

URBANICA *THE FIFTH HOTEL*

803 FIFTH STREET, MIAMI BEACH, FLORIDA

FINAL SUBMITTAL
PLANNING BOARD
OCTOBER 26TH, 2017

PROJECT:

URBANICA
THE FIFTH HOTEL

803 5TH STREET
MIAMI BEACH,
FLORIDA

URBANICA
THE HOTELS
CLIENT

DRAWING:

COVER
PAGE



SCOPE OF WORK

- Mechanical parking lifts for 32 unit hotel, specifically 13 triple- and 1 double-stacked mechanical lifts for a total of 42 cars (with one additional standard handicap parking space), all 100% valet operated.

JENNIFER McCONNEY FLORIDA LIC# AR33044

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CHECK: JMcG

DATE: 10/26/2017

SHEET NUMBER

A 0.00







URBANICA THE FIFTH HOTEL

MCG
ARCHITECTURE + PLANNING

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GUEST ROOM SIZES			
LEVEL	300-335sf	335+ sf	SQ.FT.
Level 2			
201		*	478
202		*	500
203		*	500
204		*	466
205		*	466
206		*	336
207		*	336
208	*		300
Level 3			
301		*	478
302		*	500
303		*	500
304		*	466
305		*	466
306		*	336
307		*	336
308	*		300
Level 4			
401		*	478
402		*	500
403		*	500
404		*	466
405		*	466
406		*	336
407		*	336
408	*		300
Level 5			
501		*	478
502		*	500
503		*	500
504		*	466
505		*	466
506		*	336
507		*	336
508	*		300
	4	28	
32 guestrooms	12.50%		

PARKING REQUIREMENT			
HOTEL	32 UNITS X 1 SPACE	32 UNITS	32
RESTAURANT/CAFÉ	1 SP/4 SEATS- 1 SEATS PER 2 UNITS	56 SEATS	10
TOTAL			42

DATA

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:	803 5TH STREET,Miami Beach , FL 33139-2412			OCTOBER 6, 2017
2	Board and File numbers:				
3	Folio number(s):	02-4203-009-4970			
4	Year constructed:	N/A	Zoning District:	CP5-2	
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	3.02 NGVD	
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	9,000 SF	
7	Lot Width	100'-0"	Lot Depth:	90'-0"	
8	Minimum Unit Size	300SF	Average Unit Size:	N/A	
9	Existing User	VACANT	Proposed Use:	HOTEL	
		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	N/A	49'-4"	
11	Number of Stories	5 STORIES	N/A	5 STORIES	-
12	FAR	2	N/A	N/A	-
13	FLOOR AREA Square Footage	18,000 SF	N/A	17,958 SF	-
14	Square Footage by use	N/A	N/A	N/A	-
15	Number of Units Residential	N/A	N/A	0	-
16	Number of Units Hotel	N/A	N/A	32	-
17	Number of Seats	N/A	N/A	56	-
18	Occupancy Load	N/A	N/A	70	-
	Setbacks	Required	Existing	Proposed	Deficiencies
	At Grade Parking:				
19	Front Setback (SOUTH):	0'-0"	N/A	N/A	-
20	Rear Setback (NORTH):	5'-0"	N/A	5'-0"	-
21	Side Setback facing Street (EAST):	0'-0"	N/A	9'-3"	-
22	Side Setback (WEST):	0'-0"	N/A	0'-0"	-
	Pedestal LEVEL 1 (CD-2)				
23	Front Setback (SOUTH):	0'-0"	N/A	0'-0"	-
24	Rear Setback (NORTH):	5'-0"	N/A	5'-0"	-
25	Side Setback facing Street (EAST):	0'-0"	N/A	0'-0"	-
26	Side Setback (WEST):	0'-0"	N/A	0'-0"	-
	Pedestal LEVEL 2-5 (RPS-2)				
27	Front Setback (SOUTH):	5'-0"	N/A	27'-6"	-
28	Rear Setback (NORTH):	9'-0"	N/A	9'-0"	-
29	Side Setback facing Street (EAST):	5'-0"	N/A	5'-0"	-
30	Side Setback (WEST):	7'-6"	N/A	7'-6"	-
	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	1	1	1	-
32	Total # of parking spaces	0	N/A	42	-
33	# of parking spaces required	42	N/A	42	-
34	Parking Space Dimensions	8.5' X 18'		8.5' X 18'	-
35	Parking Space Configurations (45°,60°,90°,Parallel)	90 DEGREE		90 DEGREE	-
36	ADA Spaces	1	N/A	1	-
37	Tandem Spaces	N/A	N/A	N/A	-
38	Drive Aisle Width	22'	22'	22'	variance req. for drive lane where loading occurs
39	Valet Drop off and pick up	11'	N/A	N/A	
40	Loading zones and Trash collection areas	1	0	1	
41	Bike Racks (15% of required parking)	6	N/A	6	-
	Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed	Deficiencies
42	Type of use	N/A	VACANT	HOTEL	-
43	Total # of Seats	N/A	N/A	56	-
44	Total # of Seats per venue	N/A	N/A	N/A	-
45	Total Occupant Content	N/A	N/A	N/A	-
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	-
47	Is this a contributing building?	NO			
48	Located within a Local Historic District?	YES			



7580 NE 4th Court
Studio 100
Miami, FL 33138

1723

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FLORIDA



DRAWING:

INDEX & DATA

JENNIFER McCONNERY FLORIDA LIC# AR93044

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SCALE: NOT TO SCALE

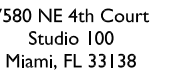
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FLORIDA



LOCATION PLAN

SHEET NUMBER

A 0.12B



1



2



3



4



5



6



7



8



9



10

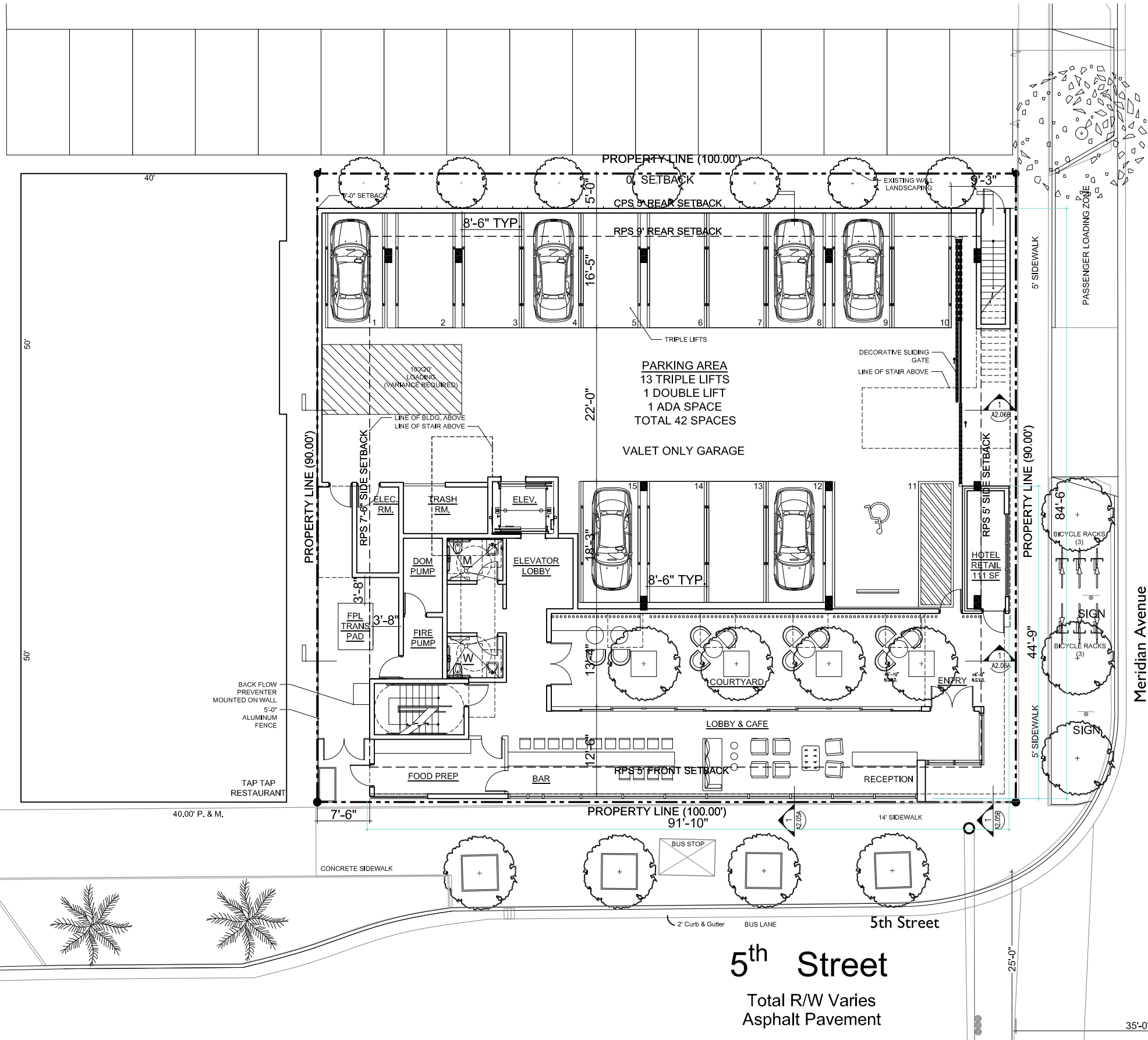


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- ON-STREET PARKING SPACE
- ON-STREET LOADING SPACE currently no on-street loading
- ON-STREET PASSENGER LOADING SPACE

Meridian Court



5th Street

Total R/W Varies
Asphalt Pavement

FRONTAGE CALCULATIONS	
FRONTAGE 5TH STREET	91'-10"
FRONTAGE MERIDIAN	84'-6"
TOTAL	176'-4"

75% OF FRONTAGE = 132'-3"
TOTAL COMMERCIAL FRONTAGE
PROVIDED 136'-7"

Meridian Avenue Meridian Avenue (Field)
Pine Avenue (Plat)

70' Total R/W

Meridian Avenue



