

ONE ISLAND PARK

DRB FINAL SUBMITTAL



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DRB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL 33139

COVER

SCALE:

DATE:
12/6/2021

A0-00

SHEET LIST	
SHEET NAME	SHEET NUMBER
PARKING APPENDIX	
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MIAMI BEACH, FL 33139

PARKING APPENDIX SHEET LIST

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DRB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL 33139

LOCATION MAP

SCALE:

DATE:
12/6/2021

A0-02

Zoning Information

Lot addresses: 120 MacArthur Causeway, Miami Beach, FL 331319
 Folio numbers: 02-4204-000-0060
 Zoning District: Division 11. I-1 Light Industry District
 FEMA Zone: Flood Zone AE - Elevation: 10'-0" NGVD
 FFE Grade: 15'-0" NGVD (BFE +5'-0")

One Island Park				
1_Lot Occupation	Required	Proposed	Allowed / Required	Provided
Lot Area				161,716 sf (3.71 acre)
FAR	1.0 FAR max.		161,716 x 1 = 161,716 sf	161,716 sf (3.71 acre)
2_Building Setbacks	Required	Proposed	Allowed / Required	Provided
Front	0'-0" min.	0'-0" min.	0'-0" min.	0'-0"
Side (South)	0'-0" min.	25'-0" min. from edge of sea wall	0'-0" min.	25'-0"
Side (North)	0'-0" min.	25'-0" min. from edge of sea wall	0'-0" min.	25'-0"
Rear	0'-0" min.	0'-0" min.	0'-0" min.	0'-0"
4_Building Height	Required	Proposed	Allowed / Required	Provided
Max. building height	75'-0" max. above FFE (BFE +5'-0")			75'-0"
5_Office Floorplate FAR	Required	Proposed	Allowed / Required	Provided
Office Floorplate				varies / 20,984 SF max.
6_Open Space	Required	Proposed	Allowed / Required	Provided
Open Space	20%		161,716 sf x .2 = 32,343.2 sf	38,052 sf (23.53%)

Parking District #1				
7_Parking Requirements	Required	Proposed	Allowed / Required	Provided (current)
Office	Office parking: min. 1 space per 400 sf of NSF		123,168 SF / 400 SF = 308 spaces	see below
	Office parking: min. 1 space per 300 sf of NSF for Ground level		9,354 SF / 300 SF = 32 spaces	
	Total office parking req.		340 spaces	
Valet		Office: 10% of parking spaces, 10% of 352 spaces = 36 spaces		All spaces provided in the parking garage to be valet spaces.
Marina	2 space per 1 wet slip		7 wet slips x 2 = 14 spaces 14 spaces	see below
ADA Spaces	6 standard spaces + 2 van spaces (for a facility with 301-400 spaces)		8 spaces (included in total above)	8 spaces (included in total above)
TOTAL			354 spaces	0 spaces
Parking spaces for electric vehicle	2 % of total required parking		8 spaces	8 spaces
TOTAL			354 spaces	347 spaces

8_Shared Use Reductions	Weekdays		Weekends	
	Daytime (6:00 a.m. - 6 p.m.) %	Evening (6:00 a.m. - 6 p.m.) %	Daytime (6:00 a.m. - 6 p.m.) %	Daytime (6:00 a.m. - 6 p.m.) %
	100%	5%	10%	50%
Office	340 spaces	17	34	34
	100%	100%	100%	100%
Marina	14	14	14	14
Total	354	31	48	48

9_Applied Parking Reductions	Proposed reduction w. shared reduction	Maximum reduction allowed / Required w. shared reduction
Bicycle parking long-term	spaces provided (not to exceed a reduction of more than 15% of total off 7 spaces	53 spaces (35 Bicycle spaces)
TOTAL Proposed/ Allowed Reduction	7 spaces	53 spaces
TOTAL (with applied reductions)	347 spaces	347 spaces
10_Loading Requirements	Required	Allowed/Required
Office	Over 100,000 sf but not over 200,000 sf: 3 spaces	3 loading bays
	For each additional 100,000 over 200,000 sf: 1 space	
Total		3 loading bays

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DRB FINAL SUBMITTAL
 120 MACARTHUR CAUSEWAY
 MIAMI BEACH, FL 33139

ZONING DATA

SCALE:

DATE:
 12/6/2021

A0-03

Zoning Information

Lot addresses: 120 MacArthur Causeway, Miami Beach, FL 331319
Folio numbers: 02-4204-000-0060
Zoning District: Division 11. I-1 Light Industry District
FEMA Zone: Flood Zone AE - Elevation : 10'-0" NGVD
FFE Grade: 15'-0" NGVD (BFE +5'-0")

One Island Park				
1_Lot Occupation	Required	Proposed	Allowed / Required	Provided
Lot Area				161,716 sf (3.71 acre)
FAR	1.0 FAR max.		161,716 x 1 = 161,716 sf	161,716 sf (3.71 acre)
2_Building Setbacks	Required	Proposed	Allowed / Required	Provided
Front	0'-0" min.	0'-0" min.	0'-0" min.	0'-0"
Side (South)	0'-0" min.	25'-0" min. from edge of sea wall	0'-0" min.	25'-0"
Side (North)	0'-0" min.	25'-0" min. from edge of sea wall	0'-0" min.	25'-0"
Rear	0'-0" min.	0'-0" min.	0'-0" min.	0'-0"
4_Building Height	Required	Proposed	Allowed / Required	Provided
Max. building height	75'-0" max. above FFE (BFE +5'-0')			75'-0"
5_Office Floorplate FAR	Required	Proposed	Allowed / Required	Provided
Office Floorplate				varies / 23,207 SF max.
7_Open Space	Required	Proposed	Allowed / Required	Provided
Open Space	20%		161,716 sf x .2 = 32,343.2 sf	65,767.8 sf (40.67%)

Parking District #1				
8_Parking Requirements	Required	Proposed	Allowed / Required	Provided (current)
Office	Office parking: min. 1 space per 400 sf of NSF		122,262 SF / 400 SF = 306 spaces	309 spaces
	Office parking: min. 1 space per 300 sf of NSF for Ground level		825 SF / 300 SF = 3 spaces	
	Total office parking req.		309 spaces	
F&B	1 space per 4 seats		30 tables of 4 seats = 30 spaces	30 spaces
Valet		Office: 10% of parking spaces, 10% of 309 spaces = 31 spaces		61 spaces (included in total above)
		F&B: 100% of parking spaces, 100% of 30 spaces = 30 spaces		
Marina	2 space per 1 wet slip		7 wet slips x 2 = 14 spaces	14 spaces
ADA Spaces	5 standard spaces + 2 van spaces (for a facility with 201-300 spaces)		7 spaces (included in total above)	7 spaces (included in total above)
TOTAL			353 spaces	353 spaces
Parking spaces for electric vehicle	2 % of total required parking		7 spaces	7 spaces
TOTAL			353 spaces	353 spaces
8b_Shared Parking Reductions		Proposed reduction (current)	Max. reduction allowed / Required	Provided (current)
SEE TABLE 11				
Shared Parking reduction Total			338 spaces	
Parking spaces for electric vehicle	2 % of total required parking		7 spaces	
TOTAL			338 spaces	338 spaces

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DRB FINAL SUBMITTAL
 120 MACARTHUR CAUSEWAY
 MIAMI BEACH, FL, 33139

ZONING DATA

SCALE:

DATE:
 12/07/2020

A0-03

DRB Approved

8c_Additional Parking Reductions		Proposed reduction (current)	Max. reduction allowed / Required	Provided (current)
		w. shared reduc.	w. shared reduc.	w. shared reduc.
Bicycle parking short-term	Reduction of 1 parking space for every 10 short-term bicycle parking spaces provided (not to exceed a reduction of more than 15% of total off street parking)	-16 spaces	-42 spaces	160 bicycle spaces
Bicycle parking long-term	Reduction of 1 parking space for every 5 long-term bicycle parking spaces provided (not to exceed a reduction of more than 15% of total off street parking)	-31 spaces	-42 spaces	155 bicycle spaces
Carpool/vanpool parking	Reduction of 3 parking spaces for every 1 carpool parking space (not to exceed a reduction of more than 10% of total off street parking)	0 spaces	-28 spaces	0 Carpool spaces
Drop-off and loading zones reductions	Reduction of 3 parking spaces for every 1 curbside drop off stalls. (max. 9 off-street parking spaces)	0 spaces	-9 spaces	2 Curbside drop off stalls
Scooter, moped and motorcycle parking	Reduction of 1 parking space for every 3 scooter, moped, or motorcycle parking space (not to exceed 15 off-street parking spaces)	-8 spaces	-15 spaces	24 Scooter, moped, or motorcycle spaces
Showers	Reduction of 2 parking spaces for each separate shower facility. (not to exceed 8 off-street parking spaces)	0 spaces	-8 spaces	0 Separate shower facilities
The sum of all parking reductions shall not exceed 50% of the required off-street parking		16%	41%	0%
TOTAL Proposed / Allowed Reduction		-55 spaces	-144 spaces	0 spaces
TOTAL (with applied reductions)		283 spaces	194 spaces	283 spaces

9 Bicycle parking Requirements				
Short-term bicycle space	Required		Allowed/ Required (Bicycle spaces)	Provided (Bicycle spaces)
			w. shared reduc.	w. shared reduc.
Office	N/A	N/A	N/A	4 spaces
F&B	N/A		N/A	2 spaces
Additional bicycle spaces			N/A	154 spaces
Total (Short-term)			N/A	160 spaces
Long-term bicycle space	Required		Allowed/ Required (Bicycle spaces)	Provided (Bicycle spaces)
			w. shared reduc.	w. shared reduc.
Office	N/A	N/A	N/A	20 spaces
Retail	N/A		N/A	3 spaces
Additional bicycle spaces			N/A	132 spaces
Total (Long-term)			N/A	155 spaces
TOTAL Combined Bicycle spaces			N/A	315 spaces

10>Loading Requirements		Required	Allowed/Required	Provided (current)
Office	Over 100,000 sf but not over 200,000 sf:	3 spaces	3 loading bays	3 loading bays
	For each additional 100,000 over 200,000 sf:	1 space		
Retail / F&B	Over 10,000 but not over 20,000 sf:	2 spaces	2 loading bays	2 loading bays
Total			5 loading bays	5 loading bays

Table 11	Weekdays		Weekends		
	Daytime (6:00 a.m. - 6 p.m.) %	Evening (6:00 a.m. - 6 p.m.) %	Daytime (6:00 a.m. - 6 p.m.) %	Daytime (6:00 a.m. - 6 p.m.) %	Daytime (6:00 a.m. - 6 p.m.) %
	100%	5%	10%	5%	50%
Office	309	15.45	30.9	15.45	30.9
	50%	75%	75%	90%	10%
Retail	15	22.5	22.5	27.0	3
	100%	100%	100%	100%	100%
Marina	14	14	14	14	14
Total	338	52	67	56	48



120 MACARTHUR CAUSEWAY
Area: 161,716 SF (3.71 acres)

VIEW TOWARD NORTH



120 MACARTHUR CAUSEWAY
Area: 161,716 SF (3.71 acres)

VIEW TOWARD SOUTH

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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL 33139

CONTEXT - AERIAL VIEWS

SCALE:

DATE:
 12/6/2021

A0-04



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 MIAMI BEACH, FL 33139

CONTEXT STUDY

SCALE:

DATE:
 12/6/2021

A0-05



A. Entrance view



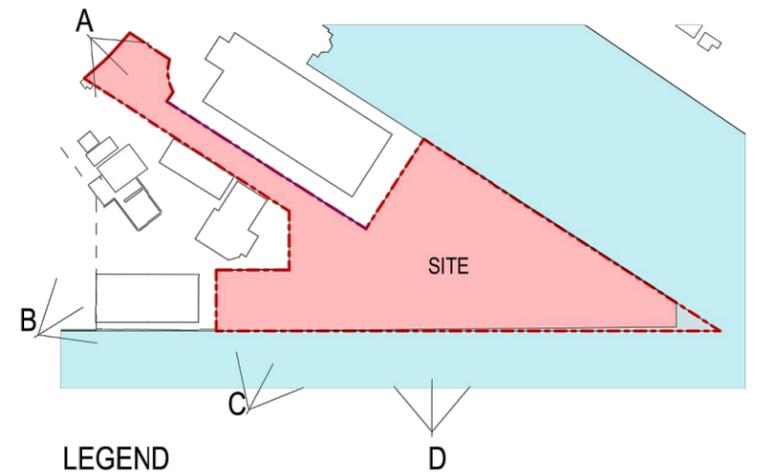
B. Aerial view of the marina



C. Aerial view of the marina



D. Aerial view of the marina



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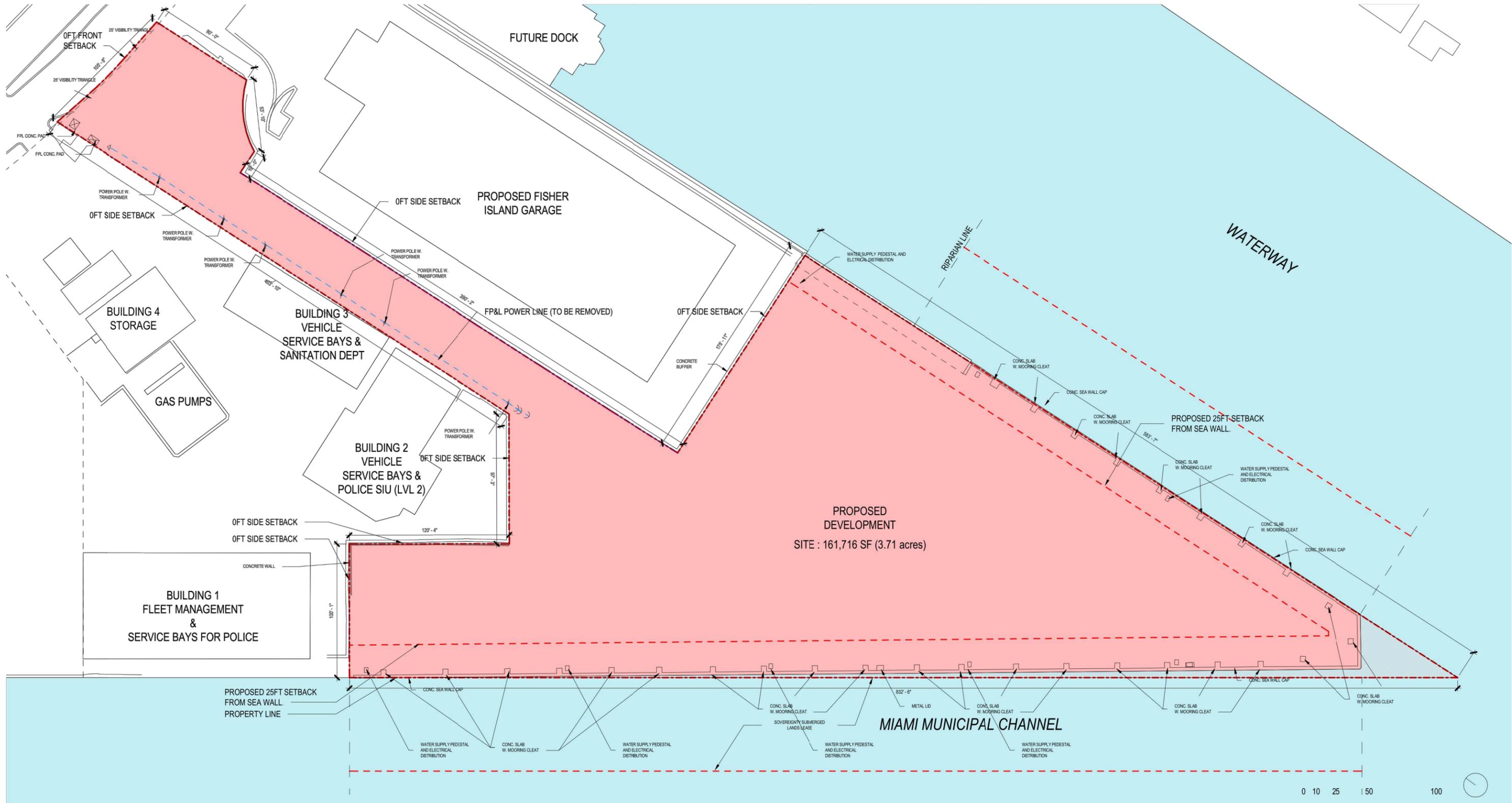
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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL 33139

CONTEXT STREET AND AERIAL
VIEWS

SCALE:

DATE:
12/6/2021

A0-06



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MIAMI BEACH, FL 33139

SITE PLAN

SCALE: 1" = 70'-0"

DATE:
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A0-07