

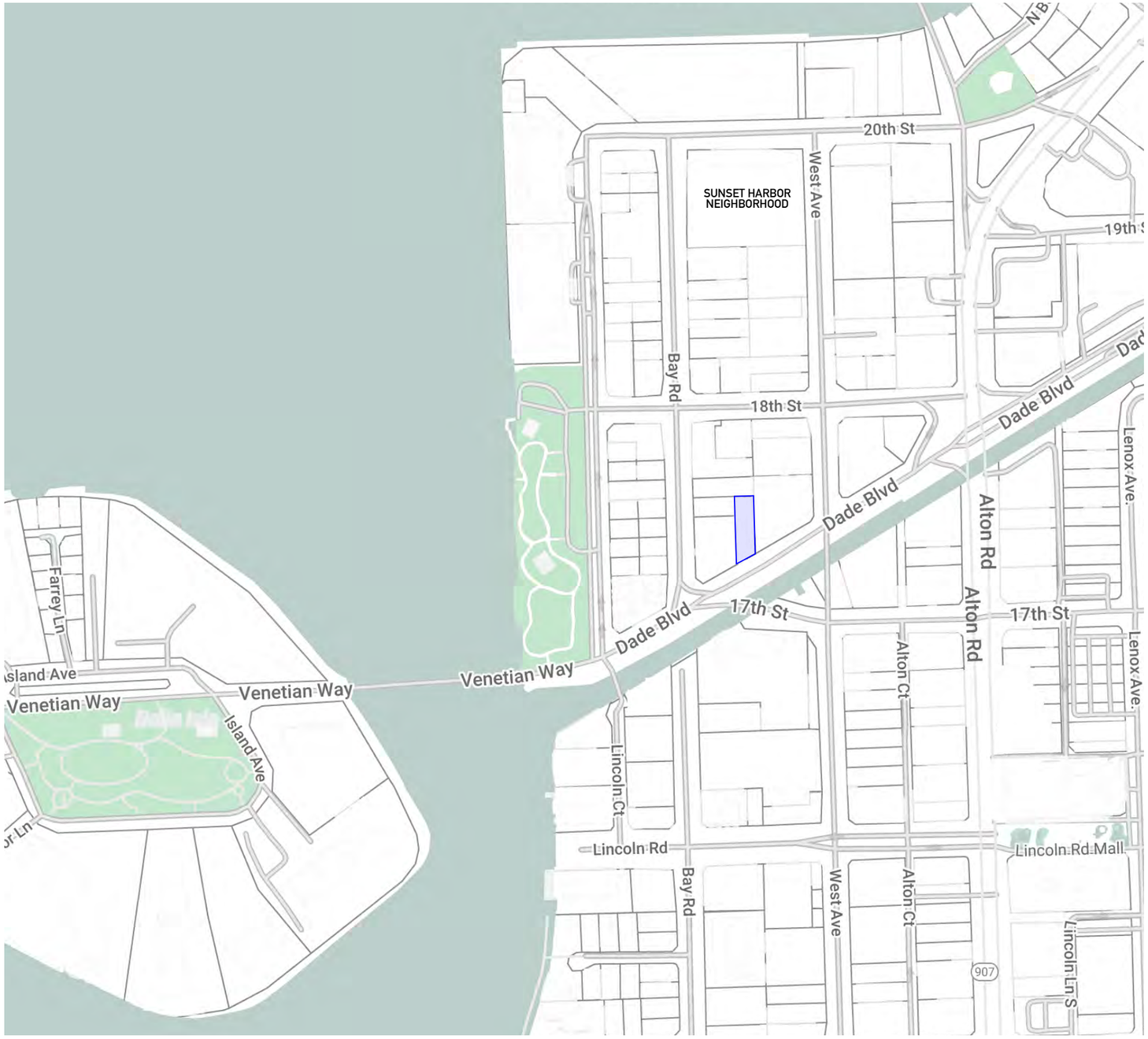
1333 DADE BLVD
MIAMI BEACH, FL

DESIGN REVIEW BOARD
FINAL SUBMITTAL

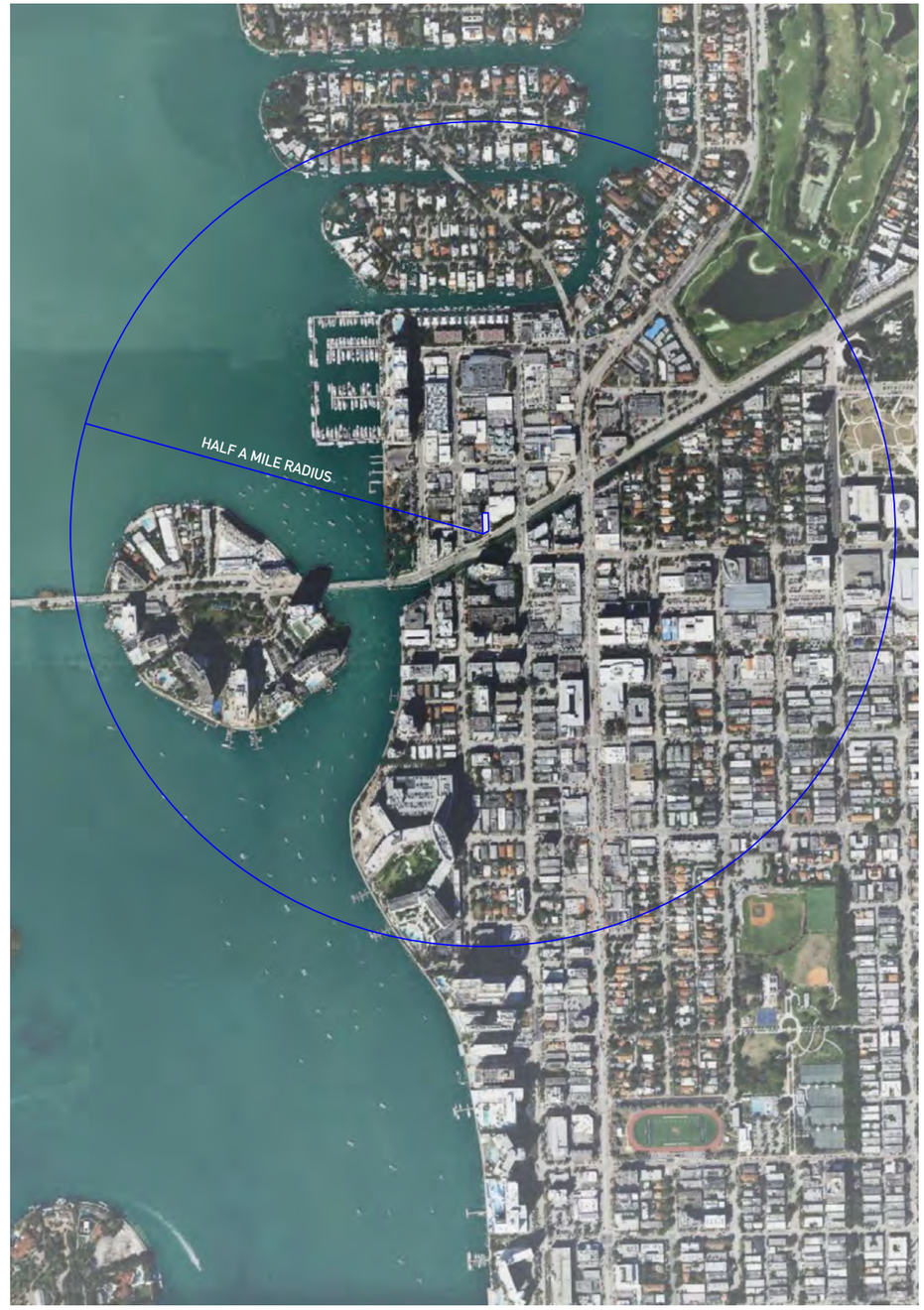
DRB23-0985

Sunday, March 10th, 2024

URBAN ROBOT ASSOCIATES



AREA MAP



HALF MILE RADIUS MAP

URBAN ROBOT ® 2024



PHOTOS KEY PLAN

URBAN ROBOT ® 2024



1. SITE AERIAL PHOTO BEFORE DEMOLITION



2. SITE AERIAL PHOTO BEFORE DEMOLITION

URBAN ROBOT ® 2024



14. SOUTH WEST CORNER OF SITE



15. SOUTH ENTRANCE AND RAMP



16. ACCESSIBLE RAMP AT FRONT OF LOT



17. FRONT VIEW FROM DADE BOULEVARD

BAY ROAD

PARKING LOT

PARKING LOT

1-STORY TOWING
1349 DADE BLVD

PARKING LOT

1-STORY SCOOTER RENTAL
1743 BAY ROAD

1-STORY TOWING
1755 BAY ROAD

2-STORY RETAIL
1759 BAY ROAD

6'-0" HIGH PERIMETER WALL

FULL HEIGHT PERIMETER WALL

PROPERTY LINE 183'-10"

6'-0" HIGH PERIMETER WALL

GATE

SITE
1333 DADE BLVD

13

PROPERTY LINE 57'-5"

12

11

1-2

3-4

5-6

7-8

9-10

PROPERTY LINE 50'-0"

6'-0" HIGH PERIMETER WALL

PARKING LOT

1-STORY RETAIL
1330 18TH STREET

DADE BOULEVARD
65'-0" RIGHT-OF-WAY

17TH STREET

42" CABLE GUARDRAIL

PROPERTY LINE 155'-5"

GROUND LEVEL SPACE DEDICATED TO MANEUVERABILITY

FULL HEIGHT PERIMETER WALL

6'-0" HIGH PERIMETER WALL

PARKING LOT

17TH STREET

COLLINS CANAL

3-STORY
PUBLIC STORAGE
1301 DADE BLVD

1-STORY
RESTAURANT
1784 WEST AVENUE

SITE PLAN
SCALE: 1/32" = 1'-0"

1

N

A-16

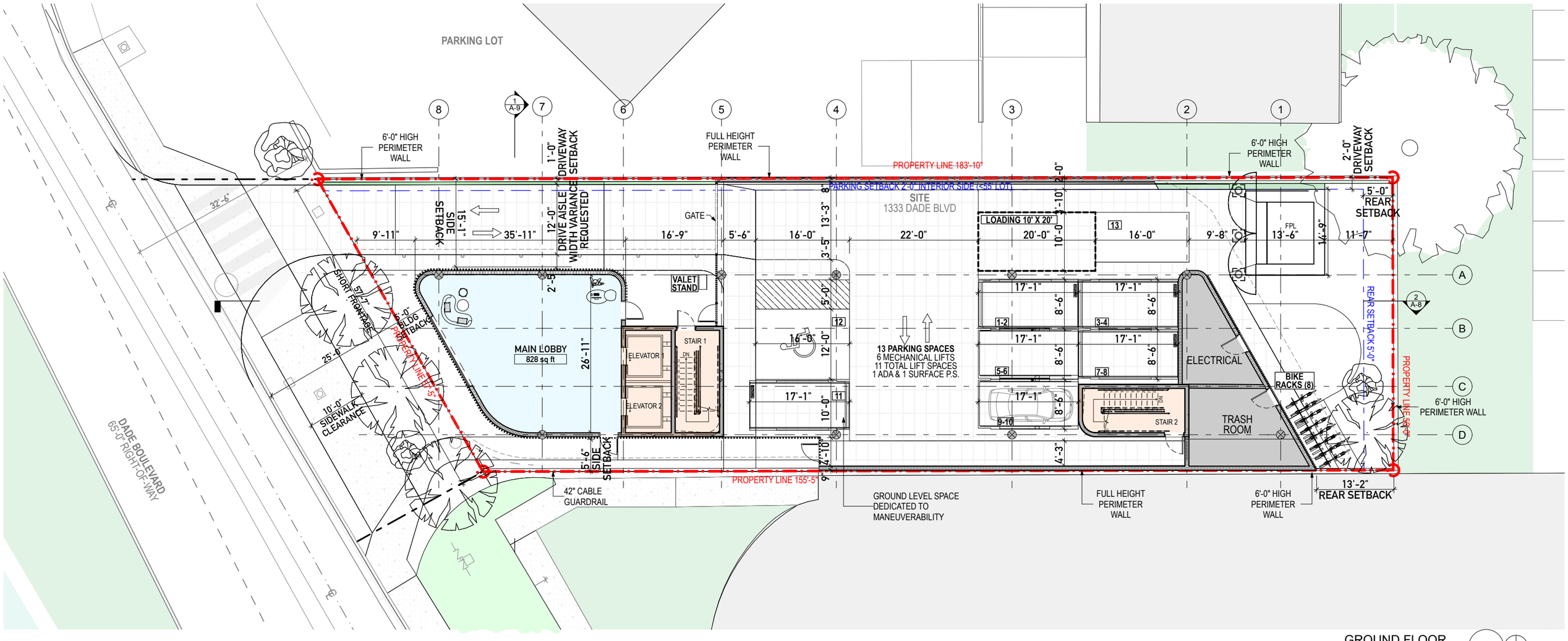
SITE PLAN

3/10/2024

1333 DADE BLVD

SCHEMATIC DESIGN

URBAN ROBOT ® 2024



GROUND FLOOR
SCALE: 1/16" = 1'-0"

A-17

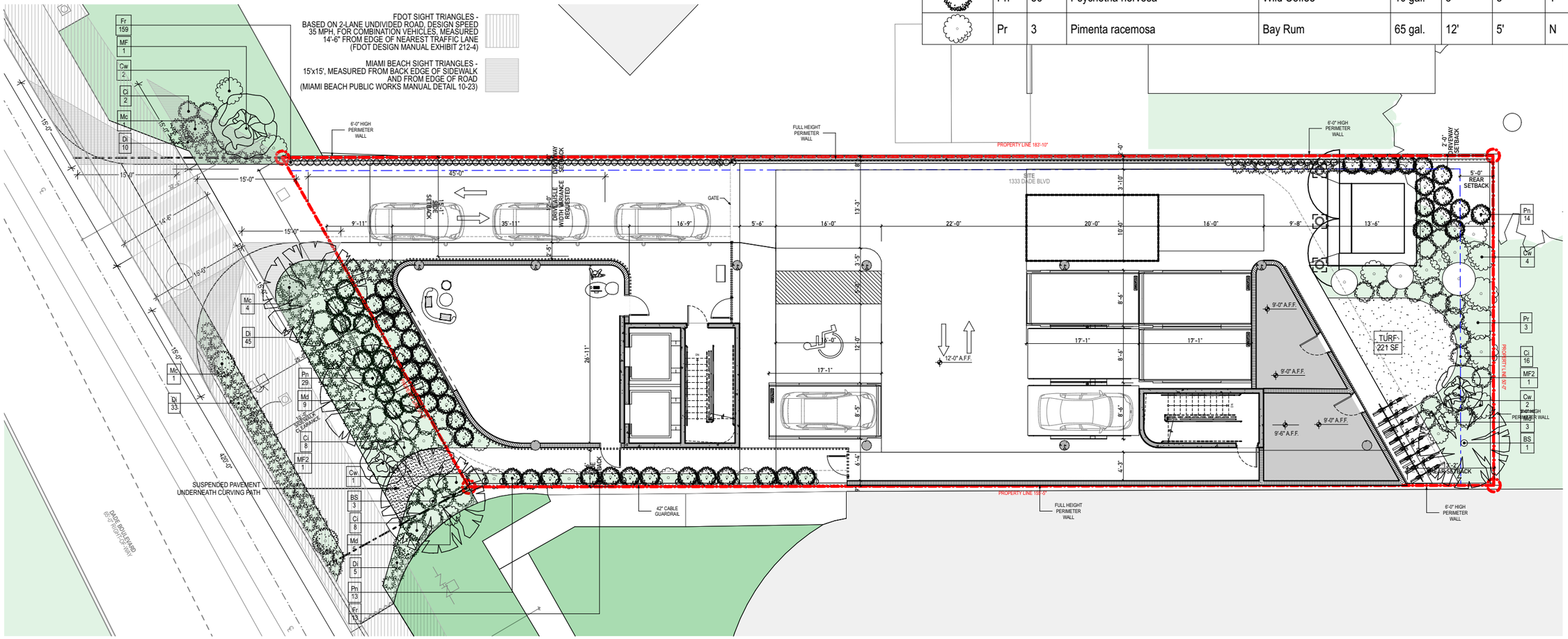
FLOOR PLAN LEVEL 1

3/10/2024

1333 DADE BLVD
SCHEMATIC DESIGN
URBAN ROBOT ® 2024

Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	BS	4	Bursera simaruba	Gumbo Limbo	12"	25'	16'	Y	6' C.T., Collected specimens
	MF	1	Myrcianthes fragrans	Simpson's Stopper	4" min.	16'	10'	Y	Multi-trunk, 3 trunks min.; Specimen
	MF2	2	Myrcianthes fragrans	Simpson's Stopper	2" min	12'	8'	Y	Multi-trunk; Containerized

Shrub Schedule								
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native
	Ci	34	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	7 gal.	2'	2'	Y
	Cw	9	Canella winterana	Cinnamon Bark	45 gal.	8'	4'	Y
	Di	139	Dietes iridioides	African Iris	3 gal.	2'	2'	N
	Fr	177	Ficus repens	Creeping Fig	1 gal.	2'	1'	N
	Mc	6	Muhlenbergia capillaris	Muhly Grass	7 gal.	3'	3'	Y
	Md	17	Monstera deliciosa	Breadfruit	15 gal.	3'	3'	N
	Pn	56	Psychotria nervosa	Wild Coffee	10 gal.	3'	3'	Y
	Pr	3	Pimenta racemosa	Bay Rum	65 gal.	12'	5'	N

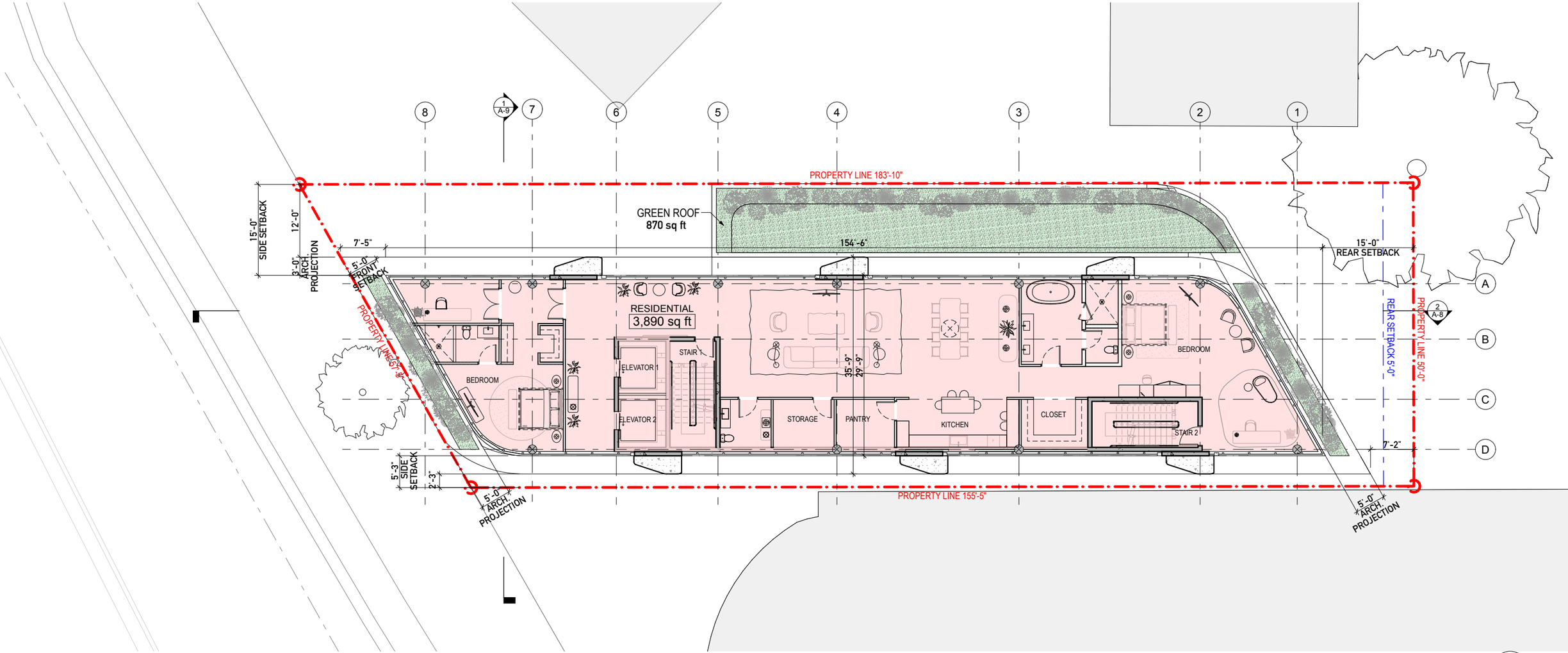


1 SITE PLANTING PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

URBAN ROBOT ® 2024



FLOOR PLAN LEVEL 2
SCALE: 1/16" = 1'-0"

1

N

A-18

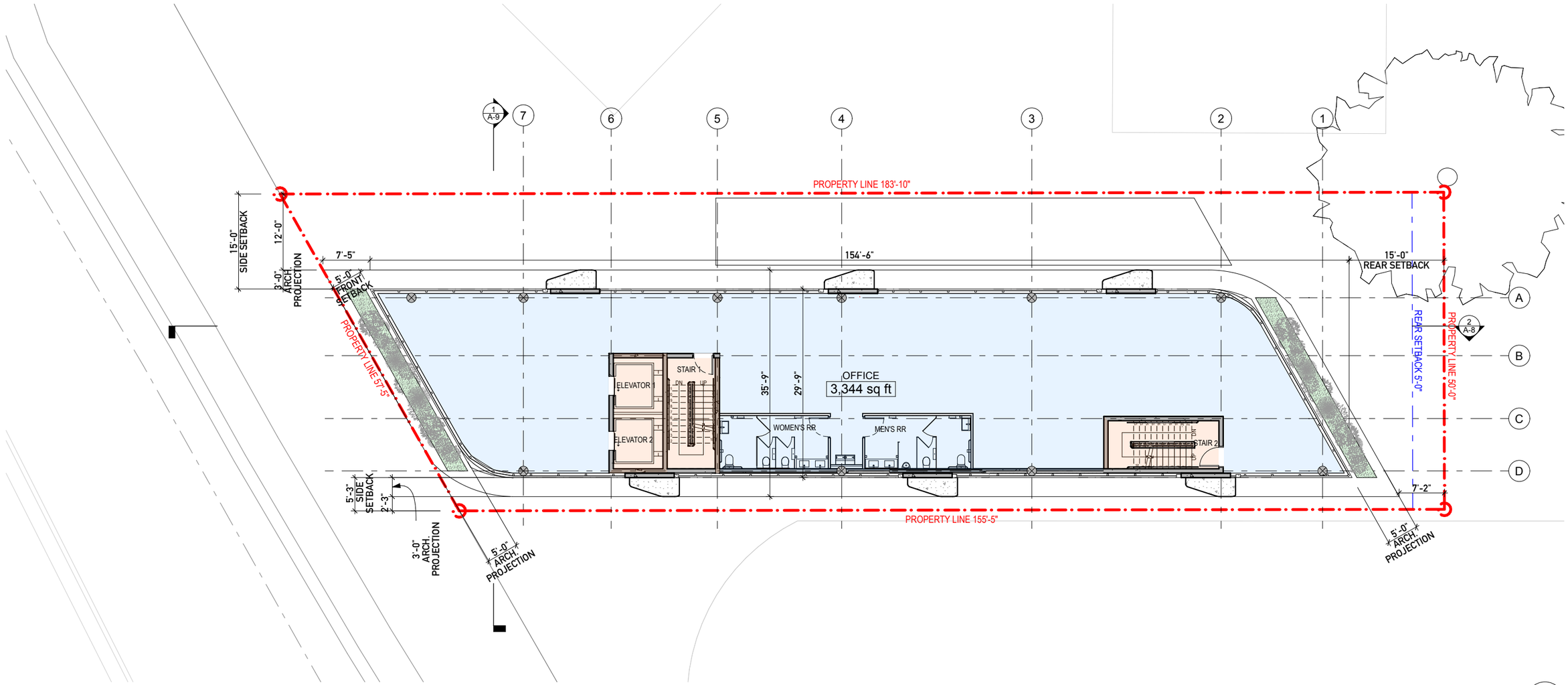
FLOOR PLAN LEVEL 2

3/10/2024

1333 DADE BLVD

SCHEMATIC DESIGN

URBAN ROBOT ® 2024



FLOOR PLAN LEVEL 3
SCALE: 1/16" = 1'-0"

1

N

A-19

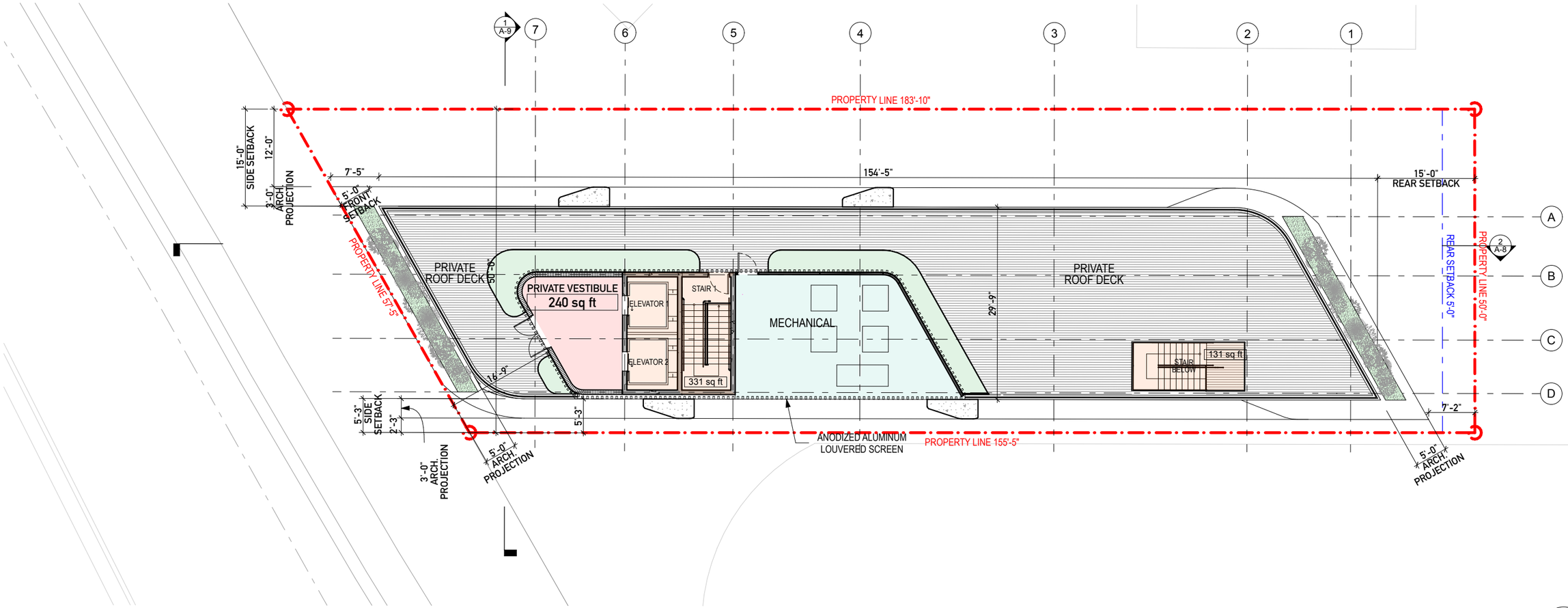
FLOOR PLAN LEVELS 3 TYP.

3/10/2024

1333 DADE BLVD

SCHEMATIC DESIGN

URBAN ROBOT ® 2024



FLOOR PLAN LEVEL 6 ROOF
SCALE: 1/16" = 1'-0"

1

N

A-22

FLOOR PLAN LEVEL 6 ROOF

3/10/2024

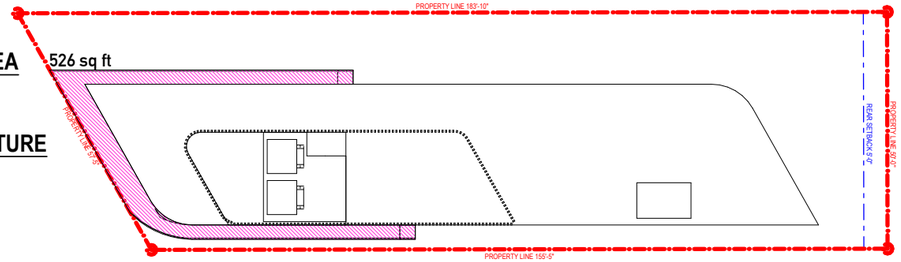
1333 DADE BLVD

SCHEMATIC DESIGN

URBAN ROBOT ® 2024

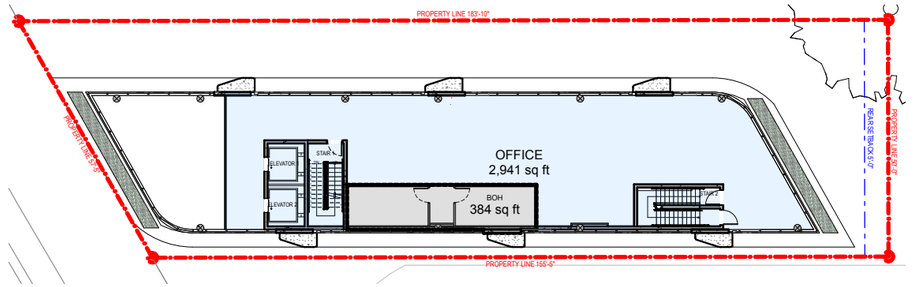
20% OF ENCLOSED FLOOR AREA
665 SF

DECORATIVE CORNICE STRUCTURE
526 SF



ROOF LEVEL - DECORATIVE CORNICE STRUCTURE
SCALE: 1/32" = 1'-0"

3

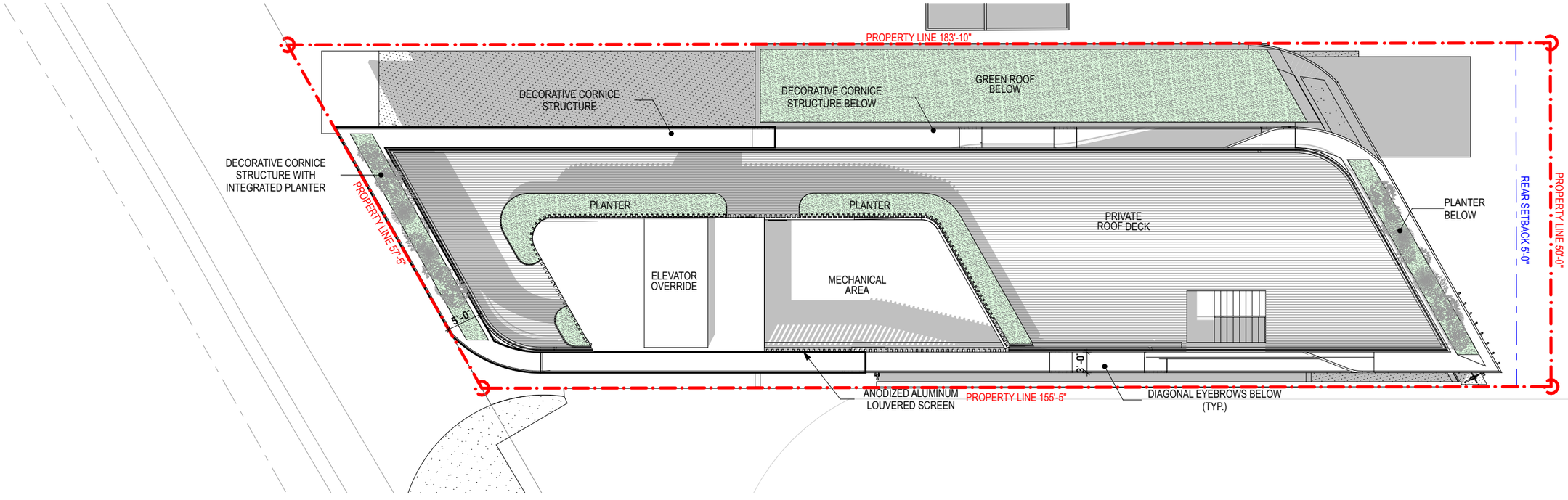


LEVEL 5 OFFICE
SCALE: 1/32" = 1'-0"

2

LEVEL 5 ENCLOSED FLOOR AREA
3,325 SF

20% OF ENCLOSED LEVEL 5 AREA
3,325 SF X 20% = 665 SF



UPPER ROOF PLAN
SCALE: 1/16" = 1'-0"

1
A-23

N

A-23

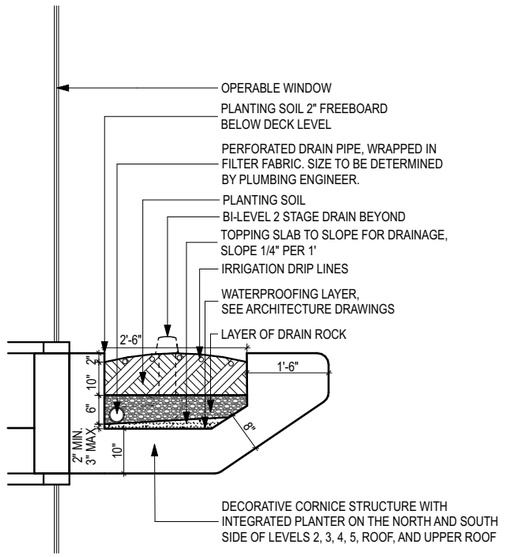
FLOOR PLAN TOP OF THE ROOF

3/10/2024

1333 DADE BLVD

SCHEMATIC DESIGN

URBAN ROBOT ® 2024



3 EXTERIOR BUILDING PLANTER, TYP.

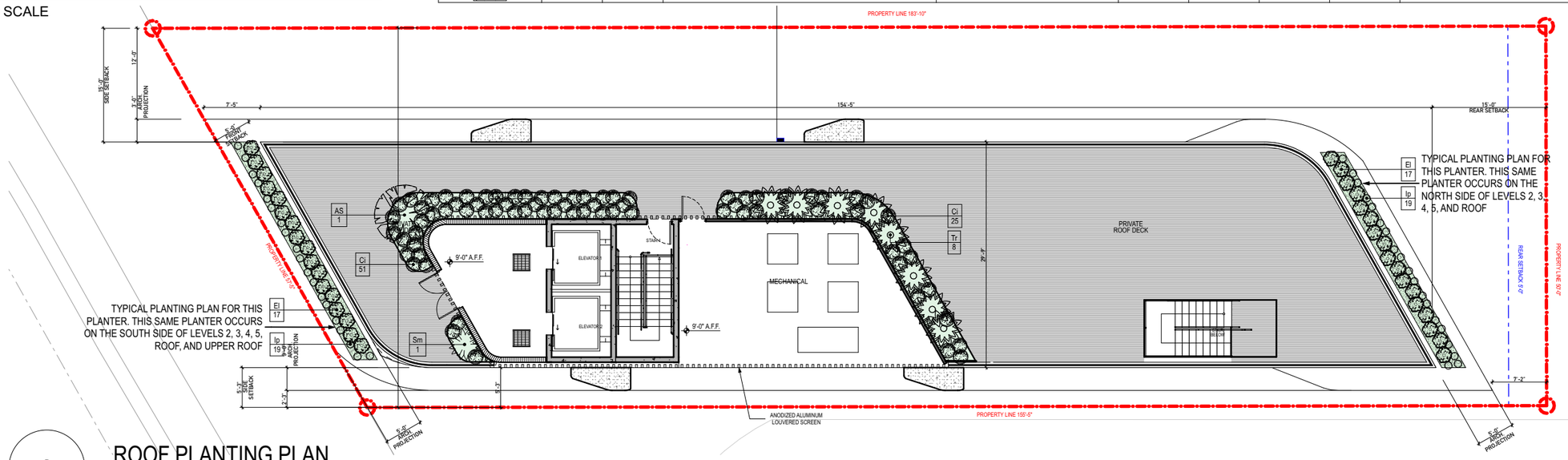
NOT TO SCALE

ROOF PLANT SCHEDULE

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	AS	1	Acacia seyal	Red Trunk Acacia	3" DBH	12' min	8'	N	Thornless, Containerized
	Ci	76	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3 gal.	24"	24"	Y	
	El	34	Ernodea litoralis	Golden Creeper	3 gal.	2'	2'	Y	
	Ip	38	Ipomoea pes-caprae	Railroad Vine	1 gal.	12"	12"	Y	
	Sm	1	Suriana maritima	Bay Cedar	25 gal.	6'	3'	Y	
	Tr	8	Thrinax radiata	Thatch Palm	6" DBH	8' - 18' GW	8'	Y	Staggered heights; to exceed Miami Beach tree mitigation requirement.

2ND FLOOR PLANT SCHEDULE

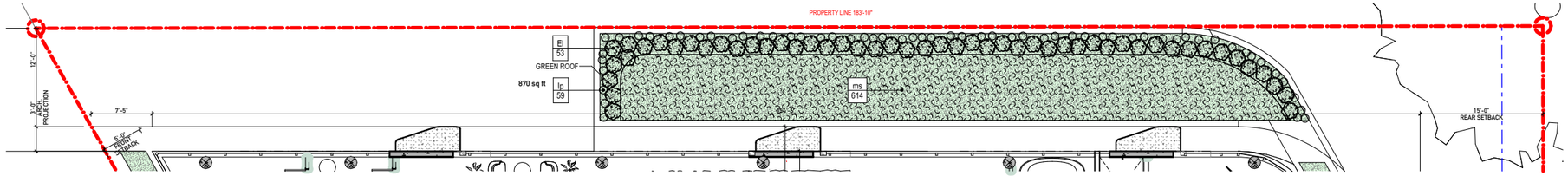
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	El	51	Ernodea litoralis	Golden Creeper	3 gal.	2'	2'	Y	
	Ip	59	Ipomoea pes-caprae	Railroad Vine	1 gal	12"	12"	Y	
	mp	614	Mimosa strigillosa	Sunshine Mimosa	1 gal.	12"	12"	Y	



2 ROOF PLANTING PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32'



1 2ND FLOOR PLANTING PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

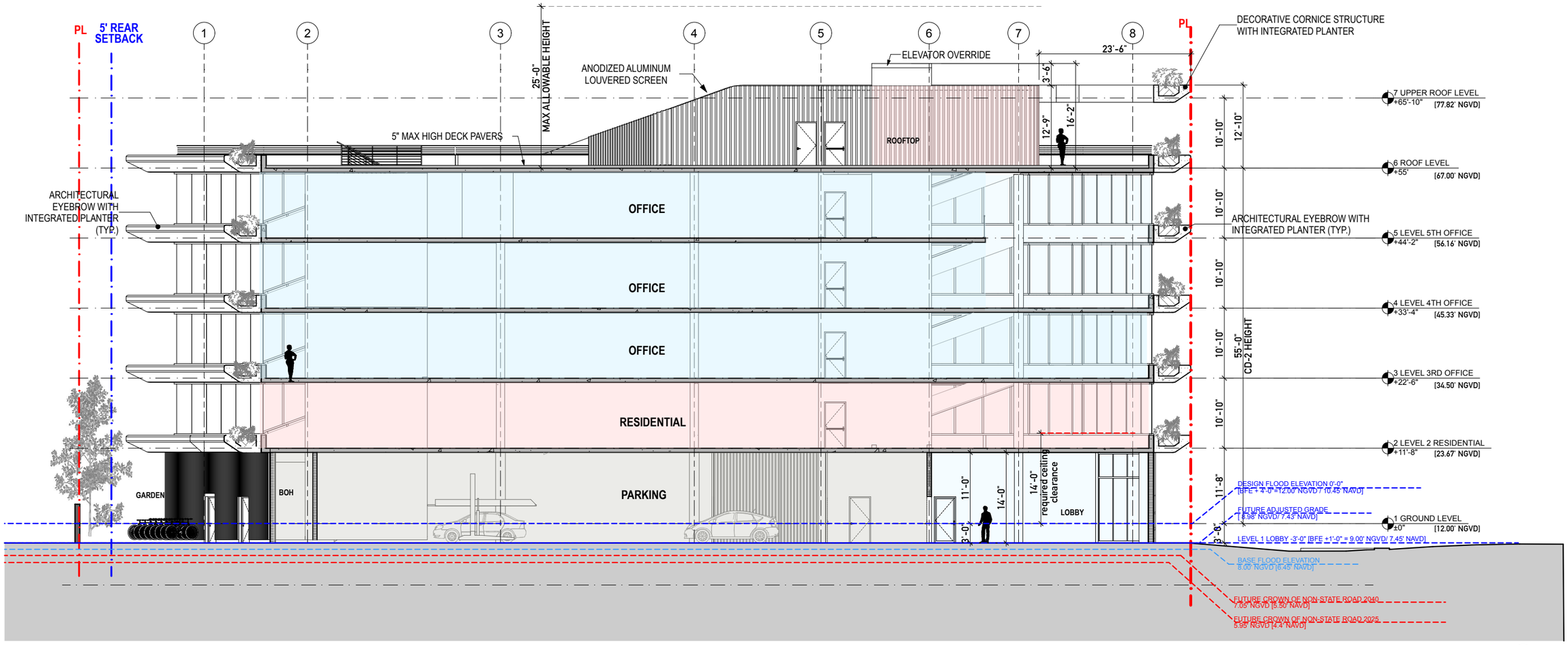
L201

ROOF PLANTING PLAN | 3/10/2024

1333 DADE BLVD

SCHEMATIC DESIGN

URBAN ROBOT ® 2024



LONGIDUTINAL SECTION
SCALE: 1/16" = 1'-0"

1

A-25

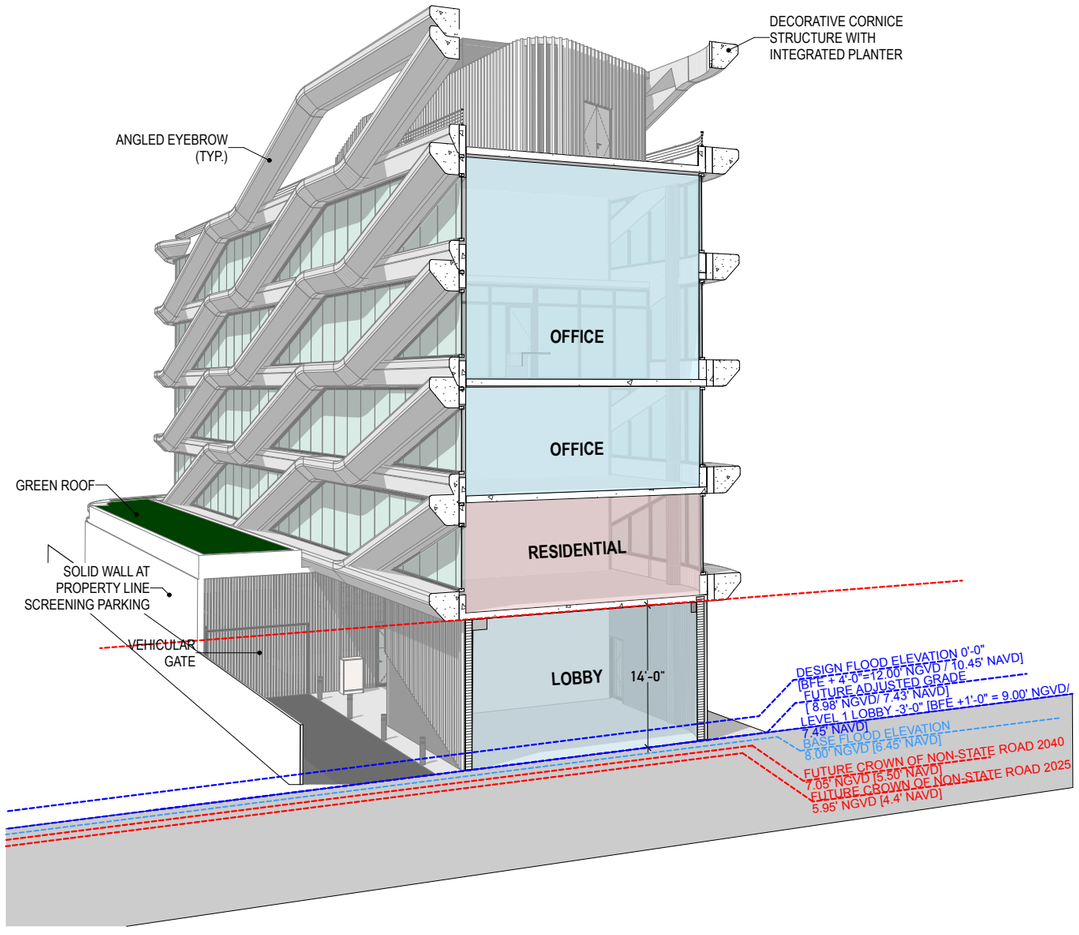
LONGITUDINAL SECTION

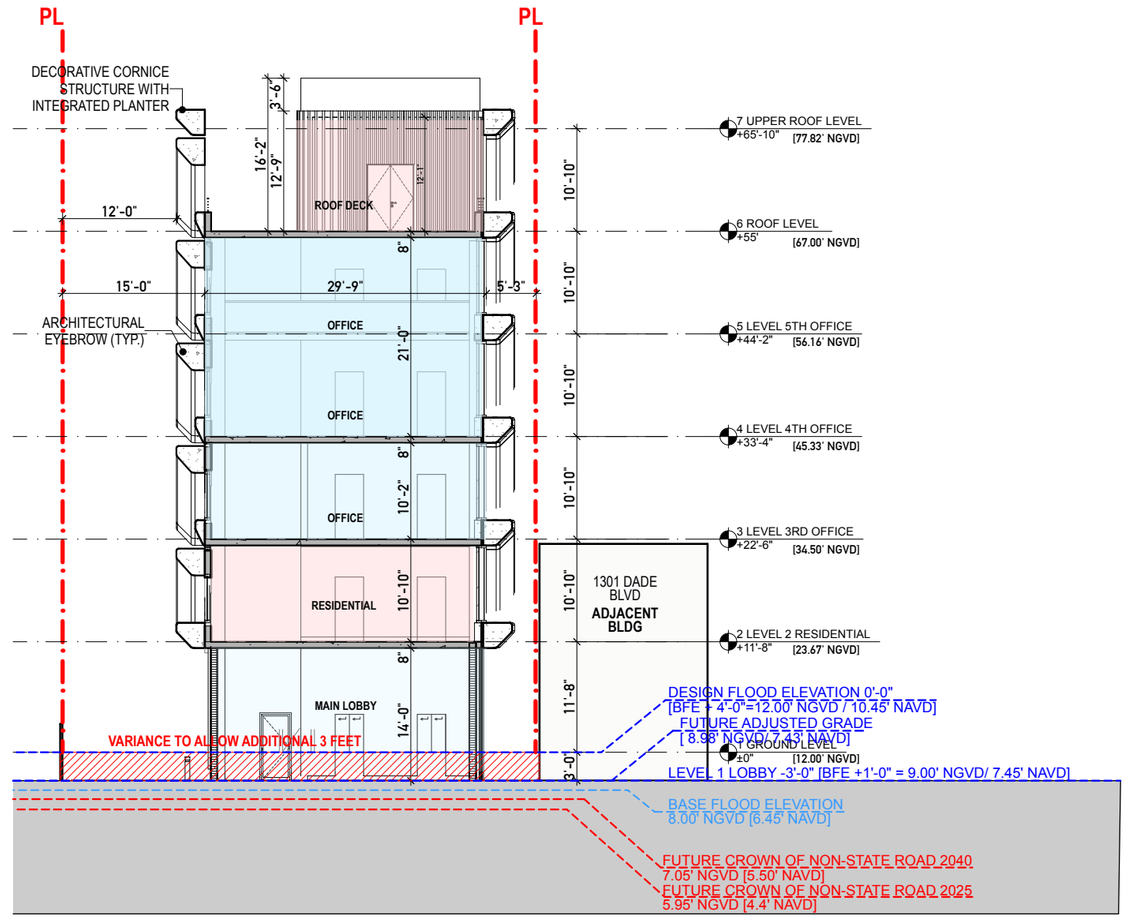
3/10/2024

1333 DADE BLVD

SCHEMATIC DESIGN

URBAN ROBOT ® 2024





CROSS SECTION
SCALE: 1/16" = 1'-0"

1

A-26

CROSS SECTIONS

3/10/2024

1333 DADE BLVD

SCHEMATIC DESIGN

URBAN ROBOT ® 2024

PL

5' REAR SETBACK

PL

ELEVATOR OVERRIDE

ANODIZED ALUMINUM LOUVERED SCREEN

DECORATIVE CORNICE STRUCTURE WITH INTEGRATED PLANTER

28'-6"

16'-2"

7'-4"

ARCHITECTURAL EYEBROW WITH INTEGRATED PLANTER (TYP.)

ARCHITECTURAL EYEBROW WITH INTEGRATED PLANTER (TYP.)

55'-0" CD-2 HEIGHT

7 UPPER ROOF LEVEL +65'-10" [77.82' NGVD]

10'-10"

6 ROOF LEVEL +55' [67.00 NGVD]

10'-10"

5 LEVEL 5TH OFFICE +44'-2" [56.16' NGVD]

10'-10"

4 LEVEL 4TH OFFICE +33'-4" [45.33' NGVD]

10'-10"

3 LEVEL 3RD OFFICE +22'-6" [34.50' NGVD]

10'-10"

2 LEVEL 2 RESIDENTIAL +11'-8" [23.67' NGVD]

11'-8"

1 GROUND LEVEL +0" [12.00' NGVD]

ALUMINUM ANODIZED LOUVERS - SCREENING PARKING AND BOH

SOLID WALL AT PROPERTY LINE SCREENING PARKING

10'-8"

16'-8"

SOLID WALL (BEYOND)

ALUMINUM ANODIZED LOUVERS

6'-0" PERIMETER WALL

DESIGN FLOOD ELEVATION 0'-0" [BFE + 4'-0"=12.00' NGVD / 10.45' NAVD]

FUTURE ADJUSTED GRADE 8.98' NGVD/ 7.43' NAVD]

LEVEL 1 LOBBY -3'-0" [BFE +1'-0" = 9.00' NGVD/ 7.45' NAVD]

ADJACENT PARKING LOT

BASE FLOOD ELEVATION 8.00' NGVD [6.45' NAVD]

CURRENT CROWN OF ROAD 7.76' NGVD [6.21' NAVD]

FUTURE CROWN OF NON-STATE ROAD 2040 7.05' NGVD [5.50' NAVD]

FUTURE CROWN OF NON-STATE ROAD 2025 5.95' NGVD [4.4' NAVD]

WEST ELEVATION
SCALE: 1/16" = 1'-0" 1

224'-1"

134'-4"

18TH STREET

1759 BAY ROAD

1747 BAY ROAD

TREMONT TOWING

1743 BAY ROAD

BEACH SCOOTER RENTAL

1349 DADE BLVD

BEACH TOWING SERVICE

DADE BLVD

WEST ELEVATION - BAY ROAD - CONTEXT
SCALE: 1/32" = 1'-0" 2



KEY PLAN

A-27

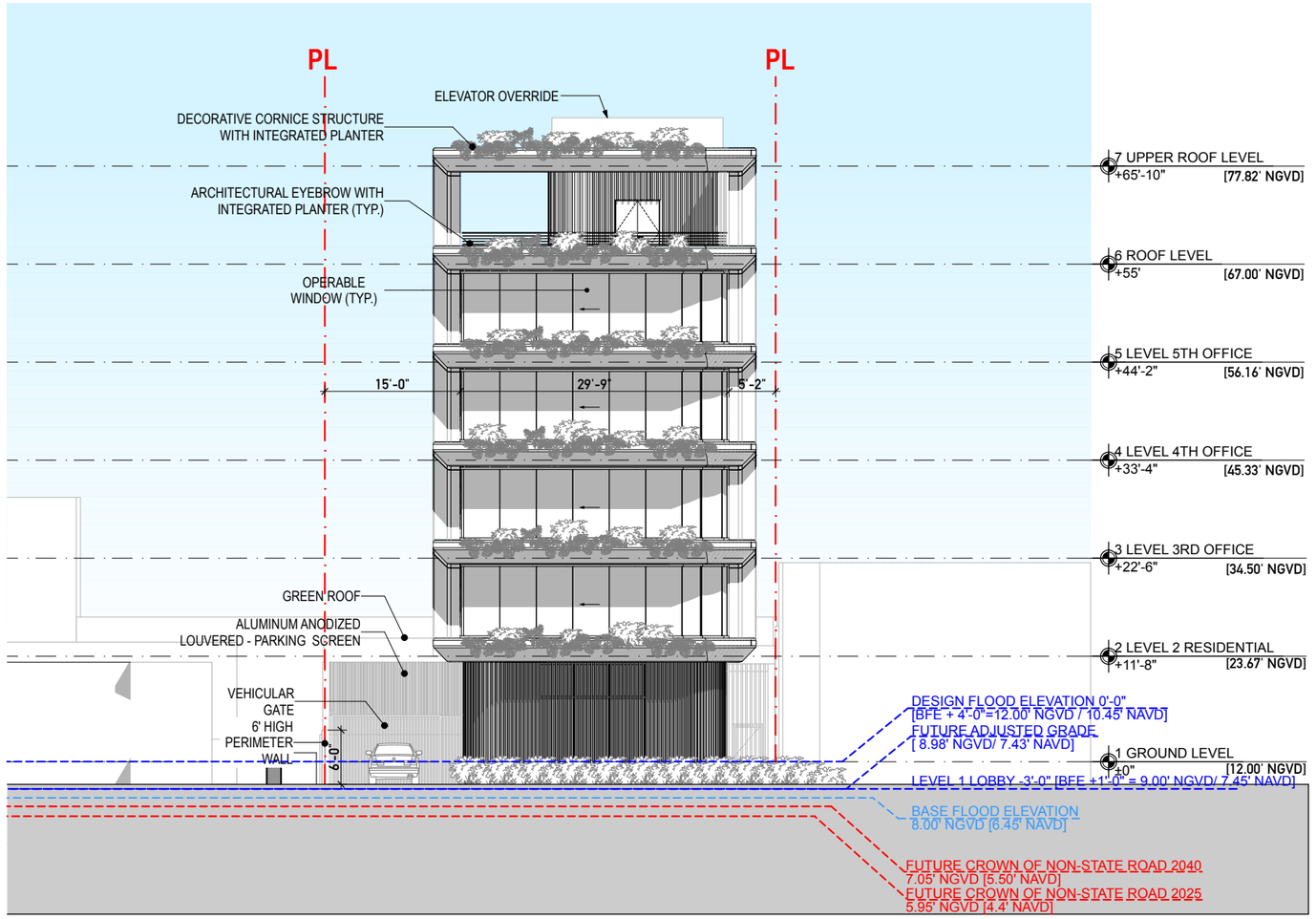
WEST ELEVATION

3/10/2024

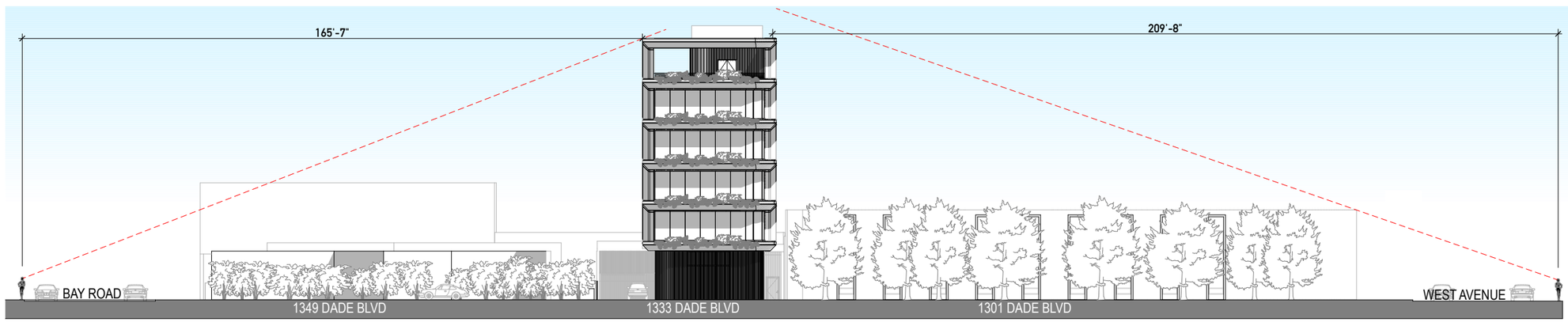
1333 DADE BLVD

SCHEMATIC DESIGN

URBAN ROBOT ® 2024



SOUTH ELEVATION - DADE BLVD.
SCALE: 1/16" = 1'-0" (1)



SOUTH ELEVATION - DADE BLVD. - CONTEXT
SCALE: 1/32" = 1'-0" (2)



KEY PLAN

A-28

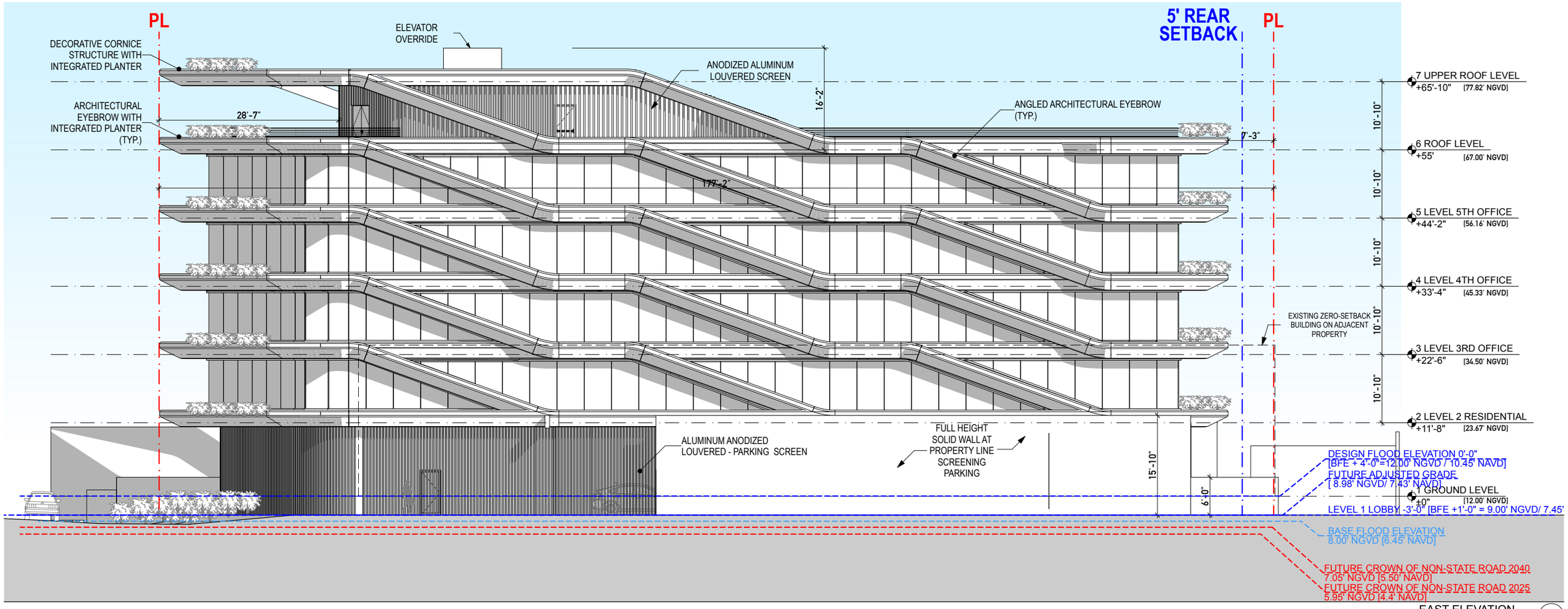
SOUTH ELEVATIONS

3/10/2024

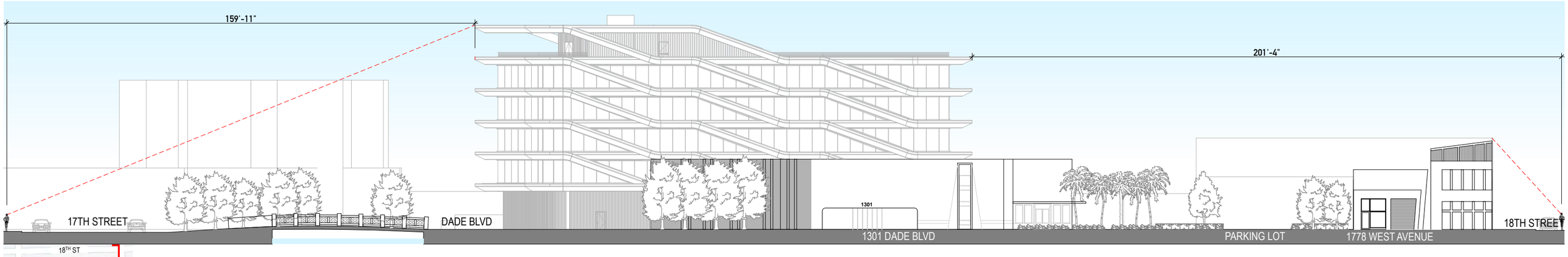
1333 DADE BLVD

SCHEMATIC DESIGN

URBAN ROBOT ® 2024



EAST ELEVATION
SCALE: 1/16" = 1'-0" (1)



EAST ELEVATION - WEST AVENUE - CONTEXT
SCALE: 1/32" = 1'-0" (2)



KEY PLAN

A-29

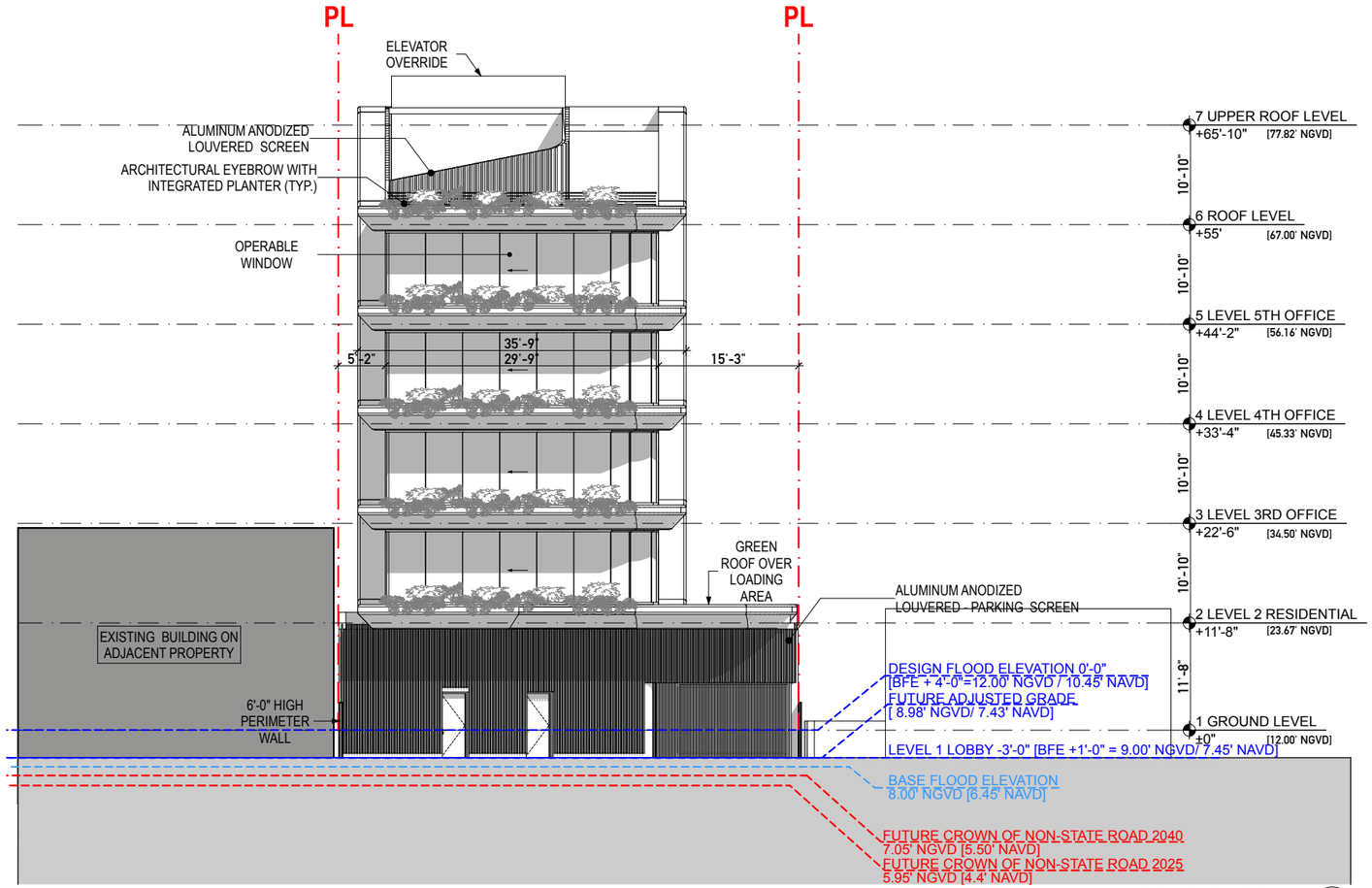
EAST ELEVATION

3/10/2024

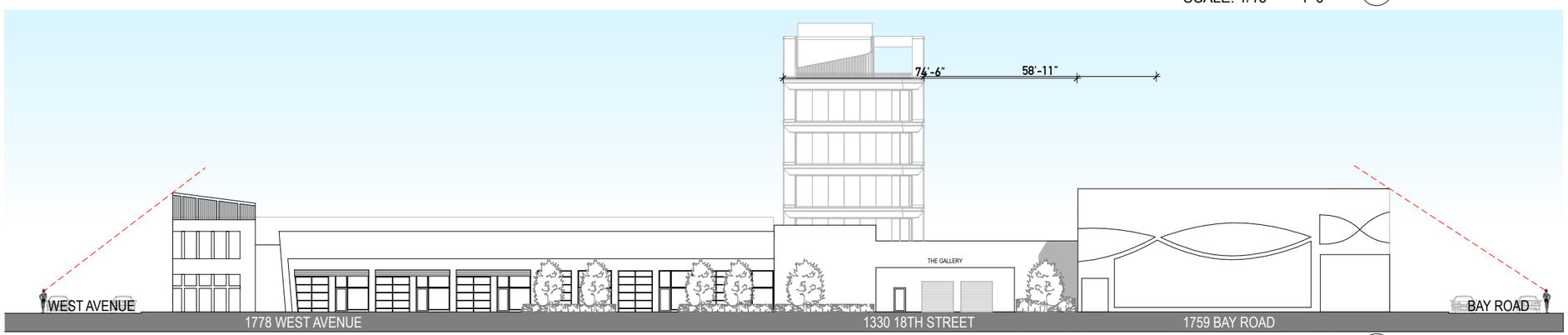
1333 DADE BLVD

SCHEMATIC DESIGN

URBAN ROBOT ® 2024



NORTH ELEVATION
SCALE: 1/16" = 1'-0" 2



NORTH ELEVATION - 18TH STREET - CONTEXT
SCALE: 1/32" = 1'-0" 3



KEY PLAN

A-30

NORTH ELEVATION

3/10/2024

1333 DADE BLVD

SCHEMATIC DESIGN

URBAN ROBOT ® 2024



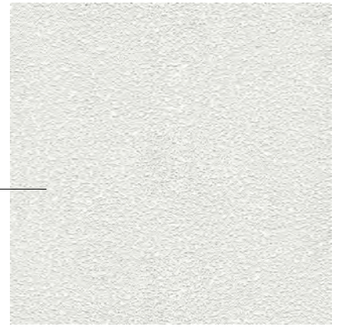
ARCHITECTURAL EYEBROWS



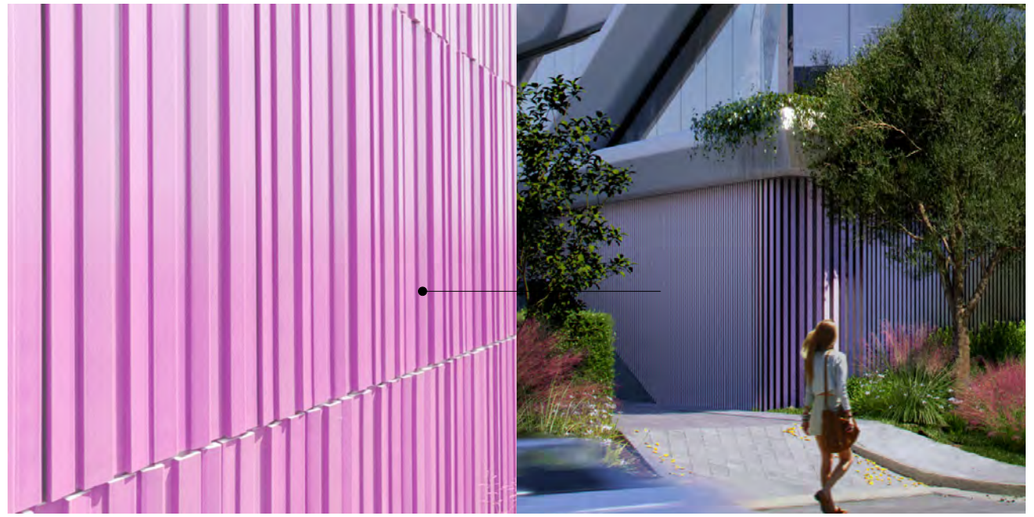
CUSTOM PRECAST CONCRETE



GLAZING



WHITE STUCCO



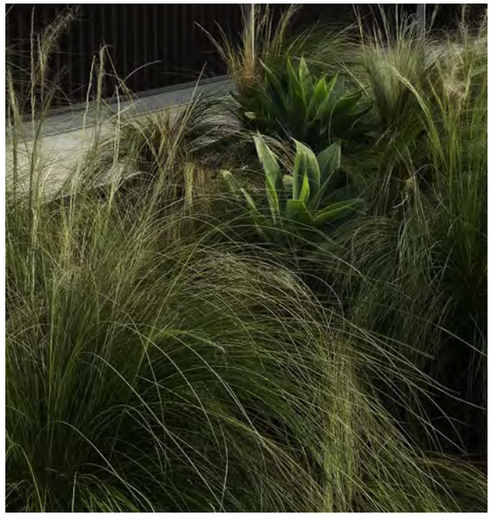
COLOR TERRA COTTA



WHITE TERRA COTTA



SCULPTURAL LANDSCAPE FORMS



TEXTURES IN LANDSCAPE

URBAN ROBOT ® 2024



URBAN ROBOT ® 2024



URBAN ROBOT ® 2024



A-33

RENDERING

3/10/2024

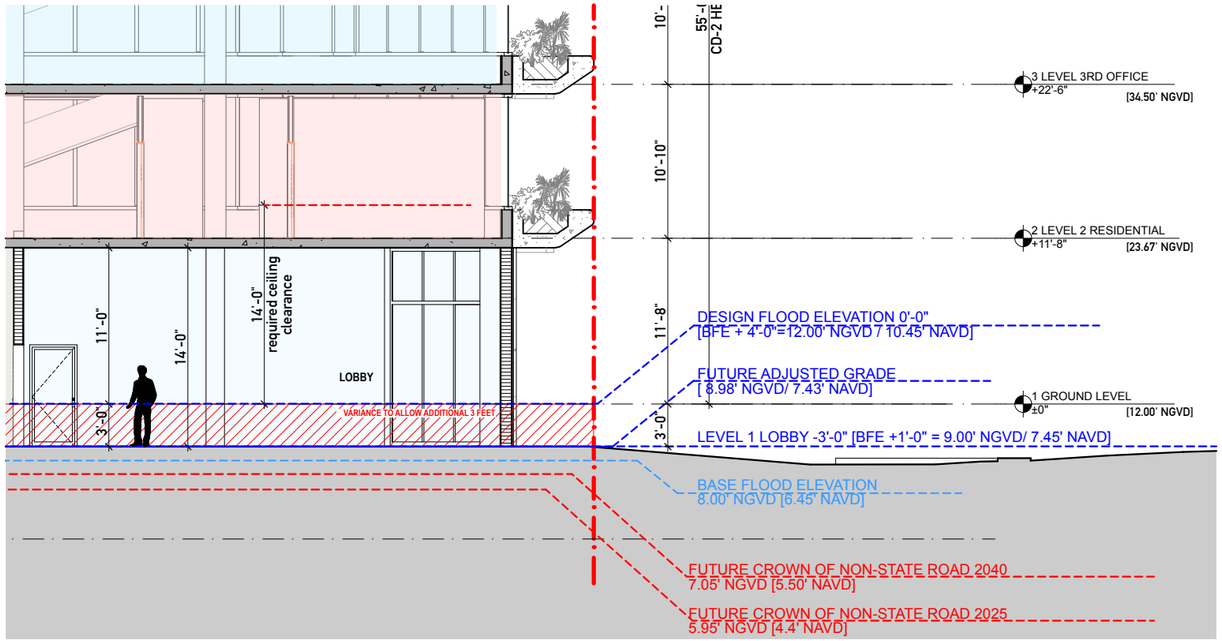
1333 DADE BLVD

SCHEMATIC DESIGN

URBAN ROBOT ® 2024

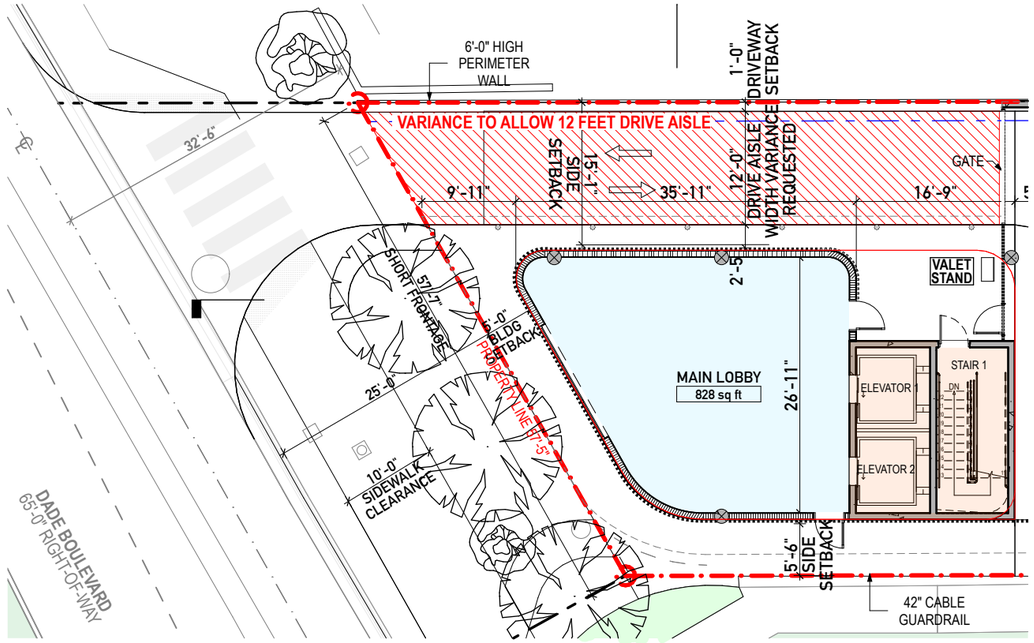


URBAN ROBOT ® 2024



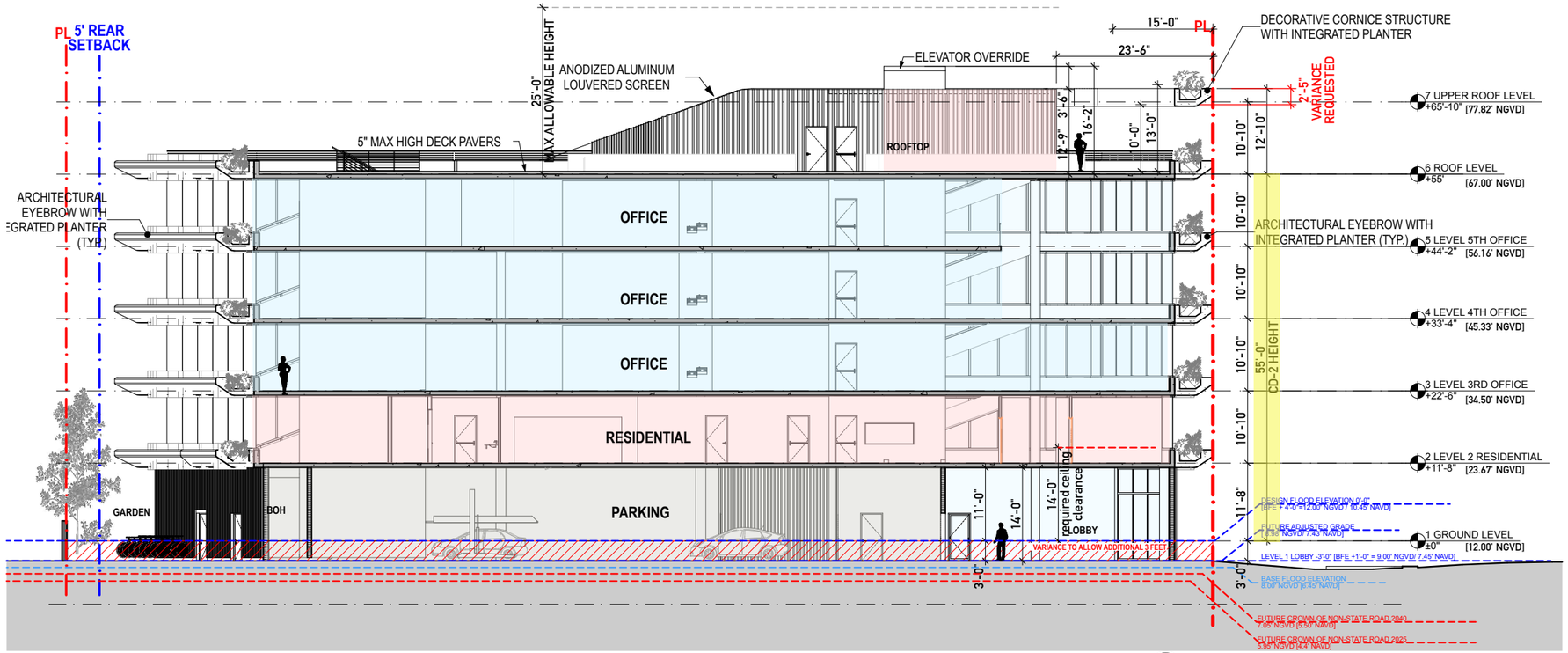
GROUND FLOOR CEILING HEIGHT VARIANCE
SCALE: 3/32" = 1'-0"

2



GROUND LEVEL- DRIVE AISLE VARIANCE
SCALE: 1/16" = 1'-0"

1



LONGITUDINAL SECTION
SCALE: 1" = 20'

2

A-37

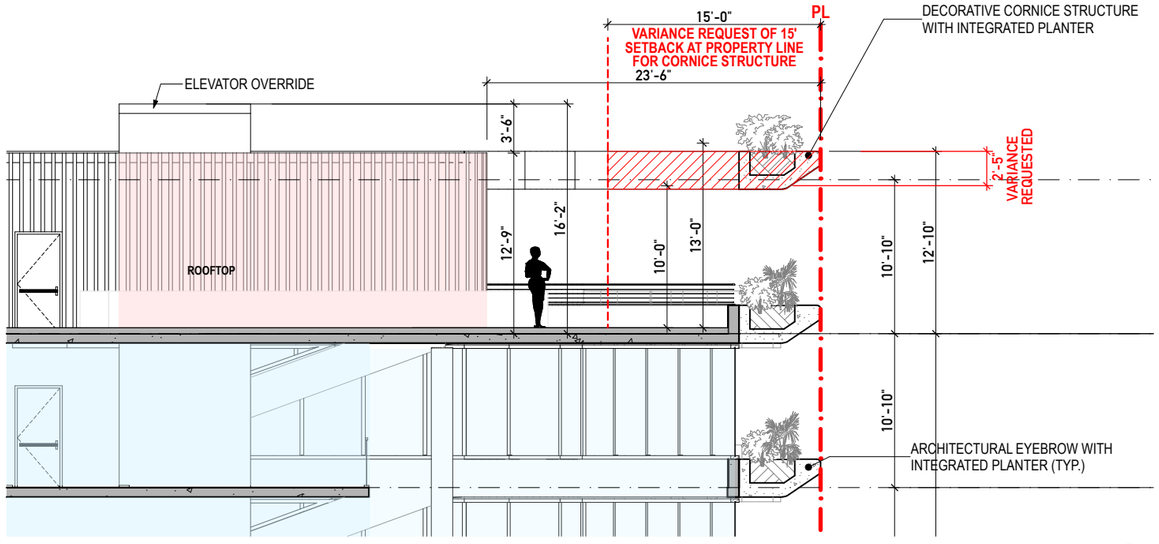
VARIANCE DIAGRAMS

3/10/2024

1333 DADE BLVD

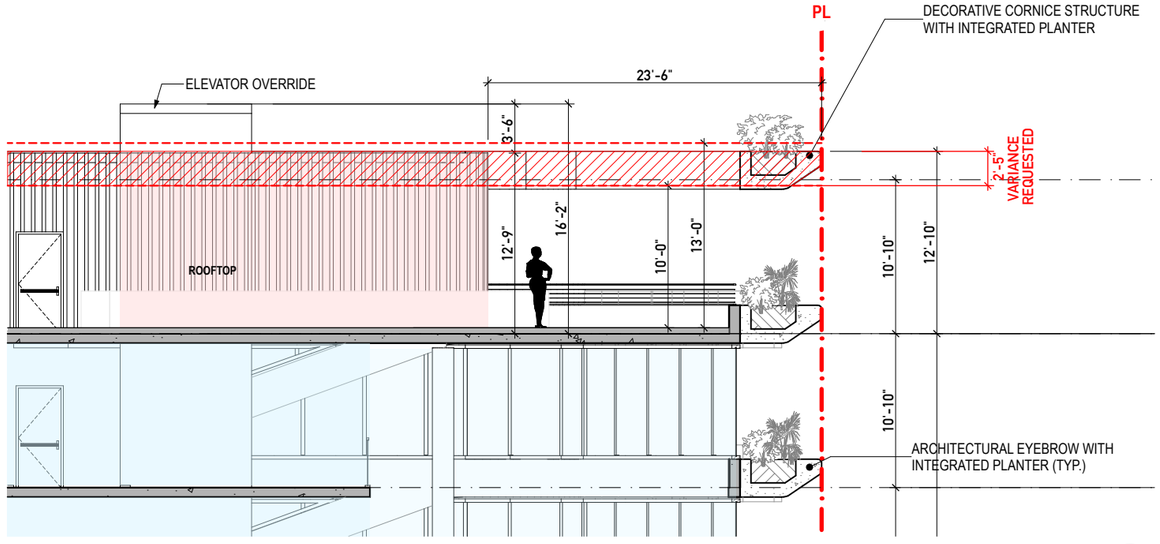
SCHEMATIC DESIGN

URBAN ROBOT ® 2024



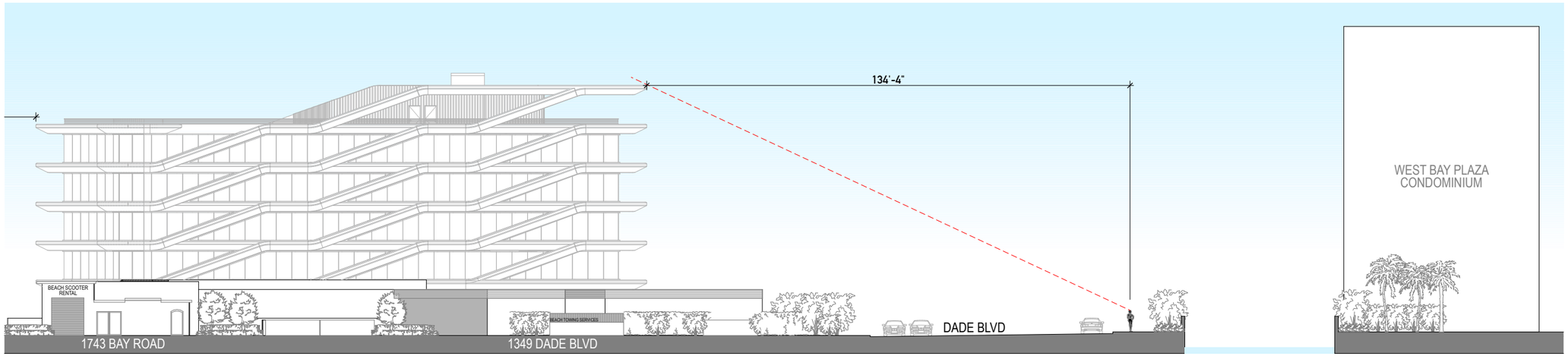
DECORATIVE STRUCTURE - SETBACK VARIANCE
SCALE: 3/32" = 1'-0"

2



DECORATIVE STRUCTURE - HEIGHT EXCEPTION VARIANCE
SCALE: 3/32" = 1'-0"

1



WEST ELEVATION - BAY ROAD - CONTEXT
SCALE: 1/32" = 1'-0"

3



A-33

RENDERING

3/10/2024

1333 DADE BLVD

SCHEMATIC DESIGN

URBAN ROBOT ® 2024

Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

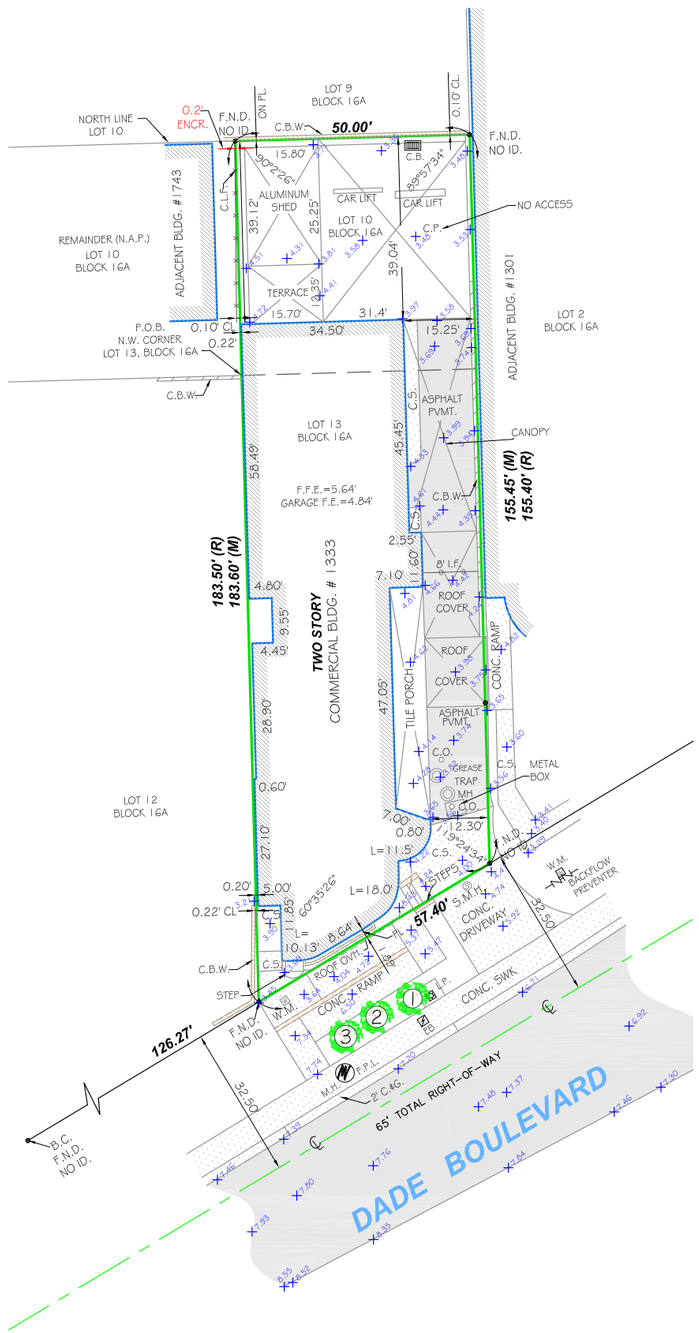
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Info@brzoninglaw.com

JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

3725 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

MAP OF BOUNDARY SURVEY
(TOPOGRAPHIC SURVEY WITH TREES)



TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	BLACK OLIVE	0.3	12	6
2	BLACK OLIVE	0.3	12	6
3	BLACK OLIVE	0.3	12	6

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FEET



LOCATION SKETCH
SCALE = N.T.S.

PROPERTY ADDRESS:
1333 DADE BOULEVARD,
MIAMI BEACH, FLORIDA, 33139

CERTIFICATION:
QRIAR OFFICE LLC, A FLORIDA LIMITED LIABILITY COMPANY
KELLERMANN VARELA PL
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:
ALL OF LOT 13, IN BLOCK 16-A OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 115, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA; AND BEGINNING AT THE NORTHWEST CORNER OF LOT 13, IN BLOCK 16-A OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 115, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, RUN NORTHERLY ALONG A PROLONGATION OF THE WEST LINE OF SAID LOT 13, A DISTANCE OF 50 FEET MORE OR LESS, TO A POINT IN THE NORTH LINE OF LOT 10 IN SAID BLOCK 16-A OF SAID SUBDIVISION; THENCE RUN EASTERLY ALONG THE SAID NORTH LINE OF SAID LOT 10, WHICH IS THE SAME AS THE EAST LINE OF SAID LOT 13 PROJECTED NORTHERLY, FOR A DISTANCE OF 50 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 10, WHICH IS THE SAME AS THE EAST LINE OF SAID LOT 13 PROJECTED NORTHERLY, FOR A DISTANCE OF 50 FEET, MORE OR LESS , TO THE SOUTHEAST CORNER OF SAID LOT 10, WHICH SAID POINT IS THE SAME AS THE NORTHEAST CORNER OF SAID LOT 13; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 10, WHICH IS THE SAME AS THE NORTH LINE OF SAID LOT 13 OF THE POINT OF BEGINNING.

CONVERSION:
NAVD 1988 + 1.55' = NGVD 1929
NGVD 1929 - 1.55' = NAVD 1988

AREA:
GROSS LOT AREA = ± 8,476 SQ. FT
= ± 0.194 ACRES

ABBREVIATIONS

A = ARC
A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A.R. = ALUMINUM ROOF
A.S. = ALUMINUM SHED
ASPH. = ASPHALT
B.C. = BLOCK CORNER
BLDG. = BUILDING
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.O.B. = BASIS OF BEARING
B.S.L. = BUILDING SETBACK LINE
(C) = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.B.W. = CONCRETE BLOCK WALL
CH. = CHORD
CH.B. = CHORD BEARING
CH.L. = CHORD LENGTH
CL. = CLEAR
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRIVE. = DRIVEWAY
= DEGREES
EB = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD
ELEV. = ELEVATION
ENCR. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
FT. = FEET
FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM
F.N. = FOUND NAIL
H. = HIGH OR (HEIGHT)
IN.&EG. = INGRESS AND EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
= MINUTES
(M) = MEASURED DISTANCE
M.B. = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENT
M.H. = MANHOLE
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
# or NO. = NUMBER
O/S = OFFSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHANG
PVMT. = PAVEMENT
PL. = PLANTER
P.L. = PROPERTY LINE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE
P.O.T. = POINT OF TANGENCY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVATURE
PWY. = PASSWAY
P.R.M. = PERMANENT REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE
R.R. = RAIL ROAD
RES. = RESIDENCE
R/W = RIGHT-OF-WAY
RAD. = RADIUS OR RADIAL
RGE. = RANGE
R.O.E. = ROOF OVERHANG EASEMENT
SEC. = SECTION
STY. = STORY
SWK. = SIDEWALK
S.I.P. = SET IRON PIPE
S = SOUTH
S.P. = SCREENED PORCH
S.V. = SEWER VALVE
" = SECONDS
T = TANGENT
TB = TELEPHONE BOOTH
T.B.M. = TEMPORARY BENCHMARK
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP
UTIL. = UTILITY
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.P. = WOOD PORCH
W.R = WOOD ROOF
W.V. = WATER VALVE
M = MONUMENT LINE
℄ = CENTER LINE
Δ = DELTA

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8.00 FT.
COMMUNITY: 120651
PANEL: 0317
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. *IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.*
2. *THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.*
3. *CERTIFICATE OF AUTHORIZATION LB # 7806.*
4. *ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # C-100. LOCATOR NO. 3235 S @ DADE BLVD - 25' SOUTH OF C/L OF EASTBOUND LANE AND WEST AVE - BRIDGE OVER COLLINS CANAL; ELEVATION IS 11.05 FEET OF N.G.V.D. OF 1929*

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY (TOPOGRAPHIC SURVEY WITH TREES)" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by CARLOS M IBARRA
Date: 2024.02.21 15:18:17 -05'00'

BY: **CARLOS IBARRA** (DATE OF FIELD WORK) **06/15/2023**

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA

REVISED ON: **UPDATE SURVEY 06/15/2023**
REVISED ON: **UPDATE SURVEY 02/07/2023**
REVISED ON: **UPDATE SURVEY 12/11/2019**
REVISED ON: **ORIGINAL SURVEY 04/27/2012**

LEGEND

O-H = OVERHEAD UTILITY LINES
= CONCRETE BLOCK WALL
= CHAIN LINK FENCE
= IRON FENCE
= WOOD FENCE
= BUILDING SETBACK LINE
= UTILITY EASEMENT
= LIMITED ACCESS R/W
= NON-VEHICULAR ACCESS R/W
× 0.00 = EXISTING ELEVATIONS

DRAWN BY:	DP/TD/IG
FIELD DATE:	06/15/2023
SURVEY NO:	12-001136-4
SHEET:	1 OF 1

LB#7806

Digitally signed by CARLOS M IBARRA
Date: 2024.02.21 15:18:50 -05'00'

FUTURE CROWN OF ROAD

In 2020, the City Commission adopted a new road elevation strategy which considers sea level rise (SLR) projections and tidal flooding. Since the SLR projections vary with time, so are the proposed elevation of the roads. We are currently using the 2025 projected values (see Table 1 below), and thus the elevation of the roads at the edge of pavement for non-state roads like Dade Blvd at the referenced address is projected to be approximately 4.2 feet NAVD (and 4.4 feet NAVD at the crown of the road for a typical two-lane road with 10-foot-wide lanes).

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy

Project Start Date	2020	2025	2030	2035	2040
State Roads	4.8	5.2	5.7	6.2	6.7
Non-state Roads	3.9	4.2	4.5	4.9	5.3

FUTURE ADJUSTED GRADE

(Midpoint elevation between the Future Crown of Road and the base flood elevation plus minimum freeboard)	
FUTURE CROWN OF ROAD 2025	4.4' NAVD + 1.55 = 5.95' NGVD
BASE FLOOD ELEVATION + FREEBOARD	BFE + 4'-0" = 10.45' NAVD / 12.00' NGVD
FUTURE ADJUSTED GRADE	(4.4' NAVD + 10.45' NAVD) / 2 = 7.43' NAVD 7.43' NAVD + 1.55 = 8.98' NGVD

PARKING SCHEDULE

USE (PARKING TIER 2 - AREA A*)	OFF-STREET PARKING REQUIREMENT	
RESIDENTIAL	**REQUIRED**	**PROVIDED**
New construction and/or additions utilized for residential apartments.	1 residential unit = **1 p.s.**	**1 p.s.**
OFFICE *Per section 5.2.4.2.a.ii of the Miami Beach Resiliency Code	No parking required, regardless of square footage. Required parking for office uses may be provided on-site, pursuant to the regulations for parking tier no. 1. Such required parking, if provided for office uses, shall be exempt from FAR. Provided as per parking tier no.1: **4,800 sf / 400 sf = 12 p.s.**	Provided as per parking tier no. 1. : **12 p.s.**
TOTAL	**13 p.s.**	**13 p.s.**
LOADING REQUIREMENTS		
Office building	Over 5,000 SF but not over 10,000 SF - **1 loading space**	9,849.86 SF /10,000 SF=0.99 **1 loading space**

*Off-street parking requirements applicable per section 5.2.4.2.a.ii of the Miami Beach Resiliency Code

BICYCLE PARKING SCHEDULE

	REQUIRED		PROVIDED
	SHORT-TERM	**LONG-TERM**	
COMMERCIAL	1 per business, 4 per project or 1 per 10,000 square feet, whichever is greater 9,956 SF office/10,000 SF=1 bicycle rack. 1 bike rack < 4 bike racks **4 bicycle racks per project**	1 per business, or 2 per 5,000 square feet 9,956 SF office/5,000 SF= **2 bicycle racks**	**6 bicycle racks**
RESIDENTIAL	4 per building or 1 per 10 units **1 residential unit = 1 bicycle rack**	1 per residential unit **1 residential unit = 1 bicycle rack**	**2 bicycle racks**
TOTAL REQUIRED	**5 short-term bicycle racks**	**3 long-term bicycle racks**	**8 bicycle racks**

*Off-street parking requirements applicable per section 5.2.5. of the Miami Beach Resiliency Code

	INDEX OF DRAWINGS	PRE-APP	1ST SUBMISSION	FINAL SUBMISSION
A-00	COVER DRB		X	X
A-01	SURVEY NGVD	X	X	X
A-02	ZONING DATA	X	X	X
A-03	AERIAL MAP	X	X	X
A-04	PHOTOS KEYPLAN	X	X	X
A-05	SITE PHOTOS	X	X	X
A-06	SITE PHOTOS	X	X	X
A-07	PHOTOS KEYPLAN	X	X	X
A-08	SITE PHOTOS	X	X	X
A-09	SITE PHOTOS	X	X	X
A-10	SITE PHOTOS	X	X	X
A-11	SITE PHOTOS	X	X	X
A-12	FAR DIAGRAMS	X	X	X
A-13	FAR DIAGRAMS		X	X
A-14	GROSS FLOOR AREA		X	X
A-15	GROSS FLOOR AREA			X
A-16	SITE PLAN	X	X	X
A-17	FLOOR PLAN LEVEL 1	X	X	X
A-18	FLOOR PLAN LEVEL 2	X	X	X
A-19	FLOOR PLAN LEVELS 3 TYP.	X	X	X
A-20	FLOOR PLAN LEVEL 4	X	X	X
A-21	FLOOR PLAN LEVEL 5	X	X	X
A-22	FLOOR PLAN LEVEL 6 ROOF	X	X	X
A-23	FLOOR PLAN TOP OF THE ROOF			X
A-24	MATERIAL BOARD		X	X
A-25	LONGITUDINAL SECTION	X	X	X
A-26	CROSS SECTIONS	X	X	X
A-27	WEST ELEVATION	X	X	X
A-28	SOUTH ELEVATIONS	X	X	X
A-29	EAST ELEVATION	X	X	X
A-30	NORTH ELEVATION	X	X	X
A-31	RENDERING	X	X	X
A-32	RENDERING	X	X	X
A-33	RENDERING	X	X	X
A-34	RENDERING	X	X	X
A-35	PARKING ANALYSIS	X	X	X
A-36	PARKING LIFT INFORMATION	X	X	X
A-37	VARIANCE DIAGRAMS		X	X
A-38	VARIANCE DIAGRAMS			X
A-39	SHORT FRONTAGE STANDARDS			X
A-40	MANEUVERABILITY DIAGRAMS			X
A-41	MANEUVERABILITY DIAGRAMS			X

MIAMIBEACH

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

Item#	Zoning Information			
1	Address:	1313 Dade Boulevard, Miami Beach FL 33139		
2	Board and File numbers:	PB23-0641, DRB23-0985		
3	Folio Number(s)	02-3233-012-0671		
4	Year constructed	1941, 1971, 1972, 2011	Zoning District	CD-2 Sunset Harbor
5	Base Floor Elevation	8.00 ft	Grade Value in NGVD	7.76 ft
6	Adjusted Grade (Floor+Grade/2)	7.88	Lot Area	8,476 SF 0.19 ACRES
7	Lot Width	50 ft	Lot Depth	170 ft
8	Minimum Unit Size	550 SF	Average Unit Size	800 SF
9	Existing User	Commercial (Car shop)	Proposed Use	Mixed Use (Residential-Office)

		Maximum	Existing	Proposed	Deficiencies
10	Height	55 ft	N/A	55 ft	
11	Number of Stories	n/a	N/A	5	
12	FAR	2.0 - 16,900 SF	N/A	1.99 -**16,764.83 SF**	
13	Floor Area	16,952 SF	N/A	**16,764.83 SF**	
14	Gross Area	N/A	N/A	25,491.93	
15	Square footage by use	N/A	N/A	N/A	
16	Number of Units, Residential	19 units	N/A	1 units	
17	Number of Units, Hotel	N/A	N/A	N/A	
18	Number of Seats	N/A	N/A	N/A	
19	Occupancy Load	please see a separate chart			

	Setbacks	**Required**	**Existing**	**Proposed**	**Deficiencies**
	At grade parking (Level 1):				
20	Front Setback - South (Dade Blvd)	0'-0"	N/A	5'-0"	
21	Rear Setback - North	5'-0"	N/A	13'-2"	
22	Side Setback - East	0'-0"	N/A	0'-0"	
23	Side setback - West	0'-0"	N/A	0'-0"	
	Pedestal (Level 2 to Level 6 Roof):				
24	Front Setback - South (Dade Blvd)	0'-0"	0'-0"	5'-0"	
25	Rear Setback - North	5'-0"	0'-0"	15'-0"	
26	Side Setback - East	0'-0"	0'-0"	5'-3"	
27	Side setback - West	0'-0"	0'-0"	15'-0"	
	Tower:				
28	Front Setback - South (Dade Blvd)	0'-0"	N/A	N/A	
29	Rear Setback - North	5'-0"	N/A	N/A	
30	Side Setback - East	0'-0"	N/A	N/A	
31	Side setback - West	0'-0"	N/A	N/A	

	Parking	**Required**	**Existing**	**Proposed**	**Deficiences**
32	Parking District		Parking Tier 2 Area A	Parking Tier 2 Area A	
33	Total # of parking spaces	1	N/A	13	
34	# of parking spaces required	1	N/A	13 p.s.(see parking schedule at left)	
35	Parking Space Dimensions		N/A	8.5ftx16ft per 5.3.2.e.; mechanical lifts 8.5ftx18ft	
36	Parking Space Configurations (45º, 60º, 90º, parallel)	N/A	N/A	90 degree	
37	ADA Spaces	1	N/A	1	
38	Tandem Spaces	N/A	N/A	N/A	
39	Drive Aisle Width	22'-0"	N/A	12'-0"	Drive aisle variance requested
40	Valet Drop Off and Pick up	Valet	N/A	Valet	
41	Loading Zones and Trash Collection Areas	1 (less than 10,000 SF for office use)	N/A	1	
42	Bike racks (see bicycle schedule)	8 bike racks	N/A	8 bike racks	

	Use	**Required**	**Existing**	**Proposed**	**Deficiences**
43	Type of use	Sec. 142-307 (d) Min 25% Residential to pursue 2.0 FAR	Commercial	Residential/ Office	
44	Total # of Seats				
45	Total # of Seats per venue				
46	Total Occupant Content				
47	Occupant content per venue (provide a separate chart for a breakdown calculation)				

48	Is this a contributing building?	No
49	Located within a Local Historic Disctrict?	No
50	Future Crown of Non-State Road in NGVD 2025	4.4' NAVD + 1.55 = 5.95' NGVD (see Table 1)



3. VIEW TOWARDS BAY ROAD



4. VIEW TOWARDS COLLINS CANAL



5. VIEW TOWARDS SUNSET HARBOUR NEIGHBORHOOD



6. VIEW TOWARDS DADE BOULEVARD



PHOTOS KEY PLAN

URBAN ROBOT ® 2024



7. VIEW TOWARDS CONSTRUCTION SITE



8. SOUTH VIEW FROM BAY ROAD



9 . ADJACENT TOWING BUILDING



10. ADJACENT SCOOTER RENTAL BUILDING

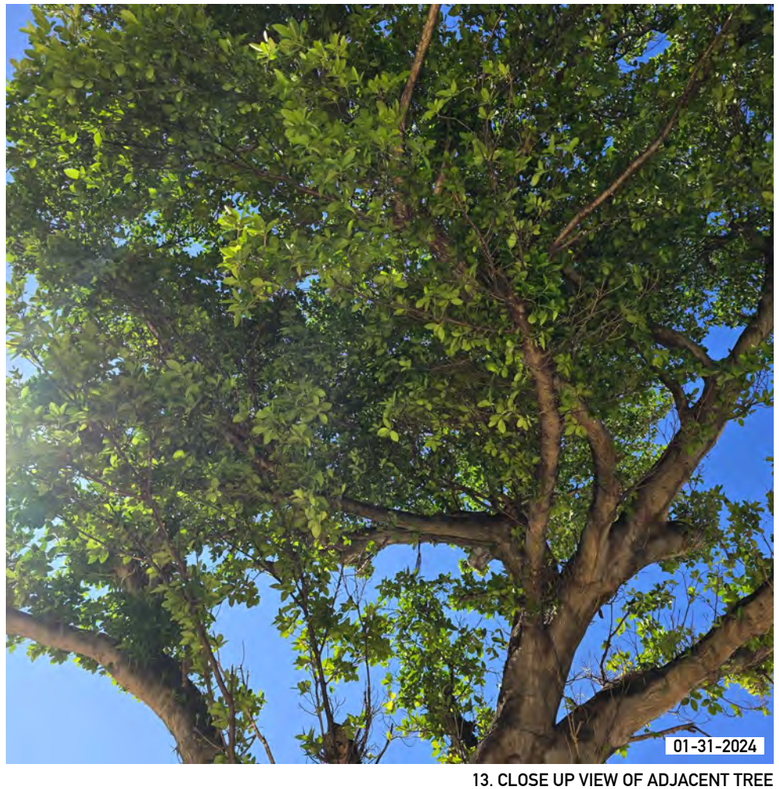
URBAN ROBOT ® 2024



11. VIEW OF TREE ON ADJACENT LOT



12. CLOSE UP VIEW OF ADJACENT TREE



13. CLOSE UP VIEW OF ADJACENT TREE



18. VIEW TOWARDS PUBLIC STORAGE



19. VIEW FROM CORNER OF DADE BOULEVARD AND WEST AVENUE

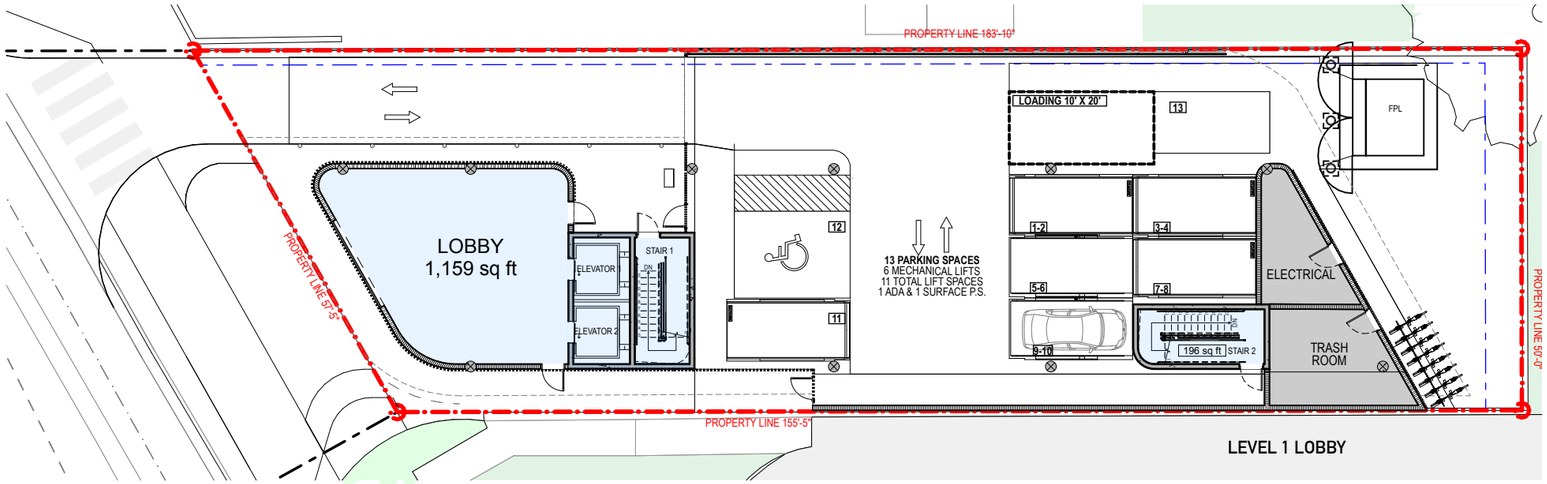


20. VIEW TOWARDS PUBLIC STORAGE

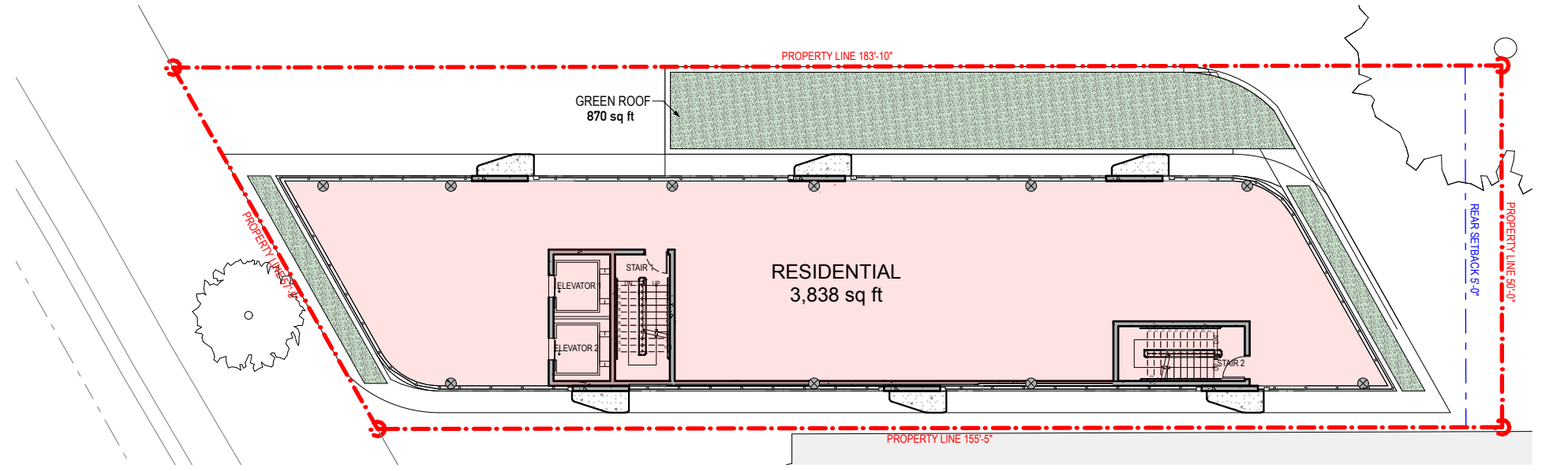


21. CORNER ENTRANCE FROM DADE BOULEVARD AND WEST AVENUE

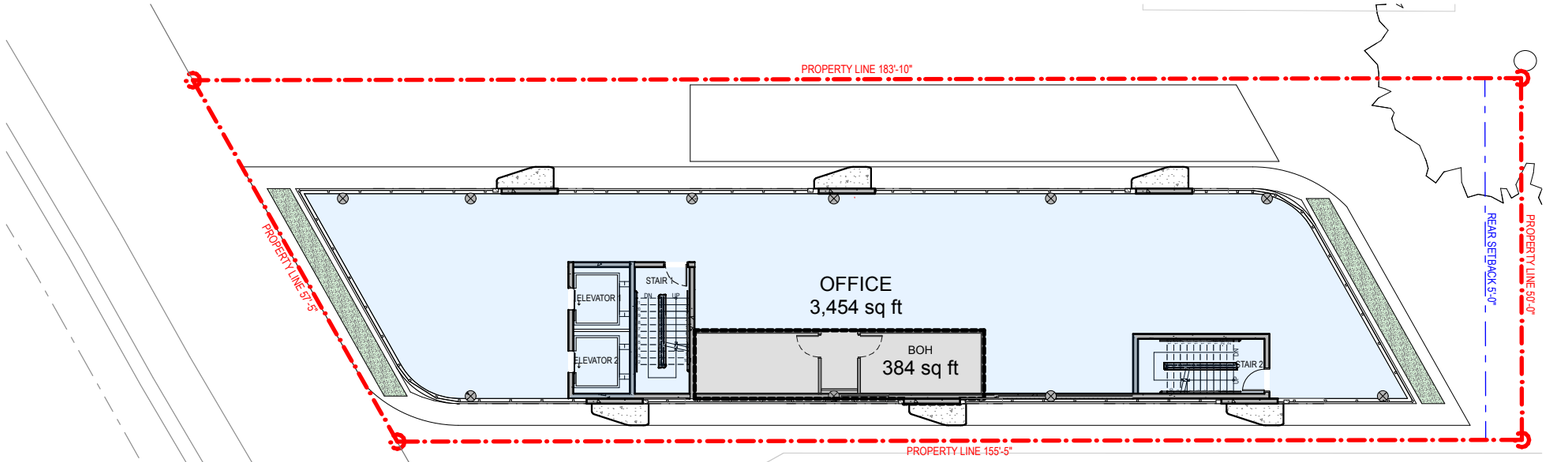
URBAN ROBOT ® 2024



LEVEL 1 LOBBY



LEVEL 2 RESIDENTIAL



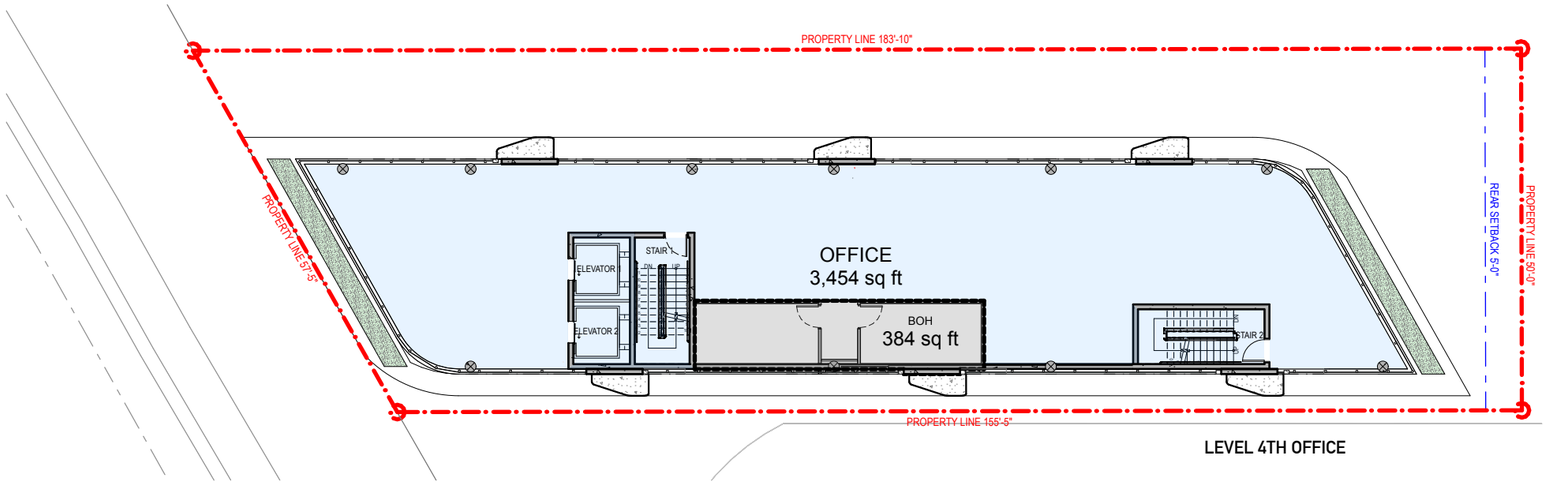
LEVEL 3 OFFICE

FLOOR AREA BY USE

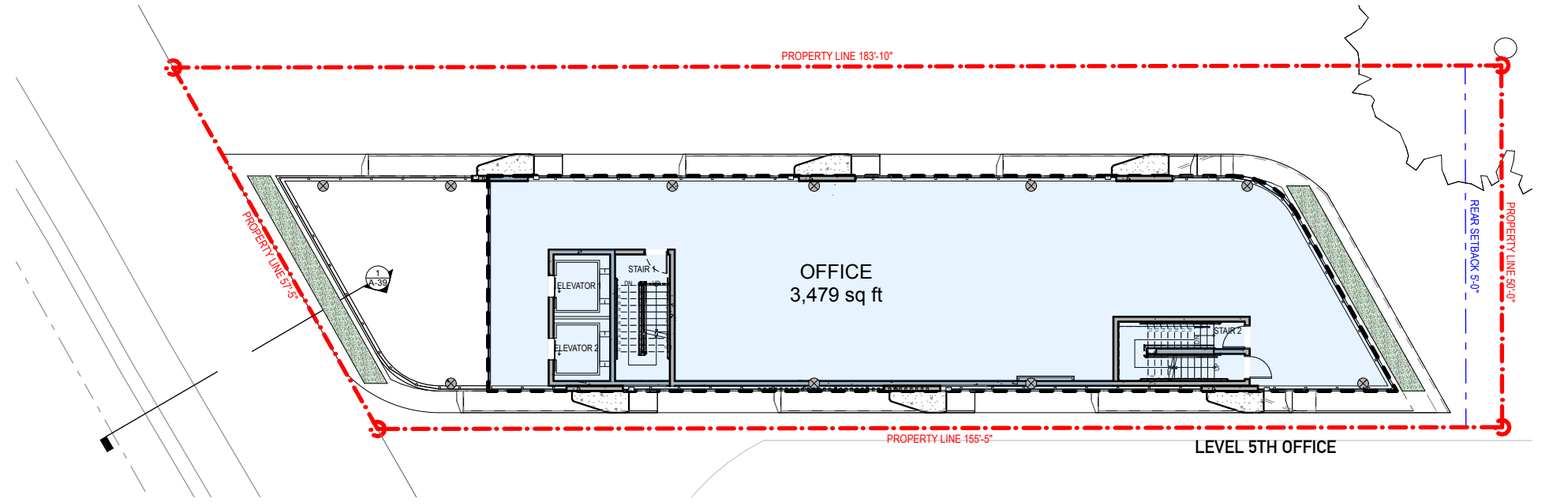
NAME	AREA	PERCENTAGE
BOH	1,151.88	7%
LOBBY	1,354.27	8%
OFFICE	9,849.86	59%
RESI	4,408.82	26%
	16,764.83 ft²	**100 %**

FAR CHART

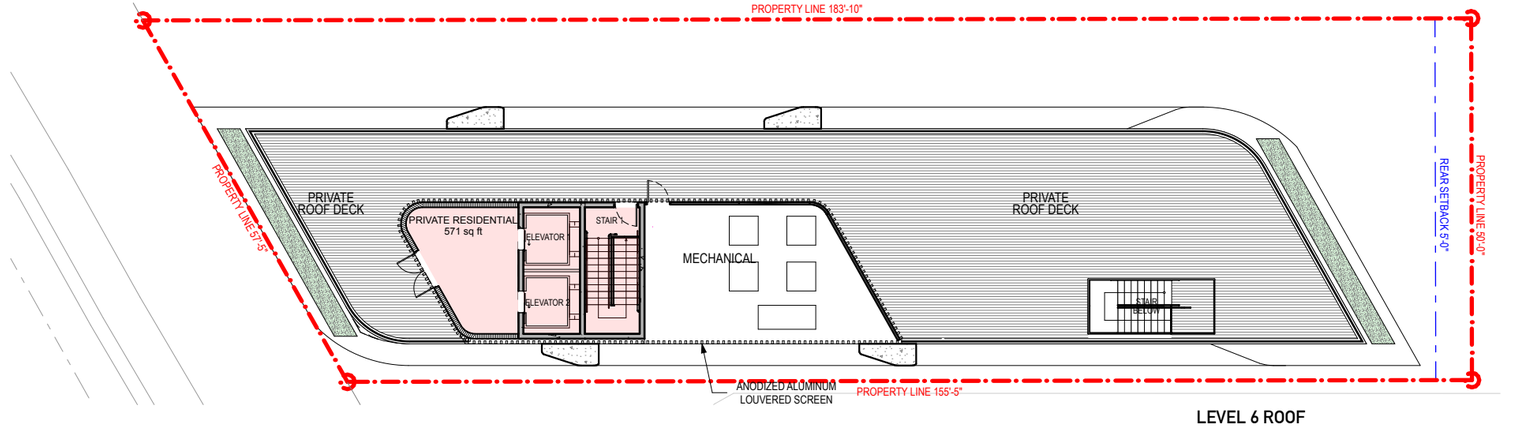
LEVEL	AREA
GROUND LEVEL	1,354.27
LEVEL 2 RESIDENTIAL	3,837.87
LEVEL 3RD OFFICE	3,838.19
LEVEL 4TH OFFICE	3,838.19
LEVEL 5TH OFFICE	3,325.36
ROOF LEVEL	570.95
FAR TOTAL	**16,764.83 ft²**



LEVEL 4TH OFFICE



LEVEL 5TH OFFICE



LEVEL 6 ROOF

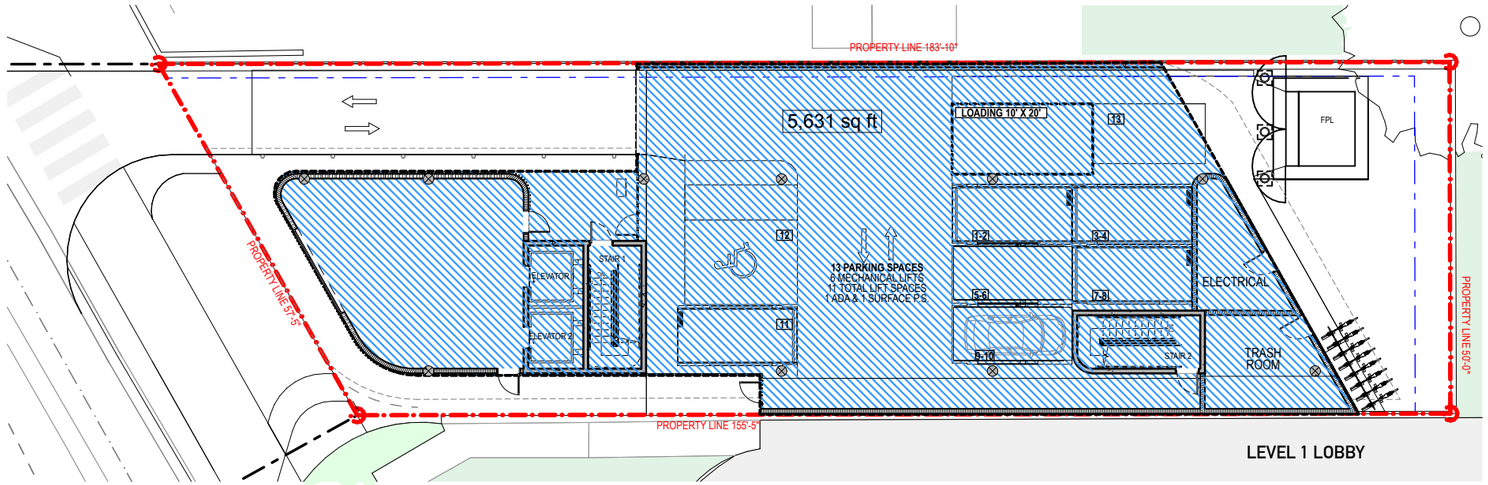
FLOOR AREA BY USE

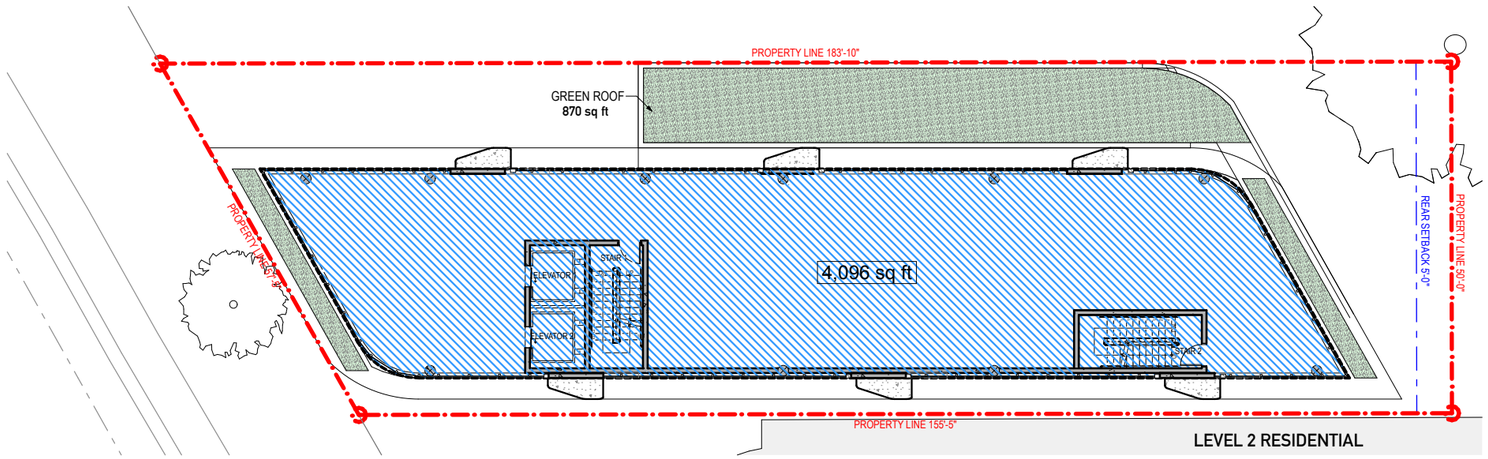
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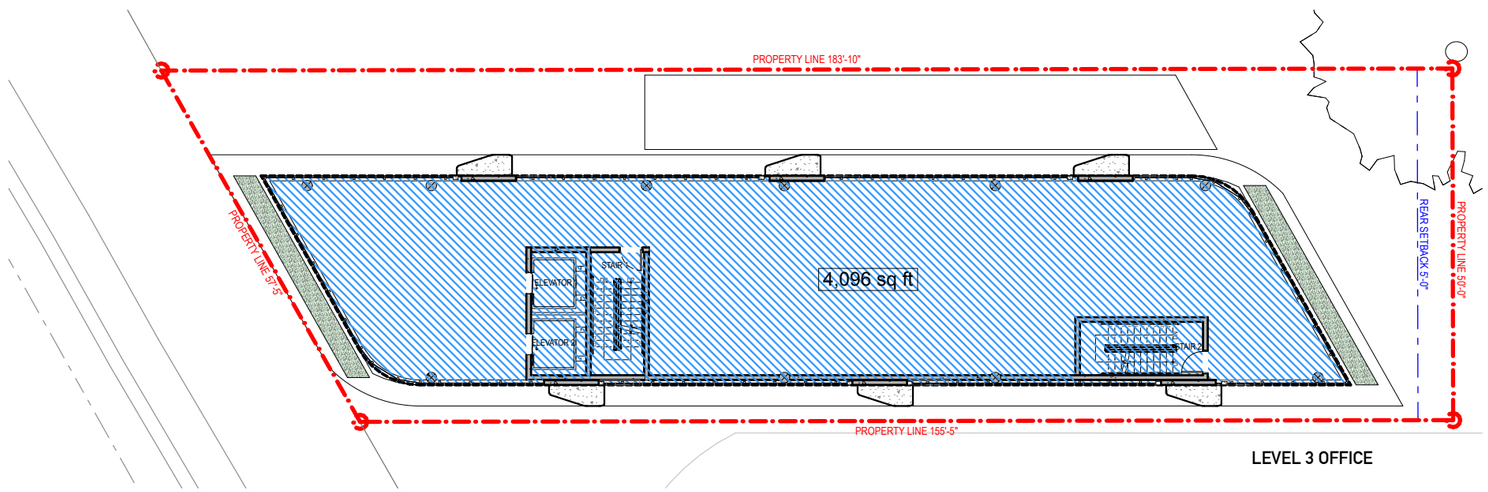
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LEVEL 5TH OFFICE	3,325.36
ROOF LEVEL	570.95
FAR TOTAL	**16,764.83 ft²**

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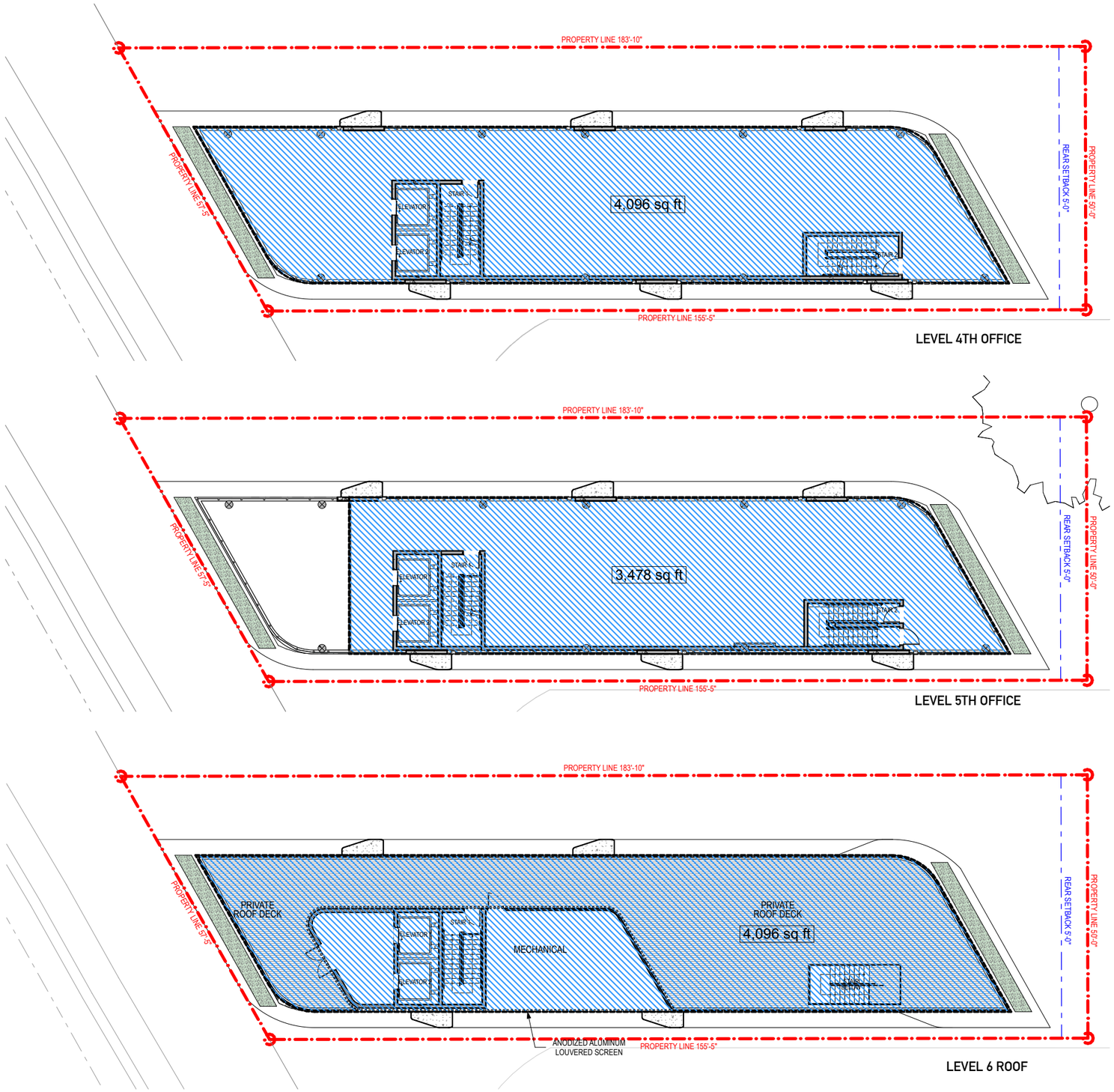




GROSS FLOOR AREA

LOCATION	NAME	AREA
GROUND LEVEL	GROSS FAR	5,630.78
LEVEL 2 RESIDEN…	GROSS FAR	4,095.73
LEVEL 3RD OFFICE	GROSS FAR	4,095.73
LEVEL 4TH OFFICE	GROSS FAR	4,095.73
LEVEL 5TH OFFICE	GROSS FAR	3,478.23
ROOF LEVEL	GROSS FAR	4,095.73
TOTAL FAR		25,491.93 ft²

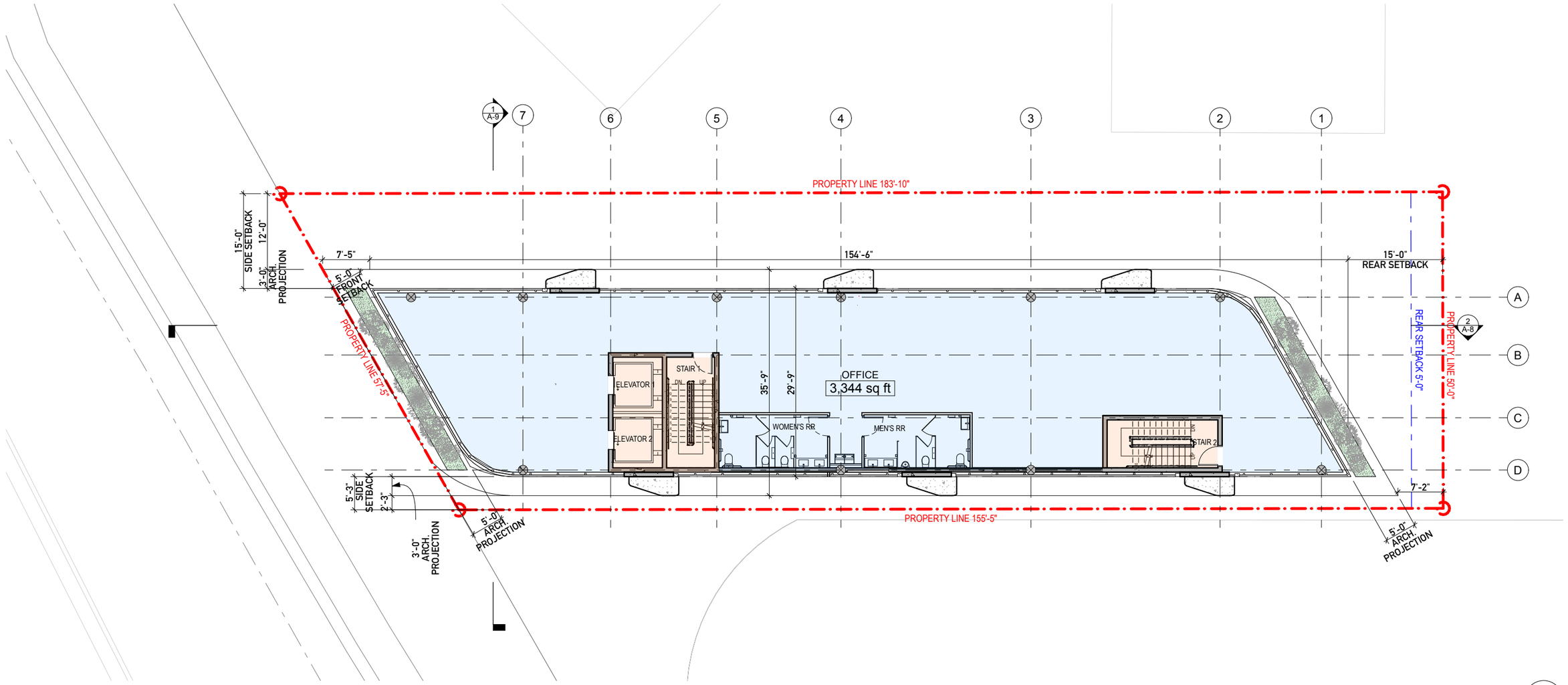
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GROSS FLOOR AREA

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ROOF LEVEL	GROSS FAR	4,095.73
TOTAL FAR		25,491.93 ft²

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FLOOR PLAN LEVEL 4
SCALE: 1/16" = 1'-0"

1 N

A-20

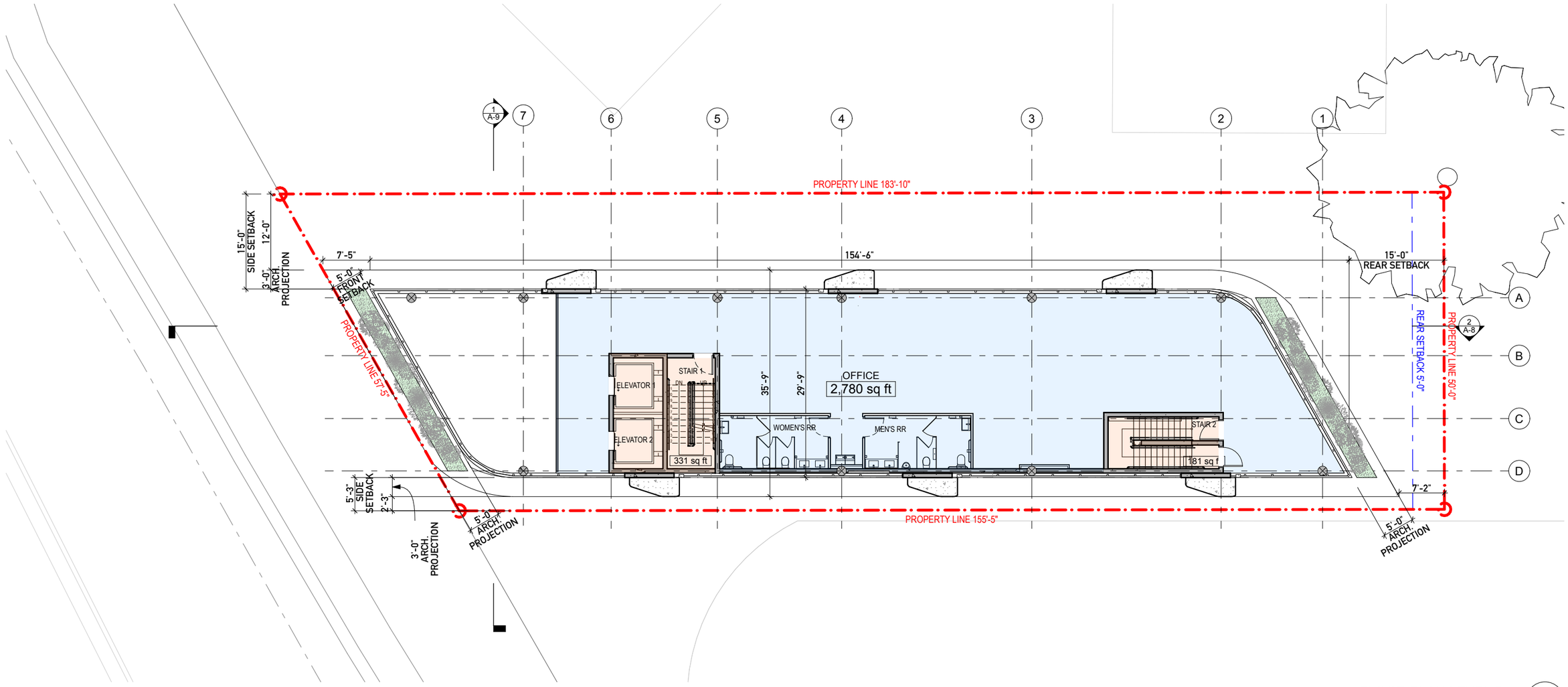
FLOOR PLAN LEVEL 4

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FLOOR PLAN LEVEL 5
SCALE: 1/16" = 1'-0"

1

N

A-21

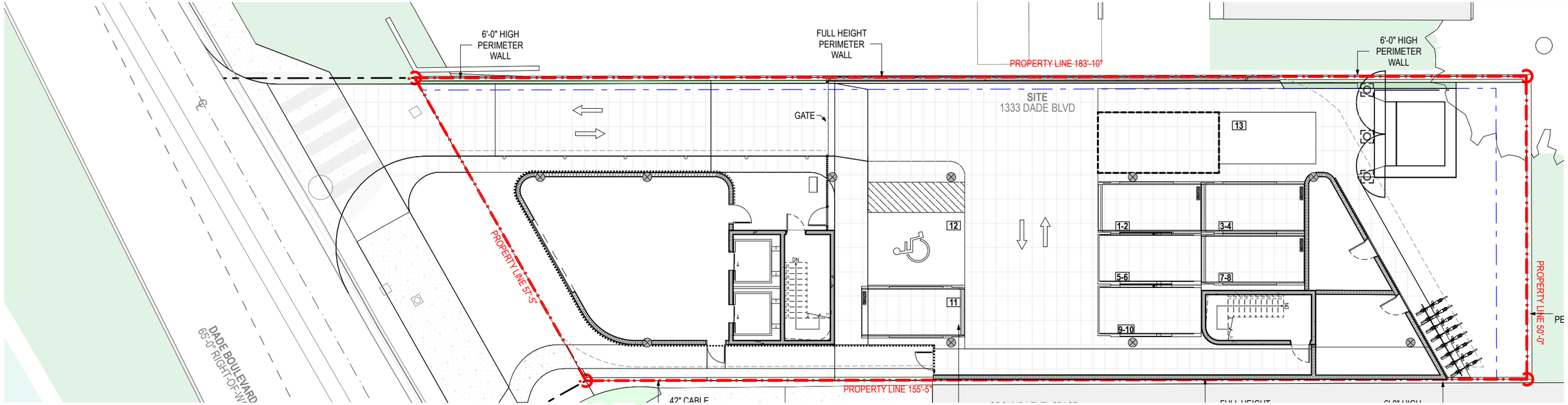
FLOOR PLAN LEVEL 5

3/10/2024

1333 DADE BLVD

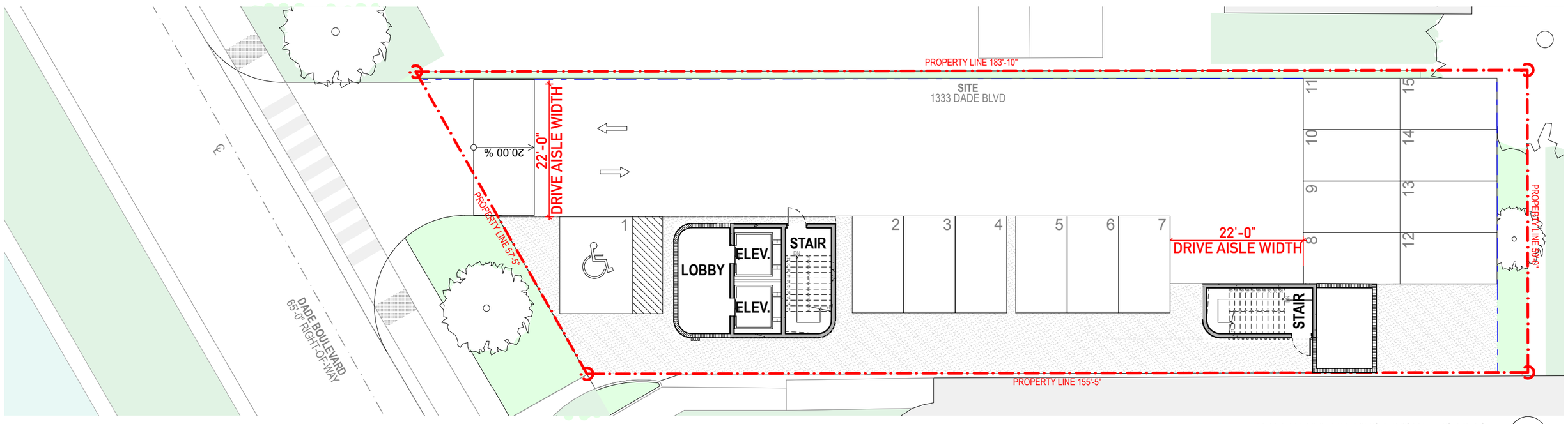
SCHEMATIC DESIGN

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PARKING LEVEL 1 PLAN - WITH LIFTS
SCALE: 1/16" = 1'-0"

1



ALTERNATIVE PARKING LAYOUT - NO LIFTS
SCALE: 1/16" = 1'-0"

2

ALTERNATIVE PARKING	
ADA	1
REGULAR	6
VALET	8
TOTAL	**15**

A-35

PARKING ANALYSIS

3/10/2024

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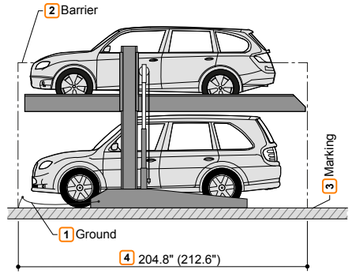
SCHEMATIC DESIGN

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KLAUS multiparking

SINGLE VARIO OUTDOOR 2061

Overview of building design



1 Equipotential bonding from the foundation ground connection to the system (provided by customer).

2 Three-side barrier as per DIN EN ISO 13857.
Can also be designed as wind protection depending on site.

3 As per DIN EN 14010, the customer must apply a 4" wide gold and black marking as per DIN ISO 3864 in front of the bearing area of the top platform edge in the entry area to mark the danger area. (*see "Loading schedule", page 5*).

4 ■ 204.7" for vehicles up to 196.9" in length
■ 212.6" for vehicles up to 204.8" in length
Shorter designs possible upon request. Observe local regulations for parking space length!
So that you can conveniently use your parking space and due to the ever increasing length of vehicles, we recommend a length of 212.6".

The lower vehicle must exit before the platform is lowered.

MINIMUM CEILING CLEARANCE 10'-10"

Vehicle data

Design

SP (single platform) = 2 vehicles

Parking options

Production vehicles:
Sedan, station wagen, SUV, and van as per clearance gauge and maximum parking space load.

For countries in which snow loads do *not* have to be taken into account:

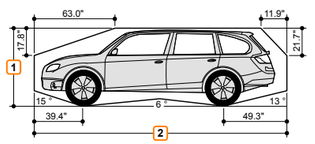
	SP	
Weight 3	4400 lbs	5720 lbs
Wheel load	1100 lbs	1430 lbs

For countries in which snow loads have to be taken into account, the parking option in the upper parking space is reduced as per the following table:

	SP	
Weight 3	3300 lbs	4400 lbs
Wheel load	820 lbs	1100 lbs

1 Vehicle height (*see "Overview of system types & ceiling heights", page 4*)
2 Vehicle length (*see "Overview of building design", page 3*)
3 Space load can be subsequently upweighted to 5,720 lbs.

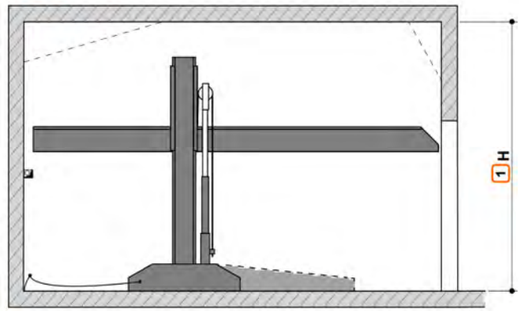
Clearance gauge



Vehicle width of 74.9" with a platform width of 90.6".
Wider platforms allow correspondingly wider vehicles to be parked.

Overview of system types and ceiling heights

Heights can be subsequently adjusted.



H: Ceiling height

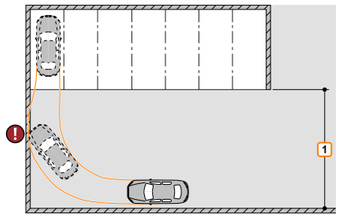
1 If the ceiling is higher, correspondingly higher vehicles can be parked on the top.

Type	Vehicle height, lower	Vehicle height, upper														
		150	155	160	165	170	175	180	185	190	195	200	205	210	215	
2061-160	150	320	325	330	335	340	345	350	355	360	365	370	375	380	385	H - Ceiling height
2061-170	160	330	335	340	345	350	355	360	365	370	375	380	385	390	395	
2061-180	170	340	345	350	355	360	365	370	375	380	385	390	395	400	405	
2061-190	180	350	355	360	365	370	375	380	385	390	395	400	405	410	415	
2061-200	190	360	365	370	375	380	385	390	395	400	405	410	415	420	425	
2061-210	200	370	375	380	385	390	395	400	405	410	415	420	425	430	435	

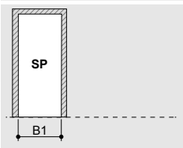
Width dimensions

We recommend a platform width of at least 98.5" and driving lane widths of 256" to ensure convenient vehicle access to the multiparking system and easy entry into and exit from the vehicle.

Narrower platforms can make parking more difficult, depending on the following criteria.
■ Driving lane width
■ Entry conditions
■ Vehicle dimensions

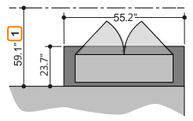


1 Observe the minimum driving lane width specified by local regulations!

	Clear platform width	B1	Dividing walls
SP	90.6"	102.4"	
	94.5"	106.3"	
	98.5"	110.3"	
	102.4"	114.2"	
	106.3"	118.2"	

Detail of building configuration - hydraulic unit foundation

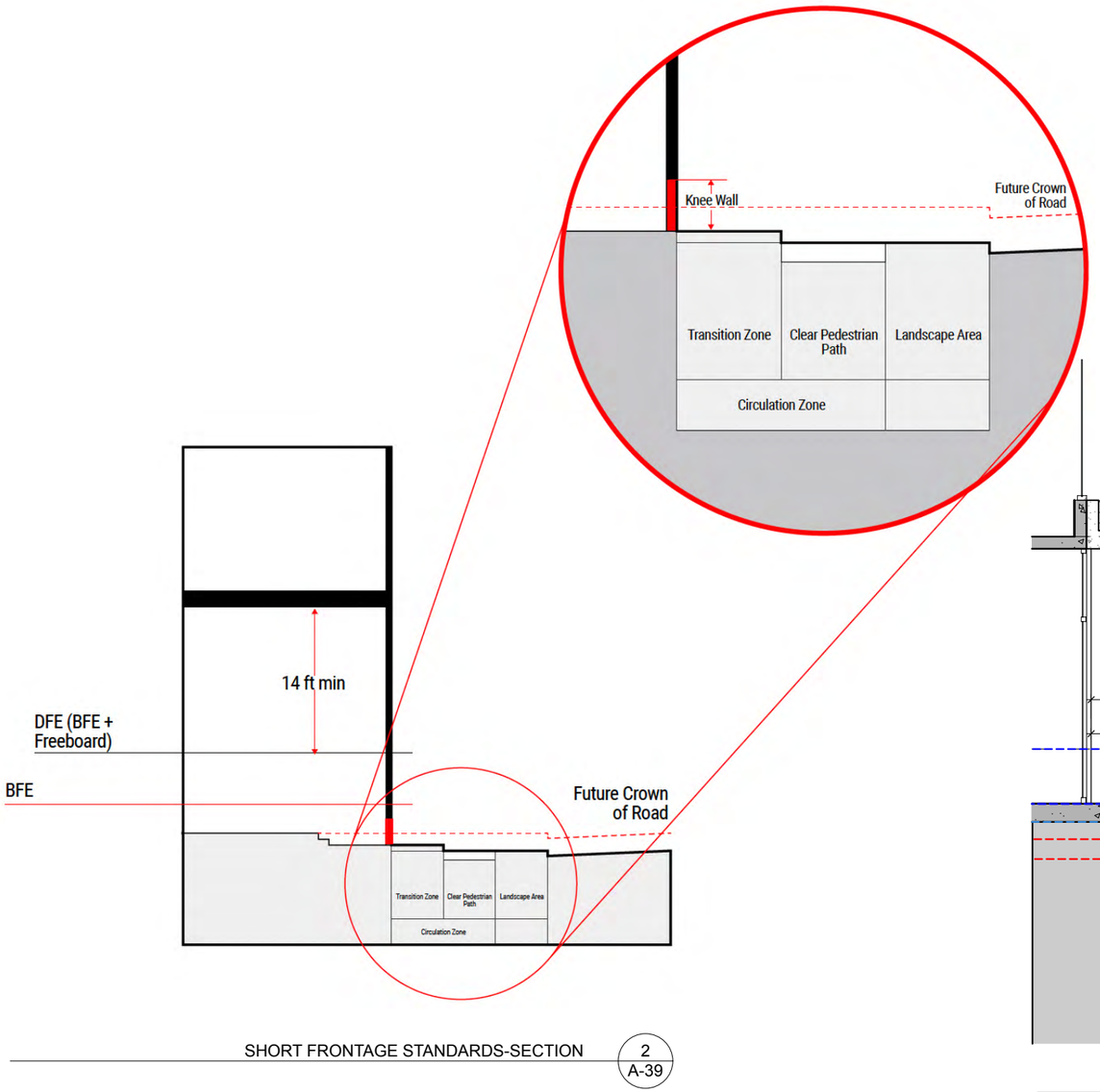
If the hydraulic unit cannot be installed in adjacent buildings or areas, the unit and the electrical components must be accommodated in a cabinet (surcharge applies).
The cabinet should be positioned in the rear area of the system. This requires a foundation (55.2" x 23.7") of concrete (concrete quality min. C20/C25).
The cabinet is dowelled into the floor. The drill hole depth is approx. 4.0".



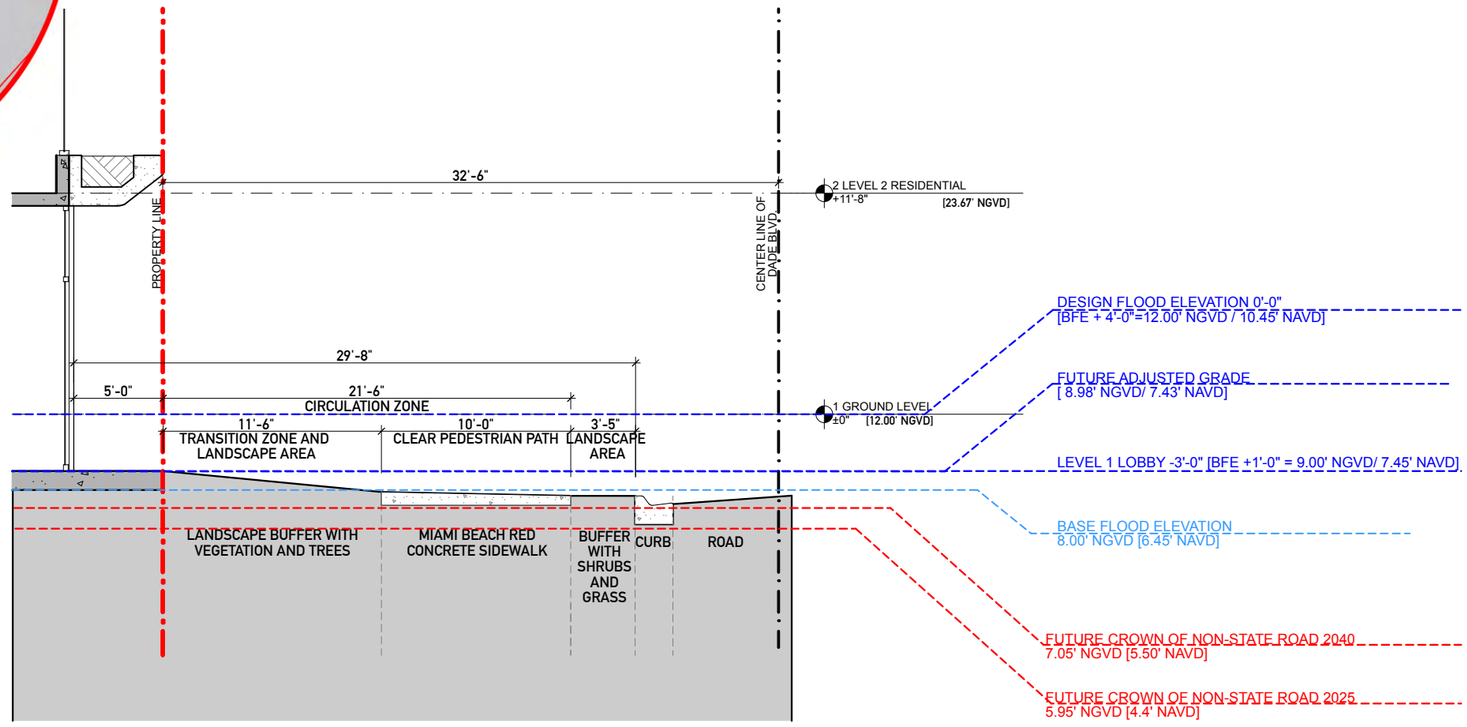
1 Clearance

NOTE: REGULAR CAR ON THE LOWER LEVEL AND VAN ON THE UPPER LEVEL.





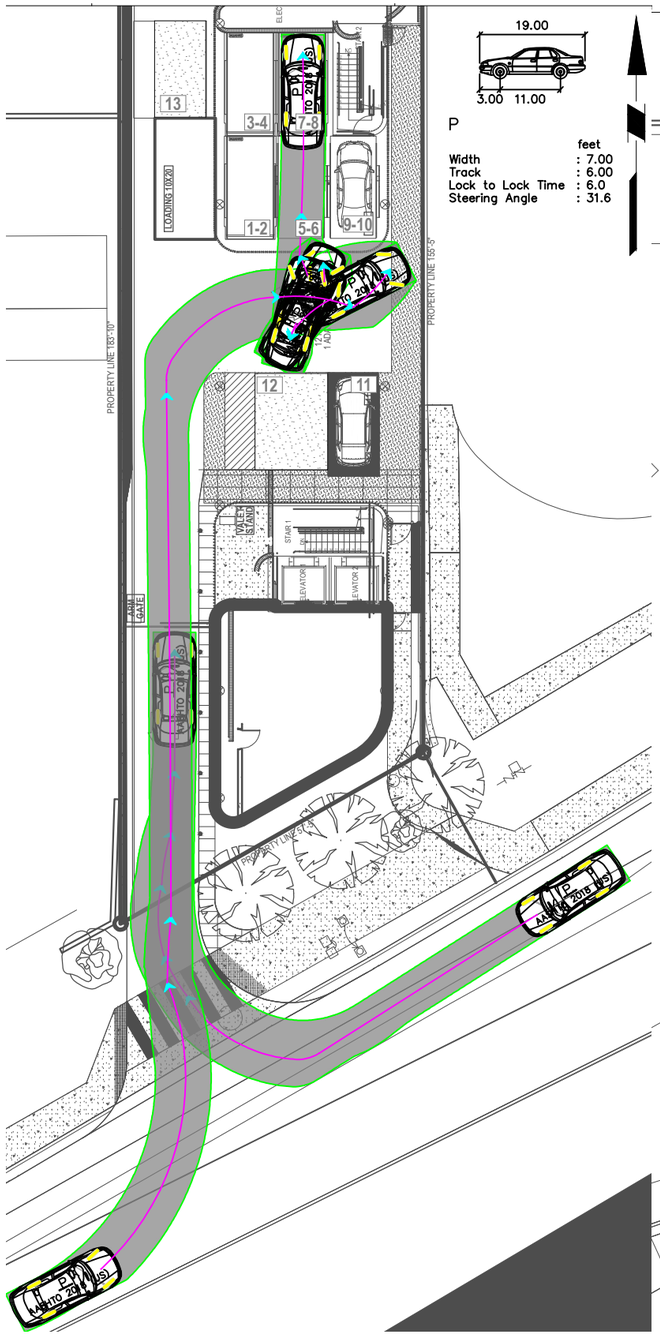
SHORT FRONTAGE STANDARDS-SECTION 2 A-39

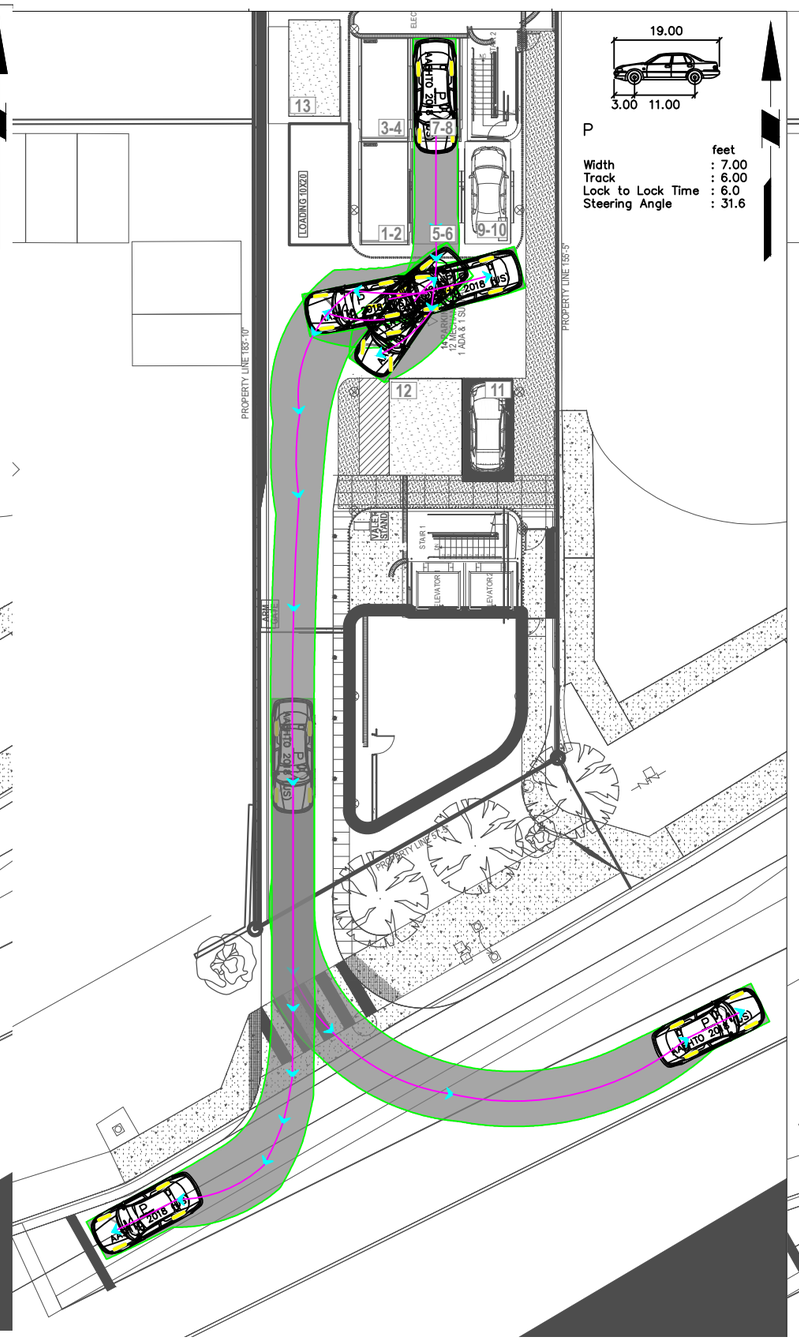


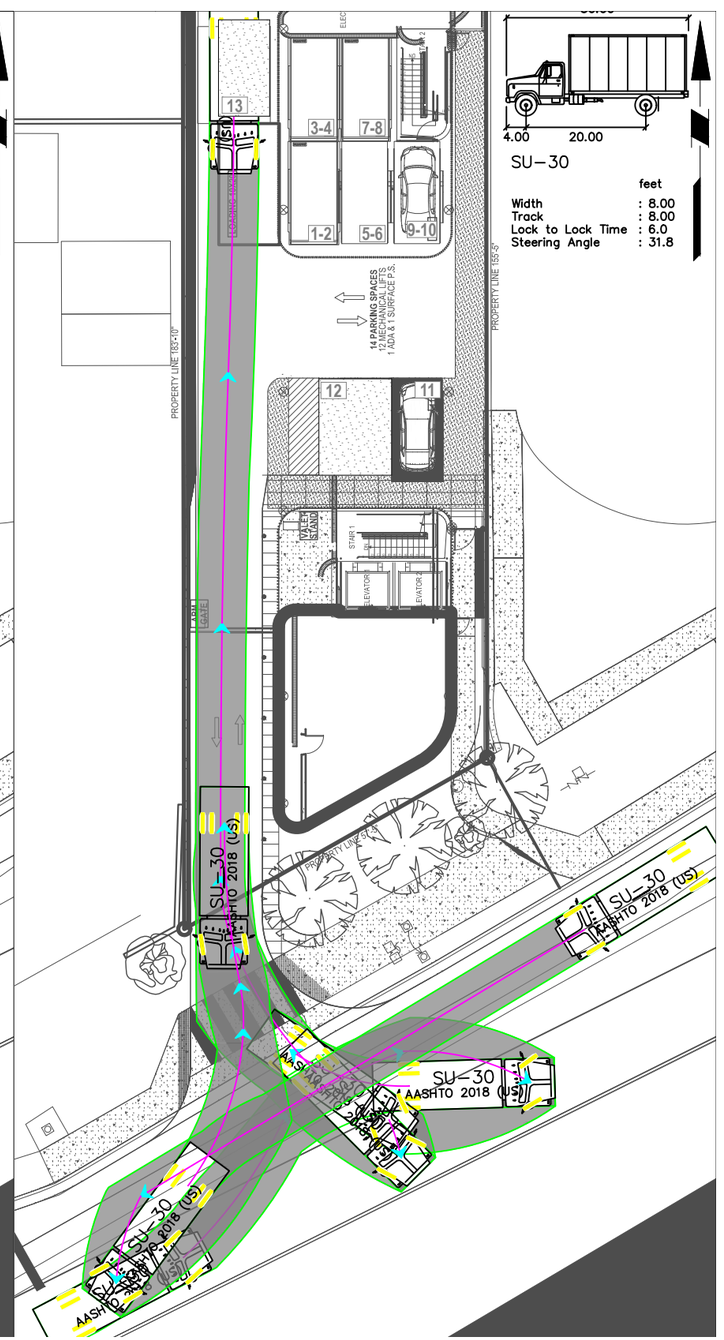
SHORT FRONTAGE SECTION 1 A-39

SCALE: 1/8" = 1'-0"

NOTE:
NO KNEE WALL REQUIRED (PER CHAPTER 7.1.2.2.f.1.E) BECAUSE THE FINISHED FLOOR MEETS THE MINIMUM FREEBOARD REQUIREMENTS OF THE CITY CODE.







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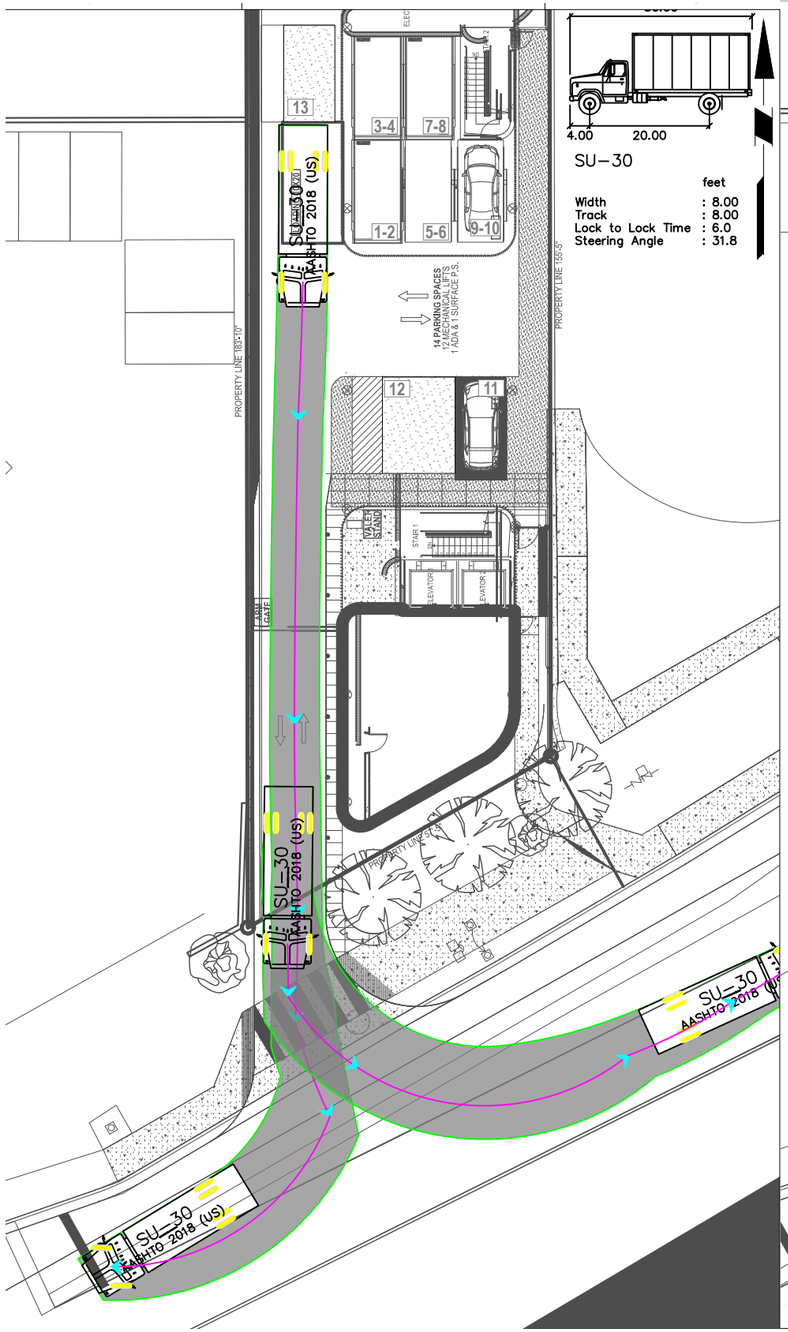
MANEUVERABILITY DIAGRAMS

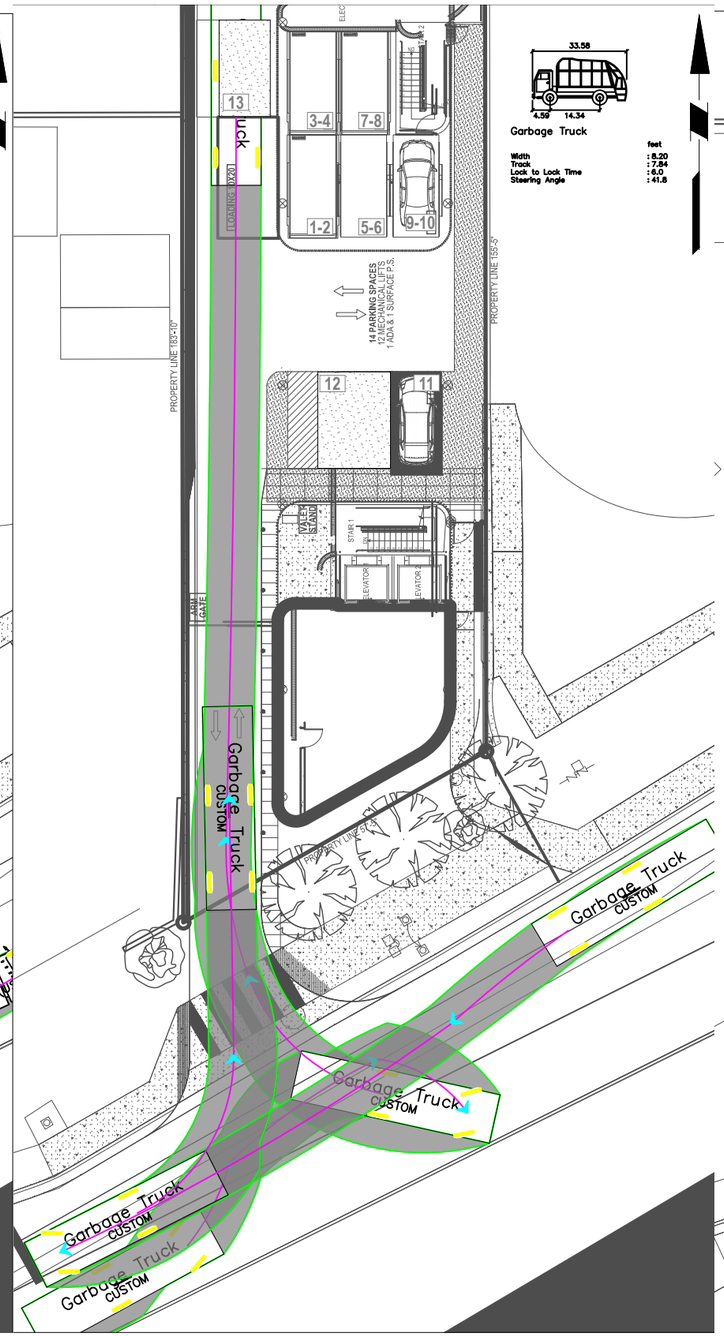
3/10/2024

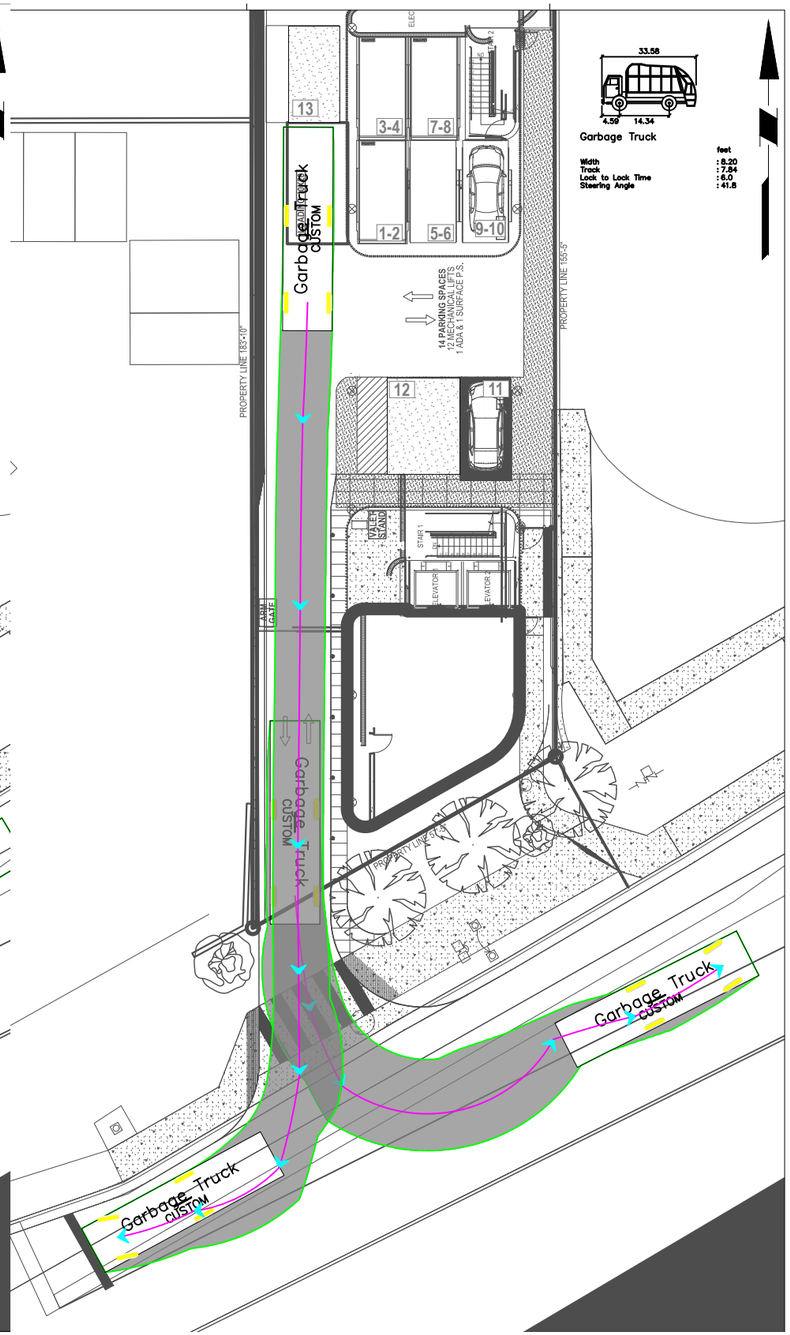
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MANEUVERABILITY DIAGRAMS

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SCHEMATIC DESIGN

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