

FUTURE CROWN OF ROAD

In 2020, the City Commission adopted a new road elevation strategy which considers sea level rise (SLR) projections and tidal flooding. Since the SLR projections vary with time, so are the proposed elevation of the roads. We are currently using the 2025 projected values (see Table 1 below), and thus the elevation of the roads at the edge of pavement for non-state roads like Dade Blvd at the referenced address is projected to be approximately 4.2 feet NAVD (and 4.4 feet NAVD at the crown of the road for a typical two-lane road with 10-foot-wide lanes).

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy

| Project Start Date | 2020 | 2025 | 2030 | 2035 | 2040 |
|------------------------|------|------|------|------|------|
| State Roads | 4.8 | 5.2 | 5.7 | 6.2 | 6.7 |
| Non-state Roads | 3.9 | 4.2 | 4.5 | 4.9 | 5.3 |

FUTURE ADJUSTED GRADE

| | |
|---|--|
| (Midpoint elevation between the Future Crown of Road and the base flood elevation plus minimum freeboard) | |
| FUTURE CROWN OF ROAD 2025 | 4.4' NAVD + 1.55 = 5.95' NGVD |
| BASE FLOOD ELEVATION + FREEBOARD | BFE + 4'-0" = 10.45' NAVD / 12.00' NGVD |
| FUTURE ADJUSTED GRADE | (4.4' NAVD + 10.45' NAVD) / 2 = 7.43' NAVD 7.43' NAVD + 1.55 = 8.98' NGVD |

PARKING SCHEDULE

| USE (PARKING TIER 2 - AREA A*) | OFF-STREET PARKING REQUIREMENT | |
|---|--|---|
| RESIDENTIAL | REQUIRED | PROVIDED |
| New construction and/or additions utilized for residential apartments. | 1 residential unit = 1 p.s. | 1 p.s. |
| OFFICE *Per section 5.2.4.2.a.ii of the Miami Beach Resiliency Code | No parking required, regardless of square footage. Required parking for office uses may be provided on-site, pursuant to the regulations for parking tier no. 1. Such required parking, if provided for office uses, shall be exempt from FAR. Provided as per parking tier no. 1: 4,800 sf / 400 sf = 12 p.s. | Provided as per parking tier no. 1. : 12 p.s. |
| TOTAL | 13 p.s. | 13 p.s. |
| LOADING REQUIREMENTS | | |
| Office building | Over 5,000 SF but not over 10,000 SF - 1 loading space | 9,849.86 SF /10,000 SF=0.99 1 loading space |

*Off-street parking requirements applicable per section 5.2.4.2.a.ii of the Miami Beach Resiliency Code

BICYCLE PARKING SCHEDULE

| | REQUIRED | | PROVIDED |
|-----------------------|---|---|------------------------|
| | SHORT-TERM | LONG-TERM | |
| COMMERCIAL | 1 per business, 4 per project or 1 per 10,000 square feet, whichever is greater 9,956 SF office/10,000 SF=1 bicycle rack. 1 bike rack < 4 bike racks 4 bicycle racks per project | 1 per business, or 2 per 5,000 square feet 9,956 SF office/5,000 SF= 2 bicycle racks | 6 bicycle racks |
| RESIDENTIAL | 4 per building or 1 per 10 units 1 residential unit = 1 bicycle rack | 1 per residential unit 1 residential unit = 1 bicycle rack | 2 bicycle racks |
| TOTAL REQUIRED | 5 short-term bicycle racks | 3 long-term bicycle racks | 8 bicycle racks |

*Off-street parking requirements applicable per section 5.2.5. of the Miami Beach Resiliency Code

| INDEX OF DRAWINGS | PRE-APP | 1ST SUBMISSION | FINAL SUBMISSION |
|---------------------------------|---------|----------------|------------------|
| A-00 COVER DRB | | X | X |
| A-01 SURVEY NGVD | X | X | X |
| A-02 ZONING DATA | X | X | X |
| A-03 AERIAL MAP | X | X | X |
| A-04 PHOTOS KEYPLAN | X | X | X |
| A-05 SITE PHOTOS | X | X | X |
| A-06 SITE PHOTOS | X | X | X |
| A-07 PHOTOS KEYPLAN | X | X | X |
| A-08 SITE PHOTOS | X | X | X |
| A-09 SITE PHOTOS | X | X | X |
| A-10 SITE PHOTOS | X | X | X |
| A-11 SITE PHOTOS | X | X | X |
| A-12 FAR DIAGRAMS | X | X | X |
| A-13 FAR DIAGRAMS | | X | X |
| A-14 GROSS FLOOR AREA | | X | X |
| A-15 GROSS FLOOR AREA | | | X |
| A-16 SITE PLAN | X | X | X |
| A-17 FLOOR PLAN LEVEL 1 | X | X | X |
| A-18 FLOOR PLAN LEVEL 2 | X | X | X |
| A-19 FLOOR PLAN LEVELS 3 TYP. | X | X | X |
| A-20 FLOOR PLAN LEVEL 4 | X | X | X |
| A-21 FLOOR PLAN LEVEL 5 | X | X | X |
| A-22 FLOOR PLAN LEVEL 6 ROOF | X | X | X |
| A-23 FLOOR PLAN TOP OF THE ROOF | | | X |
| A-24 MATERIAL BOARD | | X | X |
| A-25 LONGITUDINAL SECTION | X | X | X |
| A-26 CROSS SECTIONS | X | X | X |
| A-27 WEST ELEVATION | X | X | X |
| A-28 SOUTH ELEVATIONS | X | X | X |
| A-29 EAST ELEVATION | X | X | X |
| A-30 NORTH ELEVATION | X | X | X |
| A-31 RENDERING | X | X | X |
| A-32 RENDERING | X | X | X |
| A-33 RENDERING | X | X | X |
| A-34 RENDERING | X | X | X |
| A-35 PARKING ANALYSIS | X | X | X |
| A-36 PARKING LIFT INFORMATION | X | X | X |
| A-37 VARIANCE DIAGRAMS | | X | X |
| A-38 VARIANCE DIAGRAMS | | | X |
| A-39 SHORT FRONTAGE STANDARDS | | | X |
| A-40 MANEUVERABILITY DIAGRAMS | | | X |
| A-41 MANEUVERABILITY DIAGRAMS | | | X |

| Item# | Zoning Information | | | |
|-------|--------------------------------|---|---------------------|--------------------------------|
| 1 | Address: | 1313 Dade Boulevard, Miami Beach FL 33139 | | |
| 2 | Board and File numbers: | PB23-0641, DRB23-0985 | | |
| 3 | Folio Number(s) | 02-3233-012-0671 | | |
| 4 | Year constructed | 1941, 1971, 1972, 2011 | Zoning District | CD-2 Sunset Harbor |
| 5 | Base Floor Elevation | 8.00 ft | Grade Value in NGVD | 7.76 ft |
| 6 | Adjusted Grade (Floor+Grade/2) | 7.88 | Lot Area | 8,476 SF |
| 7 | Lot Width | 50 ft | Lot Depth | 170 ft |
| 8 | Minimum Unit Size | 550 SF | Average Unit Size | 800 SF |
| 9 | Existing User | Commercial (Car shop) | Proposed Use | Mixed Use (Residential-Office) |

| | Maximum | Existing | Proposed | Deficiencies |
|----|------------------------------|-----------------------------|----------|--------------------|
| 10 | Height | 55 ft | N/A | 55 ft |
| 11 | Number of Stories | n/a | N/A | 5 |
| 12 | FAR | 2.0 - 16,900 SF | N/A | 1.99 -16,764.83 SF |
| 13 | Floor Area | 16,952 SF | N/A | 16,764.83 SF |
| 14 | Gross Area | N/A | N/A | 25,491.93 |
| 15 | Square footage by use | N/A | N/A | N/A |
| 16 | Number of Units, Residential | 19 units | N/A | 1 units |
| 17 | Number of Units, Hotel | N/A | N/A | N/A |
| 18 | Number of Seats | N/A | N/A | N/A |
| 19 | Occupancy Load | please see a separate chart | | |

| | Required | Existing | Proposed | Deficiencies |
|--|-----------------------------------|----------|----------|--------------|
| Setbacks | | | | |
| At grade parking (Level 1): | | | | |
| 20 | Front Setback - South (Dade Blvd) | 0'-0" | N/A | 5'-0" |
| 21 | Rear Setback - North | 5'-0" | N/A | 13'-2" |
| 22 | Side Setback - East | 0'-0" | N/A | 0'-0" |
| 23 | Side setback - West | 0'-0" | N/A | 0'-0" |
| Pedestal (Level 2 to Level 6 Roof): | | | | |
| 24 | Front Setback - South (Dade Blvd) | 0'-0" | 0'-0" | 5'-0" |
| 25 | Rear Setback - North | 5'-0" | 0'-0" | 15'-0" |
| 26 | Side Setback - East | 0'-0" | 0'-0" | 5'-3" |
| 27 | Side setback - West | 0'-0" | 0'-0" | 15'-0" |
| Tower: | | | | |
| 28 | Front Setback - South (Dade Blvd) | 0'-0" | N/A | N/A |
| 29 | Rear Setback - North | 5'-0" | N/A | N/A |
| 30 | Side Setback - East | 0'-0" | N/A | N/A |
| 31 | Side setback - West | 0'-0" | N/A | N/A |

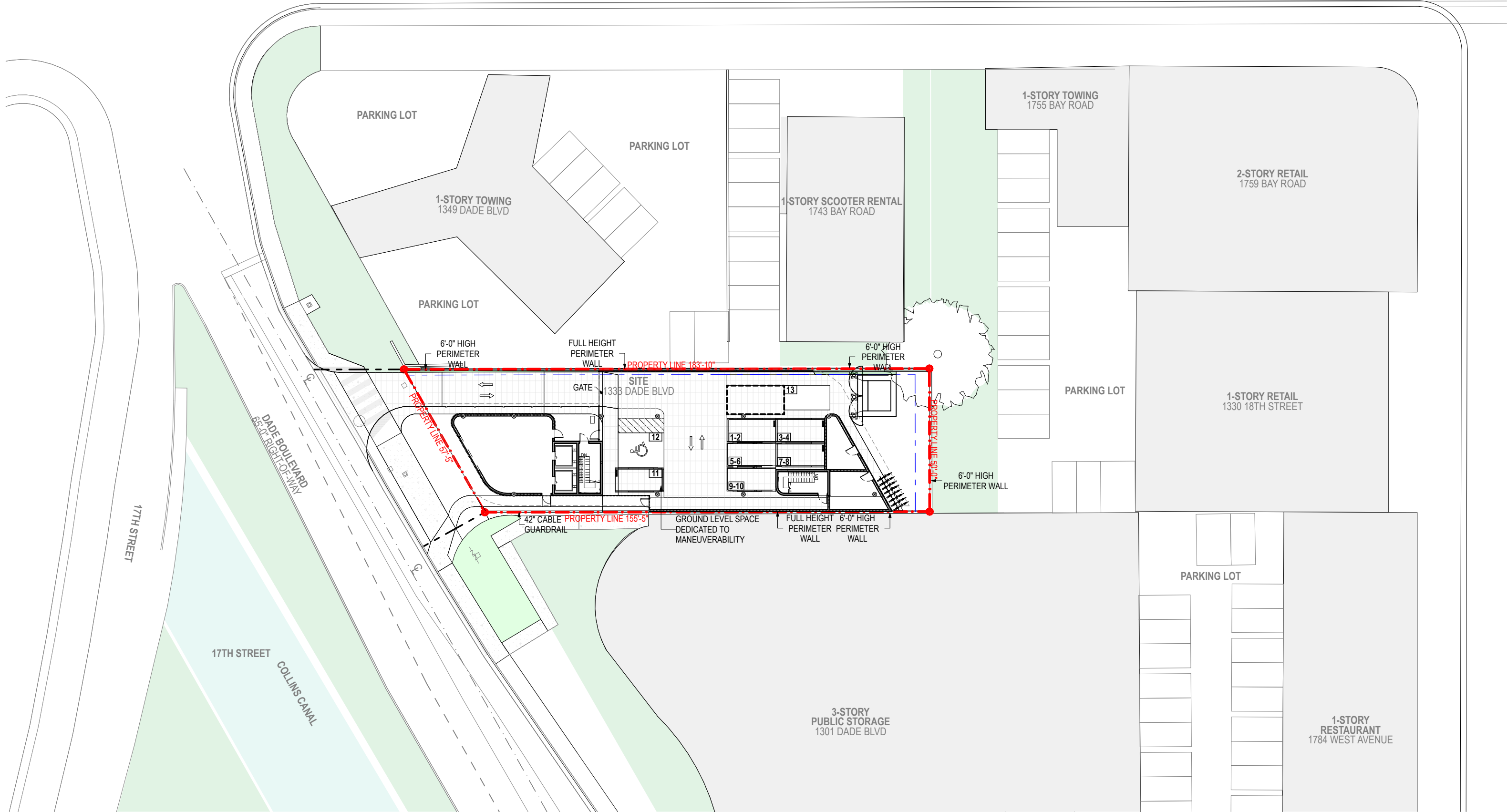
| | Required | Existing | Proposed | Deficiencies |
|----------------|--|--|-----------------------|--|
| Parking | | | | |
| 32 | Parking District | | Parking Tier 2 Area A | Parking Tier 2 Area A |
| 33 | Total # of parking spaces | 1 | N/A | 13 |
| 34 | # of parking spaces required | 1 | N/A | 13 p.s.(see parking schedule at left) 8.5ftx16ft per 5.3.2 e.; mechanical lifts 8.5ftx18ft |
| 35 | Parking Space Dimensions | | N/A | 90 degree |
| 36 | Parking Space Configurations (45°, 60°, 90°, parallel) | N/A | N/A | |
| 37 | ADA Spaces | 1 | N/A | 1 |
| 38 | Tandem Spaces | N/A | N/A | N/A |
| 39 | Drive Aisle Width | 22'-0" | N/A | 12'-0" |
| 40 | Valet Drop Off and Pick up | Valet | N/A | Valet |
| 41 | Loading Zones and Trash Collection Areas | 1 (less than 10,000 SF for office use) | N/A | 1 |
| 42 | Bike racks (see bicycle schedule) | 8 bike racks | N/A | 8 bike racks |

| | Required | Existing | Proposed | Deficiencies |
|------------|---|--|------------|---------------------|
| Use | | | | |
| 43 | Type of use | Sec. 142-307 (d) Min 25% Residential to pursue 2.0 FAR | Commercial | Residential/ Office |
| 44 | Total # of Seats | | | |
| 45 | Total # of Seats per venue | | | |
| 46 | Total Occupant Content | | | |
| 47 | Occupant content per venue (provide a separate chart for a breakdown calculation) | | | |

| | | | | |
|----|---|---|--|--|
| 48 | Is this a contributing building? | No | | |
| 49 | Located within a Local Historic District? | No | | |
| 50 | Future Crown of Non-State Road in NGVD 2025 | 4.4' NAVD + 1.55 = 5.95' NGVD (see Table 1) | | |



BAY ROAD



SITE PLAN
 SCALE: 1/32" = 1'-0" 1 ⊕ Z

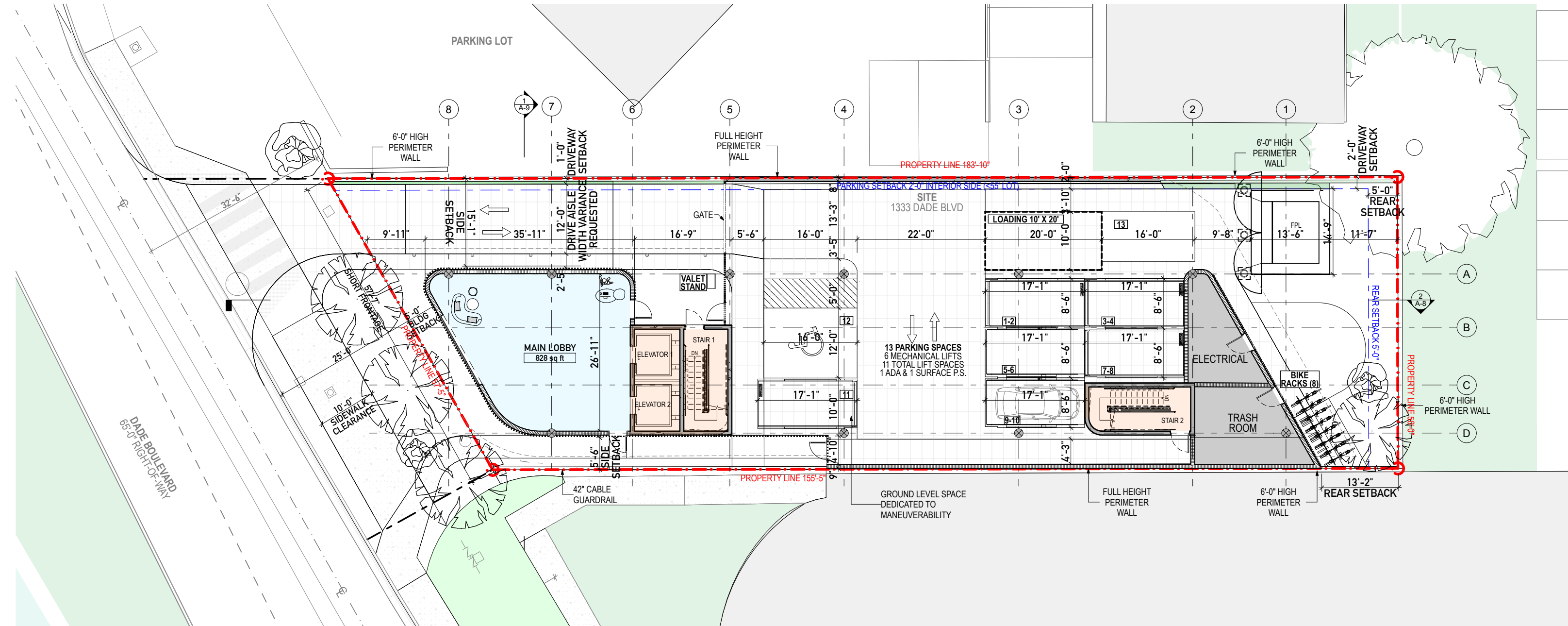
A-16

SITE PLAN

3/10/2024

1333 DADE BLVD
 SCHEMATIC DESIGN
 URBAN ROBOT © 2024





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

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FLOOR PLAN LEVEL 1

3/10/2024

1333 DADE BLVD
 SCHEMATIC DESIGN
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