



# basecamp305

PLANNING BOARD  
JULY 26, 2019 SUBMITTAL PACKAGE

245 & 251 WASHINGTON AVENUE  
MIAMI BEACH

## I. SITE DATA SUMMARY

ZONING CLASSIFICATION:	RPS-3 RESIDENTIAL PERFORMANCE STANDARD Medium High Density Development
HISTORIC DISTRICT	OCEAN BEACH HISTORIC DISTRICT
FEMA ZONE	AE (EL. + 8.00' NGVD)
GROSS LOT AREA:	13,000 S.F. (0.2984 ACRE)

## II. FLOOR AREA SUMMARY

	FAR	ALLOWED	PROVIDED
MAXIMUM ALLOWABLE FAR	1.75 SF	22,750 SF	
GROUND FLOOR:			4,112 S.F.
MEZZANINE FLOOR:			1,471 S.F.
TOTAL F.A.R.:	0.42 SF		5,583 S.F.

## III. SETBACKS

	REQUIRED	PROVIDED	DEFICIENCY
PEDESTAL FRONT (WASHINGTON AVENUE)	5.00' (ALSO MAXIMUM)	5.00'	
PEDESTAL SIDE, INTERIOR			
NORTH, INTERIOR SIDE SETBACK	50.00'	7.50'	42.50'(VARIANCE REQUESTED)
SOUTH, INTERIOR SIDE SETBACK	50.00'	7.50'	42.50'(VARIANCE REQUESTED)

Section 142-1131 (d) Minimum side yards, public & semi-public buildings – schools

PEDESTAL, REAR			
NON-OCEANFRONT - 10%	13.00'	47.50'	
ON-GRADE PARKING SETBACK, FRONT	5.00'	5.00'	
ON-GRADE PARKING SETBACK, SIDE, INTERIOR	5.00'	5.00'	
ON-GRADE PARKING SETBACK, REAR			
NON-OCEANFRONT	5.00'	5.00'	

## IV. BUILDING STATISTICS

	ALLOWED	PROVIDED	DEFICIENCY
MAXIMUM BUILDING HEIGHT	5	2	
GRADE		+5.10' NGVD	
EAVE LINE	50'-0"	+29.75' NGVD	
MID-POINT OF SLOPED ROOF		+35.75' NGVD (30.65 FROM GRADE)	
TOP OF THE ROOF RIDGE		+43.00' NGVD (37.90 FROM GRADE)	

## V. MINIMUM OFF-STREET PARKING

Section 130-32 (27)	1 space per classroom	2 (2- classrooms)
...ELEMENTARY AND NURSERY SCHOOLS	1 space per 15 seats in Main Assembly Room	2 (25 seats)
TOTAL PARKING	4	4

## VI. OPEN SPACE

	9,100 SF (0.70)	5,603 SF	3,497 SF
OPEN SPACE			

Applicant will comply with the Open Space Requirement through payment-in-lieu pursuant to Section 142-704 (b) (4)

**PLEASE NOTE THAT ANY SIGNAGE SUBMITTAL WILL BE PURSUED WITH STAFF AT A FUTURE DATE**

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245 & 251 WASHINGTON AVENUE MIAMI BEACH FLORIDA

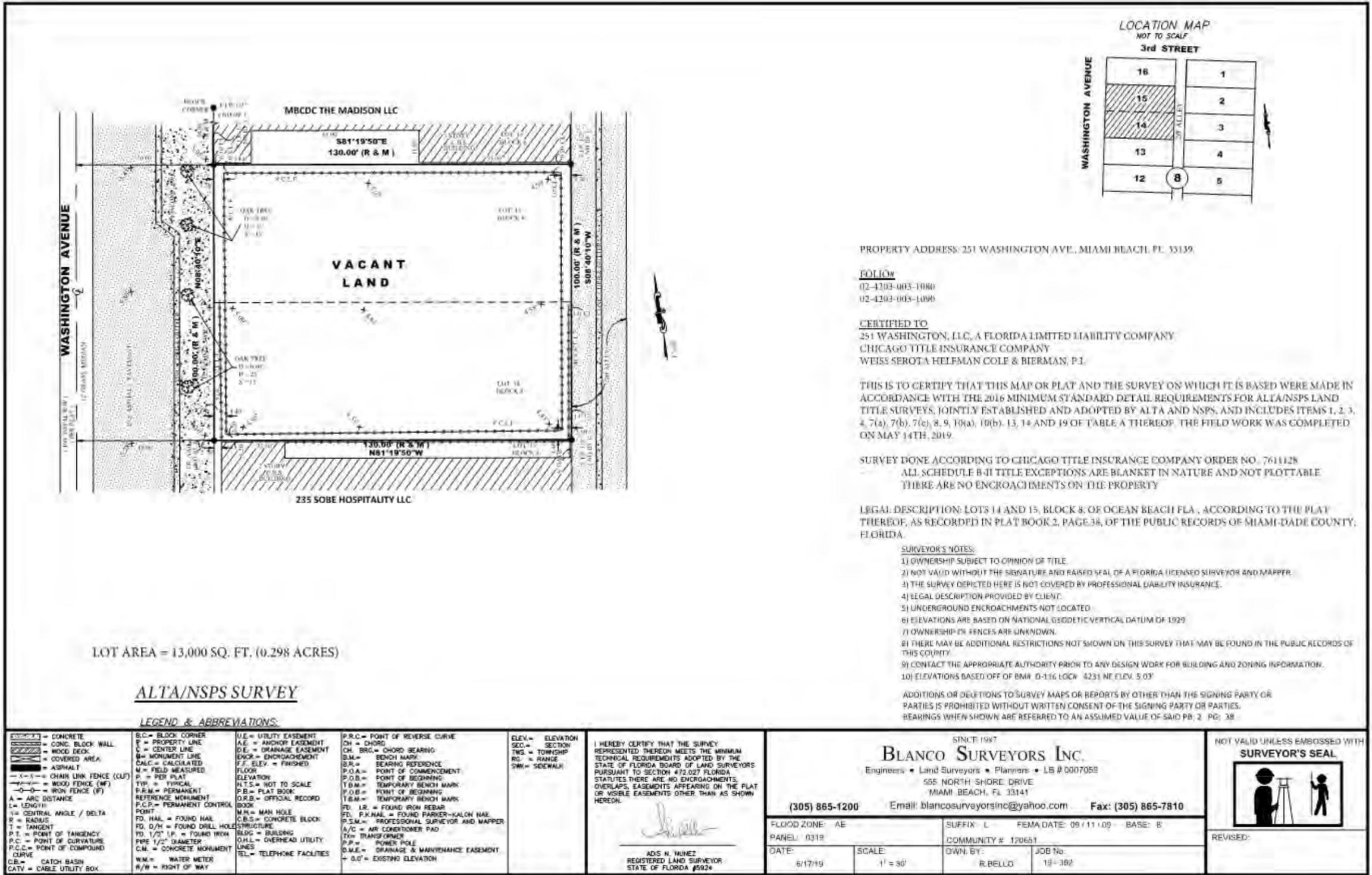


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PROJECT DATA AND SHEET INDEX

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PLANNING BOARD SUBMITTAL | 26 JULY 2019



LOT AREA = 13,000 SQ. FT. (0.298 ACRES)

**ALTA/NSPS SURVEY**

**LEGEND & ABBREVIATIONS:**

<ul style="list-style-type: none"> <li>—X—X— CHAIN LINK FENCE (CLF)</li> <li>—W—W— WOOD FENCE (WF)</li> <li>—I—I—I— IRON FENCE (IF)</li> <li>A = ARC DISTANCE</li> <li>L = LENGTH</li> <li>∠ = CENTRAL ANGLE / DELTA</li> <li>R = RADIUS</li> <li>T = TANGENT</li> <li>P.T. = POINT OF TANGENCY</li> <li>P.C. = POINT OF CURVATURE</li> <li>P.C.C. = POINT OF COMPOUND CURVE</li> <li>C.B. = CATCH BASIN</li> <li>CATV = CABLE UTILITY BOX</li> </ul>	<ul style="list-style-type: none"> <li>B.C. = BLOCK CORNER</li> <li>P = PROPERTY LINE</li> <li>C = CENTER LINE</li> <li>M = MONUMENT LINE</li> <li>CALC. = CALCULATED</li> <li>M = FIELD MEASURED</li> <li>P = PER PLAT</li> <li>TYP. = TYPICAL</li> <li>P.R.M. = PERMANENT REFERENCE MONUMENT</li> <li>P.C.P. = PERMANENT CONTROL POINT</li> <li>FD. HAIL = FOUND NAIL</li> <li>FD. D.H. = FOUND DRILL HOLE</li> <li>FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER</li> <li>C.M. = CONCRETE MONUMENT</li> <li>W.M. = WATER METER</li> <li>R/W = RIGHT OF WAY</li> </ul>	<ul style="list-style-type: none"> <li>U.E. = UTILITY EASEMENT</li> <li>A.E. = ANCHOR EASEMENT</li> <li>D.E. = DRAINAGE EASEMENT</li> <li>ENCR. = ENCROACHMENT</li> <li>F.F. ELEV. = FINISHED FLOOR ELEVATION</li> <li>N.T.S. = NOT TO SCALE</li> <li>P.B. = PLAT BOOK</li> <li>D.R.B. = OFFICIAL RECORD BOOK</li> <li>M.H. = MAN HOLE</li> <li>C.B.S. = CONCRETE BLOCK STRUCTURE</li> <li>BLDG. = BUILDING</li> <li>O.H.U. = OVERHEAD UTILITY LINES</li> <li>TEL. = TELEPHONE FACILITIES</li> </ul>	<ul style="list-style-type: none"> <li>P.R.C. = POINT OF REVERSE CURVE</li> <li>CH = CHORD</li> <li>CH. BEG. = CHORD BEARING</li> <li>B.M. = BENCH MARK</li> <li>B.R. = BEARING REFERENCE</li> <li>P.O.A. = POINT OF COMMENCEMENT</li> <li>P.O.B. = POINT OF BEGINNING</li> <li>T.B.M. = TEMPORARY BENCH MARK</li> <li>T.B.M. = TEMPORARY BENCH MARK</li> <li>FD. I.R. = FOUND IRON REBAR</li> <li>P.K.NAL. = FOUND PARKER-KALON NAIL</li> <li>P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER</li> <li>A/C = AIR CONDITIONER PAD</li> <li>T.O. = TRANSFORMER</li> <li>P.P. = POWER POLE</li> <li>D.M.E. = DRAINAGE &amp; MAINTENANCE EASEMENT</li> <li>± 0.0' = EXISTING ELEVATION</li> </ul>	<ul style="list-style-type: none"> <li>ELEV. = ELEVATION</li> <li>SEC. = SECTION</li> <li>TWS. = TOWNSHIP</li> <li>RS. = RANGE</li> <li>SNW. = SIDEWALK</li> </ul>
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I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

*[Signature]*

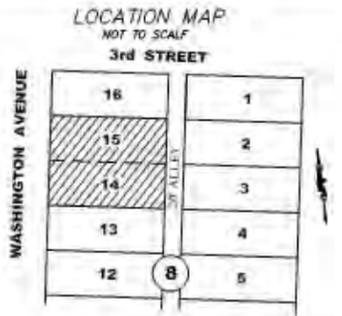
ADIS N. HUNEZ  
REGISTERED LAND SURVEYOR  
STATE OF FLORIDA #5924

STRICT 1987  
**BLANCO SURVEYORS INC.**  
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555 NORTH SHORE DRIVE  
MIAMI BEACH, FL 33141  
(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE	SUFFIX: L	FEMA DATE: 09/11/09	BASE: B'
PANEL: 0319	COMMUNITY # 120651		
DATE: 6/17/19	SCALE: 1" = 30'	OWN. BY: R BELLO	JOB No. 19-302

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

REVISED:



PROPERTY ADDRESS: 251 WASHINGTON AVE., MIAMI BEACH, FL 33139.

**FOLLOW**  
02-4203-003-1080  
02-4203-003-1080

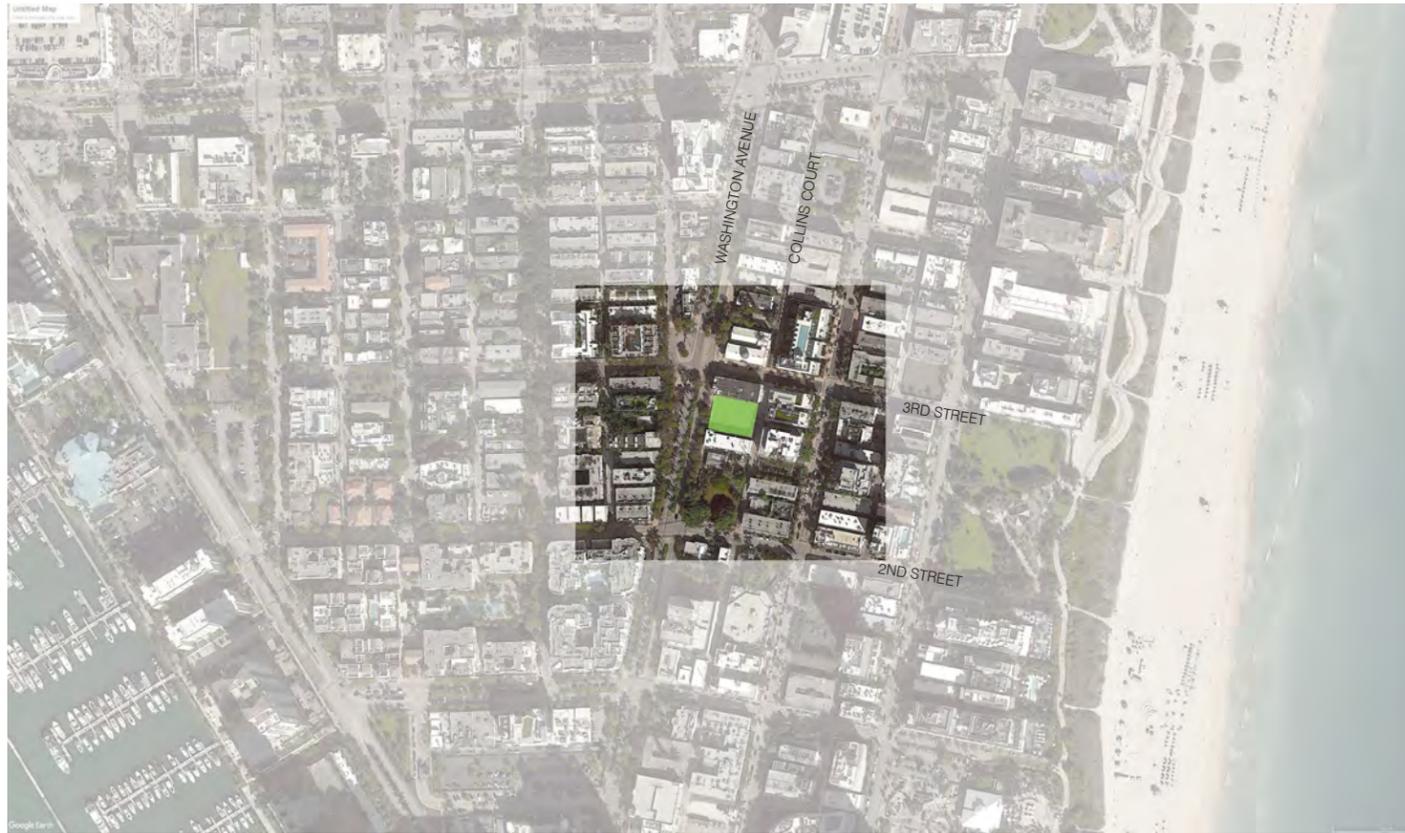
**CERTIFIED TO**  
251 WASHINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
CHICAGO TITLE INSURANCE COMPANY  
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 10(a), 10(b), 13, 14 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 14TH, 2019.

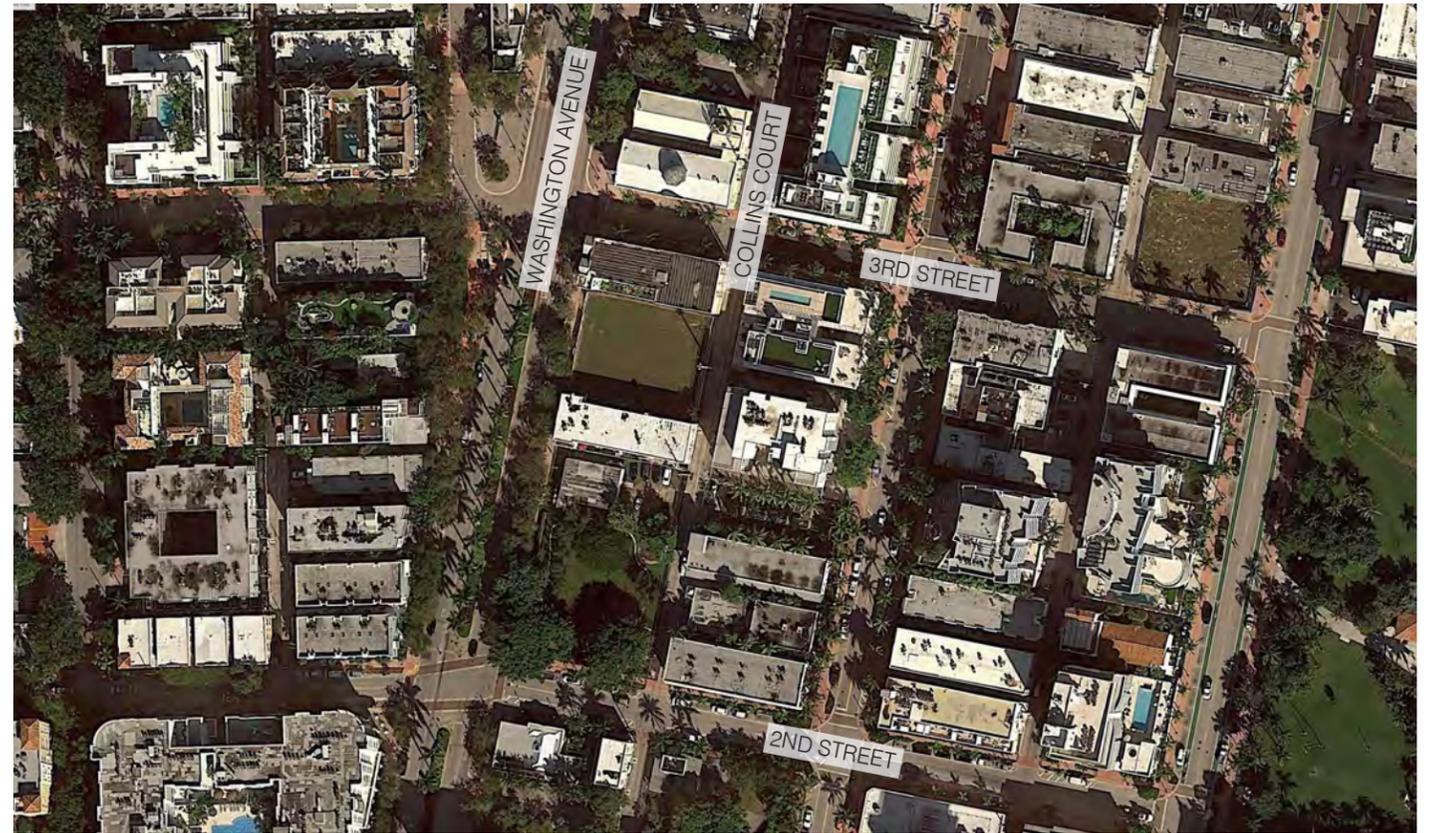
SURVEY DONE ACCORDING TO CHICAGO TITLE INSURANCE COMPANY ORDER NO. 7611128  
ALL SCHEDULE B-II TITLE EXCEPTIONS ARE BLANKET IN NATURE AND NOT PLOTTABLE  
THERE ARE NO ENCROACHMENTS ON THE PROPERTY

LEGAL DESCRIPTION: LOTS 14 AND 15, BLOCK 8, OF OCEAN BEACH FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

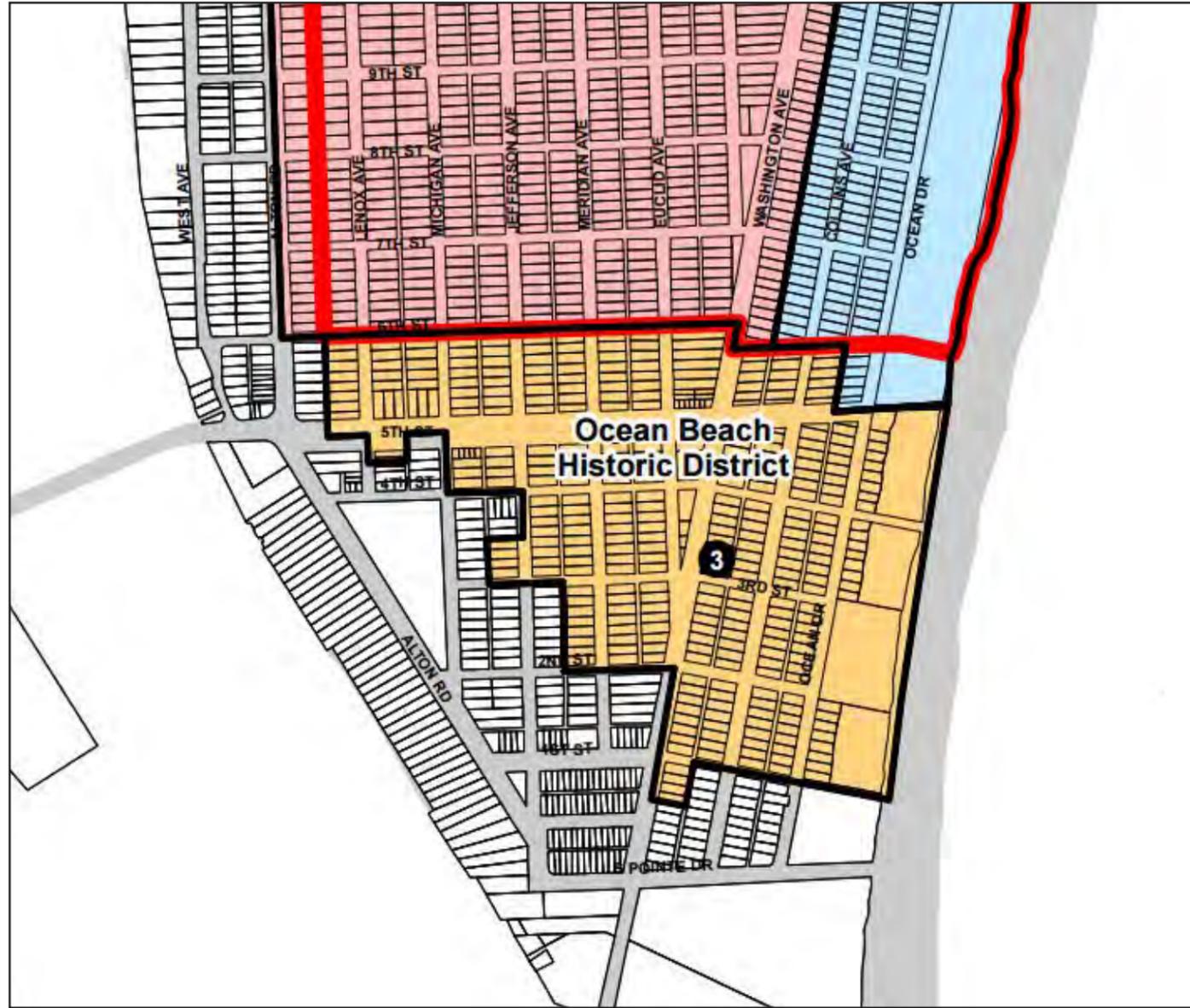
- SURVEYOR'S NOTES:**
- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE
  - 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
  - 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
  - 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
  - 5) UNDERGROUND ENCROACHMENTS NOT LOCATED
  - 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929
  - 7) OWNERSHIP OR FENCES ARE UNKNOWN
  - 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
  - 10) ELEVATIONS BASED OFF OF B.M. D-116 LOCK 4231 NE ELEV. 5.03'
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 2 PG: 38



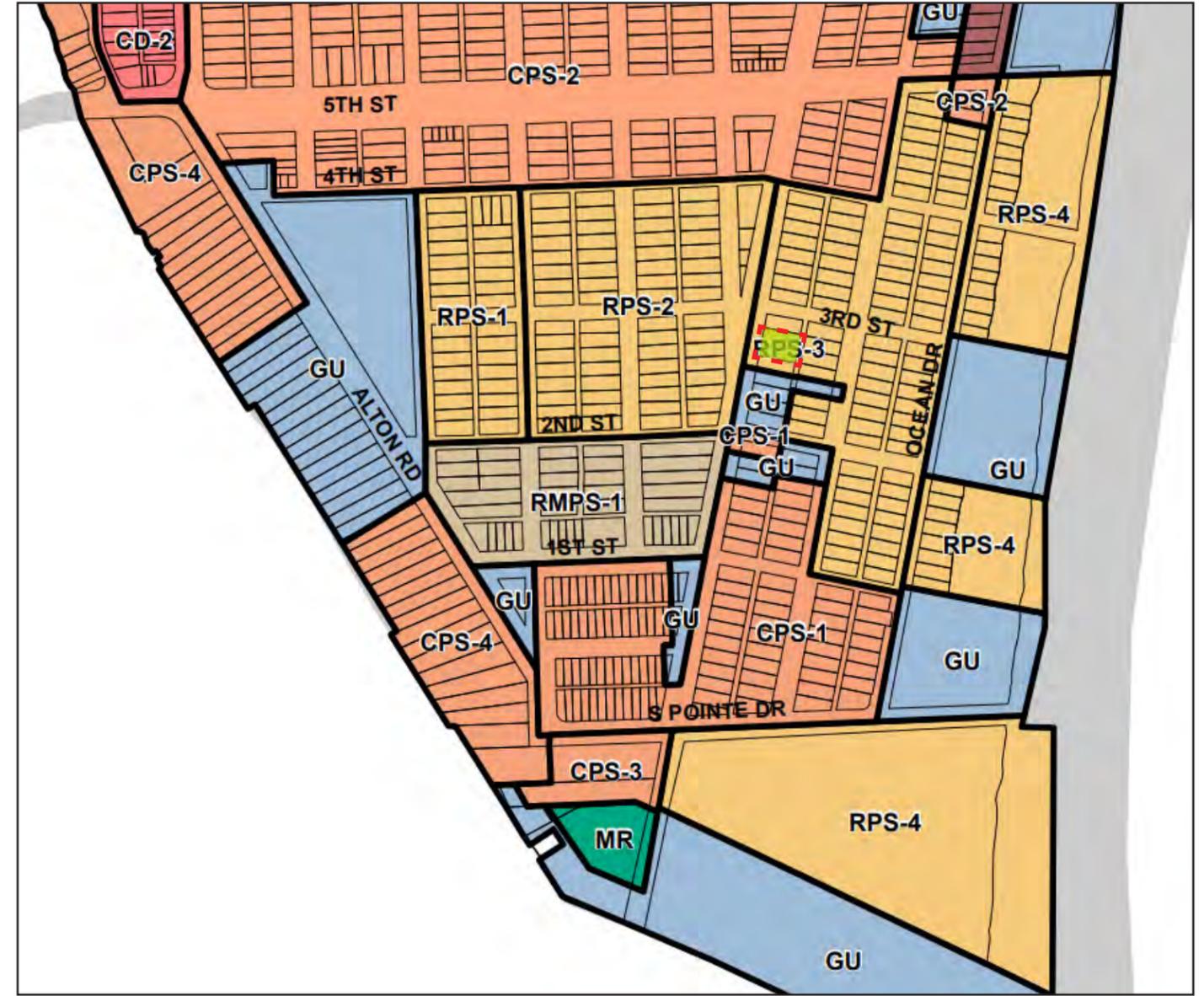
LOCATION MAP



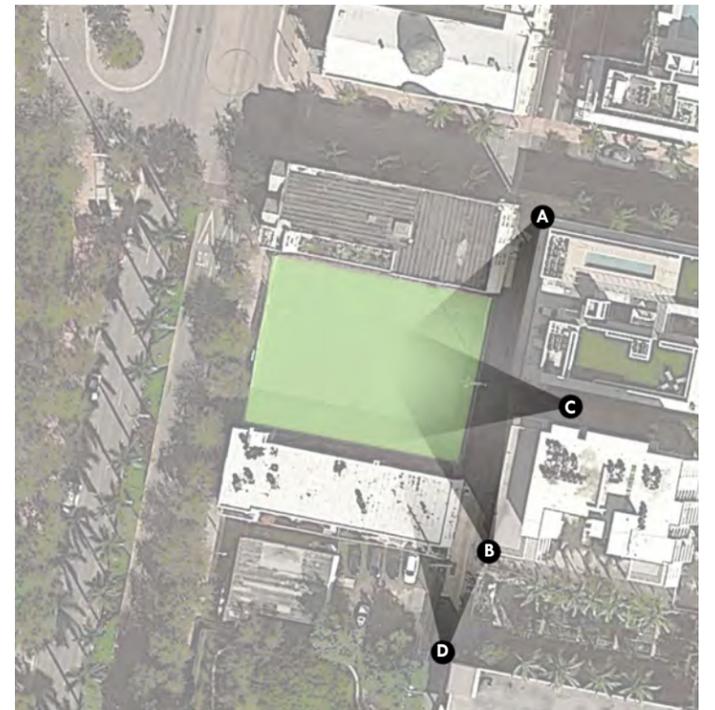
AREA MAP



HISTORIC DISTRICTS MAP

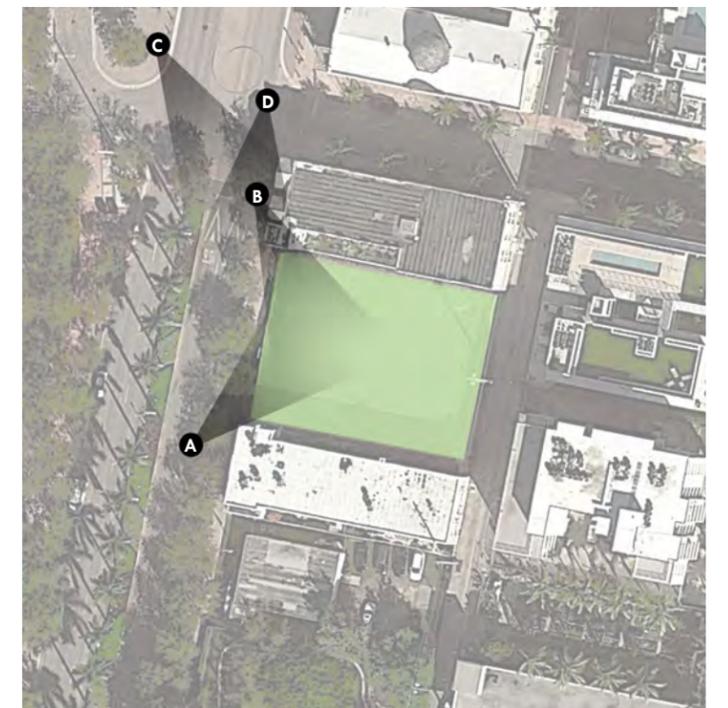


ZONING MAP



KEY PLAN

STREET TRASH  
RECEPTACLE TO BE  
REMOVED



KEY PLAN

 **basecamp305**

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SITE VIEWS

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