



# COLLINS PARK ARTIST/WORKFORCE HOUSING

224 23rd STREET +  
227 22nd STREET  
MIAMI BEACH, FL 33139

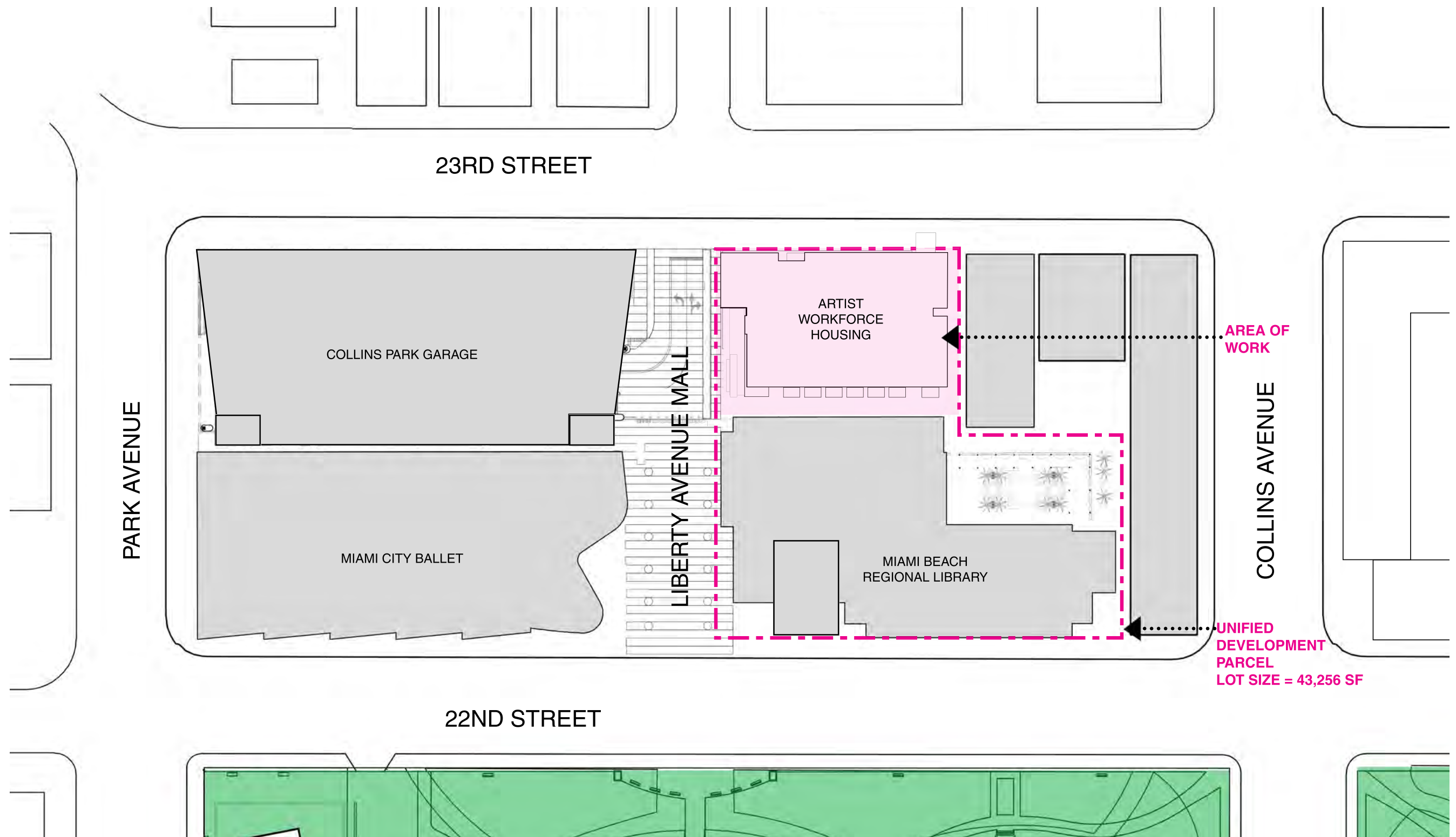
Request for a Certificate of  
Appropriateness and Variances  
for a Mixed Use Building

City of Miami Beach  
Historic Preservation Board  
Final Submittal  
April 5, 2021

**Shulman +  
Associates**

Architecture Interior Design Urban Design Graphic Design · 100 NE 38 Street Miami, FL 33137 305 438 0609 shulman-design.com AR 0012763 ©2021 Shulman + Associates

# G-1.01 SITE DIAGRAM



# G-1.02 ZONING DATA AND DRAWING LIST

GENERAL	
ADDRESS	224 23RD STREET, MIAMI BEACH, FL + 227 22ND STREET (*)
FOLIO NUMBER(S)	02-3226-001-0460
ZONING DISTRICT	GU (CD-3 ASSUMED)
GRADE	5.78' NGVD (23RD Street)
LOWEST ELEVATION AT GROUND FLOOR	9.00' NGVD (BFE + 1')
BASE FLOOD ELEVATION	8.00' NGVD
LOT AREA	48,516 SF (UNIFIED DEVELOPMENT LOT)
LOT WIDTH	250'-0" (ON 22ND ST.) / 150'-0" (ON 23RD ST.)
LOT DEPTH	240'-0"

	ALLOWED	EXISTING	PROPOSED	COMMENTS
USE	Government buildings including but not limited to: Parking lots and garages, parks, schools, performing arts, cultural, monuments, memorials.	Parking lot , Library	Mixed Use : Retail, Dormitories for Miami City Ballet, Artist Workforce Housing	
FAR: 2.75	133,419 SF (UNIFIED LOT)	43,256 SF (LIBRARY)(**)	43,256 SF (LIBRARY) + 70,894 SF (MIXED USE BUILDING) = <b>114,150 SF = TOTAL FLOOR AREA</b>	
LOT COVERAGE	N/A in CD-3	22,796 SF (47.0 %)	33,723 SF (69.5 %)	
OPEN SPACE REQUIREMENTS	N/A in CD-3	53.0% (25,720 SF)	30.5% (14,793 SF)	
NUMBER OF STORIES	7	2 (LIBRARY)	7 ( EXISTING LIBRARY) 7 ( ARTIST WORKFORCE HOUSING)	
HEIGHT	75'-0" (**)	35'-0" (LIBRARY)	75'-0" FROM BFE + 2' / 11.0' NGVD DESIGN ELEVATION ( ***)	

SETBACK REQUIREMENTS				
	REQUIRED (CD-3)	EXISTING	PROPOSED	COMMENTS
<b>BUILDING</b>				
PRINCIPAL FRONT -NORTH- 23rd Ave	0'-0"	104'-3" (LIBRARY)	104'-3" (LIBRARY) 2'-6" (MIXED USE BUILDING)	
2ND PRINCIPAL FRONT - SOUTH - 22nd Ave	0'-0"	0'-0" (LIBRARY)	0'-0" (LIBRARY) 148'-6" (MIXED USE BUILDING)	
SIDE FACING STREET - WEST - LIBERTY AVE	0'-0"	2'-6" (LIBRARY)	2'-6" (LIBRARY) 2'-6" (MIXED USE BUILDING)	
SIDE - INTERIOR	0'-0"	4'-0" (LIBRARY)	4'-0" (LIBRARY) 7'-6" MIXED USE BUILDING	
REAR	N/A	N/A	N/A	

PARKING REQUIREMENTS SUMMARY				
Parking District No. 9	REQUIRED	EXISTING	PROPOSED	COMMENTS
Retail = 3,700 SF:	0 SPACES		58 SPACES IN ADJACENT COLLINS PARK GARAGE (****)	AS PER CITY OF MIAMI BEACH CODE OF ORDINANCES 130.33 (f)(3)
Workforce Housing 1/2 space per unit = 80 units = 40 spaces	40 SPACES			
Ballet Dormitory 1 space per every 2 beds = 32 beds = 16 spaces	16 SPACES			
TOTAL REQUIRED				
LOADING REQUIREMENTS SUMMARY				
Retail = 3,709 sf	Retail - 2000 sf to 10,000 sf = 1 space required +		2 Loading Spaces Provided	Variance requested, refer to sheet G-1.11 for variance diagrams
Ballet Dorm Units = 10 units	Residential - 50 to 100 units = 2 spaces required			
Workforce housing Units= 80 units	TOTAL LOADING SPACES = <b>3 spaces required</b>			

(\*) UNIFIED DEVELOPMENT LOT INCLUDES MIAMI BEACH REGIONAL LIBRARY

(\*\*) AS PER MIAMI DADE COUNTY PROPERTY SEARCH

(\*\*\*) AS PER CITY OF MIAMI BEACH SEC. 114-1, DESIGN FLOOD ELEVATION IS SET AT 11.0' NGVD, CEILING HEIGHT WILL BE 12' MINIMUM IF GROUND FLOOR IS ELEVATED TO 11.0' NGVD.

(\*\*\*\*) AS PER AGREEMENT BETWEEN CITY OF MIAMI BEACH AND SERVITAS (DEVELOPER), THE PARKING REQUIREMENT WILL BE SATISFIED BY THE CITY IN THE ADJACENT COLLINS PARK GARAGE

## DRAWING LIST

- G-1.00 COVER
- G-1.01 SITE DIAGRAM
- G-1.02 ZONING DATA AND DRAWING LIST
- G-1.03 LOCATION MAP
- G-1.04 ZONING AND HISTORIC DISTRICT MAP
- G-1.05 PEDESTRIAN AXIS
- G-1.06 VEHICLE & PEDESTRIAN RESPONSE
- G-1.07 URBAN RESPONSE
- G-1.08 CARVING THE FACADE
- G-1.09 SITE PLAN
- G-1.10 FAR DIAGRAMS
- G-1.11 VARIANCE DIAGRAMS
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- G-1.19 CONTEXT IMAGES
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- A-1.02 THIRD & FOURTH FLOOR PLANS
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- A-2.00 BUILDING ELEVATIONS
- A-2.01 BUILDING ELEVATIONS
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- A-3.00 BUILDING SECTIONS
- A-3.01 BUILDING SECTIONS
- A-3.02 BUILDING SECTIONS
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- A-3.04 LINE OF SIGHT ANALYSIS
- A-3.05 LINE OF SIGHT ANALYSIS
- A-3.50 CANOPY DRAWINGS
- A-3.51 CANOPY DRAWINGS
- A-3.52 BENCH DRAWINGS
  
- A-4.00 PERSPECTIVE
- A-4.01 PERSPECTIVE
- A-4.02 PERSPECTIVE
- A-4.03 PERSPECTIVE
- A-4.04 PERSPECTIVE
  
- A-5.00 PROPOSED MATERIALS

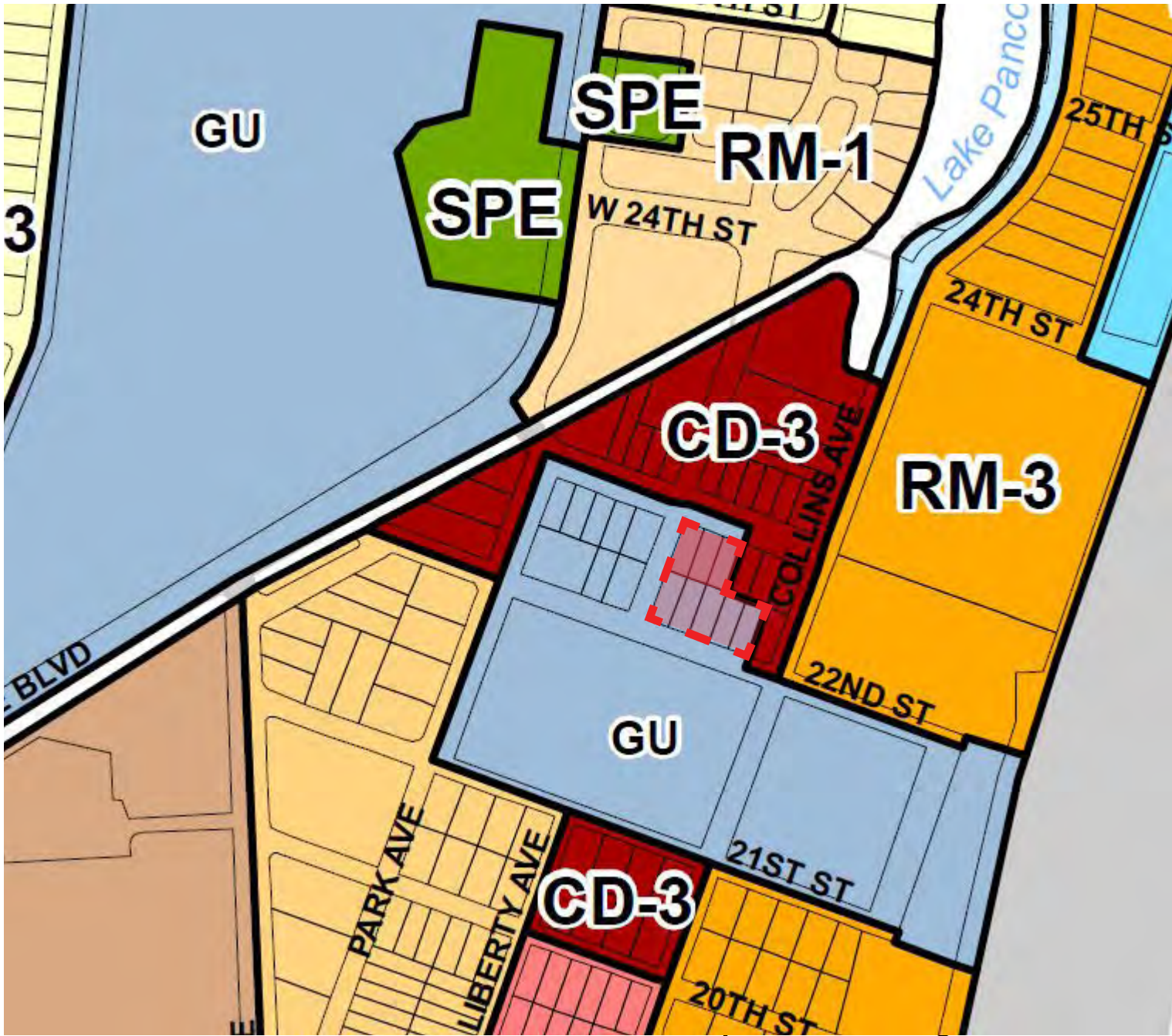


# G-1.03 LOCATION MAP

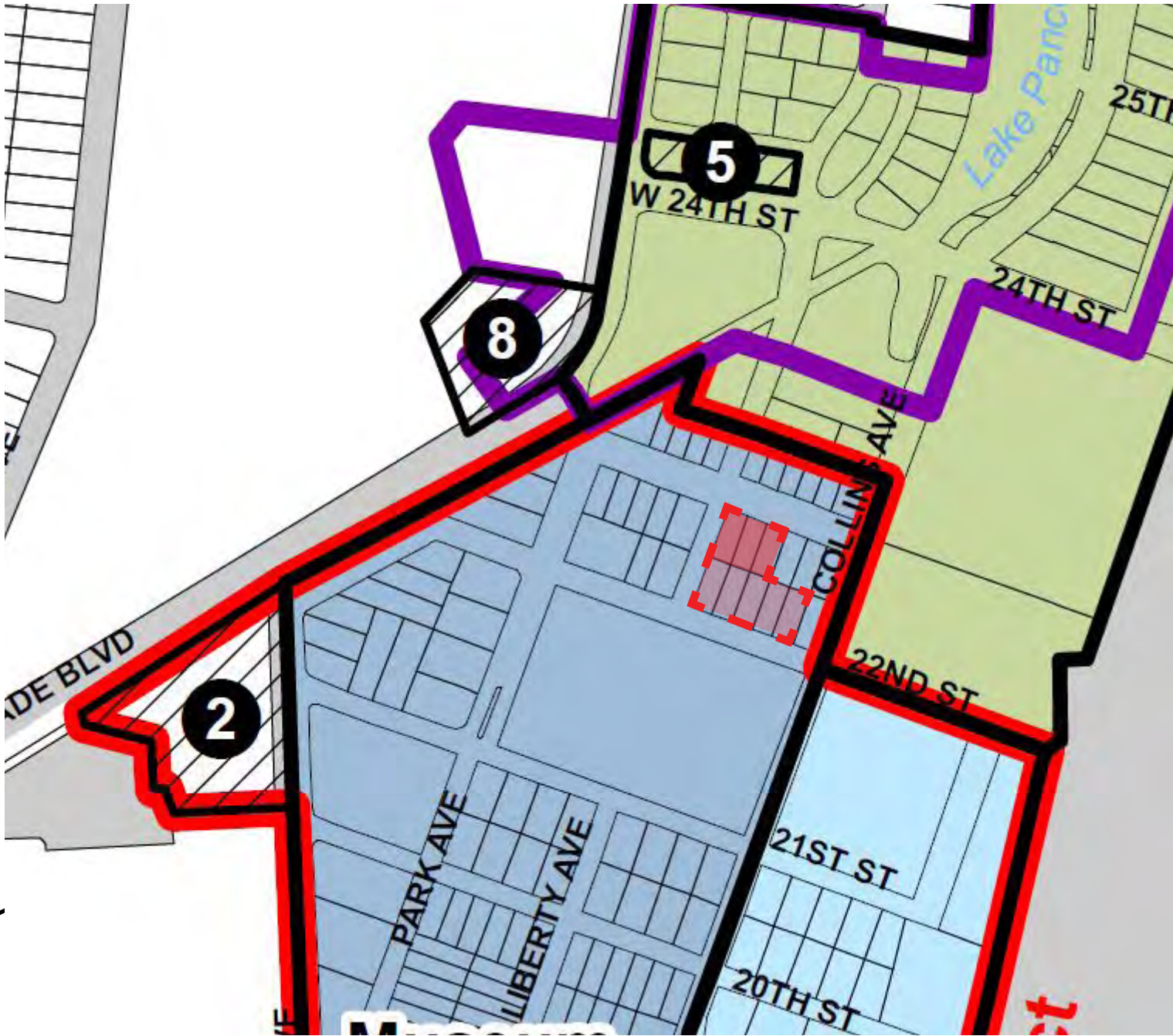




# G-1.04 ZONING AND HISTORIC DISTRICT MAP






ZONING MAP



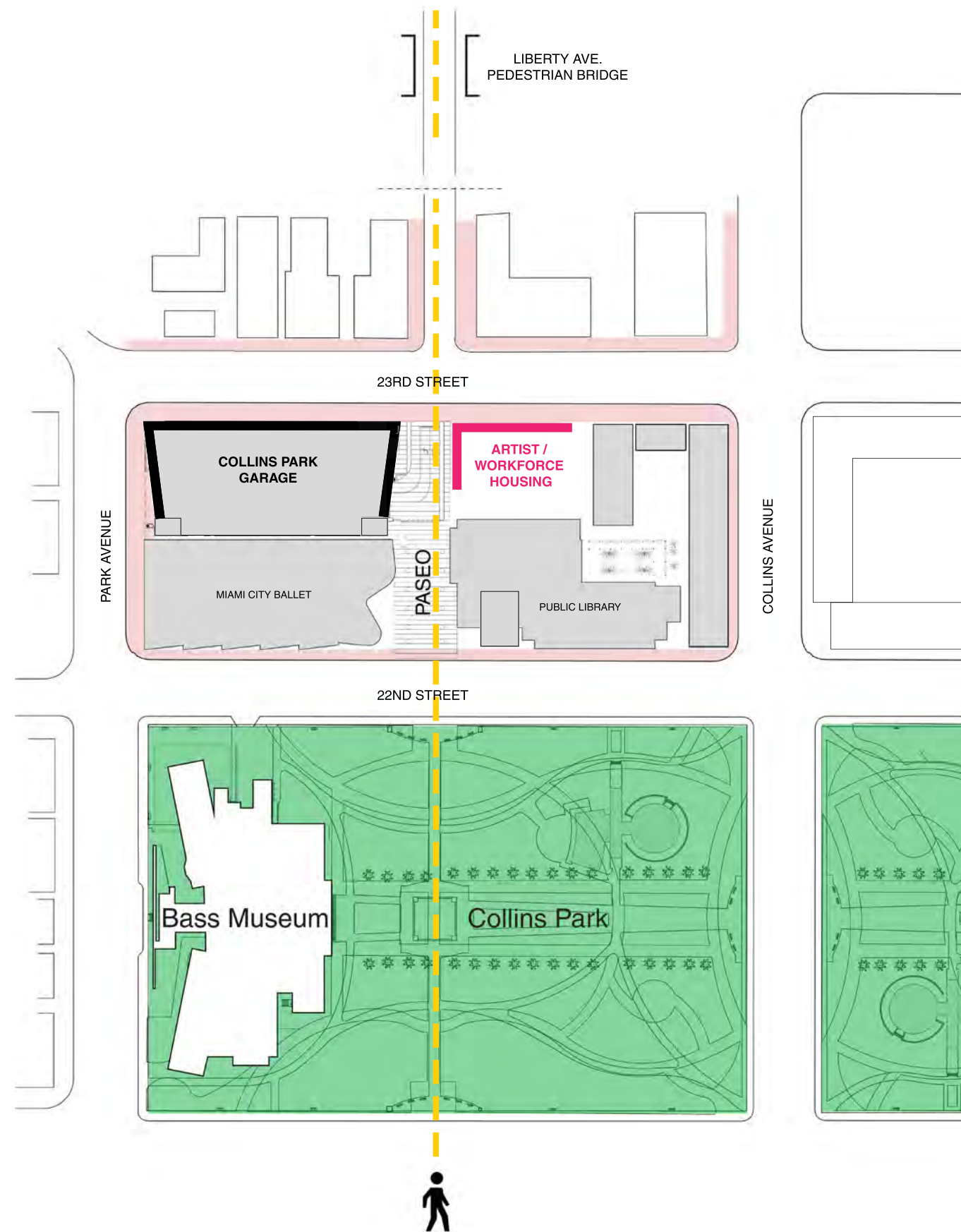
HISTORIC DISTRICT MAP

224 23rd Street

-  Miami Beach Architectural District
-  Ocean Drive / Collins Ave Historic District
-  Site

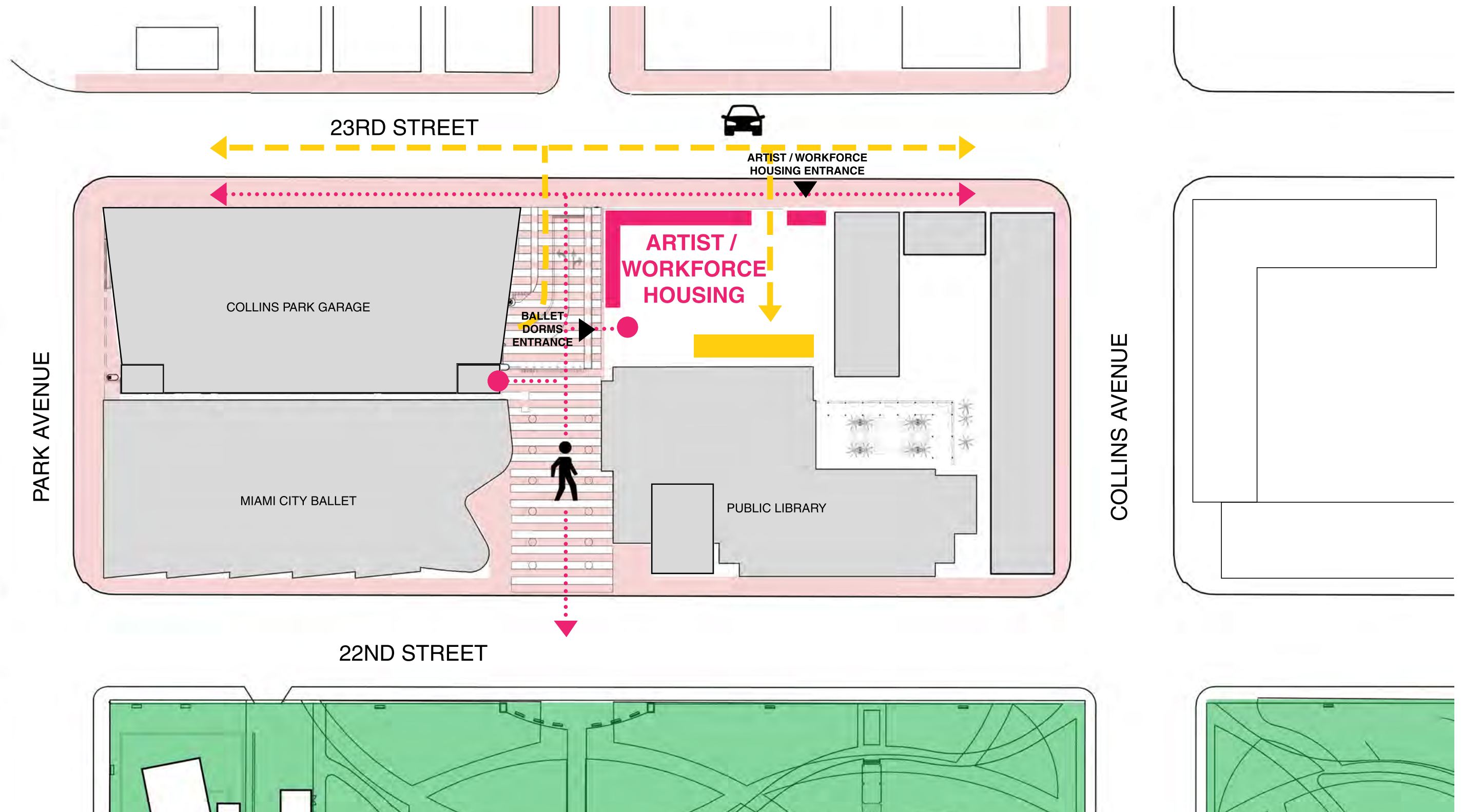


# G-1.05 REINFORCING THE PEDESTRIAN AXIS



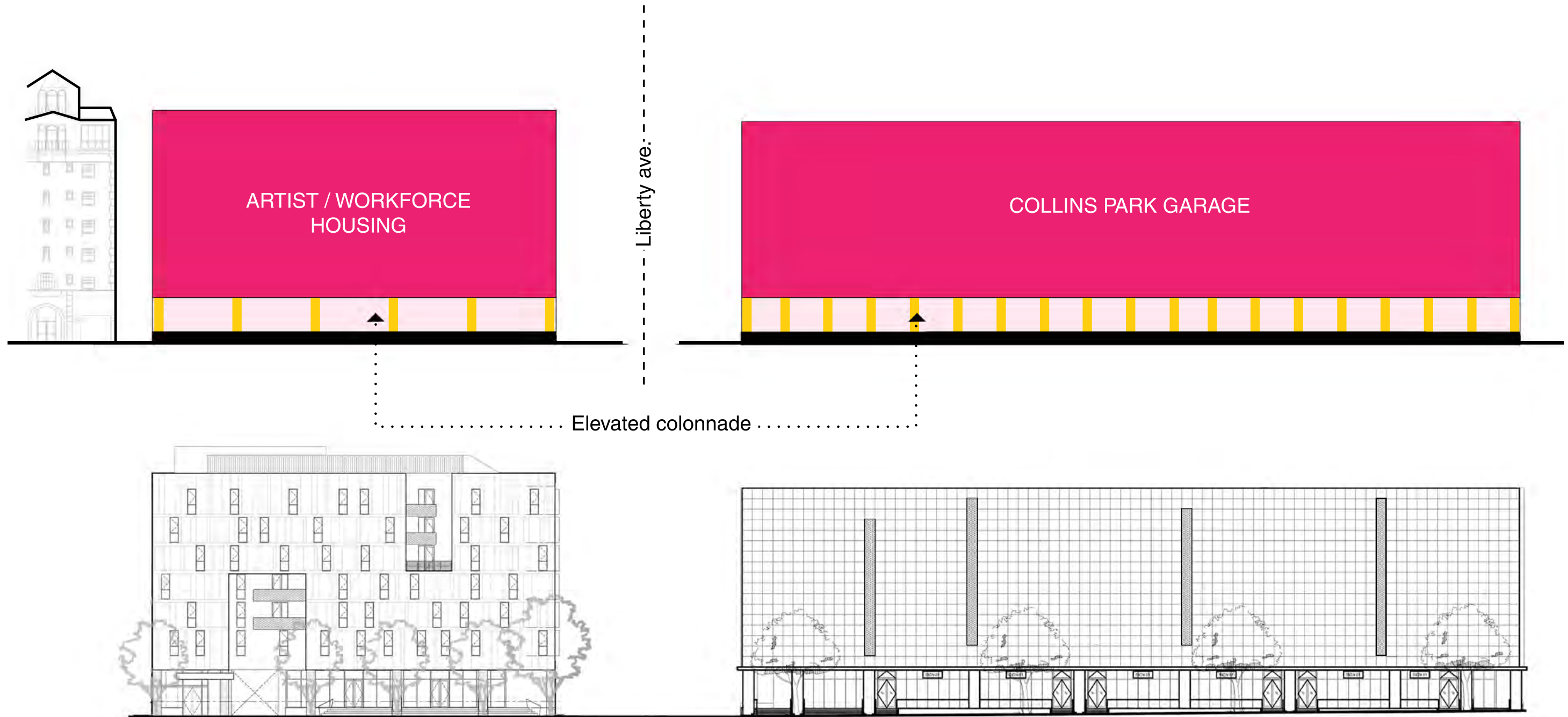


# G-1.06 VEHICLE & PEDESTRIAN ACCESS



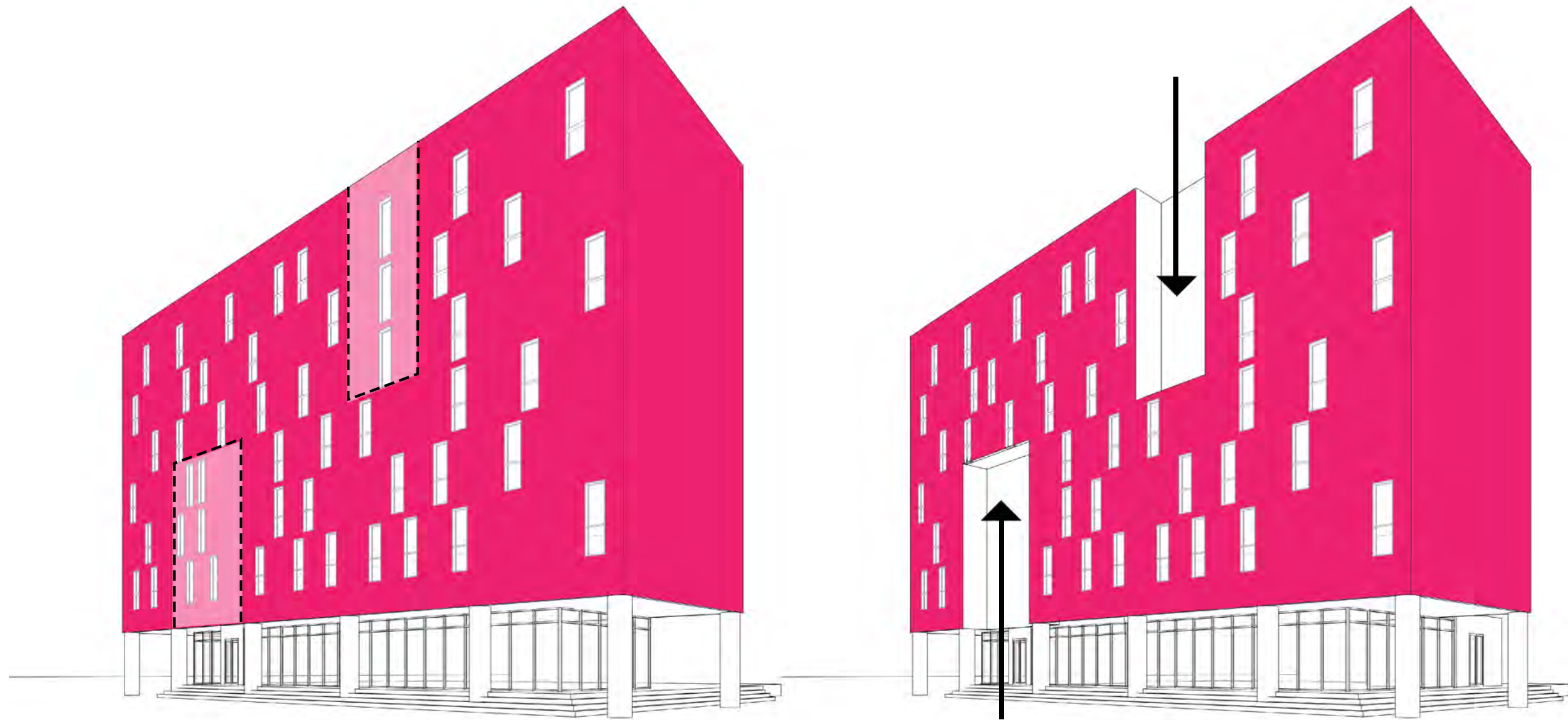


# G-1.07 URBAN CONTEXTUAL RESPONSE



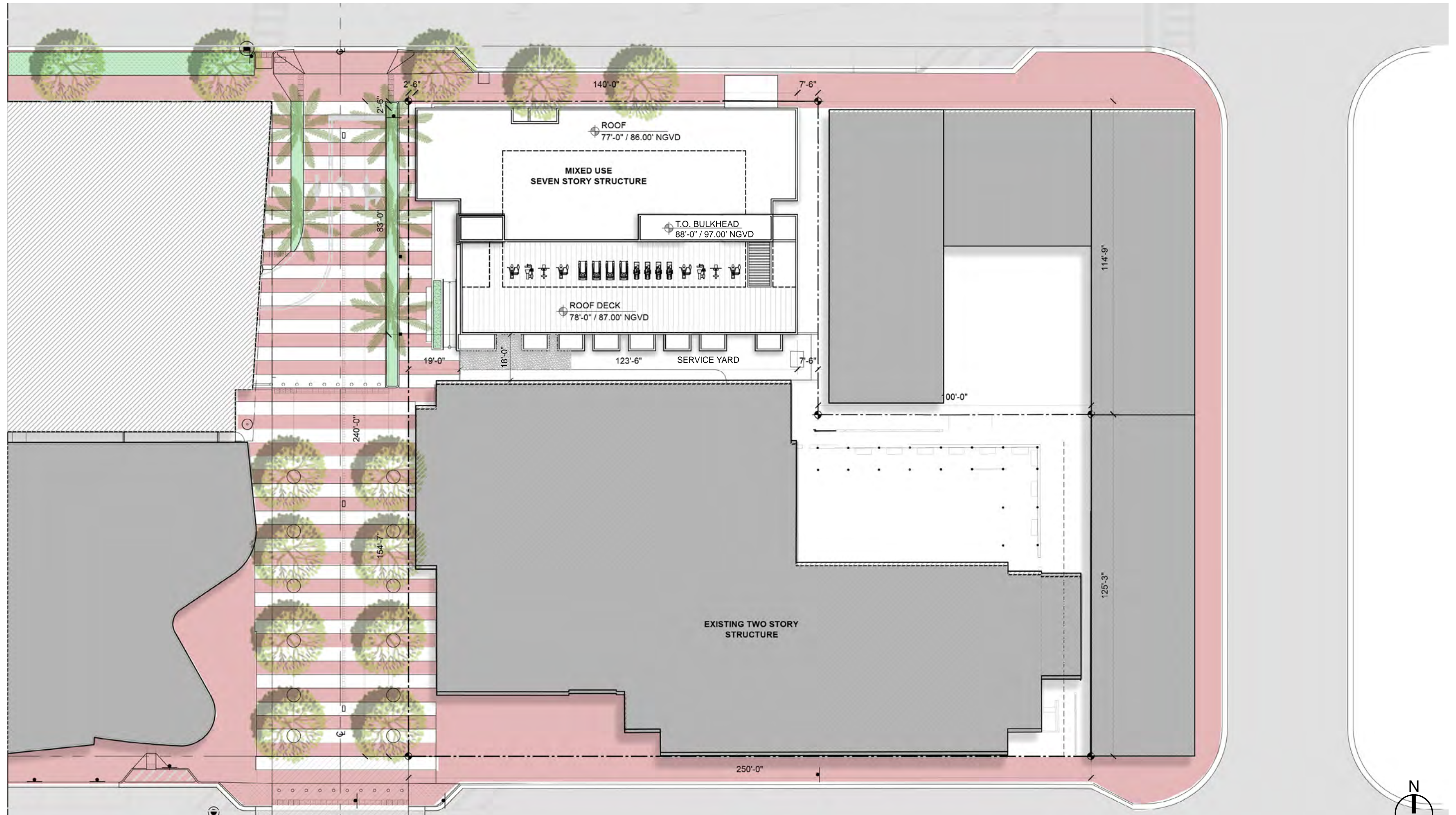


# G-1.08 CARVING THE 23RD STREET FACADE



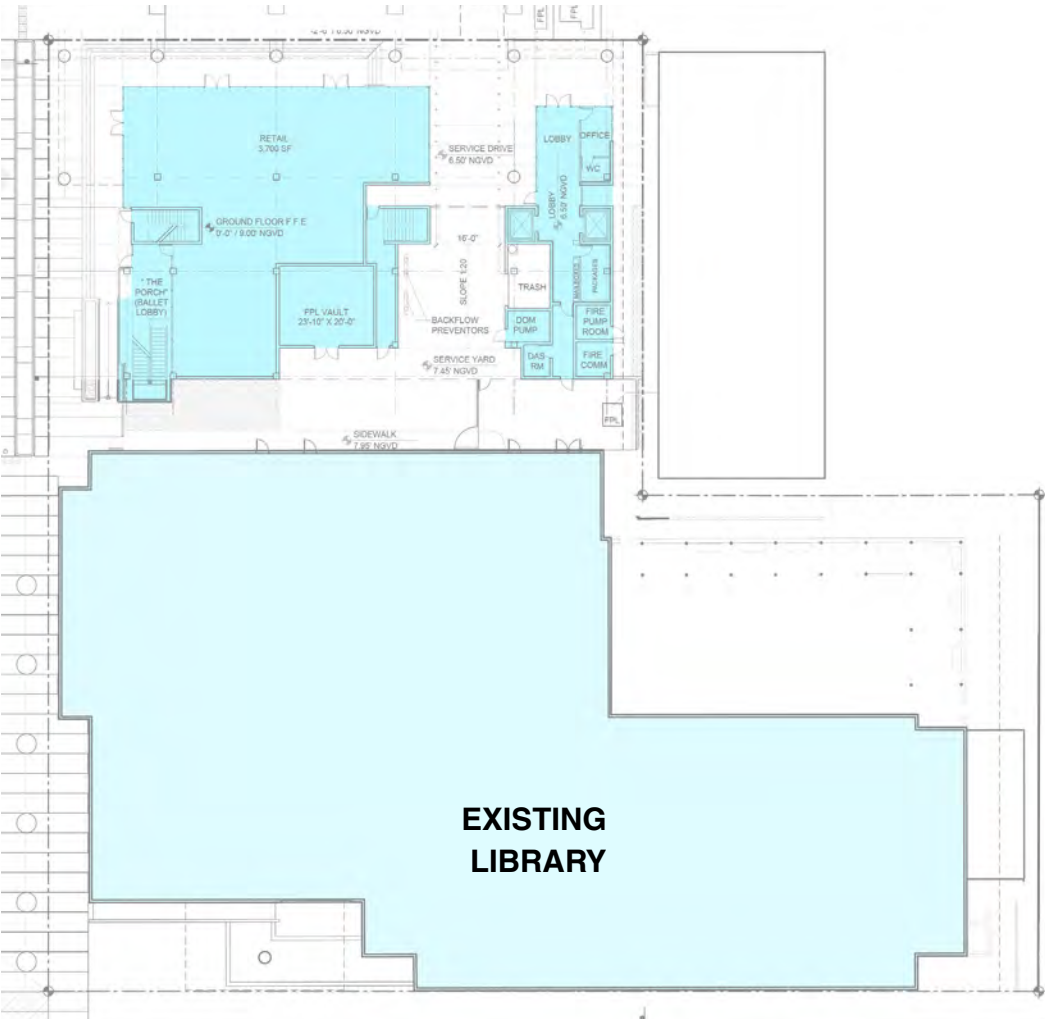


# G-1.09 SITE PLAN





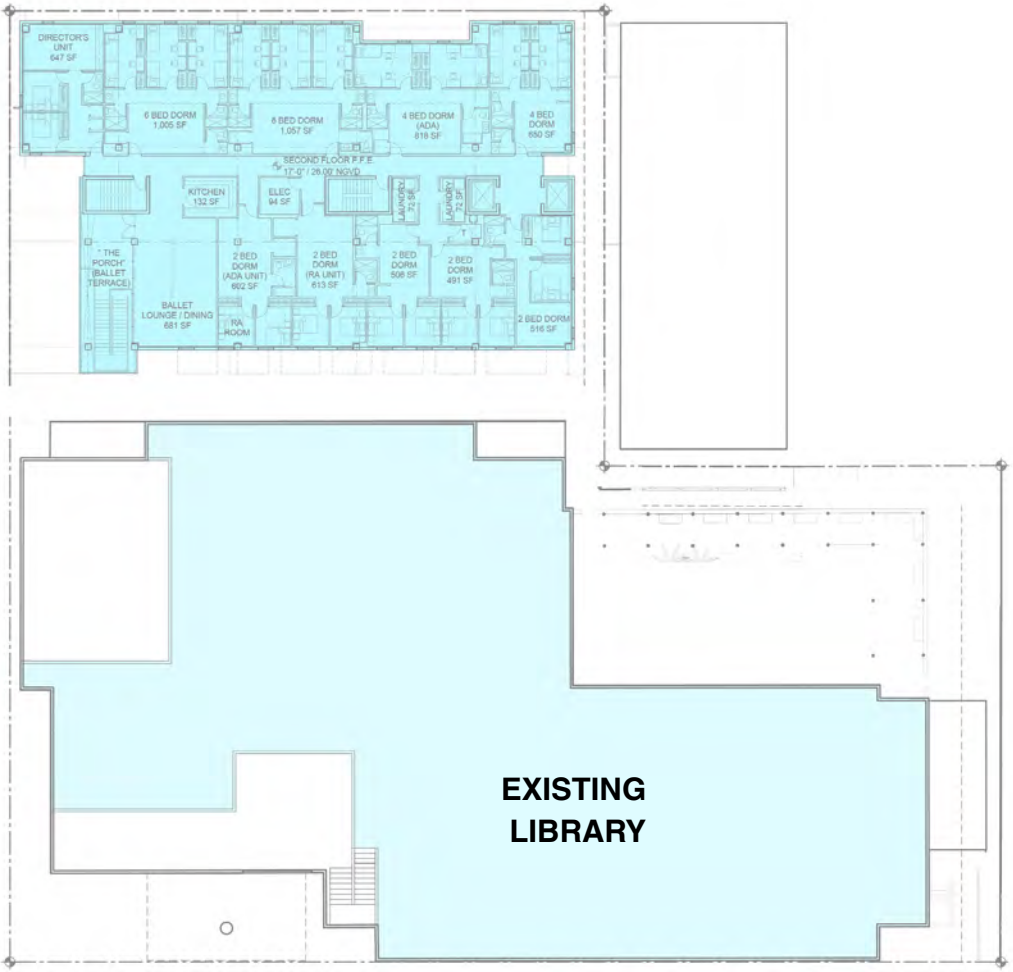
# G-1.10 FAR DIAGRAMS



**EXISTING LIBRARY**

**GROUND FLOOR**

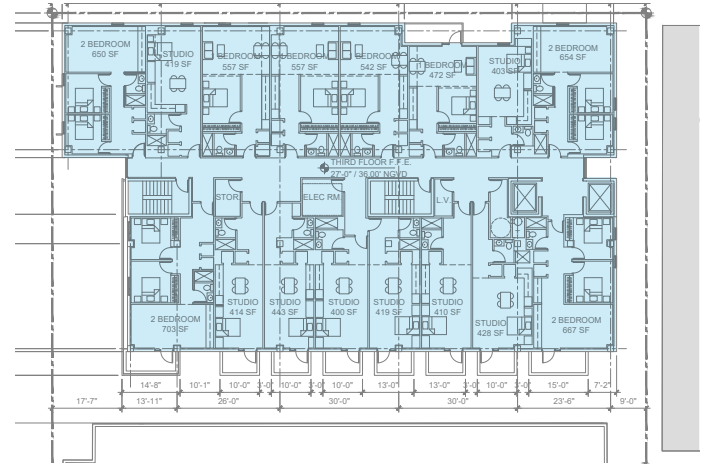
EXISTING (LIBRARY) = 23,289 SF  
 PROPOSED (ARTIST WORKFORCE HOUSING) = 6,673 SF  
 GROUND FLOOR AREA = 29,962 SF



**EXISTING LIBRARY**

**SECOND FLOOR**

EXISTING (LIBRARY) = 19,967 SF  
 PROPOSED (ARTIST WORKFORCE HOUSING) = 10,791 SF  
 SECOND FLOOR AREA = 30,751 SF

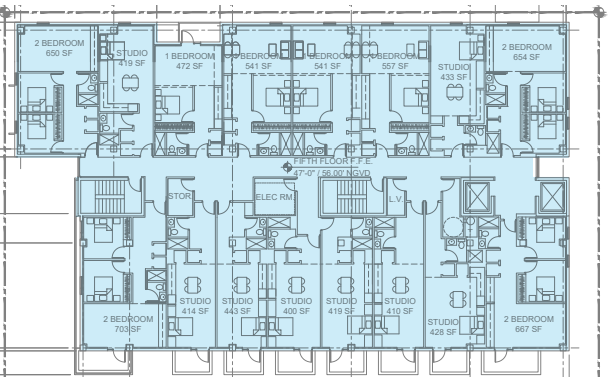


**THIRD & FOURTH FLOOR**  
10,653 SF

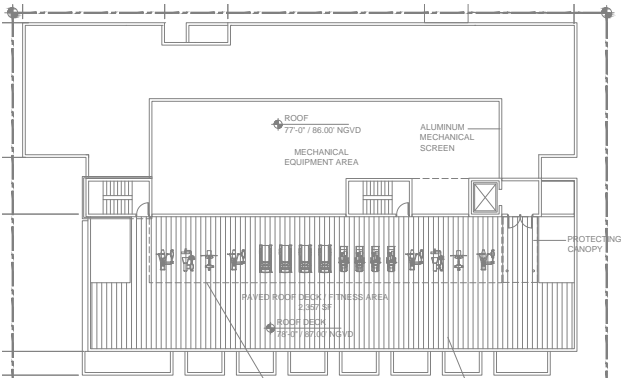
**ARTIST WORKFORCE**

	<u>LIBRARY</u>	<u>HOUSING</u>
GROUND FLOOR	23,289 SF	6,673 SF
SECOND FLOOR	19,967 SF	10,791 SF
THIRD FLOOR		10,653 SF
FORTH FLOOR		10,653 SF
FIFTH FLOOR		10,708 SF
SIXTH FLOOR		10,708 SF
SEVENTH FLOOR		10,708 SF
ROOF		0 SF
<b>TOTAL (EACH USE)</b>	<b>43,256 SF</b>	<b>70,894 SF</b>
<b>TOTAL FLOOR AREA</b>		<b>114,150 SF</b>
<b>MAX ALLOWED FLOOR AREA</b> (48,516 SF x 2.75)		<b>133,419 SF</b>

ARTIST WORKFORCE HOUSING  
 EXISTING LIBRARY



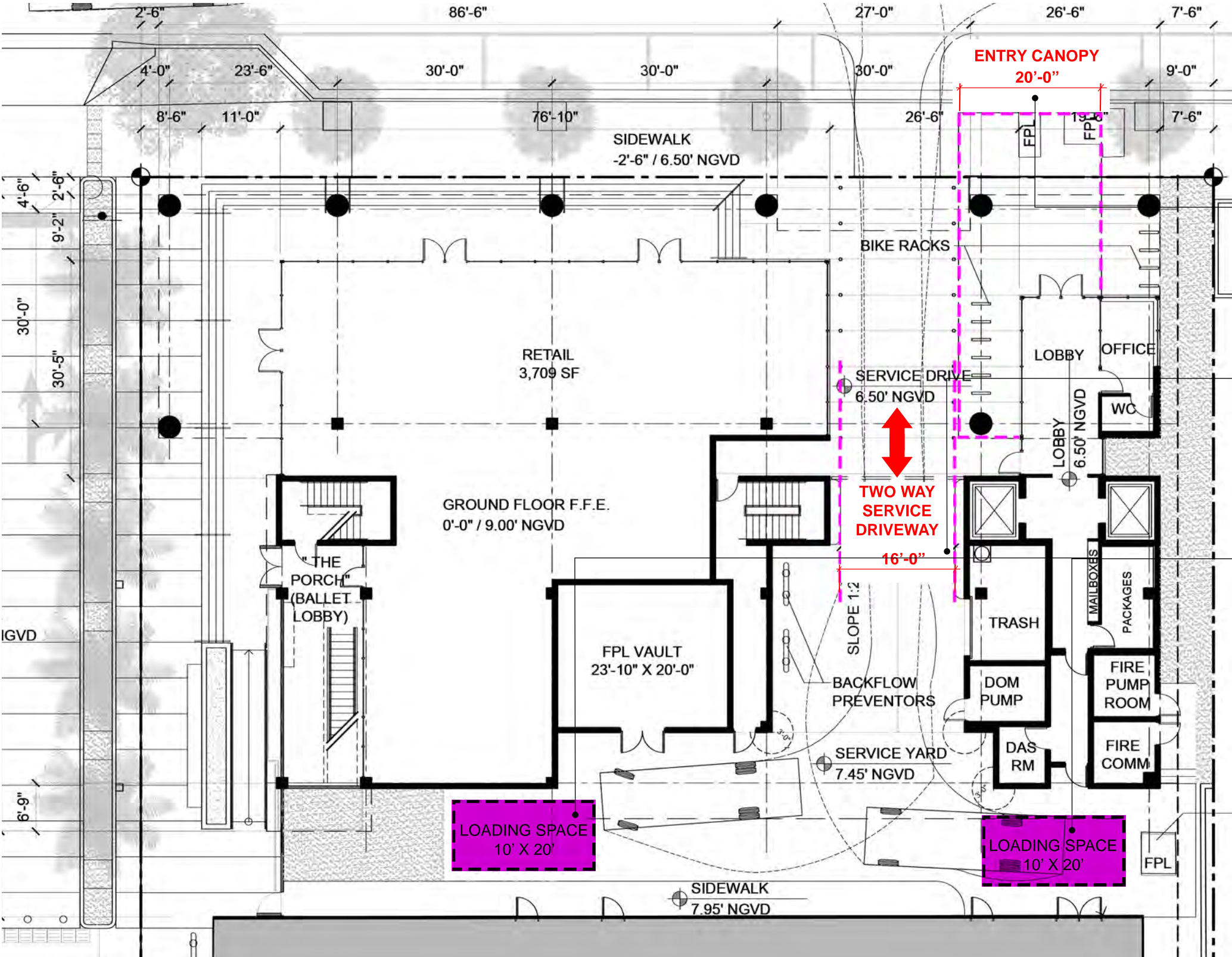
**FIFTH TO SEVENTH FLOOR**  
10,708 SF



**ROOF PLAN**  
0 SF



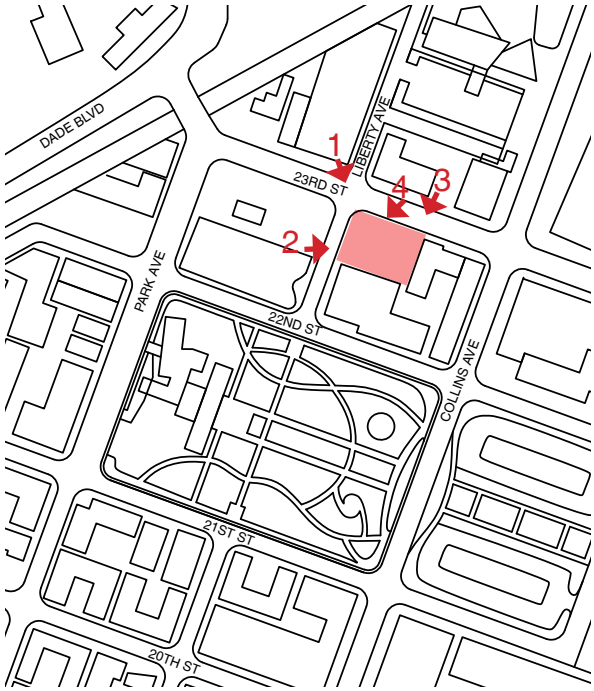
# G-1.11 VARIANCE DIAGRAMS



- VARIANCE #1  
VARIANCE FROM CITY CODE SECTION 142-1132(D) TO PERMIT AN ENTRANCE CANOPY WITH A WIDTH OF 20 FEET
- VARIANCE #2  
VARIANCE FROM CITY CODE SECTION 130-64 TO PERMIT A TWO-WAY SERVICE DRIVEWAY WITH A WIDTH OF 16 FEET
- VARIANCE #3  
VARIANCE FROM CITY CODE SECTION 130-101 D TO PERMIT A REDUCTION IN THE NUMBER OF LOADING SPACES REQUIRED  
REQUIRED: 3 LOADING SPACES  
PROVIDED: 2 LOADING SPACES



# G-1.12 SITE IMAGES



Photos taken March 11, 2021



1



2



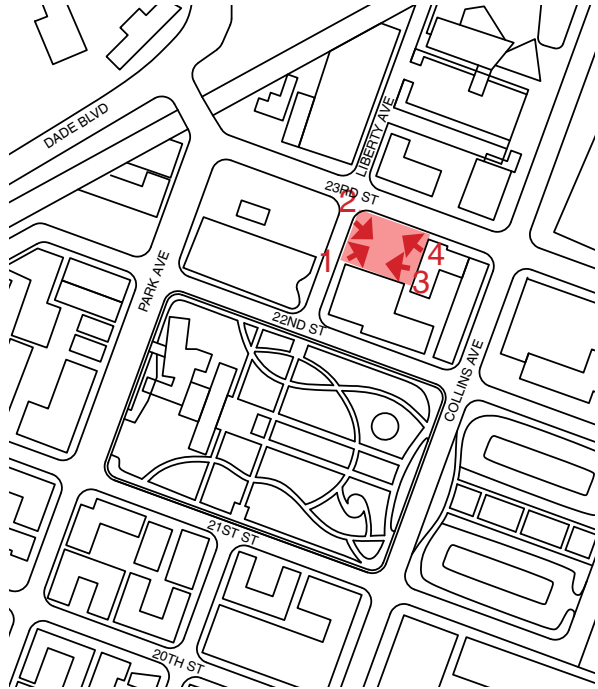
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4



# G-1.13 SITE IMAGES



Photos taken March 11, 2021



1



2



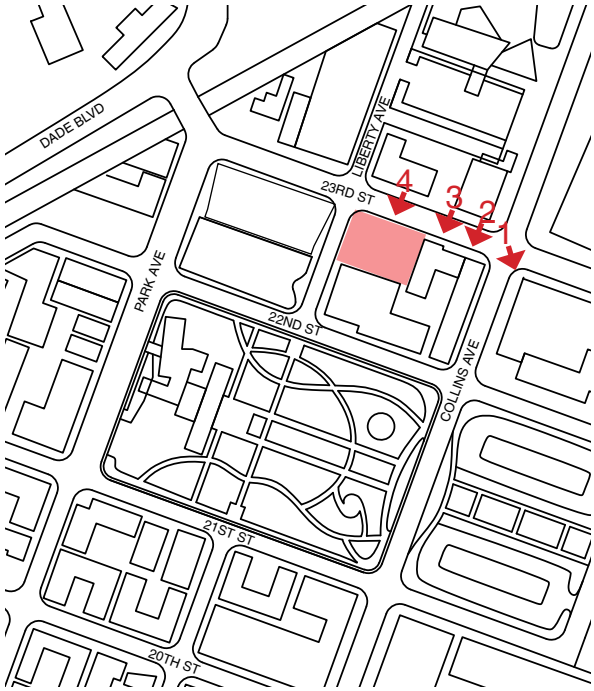
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4



# G-1.14 CONTEXT IMAGES

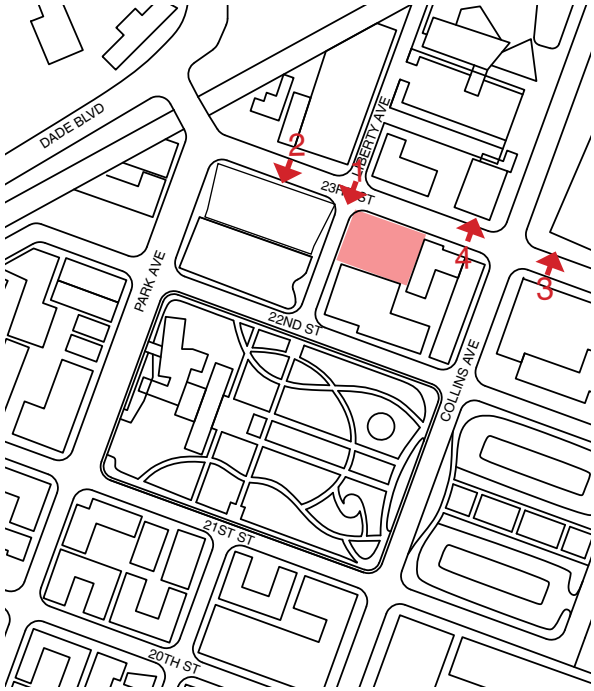


Photos taken March 11, 2021





# G-1.15 CONTEXT IMAGES



Photos taken March 11, 2021



1



2



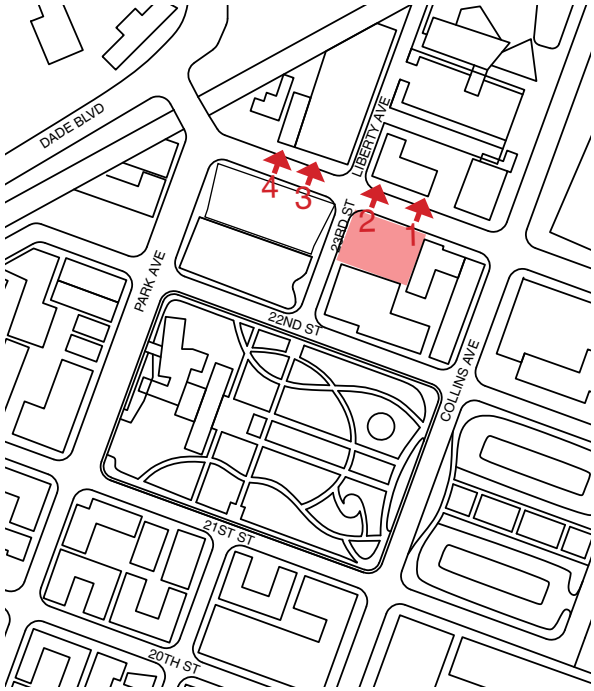
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4



# G-1.16 CONTEXT IMAGES



Photos taken March 11, 2021



1



2



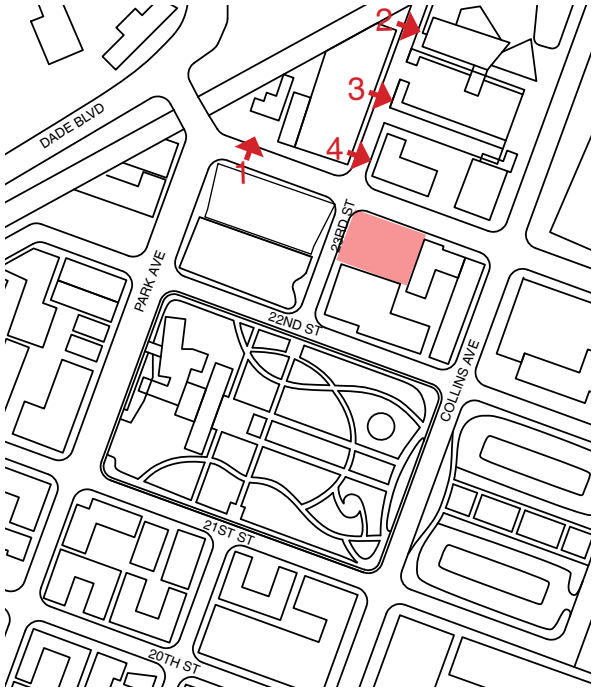
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4



# G-1.17 CONTEXT IMAGES



Photos taken March 11, 2021



1



2



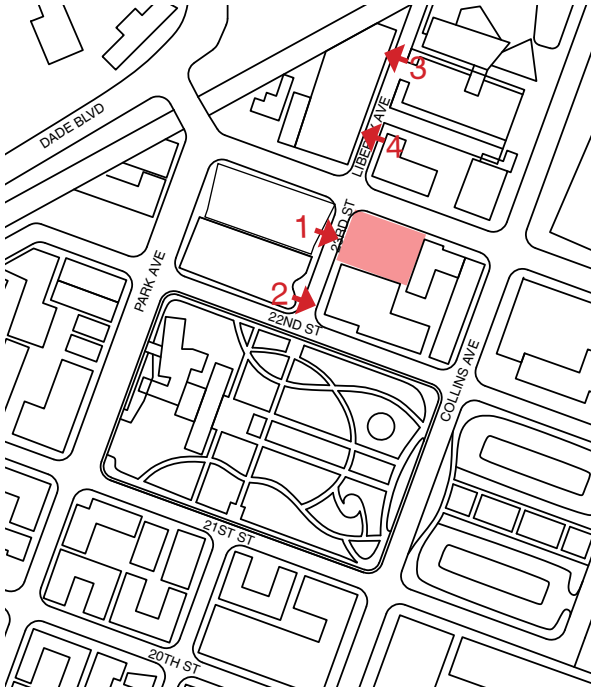
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4



# G-1.18 CONTEXT IMAGES



Photos taken March 11, 2021



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2



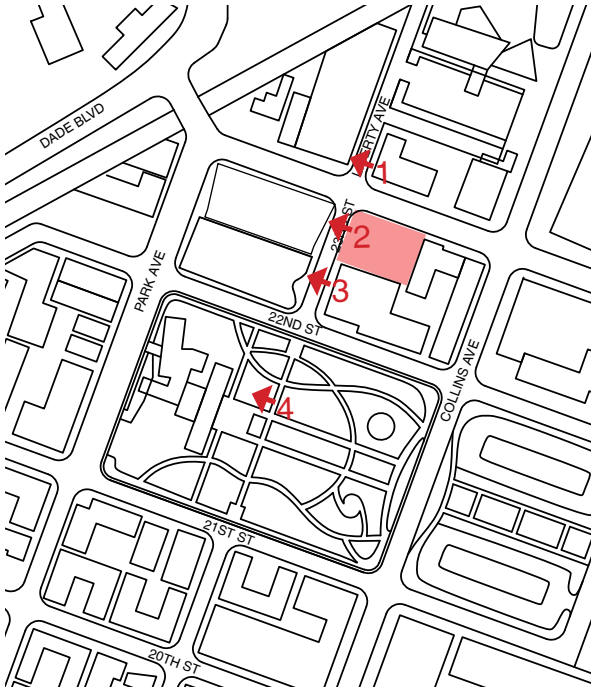
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4



# G-1.19 CONTEXT IMAGES

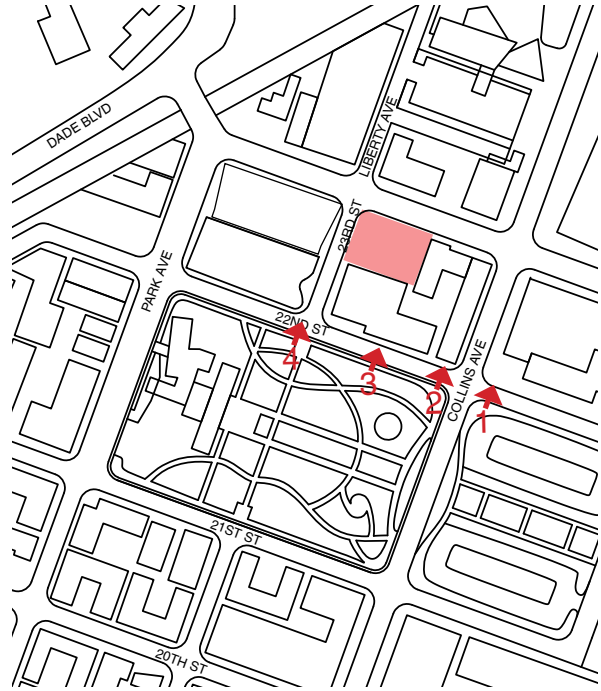


Photos taken March 11, 2021





# G-1.20 CONTEXT IMAGES



Photos taken March 11, 2021



1



2



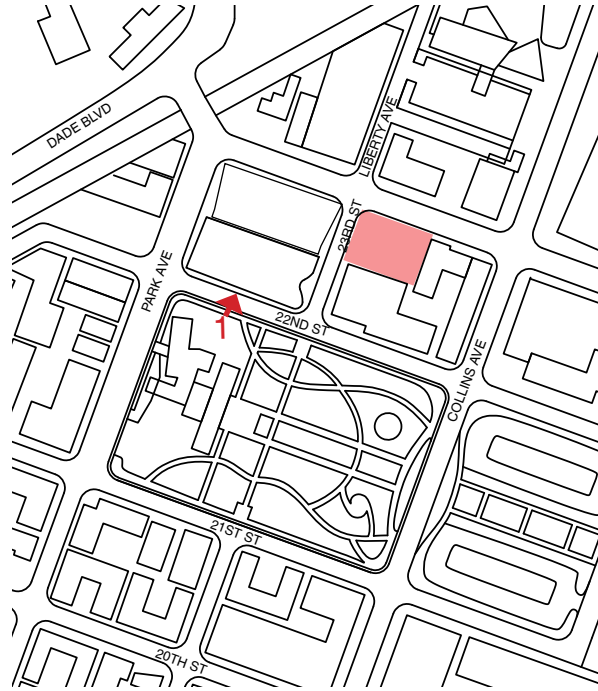
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4



# G-1.21 CONTEXT IMAGES



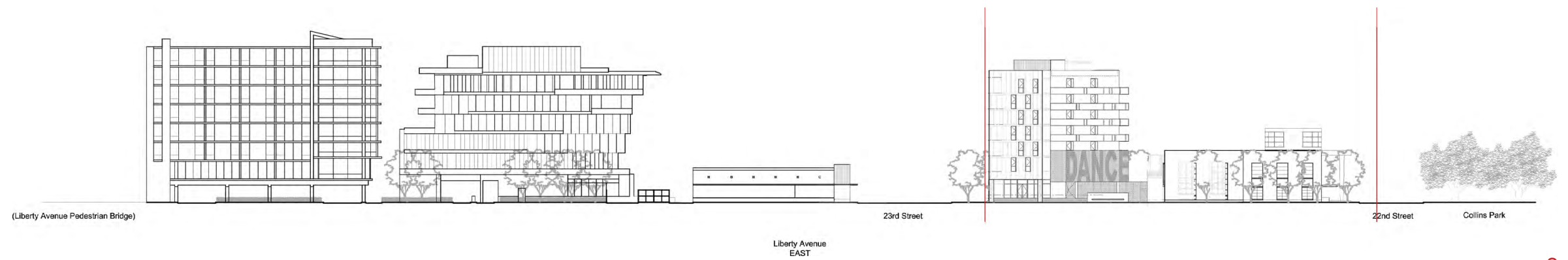
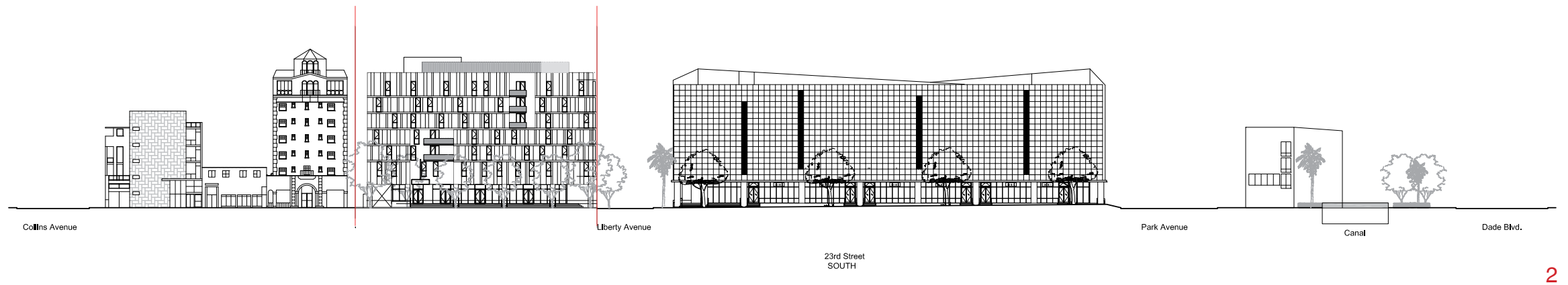
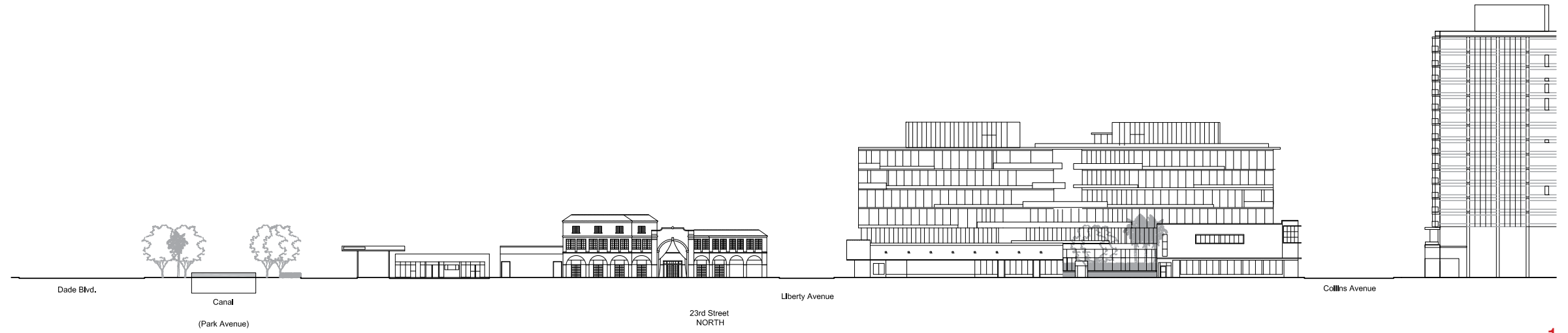
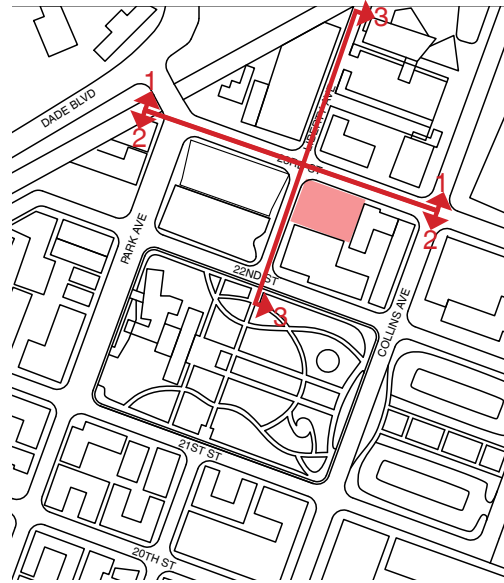
Photos taken March 11, 2021



1

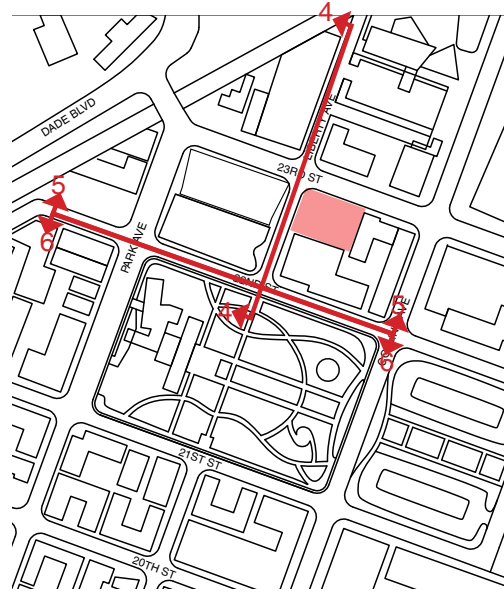


# G-1.22 CONTEXT ELEVATIONS

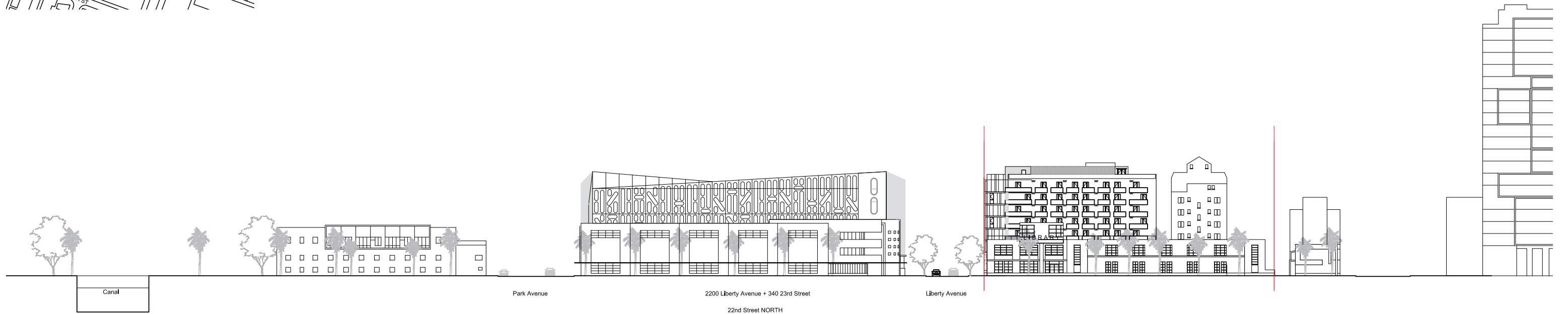




# G-1.23 CONTEXT ELEVATIONS



4



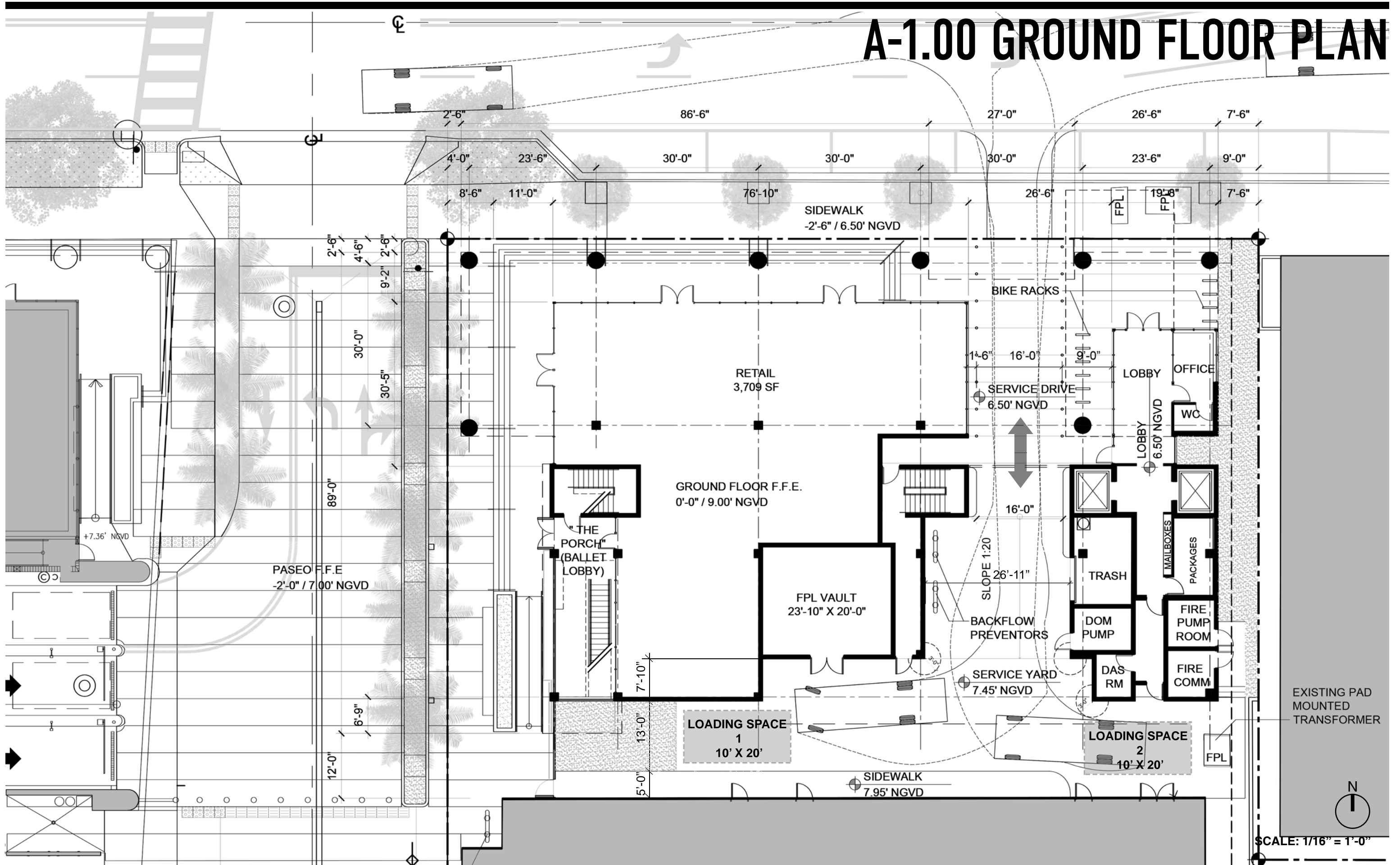
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6

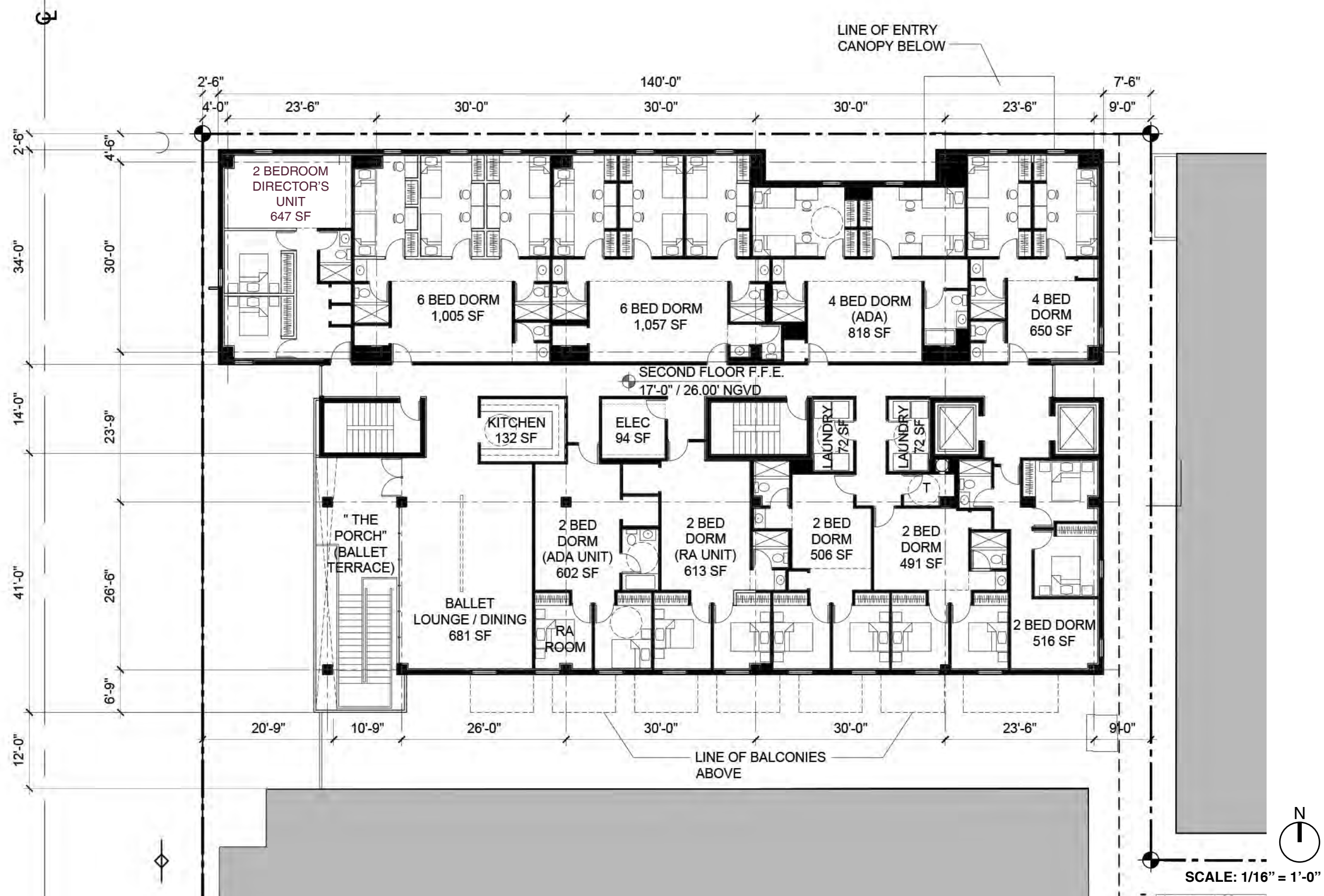


# A-1.00 GROUND FLOOR PLAN



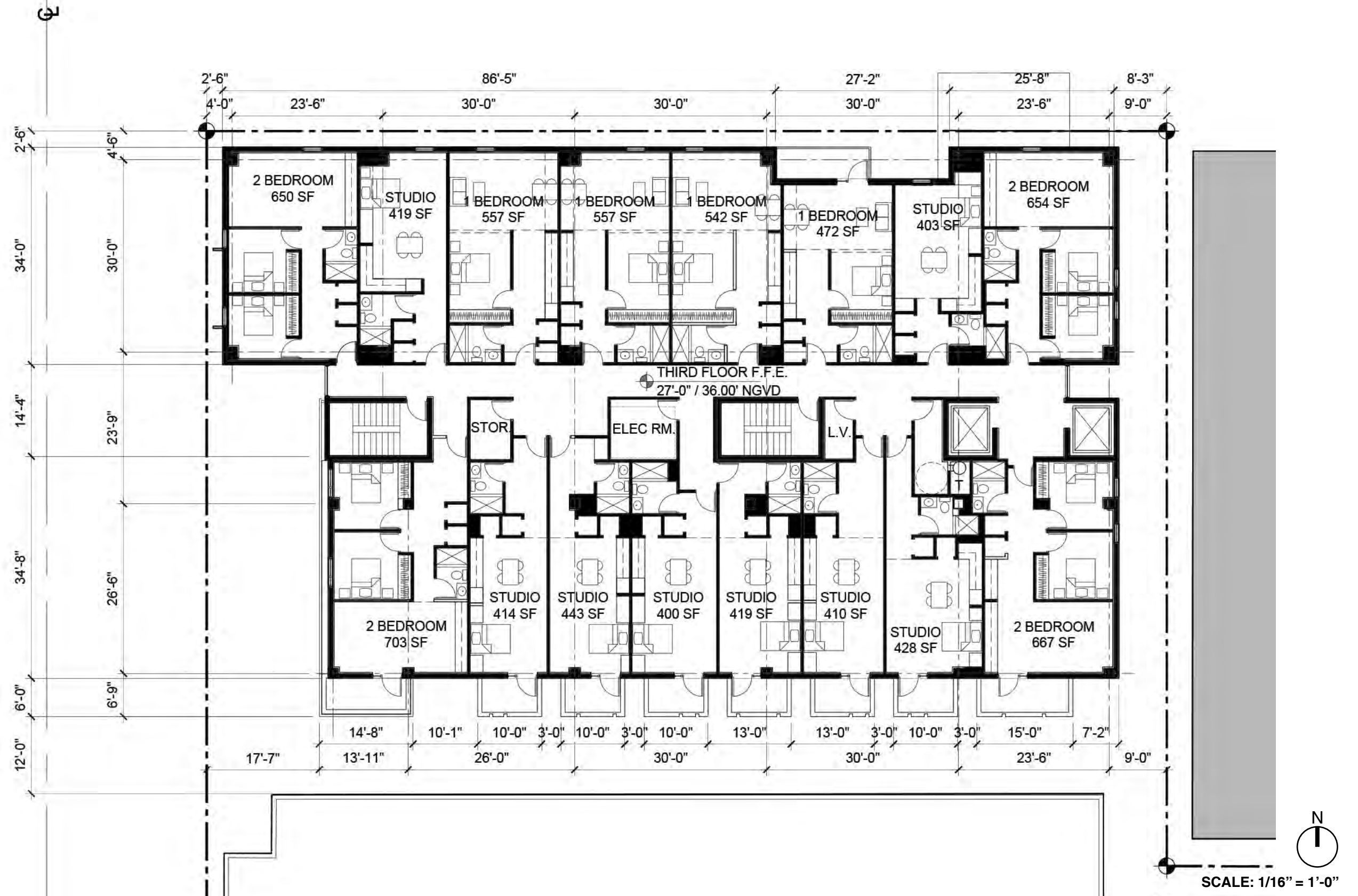


# A-1.01 SECOND FLOOR PLAN



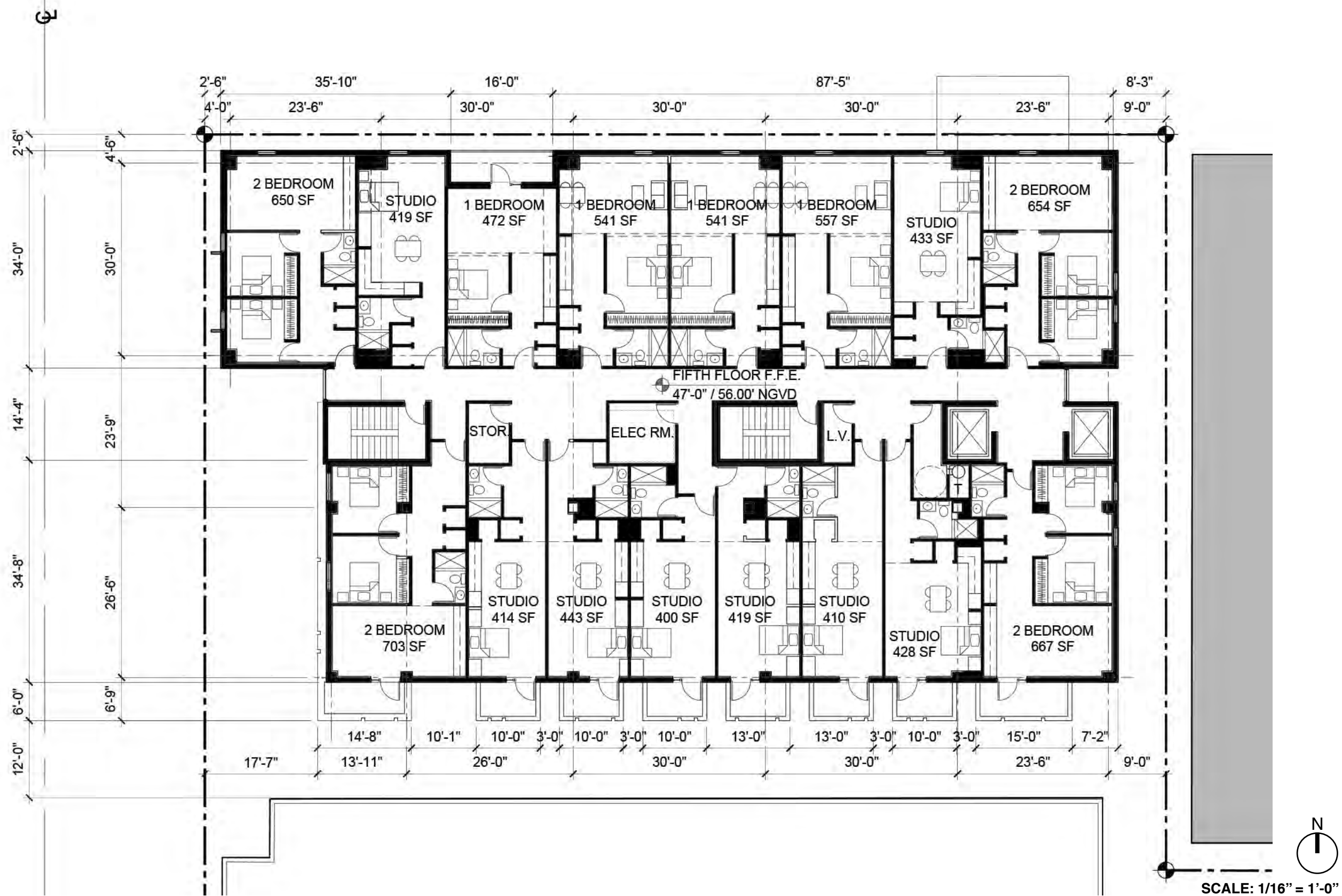


# A-1.02 THIRD & FOURTH FLOOR PLANS



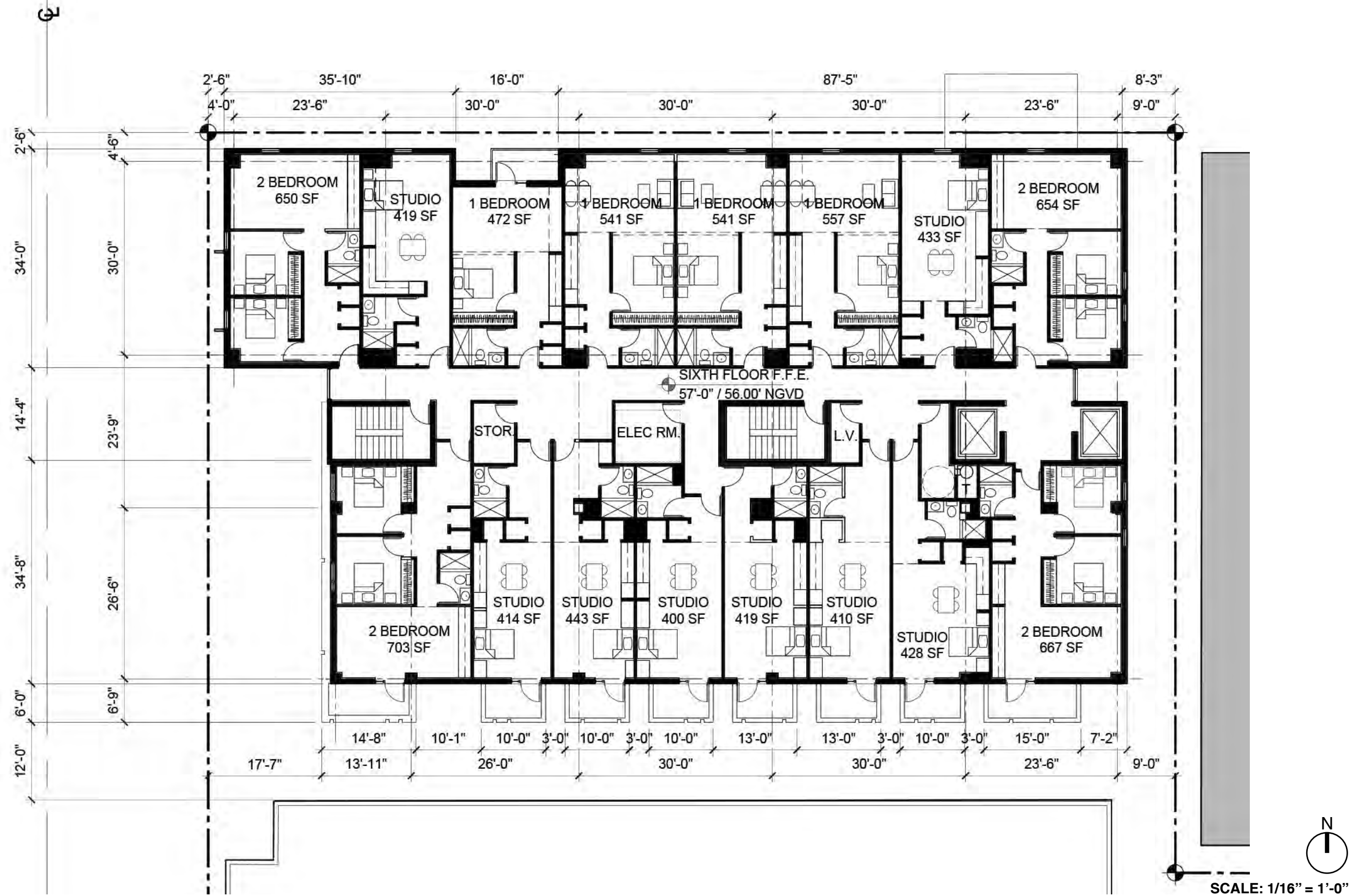


# A-1.03 FIFTH FLOOR PLAN



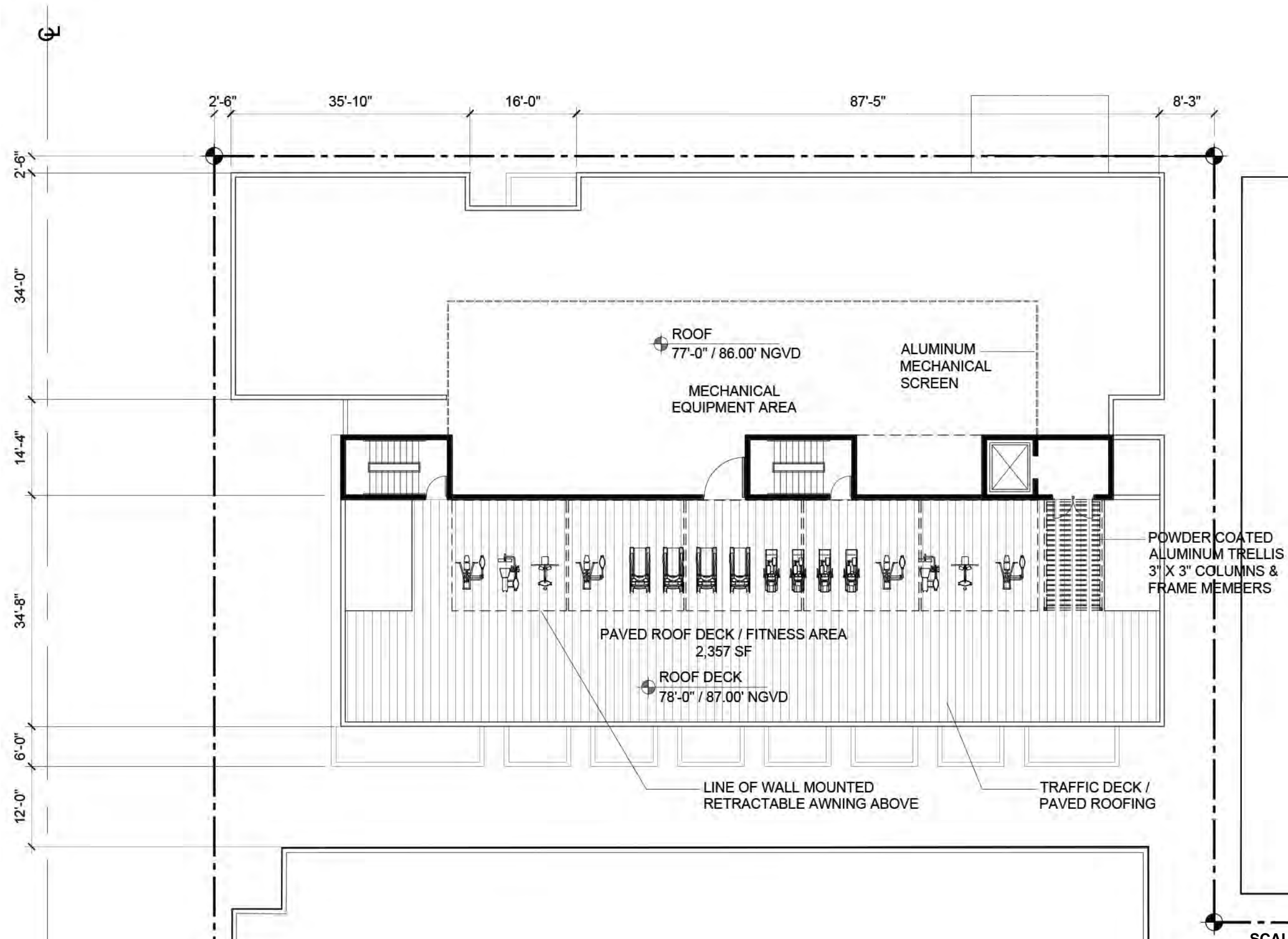


# A-1.04 SIXTH & SEVENTH FLOOR PLANS



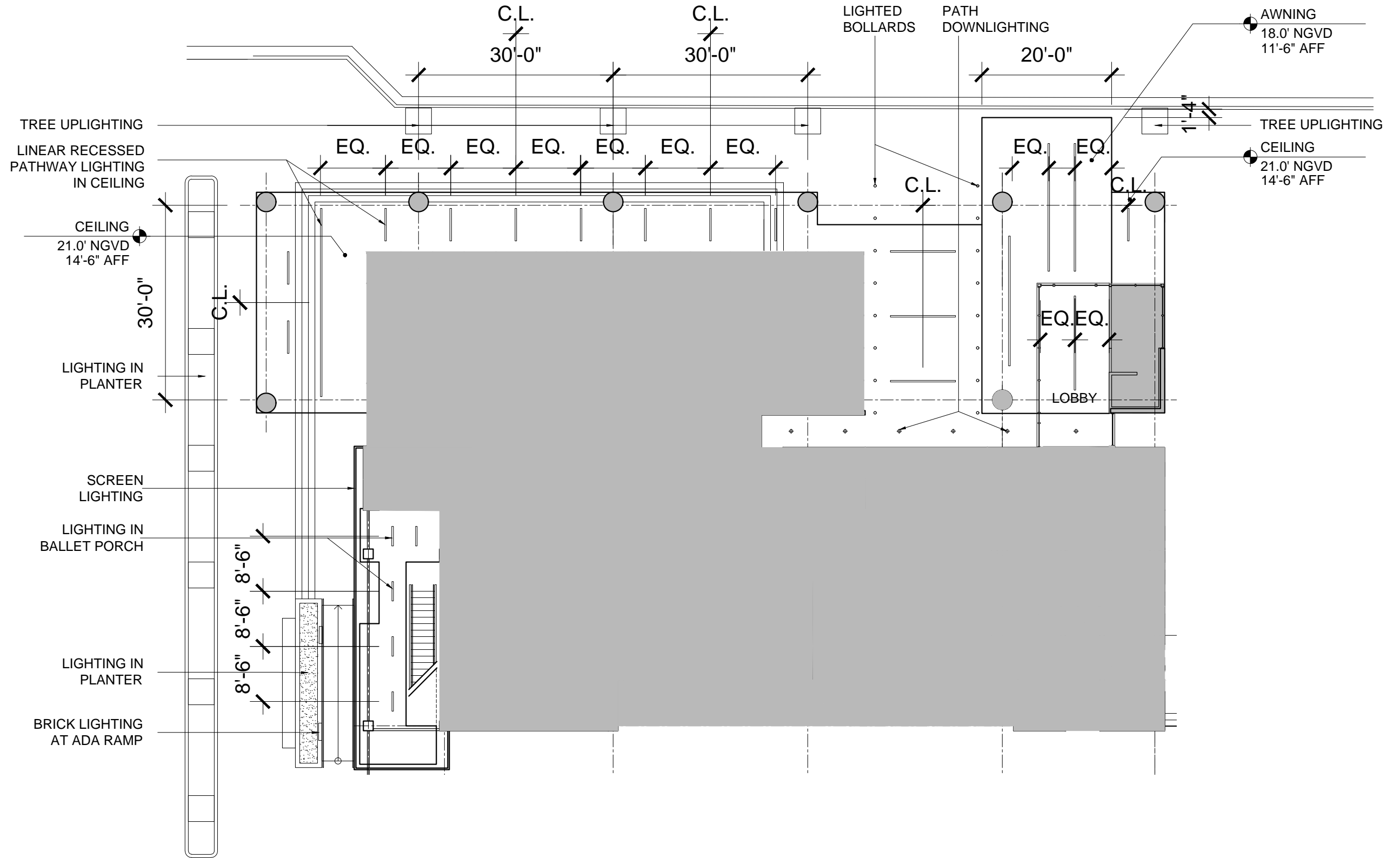


# A-1.05 ROOF PLAN



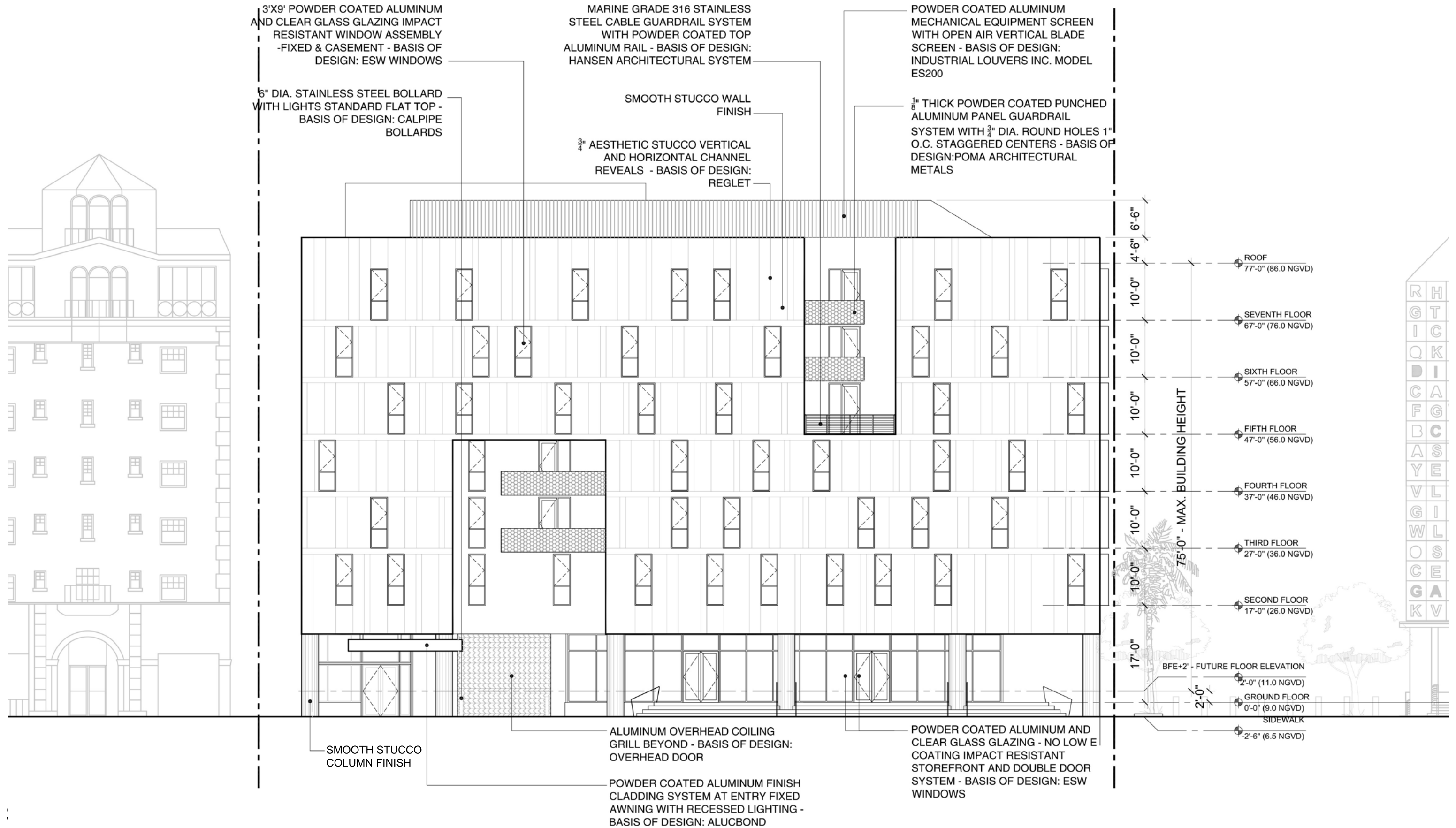


# A-1.50 LIGHTING - GROUND FLOOR RCP



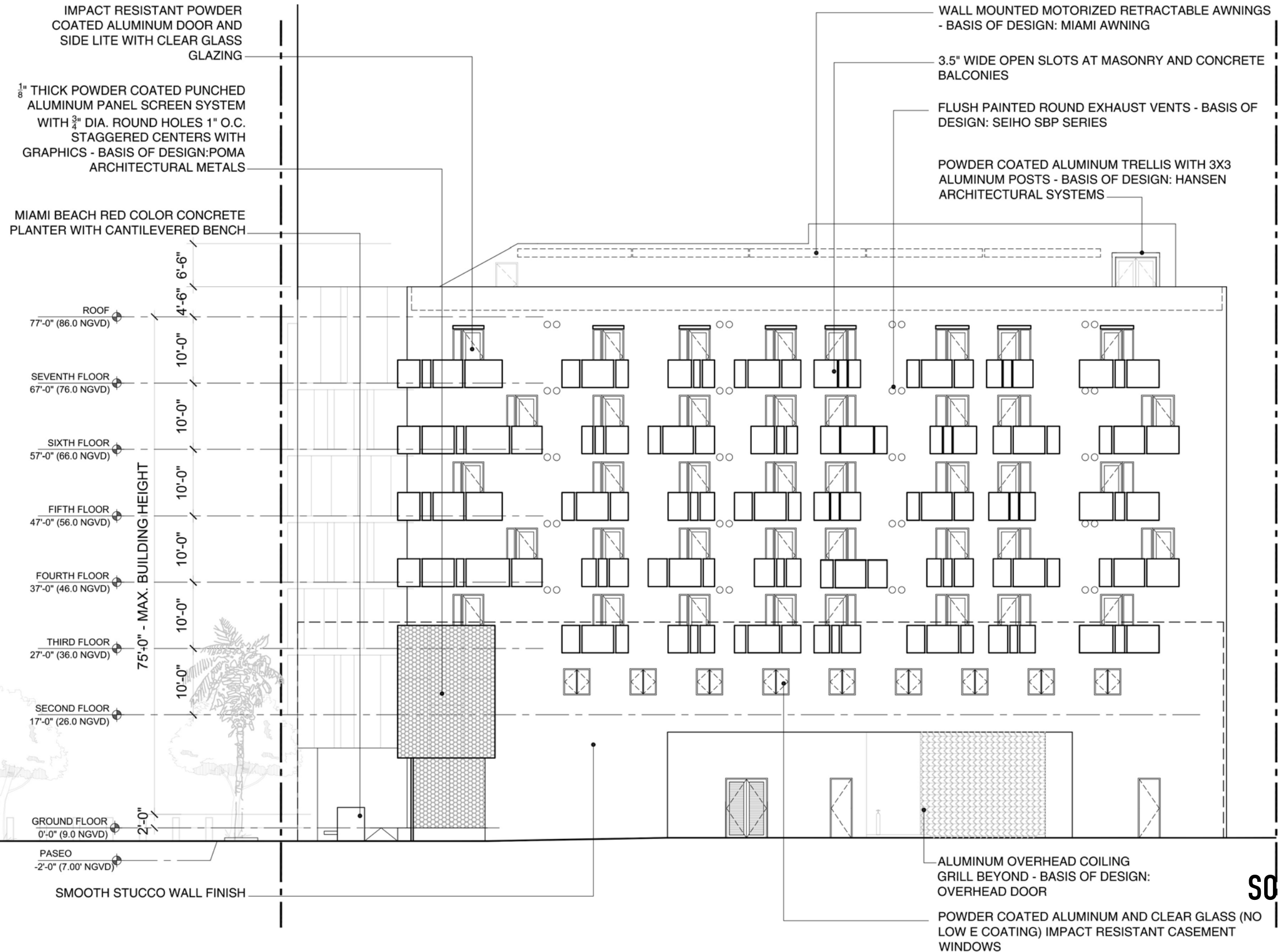


# A-2.00 BUILDING ELEVATIONS





# A-2.01 BUILDING ELEVATIONS

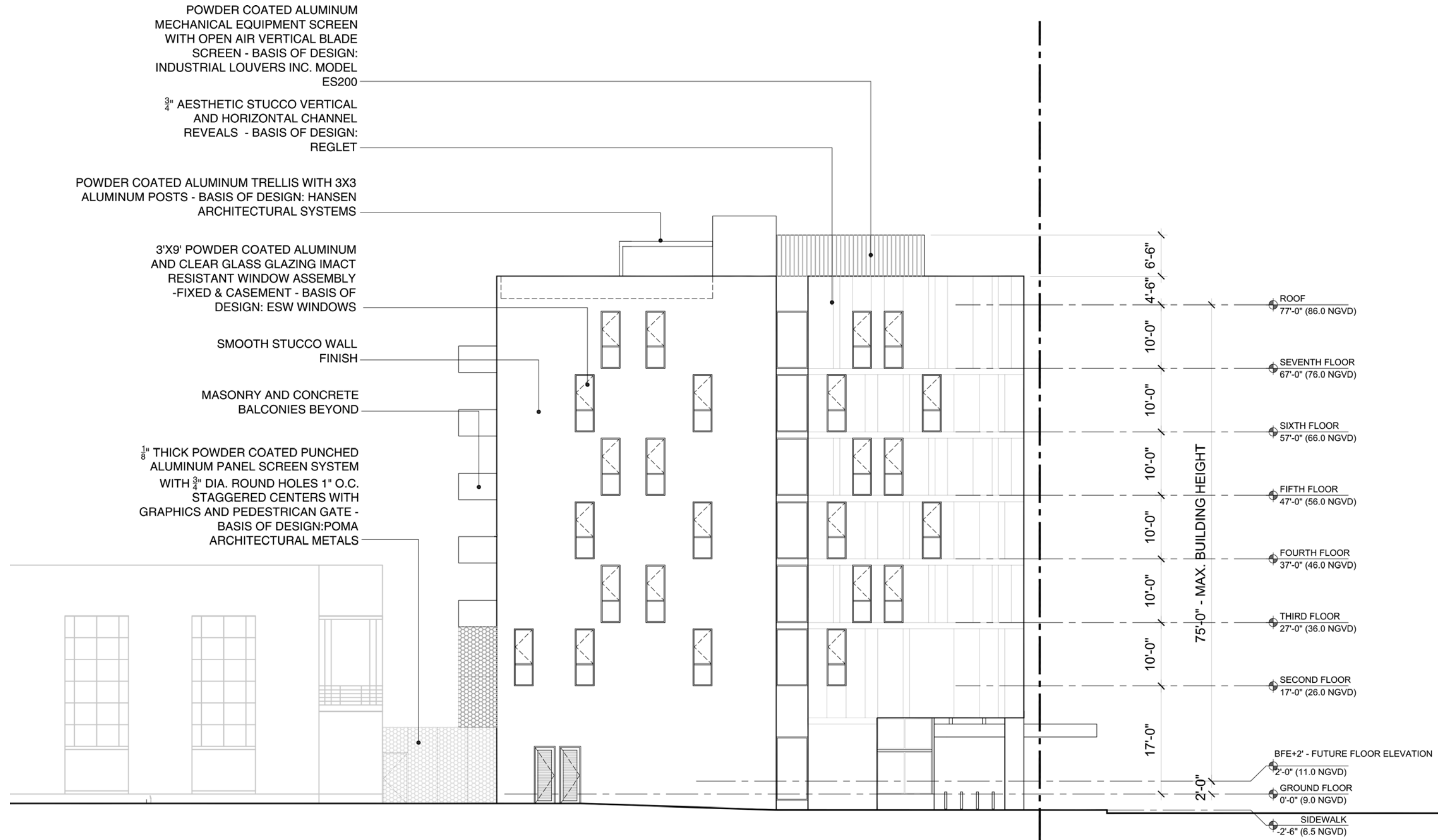


**SOUTH ELEVATION**

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



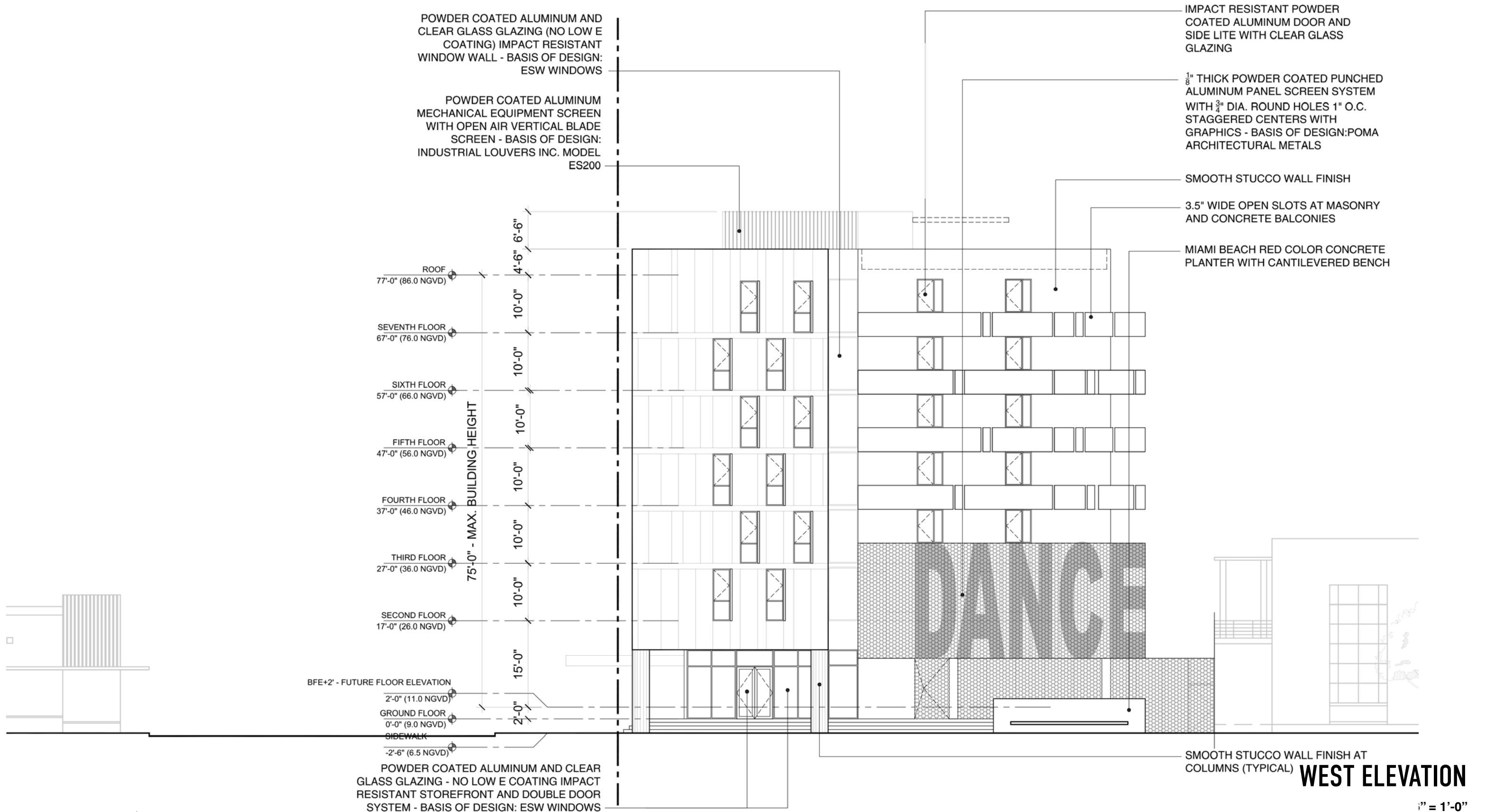
# A-2.02 BUILDING ELEVATIONS



**EAST ELEVATION**  
SCALE: 1/16" = 1'-0"

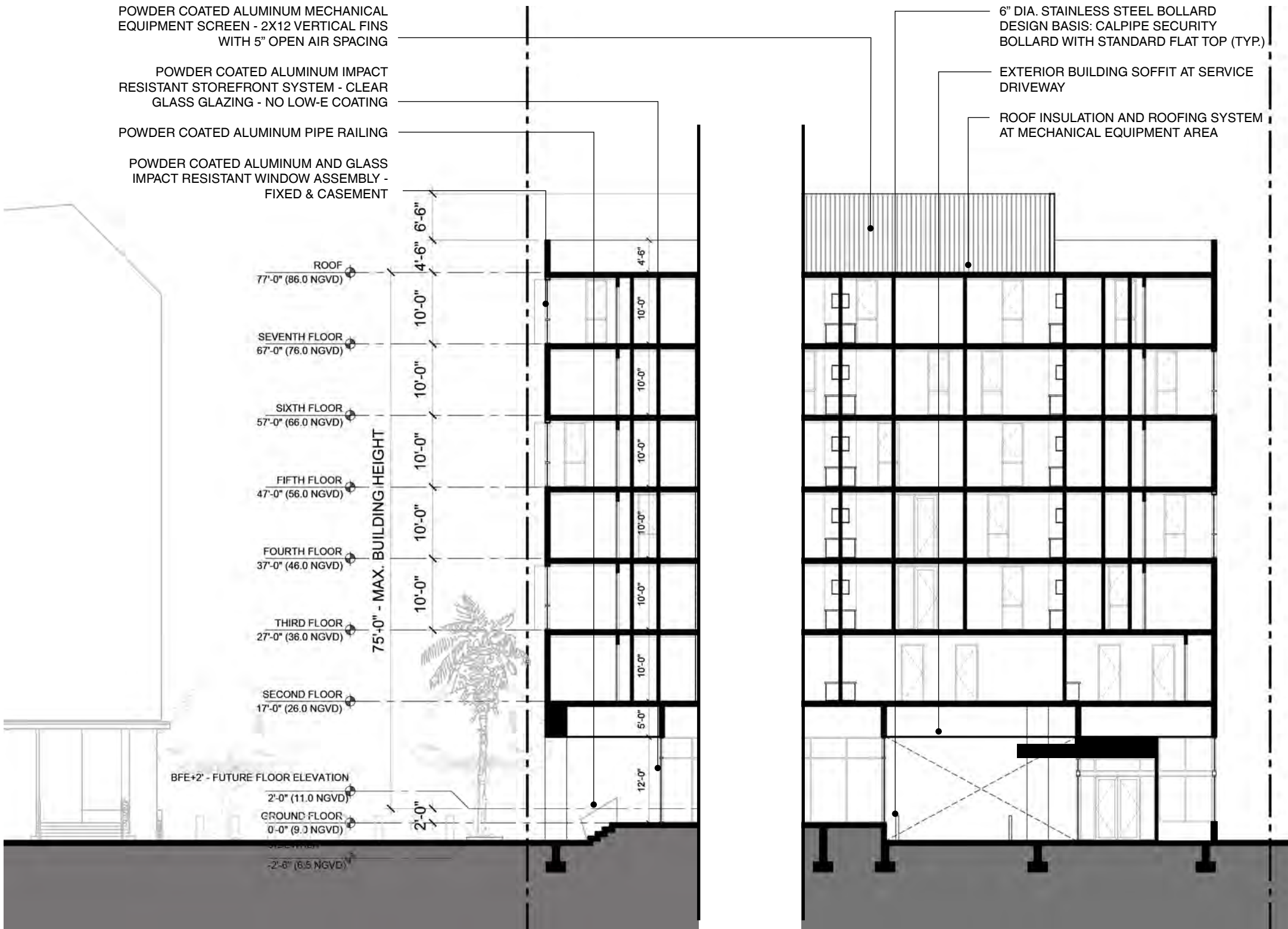


# A-2.03 BUILDING ELEVATIONS



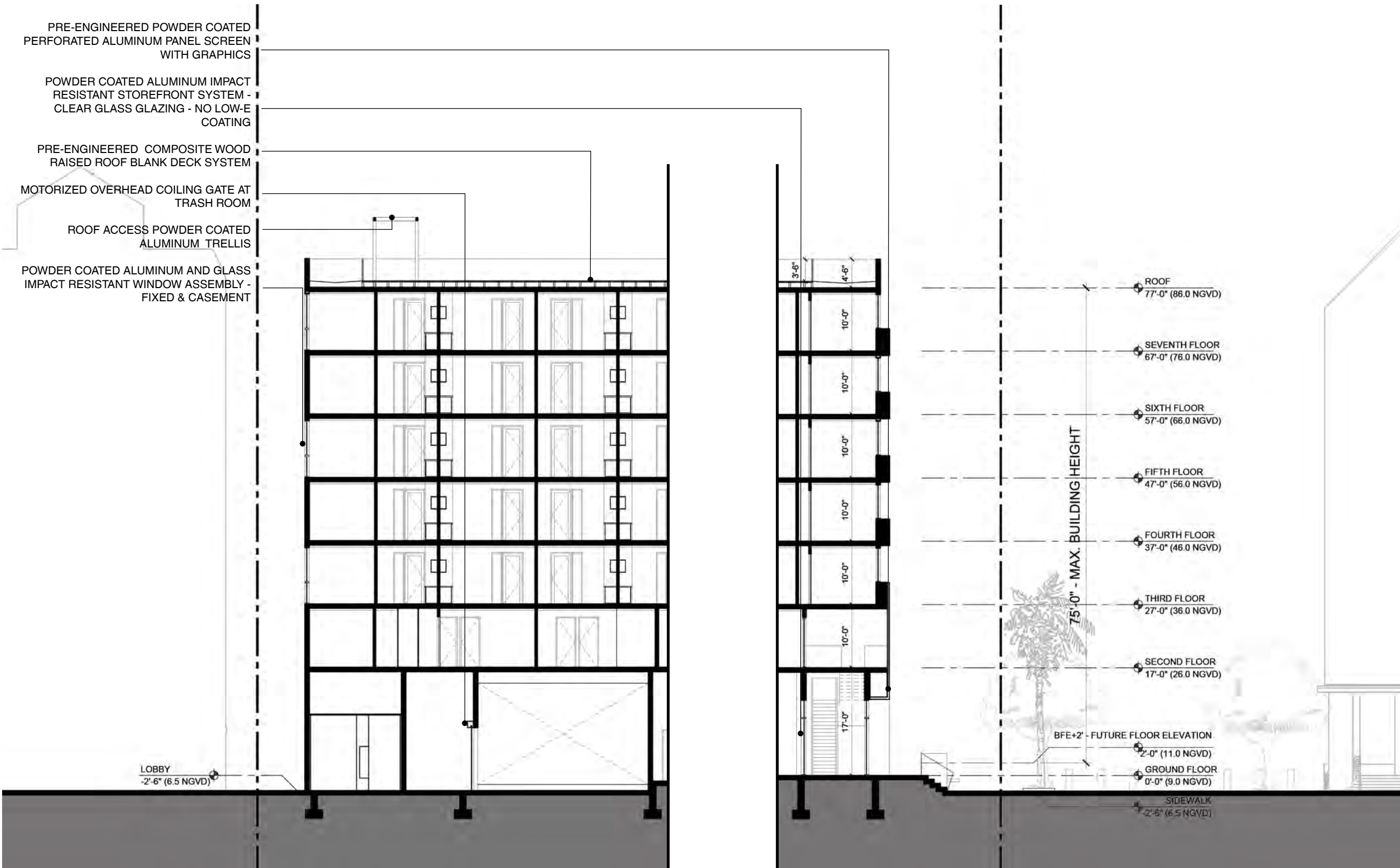


# A-3.00 BUILDING SECTIONS



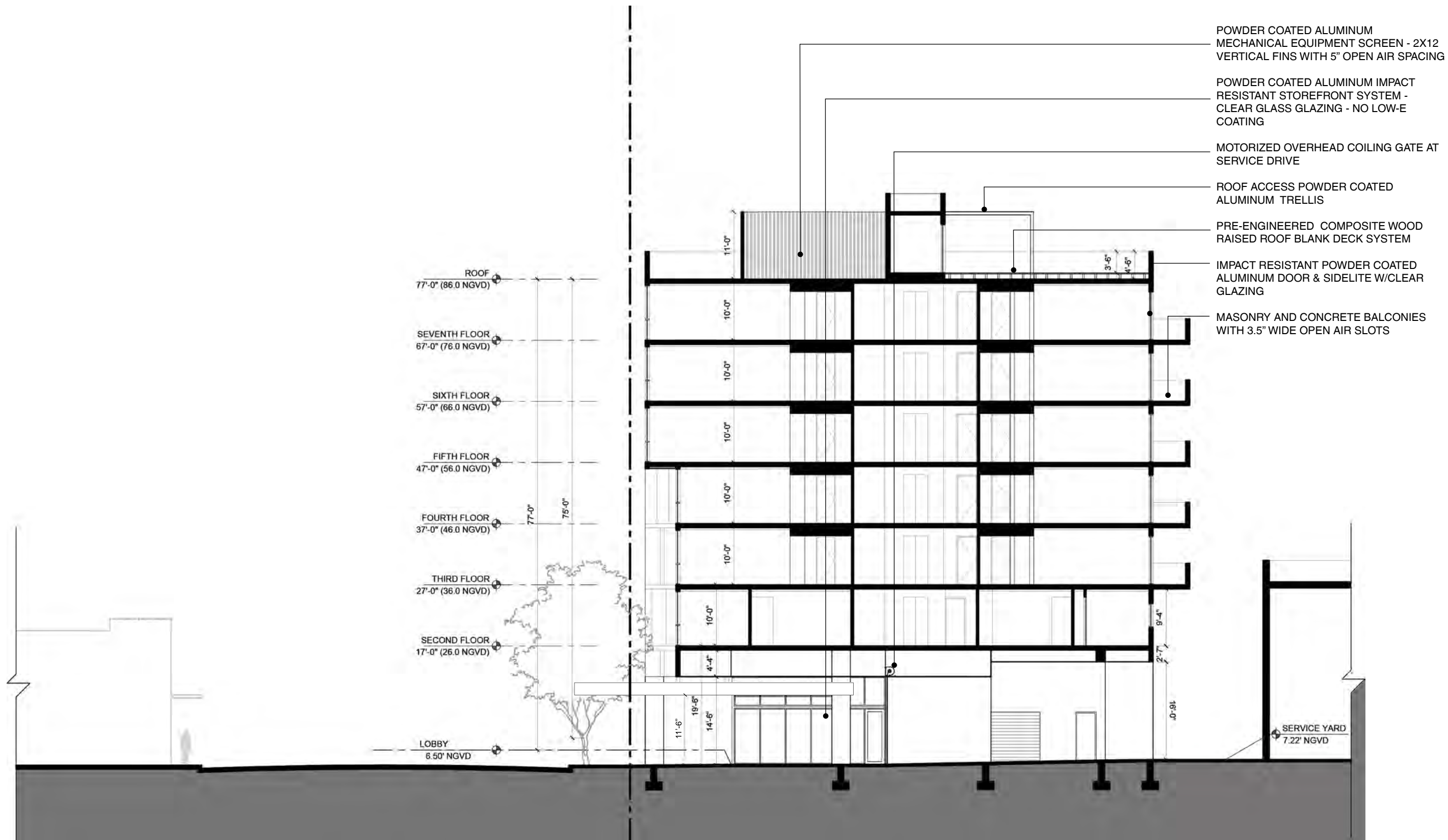


# A-3.01 BUILDING SECTIONS



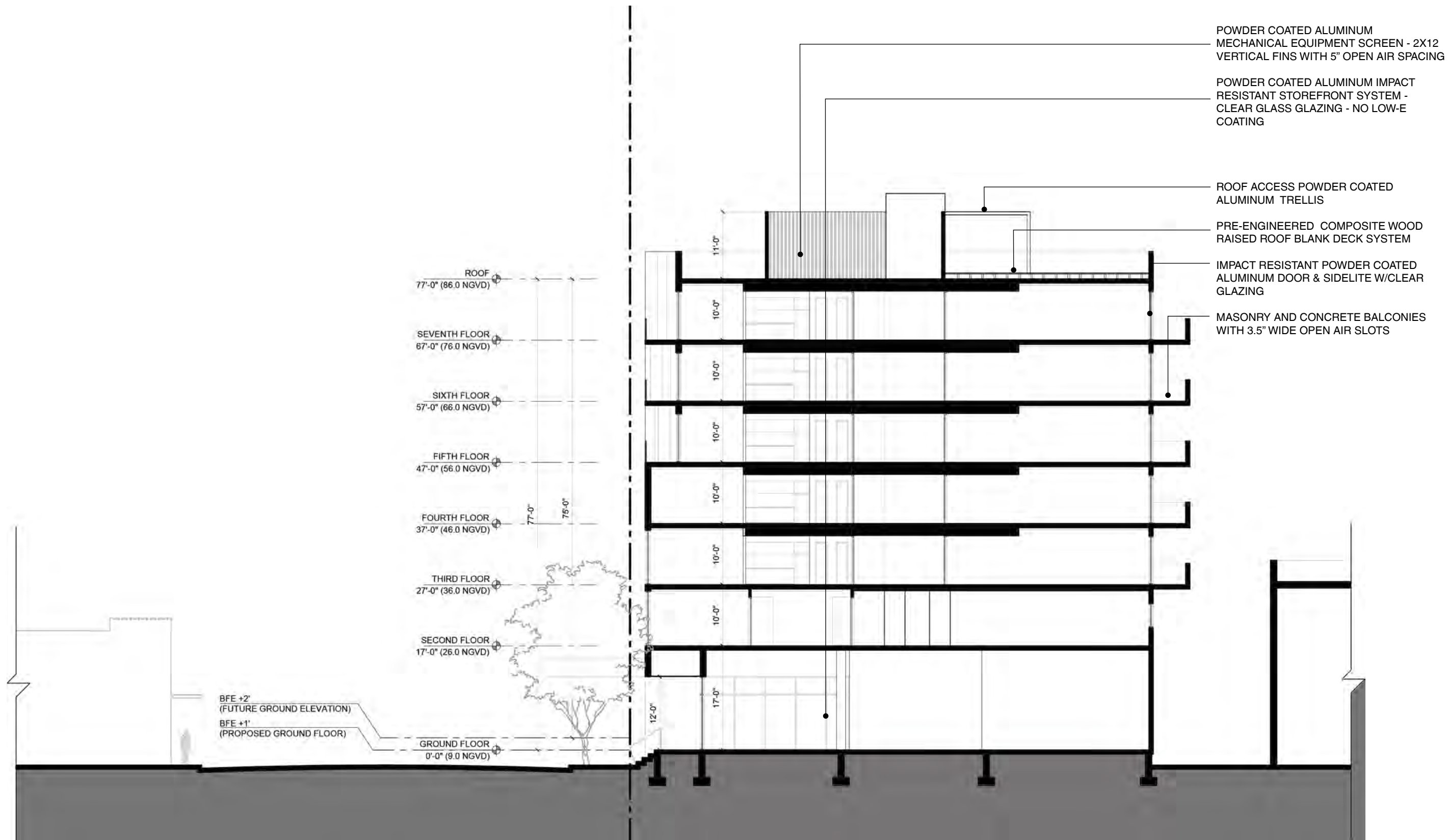


# A-3.02 BUILDING SECTIONS





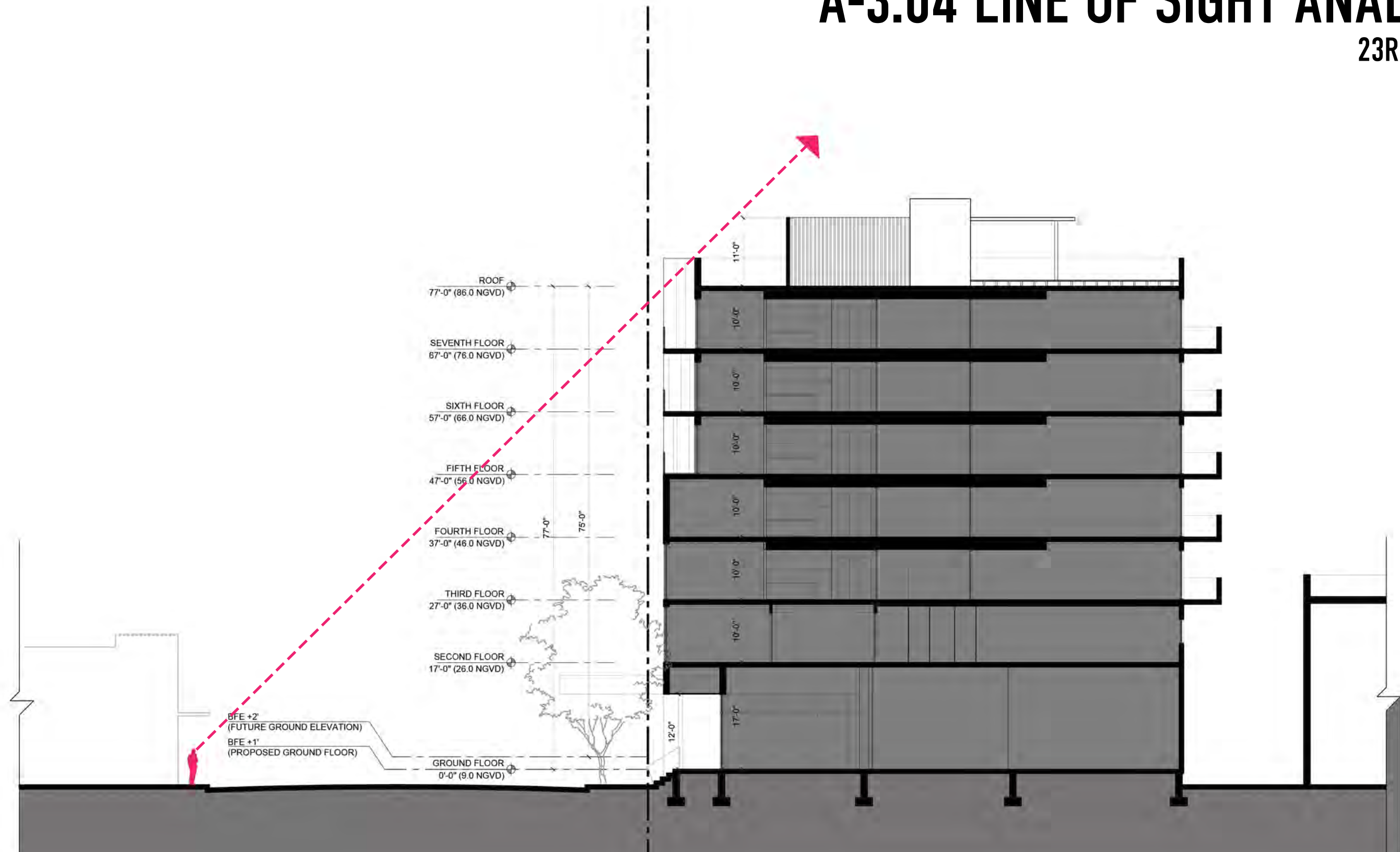
# A-3.03 BUILDING SECTIONS





# A-3.04 LINE OF SIGHT ANALYSIS

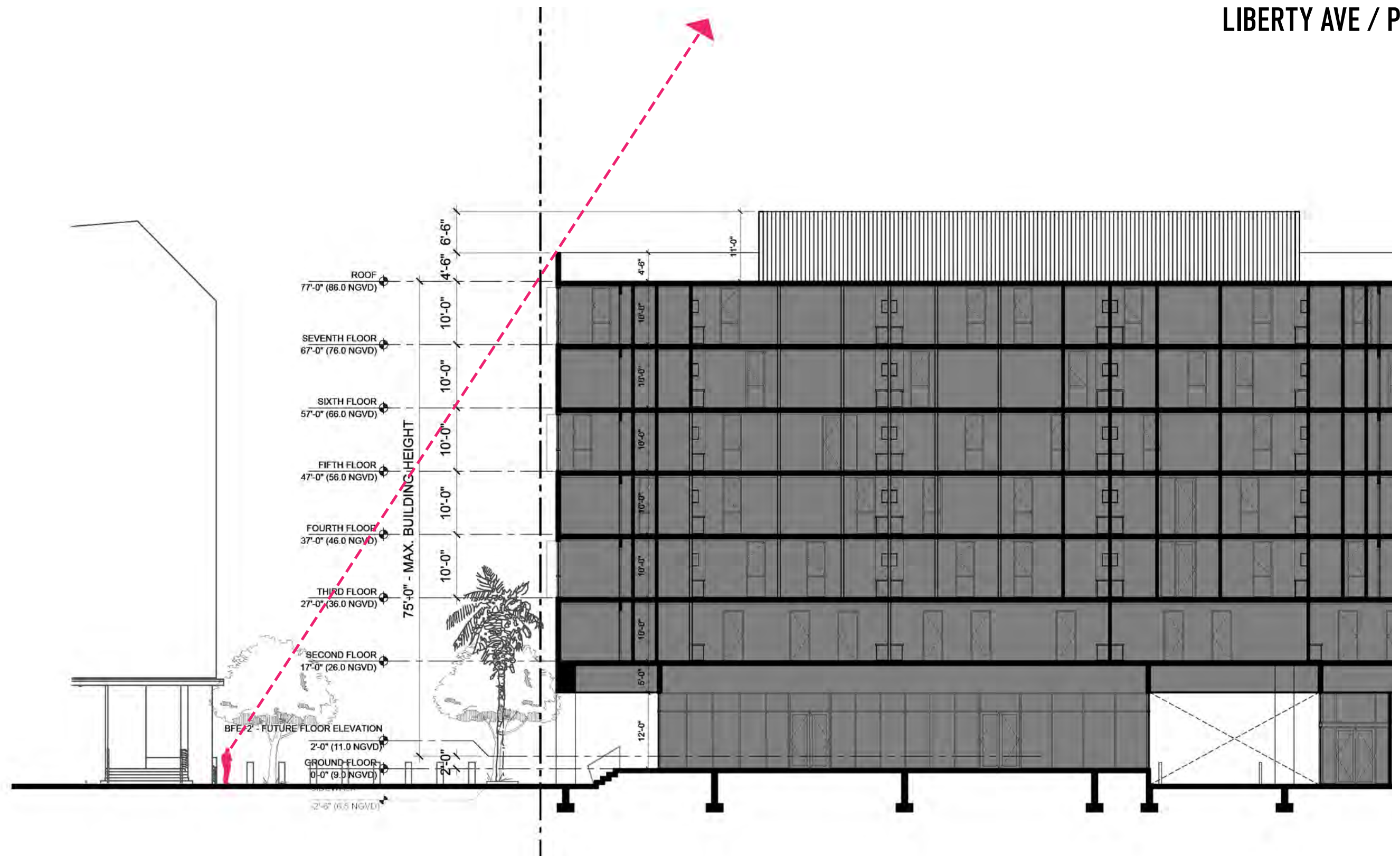
## 23RD STREET





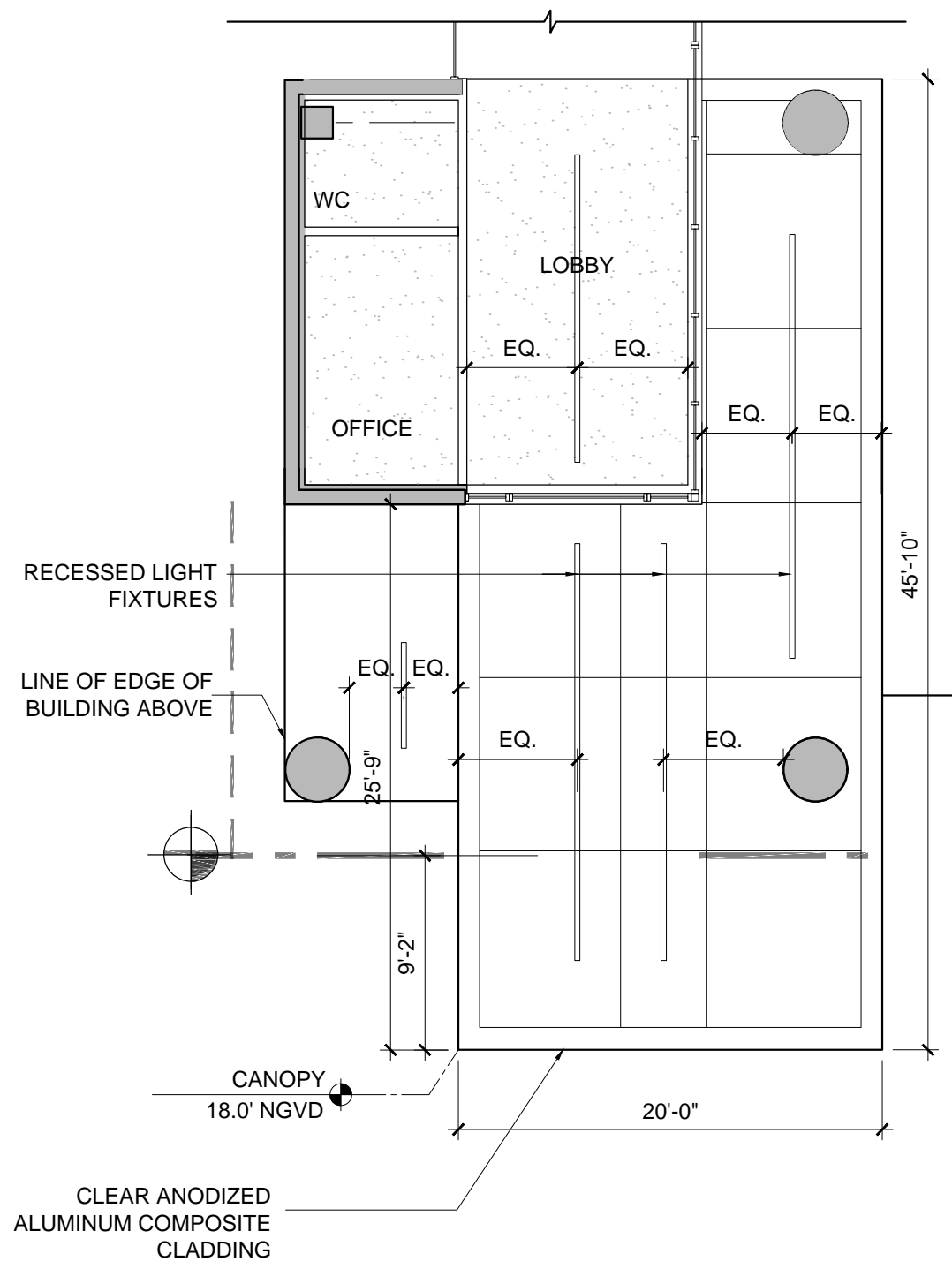
# A-3.05 LINE OF SIGHT ANALYSIS

LIBERTY AVE / PASEO

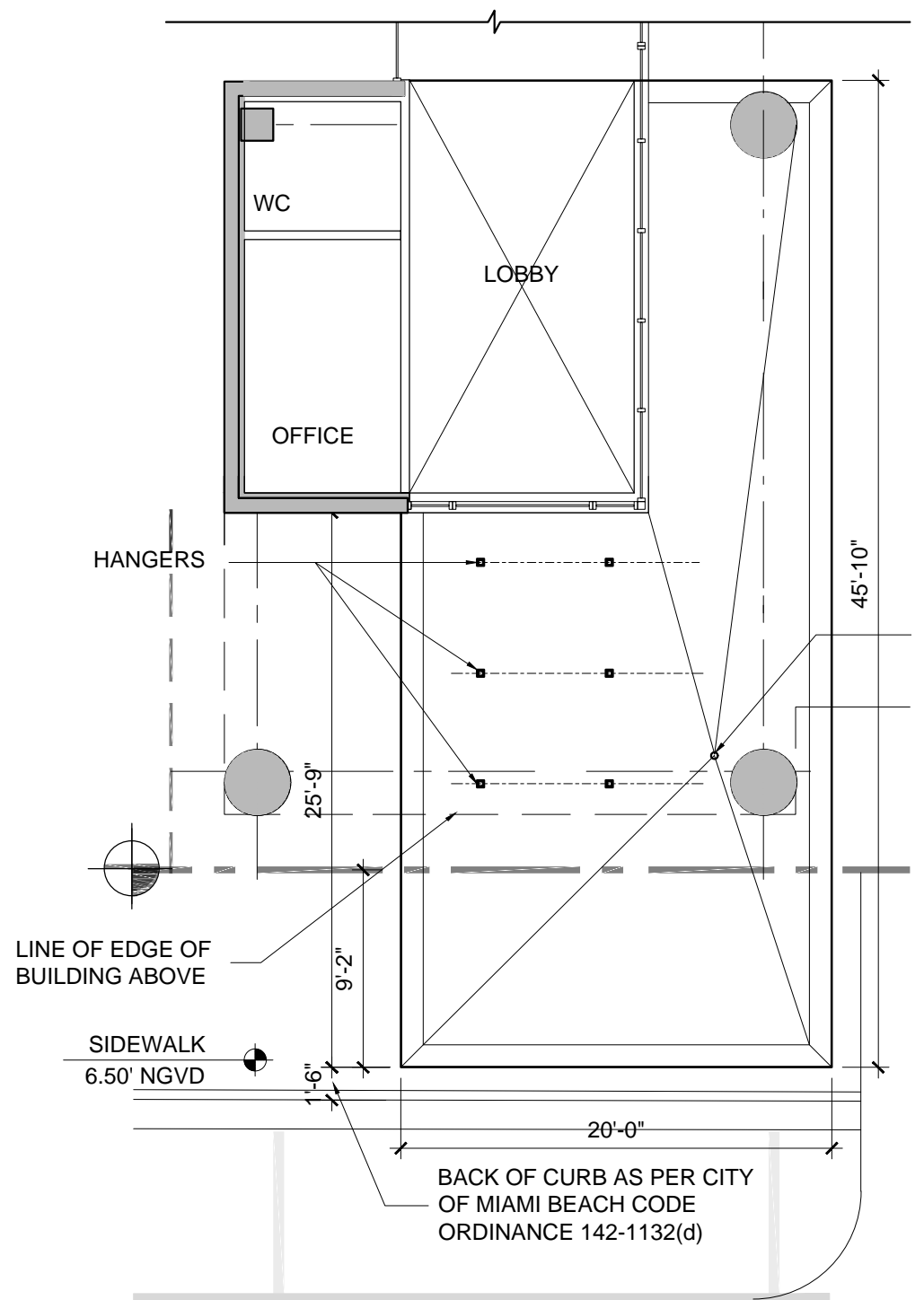




# A-3.50 CANOPY DRAWINGS



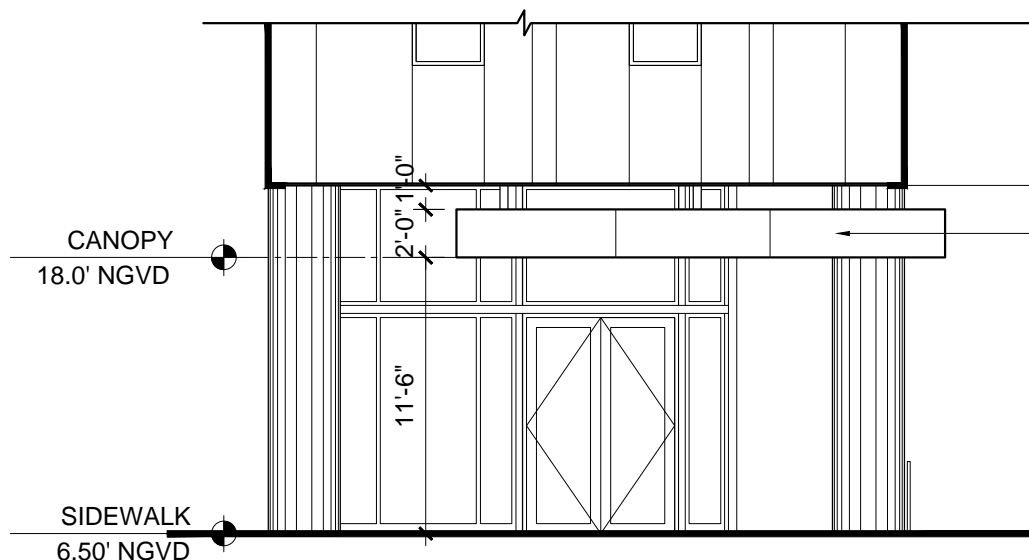
**CANOPY REFLECTED CEILING PLAN**



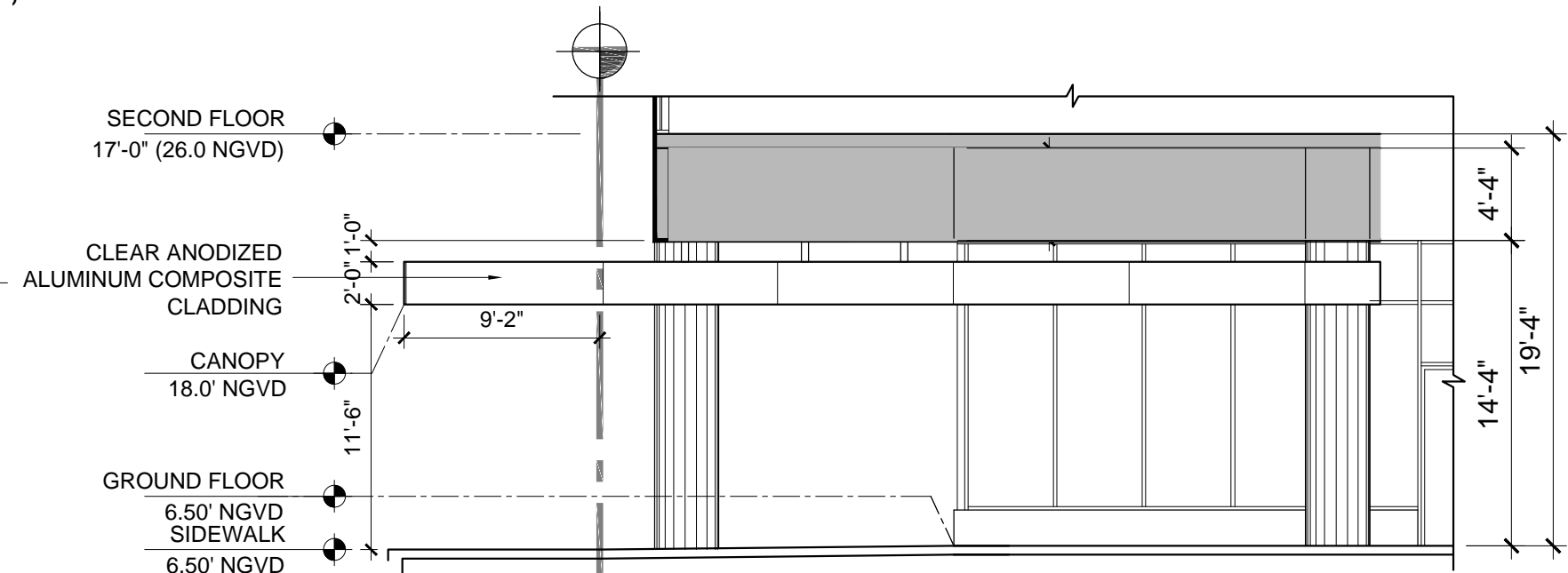
**CANOPY PLAN**



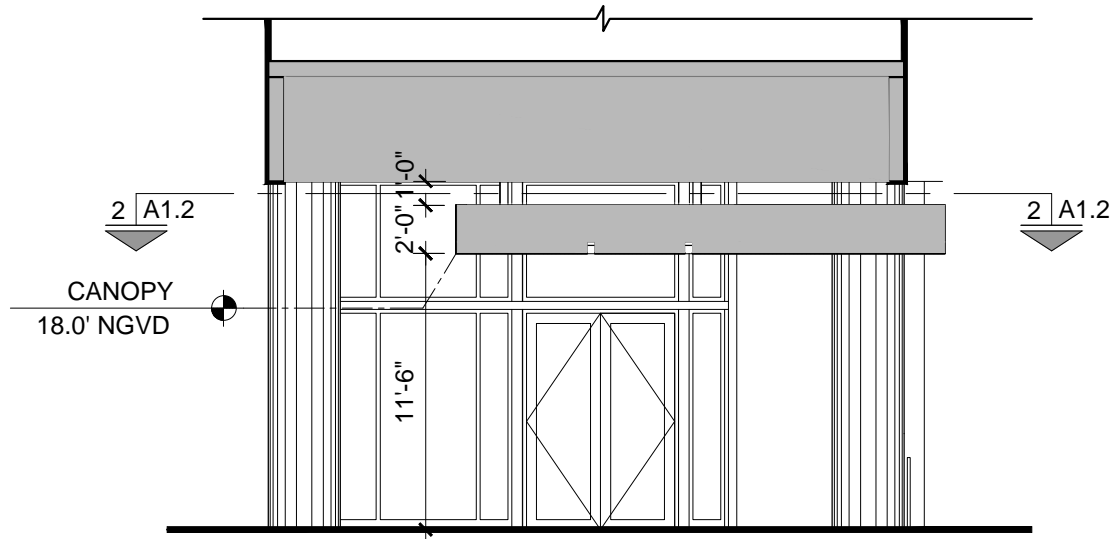
# A-3.51 CANOPY DRAWINGS



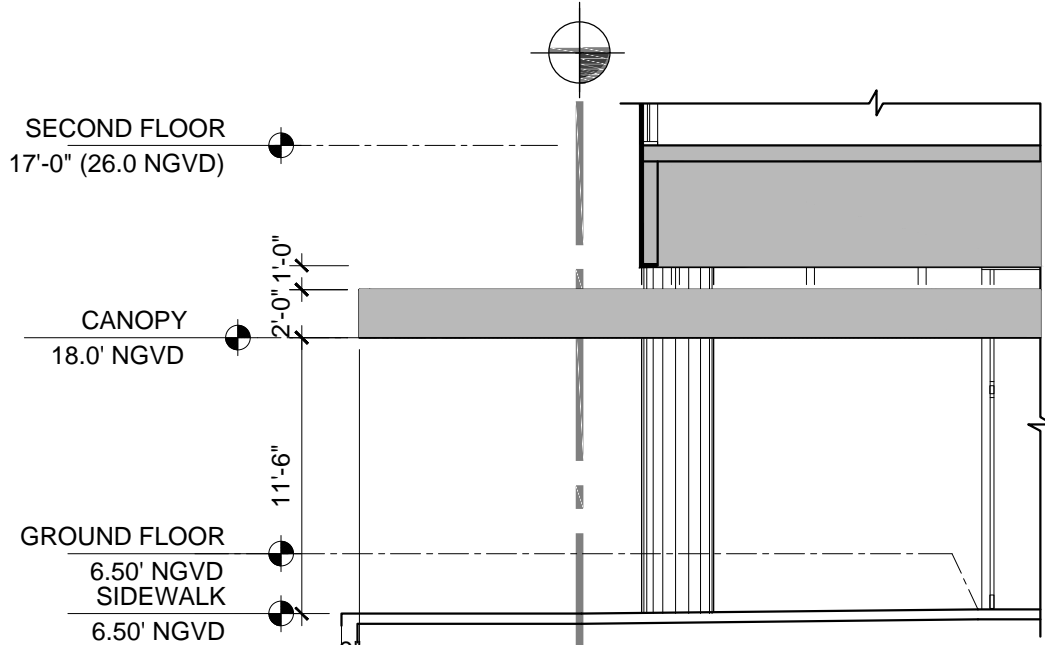
**ELEVATION**



**ELEVATION**

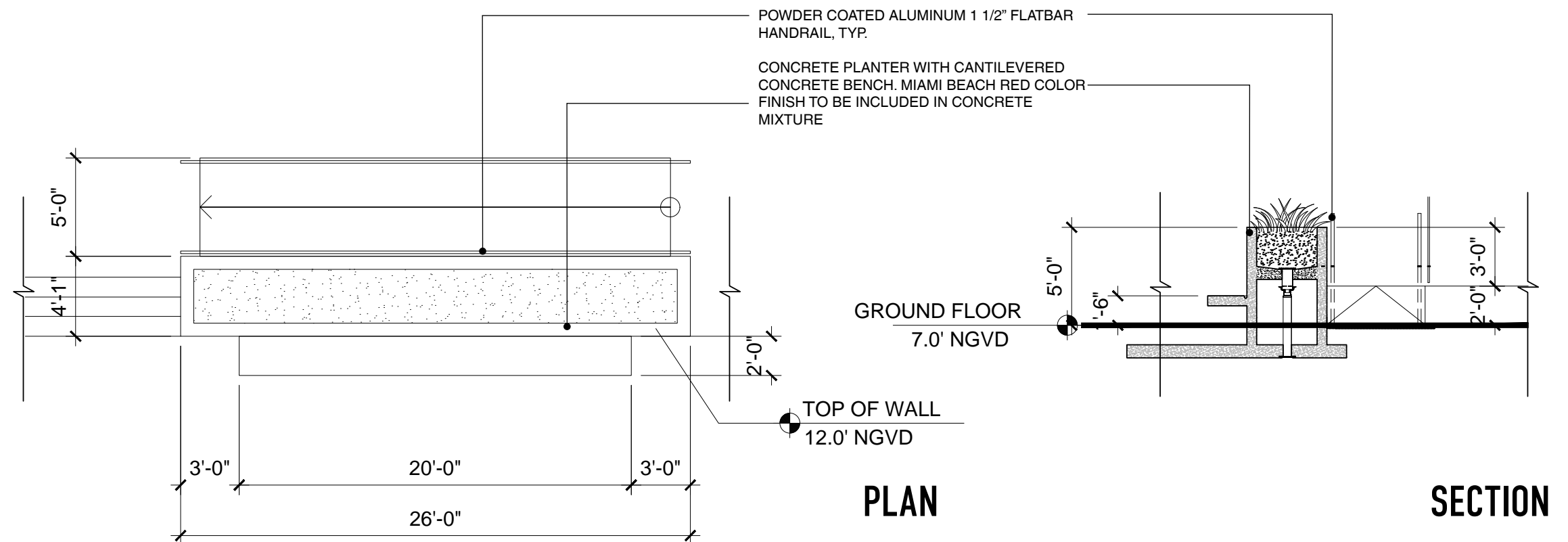
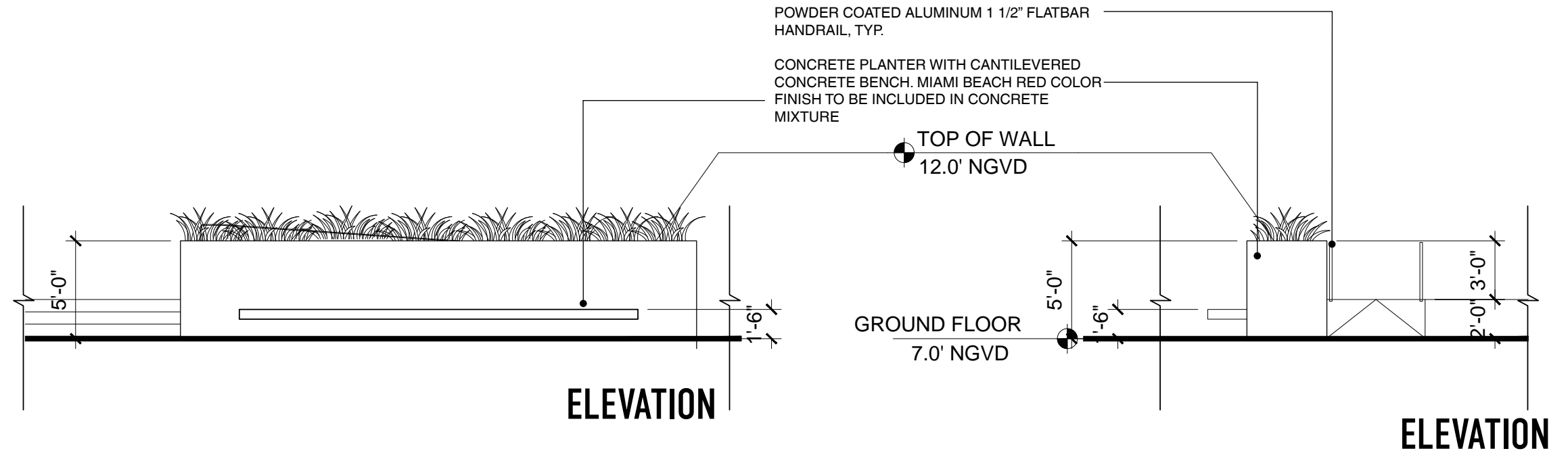


**SECTION**



**SECTION**

# A-3.52 BENCH DRAWINGS





# A-4.00 PERSPECTIVES





# A-4.01 PERSPECTIVES





# A-4.02 PERSPECTIVES





# A-4.03 PERSPECTIVES



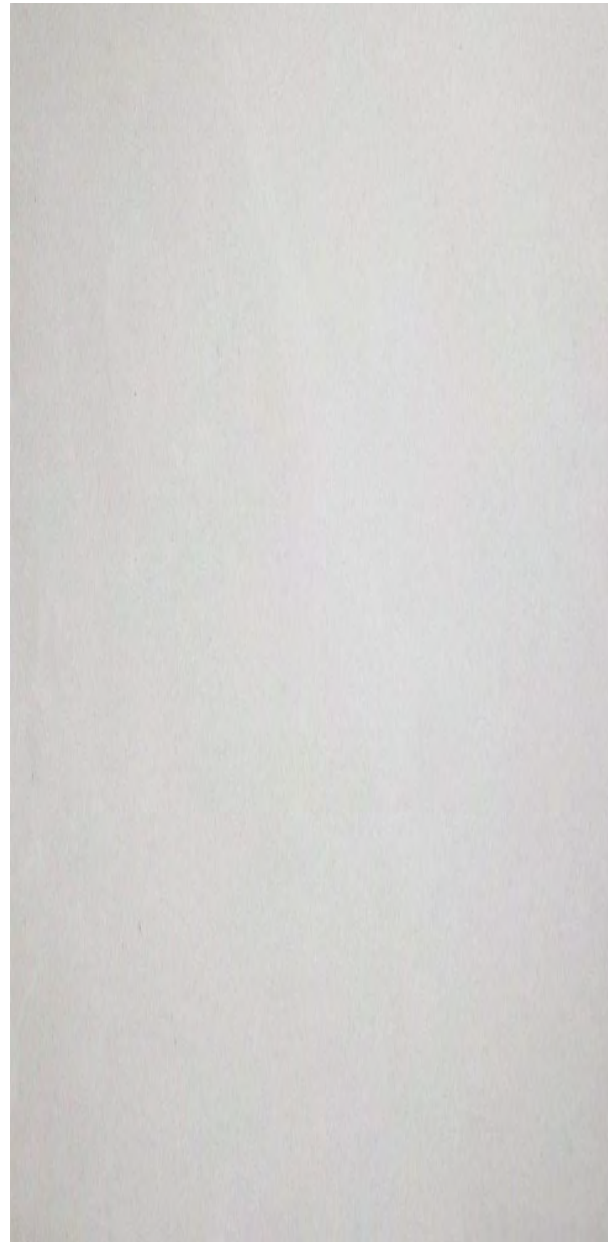


# A-4.04 PERSPECTIVES





# A-5.00 PROPOSED MATERIALS



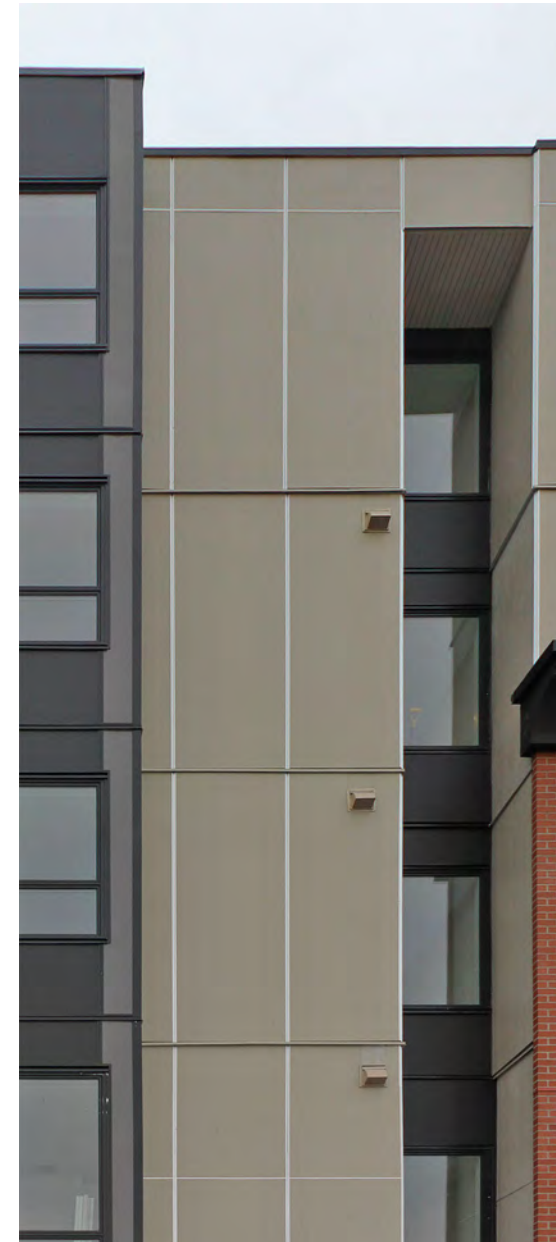
STUCCO FINISH

3/4" SMOOTH STUCCO FINISH, WHITE



CLEAR GLASS & ALUMINUM  
WINDOWS & DOORS

FRAME FINISH: CLEAR ANODIZED OR  
GREY TO MATCH SCREEN



VERTICAL STUCCO REVEALS

CHANNEL SCREED/ CONTROL JOINT  
3/4" WIDE x 3/4" DEEP

BASIS: FRY REGLET PCS-75-75

COLOR: GREY



PERFORATED METAL SCREEN

BASIS: POMA METALS ALUMINUM 1/8" THICK  
ALLOY 6061,6005,6063 IN ACCORDANCE  
WITH ASTM STANDARDS.

PATTERN: 3/4" ROUND HOLES, 15/16" TYP.  
SPACING, STAGGERED PATTERN

FINISH : THREE COAT KYNAR 500 FINISH,  
GREY



**Shulman +  
Associates**