

PROPERTY INFORMATION

LEGAL DESCRIPTION:

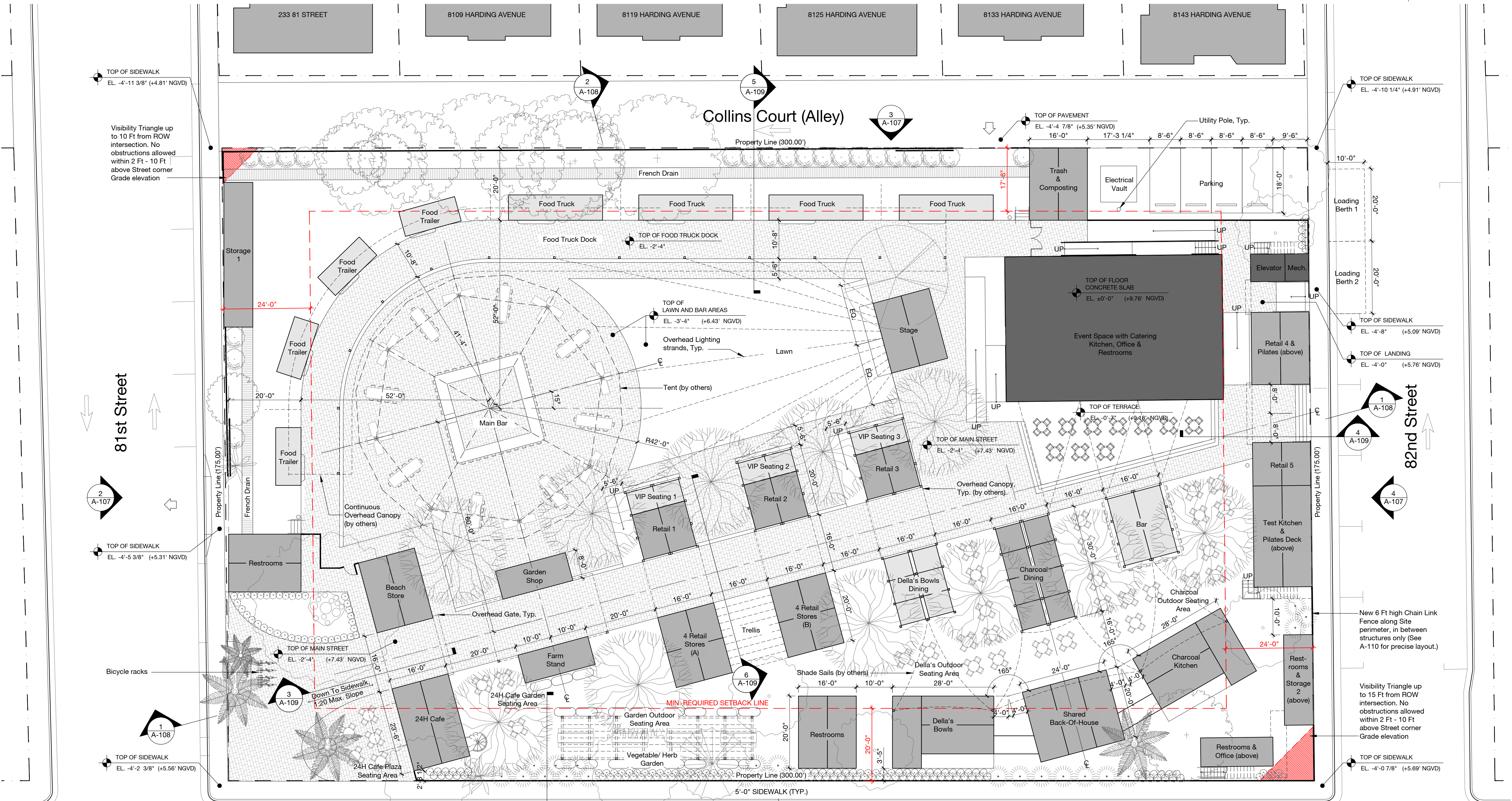
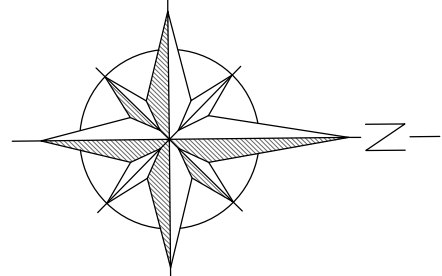
ALTOS DEL MAR NO 1 PB 31-40, P-32 AKA LOT 1, 2, 3, 4, 5 & 6 BLK 18
ZONING DISTRICT: GU (Government use district)
SURROUNDING ZONING DISTRICTS: RM-1 (Low intensity multi-family residential district)
GRADE: +5.77' NGVD (Sidewalk elevation at centerline of the front of the property)

FLOODING INFO

Flood Zone: AE Panel No.: 0326L
Community Name/No.: City of Miami Beach / 120651
Base Flood Elevation: +8.00' NGVD

CODES IN EFFECT

FLORIDA BUILDING CODE 6th EDITION (2017) BUILDING
FLORIDA BUILDING CODE 6th EDITION (2017) PLUMBING
FLORIDA BUILDING CODE 6th EDITION (2017) MECHANICAL
FLORIDA FIRE PREVENTION CODE, 6th EDITION (2017)
NFPA 101 LIFE SAFETY CODE, 2015 EDITION



LAND DEVELOPMENT REGULATIONS (LDR) COMPLIANCE ANALYSIS

ZONING

REQUIRED / ALLOWED

FLOOR AREA: 65,625 SF (1.25 FAR Max.)
LOT AREA: 5,600 SF Min.
LOT WIDTH: 40'-0" Min.
LOT COVERAGE: 23,625 SF (45% of Lot Area)
LOT AGGREGATION: Two platted lots Max.
UNIT SIZE: 550 SF Min. (New Construction) / 800 SF Ave. Min.
BUILDING HEIGHT: 55'-0" | 5 Stories
BUILDING SETBACKS:
FRONT: 20'-0"
SIDE, FACING STREET: 24'-0" (8% of Lot width) | 48'-0" yard sum
REAR: 17'-0" (10% of Lot depth)

PROPOSED

FLOOR AREA: 12,016 SF
LOT AREA: 55,500 SF
LOT WIDTH: 300'-0"
LOT COVERAGE: 19,821 SF (38% of Lot Area)
LOT AGGREGATION: Four platted lots
UNIT SIZE: N/A
BUILDING HEIGHT:
FORMER CLASSROOM BUILDING: 8'-1" | 1 Story
HIGHER CONTAINER STRUCTURES: 10'-5" | 2 Stories
BUILDING SETBACKS:
FRONT: 2'-6" | 2'
SIDE, FACING STREET: 0'-0"
REAR: 0'-0"

PARKING SETBACKS:

FRONT: 20'-0"
SIDE, FACING STREET: 24'-0" (8% of lot width)
REAR: 5'-0" since abutting an Alley
MIN. YARD ELEVATION: + 6.56' NGVD
MAX. YARD ELEVATION: + 8.27' NGVD (30' above Grade)
LDR Chapter 190 Sec. 190-32, (99)
PARKING: 2 Parking Spaces (Single-Family detached dwelling),
MAIN USES: Single-Family detached dwellings,
Townhomes, Apartments, Hotels and Bed & Breakfast Inns

PARKING SETBACKS:

FRONT: 18'-0"
INTERIOR SIDE: 9'-0"
REAR: 0'-0"
MIN. YARD ELEVATION: + 4.81' NGVD
MAX. YARD ELEVATION: + 7.43' NGVD
LDR Chapter 190 Sec. 190-32, (99)
PARKING: 4 Parking Spaces
MAIN USES: Assembly, Commercial (Retail, Restaurant and Bar), and Entertainment (Outdoor)

CONDITIONAL USES:

Adult congregative living facility, Day care facility, Nursing home, Religious institutions, Private & Public institutions, Schools, Commercial or Non-commercial parking lots and garages
REQUIRED ENCLOSURES:
STORE ENCLOSURE: Sale, or exposure for sale of any personal property, including merchandise, groceries or perishable foods, such as vegetables and fruits, is prohibited, unless made from substantially enclosed permanent building
MECHANICAL EQUIPMENT: All mechanical equipment located above roof deck shall be enclosed or screened from public view

CONDITIONAL USES: Outdoor Cafe

REQUIRED ENCLOSURES:
STORE ENCLOSURE: Sale, or exposure for sale of any personal property, including merchandise, groceries or perishable foods, such as vegetables and fruits, is prohibited, unless made from substantially enclosed permanent building
MECHANICAL EQUIPMENT: All mechanical equipment located above roof deck shall be enclosed or screened from public view

COMMERCIAL VEHICLE STORAGE:

LOCATION: 1-1 Light Industrial District (CD-1, CD-2& CD-3 as conditional use
LOCATION: RS-1, RS-2, RS-3, & RS-4 Single-Family Residential Districts
SCREENING: Vehicles shall be fully screened from view as seen from any R.O.W. or adjoining property, when viewed from 5'-4" above grade
ACCESSORY OUTDOOR BAR COUNTERS:
USE: Permitted as Accessory Use to 30 chair Min. Outdoor Cafe or Hotel Food Deck
SCREENING: Shall not be visible from any point along property line adjacent to public R.O.W.

COMMERCIAL VEHICLE STORAGE:

LOCATION: GU Government Use District
SCREENING: Vehicles shall be fully screened from view as seen from any R.O.W. or adjoining property, when viewed from 5'-4" above grade, by 6'-0" high fence and hedge behind.
ACCESSORY OUTDOOR BAR COUNTERS:
USE: Drinking establishment as part of Commercial Use drinking establishments.
SCREENING: Shall not be visible from any point along property line adjacent to public R.O.W.

MOBILE STORAGE CONTAINERS:

USE: Storage and shipping of personal goods and materials, including merchandise, groceries or perishable foods, such as vegetables and fruits.
LOCATION: GU Government Use District
ALLOWED TIME: Indefinite
ADVERTISING: Establishment name, services, and price information for Retail, same plus minus for Eating and drinking establishments.
FORCED REMOVAL: Not Applicable.
FENCE HEIGHT: 6'-0" at Front property line
OFF STREET LOADING:
QUANTITY: 2 Spaces
SIZE: 10'-0" x 20'-0"

MOBILE STORAGE CONTAINERS:

USE: Sale, or exposure for sale of any personal property, including merchandise, groceries or perishable foods, such as vegetables and fruits.
LOCATION: GU Government Use District
ALLOWED TIME: Indefinite
ADVERTISING: Establishment name, services, and price information for Retail, same plus minus for Eating and drinking establishments.
FORCED REMOVAL: Not Applicable.
FENCE HEIGHT: 6'-0" at Front property line
OFF STREET LOADING:
QUANTITY: 2 Spaces
SIZE: 10'-0" x 20'-0"

SIGNAGE (WALL)

REQUIRED / ALLOWED

AREA: 30 SF Max. | 0.33 SF per every LF of frontage
HEIGHT RESTRICTION: Shall not be located above Ground Floor
QUANTITY: One Wall Max. (Projecting or detached)

PROPOSED

AREA: 72 SF < 99 SF Max. for 300 LF @ 0.33 SF per every LF of frontage
HEIGHT RESTRICTION: Located on Second Floor
QUANTITY: One Wall

LANDSCAPE REQUIREMENTS

REQUIRED / ALLOWED

TREE SIZE: 12'-0" Min. | 6'-0" Min. Crown spread | 2" Min. Caliper (Up to 30% can be met by 10'-0" high / 1 1/2" Caliper native trees)
LOT TREE QUANTITY: 6 Min. (22 per net acre minus existing to remain)
STREET TREE QUANTITY: 33 Min. (2 per ea. 20 Ft of 650 Ft along streets)
NATIVE SPECIES: 30% Min.
DRAUGHT / SALT TOLERANT SPECIES: 50% Min.
TREE DIVERSITY: 7 Species Min.
SHRUB SIZE: 18'-24" Min. @ 30" O.C. Max.
SHRUB QUANTITY: 720 Min. @ 12 per ea. required tree
NATIVE SPECIES: 50% Min. required
LARGE SHRUB SIZE: 6'-0" Min. | 4'-0" Min. Crown spread (at planting)
LARGE SHRUB QUANTITY: 72 Min. (at 10% of required shrub quantity)
NATIVE SPECIES: 50% Min.
SHRUB DIVERSITY: 25% of Quantity Max. per Species

PROPOSED

TREE SIZE: 12'-0" Min. | 6'-0" Min. Crown spread | 2" Min. Caliper provided.
LOT TREE QUANTITY: 18 Trees and 6 Palms
STREET TREE QUANTITY: 15 Trees
NATIVE SPECIES: 95%
DRAUGHT / SALT TOLERANT SPECIES: 39%
TREE DIVERSITY: 7 Species
SHRUB SIZE: 24" @ 30" O.C.
SHRUB QUANTITY: 492
NATIVE SPECIES: 39%
LARGE SHRUB SIZE: 6'-0" | 4'-0" Crown spread (at planting)
LARGE SHRUB QUANTITY: 18
NATIVE SPECIES: 25%
SHRUB DIVERSITY: 25% of Quantity per Species

SITE PLAN

SEAL & SIGNATURE

NOTE:

THE ABOVE DRAWINGS, IDEAS, AND DESIGNS ARE THE PROPERTY OF CONTEMPORARY DESIGN STUDIO. NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY WORK OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PROJECT: NOBE YARD

CLIENT: NORTH BEACH YARD LLC

ADDRESS: 8108, 8128, 8140 COLLINS AVE
MIAMI BEACH, FL 33141

ISSUED ON: 03.02.2018

JOB No: 17004

REVISIONS:

SITE PLAN

SCALE: AS SHOWN

SHEET: A-101