

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1675 ALTON ROAD, 33139-2427		
2	Board and file numbers :			
3	Folio number(s):	02-3234-017-0120		
4	Year constructed:	1929	Zoning District / Overlay:	CD-2 COMMERCIAL - MED. INTENSITY DISTRICT
5	Based Flood Elevation:	AE 8	Grade value in NGVD:	SIDEWALK ELEV +5.0' NGVD
6	Lot Area:	7,500 SF (0.17 ACRES)		
7	Lot width:	50.0 FT	Lot depth:	150.0 FT
8	Minimum Unit Size	N/A	Average Unit Size:	N/A
9	Existing use:	RETAIL + CAFETERIA	Proposed use:	RETAIL + RESTAURANT

		Maximum	Existing	Proposed	Deficiencies
10	Height:	50'-0" (+55.0' NGVD)	19'-1" (+24.08' NGVD)	33'-5" (+38.41' NGVD)	N/A
11	Number of Stories:		ONE (1)	ONE (1)	N/A
12	FAR:	1.5	0.7	0.66	N/A
13	Gross square footage:	11,250 SF	5,224 SF	4,972 SF	N/A
14	Square Footage by use:				N/A
15	RETAIL (GROUP M OCCUPANCY)	5,000 sf	N/A	3,124 SF	N/A
16	RESTAURANT (GROUP A-2 OCCUPANCY)	1,500 SF	N/A	1,425 SF	N/A
17	Number of seats:	SIXTY (60)	N/A	SIXTY (60)	N/A
18	SERVICE + MECHANICAL AREAS	N/A	N/A	423 SF	N/A
19	Density (per Comprehensive Plan):	N/A	N/A	N/A	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
20	Front Setback:	N/A	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback:	N/A	N/A	N/A	N/A
23	Side Setback facing street:	N/A	N/A	N/A	N/A
24	Rear Setback:	N/A	N/A	N/A	N/A
	At Grade Parking:				
25	Front Setback:	N/A	N/A	N/A	N/A
26	Side Setback:	N/A	N/A	N/A	N/A
27	Side Setback:	N/A	N/A	N/A	N/A
28	Side Setback facing street:	N/A	N/A	N/A	N/A
29	Rear Setback:	ZERO (0) FT	ZERO (0) FT	ZERO (0) FT	N/A
	Pedestal:				
30	Front Setback:	ZERO (0) FT	ZERO (0) FT	ZERO (0) FT	N/A
31	Side Setback:	ZERO (0) FT	ZERO (0) FT	ZERO (0) FT	N/A
32	Side Setback:	ZERO (0) FT	ZERO (0) FT	ZERO (0) FT	N/A
33	Side Setback facing street:	N/A	N/A	N/A	N/A
34	Rear Setback:	FIVE (5) FT	TWENTY (20) FT	FIVE (5) FT	N/A
	Tower:				
35	Front Setback:	N/A	N/A	N/A	N/A
36	Side Setback:	N/A	N/A	N/A	N/A
37	Side Setback:	N/A	N/A	N/A	N/A
38	Side Setback facing street:	N/A	N/A	N/A	N/A
39	Rear Setback:	N/A	N/A	N/A	N/A

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	DISTRICT #6	N/A	N/A	N/A
41	Total number of parking spaces:	ZERO (0)	N/A	ZERO (0)	N/A
42	Number of parking spaces per use (RETAIL):	ZERO (0)	N/A	ZERO (0)	N/A
43	Number of parking spaces per level (RESTAURANT):	ZERO (0)	N/A	ZERO (0)	N/A
44	Parking Space Dimensions:	N/A	N/A	N/A	N/A
45	Parking Space configuration (45°, 60°, 90°, Parallel):	N/A	N/A	N/A	N/A
46	ADA Spaces:	N/A	N/A	N/A	N/A
47	Tandem Spaces:	N/A	N/A	N/A	N/A
48	Drive aisle width:	N/A	N/A	N/A	N/A
49	Valet drop off and pick up:	N/A	N/A	N/A	N/A
50	Loading spaces:	ONE (1)	N/A	ONE (1) @ 10' X 20'	N/A
51	Trash collection area:	ENCLOSED W/ A/C	N/A	93 SF A/C ENCLOSURE	N/A
52	Short-term Bicycle Parking, location and Number of racks:	(4) FOR RETAIL + (6) FOR RESTAURANT	N/A	(4) FOR RETAIL + (6) FOR RESTAURANT	N/A
53	Long-Term Bicycle Parking, location and Number of racks	(2) FOR RETAIL + (1) FOR RESTAURANT	N/A	(2) FOR RETAIL + (1) FOR RESTAURANT	N/A
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:	N/A	N/A	N/A	N/A
55	Number of seats located outside on private property:	ZERO (0)	N/A	ZERO (0)	N/A
56	Number of seats inside:	SIXTY (60)	N/A	SIXTY (60)	N/A
57	Total number of seats:	SIXTY (60)	N/A	SIXTY (60)	N/A
58	Total number of seats per venue (RESTAURANT):	SIXTY (60)	N/A	SIXTY (60)	N/A
59	Total occupant content:	N/A	N/A	N/A	N/A
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	N/A

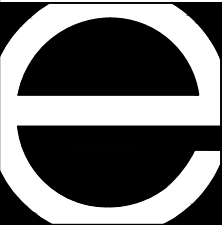
61	Proposed hours of operation:	MON - SUN 9:00 AM - 7:00PM
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):	N/A
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	NO
64	Is this a contributing building?:	NO
65	Located within a Local Historic District?:	NO

Notes:

Please write N/A if section is Not Applicable

Any additional data must be presented in the format above

ZONING DATA



EASTSHORE ARCHITECTS
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Int'l Corp
License No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

REPLACEMENT OF EXIST'G 1-STORY COMMERCIAL
BLDG. W/ CONSTR. OF NEW 1-STORY BLDG.

E & S SHULL, INC.

1675 ALTON ROAD
MIAMI BEACH, FL 33139

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SUBMITTAL

2/12/2016

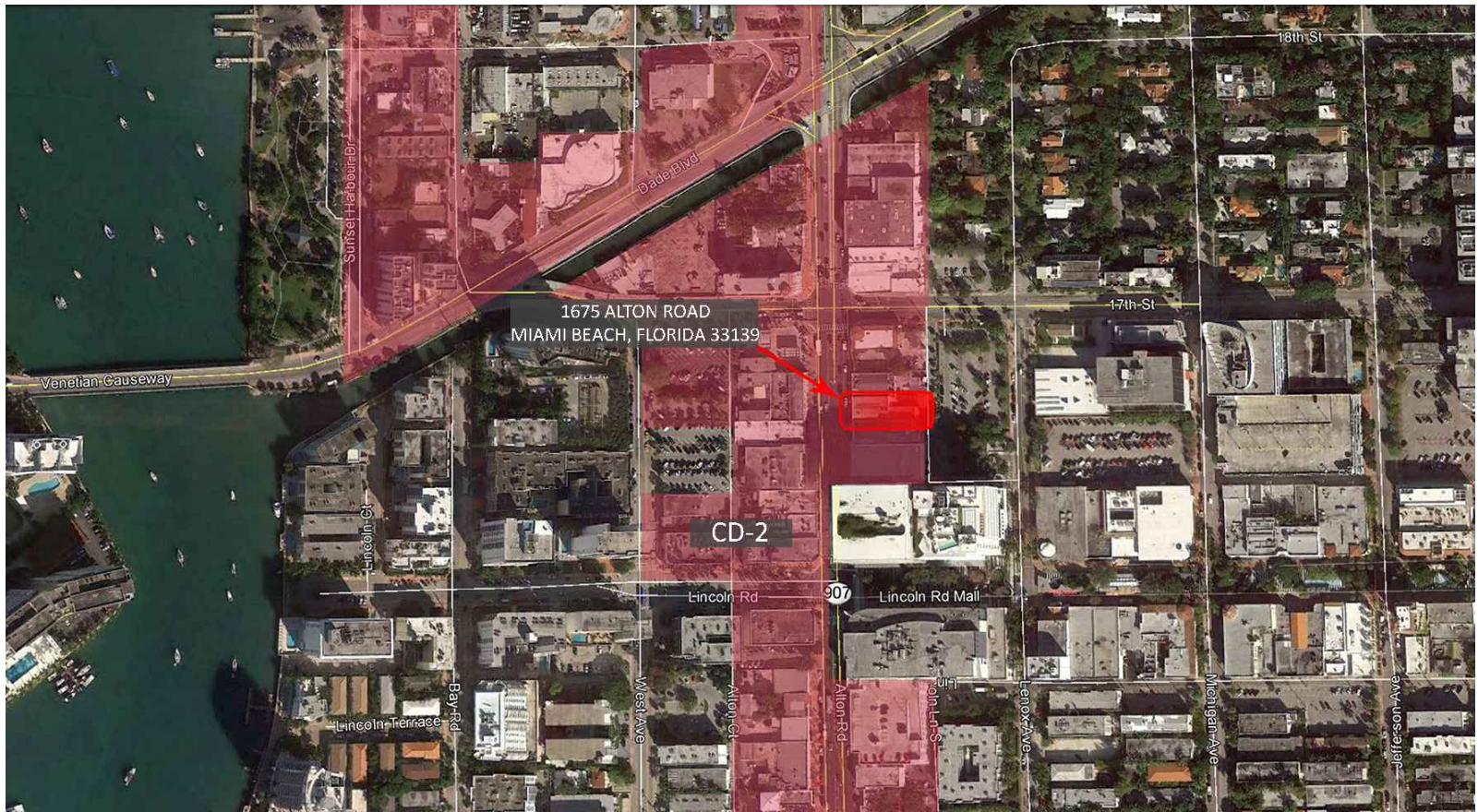
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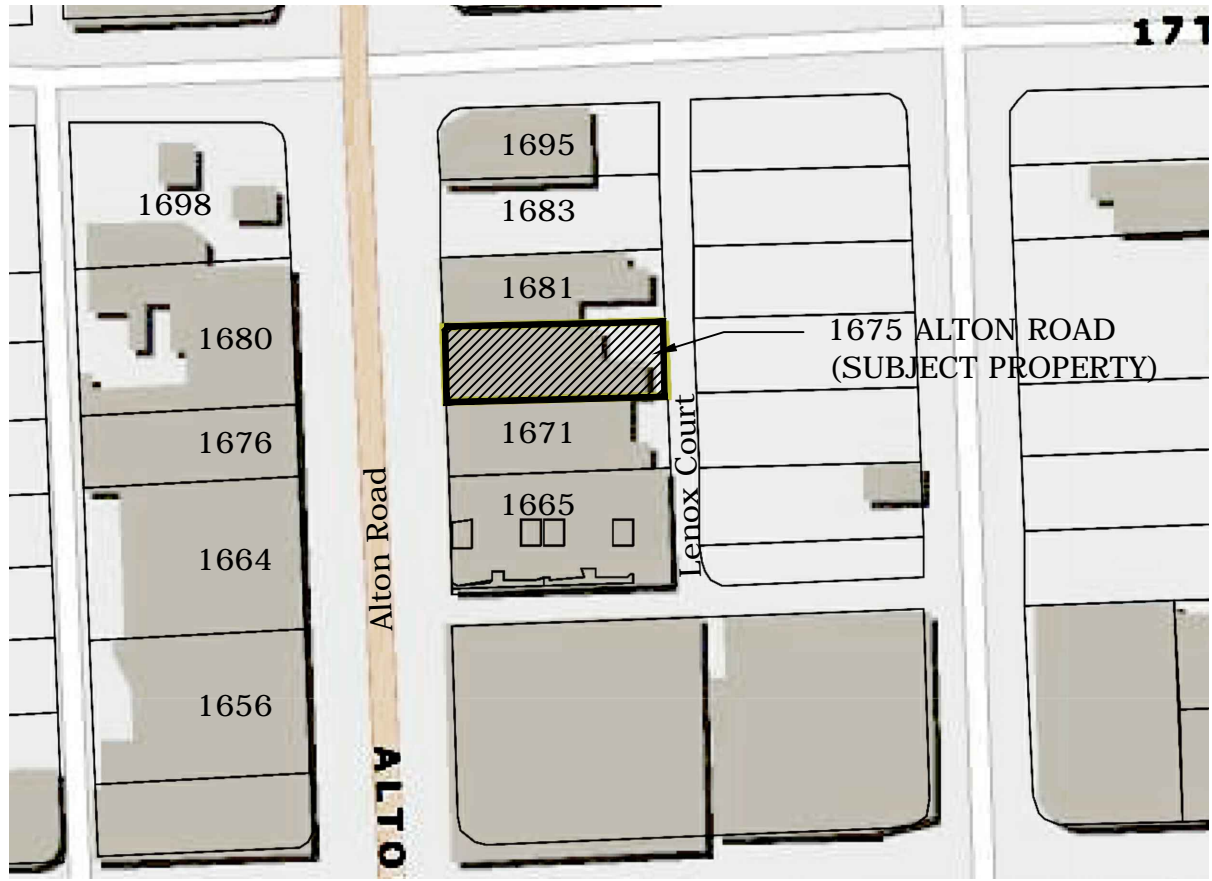
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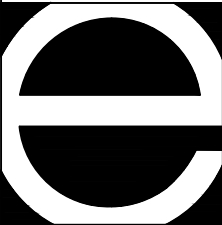
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LOCATION AND ZONING MAP
SCALE: N.T.S.



LOCATION PLAN
SCALE: N.T.S.



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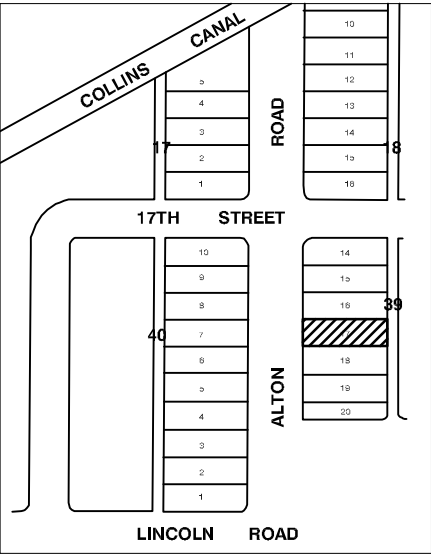
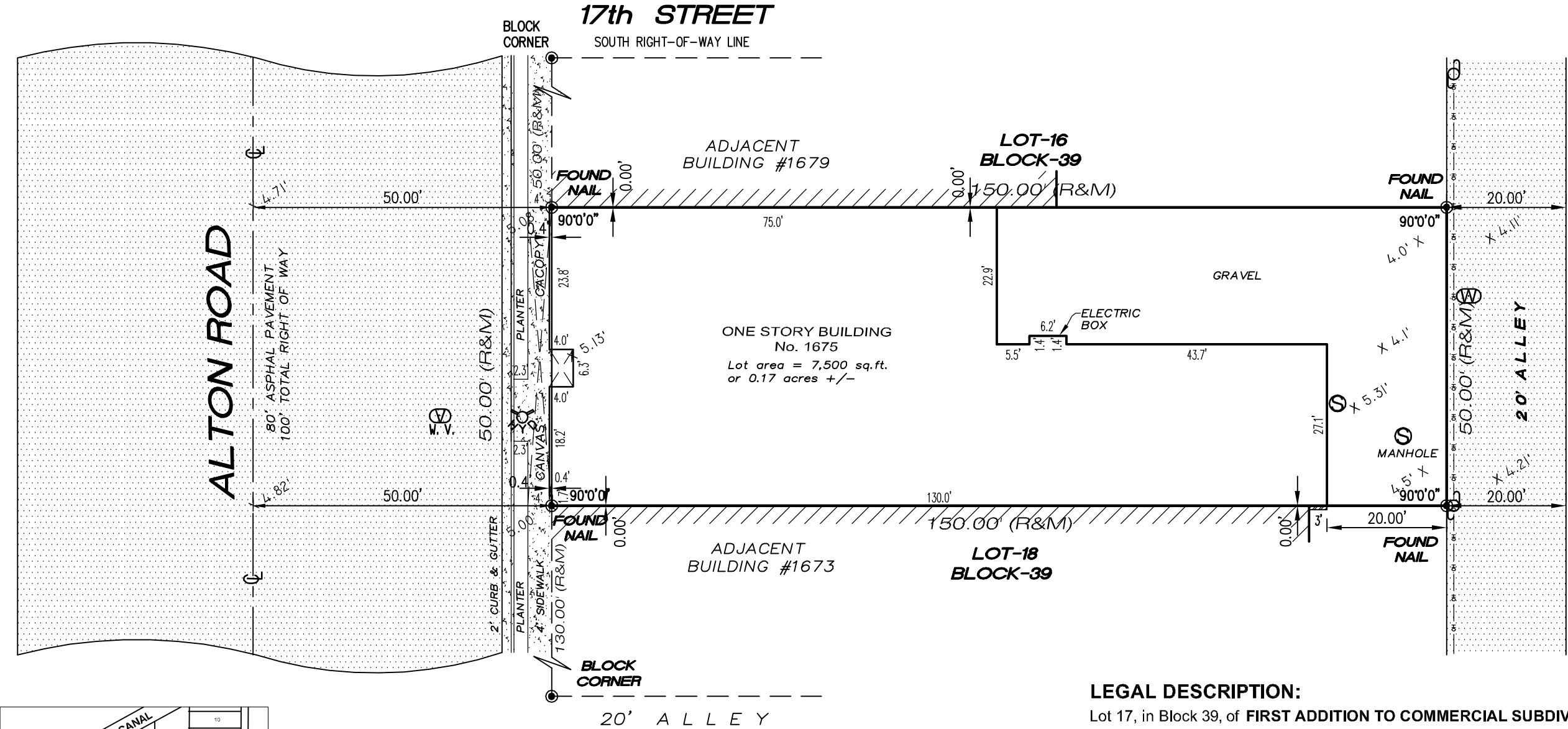
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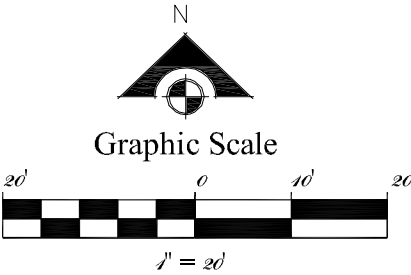
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BOUNDARY SURVEY



LOCATION MAP
(NOT TO SCALE)

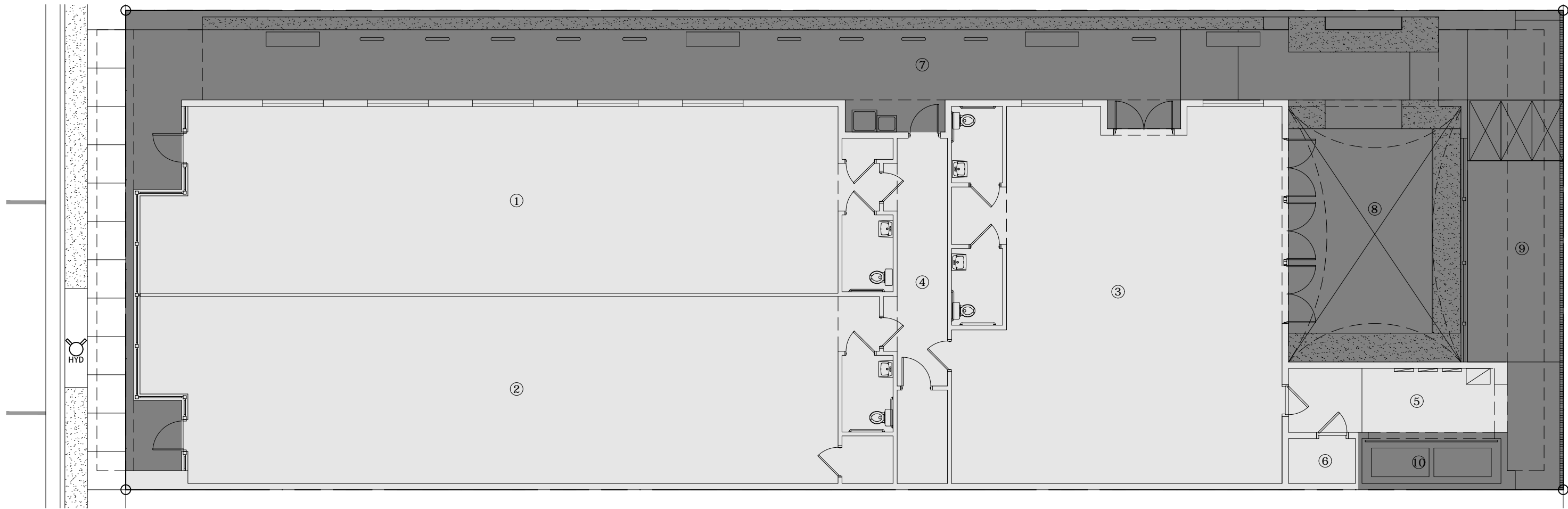


LEGAL DESCRIPTION:

Lot 17, in Block 39, of **FIRST ADDITION TO COMMERCIAL SUBDIVISION**, according to the plat thereof, as recorded in Plat Book 6, at Page 30, of the Public Records of Miami Dade County, Florida.

FLOOD ZONE: WITHIN ZONE: AE ELEVATION: 8.00' COMMUNITY: 120651 PANEL No.: 0319 SUFFIX: L DATE: 09-11-2009	ORDER NO.: M-9924 FIELD BOOK: "LIZ" DATE: FEBRUARY 14, 2011 UPDATE: AUGUST 30, 2013 UPDATE: JANUARY 23, 2016	PROPERTY ADDRESS: 1675 Alton Road Miami Beach, FL. 33139 FOR: BAY SUPERMARKET
I HEREBY CERTIFY: THAT THIS DRAWING REPRESENTS THE RESULT OF A SURVEY OF THE WITHIN DESCRIBED PROPERTY AND THIS DRAWING AND SAID SURVEY WERE PREPARED BY ME OR UNDER MY DIRECTION. THERE ARE NO ENCROACHMENTS UNLESS SHOWN THEREON.		THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
NOTES: * THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. * EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. * LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY. * UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT AN ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS. * NOT VISIBLE ENCROACHMENTS WERE FOUND ON THE PROPERTY, UNLESS SHOWN. * IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. 1929 * BENCH MARK USED No. C-100, LOCATOR 3235S, WITH ELEVATION: 11.05'		NARCISO J. RAMIREZ PROFESSIONAL LAND SURVEYOR & MAPPER No. 2779 STATE OF FLORIDA 8341 SUNSET DRIVE MIAMI FL 33143 TEL: (305) 596-0888 & (305) 596-0990 E-MAIL: atlanticservice@bellsouth.net

LEGEND OF SURVEY ABBREVIATIONS	
A/C	= AIR CONDITIONING
A	= ARC DISTANCE
BLDG	= BUILDING
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
CH	= CHORD DISTANCE
CL	= CLEAR
C/L	= CENTER LINE
CONC.	= CONCRETE
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.R.	= FOUND REBAR
MH	= MANN HOLE
L.P.	= LIGHT POLE
(M)	= MEASURED
(R)	= RECORD
F.D.H.	= FOUND DRILL HOLE
M/L	= MONUMENT LINE
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
P.B.	= PLAT BOOK
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
B/C	= BLOCK CORNER
P/L	= PROPERTY LINE
N.T.S.	= NOT TO SCALE
R	= RADIUS
RAD	= RADIAL
RES.	= RESIDENTIAL
R/W	= RIGHT OF WAY
SEC.	= SECTION
S.I.P.	= SET IRON PIPE No 5034
STY.	= STORY
SWK.	= SIDEWALK
U.E.	= UTILITY EASEMENT
D=	= CENTRAL ANGLE
---	= WOOD FENCE
-x-	= CHAIN LINK FENCE
	= C.B.S. WALL
---	= OVERHEAD ELECTRIC
⊙	= BELLSOUTH BOX
⊞	= CABLE BOX
⊕	= POWER POLE
⊗	= FIRE HYDRANT
⊙	= SAN. MANHOLE
⊕	= WATER VALVE
⊗	= ELEVATIONS
⊙	= LIGHT POLE
⊞	= CATCH BASIN
⊕	= WATER METER



F.A.R. LEGEND		
①	RETAIL SPACE 1	1,548 S.F.
②	RETAIL SPACE 2	1,576 S.F.
③	RESTAURANT SPACE	1,425 S.F.
④	SERVICE CORRIDOR + MECH RM.	211 S.F.
⑤	ELECTRIC METERS + PANEL AREA	168 S.F.
⑥	UTILITY CLOSET	44 S.F.
TOTAL F.A.R.		4,972 S.F.

NON-F.A.R. LEGEND		
⑦	OPEN BREEZEWAY	1,527 S.F.
⑧	OPEN COMMUNAL AREA	501 S.F.
⑨	LONG TERM BICYCLE PARKING + VEHICULAR LOADING AREA	407 S.F.
⑩	ENCLOSED A.C. TRASH ROOM	93 S.F.
TOTAL-NON F.A.R.		2,528 S.F.



F.A.R. DIAGRAM

SCALE: 3/32" = 1'-0"

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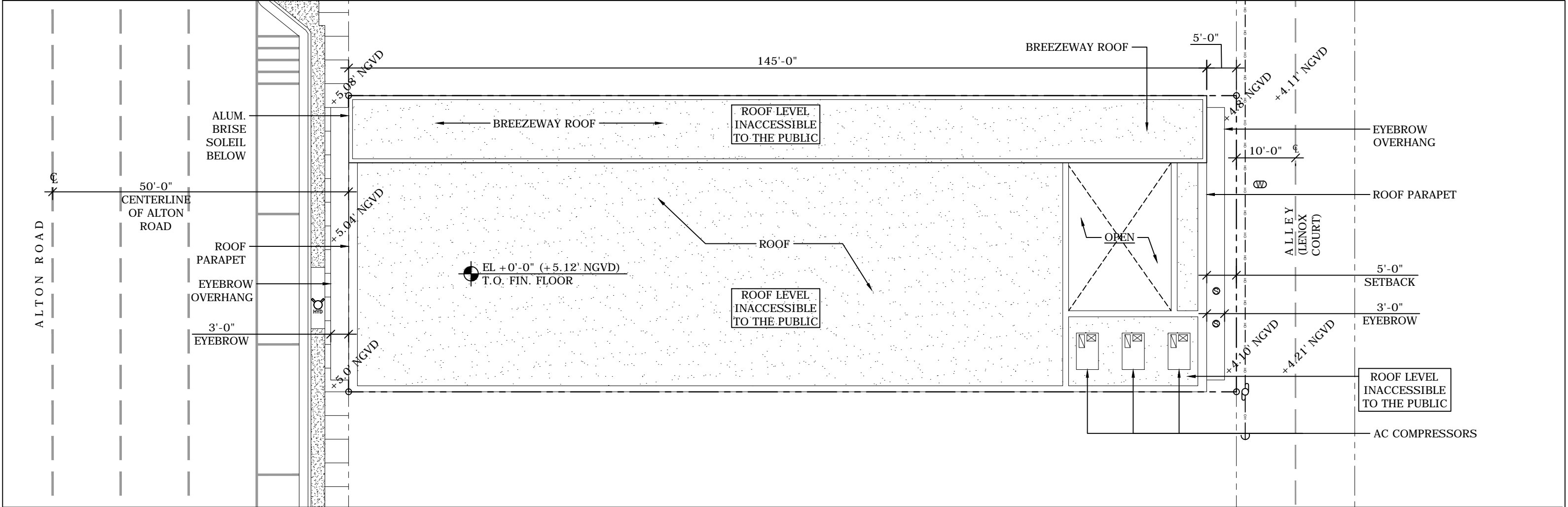
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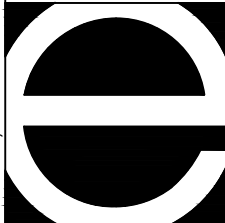
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PROPOSED SITE PLAN

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

Feb 11, 2016 - 12:32pm



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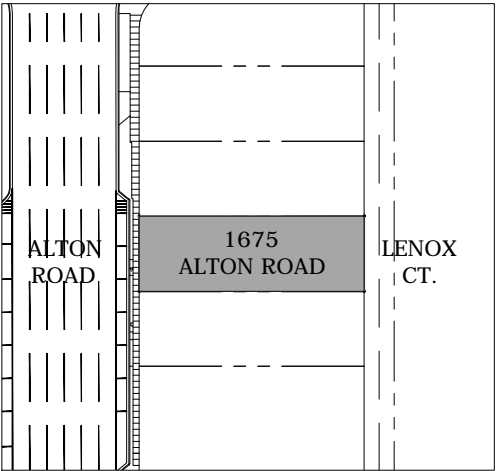
1675 ALTON ROAD (SUBJECT PROPERTY)
MIAMI BEACH, FL 33139
FRONT




1675 ALTON ROAD (SUBJECT PROPERTY)
MIAMI BEACH, FL 33139
REAR



1675 ALTON ROAD (SUBJECT PROPERTY)
MIAMI BEACH, FL 33139
SIDEWALK

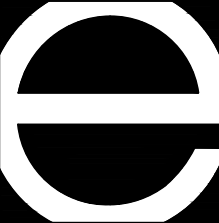


 **KEY PLAN**
SCALE: 1/16" = 1'-0"

PHOTOGRAPHS



1675 ALTON ROAD (SUBJECT PROPERTY)
MIAMI BEACH, FL 33139
SIDE REAR



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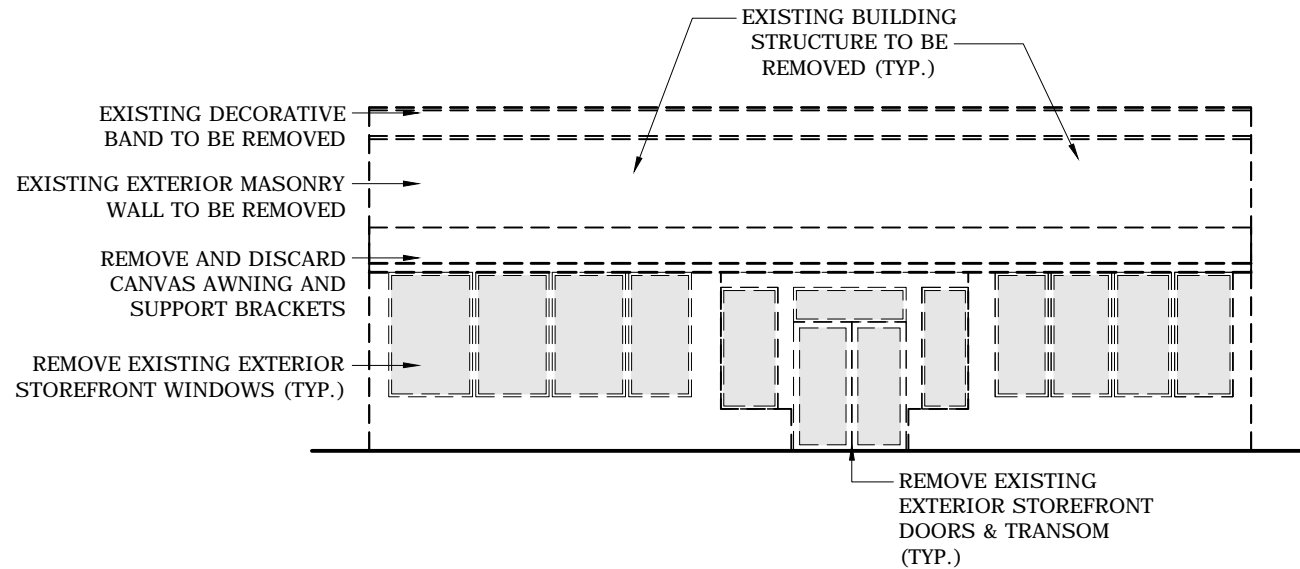
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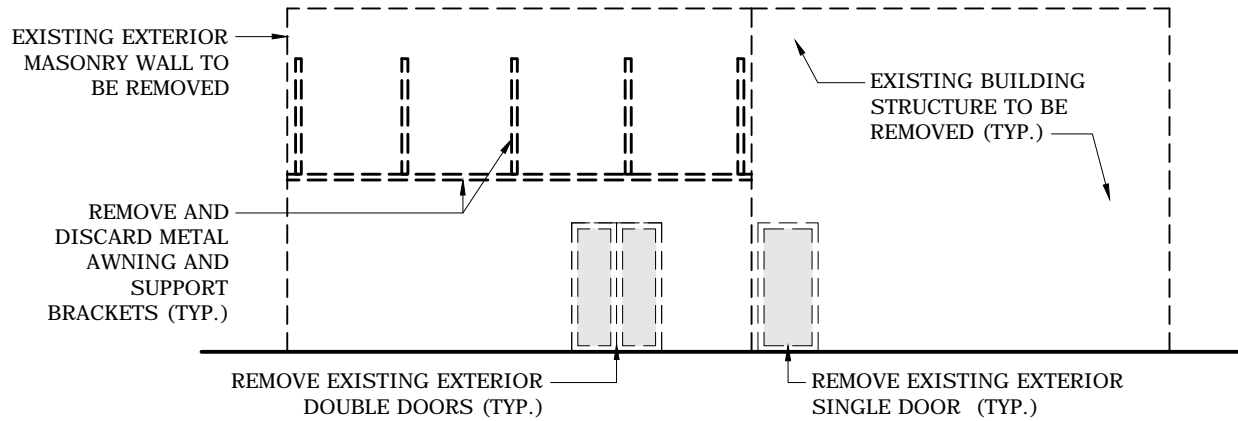
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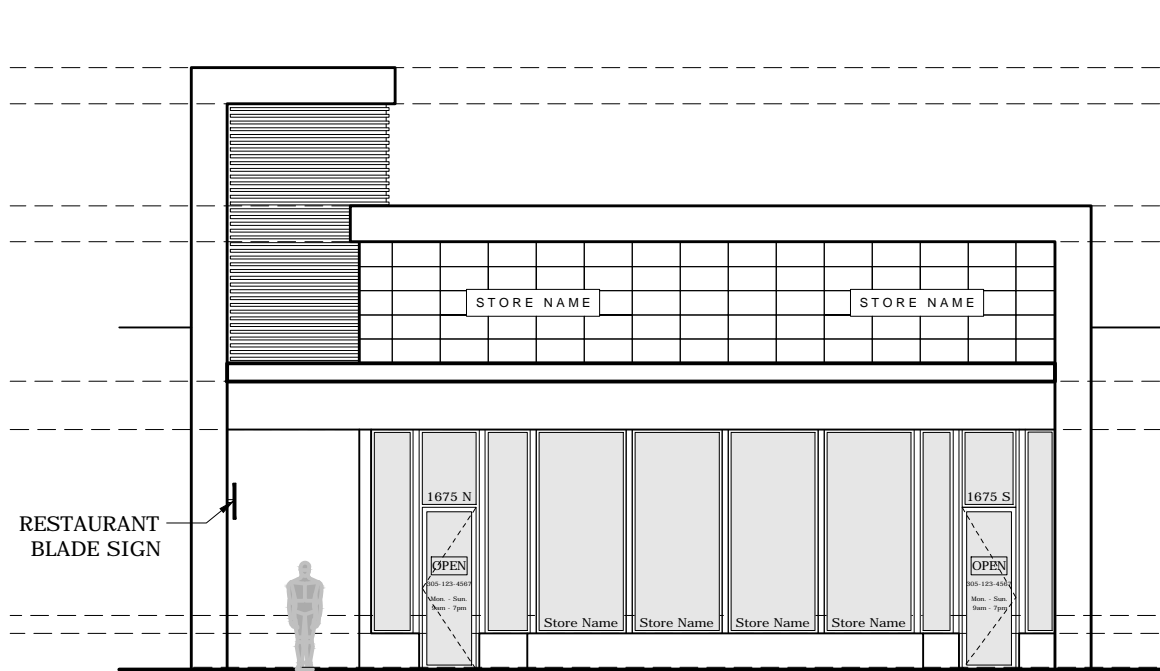
DEMOLITION FRONT (WEST) ELEVATION

SCALE: 3/32" = 1'-0"



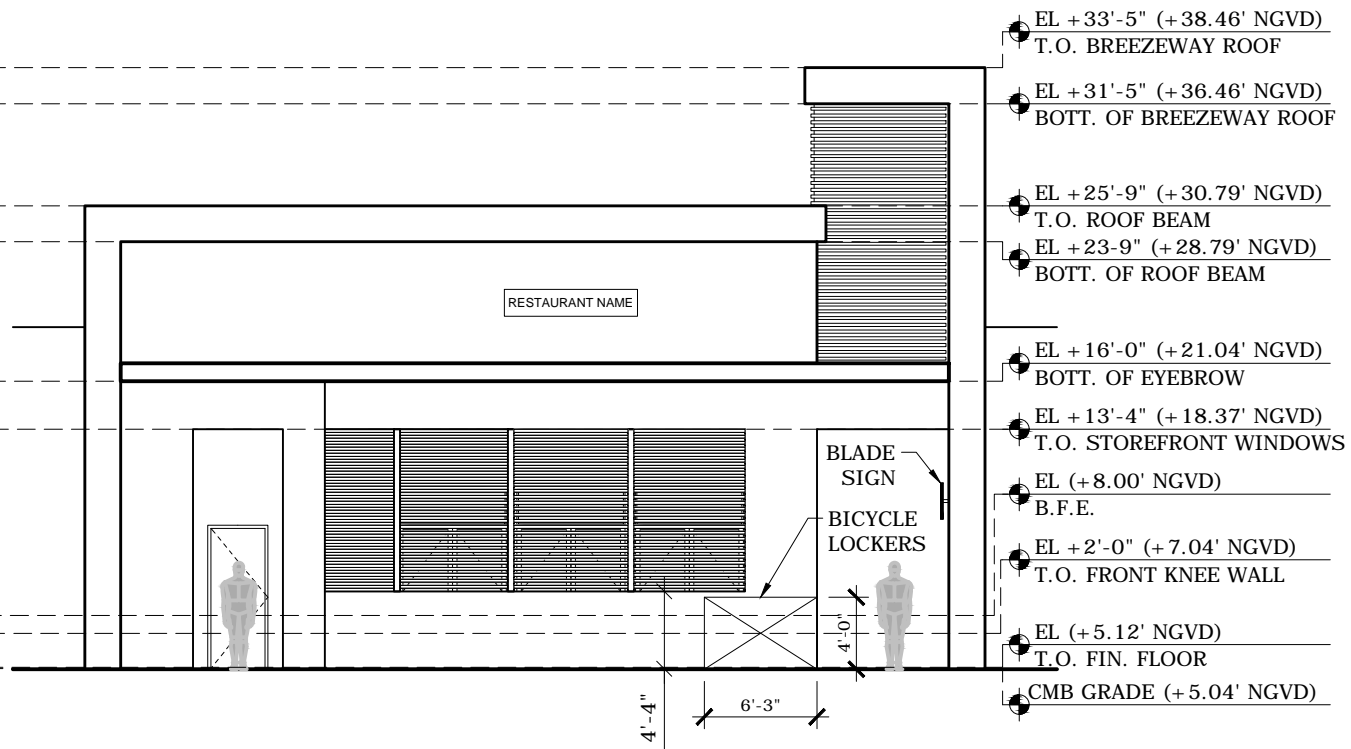
DEMOLITION REAR (EAST) ELEVATION

SCALE: 3/32" = 1'-0"



PROPOSED FRONT (WEST) ELEVATION

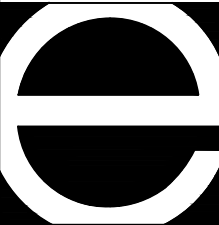
SCALE: 3/32" = 1'-0"



PROPOSED REAR (EAST) ELEVATION

SCALE: 3/32" = 1'-0"

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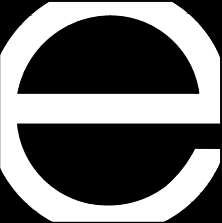
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ARCHITECT

EASTSHORE INTERNATIONAL CORP.
ADDRESS: 2727 SALZEDO STREET CORAL GABLES, FLORIDA 33134
PHONE: (305) 648-2006

LANDSCAPE ARCHITECT

BELL LANDSCAPE ARCHITECTURE + FRONTIER IMPROVEMENTS, INC.
ADDRESS: 3360 CORAL WAY, SUITE 5, MIAMI, FLORIDA 33145
PHONE: (305) 774-9662



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