



M I X E D - U S E   D E V E L O P M E N T   O N   1 7 T H   &   W E S T   A V E N U E



MIXED-USE DEVELOPMENT ON 17TH & WEST AVENUE  
MIAMI BEACH, FLORIDA  
65 NW 24TH ST, SUITE 108 • MIAMI, FLORIDA • 33127 • REG # AR94099

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PROJECT DATA

ITEM #	Zoning Information			
1	West Parcel Address:	1681 West Avenue, 1683 West Avenue		
2	East Parcel Address:	1698 Alton Road		
3	Board and file numbers :			
4	West Parcel Folio number(s):	02-3233-017-0040 / 02-3233-017-0030		
5	East Parcel Folio number(s):	02-3234-017-0200		
6	West Parcel Year constructed:	1968, 1981 Site	Zoning District:	CD-2 Commercial, Medium Intensity District
7	East Parcel Year constructed:	1965 Building		
8	Based Flood Elevation:	+8.00’ NGVD	Grade value in NGVD:	+3.31’ NGVD to + 5.26’ NGVD
9	Adjusted grade (Flood+Grade/2):	TBD	Lot Area:	39,404 sf 0.9046
10	West Parcel Lot width:	150'-0"	West Parcel Lot Depth:	150'-0"
11	East Parcel Lot width:	100'-0"	East Parcel Lot Depth:	100'-0"
12	Alley Lot width:	20'-0"	Alley Lot Depth:	100'-0"
13	Minimum Unit Size	560 SF ±(19'-0’’ x 31'-6’)	Average Unit Size	1,048
14	East Parcel Existing use:	Parking lot		
15	East Parcel Existing use:	Gas Station	Proposed use:	Mixed-Use Retail (CD-2) / Residencial (RM-2)

		Maximum	Existing	Proposed	Deficiencies
16	Height	60'-0"	12'-0"	63'-0"	N/A
17	Number of Stories	5	1	5	N/A
18	FAR	78,808	2,121	78,806	N/A
19	Gross square footage	N/A	N/A	168,405	N/A
	Square Footage by use:	N/A	N/A	N/A	N/A
	a. Retail	N/A	N/A	28,192	N/A
	b.Residential	N/A	N/A	48,619	N/A
	c.Parking	N/A	N/A	89,599	N/A
	d. BOH	N/A	N/A	1,995	N/A
20	Retail Square Footage	N/A	N/A	28,192	N/A
21	Number of units Residential	N/A	N/A	35	N/A
22	Number of units Hotel	N/A	N/A	N/A	N/A
23	Number of seats	N/A	N/A	N/A	N/A
24	Occupancy load	N/A	N/A	N/A	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
	<b>Pedestal: CD-2</b>				
19	Front Setback:	0'	N/A	2.33'	N/A
20	Side Setback:	0'	N/A	0'	N/A
21	Side Setback:	0'	N/A	1'	N/A
22	Side Setback facing street:	0'	N/A	4.17'	N/A
23	Rear Setback:	5'	N/A	[0']	N/A
	<b>Pedestal: RM-2</b>				
24	Front Setback:				
a	West Ave	20'	N/A	[0']	N/A
b	Alton Road	20'	N/A	[0']	N/A
25	Side Setback				
a	West Ave	24' *	N/A	[0']	N/A
b	Alton Road	16' *	N/A	[0']	N/A
26	Side Setback facing street:				
a	17th Street (West Parcel)	24' *	N/A	[0']	N/A

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PROJECT DATA & SHEET INDEX

PROJECT DATA

b	17th Street (East Parcel)	16' *	N/A	[0']	N/A
27	Rear Setback	15' ****	N/A	[0']	N/A
	<b>Tower: RM-2</b>				
28	Front Setback:				
a	West Ave	33' **	N/A	[0']	N/A
b	Alton Road	33' **	N/A	[0']	N/A
29	Side Interior Setback:				
a	West Ave	25.3' ***	N/A	[0']	N/A
b	Alton Road	17.3' ***	N/A	[0']	N/A
30	Side Setback facing street:				
a	West Ave	24' *		[0']	N/A
b	Alton Road	16' *		[0']	N/A
31	Rear Setback	22.5' *****		104'	N/A
*	Sum of side stbacks = 16%. Site Setbacks would be greater of 7.5' or 8%				
**	20'+1'/1' height over 50'				
***	Pedestal Setback + 0.10' Height over 50'				
****	10% of Lot Depth				
*****	15% of Lot Depth				
[0']	Variance Requested				

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	(W) District 1 (E): District 6	(W) District 1 (E): District 6	(W) District 1 (E): District 6	N/A
40	Total # of parking spaces	189	N/A	204 *	N/A
41	Retail Parking Required (Refer to Separate Chart for Breakdown)	112	N/A	127	N/A
a	District #1	69	N/A	N/A	N/A
b	District #6 (Includes BOH)	43	N/A	N/A	N/A
42	Residential Parking Required (Refer to Separate Chart for Breakdown)	77	N/A	77	N/A
43	Parking Space Dimensions	8'-6" w x 18'-0" d	N/A	8'-6" w x 18'-0" d	N/A
44	Parking Space configuration (45,60,90,Parallel)	11' One Way 22' Two Way	N/A	11' One Way 22' Two Way	N/A
45	ADA Spaces	12'-0" w x 18'-0" d + 5' w acces path	N/A	12'-0" w x 18'-0" d + 5' w acces path	N/A
46	Tandem Spaces	N/A	N/A	N/A	N/A
47	Drive aisle width	11'	N/A	11.5'	N/A
48	Valet drop off and pick up	N/A	N/A	N/A	N/A
49	Loading zones and Trash collection areas	3 Berths	N/A	3 Berths + Alley Loading	N/A
50	Bicycle parking, location and Number of racks	Short Term: 6 racks Long Term: 6 racks	N/A	Short Term: 6 racks Long Term: 21 racks	N/A

\* 15 Surplus of Parking  
18 Open to Air

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	N/A
52	Number of seats located outside on private property	N/A	N/A	N/A	N/A
53	Number of seats inside	N/A	N/A	N/A	N/A
54	Total number of seats	N/A	N/A	N/A	N/A
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
56	Total occupant content	N/A	N/A	N/A	N/A
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A

58	Proposed hours of operation	N/A
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	N/A
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	N/A
61	Is this a contributing building?	No
62	Located within a Local Historic District?	No

Notes:  
If not applicable write N/A  
All other data information may be required and presented like the above format.

PARKING DATA

	Retail (District 1)	Retail (District 6)	Retail (BOH)	Residential	Parking Garage
	Spaces-Required	Spaces-Required	Spaces-Required	Spaces-Required	Spaces -Provided
Ground Floor	65 Spaces	35 Spaces	6 Spaces		
Second Floor	2 Spaces	1 Spaces			80
Third Floor	2 Spaces	1 Spaces			91
Fourth Floor				30 Spaces	33
Fifth Floor				40 Spaces	
Roof Level					
Subtotal ( 10% Addition for Guest Residential)	69 Spaces	37 Spaces	6 Spaces	77 Spaces	
Total Parking Spaces	189 Spaces				204 Spaces

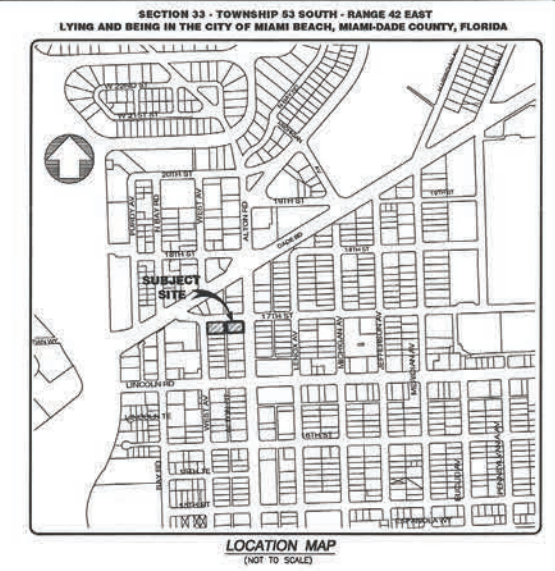
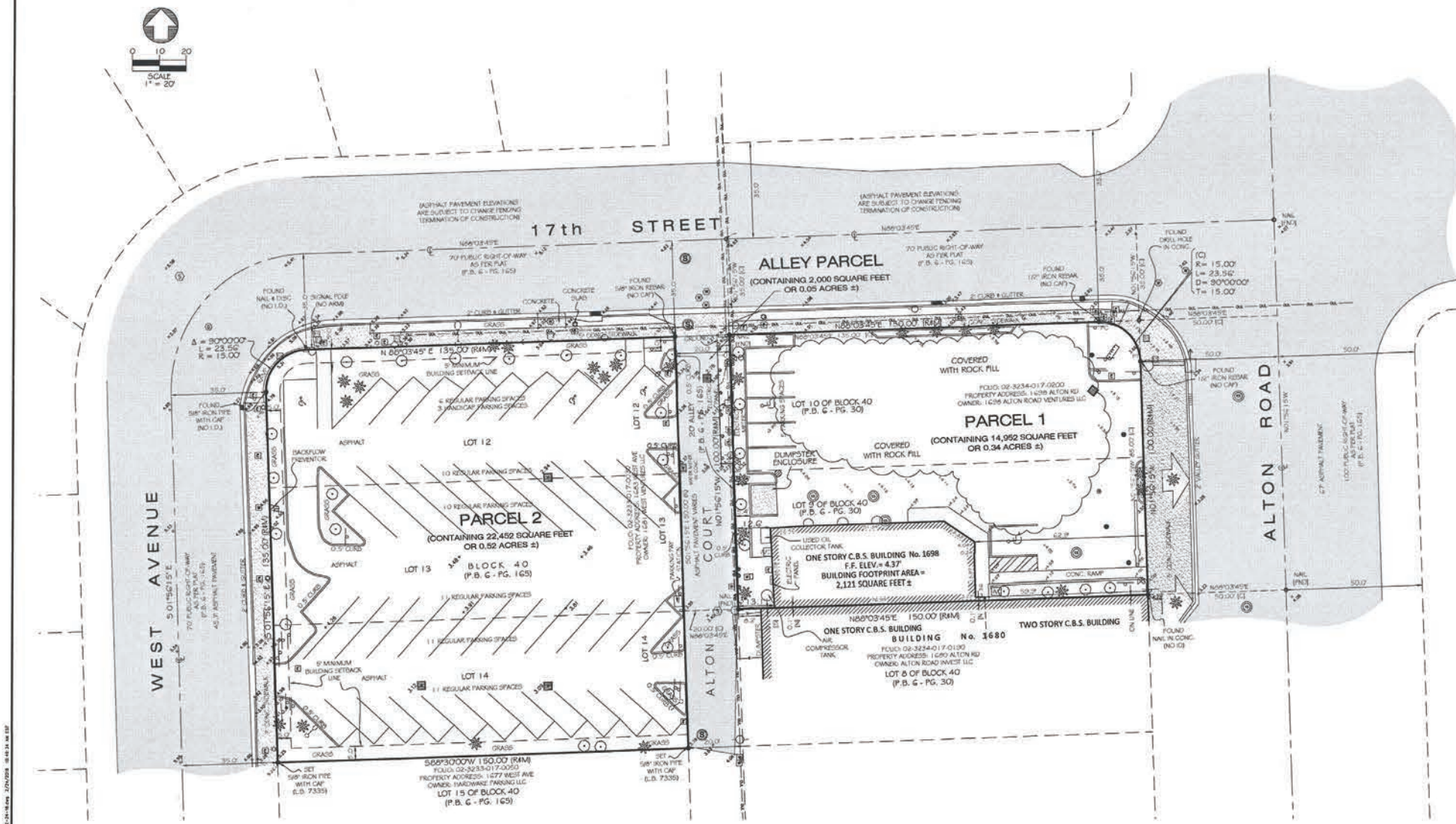


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# MAP OF BOUNDARY SURVEY



**ALLEY PARCEL:**  
That portion of a 20 foot wide alley, commonly known as Alton Court, lying between the West Boundary of Block 40 of said Plat of "FIRST ADDITION TO COMMERCIAL SUBDIVISION", according to the Plat thereof as recorded in Plat Book 6, of Page 30 of the Public Records of Miami-Dade County, Florida and the East Boundary Line of said Plat of "THE ALTON BEACH REALTY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45", according to the Plat thereof as recorded in Plat Book 6, of Page 145 of the Public Records of Miami-Dade County, Florida, and bounded on the North by the South Right of Way Line of 17th Street, and bounded on the South by the Westley prolongation of the South Boundary Line of Lot 9, Block 40 of said Plat of "FIRST ADDITION TO COMMERCIAL SUBDIVISION" and up to the East Boundary Line of said Plat of THE ALTON BEACH REALTY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45.

Containing 2,000 Square Feet or 0.05 Acres, more or less, by calculations.

**ACCURACY:**  
The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (linear: 1 foot in 7,300 feet) as defined in Rule SJ-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals twenty feet or smaller.

**PERTINENT INFORMATION USED IN THE PREPARATION OF THE MAP OF SURVEY:**  
North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of 17th Street with an assumed bearing of N88°03'45"E, said line to be considered a well established and monumented line.

This property is located in Flood Zone "AE", with the Base Flood Elevation being 8.0 feet, as per Federal Emergency Management Agency (FEMA) Community Number 120631 (City of Miami Beach), Map Panel No. 0317, Sulfic L Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Plat of THE ALTON BEACH REALTY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45", according to the Plat thereof as recorded in Plat Book 6 of Page 145 of the Public Records of Miami-Dade County, Florida.

Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark: C-100  
Elevation: 11.06 Feet (HOVD 29)  
Description: Brass Disc in North corner of bridge over Collins canal 65' East from the intersection of Dade Boulevard and Bay Road.

**RESTRICTIONS:**  
Since no other information was furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

**SURVEYOR'S REPORT:**  
DATE OF FIELD SURVEY:  
The date of completion of original field Survey was on August 19, 2015.  
The date of completion of CAD was on August 21, 2015.  
Revision 1: This Map of Survey was revised on February 16, 2016 to add the area of the adjoining portion of Alton Court alley.  
Revision 2: This Map of Survey was revised on February 24, 2016 to add the parcel areas.

**LEGAL DESCRIPTION:**  
**Parcel 1:**  
Lots 9 and 10, Block 40, of FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida.  
Containing 14,952 Square Feet or 0.34 Acres (Net Area), more or less, by calculations.

**Property Address and Tax Folio Number:**  
1698 Alton Road, Miami Beach, Florida 33139  
Folio No. 02-3334-017-0200

**Parcel 2:**  
Lots 12, 13 and 14, inclusive, Block 40, ALTON BEACH REALTY COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 145, of the Public Records of Miami-Dade County, Florida.  
Containing 22,452 Square Feet or 0.52 Acres (Net Area), more or less, by calculations.

**Property Address and Tax Folio Number:**  
1681 West Avenue, Miami Beach, Florida 33139  
Folio No. 02-3333-017-0030

LEGEND			
CONC. + CONCRETE	10' MONUMENT LINE	CHAIN LINK FENCE	STREET LIGHT SIGNAL
R = RECORDED VALUE	OVERHEAD WIRE	WOOD FENCE	BRICK
M = MEASURED VALUE	WATER VALVE	METAL FENCE	CONCRETE
FCI = CALCULATED	WATER METER	COLUMN	PAVER
C.B.S. = CONCRETE BLOCK STUCCO	PAVE HYDRANT	GAS VALVE	PAVER
C = CENTERLINE	TEMPORARY SITE BENCHMARK	CATCH BASIN	PAVER
P.B. = PLAT BOOK	EDGE OF UNDEVELOPED AREA	ORNAMENTAL LIGHT	PAVER
P.L. = PAGE	CLEAN OUT	ORNAMENTAL LIGHT POLE	PAVER
N.E. = METAL FENCE	SOLITARY SERRA MONUMENT	ORNAMENTAL LIGHT POLE	PAVER
W.P. = WOOD POWER POLE	STORM DRAINAGE MONUMENT	ORNAMENTAL LIGHT POLE	PAVER
Q = GUY ANCHOR	UNKNOWN MONUMENT	ORNAMENTAL LIGHT POLE	PAVER
CP = CONCRETE POWER POLE	FRL MANHOLE	ORNAMENTAL LIGHT POLE	PAVER
OP = ORNAMENTAL PLANT	CHAIN LINK FENCE	ORNAMENTAL LIGHT POLE	PAVER
B = BOLLARD	W.F. = WOOD FENCE	ORNAMENTAL LIGHT POLE	PAVER
S = SIGN	TREE	ORNAMENTAL LIGHT POLE	PAVER
		ORNAMENTAL LIGHT POLE	PAVER

**LONGITUDE SURVEYORS**  
7715 NW 48TH STREET, SUITE 310  
DORAL, FLORIDA 33166  
PHONE: (305) 463-0912 FAX: (305) 513-5680  
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 14650.02  
FIELD BOOK: EFB  
DRAWN BY: RE  
SHEET 1 OF 1

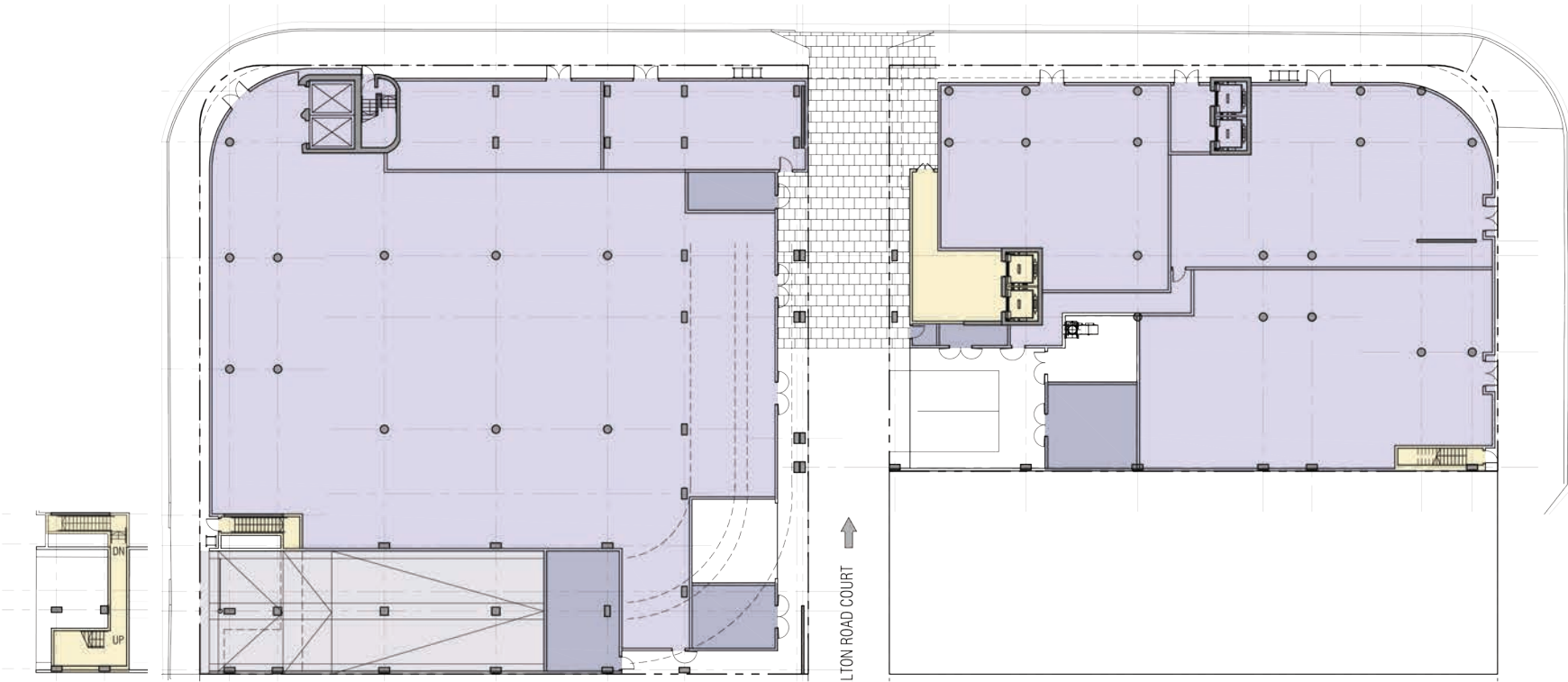


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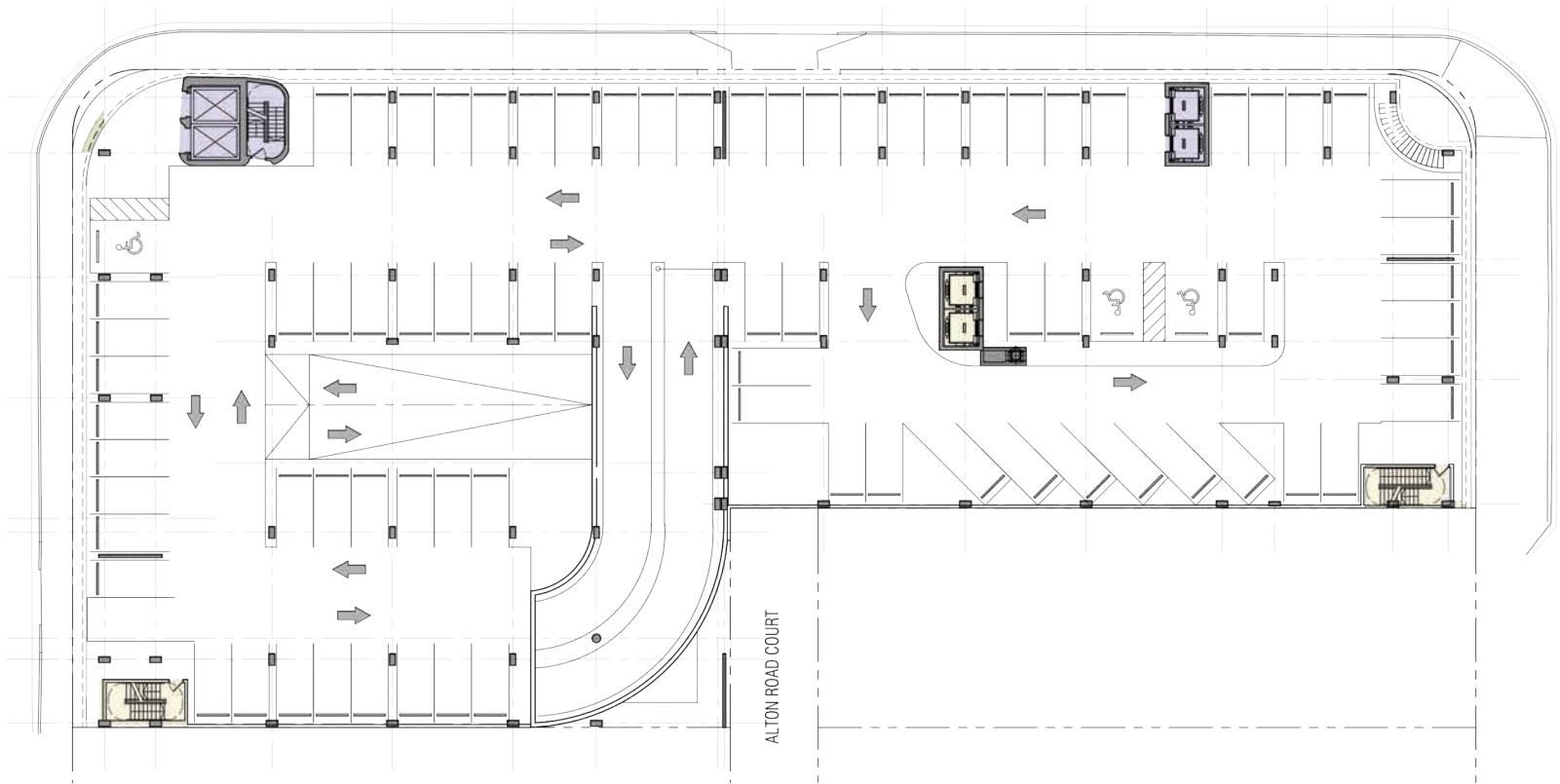
**NOTICE:** Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.




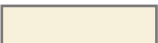


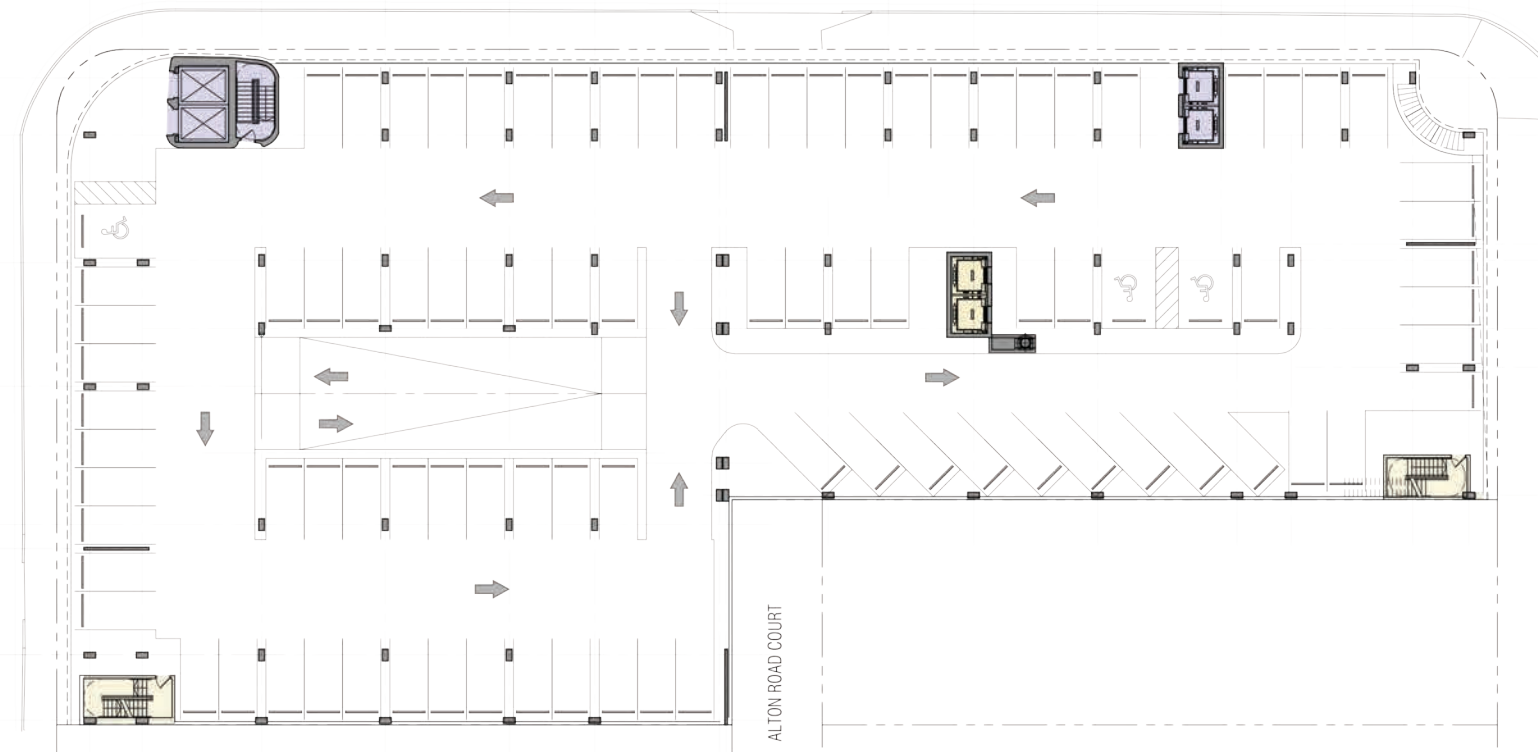
GROUND FLOOR F.A.R.

COMMERCIAL/BOH		28,652 S.F.
RESIDENTIAL		1,295 S.F.
TOTAL F.A.R.		29,947 S.F.


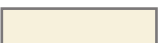


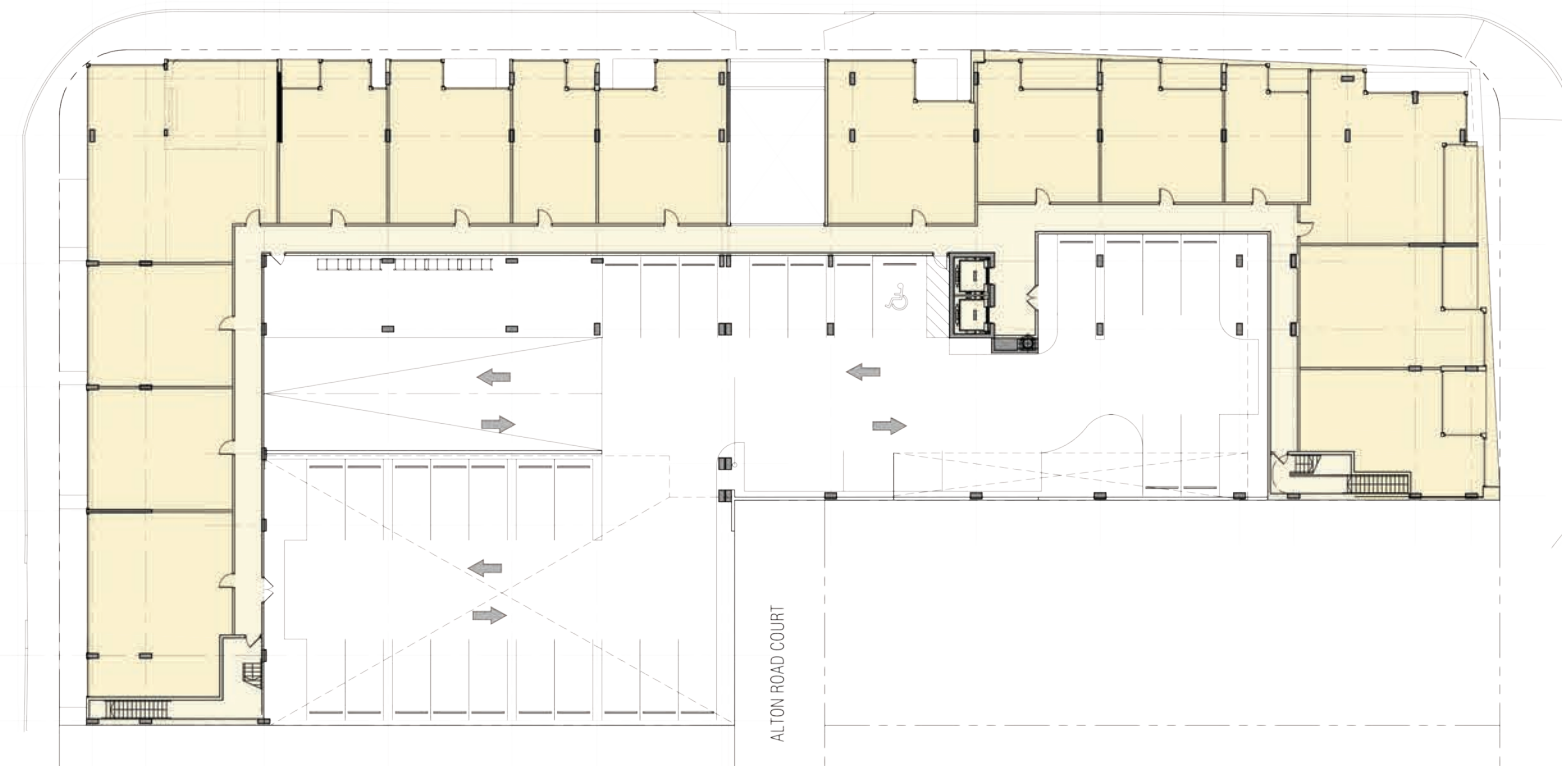
SECOND FLOOR F.A.R.

COMMERCIAL		665 S.F.
RESIDENTIAL		654 S.F.
TOTAL F.A.R.		1,319 S.F.




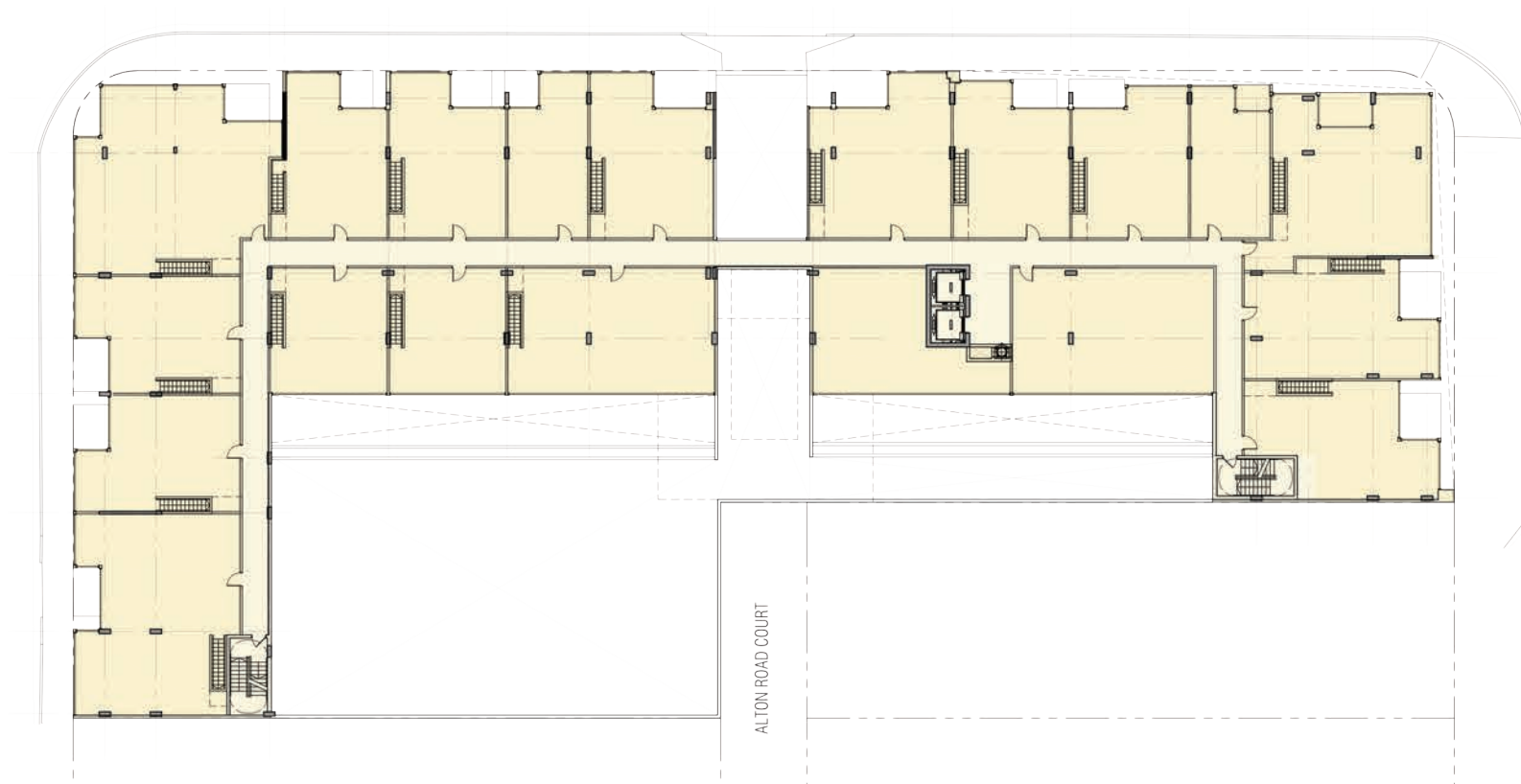
THIRD FLOOR F.A.R.

COMMERCIAL		665 S.F.
RESIDENTIAL		675 S.F.
TOTAL F.A.R.		1,340 S.F.



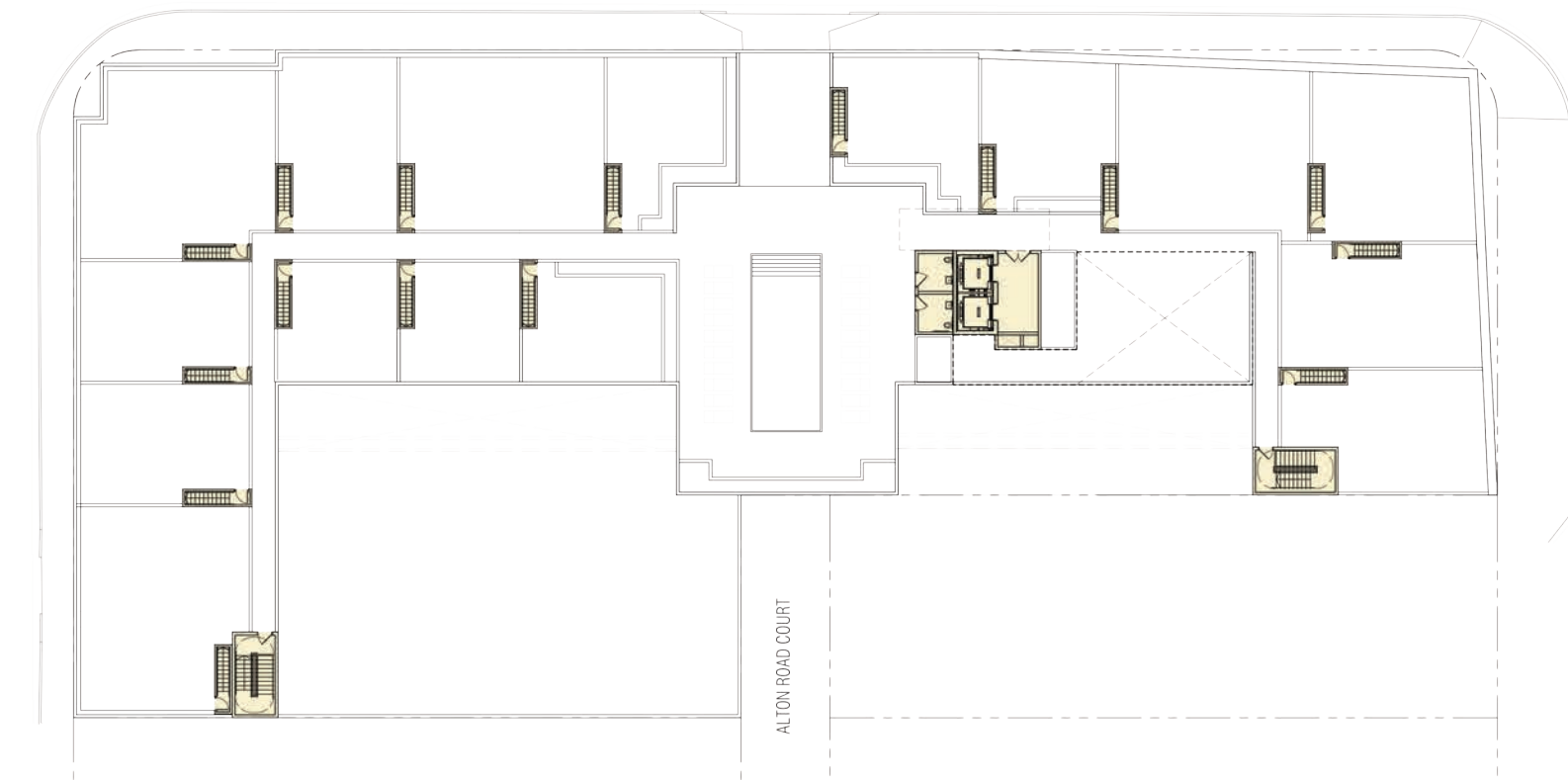
FOURTH FLOOR F.A.R.

RESIDENTIAL		19,025 S.F.
TOTAL F.A.R.		19,025 S.F.




FIFTH FLOOR F.A.R.

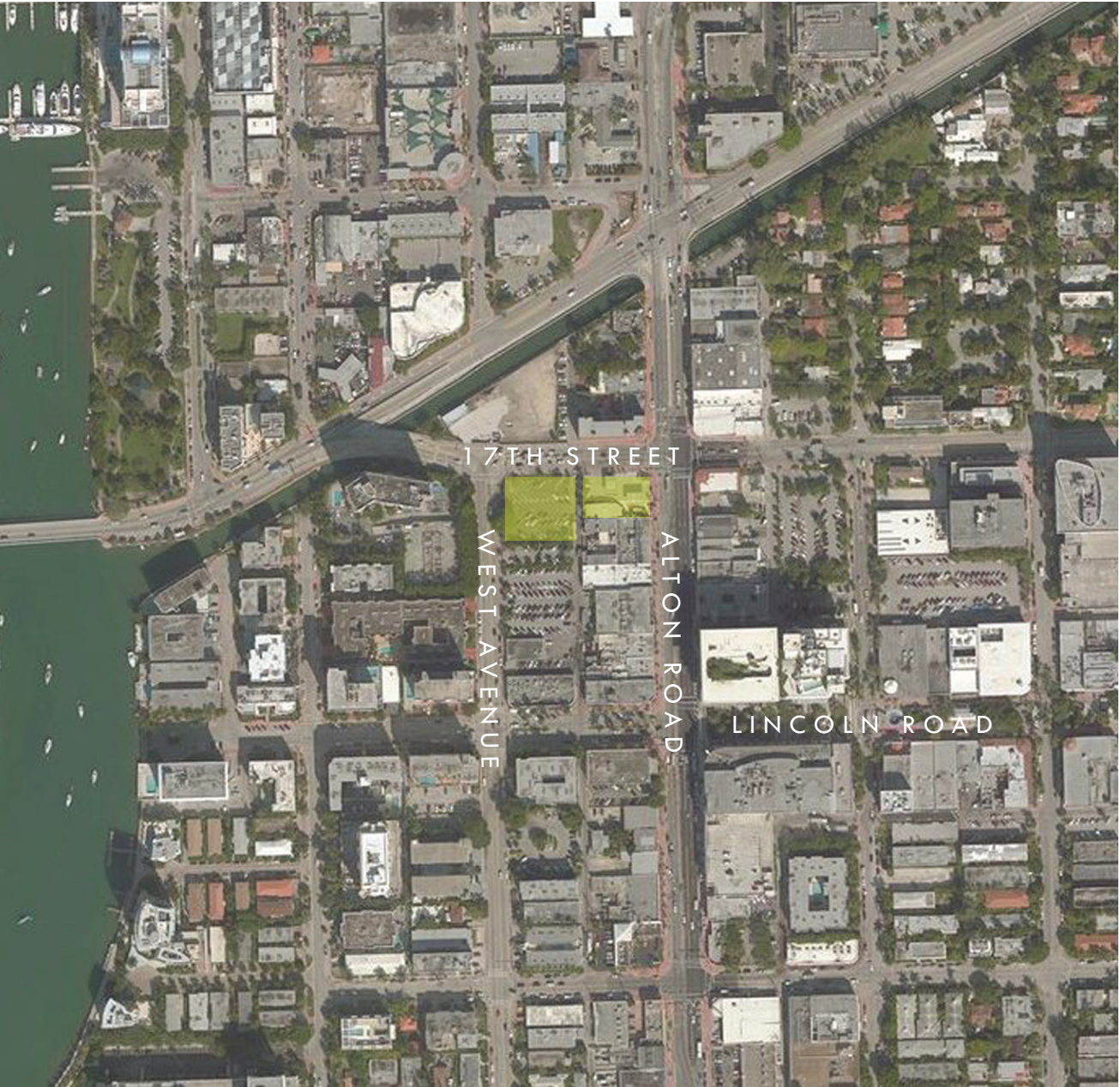
RESIDENTIAL		25,150 S.F.
TOTAL F.A.R.		25,150 S.F.



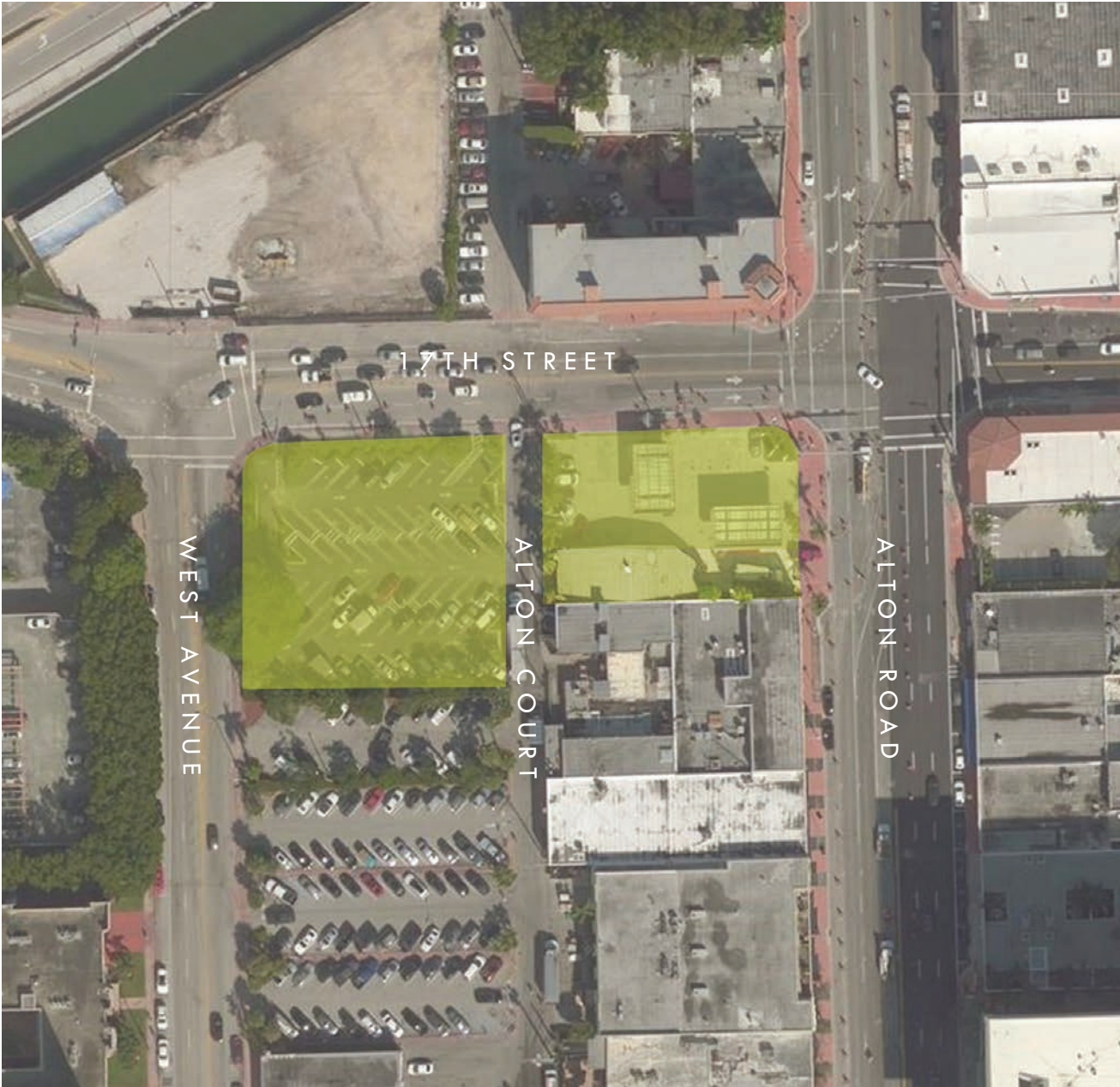
ROOFTOP F.A.R.

RESIDENTIAL		2,025 S.F.
TOTAL F.A.R.		2,025 S.F.





AERIAL



AERIAL





NORTHWEST CORNER - 17TH & WEST  
VIEW 1  
JULY 23RD 2015



SOUTH WEST CORNER - ALTON ROAD AND 17TH STREET  
VIEW 2  
JULY 23RD 2015



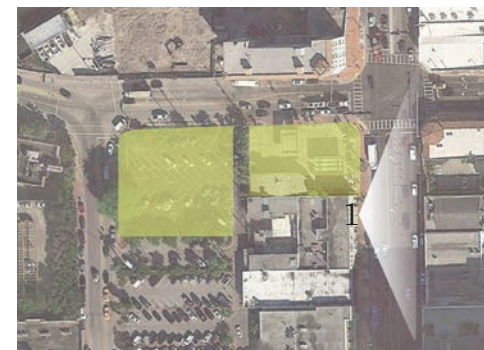




WEST ELEVATION ALTON ROAD - VIEW 1  
JUNE 12TH 2015



EAST ELEVATION ALTON ROAD - VIEW 2  
JUNE 12TH 2015



CONTEXT VIEWS - ALTON ROAD





NORTH ELEVATION 17TH STREET - VIEW 1  
AUGUST 3RD 2015



SOUTH ELEVATION 17TH STREET - VIEW 2  
AUGUST 3RD 2015



CONTEXT VIEWS - 17TH STREET



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WEST ELEVATION WEST AVENUE - VIEW 1  
JUNE 12TH 2015



EAST ELEVATION WEST AVENUE - VIEW 2  
JUNE 12TH 2015



CONTEXT VIEWS - WEST AVENUE



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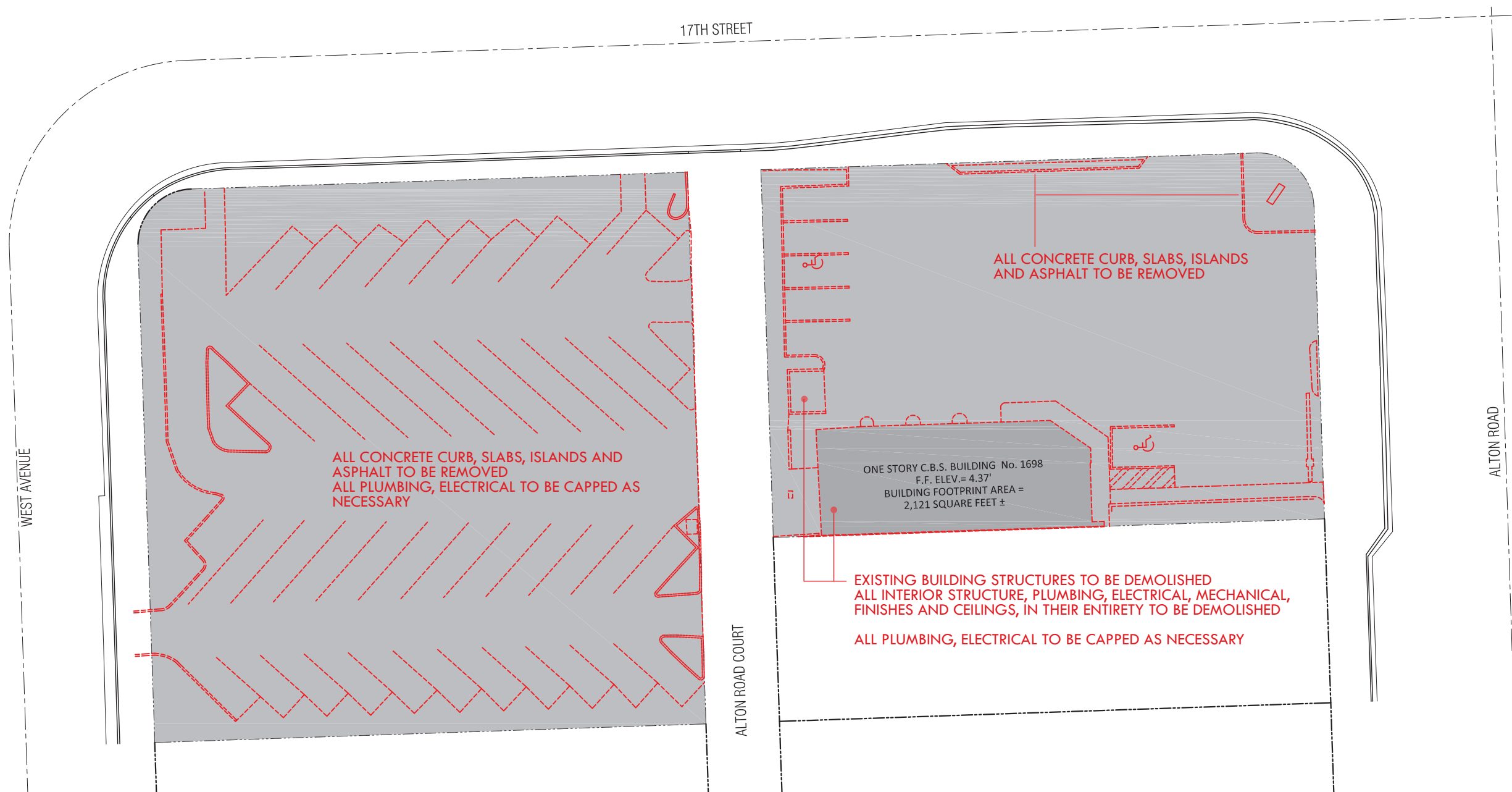




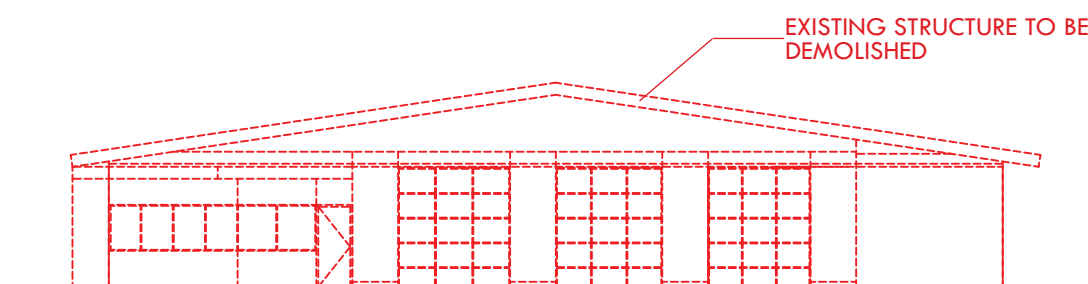




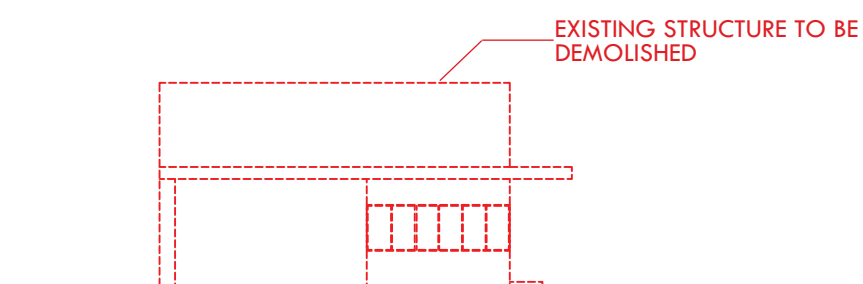




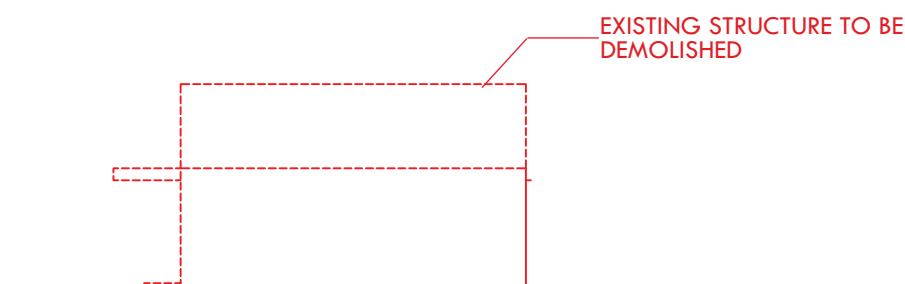
DEMOLITION PLAN  
SCALE: 1'-0" = 1/32"



NORTH ELEVATION - 17TH STREET



EAST ELEVATION - ALTON ROAD



WEST ELEVATION - ALTON ROAD COURT

NOTE: EXISTING GAS STATION AND INFRASTRUCTURE  
TO BE DEMOLISHED. ENVIRONMENTAL  
REMEDICATION TO FOLLOW



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