

ZONING ANALYSIS - 17 & west |WEST PARCEL:1681 West Avenue, 1683 West Avenue. EAST PARCEL:1698 Alton Road | Miami Beach, Florida

Previous Submittal Ref. #	Item #	Zoning information			
1	1	West Parcel Address:	1681 West Avenue, 1683 West Avenue		
2	2	East Parcel Address:	1698 Alton Road		
3	3	Board and file numbers			
4	4	West parcel Folio number(s):	02-3233-017-0040/ 02-3233-017-0030		
5	5	East Parcel Folio number(s):	02-3234-017-0200		
6	6	West parcel year constructed:	1968, 1981 Site	Zoning District:	CD-2 Commercial, Medium Intensity District
7	7	East parcel year constructed:	1965 building		
8	8	Based Flood Elevation:	8.00 NGVD	Grade value in NGVD:	3.31' NGVD to 5.26' NGVD
9	9	Adjusted grade (Flood+Grade/2)	6.12' NGVD	Lot Area:	39,404 SF
10	10	West Parcel Lot width:	150'-0"	West Parcel Lot Depth:	150'-0"
11	11	East Parcel Lot width:	150'-0"	East Parcel Lot Depth:	100'-0"
12	12	Alley Lot width:	20'-0"	Alley Lot Depth:	100'-0"
13	13	Minimum Unit Size	560SF ±(19'-0"x 31'-6")	Average Unit size	1,546 NSF
14	14	West Parcel Existing use:	Parking Lot		
15	15	East Parcel Existing use:	Gas Station	Proposed Use:	Mixed-Use Retail (CD-2)/Residential (RM-2)

		Lot Area Summary	Maximum	Existing	Proposed	Deficiencies
16	16	Height	60'-0"	12'-0"	63'-0"	N/A
17	17	Number of stories	5	1	5	N/A
18	18	FAR	78,808	2,121	77,931 GSF	N/A
19	19	Gross Square Footage	N/A	N/A	171,482 GSF	N/A
		Square Footage by use:	N/A	N/A	N/A	N/A
		a. Retail	N/A	N/A	26,729 GSF	N/A
		b. Residential	N/A	N/A	36,721 GSF	N/A
		c. Parking	N/A	N/A	90,748 GSF	N/A
		d. BOH	N/A	N/A	5,253 GSF	N/A
20	20	Retail Square Footage	N/A	N/A	25,000 GSF	N/A
21	21	Number of units Residential	N/A	N/A	23	N/A
22	22	Number of units Hotel	N/A	N/A	N/A	N/A
23	23	Number of seats	N/A	N/A	N/A	N/A
24	24	Ocuppancy Load	N/A	N/A	N/A	N/A

		Setbacks	Required	Existing	Proposed	Deficiencies
		Pedestal: CD-2				
19	25	Front Setback	0'	N/A	2.33'	N/A
20	26	Side Setback	0'	N/A	0'	N/A
21	27	Side Setback	0'	N/A	1'	N/A
22	28	Side Setback facing Street:	0'	N/A	4.17'	N/A
23	29	Rear Setback:	5'	N/A	[0']	N/A
		Pedestal: RM-2				
24	30	Front Setback				
a	a	West Ave	20'	N/A	[0']	N/A
b	b	Alton Road	20'	N/A	[0']	N/A
25	31	Side Setback:				
a	a	West Ave	24' *	N/A	[0']	N/A
b	b	Alton Road	16' *	N/A	[0']	N/A
26	32	Side Setback facing Street:				
a	a	17th street (West Parcel)	24**	N/A	[0']	N/A
b	b	17th street (East Parcel)	16**	N/A	[0']	N/A
27	33	Rear Setback:	15*****	N/A	[0']	N/A
		Tower: RM-2				
28	34	Front Setback				N/A
a	a	West Ave	33***	N/A	[0']	N/A
b	b	Alton Road	33***	N/A	[0']	N/A
29	35	Side Interior Setback:				
a	a	West Ave	25.3****	N/A	[0']	N/A
b	b	Alton Road	17.3****	N/A	[0']	N/A
30	36	Side Setback facing Street:				
a	a	West ave	24**		[0']	N/A
b	b	Alton Road	16**		[0']	N/A
31	37	Rear Setback:	22.5*****		104'	N/A

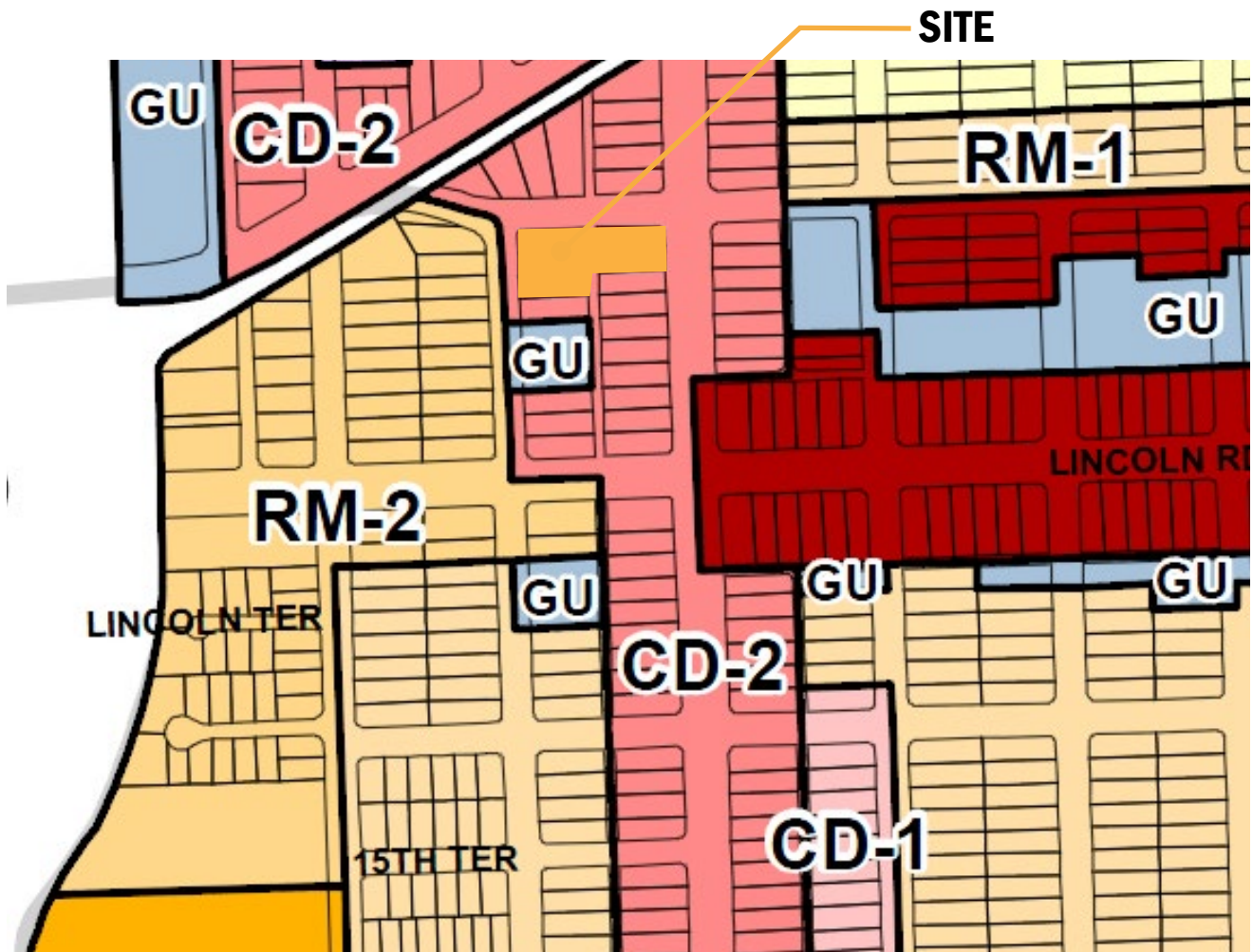
- \* Sum of side setbacks= 16% Site Setbacks would be greater of 7.5' or 8'
- \*\* 20' + 1/1 height over 50'
- \*\*\* Pedestal Setback +0.10' Height over 50'
- \*\*\*\* 10% of Lot Depth
- \*\*\*\*\* 15% of Lot Depth
- [0'] Variance Requested

Previous Submittal Ref. #	Item #	Parking	Required	Existing	Proposed	Deficiencies
39	38	Parking district	(W) District 1 (E) District 6	(W) District 1 (E) District 6	(W) District 1 (E) District 6	N/A
40	39	Total # of Parking spaces	184	N/A	**193	N/A
41	40	Grocery/Retail Parking Required (Refer to Separate Chart for Breakdown)	131	N/A	140	N/A
a	a	District #1	N/A	N/A	N/A	N/A
b	b	District #6 (Includes BOH)	N/A	N/A	N/A	N/A
42	41	Residential Parking required (Refer to Separate Chart for Breakdown)	53	N/A	53	N/A
43	42	Parking Space Dimensions	8'-6"w x 18'-0" d	N/A	8'-6"w x 18'-0" d	N/A
44	43	Parking space configuration (45,60,90 Parallel)	11' one way 22' two way	N/A	11' one way *21'6" two way	N/A
45	44	ADA spaces	12'-0"w x18'-0"d 5' w access path	N/A	12'-0"w x18'-0"d 5' w access path	N/A
46	45	Tandem Spaces	N/A	N/A	5' w access path	N/A
47	46	Drive aisle Width	11'	N/A	11'	N/A
48	47	Valet Drop off and pick up	N/A	N/A	N/A	N/A
49	48	Loading zones and trash collection areas	3 berths	N/A	(1) 10'x30' (2) 10'x20' 3 berths + Alley loading	N/A
50	49	Bicycle parking, Location and number of racks	Short term: 6 racks Long Term: 6 racks	N/A	Short term: 10 racks Long Term: 22 racks	N/A

- \* Variance Requested [21'6" Drive Aisle]
- \*\* 9 Surplus of Parking
- 4.50 Open to Air

		Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	50	Type of use	N/A	N/A	Restaurant	N/A
52	51	Number of seats located outside on private property	N/A	N/A	TBD	N/A
53	52	Number of seats inside	N/A	N/A	TBD	N/A
54	53	Total number of seats	N/A	N/A	172 Seats	N/A
55	54	Total number of seats per venue (Provide a separate chart for a breakdown calculation	N/A	N/A	Retail 3: 80 Seats Retail 6: 92 Seats	N/A
56	55	Total occupant content	N/A	N/A	N/A	N/A
57	56	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A

58	57	Proposed Hours of operation	N/A			
59	58	Is this an NIE? (Neighboot Impact stablishment see CBM 141-1361)	No			
60	59	Is dancing and/or entertainment proposed? (see CBM 141-1361)	No			
61	60	Is this a contributing building?	No			
62	61	Located within a Local Historic District?	No			



ZONING - MAP  
NO SCALE