



**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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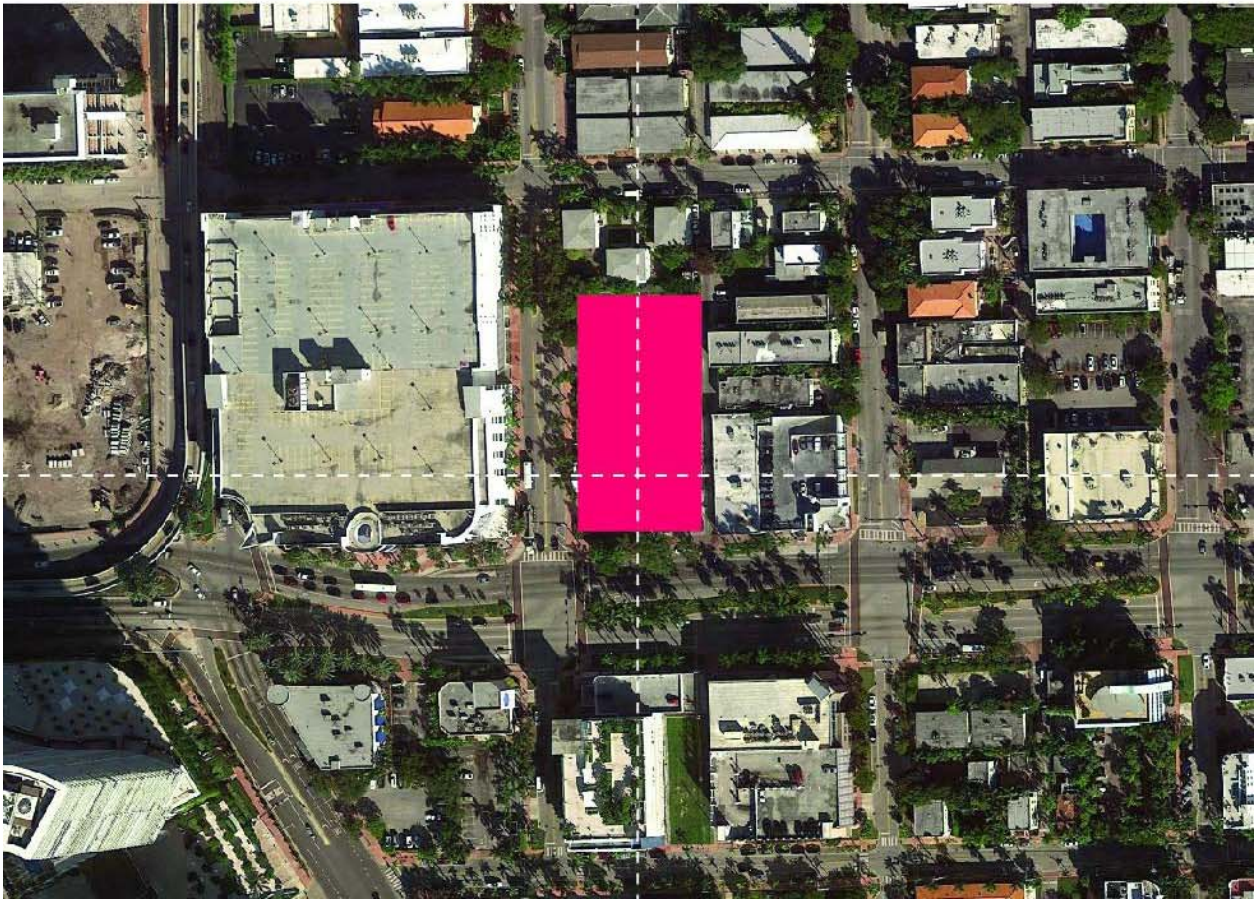
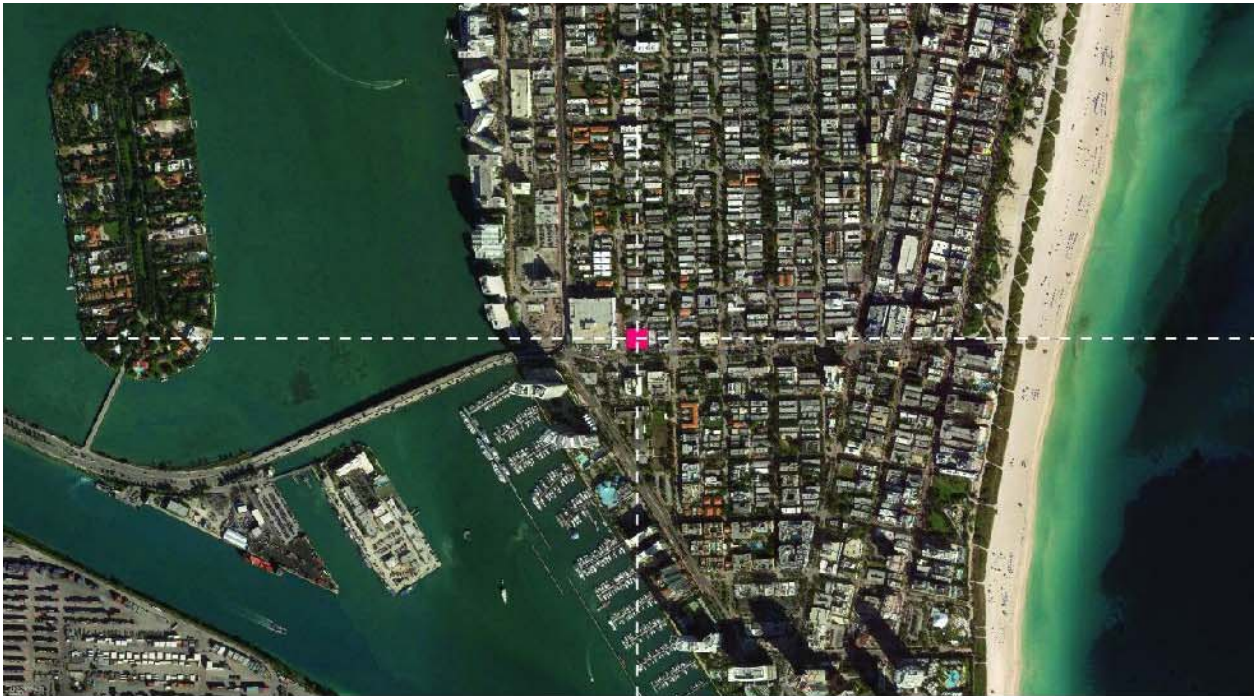
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**PB-00**



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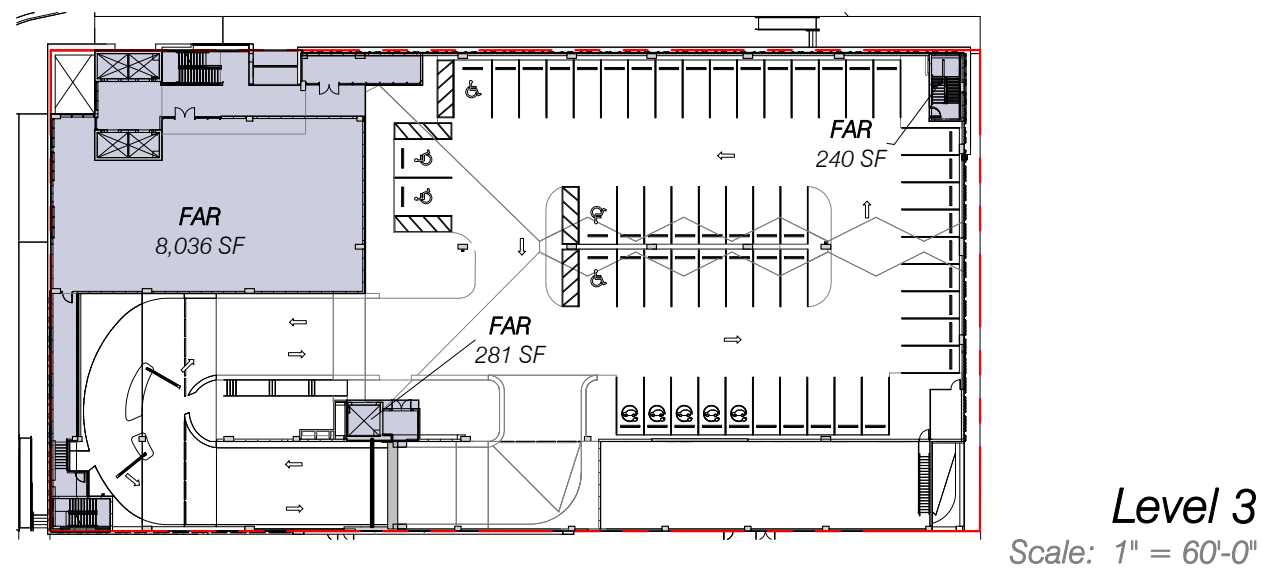
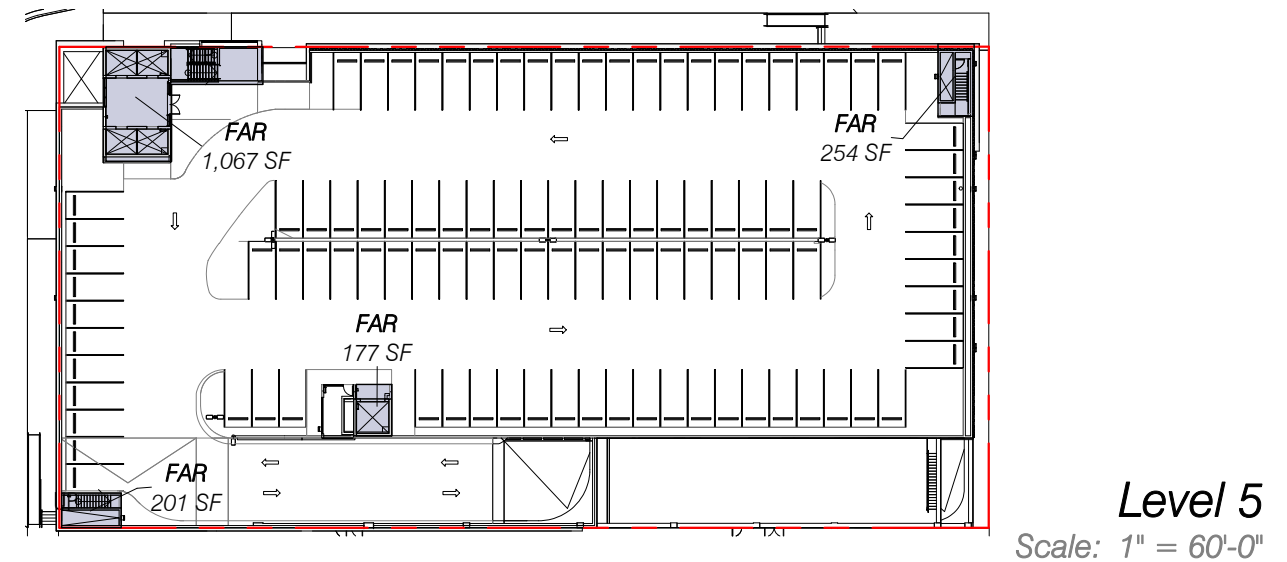
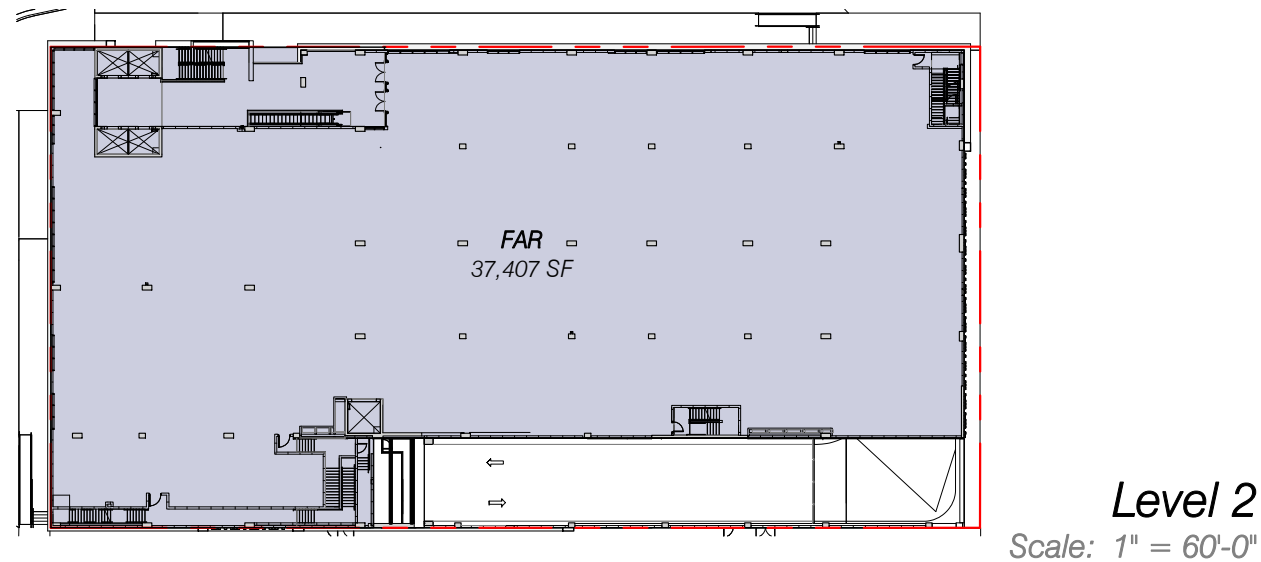
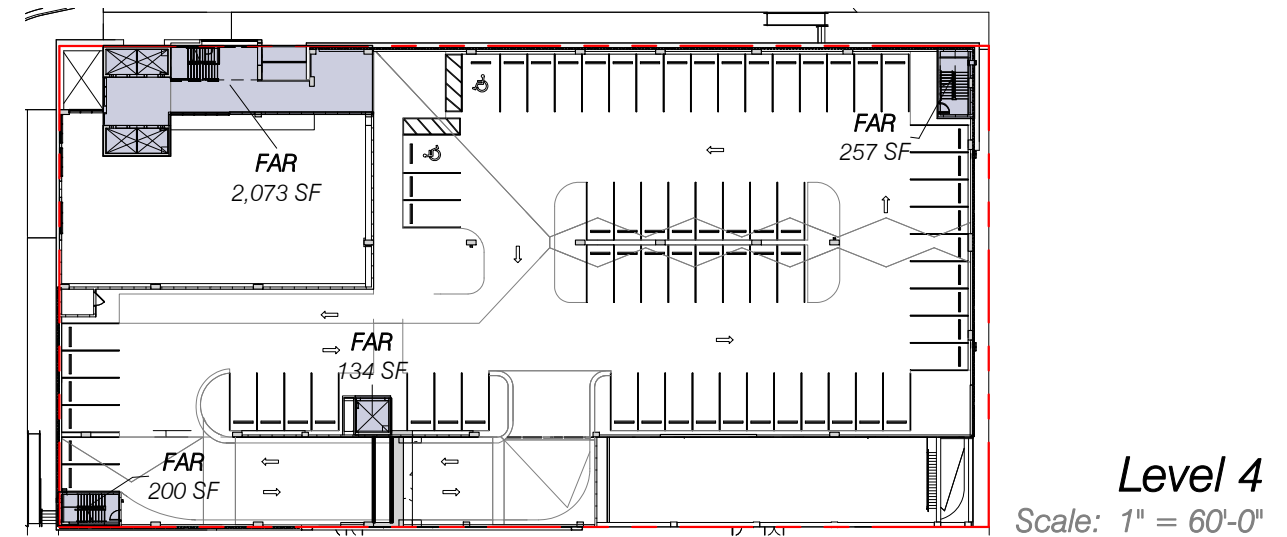
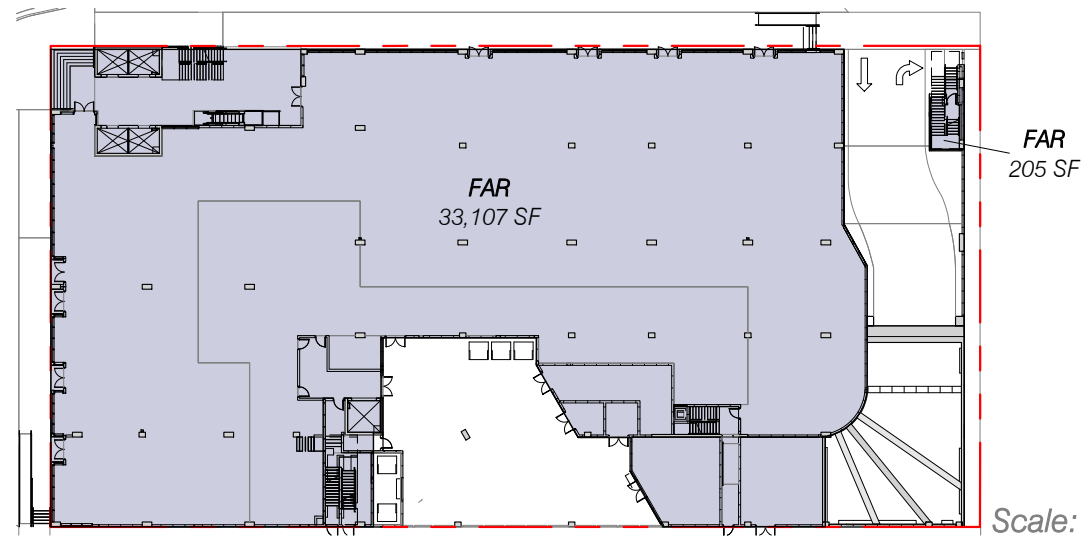




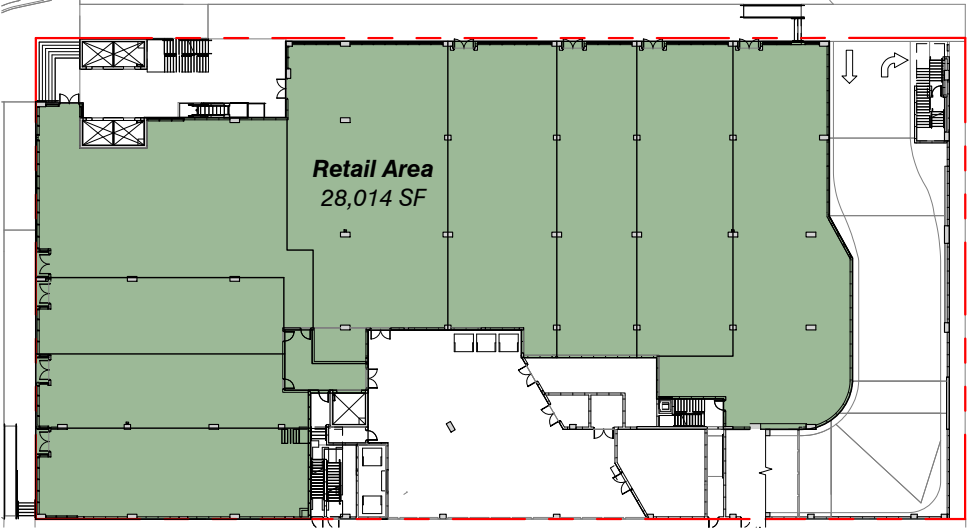
CITY OF MIAMI BEACH ZONING INFORMATION				
ADDRESS	1045 5 ST , MIAMI BEACH, FL 33139-6504			
BOARD AND FILE NUMBERS				
Folio Number(s)	02-4204-002-0040 , 02-4204-002-0030 , 02-4203-009-7840, and 02-4203-009-7850			
Year Constructed	1990 / 02-4204-002-0040 , 1937 / 02-4204-002-0030			
Base Flood Elevation	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	RETAIL	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)

	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



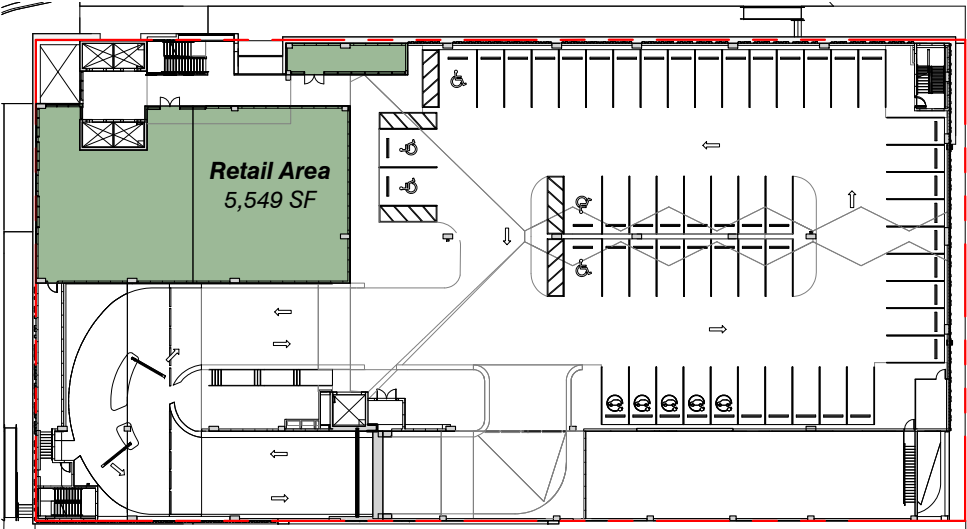
FAR		
Level	Name	Area
Level 1	FAR	33,312 SF
Level 2	FAR	37,407 SF
Level 3	FAR	8,557 SF
Level 4	FAR	2,663 SF
Level 5	FAR	1,700 SF
		83,641 SF



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

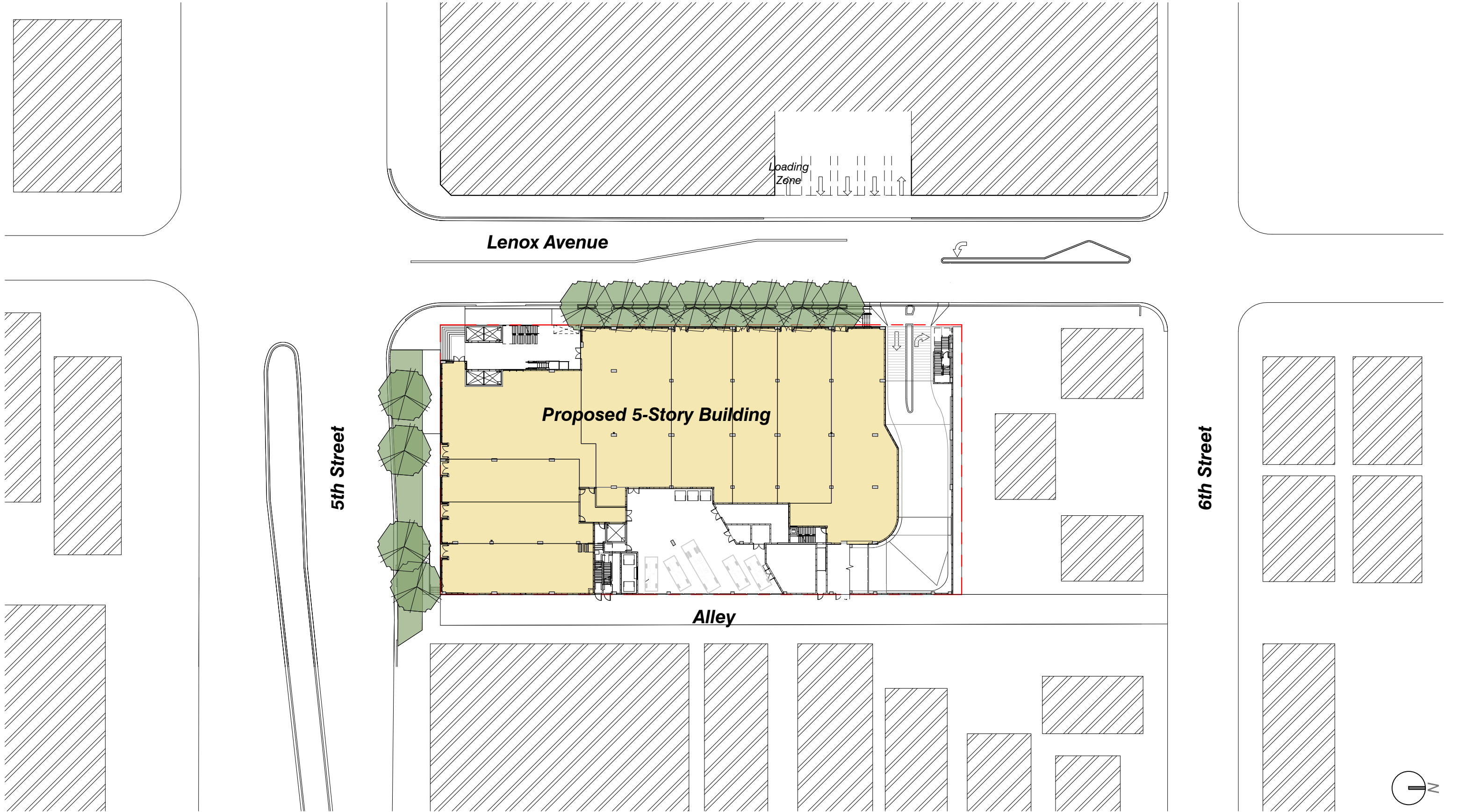


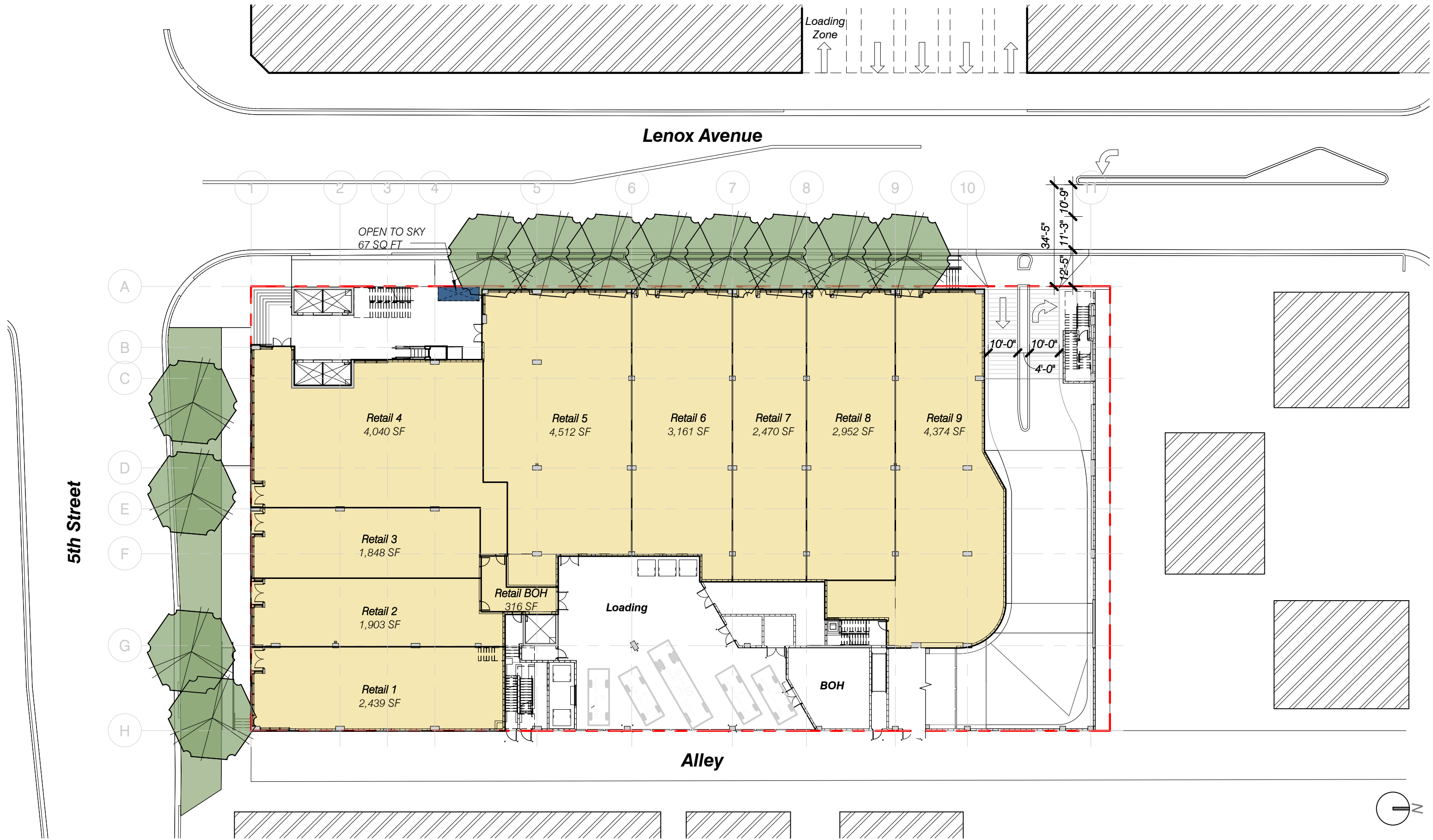
**Level 2**  
Scale: 1" = 60'-0"



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

Retail Area	
Level	Area
Level 1	28,014 SF
Level 2	33,440 SF
Level 3	5,549 SF
	67,003 SF





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Proposed 1st Floor Plan

1" = 30'-0"

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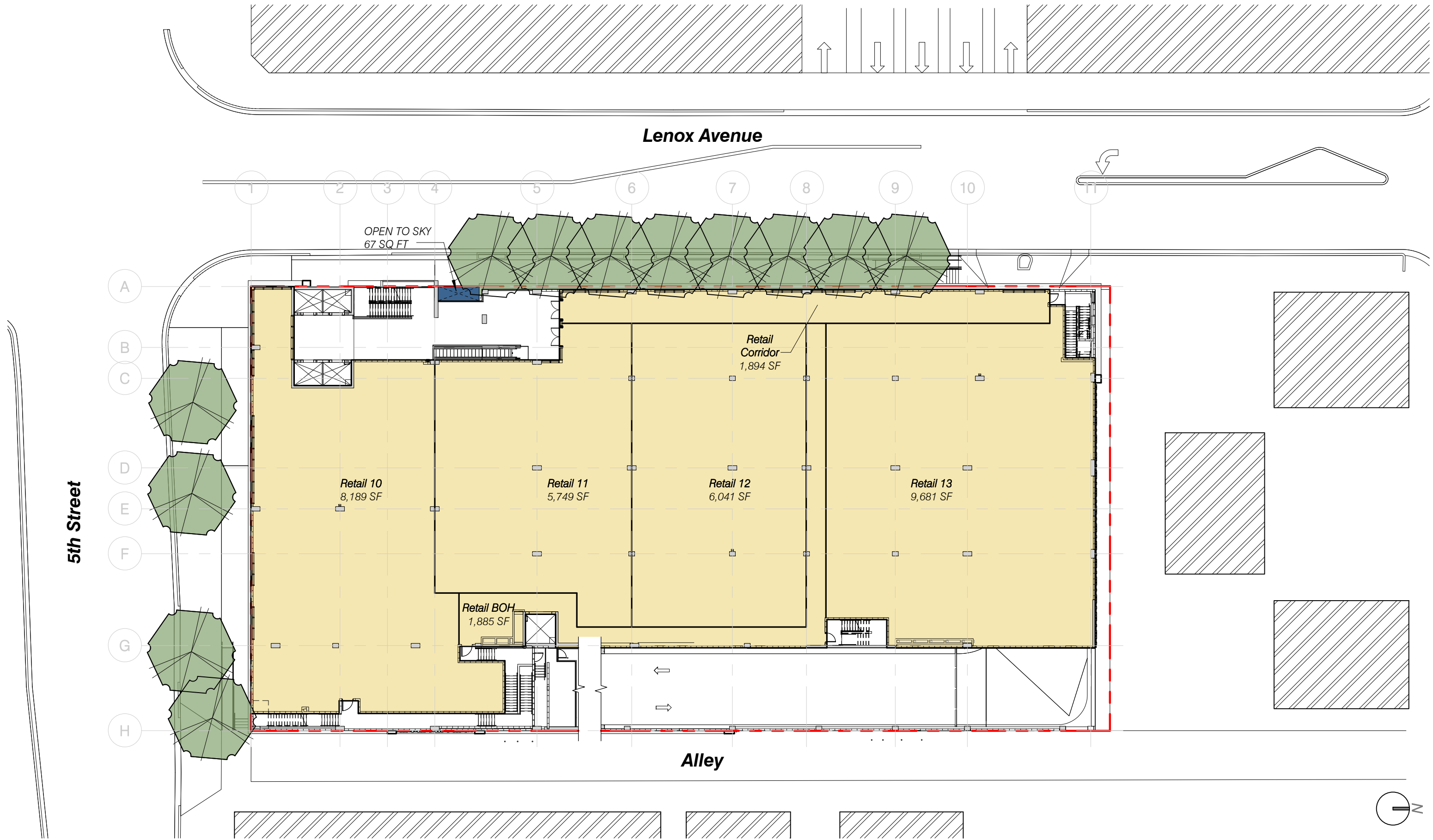
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Proposed 2nd Floor Plan

1" = 30'-0"

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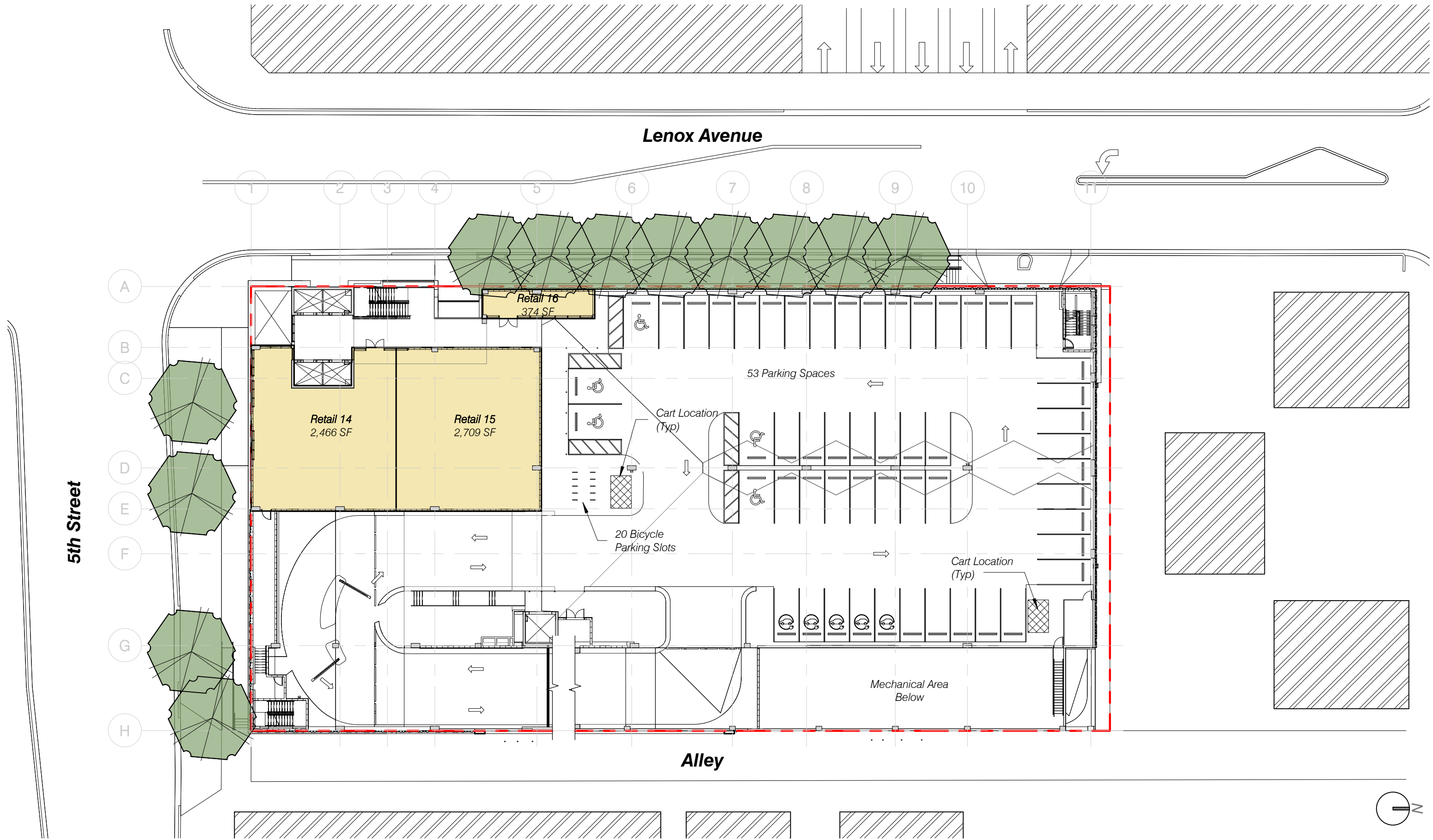
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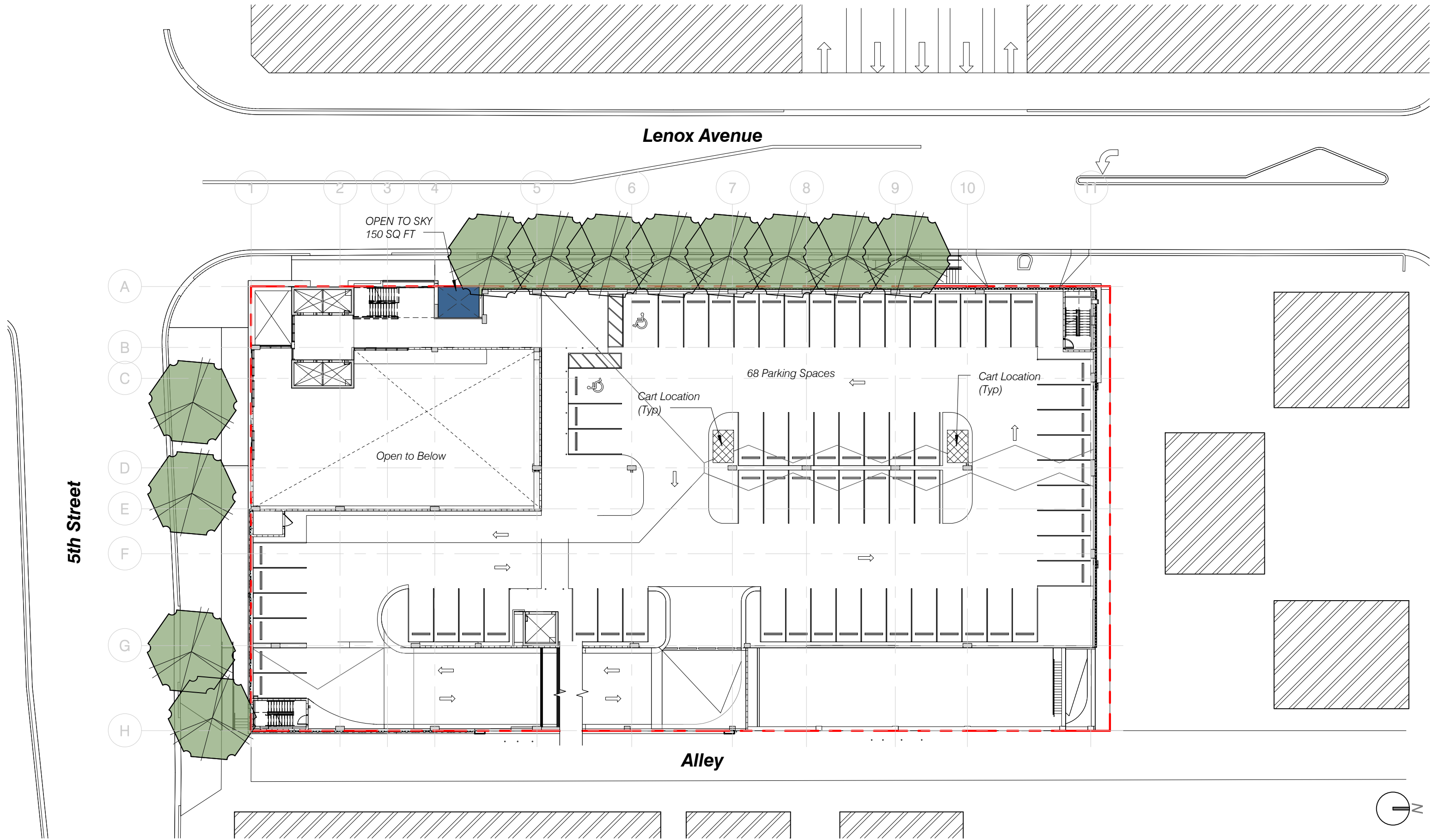
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# 1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Proposed 4th Floor Plan

1" = 30'-0"

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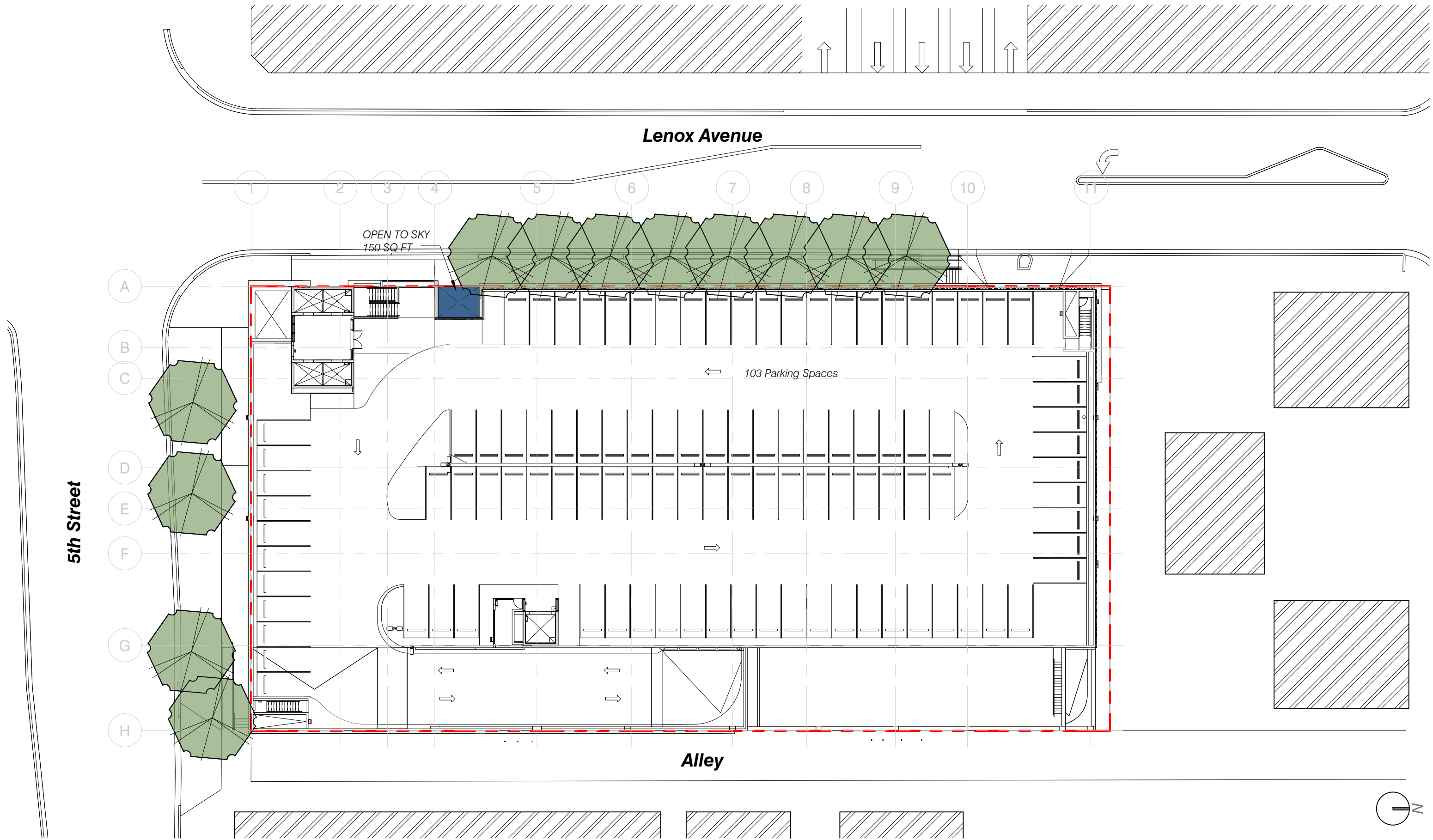
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# 1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Proposed 5th Floor Plan

1" = 30'-0"

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