLOOR PLAN **A**
- A2-01 WEST CONCEPT ELEVATION
- A2-02 NORTH CONCEPT ELEVATION
- A2-03 EAST CONCEPT ELEVATION
- A2-04 SOUTH CONCEPT ELEVATION
- A3-01 SECTION 1
- A3-02 SECTION 2
- A3-03 LIGHTING DETAIL
- A3-04 PHOTOMETRIC DIAGRAM
- A4-01 RENDERING

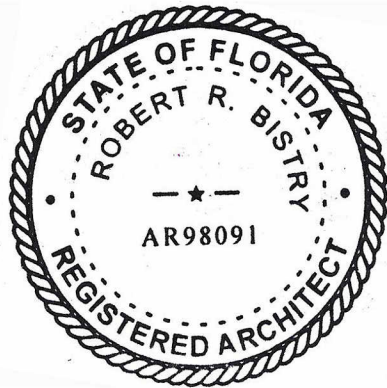
FIRST SUBMITTAL
FINAL SUBMITTAL

11/16/2023
01/04/2024

A

A

- SCOPE OF WORK:
THE WORK CONSISTS OF MODIFICATIONS TO THE EXISTING ROOFTOP
PARKING DECK AT 1614 ALTON ROAD, INCLUDING:
- A. REMOVAL OF EXISTING PARKING STALLS, LIGHTING POSTS.
 - B. TWO (2) NEW PADEL COURTS.
 - C. NEW OUTDOOR WAITING AREA.
 - D. REDESIGN PARKING AREA.
 - E. NEW LIGHTING DESIGN, INTEGRAL TO PADEL COURTS.



BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

DRB SUBMITTAL
1614 ALTON ROAD

MIAMI BEACH, FL 33141

1212 LINCOLN ROAD - ROOFTOP
PADEL COURT
COVER SHEET

DATE:
02/04/2024

A0-00

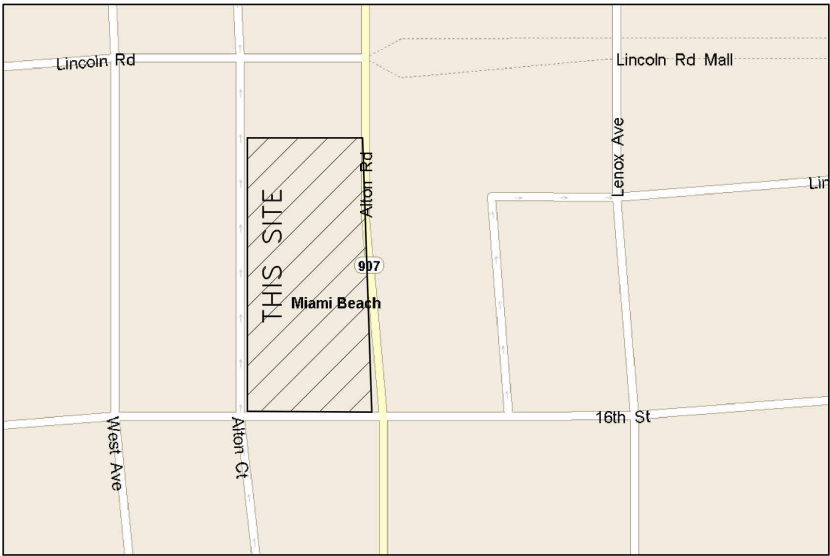
TITLE COMMITMENT REVIEW (SCHEDULE B-II)

6. DEDICATIONS ON THE PLAT OF COMMERCIAL SUBDIVISION, THE ALTON BEACH REALTY COMPANY, AS RECORDED IN PLAT BOOK 6, PAGE 5. (AFFECTS/PLOTTED)
7. TERMS, CONDITIONS AND PROVISIONS OF THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED SEPTEMBER 8, 2015 IN OFFICIAL RECORDS BOOK 19768, PAGE 3819, AND THE SUPPLEMENTAL ORDER RECORDED IN OFFICIAL RECORDS BOOK 29768, PAGE 3822. (LOTS 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
8. TERMS, CONDITIONS AND PROVISIONS OF THE CONDITIONAL USE PERMIT ISSUED BY THE PLANNING BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED OCTOBER 20, 2014 IN OFFICIAL RECORDS BOOK 29355, PAGE 2251. (LOTS 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
9. TERMS, CONDITIONS AND PROVISIONS OF THE SUPPLEMENTAL ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED OCTOBER 20, 2014 IN OFFICIAL RECORDS BOOK 29355, PAGE 2251, AND THE FINAL ORDER DATED OCTOBER 7, 2014 REFERRED TO THEREIN. (LOTS 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
10. UNITY OF TITLE IN FAVOR OF THE CITY OF MIAMI BEACH RECORDED FEBRUARY 2, 2015 IN OFFICIAL RECORDS BOOK 29485, PAGE 3745. (LOTS 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
11. TERMS, CONDITIONS AND PROVISIONS OF THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED OCTOBER 20, 2014 IN OFFICIAL RECORDS BOOK 29359, PAGE 3320, AND THE SUPPLEMENTAL ORDER RECORDED IN OFFICIAL RECORDS BOOK 29768, PAGE 3822. (LOTS 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
12. TERMS, CONDITIONS AND PROVISIONS OF THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED JULY 12, 2016 IN OFFICIAL RECORDS BOOK 30148, PAGE 1111. (LOTS 1, 2, 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
13. TERMS, CONDITIONS AND PROVISIONS OF THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED FEBRUARY 13, 2017 IN OFFICIAL RECORDS BOOK 30419, PAGE 4057. (LOTS 1, 2, 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
14. TERMS, CONDITIONS AND PROVISIONS OF THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED OCTOBER 10, 2017 IN OFFICIAL RECORDS BOOK 30712, PAGE 965. (LOTS 1, 2, 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
15. CORRECTIVE EASEMENT BY ARRP 1600 ALTON, LLC TO FLORIDA POWER & LIGHT COMPANY, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS RECORDED JANUARY 9, 2019 IN OFFICIAL RECORDS BOOK 31284, PAGE 3833. (LOTS 1 AND 2) (AFFECTS/PLOTTED)
17. TERMS AND PROVISIONS OF THE CONDITIONAL USE PERMIT RECORDED FEBRUARY 22, 2019 IN OFFICIAL RECORDS BOOK 31336, PAGE 150. (AS TO ALL) (AFFECTS/NOT PLOTTABLE)
18. NON-EXCLUSIVE EASEMENT TO FLORIDA POWER & LIGHT COMPANY, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, RECORDED APRIL 12, 2109 IN OFFICIAL RECORDS BOOK 31402, PAGE 854. (AFFECTS/PLOTTED)

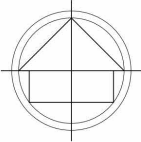
NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY. EFFECTIVE DATE: 04/23/19. ORDER NO.: 7212988 REVISION NUMBER: 9 - MAY 10, 2019
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # A-36 ELEVATION= 5.75' (NAVD88)
8. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
9. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE/8 (NGVD29)" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0317 L, WITH A DATE OF IDENTIFICATION OF 09/11/09, FOR COMMUNITY NO. 120651, IN MIAMI/DADE COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP (NTS)



1600 ALTON ROAD
MIAMI BEACH, FL 33139
1614 ALTON ROAD
MIAMI BEACH, FL 33139
1616 ALTON ROAD
MIAMI BEACH, FL 33139
1620 ALTON ROAD
MIAMI BEACH, FL 33139
1624 ALTON ROAD
MIAMI BEACH, FL 33139
1212 LINCOLN ROAD
MIAMI BEACH, FL 33139

NOTES :

11. THE PROPERTY HAS DIRECT ACCESS TO 16TH STREET AND ALTON ROAD, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 6, PAGE 5, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF MIAMI/BEACH, MIAMI/DADE COUNTY, FLORIDA.
12. THERE ARE 21 STRIPED PARKING SPACES INCLUDING 1 HANDICAP SPACE ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LAND DESCRIPTION:

PARCEL 1:

LOTS 1 AND 2, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

LOTS 3, 4, 5, AND 7, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

LOT 6, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

CITY NATIONAL BANK OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JANUARY 24, 2024.

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

R E V I S I O N S				DATE	FB/PG	DWN	CKD
UPDATE ALTA/NSPS LAND TITLE SURVEY				01/19/22	SKETCH	AM	REC
UPDATE SURVEY				01/24/24	SKETCH	AM	REC

R E V I S I O N S				DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY				10/18/18	SKETCH	AM	REC
REVISED PER COMMENTS				12/17/18	----	AM	REC
ADDED UNDERGROUND UTILITY EASEMENT				12/18/18	----	AM	REC
REVISED PER NEW TITLE COMMITMENT				01/10/19	----	AM	REC
REVISED FOR NEW TITLE COMMITMENT				01/28/19	----	AM	REC
ADDITIONAL TOPO ON SOUTH AND WEST SIDE OF SITE				02/07/19	----	JD	REC

R E V I S I O N S				DATE	FB/PG	DWN	CKD
ADJUSTED ELEVATIONS				02/19/19	SKETCH	AM	REC
CONVERTED ELEVATIONS FROM NAVD29 TO NGVD88				02/27/19	----	AM	REC
REVISED CERTIFICATION				05/22/19	----	REC	REC
REVISED PER NEW TITLE COMMITMENT				05/28/19	----	AM	REC
FINAL SURVEY				05/20/20	SKETCH	AM	REC
VERIFIED AND REVISED FINISHED FLOOR ELEVATION				06/29/20	SKETCH	JD	REC

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :

GFO INVESTMENTS

MIAMI/BEACH FLORIDA

PROJECT NUMBER : 8101-16

SCALE : N/A

SHEET
1
OF
2
SHEETS

BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

DRB SUBMITTAL
1614 ALTON ROAD

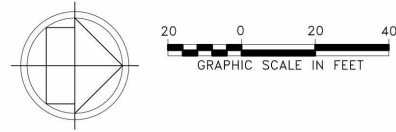
MIAMI BEACH, FL 33141

1212 LINCOLN ROAD - ROOFTOP
PADEL COURT
SURVEY

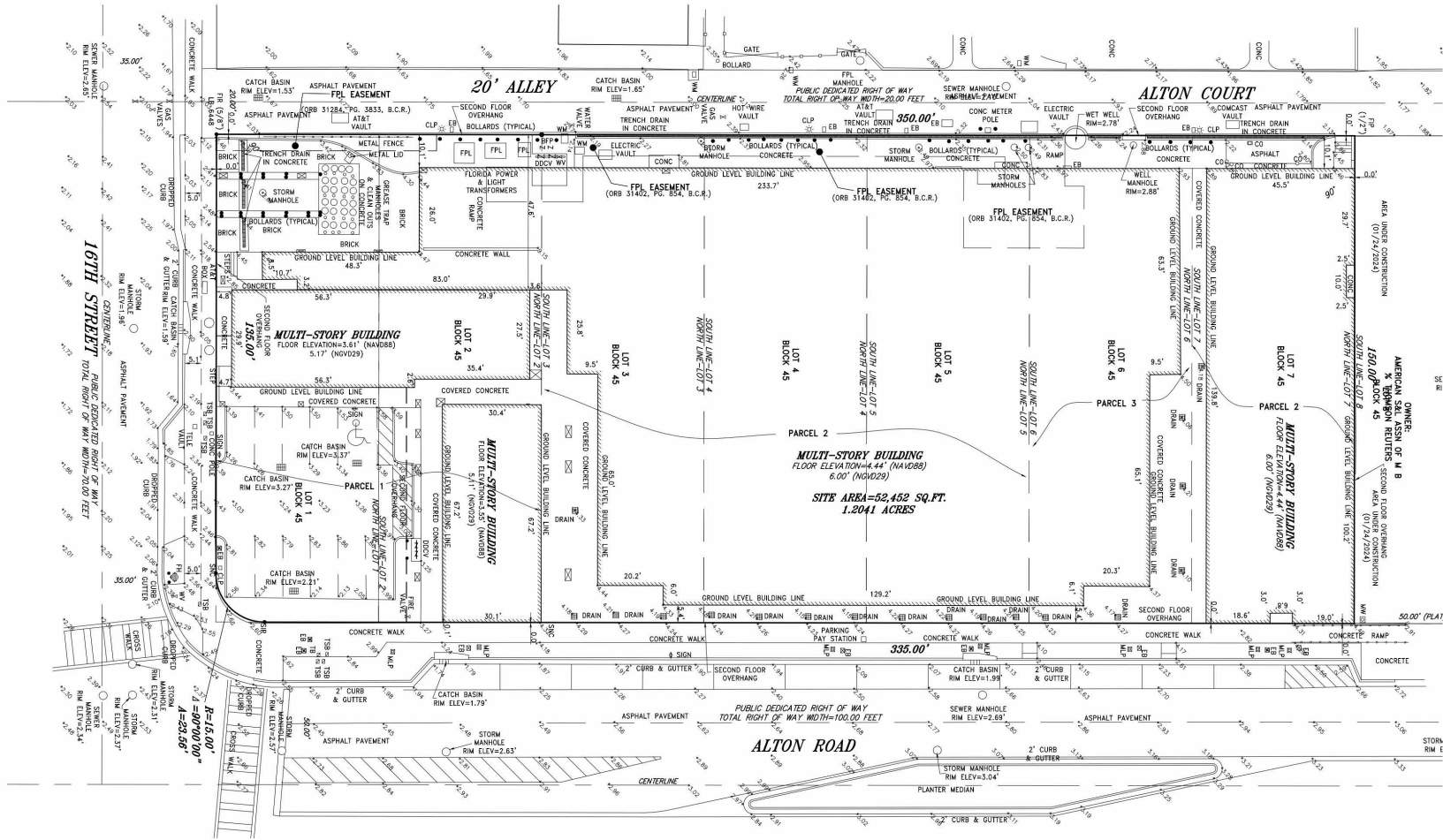
DATE:
02/04/2024

AO-01

ALTA/NSPS LAND TITLE SURVEY



1600 ALTON ROAD
MIAMI BEACH, FL 33139
1614 ALTON ROAD
MIAMI BEACH, FL 33139
1616 ALTON ROAD
MIAMI BEACH, FL 33139
1620 ALTON ROAD
MIAMI BEACH, FL 33139
1624 ALTON ROAD
MIAMI BEACH, FL 33139
1212 LINCOLN ROAD
MIAMI BEACH, FL 33139



- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - CBS CONCRETE BLOCK STRUCTURE
 - A/C AIR CONDITIONER
 - WM WATER METER
 - WV WATER VALVE
 - CO CLEAN OUT
 - TSB TRAFFIC SIGNAL BOX
 - SQ.FT SQUARE FEET
 - TSP TRAFFIC SIGNAL POLE
 - PM PARKING METER
 - MLP METAL LIGHT POLE
 - EB ELECTRIC BOX
 - 5.40 ELEVATIONS
 - ALTA AMERICAN LAND TITLE ASSOCIATION
 - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 - TC TRASH CAN
 - FDC FIRE DEPARTMENT CONNECTION
 - MW MONITORING WELL
 - CP CONCRETE POLE
 - FPL FLORIDA POWER & LIGHT
 - CPP CONCRETE POWER POLE
 - CLP CONCRETE LIGHT POLE
 - BR BIKE RACK
 - ICV IRRIGATION CONTROL VALVE
 - R RADIUS
 - A ARC DISTANCE
 - △ CENTRAL ANGLE
 - ⦿ HANDICAP PARKING SPACE

LAND DESCRIPTION:

PARCEL 1:

LOTS 1 AND 2, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

LOTS 3, 4, 5, AND 7, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

LOT 6, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :

GFO INVESTMENTS

MIAMI/BEACH FLORIDA

REVISIONS				
ALTA/NSPS LAND TITLE SURVEY	DATE	FB/PG	DWN	CKD
REVISED PER COMMENTS	10/18/18	SKETCH	AM	REC
ADDED UNDERGROUND UTILITY EASEMENT	12/17/18	----	AM	REC
REVISED PER NEW TITLE COMMITMENT	12/18/18	----	AM	REC
REVISED PER NEW TITLE COMMITMENT	01/10/19	----	AM	REC
REVISED PER NEW TITLE COMMITMENT	01/29/19	----	AM	REC
ADDITIONAL TOPO ON SOUTH AND WEST SIDE OF SITE	02/07/19	----	JD	REC

REVISIONS				
UPDATE ALTA/NSPS LAND TITLE SURVEY	DATE	FB/PG	DWN	CKD
UPDATE SURVEY	01/19/20	SKETCH	AM	REC
	01/24/24	SKETCH	AM	REC

REVISIONS				
ADJUSTED ELEVATIONS	DATE	FB/PG	DWN	CKD
REVISED PER COMMENTS	02/19/19	SKETCH	AM	REC
REVISED CERTIFICATION	02/27/19	----	AM	REC
REVISED PER NEW TITLE COMMITMENT	05/22/19	----	REC	REC
REVISED PER NEW TITLE COMMITMENT	05/28/19	----	AM	REC
FINAL SURVEY	05/20/20	SKETCH	AM	REC
VERIFIED AND REVISED FINISHED FLOOR ELEVATION	06/29/20	SKETCH	JD	REC

PROJECT NUMBER : 8101-16

SCALE : 1" = 20'

SHEET
2
OF
2
SHEETS

BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

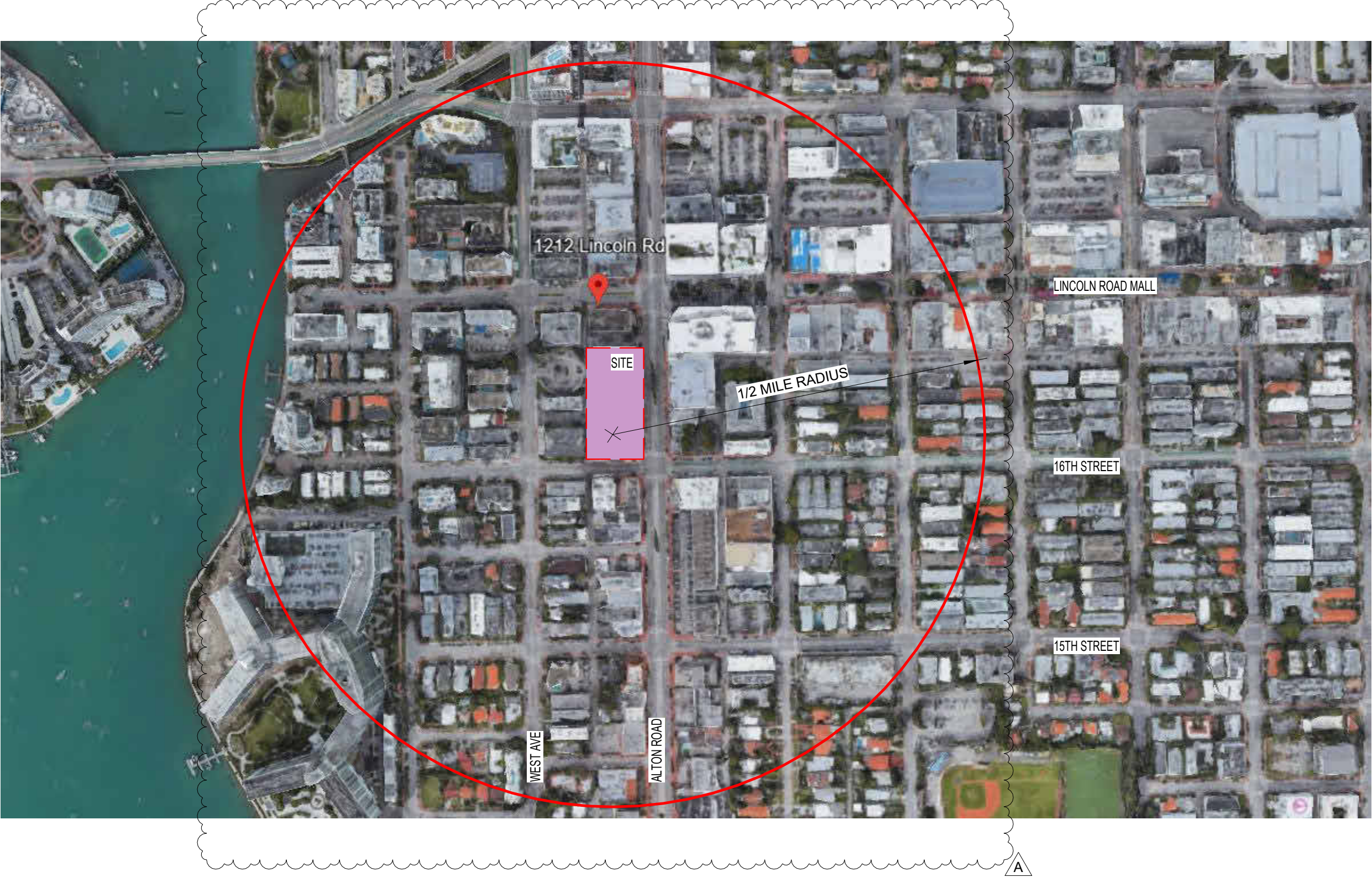
All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

DRB SUBMITTAL
1614 ALTON ROAD
MIAMI BEACH, FL 33141

1212 LINCOLN ROAD - ROOFTOP
PADEL COURT
SURVEY

DATE:
02/04/2024

A
A0-01.1



CONTEXT MAP LOCATION
N.T.S.

MIAMI

BEACH

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

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM

Zoning Information

1

Address:

1600-1634 Alton Road, Miami Beach FL 33139

2

Board and File numbers:

DRB0416-0015

3

Folio number(s):

02-3234-018-0120

4

Year constructed:

2020

Zoning District:

CD-2 Commercial Medium Density

5

Base Flood Elevation:

8'-0" NGVD

Grade Value in NGVD:

2.32' NGVD

6

Adjusted grade (Flood+Grade/2)

N/A

Lot Area:

Phase 1 - 52,542 sf
Phase 2 - 18,124 sf
Total: 70,666 sf

7

Lot Width

471'-9"

Lot Depth:

149'-10"

8

Minimum Unit Size

N/A

9

Existing User

Retail and Garage

Proposed Use:

Outdoor Motion Pictures Theater @ roof

10

Height

Maximum
60'-0"

Existing
60'-0"

Proposed
60'-0"

Deficiencies

11

Number of Stories

N/A

5 with rooftop

5 with rooftop

-

12

FAR

2.0

-

13

FLOOR AREA Square Footage

141,332 SF max

84,976 SF

84,976 SF

-

14

Square Footage by use

N/A

N/A

N/A

-

15

Number of Units Residential

N/A

N/A

N/A

-

16

Number of Units Hotel

N/A

N/A

N/A

-

17

Number of Seats

N/A

N/A

NA

-

18

Occupancy Load

N/A

N/A

161

-

18.A

Number of Padel Courts

N/A

N/A

2

Setbacks

Required

Existing

Proposed

Deficiencies

At Grade Parking:

19

Front Setback (EAST):

5'-0"

N/A

N/A

-

20

Rear Setback abutting an Alley(WEST):

0'-0"

N/A

N/A

-

21

Side Setback Interior (NORTH):

5'-0"

N/A

N/A

-

22

Side Setback facing 16 Street (SOUTH)

5'-0"

N/A

N/A

-

Pedestal LEVEL 1

23

Front Setback (EAST):

0'-0"

varies; from 0' to 14'-5"

varies; from 0' to 14'-5"

-

24

Rear Setback (WEST):

5'-0"

10'-0" at grade and 2nd floor, 0'-0" all levels above

10'-0" at grade and 2nd floor, 0'-0" all levels above

Variance granted

25

Side Setback Interior (NORTH):

N/A

N/A

N/A

-

26

Side Setback facing 16 Street (SOUTH)

0'-0"; 10'-0" if abutting residential

varies, 0'-0" to 58'-9"

varies, 0'-0" to 58'-9"

-

Tower

27

Front Setback (EAST):

0'-0"

varies; from 0' to 14'-5"

varies; from 0' to 14'-5"

-

28

Rear Setback (WEST):

5'-0"

10'-0" at grade and 2nd floor, 0'-0" all levels above

10'-0" at grade and 2nd floor, 0'-0" all levels above

Variance granted

29

Side Setback Interior (NORTH):

N/A

N/A

N/A

-

30

Side Setback facing 16 Street (SOUTH)

0'-0"; 10'-0" if abutting residential

varies, 0'-0" to 58'-9"

varies, 0'-0" to 58'-9"

-

Parking

Required

Existing

Proposed

Deficiencies

31

Parking District

6

6

6

-

32

Total # of parking spaces

300 P.S.

337 P.S.

311 P.S.

-

34

Parking Space Dimensions

8.5' X 18'

N/A

-

35

Parking Space Configurations (45°-60°-90° Parallel)

90 DEGREE

N/A

-

36

ADA Spaces

7

9

9

-

37

Tandem Spaces

N/A

N/A

3x3=6P.S.

-

38

Drive Aisle Width

22'

22'

22'

-

39

Valet Drop off and pick up

11'

N/A

N/A

-

40

Loading zones and Trash collection area

60,000SF+ 1 space for the next 50,000SF)

6

6

-

41

Bike Racks

10 Short Term (1 space/10,000 SF of Retail) + 10 Long Term

13 Short Term and 10 Long Term

13 bike racks

-

Restaurants, Cafes, Bars, Lounges, Nightclubs

Required

Existing

Proposed

Deficiencies

42

Type of use

N/A

Office/Retail/Garage

Office/Retail/Garage/ Outdoor Motion Picture Theater

-

43

Total # of Seats

N/A

N/A

179

-

44

Total # of Seats per venue

N/A

N/A

-

45

Total Occupant Content

N/A

N/A

please see the chart for Theater occupancy

-

46

Occupant content per venue (Provide a separate chart for a breakdown calculation)

N/A

N/A

please see the chart for Theater occupancy

-

47

Is this a contributing building?

NO

48

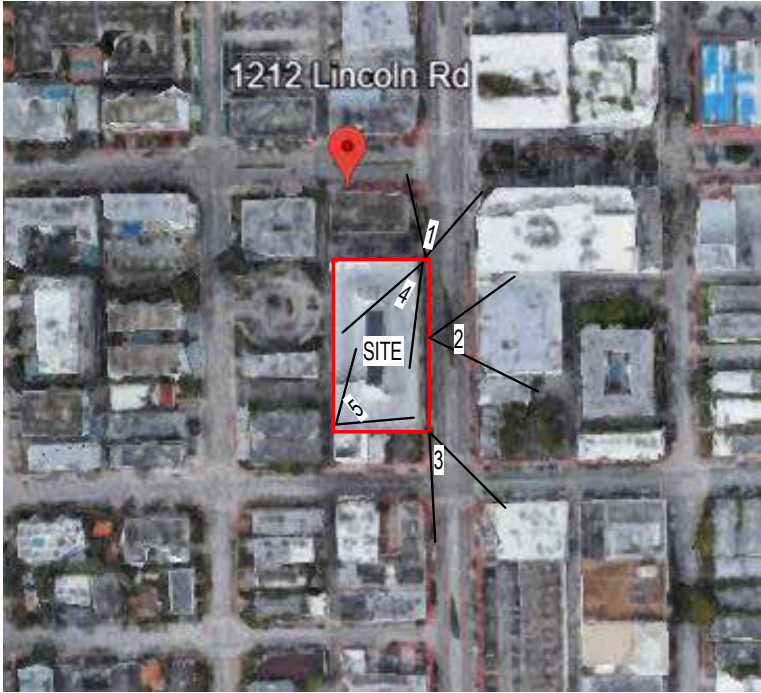
Located within a Local Historic District?

NO

APPLICABLE ZONING ORDINANCES: CITY OF MIAMI BEACH

ADDRESS: 1212 LINCOLN ROAD, MIAMI FL, 33141

ITEM	PART 1 : ZONING REQUIREMENTS - PROJECT INFORMATION		LEGAL DESCRIPTION	
1.01	ZONING DISTRICT: 6400 COMMERCIAL - CENTRAL - CD-02		FILE NO. - PB20-0377	
1.02	ADDRESS: 1212 LINCOLN ROAD, MIAMI BEACH, FL 33141		PARCEL 1: LOTS 1 AND 2, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.	
1.03	FOLIO NUMBER: 02-3234-248-0010		PARCEL 2: LOTS 3,4,5, AND 7, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.	
1.04	FLOOD ZONE AE WITH A BASE FLOOD ELEVATION: 6.45' NAVD		PARCEL 3: LOT 6, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.	
1.05	DESIGN FLOOD ELEVATION (DFE) = BFE +1' = 7.45' NAVD			
	ISSUE	CHAPTER / ARTICLE	ORDINANCE / REQUIREMENT	PROVIDED / REMARKS
1.00	ZONING CLASSIFICATION	DIVISION 5 CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT	THE MAIN PERMITTED USES IN THE CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT ARE COMMERCIAL USES (INCLUDING, FOR EXAMPLE, PERSONAL SERVICE ESTABLISHMENTS), APARTMENTS, APARTMENT HOTELS, HOTELS, HOSTELS, AND SUITE HOTELS PURSUANT TO SECTION 142-1105 OF THIS CHAPTER; RELIGIOUS INSTITUTIONS WITH AN OCCUPANCY OF 199 PERSONS OR LESS; AND ALCOHOLIC BEVERAGES ESTABLISHMENTS PURSUANT TO THE REGULATIONS SET FORTH IN CHAPTER 6; ALCOHOLIC BEVERAGE ESTABLISHMENTS LOCATED IN THE FOLLOWING GEOGRAPHIC AREAS WITHIN THE CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT SHALL BE SUBJECT TO THE ADDITIONAL REQUIREMENTS SET FORTH IN SECTION 142-310	REFER TO ZONING ORDINANCE FOR ADDITIONAL INFORMATION.
2.00	DEVELOPMENT REGULATIONS	SEC. 142-306 - DEVELOPMENT REGULATIONS. (A) THE DEVELOPMENT REGULATIONS IN THE CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT ARE AS FOLLOWS:	FAR = 2.0 BUILDING HEIGHT MAX = 60' FRONT SETBACK = 0' SIDE SETBACK, INTERIOR = 10' SIDE SETBACK, FACING A STREET = 0' REAR SETBACK = 0' ACTUAL = 60' PROVIDED = VARIES; 0 FT TO 14'-5" PROVIDED = NA PROVIDED = VARIES: 0 TO 58'-9" ON SOUTH, 0 TO 4'-9" ON NORTH PROVIDED = 10 FT AT GRADE AND 2ND FLOOR, 0 ALL LEVELS ABOVE	SITE SQUARE FOOTAGE = 70,666 SF



LOCATION MAP



VIEW 1



VIEW 2



VIEW 3

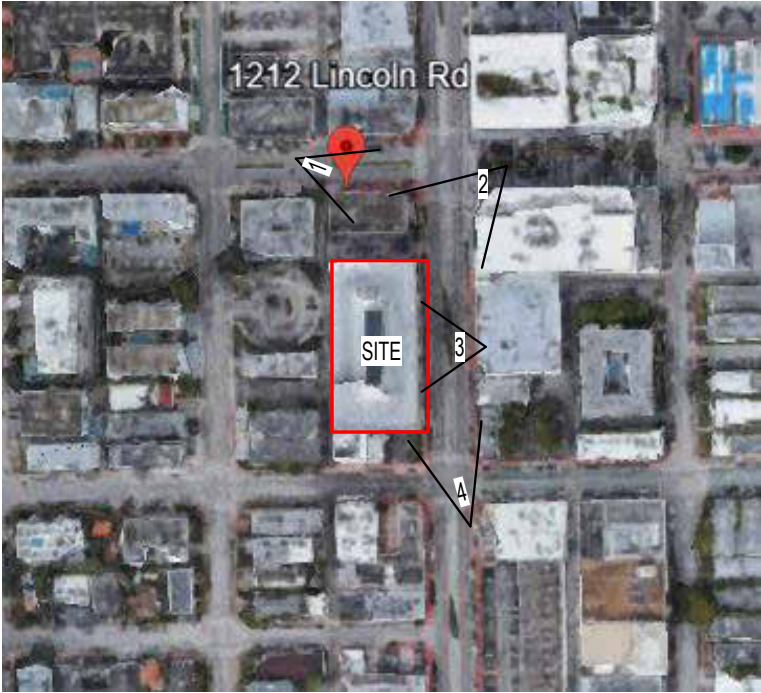


VIEW 4



VIEW 5

NOTE: ALL PHOTOGRAPHS TAKEN ON NOVEMBER 10, 2023



LOCATION MAP



VIEW 1



VIEW 2



VIEW 3



VIEW 4

NOTE: ALL PHOTOGRAPHS TAKEN ON NOVEMBER 10, 2023

BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

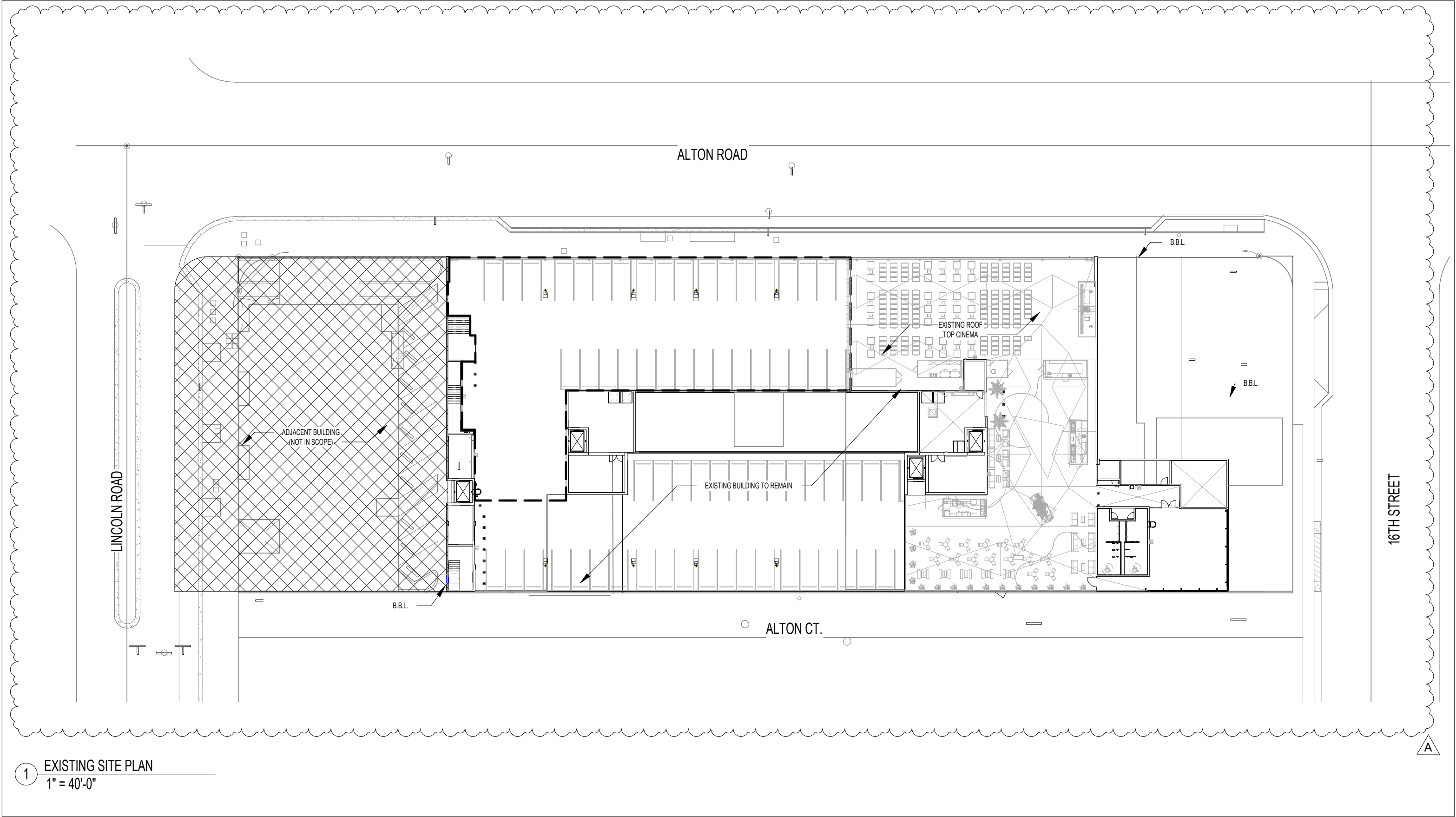
All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

DRB SUBMITTAL
1614 ALTON ROAD
MIAMI BEACH, FL 33141

1212 LINCOLN ROAD - ROOFTOP
PADEL COURT
CONTEXT VIEWS -
TO SITE

DATE:
02/04/2024

A0-05



BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

DRB SUBMITTAL
1614 ALTON ROAD

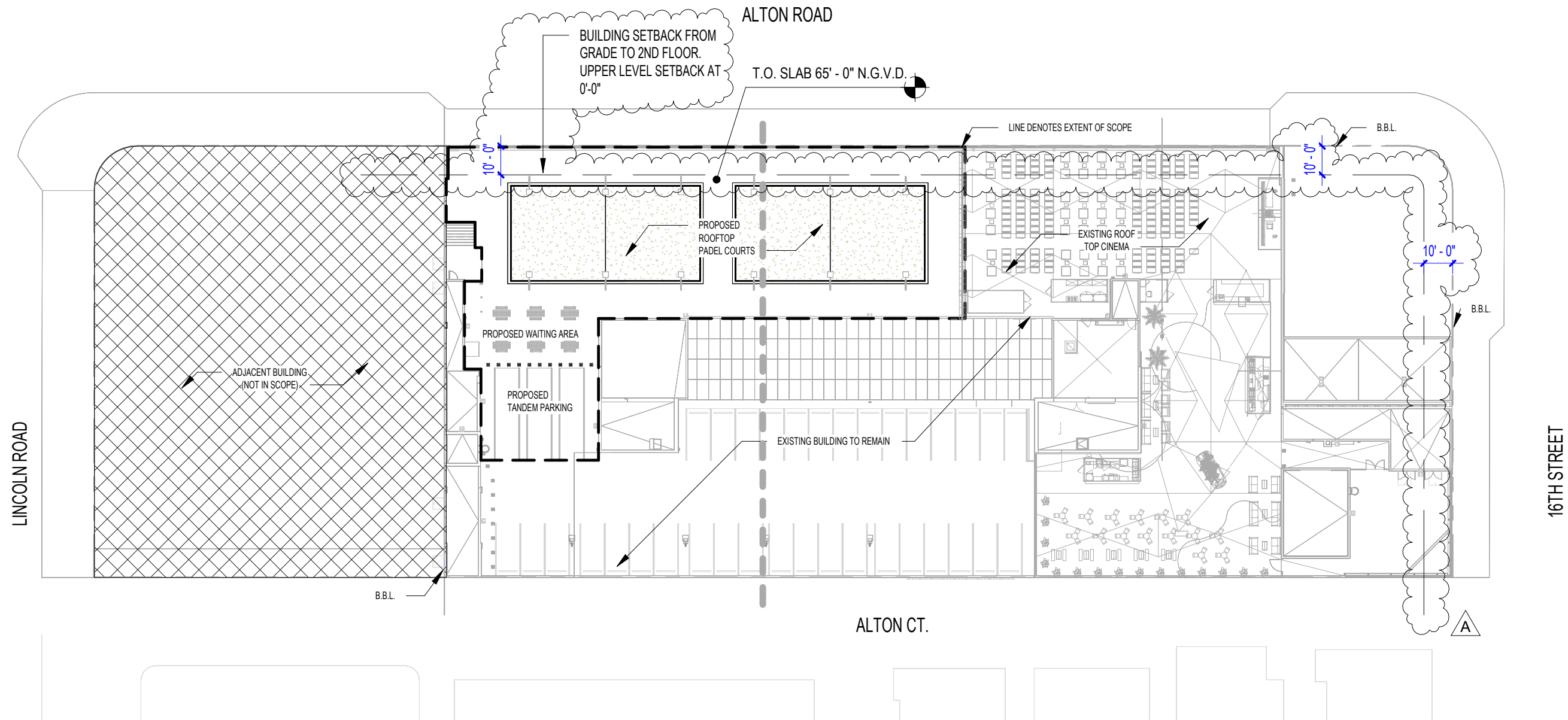
MIAMI BEACH, FL 33141

1212 LINCOLN ROAD - ROOFTOP
PADEL COURT
EXISTING SITE
PLAN

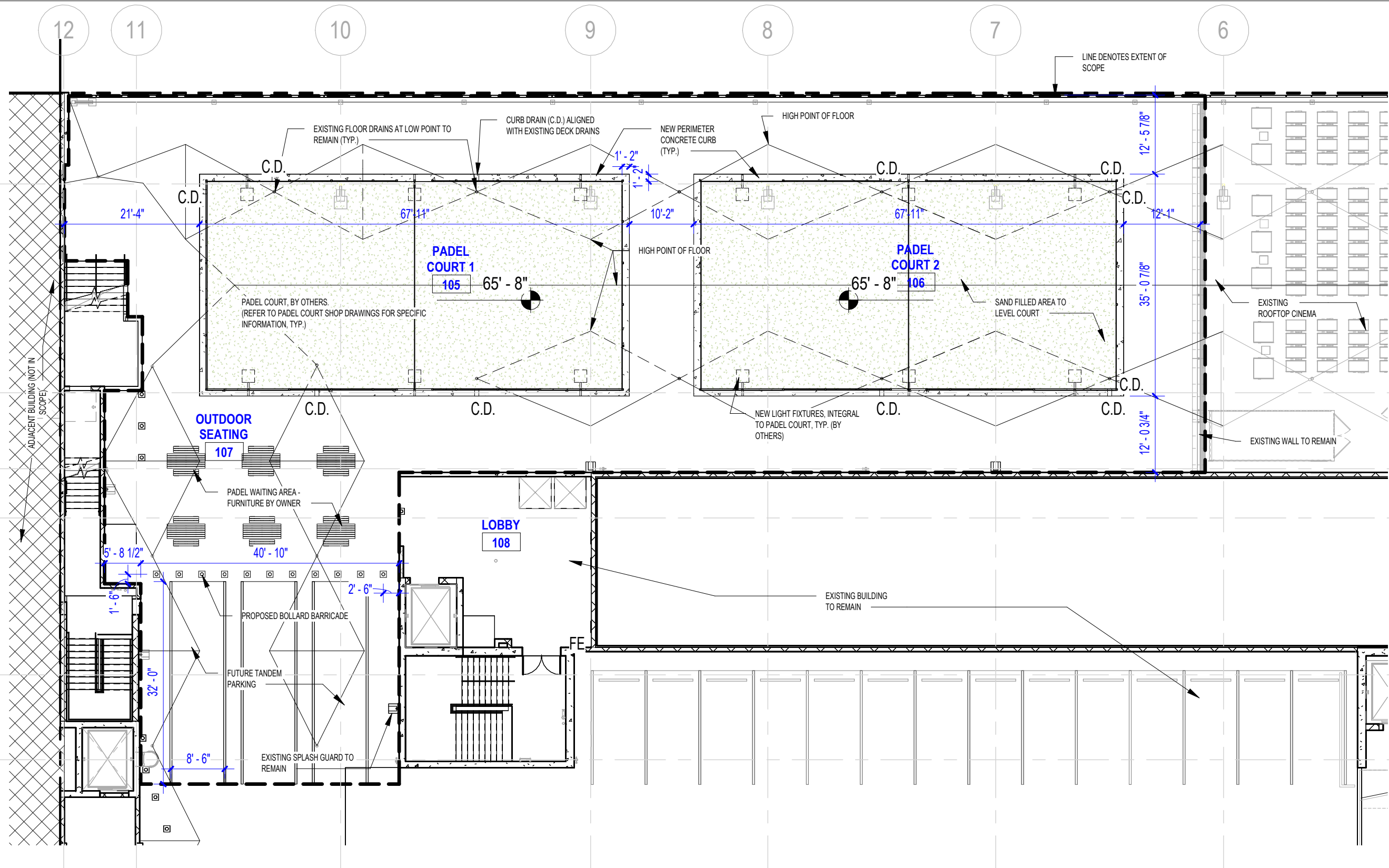
DATE:
02/04/2024

A 1 - 00

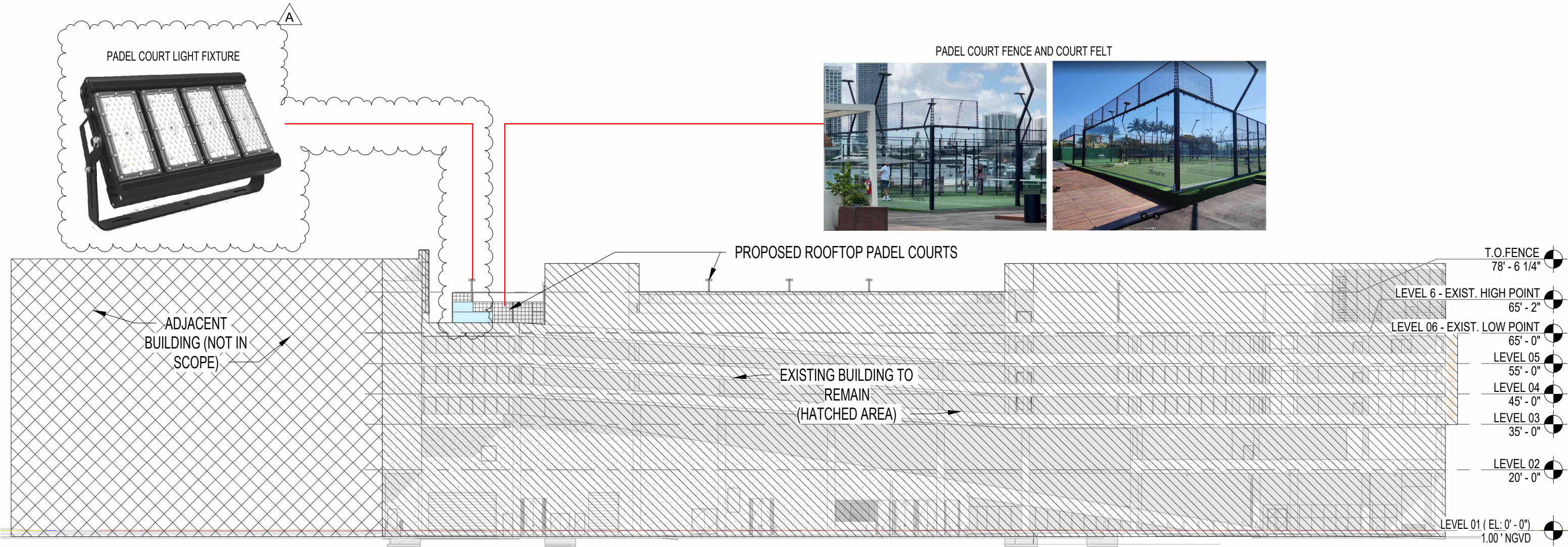
© BUILT FORM, LLC



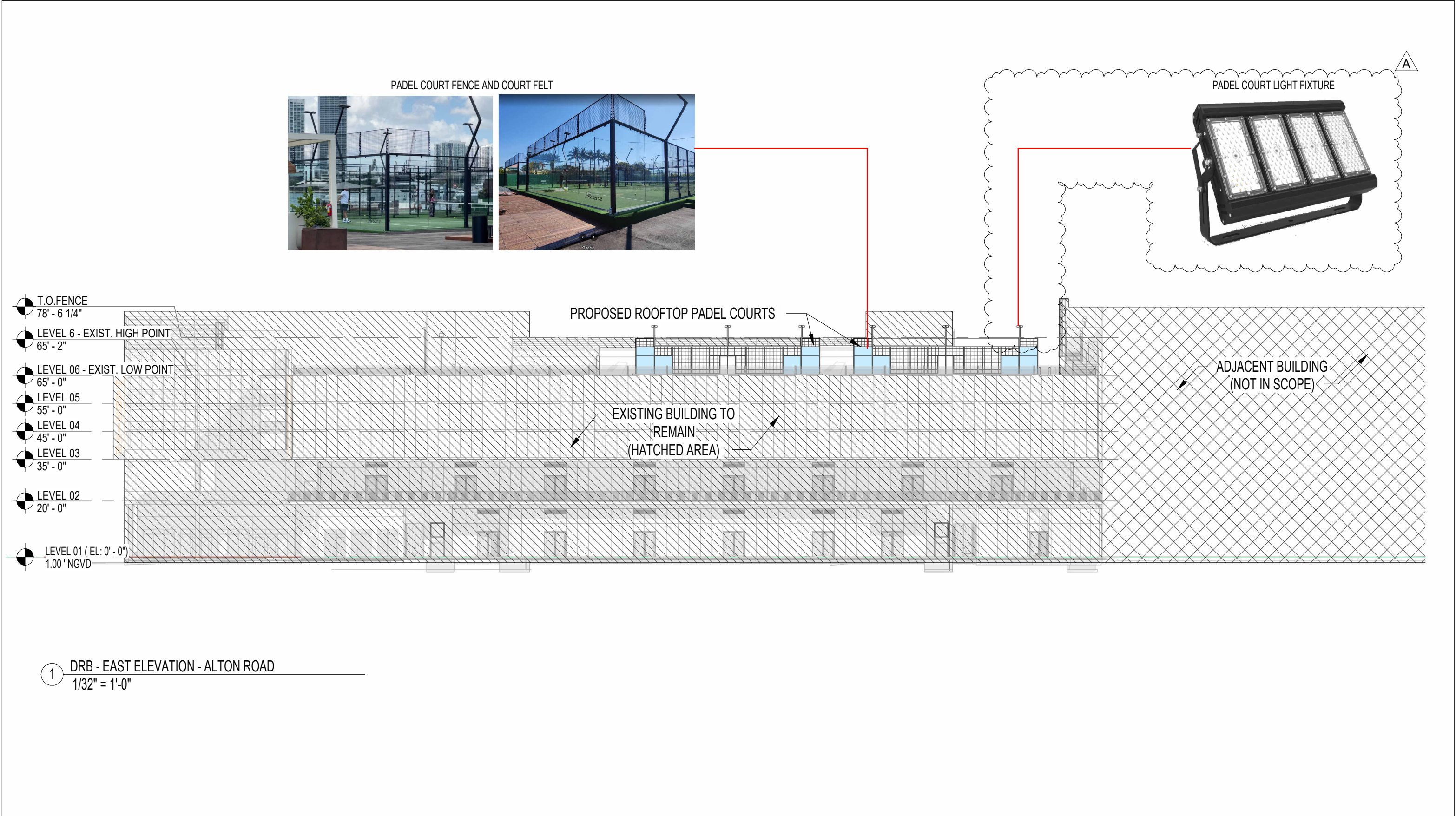
1 DRB - ARCHITECTURAL SITE PLAN
1" = 40'-0"



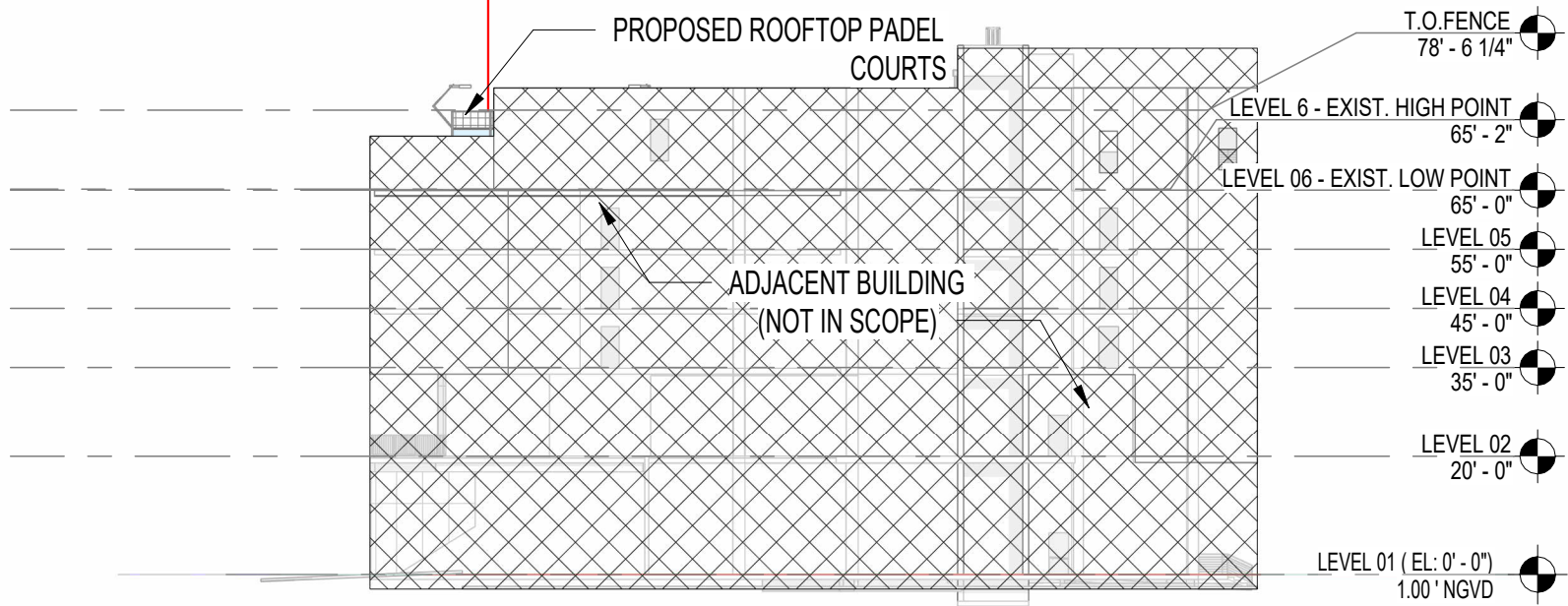
1 DRB - LEVEL 06 - PROPOSED PADEL COURTS
1/16" = 1'-0"



1 DRB - WEST ELEVATION - ALTON COURT
1/32" = 1'-0"



PADEL COURT FENCE AND COURT FELT



1 DRB - NORTH ELEVATION - LINCOLN ROAD
1/32" = 1'-0"

BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

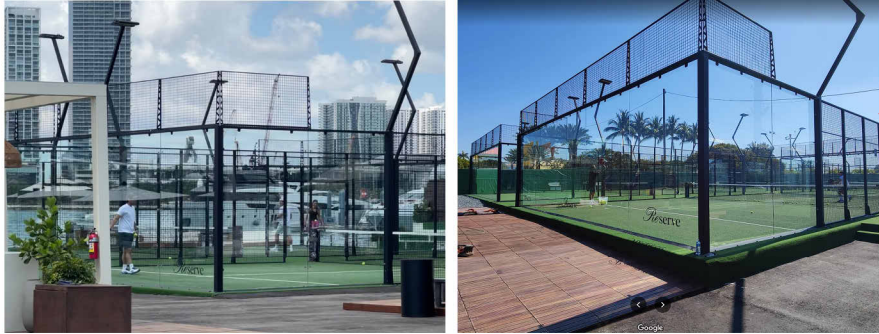
DRB SUBMITTAL
1614 ALTON ROAD
MIAMI BEACH, FL 33141

1212 LINCOLN ROAD - ROOFTOP
PADEL COURT
NORTH ELEVATION

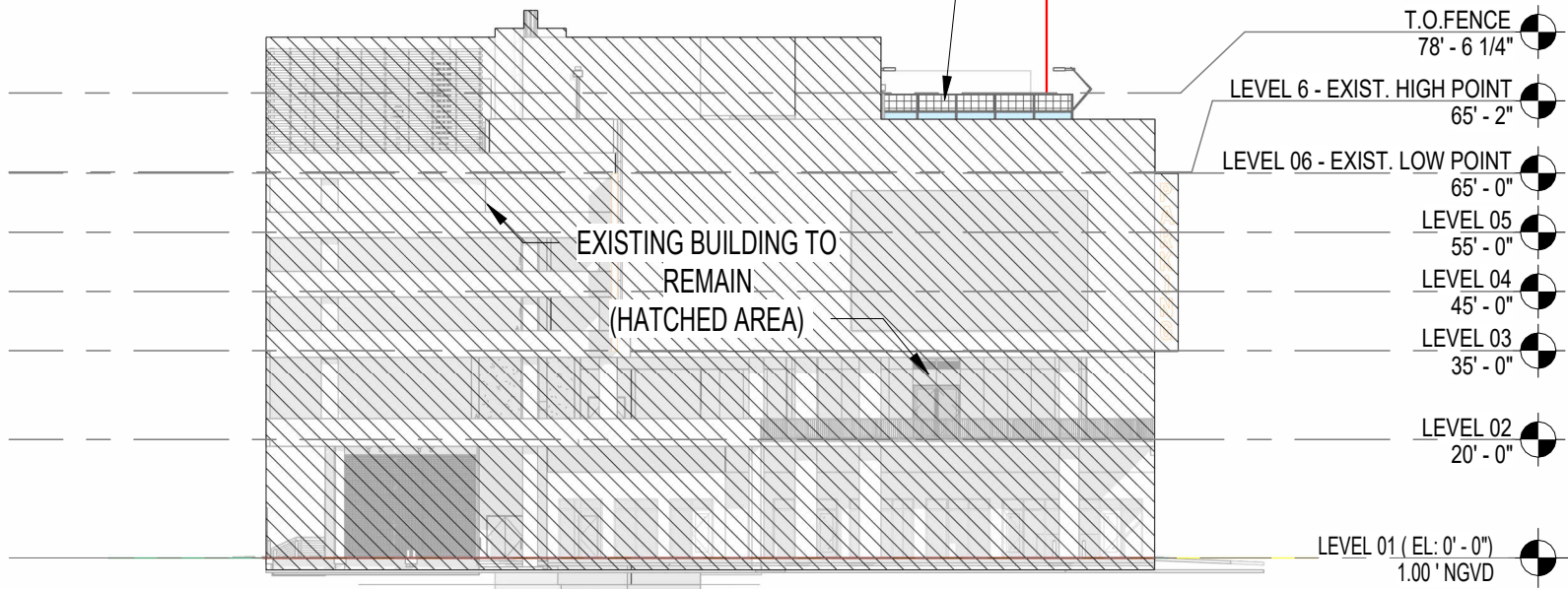
DATE:
02/04/2024

A2-03

PADEL COURT FENCE AND COURT FELT



PROPOSED ROOFTOP PADEL COURTS



1 DRB - SOUTH ELEVATION - 16TH STREET
1/32" = 1'-0"

BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

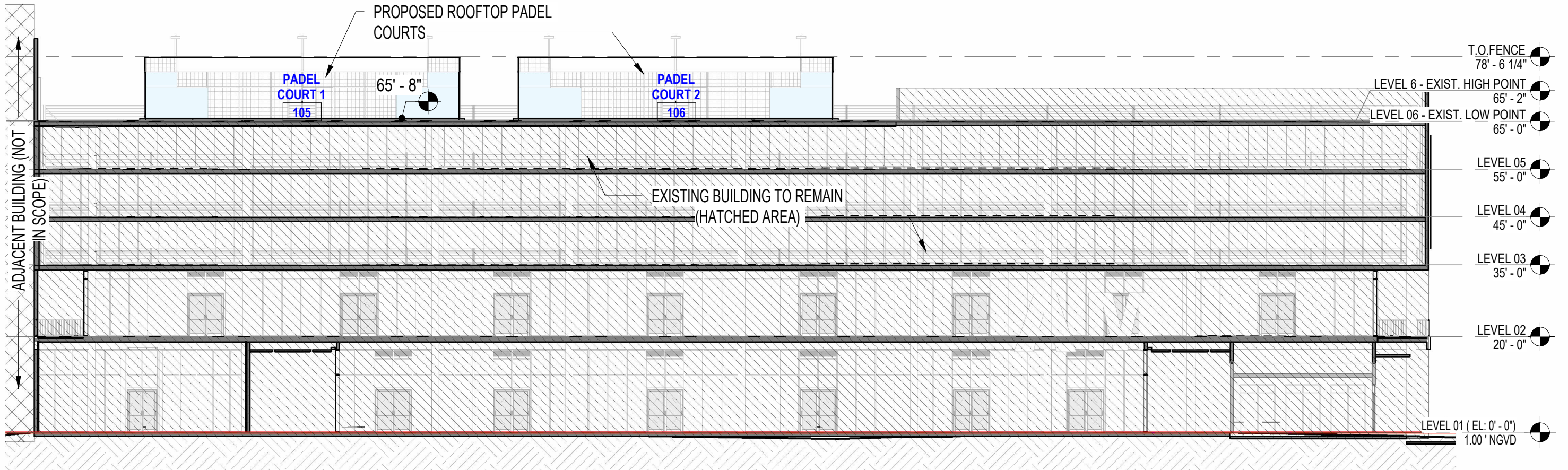
All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

DRB SUBMITTAL
1614 ALTON ROAD
MIAMI BEACH, FL 33141

1212 LINCOLN ROAD - ROOFTOP
PADEL COURT
SOUTH ELEVATION

DATE:
02/04/2024

A2-04



1 DRB - SECTION - NORTH/SOUTH
3/64" = 1'-0"

BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

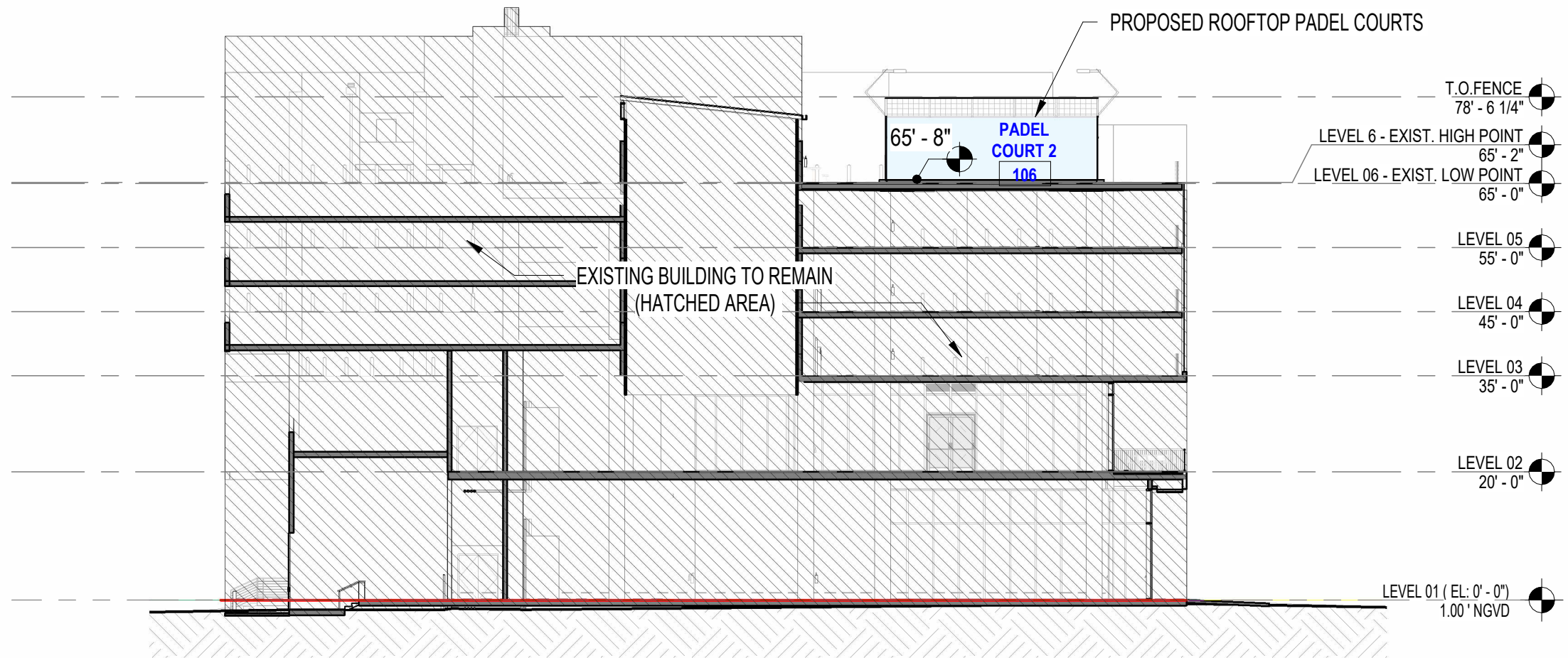
All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

DRB SUBMITTAL
1614 ALTON ROAD
MIAMI BEACH, FL 33141

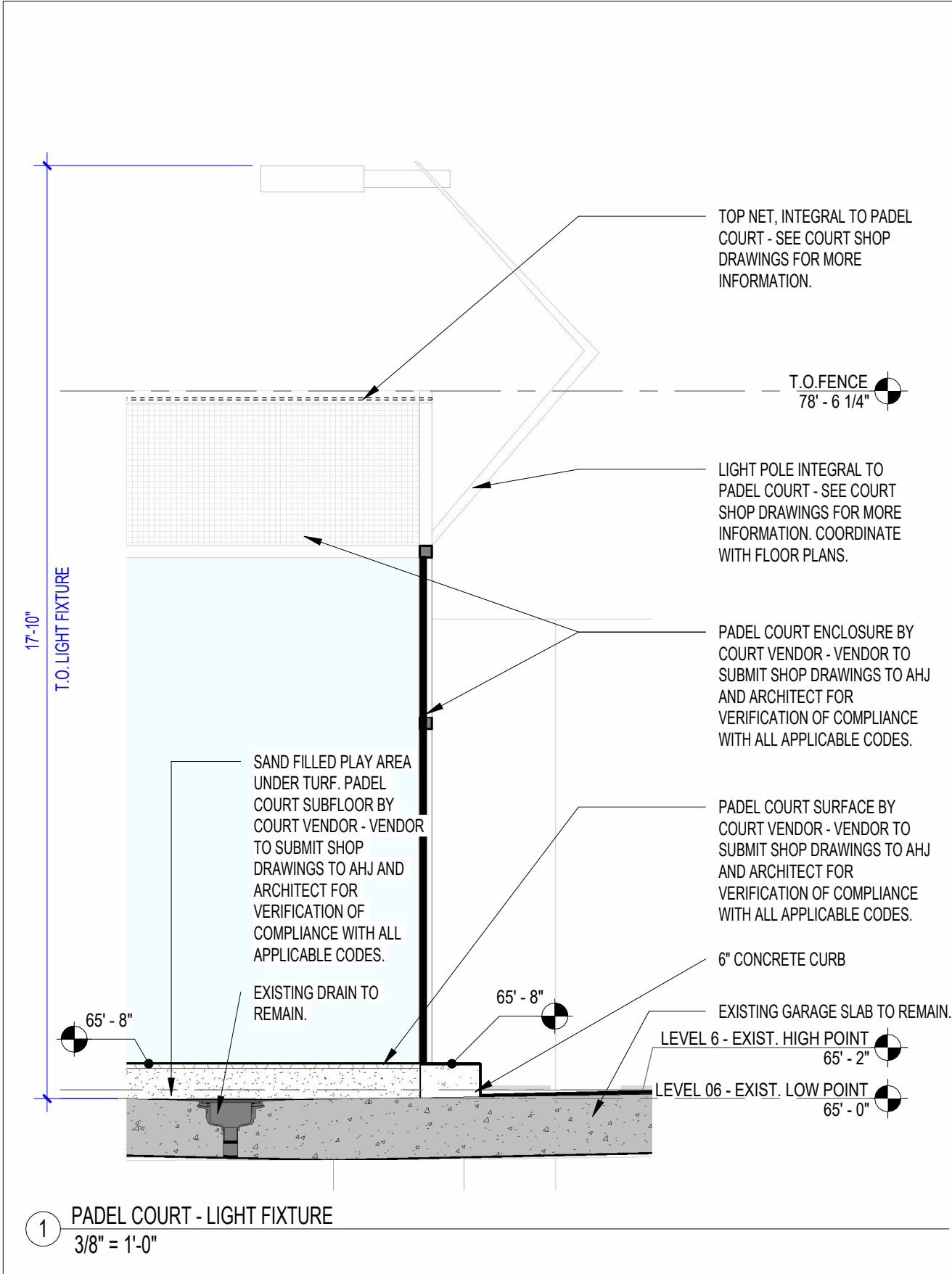
1212 LINCOLN ROAD - ROOFTOP
PADEL COURT
SECTION 1

DATE:
02/04/2024

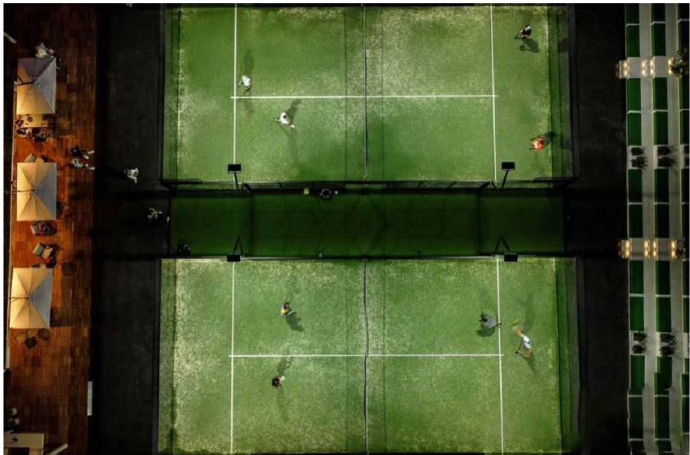
A3-01



1 DRB - SECTION - EAST/WEST
3/64" = 1'-0"



COURT LIGHT FIXTURE ASSEMBLY



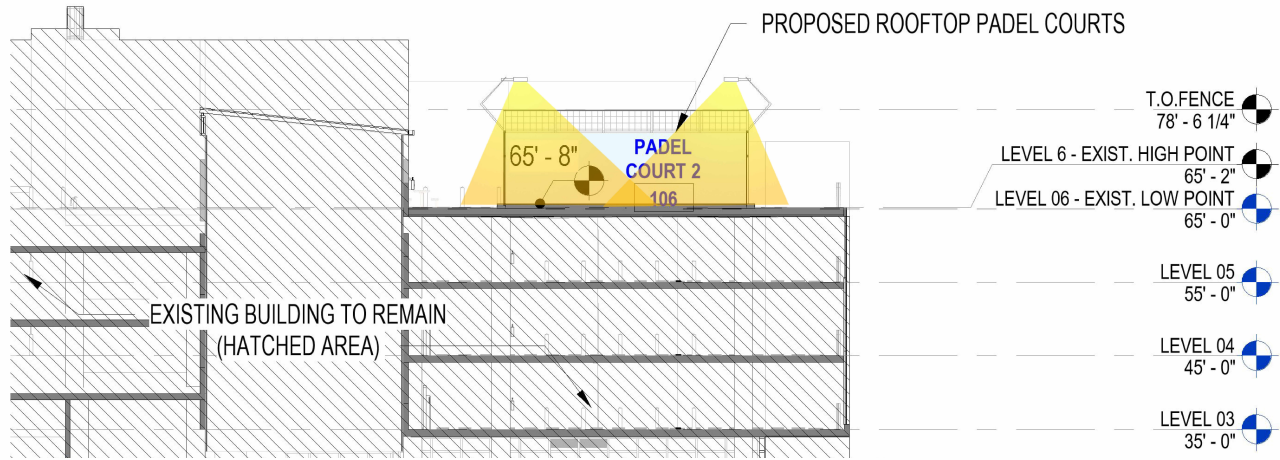
COURT LIGHT VIEW 1

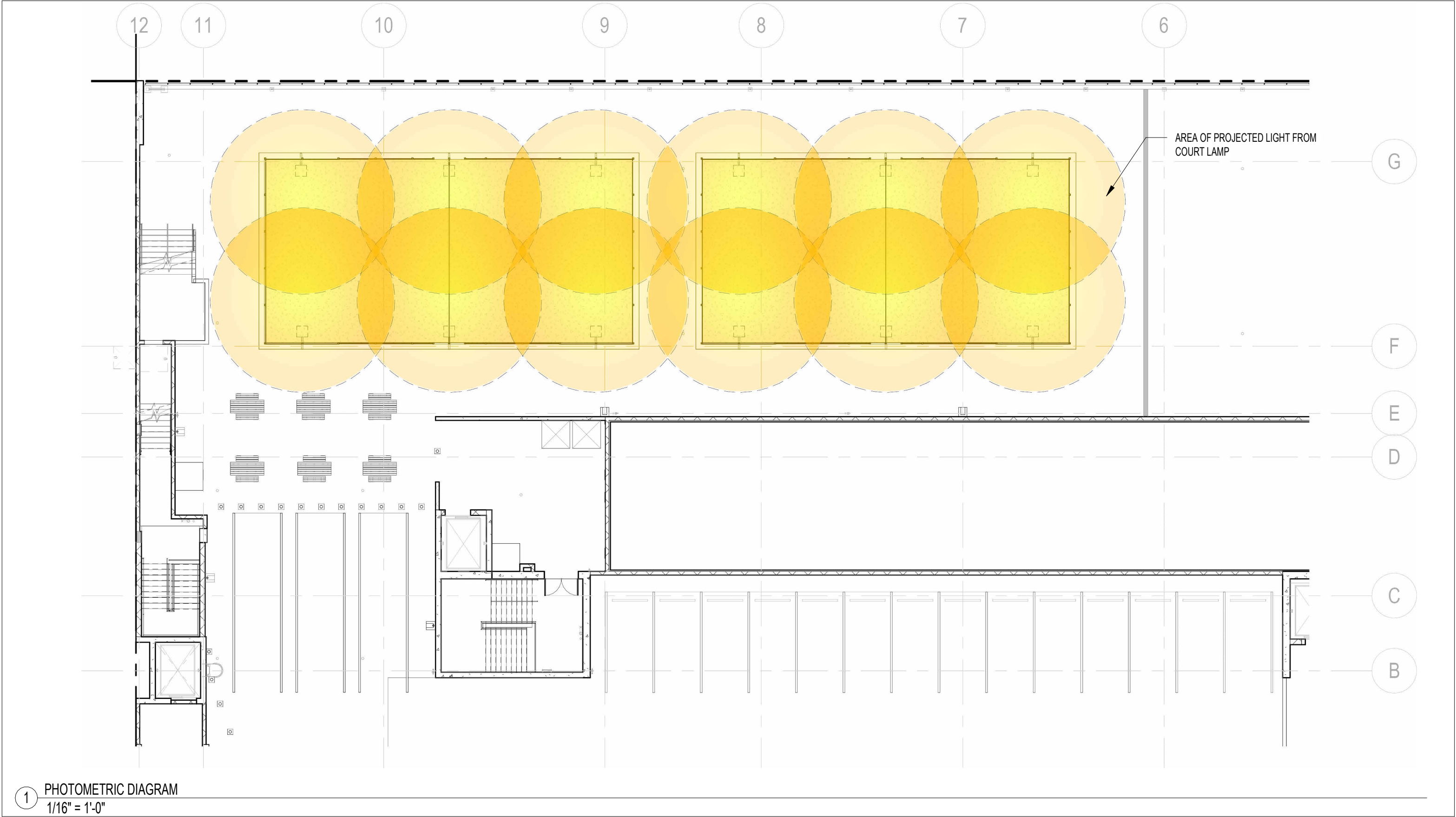


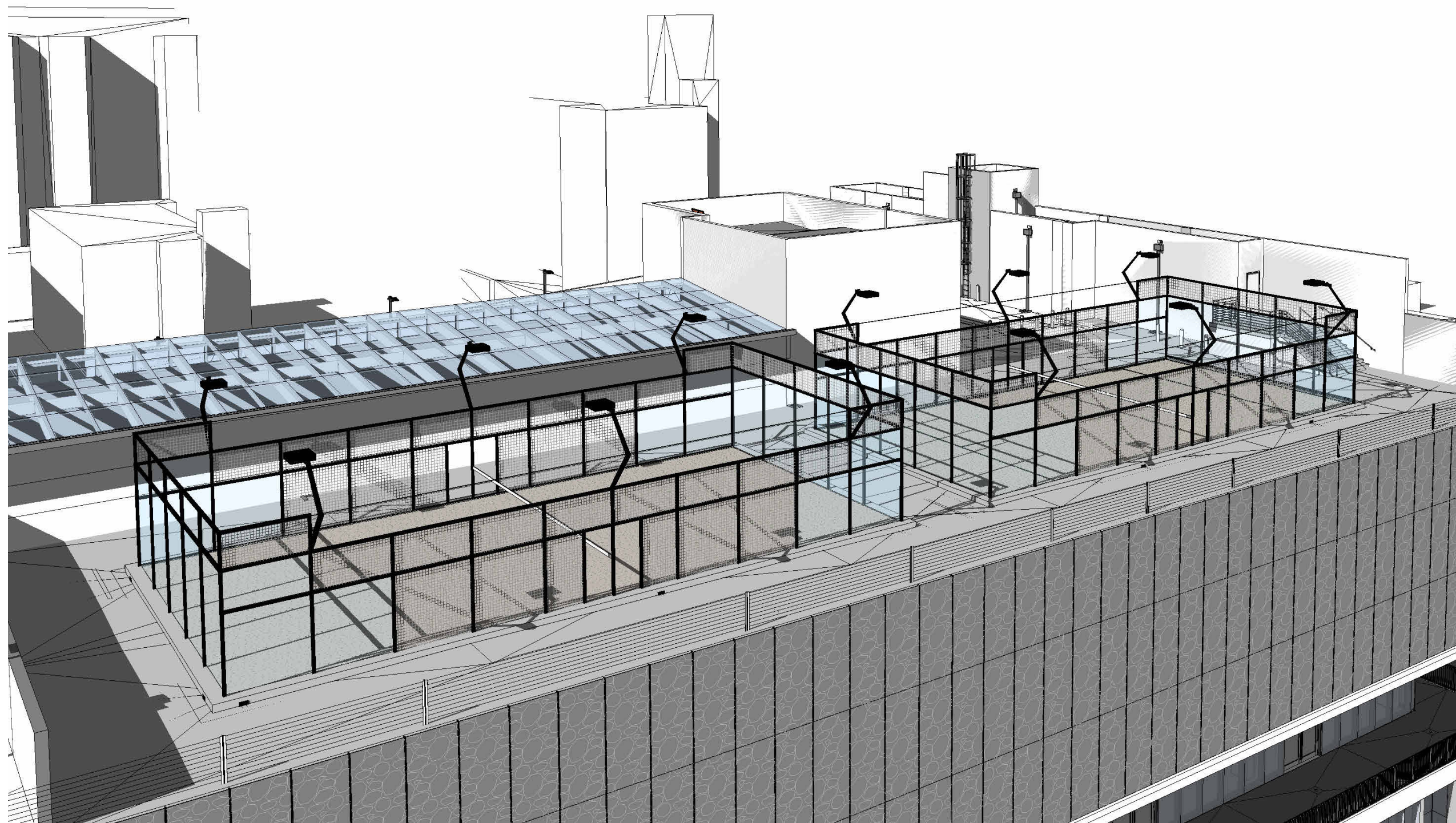
COURT LIGHT VIEW 2



COURT LIGHT VIEW 3







① DRONE VIEW FROM ALTON ROAD
12" = 1'-0"

BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

DRB SUBMITTAL
1614 ALTON ROAD

MIAMI BEACH, FL 33141

1212 LINCOLN ROAD - ROOFTOP
PADEL COURT
RENDERING

DATE:
02/04/2024

A4-01