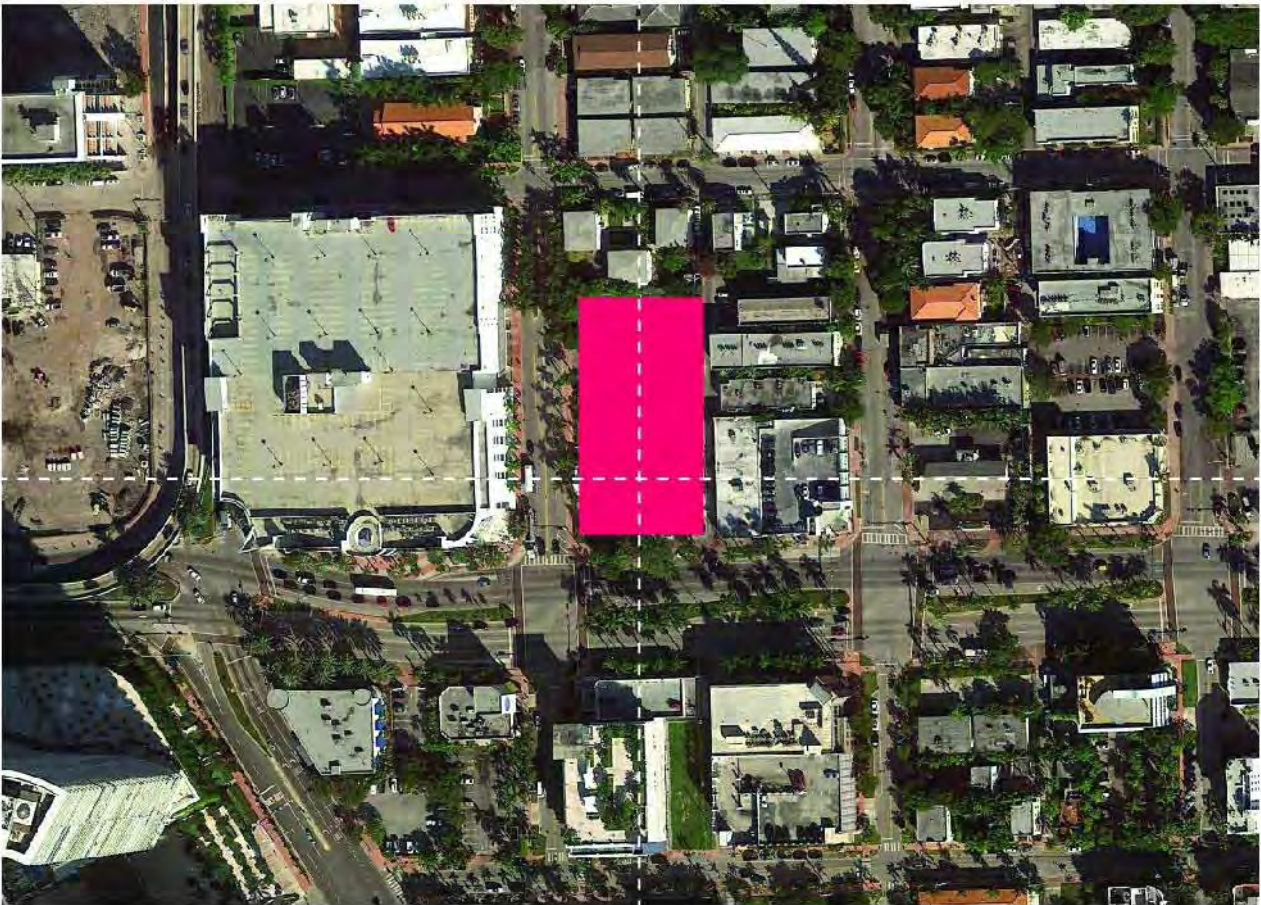


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SCOPE OF WORK

New 5-Story Retail Building with Structured parking and Conditional Use Permit request for building in excess of 50,000 square feet.

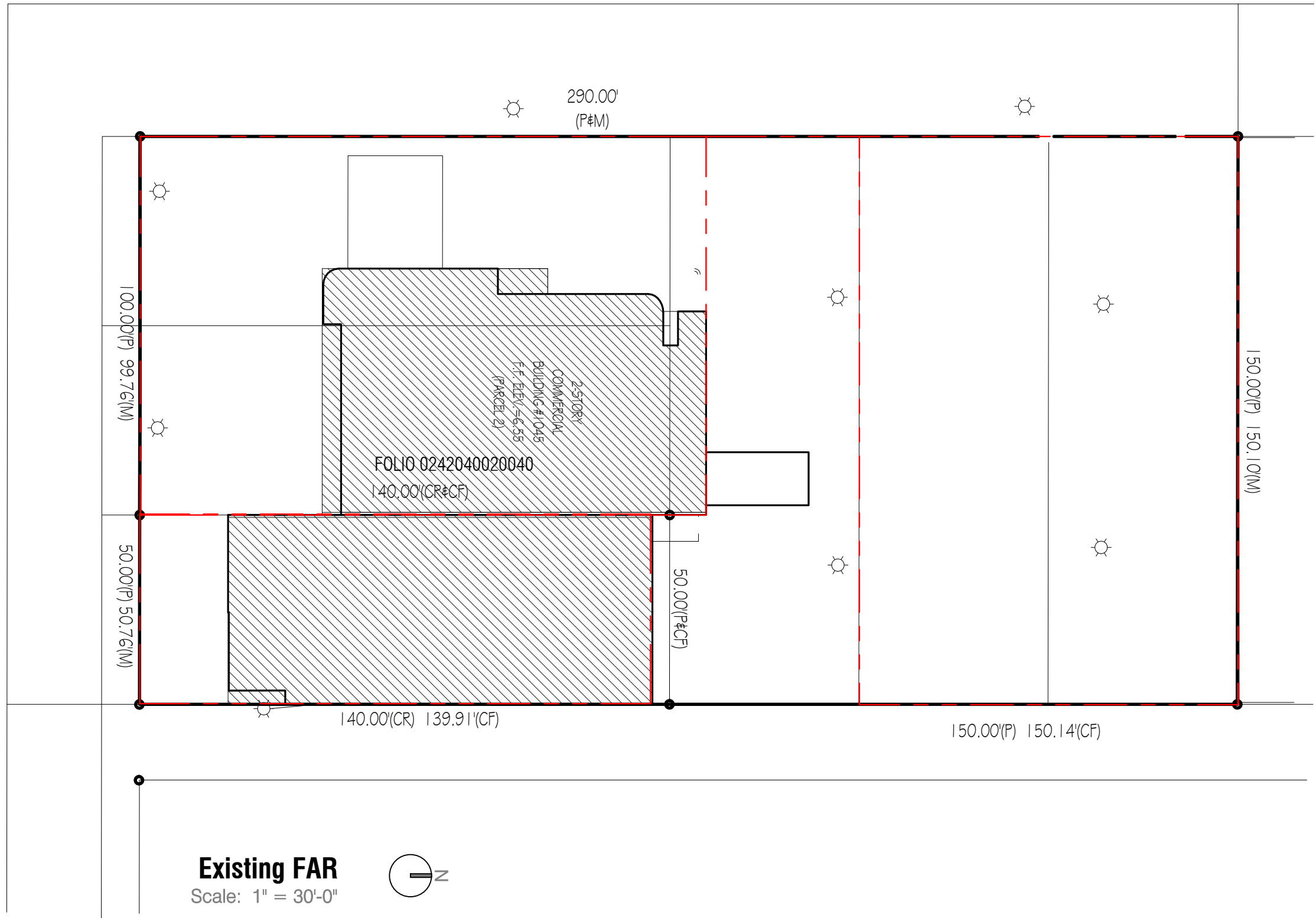


CITY OF MIAMI BEACH ZONING INFORMATION					
ITEM					
1	Address	1045 5 ST , MIAMI BEACH, FL 33139-6504			
2	Board and File Numbers				
3	Folio Number(s)	02-4204-002-0040 , 02-4204-002-0030 , 02-4203-009-7840, and 02-4203-009-7850			
4	Year Constructed	1990 / 02-4204-002-0040 , 1937 / 02-4204-002-0030			
5	Base Flood Elevation	ZONE AE-8		Zoning District	C-PS2
6	Adjusted Grade (Flood+Grade/2)			Lot Area	45,000 SF
7	Lot Width	150'-0"		Lot Depth	300'-0"
8	Minimum Unit Size	N/A		Grade value in NGVD	4.72' NGVD
9	Existing Use	NIGHT CLUB		Proposed use:	RETAIL
		Maximum	Existing	Proposed	Deficiencies
10	Height	BFE 8' NGVD + 50'-0" + freeboard 5'-0 + 3' variance		BFE 8' NGVD + 51'-7" + freeboard 5'-0 + 7" variance	
11	Number of Stories	5		5 STORIES	
12	FAR	2.0 * 45,000 SF= 90,000 SF	15,380 SF	86,221 SF	
13	Gross Square Footage		15,380 SF	192,265 SF	
14	Square Footage by Use			64,930 (RETAIL)	
15	Number of Units Residential	N/A		N/A	
16	Number of units Hotel	N/A		N/A	
17	Number of Seats	N/A		N/A	
18	Occupancy load	N/A		N/A	
		Maximum	Existing	Proposed	Deficiencies
	Subterranean	N/A	N/A	N/A	N/A
19	Front Setback				
20	Side Setback				
21	Side Setback				
22	Side Setback Facing Street				
23	Rear Setback				
		Maximum	Existing	Proposed	Deficiencies
	At Grade Parking	N/A		N/A	
24	Front Setback				
25	Side Setback				
26	Side Setback				
27	Side Setback Facing Street				
28	Rear Setback				
	Pedestal				
29	Front Setback	5'-0"		10'-0"	
30	Side Setback	0'-0"		N/A	
31	Side Setback	0'-0"		0'-0"	
32	Side Setback Facing Street	0'-0"		0'-0"	
33	Rear Setback	5'-0"		5'-0"	
	Tower	N/A		N/A	
34	Front Setback				
35	Side Setback				
36	Side Setback				
37	Side Setback Facing Street				
38	Rear Setback				

		Maximum	Existing	Proposed	Deficiencies
	Parking				
39	Parking district				
40	Total # of parking spaces	217		218	
	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
41	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
42	Parking Space Dimensions			8'-6" X 18'-0"	
43	Parking Space configuration (45,60,90,Parallel)			90 DEGREES	
44	ADA Spaces	7		7	
45	Tandem Spaces			0	
46	Drive aisle width			22'-0" & 24'-0"	
47	Valet drop off and pick up	N/A		N/A	
48	Loading zones and Trash collection areas	5 LOADING		5 LOADING 2 TRASH	
49	Racks			40	
50					
		Maximum	Existing	Proposed	Deficiencies
51	Type of use				
52	Total # of seats		NIGHTCLUB	RETAIL	
	Total # of seats per venue (Provide a separation chart for a breakdown calculation)				
53	Total occupant content				
54	Occupant content per venue (Provide a separate chart for a breakdown calculation)				
55	Is this a contributing building?		NO	NO	
56	Located within a Local Historic District?		HISTORIC DISTRICT	Ocean Beach HD	
57					

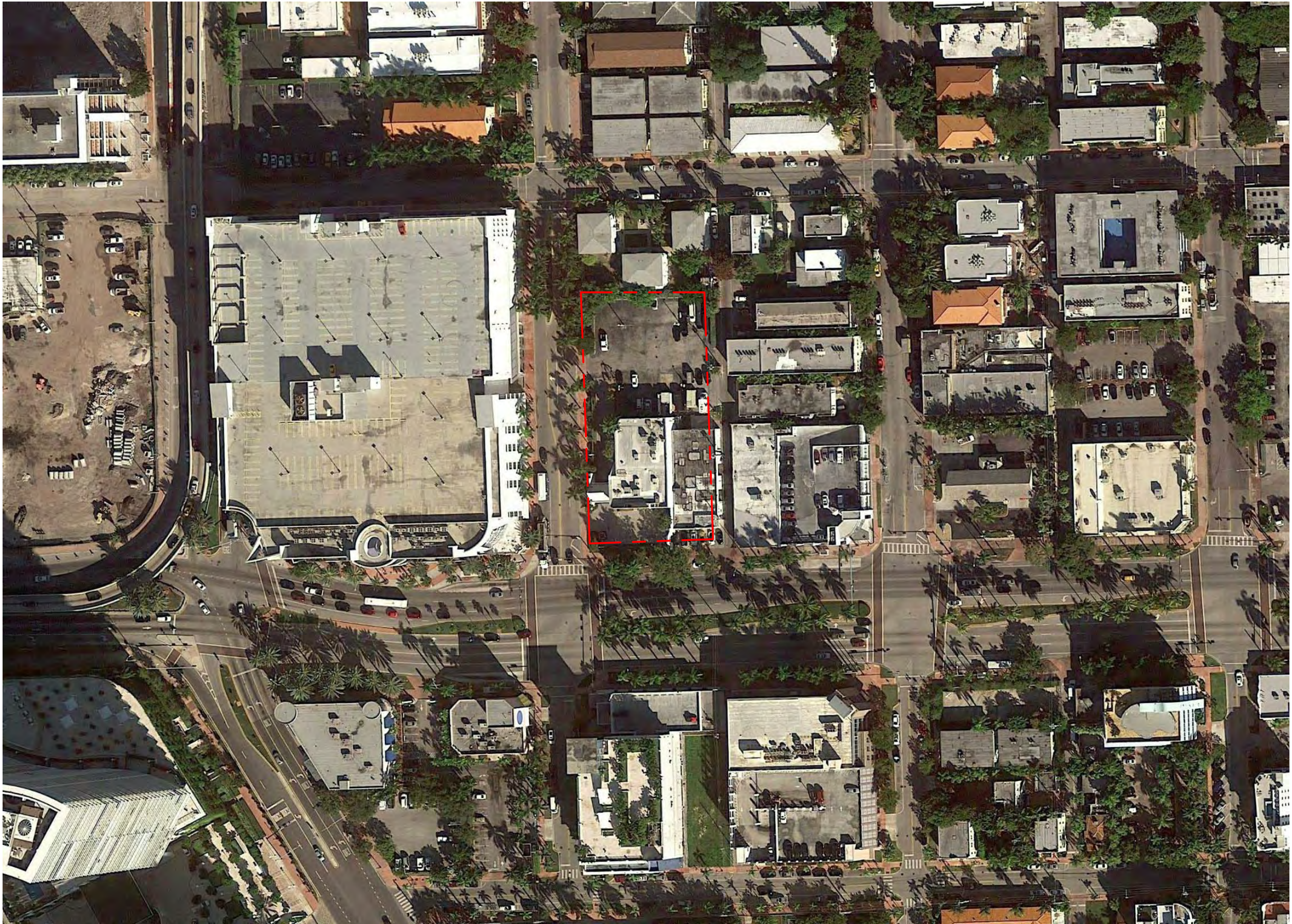
		Maximum	Required	Proposed	Deficiencies
	Parking and Loading space requirement				
			64,930 SF (RETAIL) / 300 PARKING SPACES = 217		
58	Handicap		7	7	
59	8'-6" x 18'-0" Standard Parking		210	211	
60	TOTAL PARKING		217	218	
			63,930 SF OF RETAIL = 5 (10'x20') SPACES	5(10'x20')	
61	Loading				

PARKING SPACES	
LEVEL 3	49
LEVEL 4	64
LEVEL 5	105
Total	218



EXISTING FAR
FOLIO: 02-4204-002-0040 6,156 SF LEVEL 1 3,656 SF MEZ. LEVEL 9,812 SF
FOLIO: 02-4204-002-0030 5,568 SF LEVEL 1
15,380 SF TOTAL FAR

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The BLVD at Lenox

Miami Beach, Florida

Conext Aerial

08/10/2016

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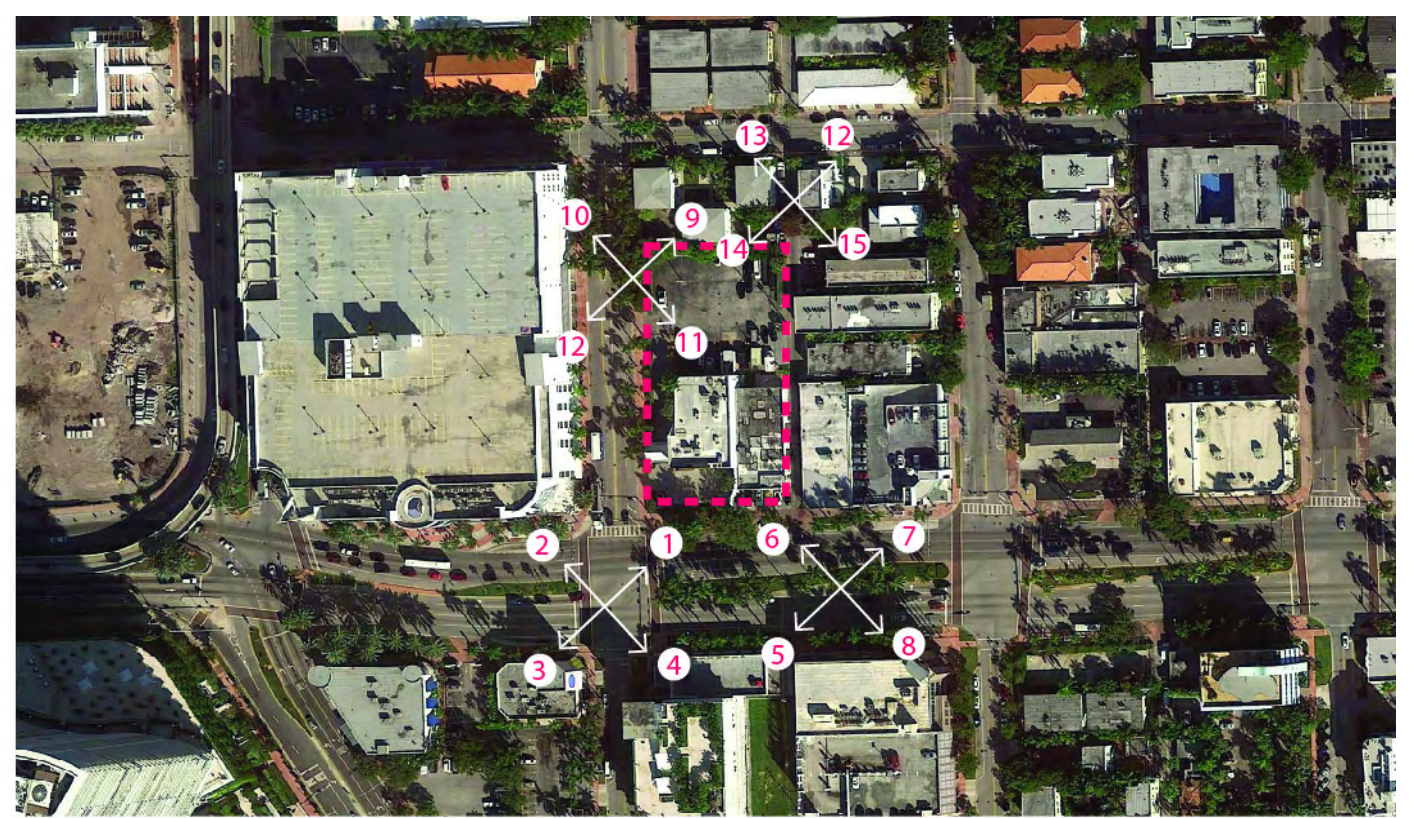
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View 1



View 2



View 3

The BLVD at Lenox

Miami Beach, Florida

Context (1)

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View 4



View 5



View 6

The BLVD at Lenox

Miami Beach, Florida

Context (2)

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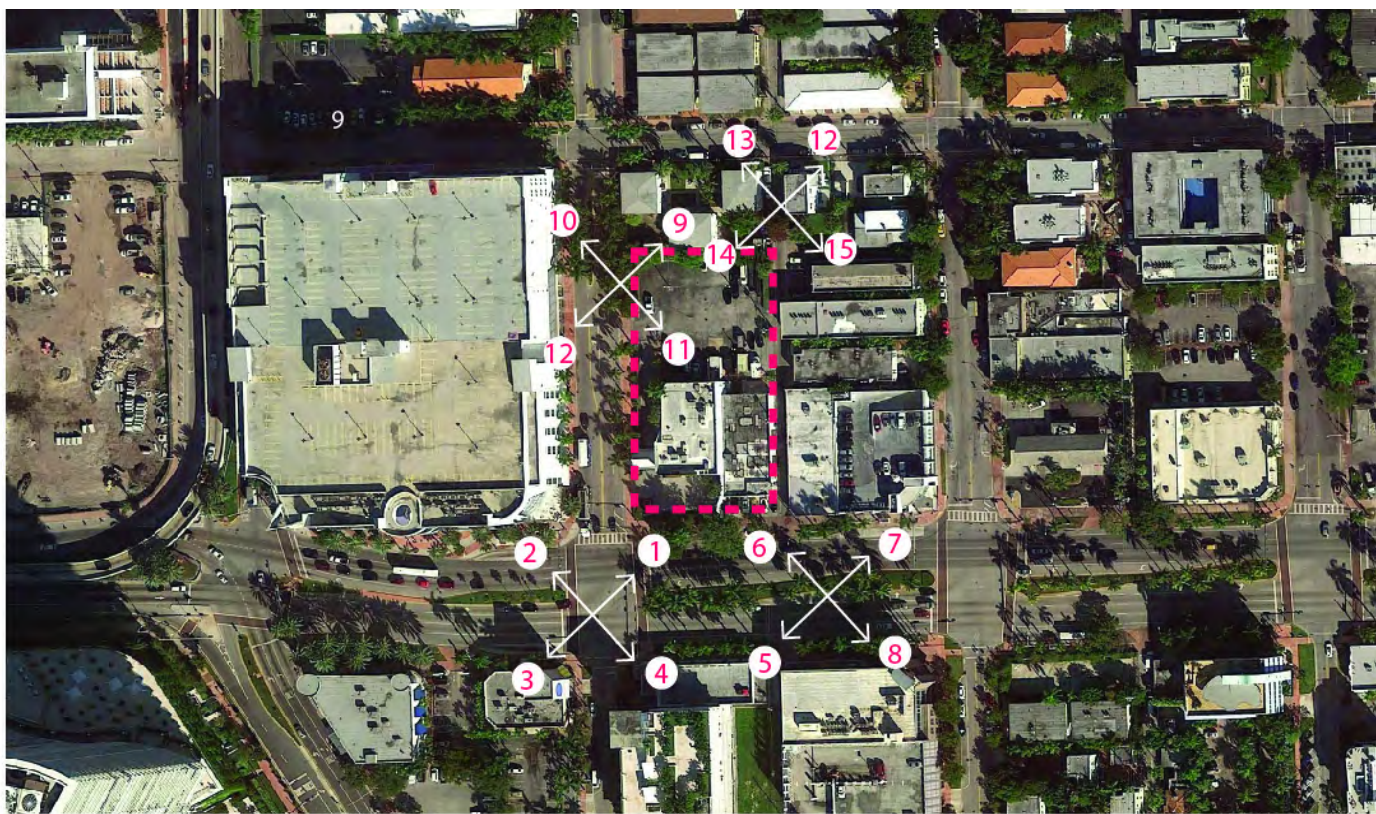
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View 7



View 8



View 9

The BLVD at Lenox

Miami Beach, Florida

Context (3)

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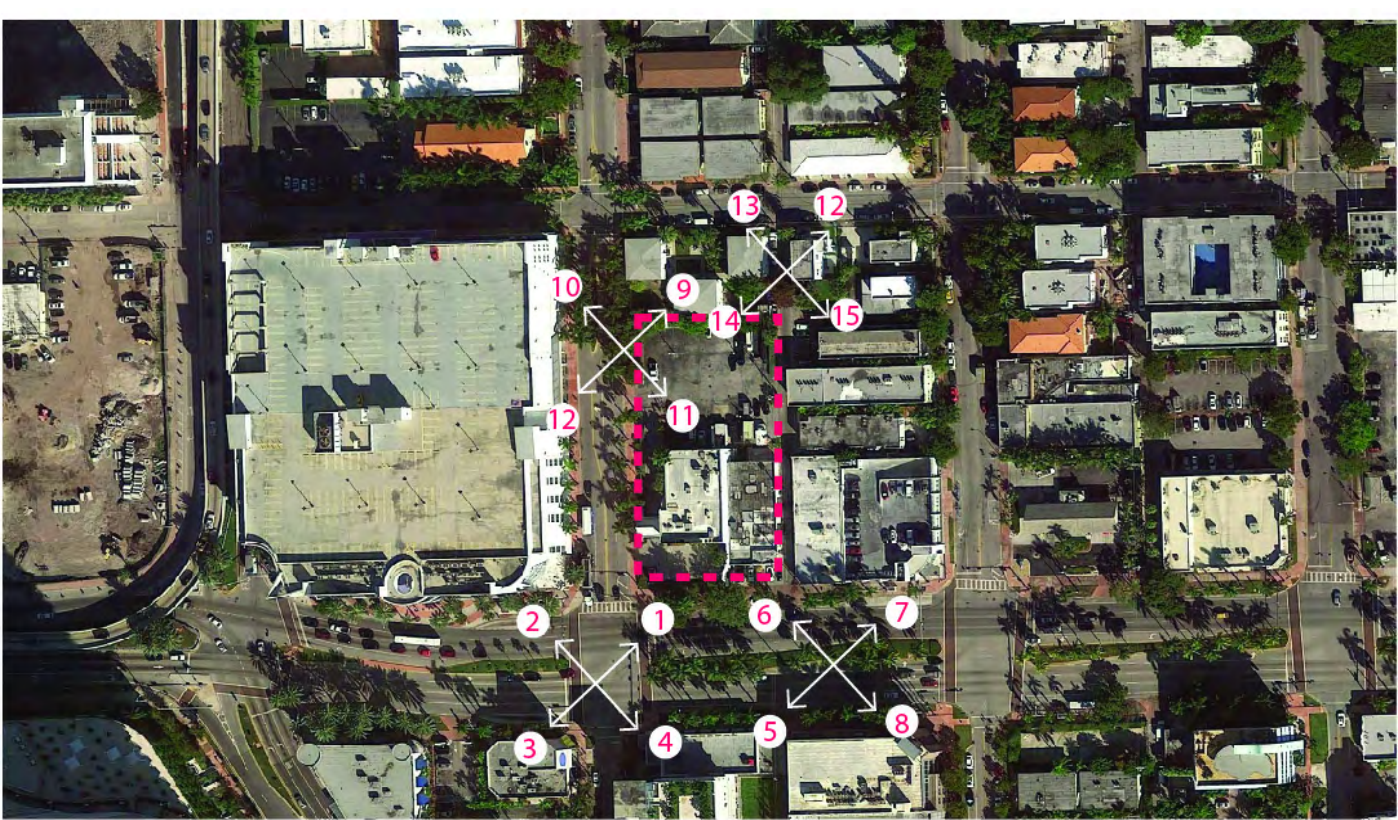
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View 10



View 11



View 12

The BLVD at Lenox

Miami Beach, Florida

Context (4)

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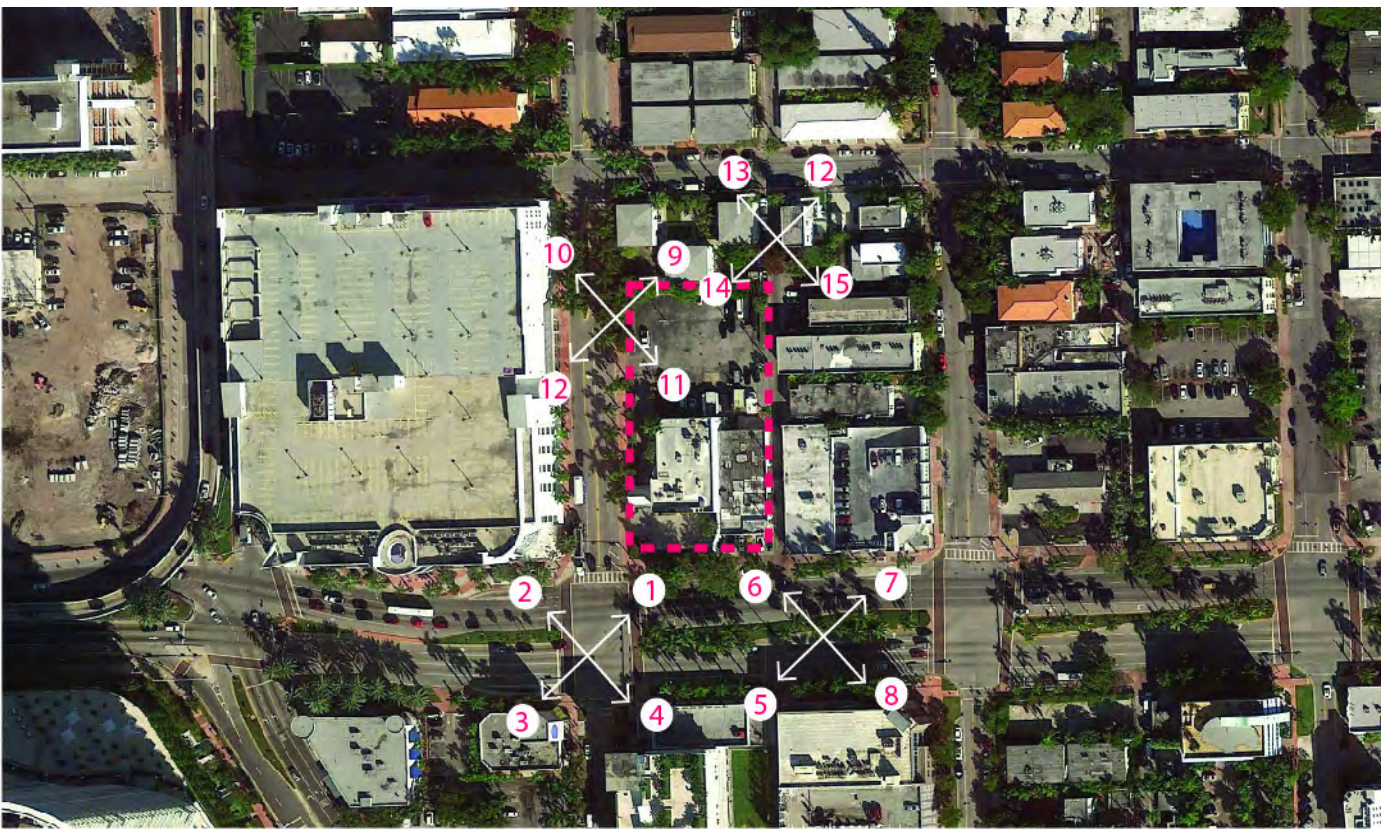
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View 13 from the Alley looking South



View 14 from the Alley looking South



View 15 from the Alley looking East

The BLVD at Lenox

Miami Beach, Florida

Context (5)

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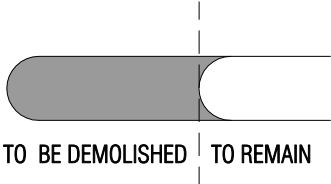
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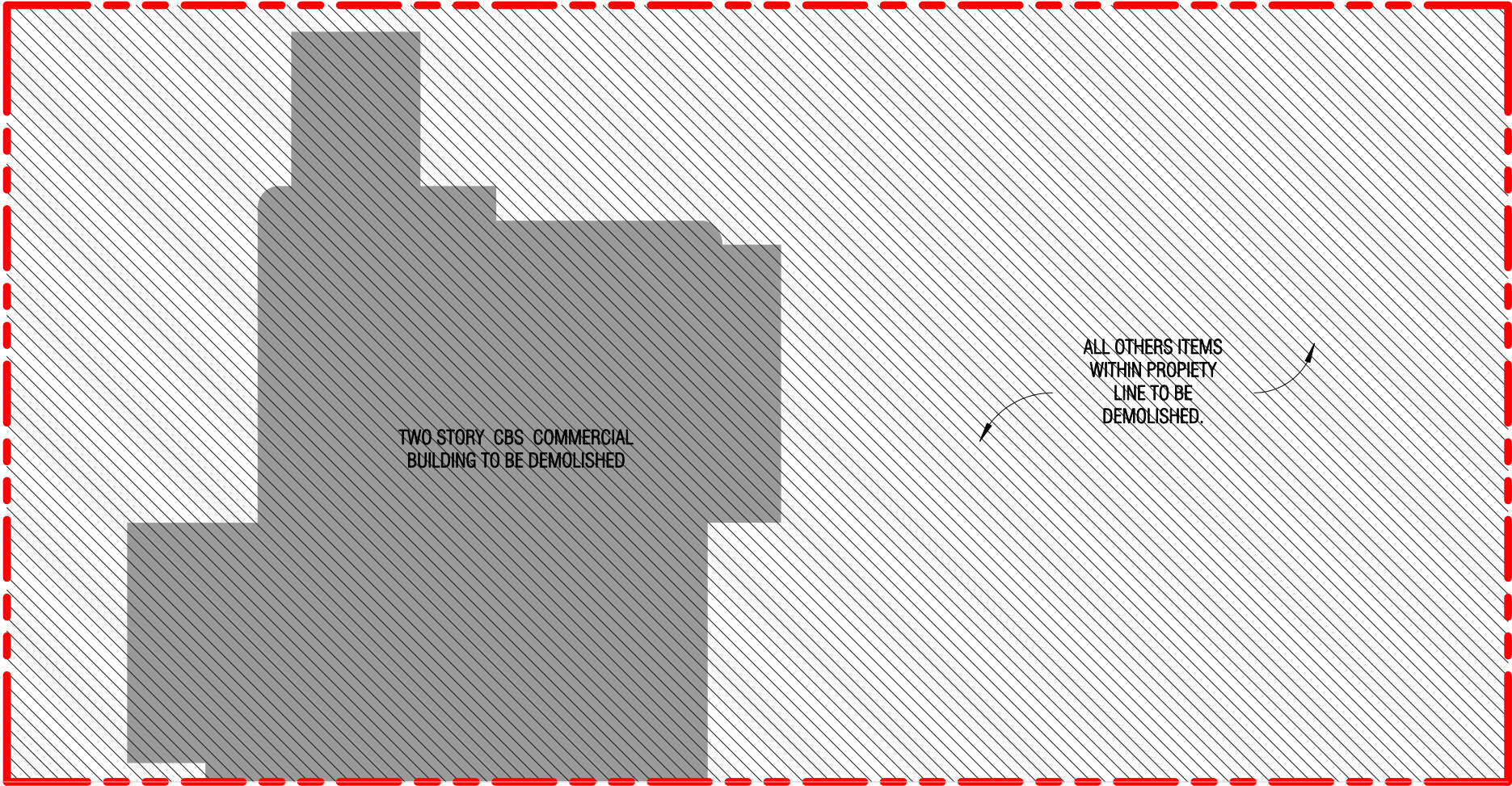
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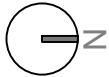
LENOX AVENUE



5 TH STREET



ALLEY



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View : 5th and lenox intersection



View at intersection 5th and the alley.



View : Rear parking lot looking North.



View : 5th and lenox intersection



View from parking lot looking East.

The BLVD at Lenox

Miami Beach, Florida

Building Photos

08/10/2016

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View 1 : 5th and Lenox intersection



View 1: 5th and Lenox intersection

The BLVD at Lenox

Miami Beach, Florida

Building (1)

08/10/2016

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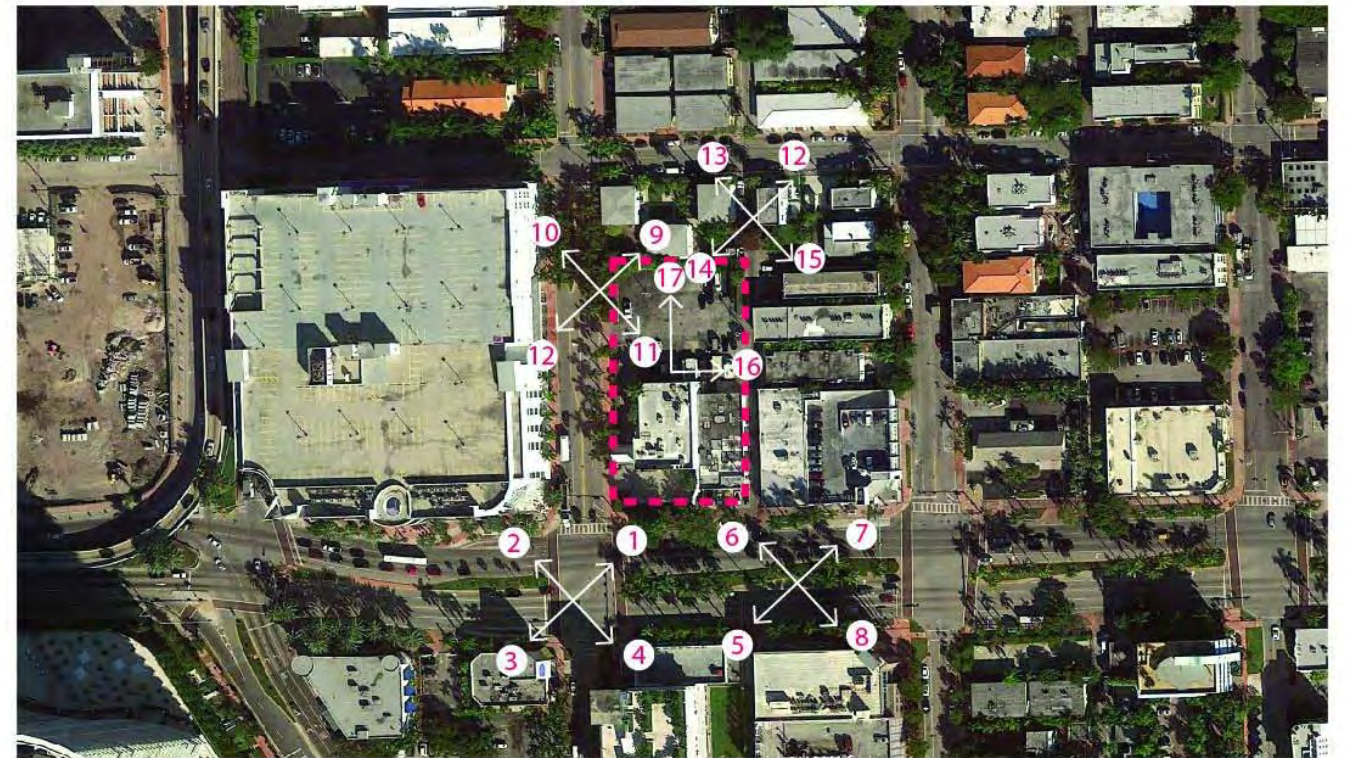
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09.3



View 6: Intersection 5th and the alley



View 16: from parking looking East



View 17: Rear parking lot looking North