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)

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

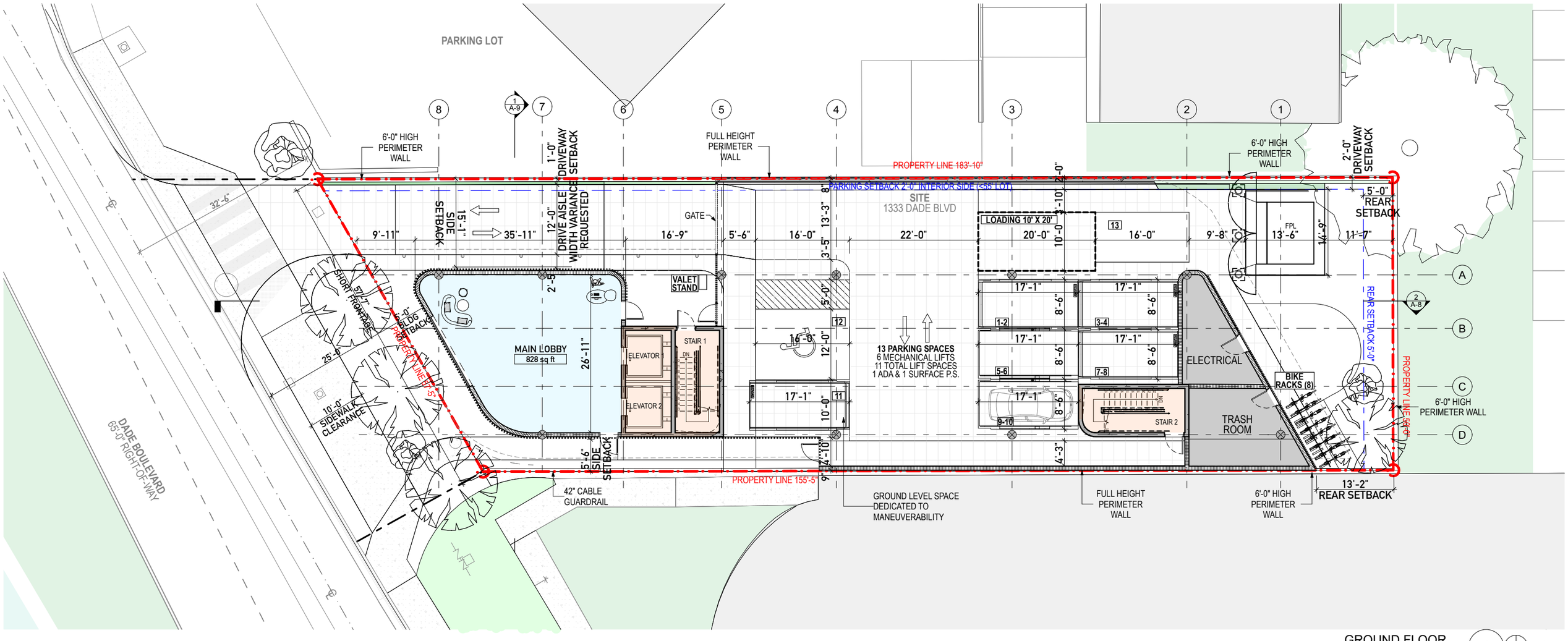
SITE PLAN

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