



Design review of signage for Williams-Sonoma, with three variances:

FINAL SUBMITTAL: 02-12-16

- 1) Variance of Section 138-171-(i)(6) to exceed the maximum aggregate sign area permitted for the combined storefronts.
- 2) Variance of Section 138-1712(g) to relocate a sign above the ground floor.
- 3) Variance of Section 138-172 of the Code to exceed the maximum permitted aggregate sign, to permit one projecting sign on the stairwell perpendicular to Michigan Ave.

# MIAMI BEACH

Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
305.673.7550

## MULTIFAMILY – COMMERCIAL – ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1691 Michigan Avenue Miami Beach #115		
2	Board and file numbers:	23201		
3	Folio number(s):	02-3234-004-0690		
4	Year constructed:	2000	Zoning District:	CD-3 / GU
5	Base Flood Elevation: zone AE	N/A	Grade value in NGVD:	N/A
6	Adjusted grade (Flood+Grade/2):	N/A	Lot Area:	76,452 Sq.Ft.
7	Lot width:	315'-0"	Lot Depth:	300'-0"
8	Minimum Unit Size:	N/A	Average Unit Size:	N/A
9	Existing use:	PARKING	Proposed use:	PARKING/COMMERCIAL

		Maximum	Existing	Proposed	Deficiencies
10	Height:	75'-0"	60'-0"	N/A	
11	Number of Stories:	6		N/A	
12	<b>FAR: 2.75</b>				
13	Gross square footage:	210,243 Sq.Ft.	16,767 Sq. Ft.	16,767 Sq.Ft.	
14	Square Footage by use:	N/A			
15	Number of units Residential:	N/A			
16	Number of units Hotel:	N/A			
17	Number of seats:	N/A			
18	Occupancy load:	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
	<b>Subterranean:</b>	N/A			
19	Front Setback:				
20	Side Setback:				
21	Side Setback:				
22	Side Setback facing street:				
23	Rear Setback:				
	<b>At Grade Parking:</b>	N/A			
24	Front Setback:				
25	Side Setback:				
26	Side Setback:				
27	Side Setback facing street:				
28	Rear Setback:				
	<b>Pedestal:</b>	N/A			
29	Front Setback:				
30	Side Setback:				
31	Side Setback:				
32	Side Setback facing street:				
33	Rear Setback:				
	<b>Tower:</b>	N/A			
34	Front Setback:				
35	Side Setback:				

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ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:				
37	Side Setback facing street:				
38	Rear Setback:				

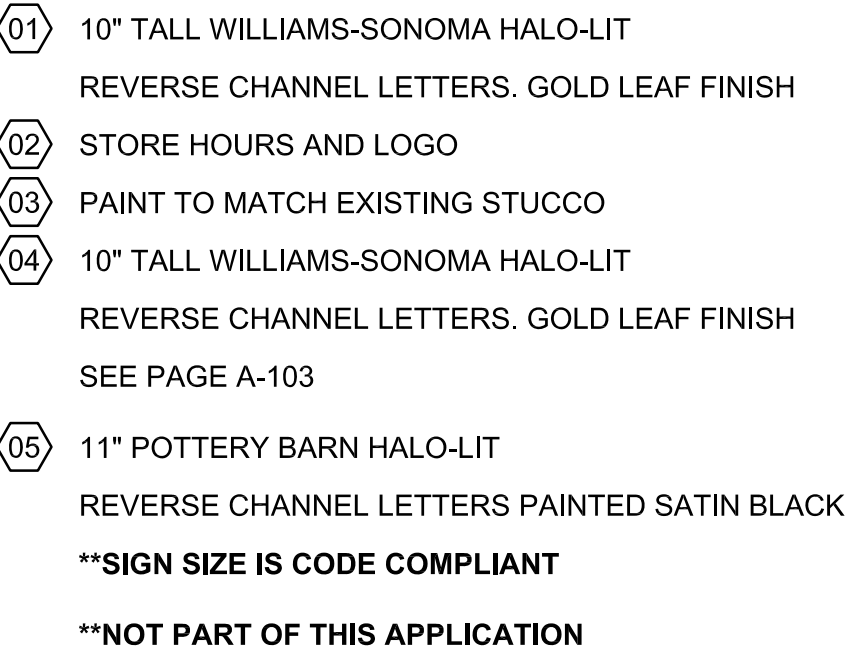
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking District:	N/A			
40	Total # of parking spaces:				
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions:				
44	Parking Space configuration (45o,60o,90o,Parallel)				
45	ADA Spaces				
46	Tandem Spaces				
47	Drive aisle width				
48	Valet drop off and pick up				
49	Loading zones and Trash collection areas				
50	Racks				

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use:	N/A			
52	Total # of seats:				
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)				
54	Total occupant load:				
55	Occupant load per venue (Provide a separate chart for a breakdown calculation)				

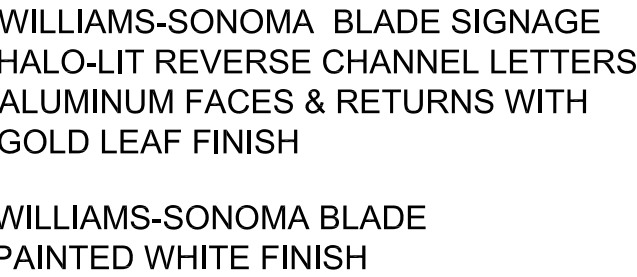
56	Is this a contributing building?	Yes or <u>no</u>
57	Located within a Local Historic District?	<u>Yes</u> or no







SCALE: 1/4"= 1'-0"



SCALE: N.T.S.

THE LINCOLN  
1691 MICHIGAN AVENUE, SPACE 115  
MIAMI BEACH, FLORIDA 33139

DATE	REVISION
DWG. TITLE	
EXISTING & PROPOSED WEST ELEVATION	
SCALE	
1/16" = 1'-0"	
PROJECT NO.	
2014-29	
DATE	
02-10-16	
SHEET NUMBER	
A-102	

KEY NOTES

- 03 EXISTING PLANTER TO BE DEMOLISHED
- 04 EXISTING EYEBROW TO BE DEMOLISHED
- 05 EXISTING VENT TO BE REMAIN
- 06 REMOVE EXISTING DECORATIVE GRILL ON TOWER



A1 EXISTING WEST ELEVATION

KEY NOTES

- 01 10' TALL WILLIAMS-SONOMA HALO-LIT  
REVERSE CHANNEL LETTERS, GOLD LEAF FINISH
- 02 PAINT TO MATCH EXISTING ADJACENT STUCCO



A2 PROPOSED WEST ELEVATION





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