

1100 5th Street

FINAL SUBMITTAL - DRB FILE NUMBER DRB23-0982

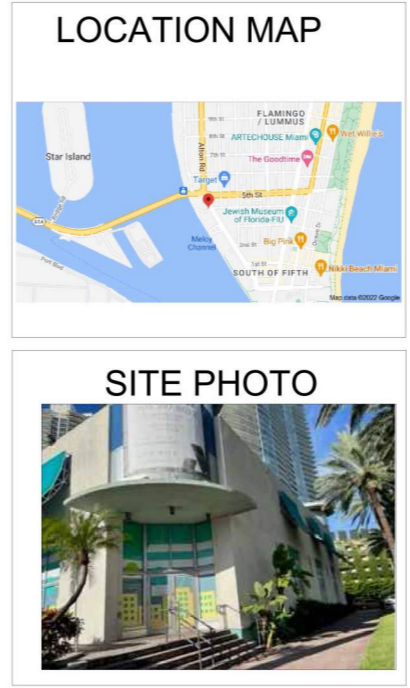
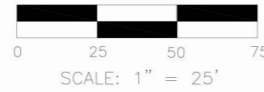
New Five-Story Office Building:

- Restaurant/Retail
- Parking
- Three Levels of Offices

Souto Moura Arquitectos S.A. **ZYSCOVICH**

March 10, 2024

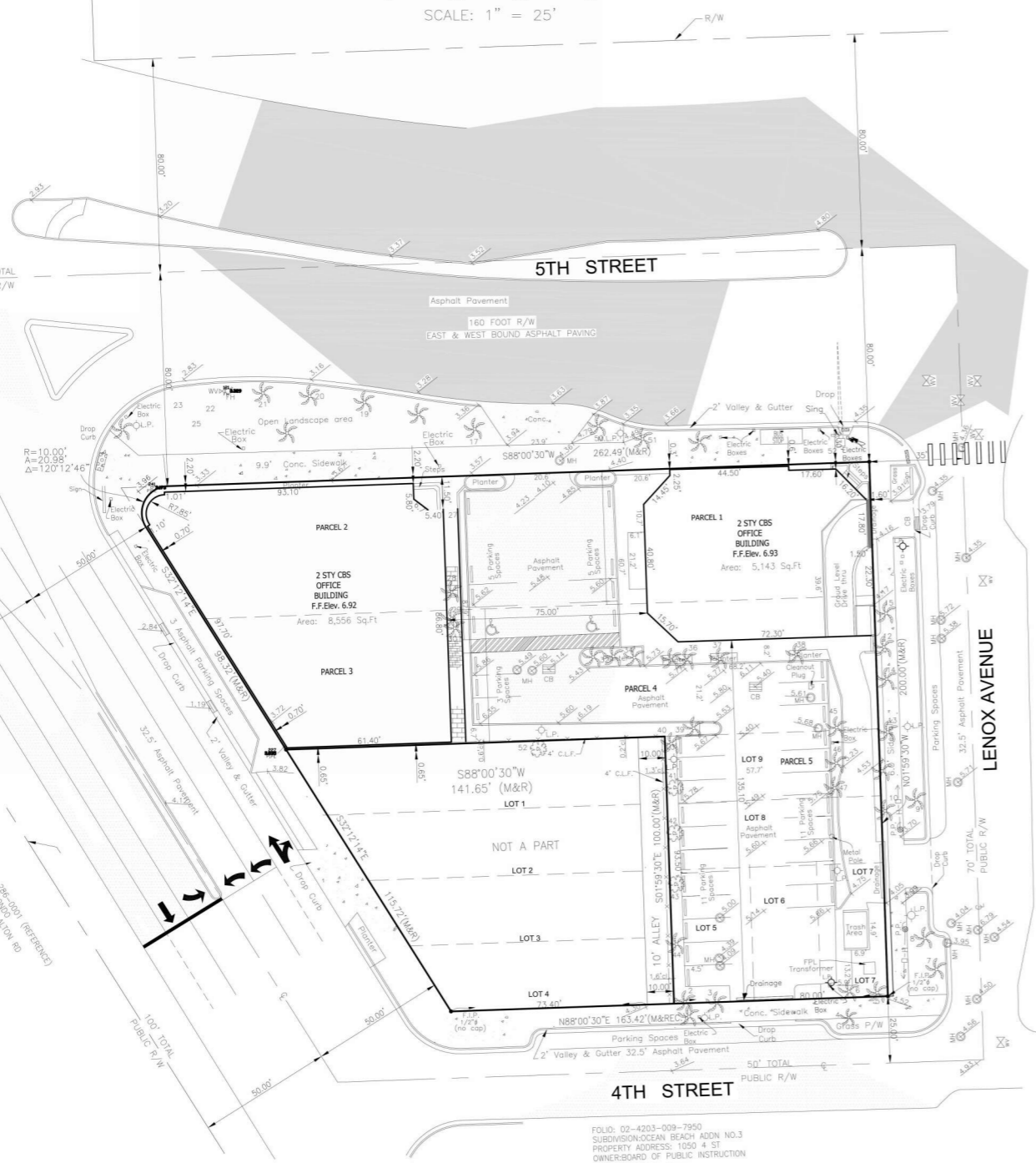
SKETCH OF BOUNDARY SURVEY



AN ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITION AND SPECIES. WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREE. LAND SURVEYORS ARE NOT ARBORIST.

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.8'	25'	12'
2-5	ROYAL PALM	ROYSTONIA ELATA	1.5'	65'	50'
6	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.8'	20'	12'
7-8	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.5'	20'	12'
9-11	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
12	LIVE OAK	QUERCUS VIRGINIANA	3.2'	20'	20'
13	LIVE OAK	QUERCUS VIRGINIANA	0.8'	25'	20'
14	LIVE OAK	QUERCUS VIRGINIANA	0.7'	20'	18'
15	ROYAL PALM	ROYSTONIA ELATA	1.8'	65'	45'
16	ROYAL PALM	ROYSTONIA ELATA	1.5'	20'	20'
17-26	CANARY DATE PALM	PHENIX CANARIENSIS	1.5'	20'	20'
27	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.4'	15'	5'
28-29	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.4'	12'	5'
30-31	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.4'	12'	5'
32-38	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.3'	20'	7'
39-40	ROYAL PALM	ROYSTONIA ELATA	1.0'	50'	50'
41-43	LIVE OAK	QUERCUS VIRGINIANA	1.2'	20'	18'
44	ROYAL PALM	ROYSTONIA ELATA	1.8'	65'	45'
45-51	ALEXANDER PALM	PTYCHOSPHERA ELIENSIS	0.3'	12'	6'
52	LIVE OAK	QUERCUS VIRGINIANA	3.0'	60'	60'

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors
266 GIRDLAND AVENUE
SUITE 1333
MIAMI, FL 33134
PHONE: (305) 598-5101 FAX: (305) 598-8627
ASOMIAMI.COM



I, Ed Pino, a Registered Land Surveyor in the State of Florida, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

LEGAL DESCRIPTION:

PARCEL 1: THE EAST 100 FEET OF LOT 3, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2: LOT 3, LESS THE EAST 100 FEET THEREOF AND LESS THAT PORTION THEREOF WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 10 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST TANGENT TO THE NORTH LINE OF SAID LOT 3 AND TANGENT TO THE SOUTHWESTERLY LINE OF SAID LOT 3, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3: LOT 4, LESS THE EAST 145.6 FEET THEREOF, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4: THE EAST 145.6 FEET OF LOT 4, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

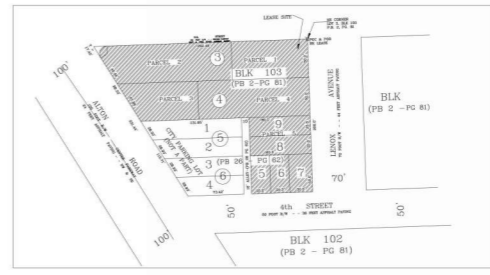
PARCEL 5: LOTS 5, 6, 7, 8, AND 9 OF RESUBDIVISION LOTS 5 AND 6, BLOCK 103, THE OCEAN BEACH REALTY CO.'S OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALL OF ABOVE DESCRIBED PARCELS 1, 2, 3, 4, AND 5 BEING NOW KNOWN AS:

ALL OF LOTS 3 AND 4, IN BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION OF LOT 3 WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 10 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST AND TANGENT TO BOTH THE NORTH AND SOUTHWESTERLY LINES OF SAID LOT 3;

TOGETHER WITH:

LOTS 5, 6, 7, 8 AND 9, OF RESUBDIVISION OF LOTS 5 AND 6, BLOCK 103, OF THE OCEAN BEACH REALTY CO.'S OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 12086C-0319L WITH AN EFFECTIVE DATE OF SEPT. 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET (NGVD)**
- LAND AREA OF SUBJECT PROPERTY: 32,650 (+/-) SQ FT
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. M-39**, WITH AN ELEVATION OF 8.27 FEET
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.01°59'30"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF NW LENOX AVE., AS SHOWN ON PLAT BOOK 149 AT PAGE 25 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

CERTIFY TO THE ALTON VENTURE LLC, ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A. BSPK DEVELOPMENT LLC, ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A. GATEWAY NB LLC

SITE ADDRESS: 1100 5th STREET, MIAMI BEACH, FL 33139
JOB NUMBER: 22-278
DATE OF SURVEY: MAY 25, 2022 / SEPTEMBER 20, 2023 (UPDATE)
FOLIO # 02-4203-009-8190

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE	CATCH BASIN	ABBREVIATIONS:	FW = FIREWALL
STRUCTURE (BLOCK)	FRANKLE	A = CURB	FW = POINT OF BEGINNING
CONCRETE BLOCK WALL	OVERHEAD ELECT.	ADH = ASPHALT	FWC = POINT OF COMMENCEMENT
METAL FENCE	POWER POLE	BLK = BLOCK CORNER	FWL = POINT OF INTERSECTION
WOODEN FENCE	LIGHT POLE	CHC = CALCULATED	FWP = POWER POLE
WOOD DECK/DOCK	MANHOLE SPACE	CL = CONCRETE	FWR = FURNISHED REFERENCE
ASPHALTED AREAS	FIRE HYDRANT	CLC = CONCRETE BLOCK STRUCTURE	FWT = FURNISHED TIE
CONCRETE	WATER VALVE	CLC = CONCRETE	FWT = FURNISHED TIE
BRICKS OR PAVERS	TI-CABLE BOX	CLC = CONCRETE	FWT = FURNISHED TIE
ROOFED AREAS	WATER METER	CLC = CONCRETE	FWT = FURNISHED TIE
WATER (SIDE OF WATER)	POOL PUMP	CLC = CONCRETE	FWT = FURNISHED TIE
AIR CONDITIONER	WATER HEATER	CLC = CONCRETE	FWT = FURNISHED TIE
POOL PUMP		CLC = CONCRETE	FWT = FURNISHED TIE
WATER HEATER		CLC = CONCRETE	FWT = FURNISHED TIE

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

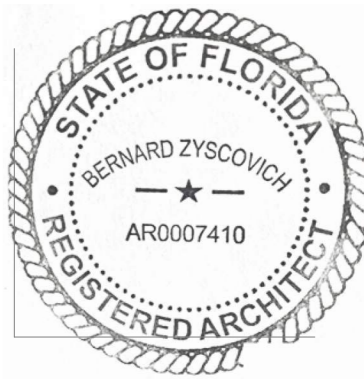
NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

ed pino
Digitally signed by ed pino
Date: 2023.11.07 10:29:37 -05'00'
DATE: NOVEMBER 7, 2023

FOR: BSPK DEVELOPMENT LLC
SCALE: 1"=25'
DESIGNED BY: EP
APPROVED BY: EP
DATE: 11/07/23

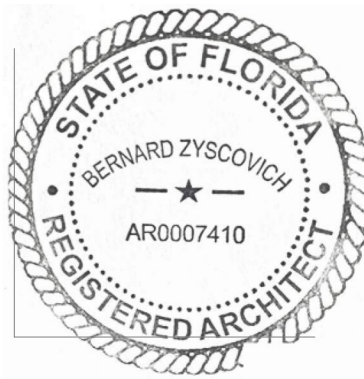
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SHEET No. 1

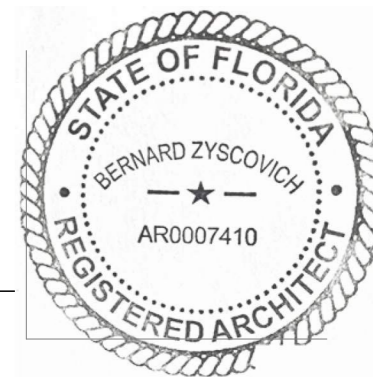


ITEM #	Zoning Information			
1	Address:	1100 5th STREET, MIAMI BEACH, FL 33139		
2	Board and file numbers :	PB23-0636		
3	Folio number(s):	02-4203-009-8190		
4	Year constructed:		Zoning District / Overlay:	CPS-2
5	Based Flood Elevation:	8.00 FEET NGVD	Grade value in NGVD:	3.33' - 6.35'
6	Lot Area:	32,650(+/-) SQ FT	Lot Depth:	100.00' / 141.65'
7	Lot width:	262.49' / 200.00' / 80.00' / 97.70'		
8	Minimum Unit Size	N/A	Average Unit Size:	N/A
9	Existing use:	RETAIL	Proposed use:	OFFICE/RETAIL
		Maximum	Existing	Proposed
10	Height:	75'/80'*		76'-4"
11	Number of Stories:	N/A	1	5
12	FAR:	2.0 - 65,300 SF		1.99 - 65,274 SF
13	Gross square footage:	N/A		101,424 SF
14	Square Footage by use:	N/A		
15	Number of units Residential:	N/A		N/A
16	Number of units Hotel:	N/A		N/A
17	Number of seats:	N/A		N/A
18	Occupancy load:	N/A		N/A
19	Density (per Comprehensive Plan):	N/A		N/A
		Setbacks	Required	Existing
		Subterranean:		
20	Front Setback:	0'		N/A
21	Side Setback:			N/A
22	Side Setback facing street:	0'		N/A
23	Side Setback interior:	0'		N/A
24	Rear Setback:	0'		N/A
		At Grade Parking:		
25	Front Setback:			N/A
26	Side Setback:			N/A
27	Side Setback facing street:			N/A
28	Side Setback interior:			N/A
29	Rear Setback:			N/A
		Pedestal:		
30	Front Setback:	0'		0'
31	Side Setback:	0'		0'
32	Side Setback facing street:	0'		0' / 5'
33	Side Setback interior:	0'		0'
34	Rear Setback:	5'		N/A
		Tower:		
35	Front Setback:	0'		N/A
36	Side Setback:			N/A
37	Side Setback facing street:	0'		N/A
38	Side Setback interior:	0'		N/A
39	Rear Setback:	10' - when abutting residential		N/A

* an additional 5' of height is allowed if the first habitable level is at least 14' in height, as measured from DFE to the top of the 2nd floor slab



	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	1		1	
41	Total number of parking spaces:	105		105	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	See parking calculation (Sheet 0.4)			
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):	105		105	
44	Parking Space Dimensions:	8'-6" x 18'-0"		8'-6" x 18'-0"	
45	Parking Space configuration (45°, 60°, 90°, Parallel):	N/A		90°	
46	ADA Spaces:	5		5	
47	Tandem Spaces:	N/A		0	
48	Drive aisle width:	22'		22'	
49	Valet drop off and pick up:	N/A		3 drop off 3 pick up	
50	Loading spaces:	3		3	
51	Trash collection area:			1	
52	Short-term Bicycle Parking, location and Number of racks:	40		40 on Lenox Ave.	
53	Long-Term Bicycle Parking, location and Number of racks	115		115 at Mobility Hub / Bike Storage	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:			Restaurant	
55	Number of seats located outside on private property:			68	
56	Number of seats inside:			146	
57	Total number of seats:			214	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):				
59	Total occupant content:				
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):				
61	Proposed hours of operation:				
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):			Yes	
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	
	Future Crown of Road	5th Street	Lenox Ave.	4th Street	Alton Road
66		7.66' NGVD	5.96' NGVD	5.96' NGVD	5.96' NGVD



Areas

Level	Name	Area Type	Area
Level 1 (NGVD 8.83')	Office Lobby	Office	1,970 SF
Level 1 (NGVD 8.83')	Elev Lobby	Office	115 SF
Level 1 (NGVD 8.83')	Restaurant	Restaurant	7,204 SF
Level 1 (NGVD 8.83')	A/C Trash	BOH	148 SF
Level 1 (NGVD 8.83')	Elec/Switchgear	BOH	781 SF
Level 1 (NGVD 8.83')	FCC	BOH	209 SF
Level 1 (NGVD 8.83')	FPL Vault	BOH	834 SF
Level 1 (NGVD 8.83')	Kitchen Trash	BOH	258 SF
Level 1 (NGVD 8.83')	Mail	BOH	259 SF
Level 1 (NGVD 8.83')	Mobility Hub / Bike Sto.	MOBILITY HUB	1,647 SF
Level 1 (NGVD 8.83')	RR	BOH	62 SF
Level 1 (NGVD 8.83')	Trash and Recycling	BOH	853 SF
Level 1 (NGVD 8.83')	Valet	BOH	115 SF
			14,455 SF
Level 1M	Dom. Water Pumps	BOH	86 SF
Level 1M	Fire Pumps	BOH	325 SF
Level 1M	MDF	BOH	197 SF
			607 SF
Level 2	Parking and Ramp	Parking	29,339 SF
			29,339 SF
Level 3	Common Area	Common Area	1,690 SF
Level 3	Elec	BOH	135 SF
Level 3	IDF	BOH	77 SF
Level 3	Office	Office	11,771 SF
Level 3	Amenity	Office	2,551 SF
			16,225 SF
Level 4	Elec	BOH	135 SF
Level 4	IDF	BOH	77 SF
Level 4	Office	Office	16,013 SF
			16,225 SF
Level 5	Elec	BOH	135 SF
Level 5	IDF	BOH	77 SF
Level 5	Office	Office	16,013 SF
			16,225 SF
			93,075 SF

Parking Calculations

Total Parking Required						
Office L1	0	SF	300	SF/space	0.0	spaces
Office L3	17,169	SF	400	SF/space	42.9	spaces
Office L4	17,169	SF	400	SF/space	42.9	spaces
Office L5	17,169	SF	400	SF/space	42.9	spaces
Total	51,507	SF			129	spaces
Restaurant	214	Seats	4	Seats/space	54	spaces
Total Office + Restaurant					183	spaces

Shared Parking										
	Weekdays				Weekends					
	Day	Evening		Day	Evening		Night			
Office	100%	129	5%	7	10%	13	5%	7	5%	7
Restaurant	50%	27	75%	41	75%	41	90%	49	10%	6
Total req.		156		48		54		56		13

Alternative Parking Incentives									
		Max Reduction		Reduction provided					
Bicycle parking, long term	1 space / 5 bikes	15%	23	15%	23	115 Bikes			
Bicycle parking, short term	1 space / 10 bikes	15%	23	3%	4	40 Bikes			
Carpool/vanpool	3 spaces / 1 car/vanpool spaces	10%	15	6%	9	3 Carpool/Vanpool spaces			
Drop-off	3 spaces / 1 curbside drop off stall		9		3	1 Drop-off stall			
Scooter/moped/motorcycle	1 space / 3 spaces, off-street	15%	23	3%	4	12 Scooter stalls			
Showers	2 spaces / shower facility		8		8	4 Shower stalls			
Total Reduction			101		51				
				Max 50% Total Reduction	78				
					Spaces required	105			
					Spaces provided incl. 5 ADA spaces	105			

Total Loading Required				
Office	51,507	SF	Over 10,000 SF but not over 100,000 SF	2 spaces
Restaurant	16,000	SF	Over 2,000 SF but not over 10,000 SF	1 space
Total req.				3 spaces

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- 0.3 Zoning Data
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- 0.12 Context Photos
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- 3.6 Rendering
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- 3.8 Rendering
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- 4.3 Eduardo Souto de Moura Projects
- 4.4 Eduardo Souto de Moura Projects



Location Maps

1100 5th Street

Miami Beach, Florida

Drawing Index & Location

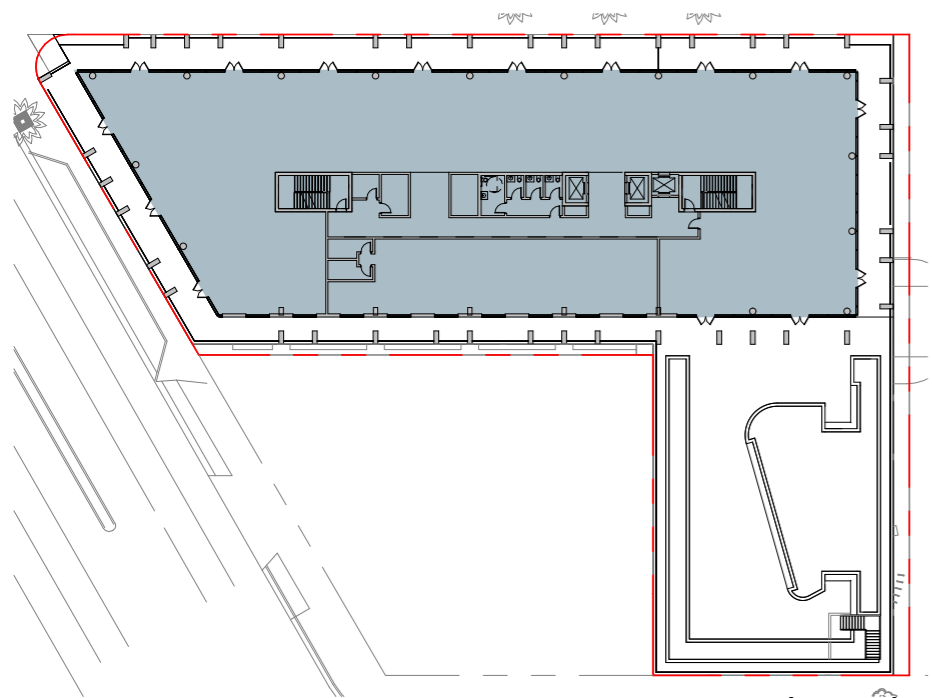
March 10, 2024

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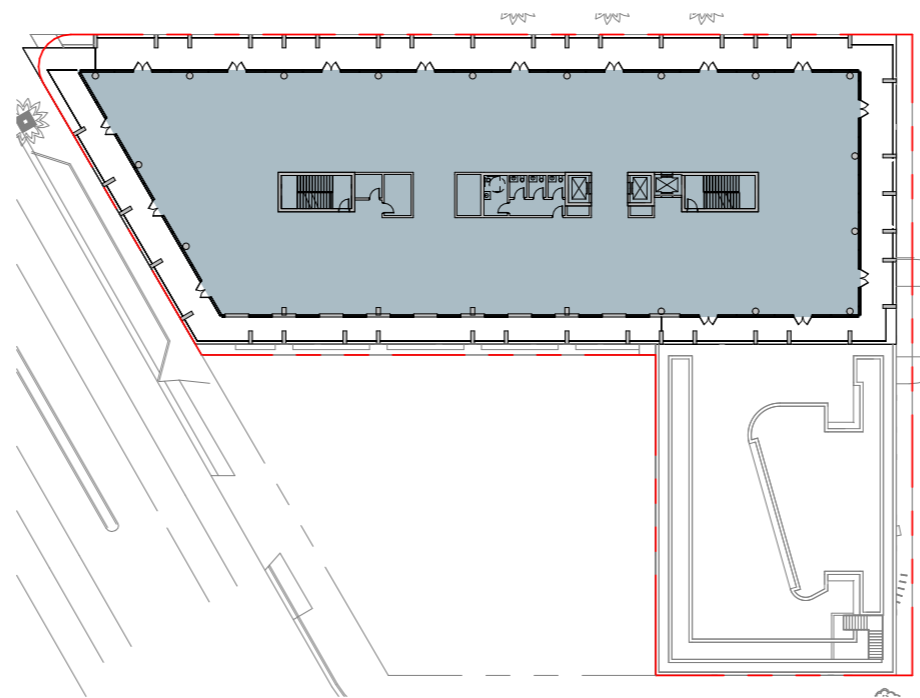
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Level 3

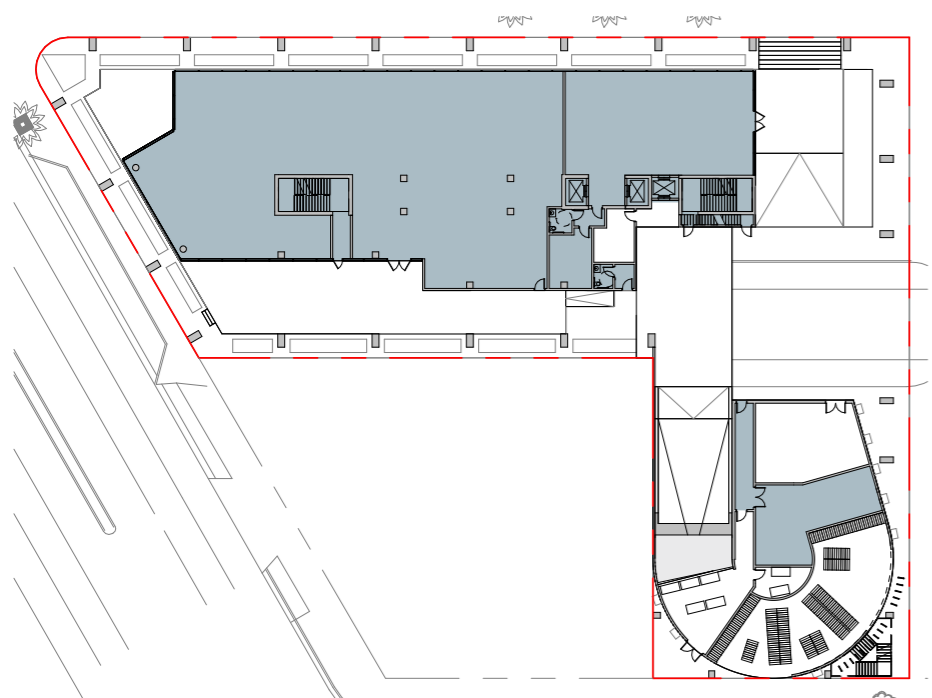


Level 4

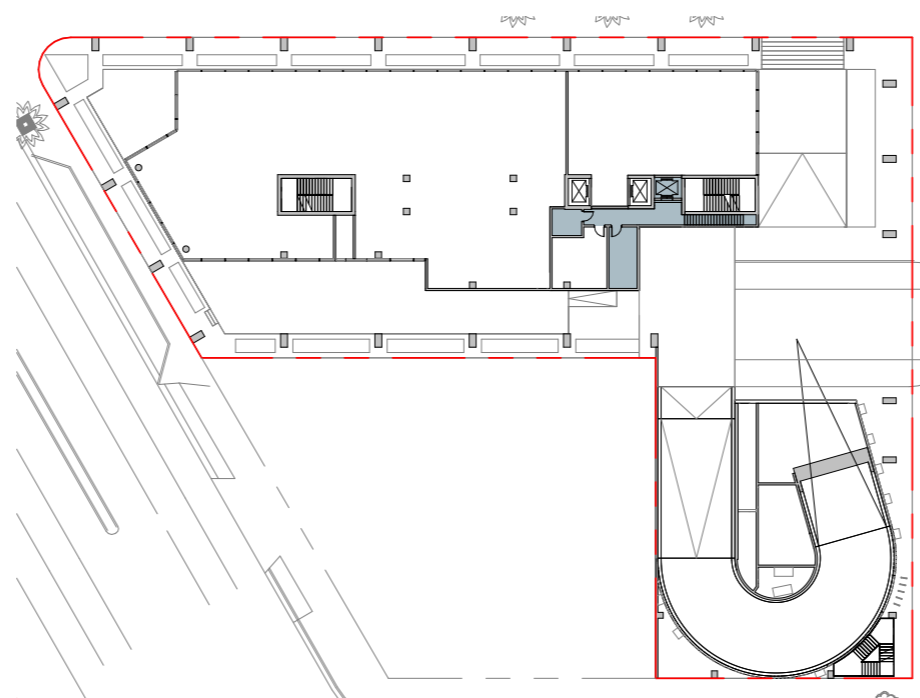
FAR	
Level	Area
Level 1 (NGVD 8.83')	12,104 SF
Level 1M	663 SF
Level 2	817 SF
Level 3	17,169 SF
Level 4	17,169 SF
Level 5	17,169 SF
Roof	183 SF
	65,274 SF

Gross Areas	
Level	Area
Level 1 (NGVD 8.83')	17,019 SF
Level 2	31,979 SF
Level 3	17,169 SF
Level 4	17,169 SF
Level 5	17,169 SF
Roof	918 SF
	101,424 SF

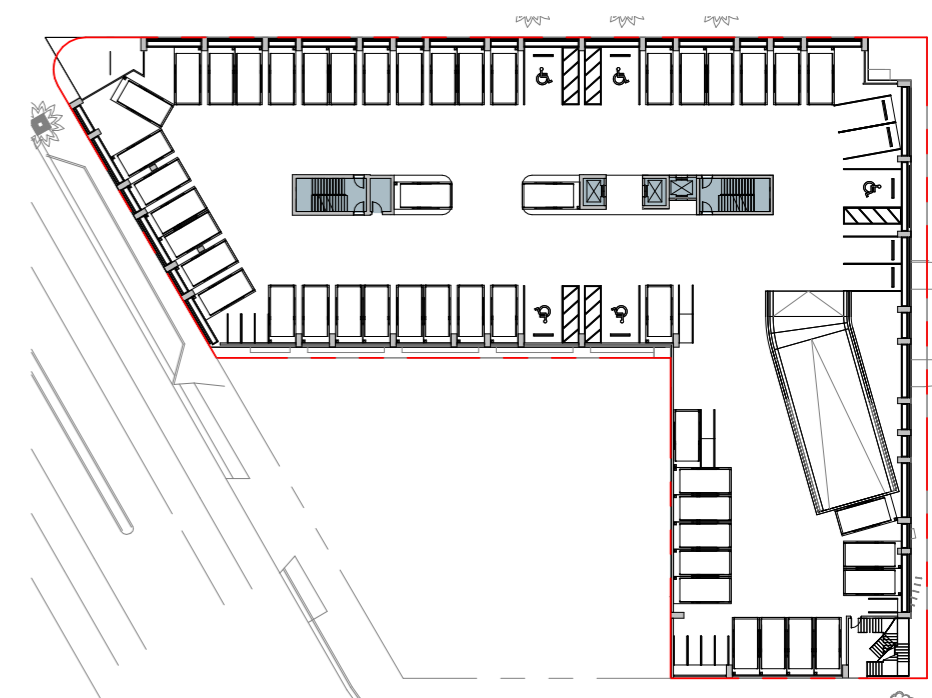
Site Area: 32,650 SF
 FAR: 2.0
 Allowable Area: 65,300 SF



Level 1



Level 1M



Level 2

1100 5th Street

Miami Beach, Florida

FAR Diagrams and Gross Areas

1" = 60'-0"

March 10, 2024

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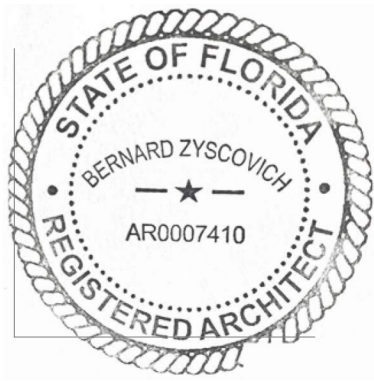
Souto Moura Arquitectos S.A.

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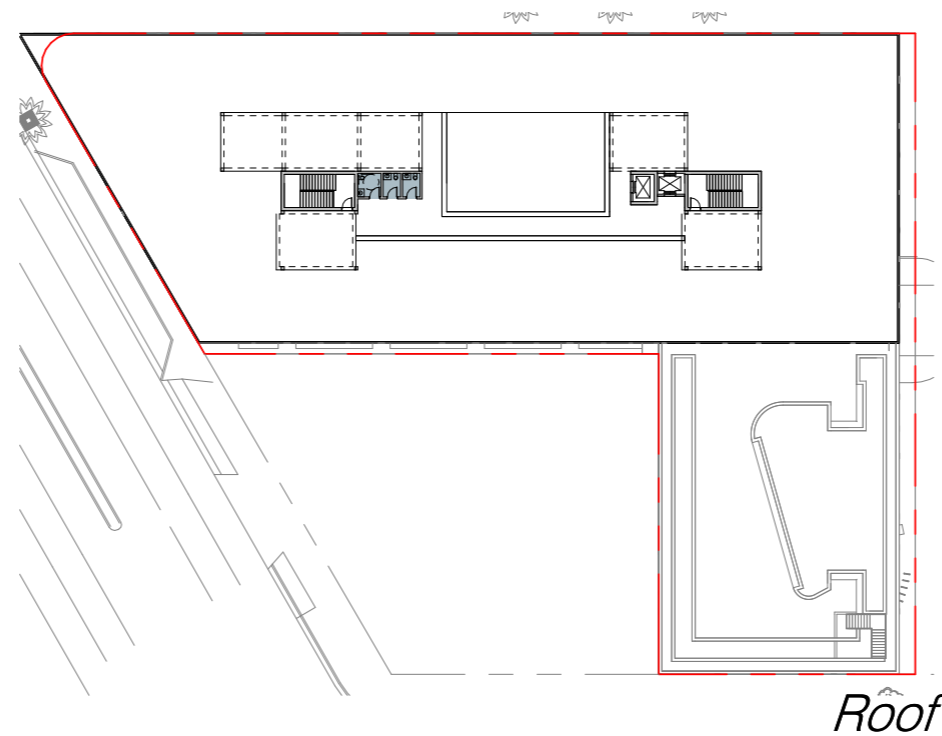
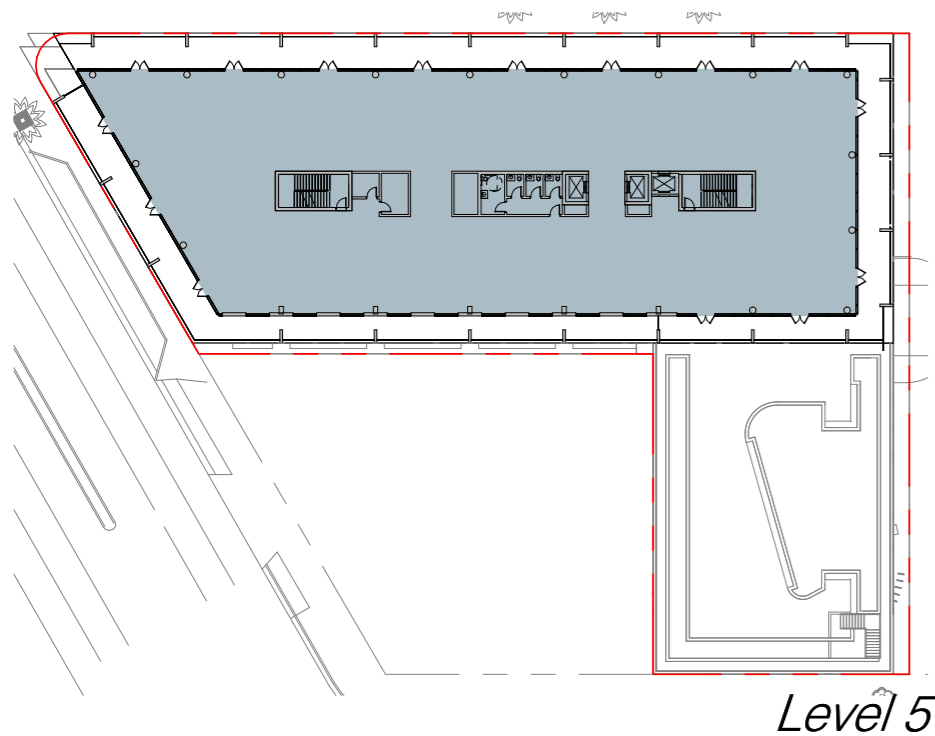
FAR

Level	Area
Level 1 (NGVD 8.83')	12,104 SF
Level 1M	663 SF
Level 2	817 SF
Level 3	17,169 SF
Level 4	17,169 SF
Level 5	17,169 SF
Roof	183 SF
	65,274 SF

Gross Areas

Level	Area
Level 1 (NGVD 8.83')	17,019 SF
Level 2	31,979 SF
Level 3	17,169 SF
Level 4	17,169 SF
Level 5	17,169 SF
Roof	918 SF
	101,424 SF

Site Area: 32,650 SF
 FAR: 2.0
 Allowable Area: 65,300 SF



1100 5th Street

Miami Beach, Florida

FAR Diagrams and Gross Areas

1" = 60'-0"

March 10, 2024

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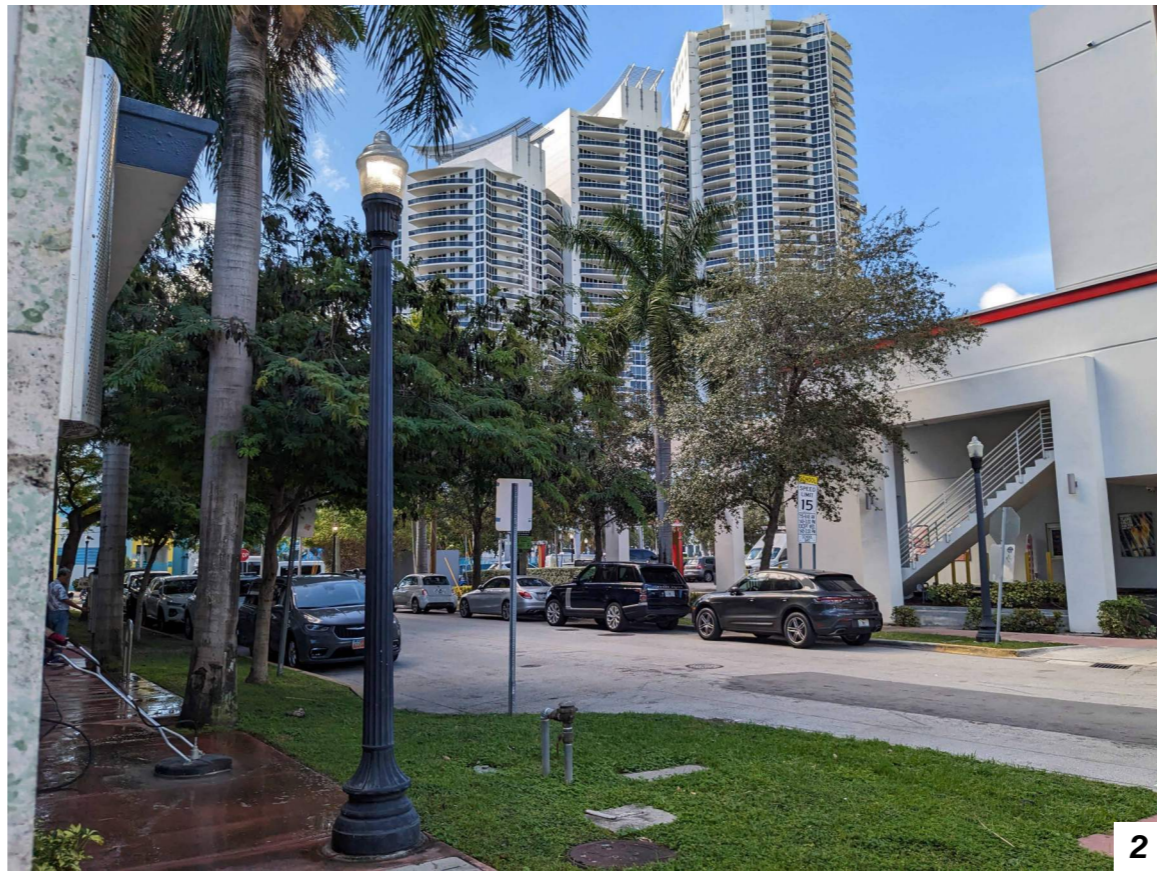
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1



2

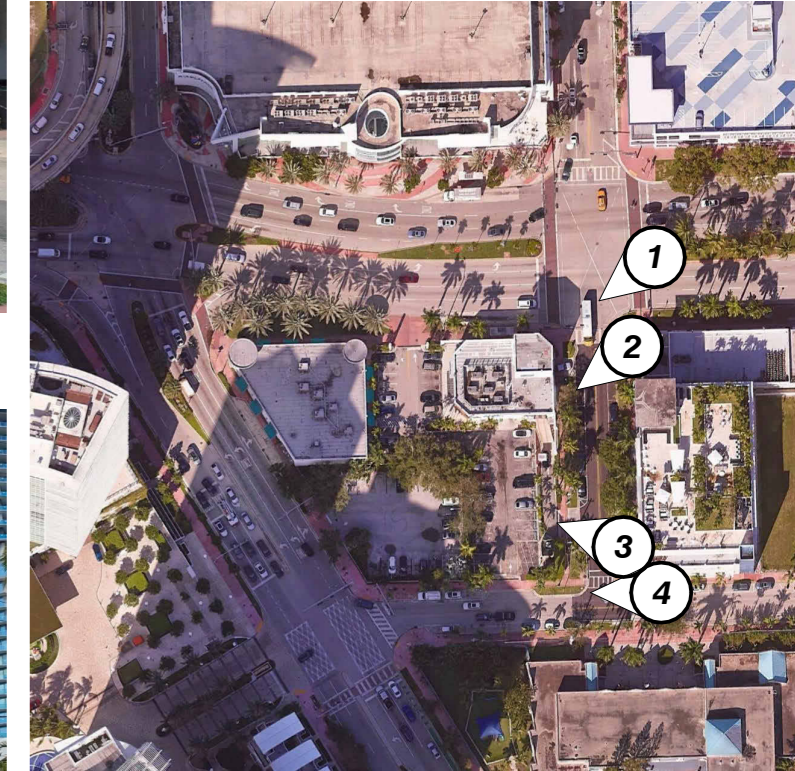
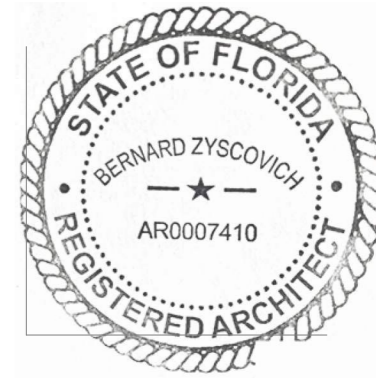


3



4

Photos taken: 11/07/2023



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Miami Beach, Florida

Site Photos

March 10, 2024

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1



2



3



4



Photos taken: 11/07/2023

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Site Photos

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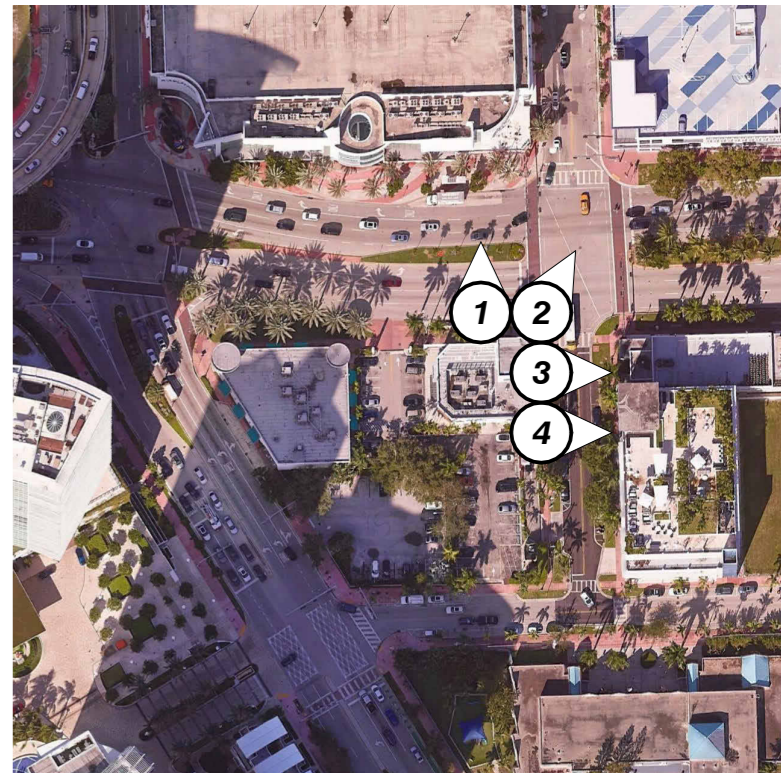
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1



2



3



4

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Miami Beach, Florida

Context Photos

March 10, 2024

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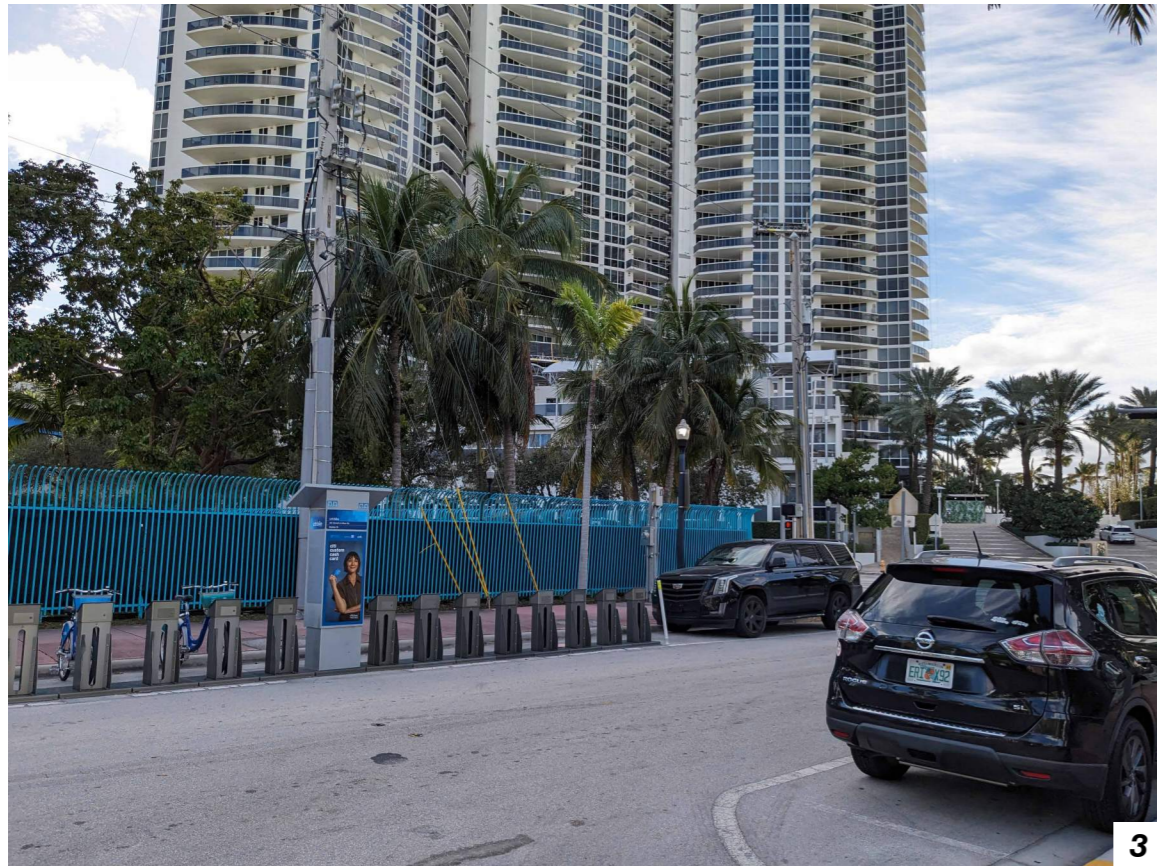
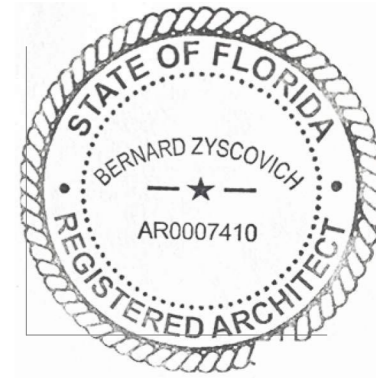
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1



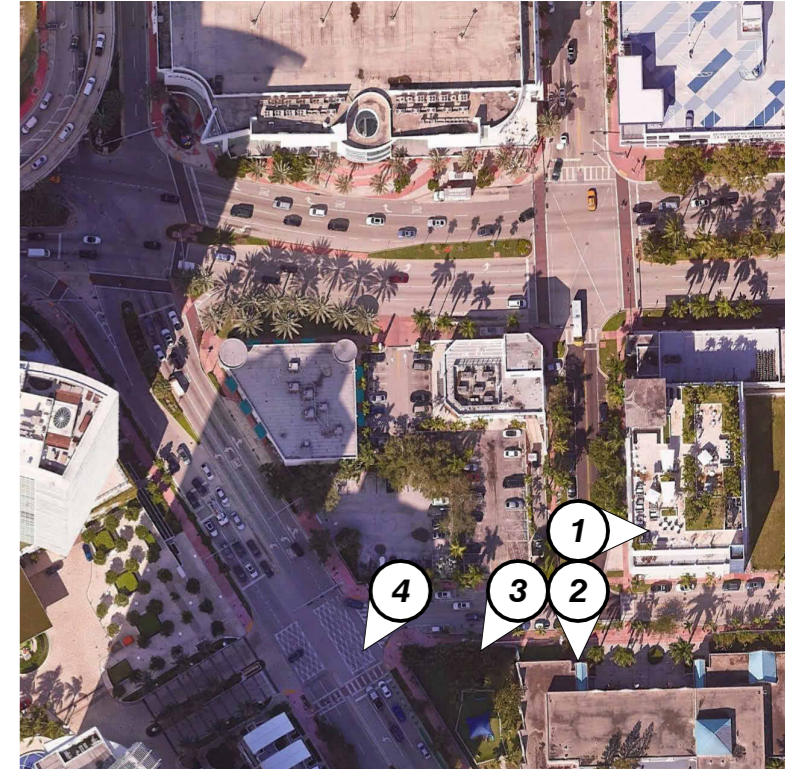
2



3



4



Photos taken: 12/07/2023

1100 5th Street

Miami Beach, Florida

Context Photos

March 10, 2024

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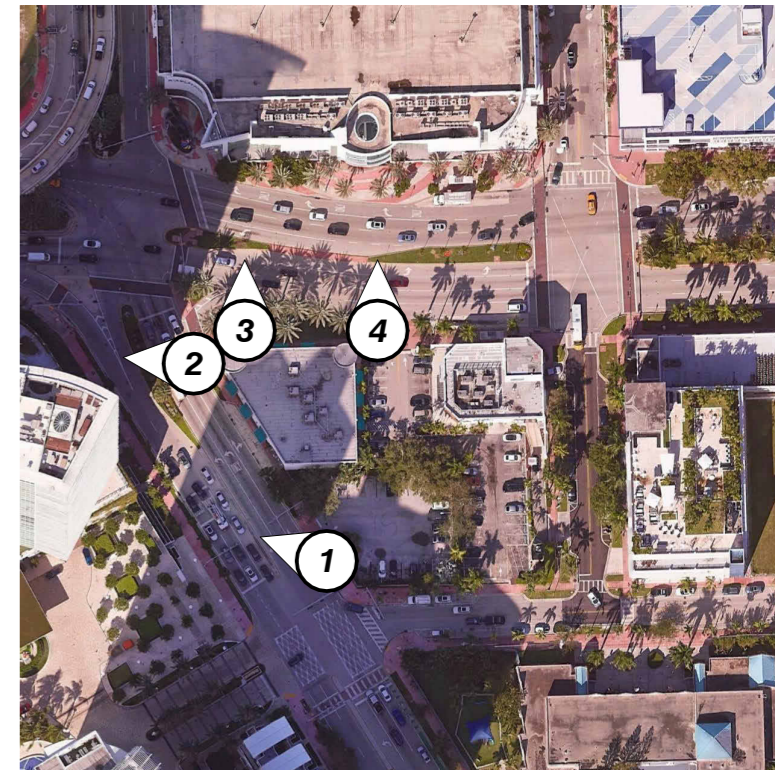
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1



2



3



4

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Miami Beach, Florida

Context Photos

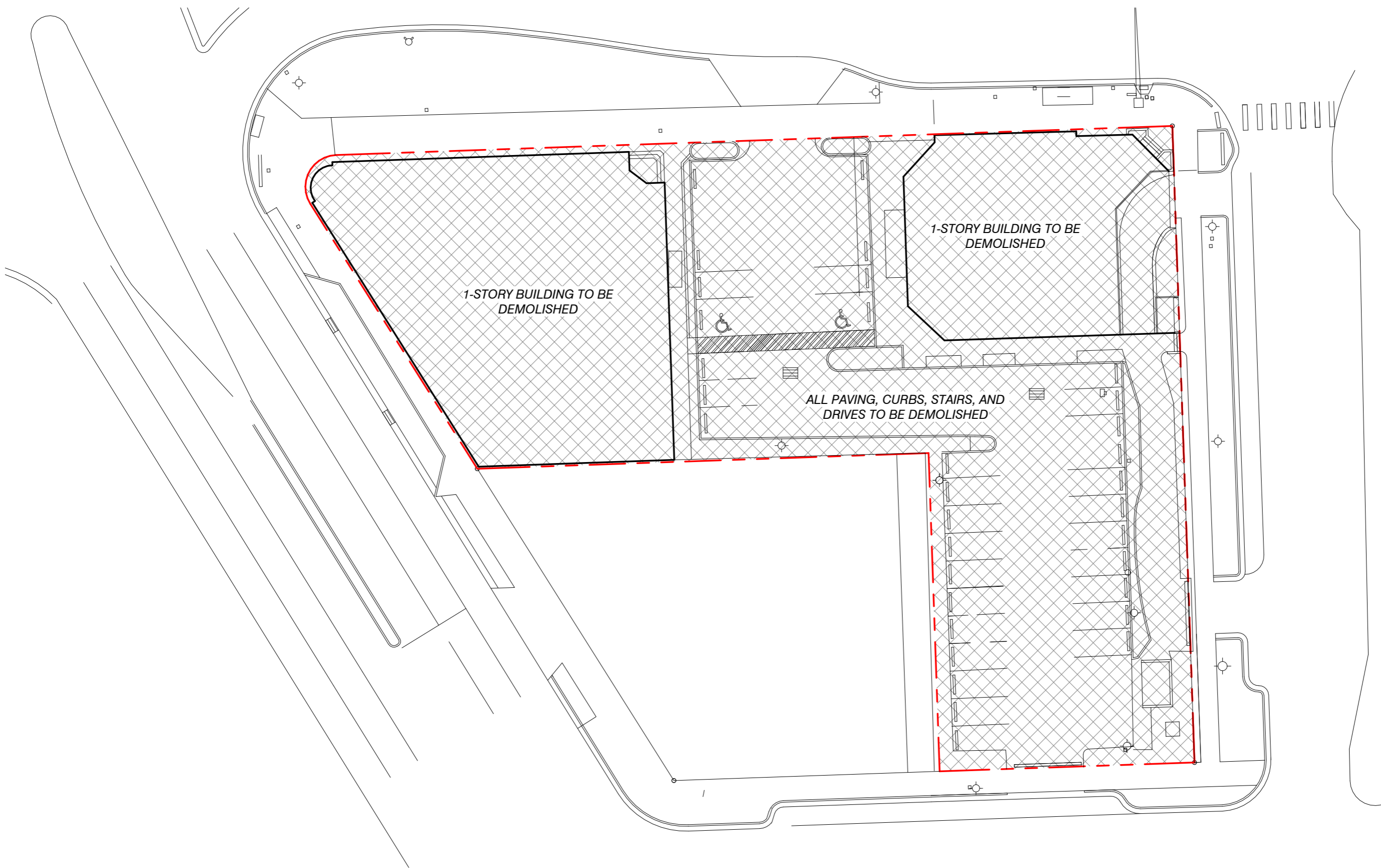
March 10, 2024

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0.12



1100 5th Street

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Demolition Plan

1" = 30'-0"

March 10, 2024

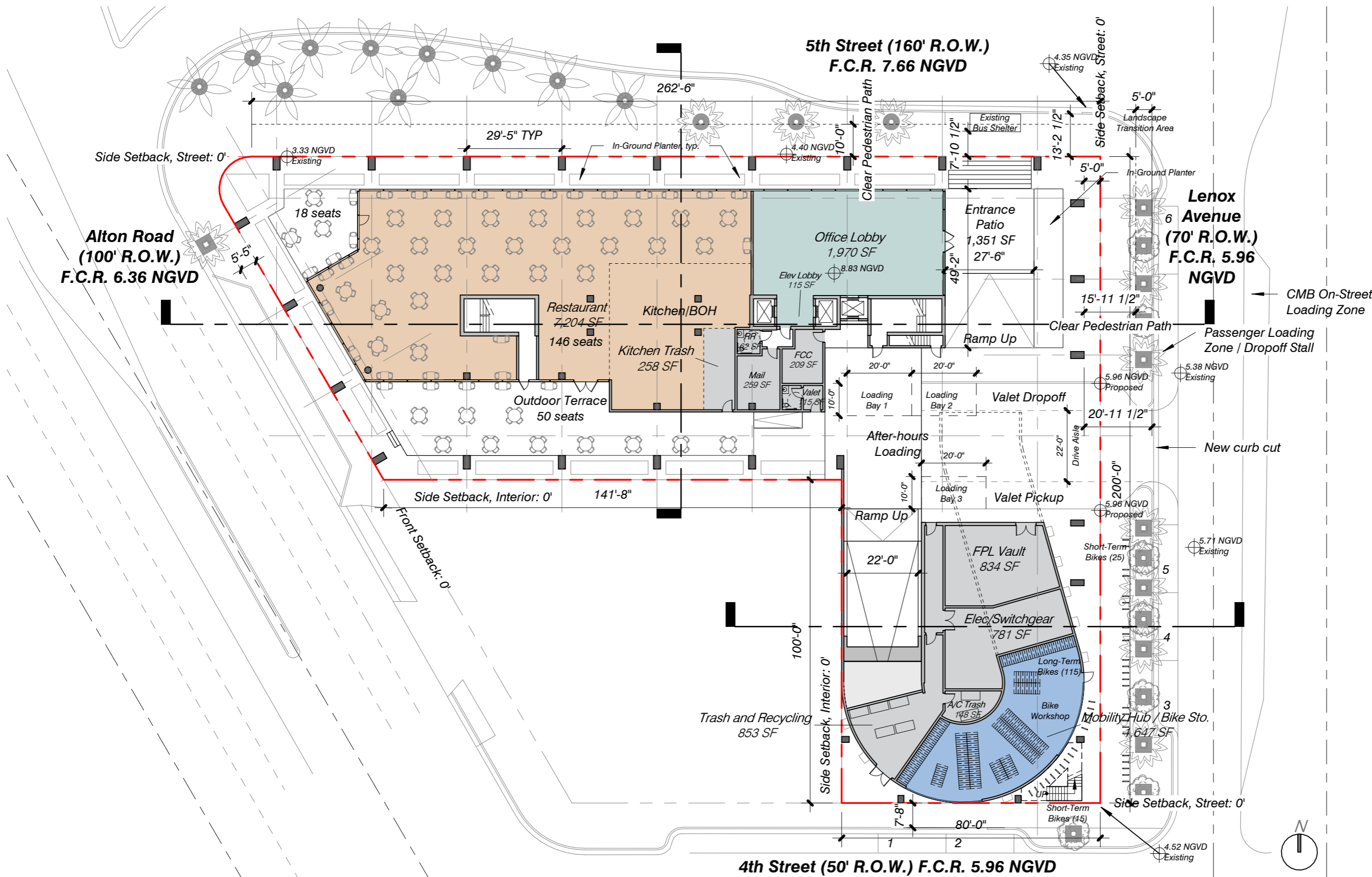
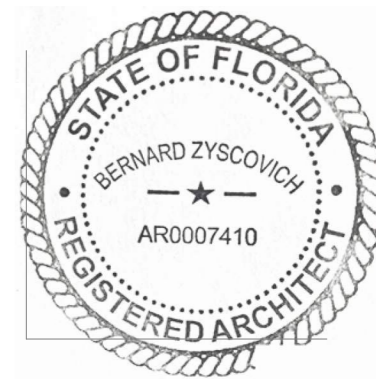
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0.13



1100 5th Street

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Level 1

1" = 30'-0"

March 10, 2024

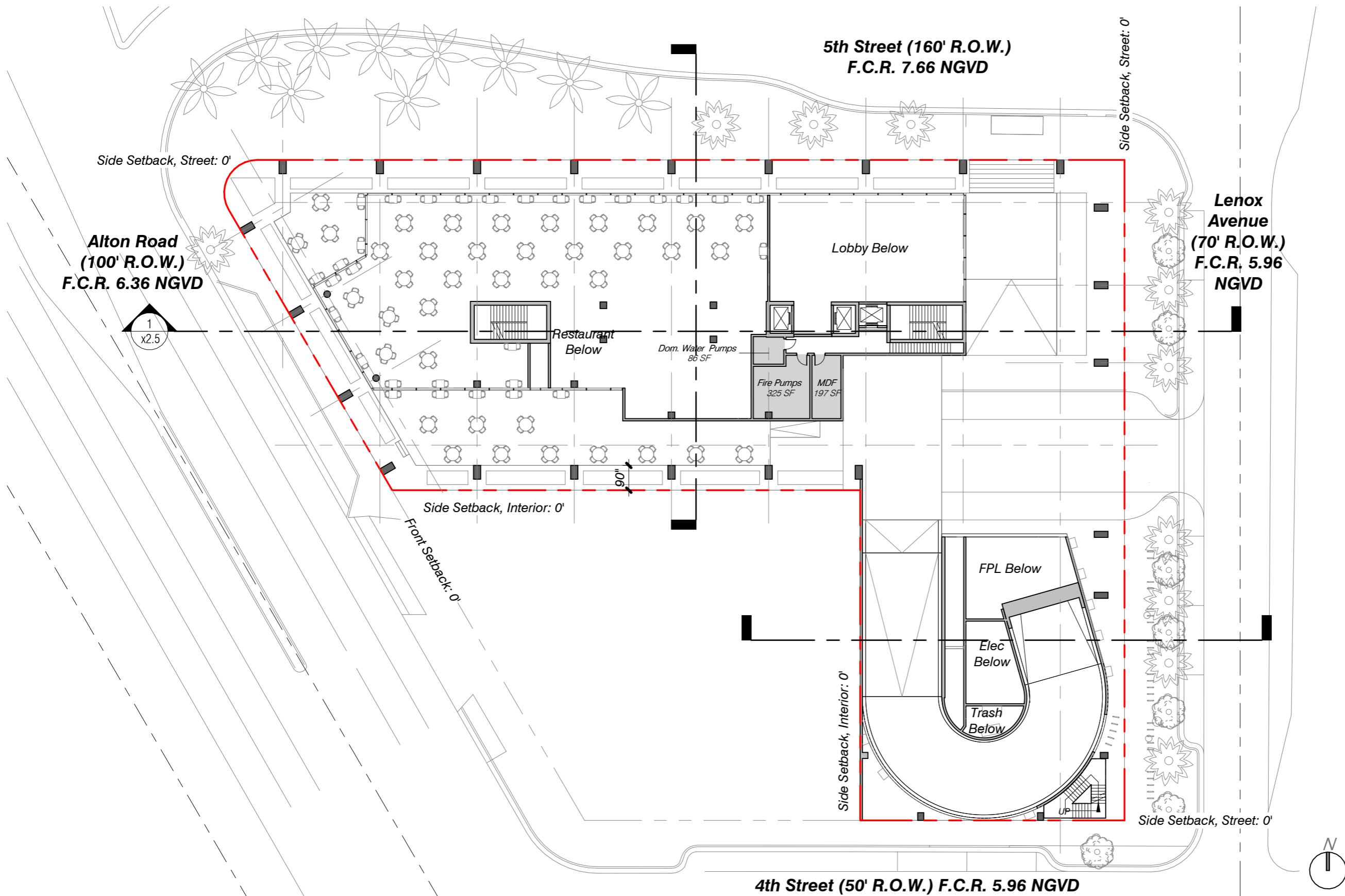
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1.1



1100 5th Street

Miami Beach, Florida

Level 1M

1" = 30'-0"

March 10, 2024

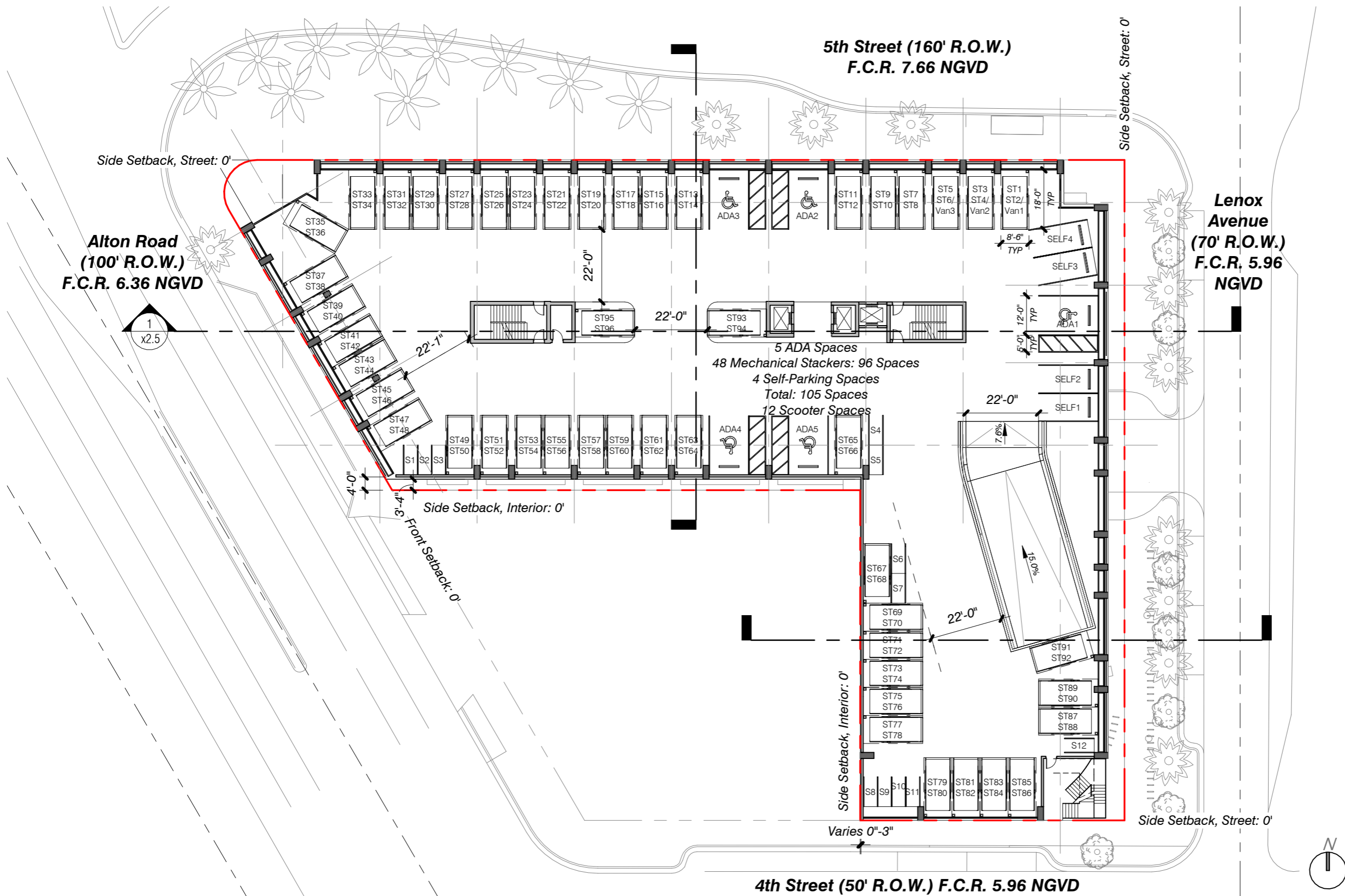
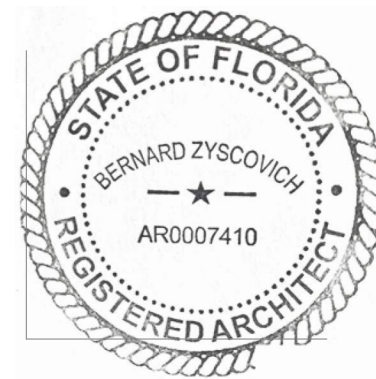
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1.1M



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Level 2

1" = 30'-0"

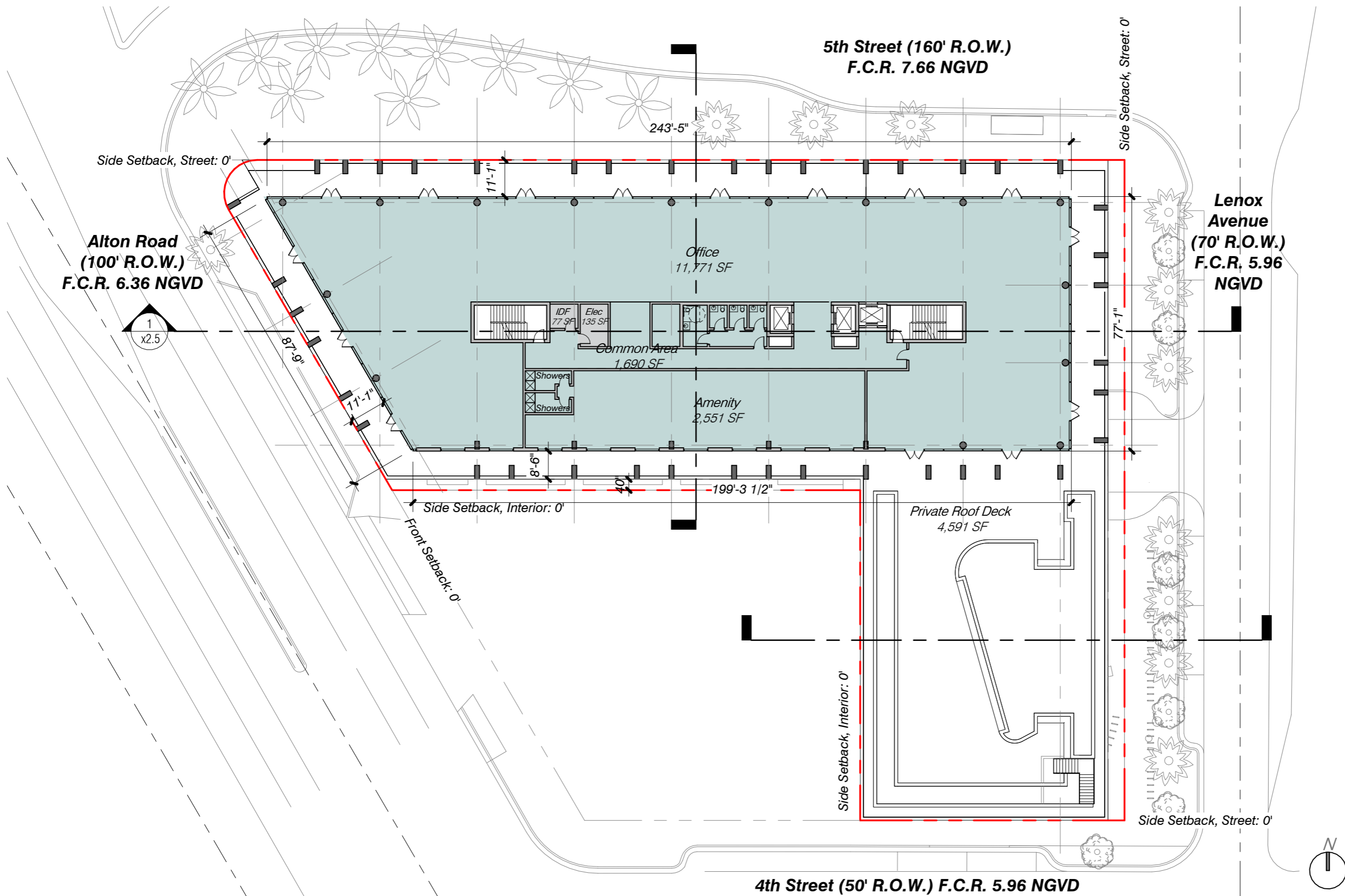
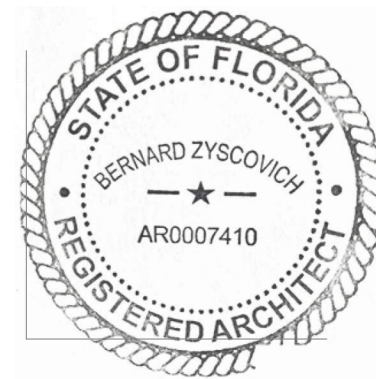
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1100 5th Street

Miami Beach, Florida

Level 3

1" = 30'-0"

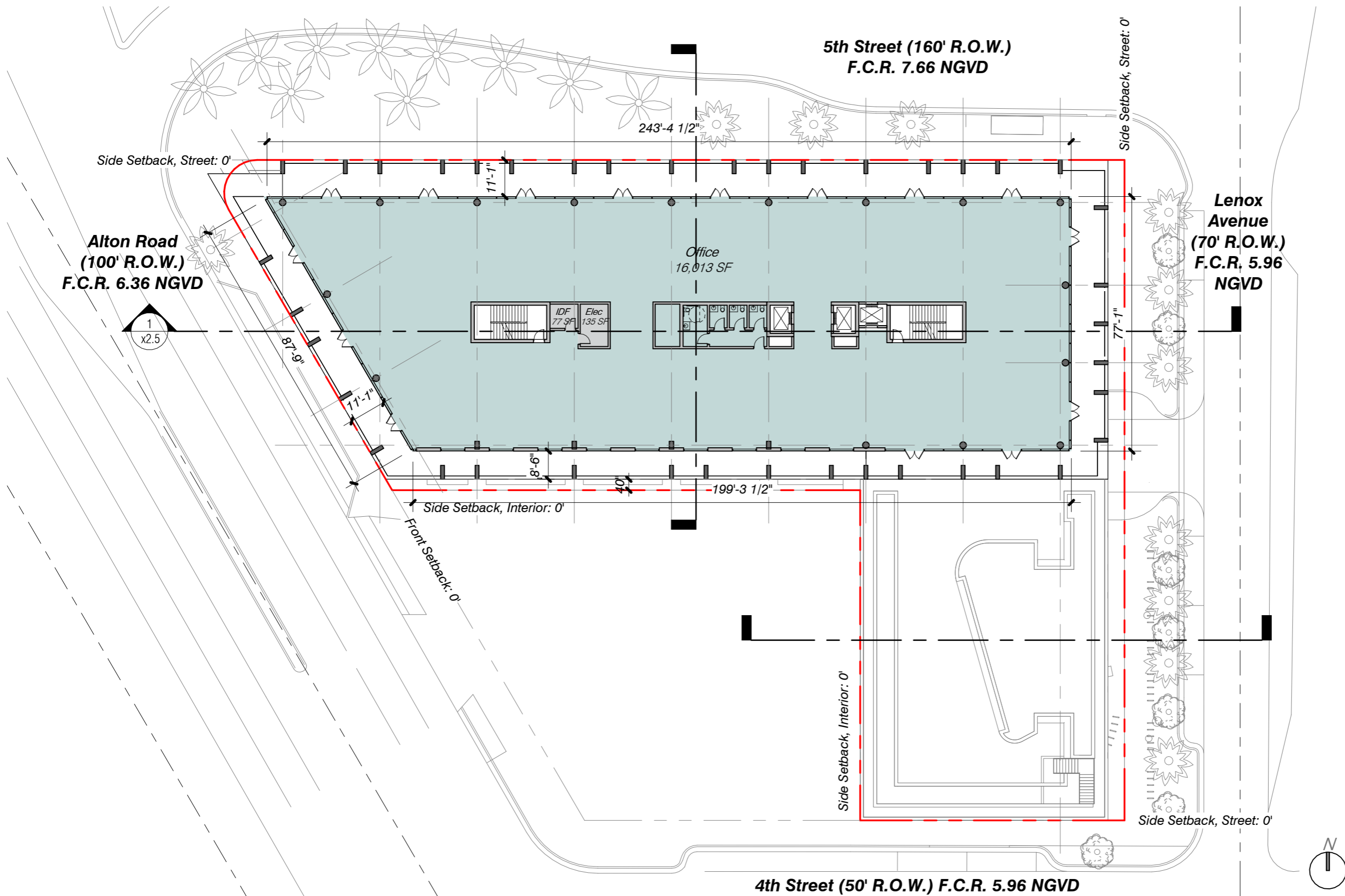
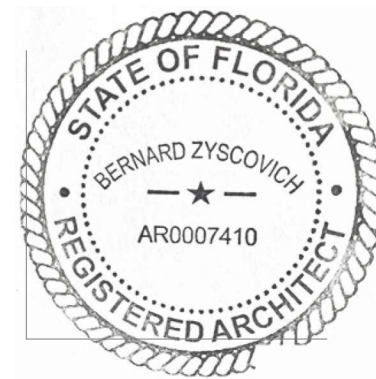
March 10, 2024

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Level 4

1" = 30'-0"

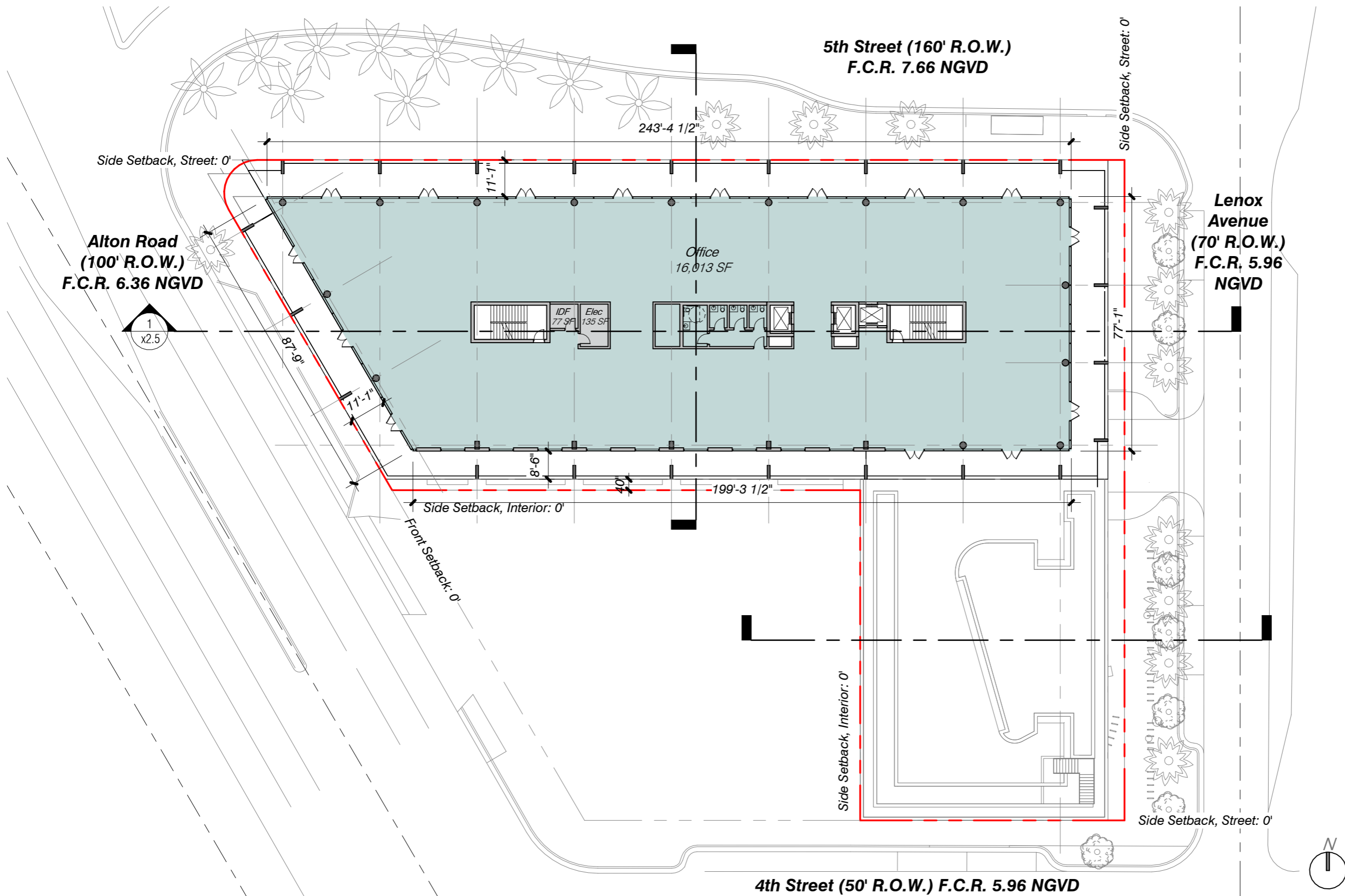
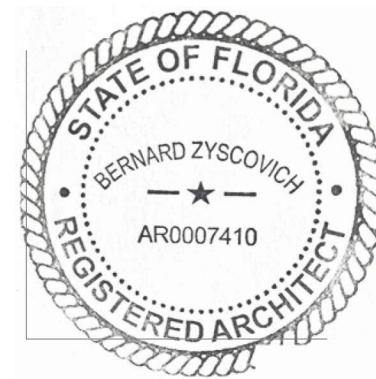
March 10, 2024

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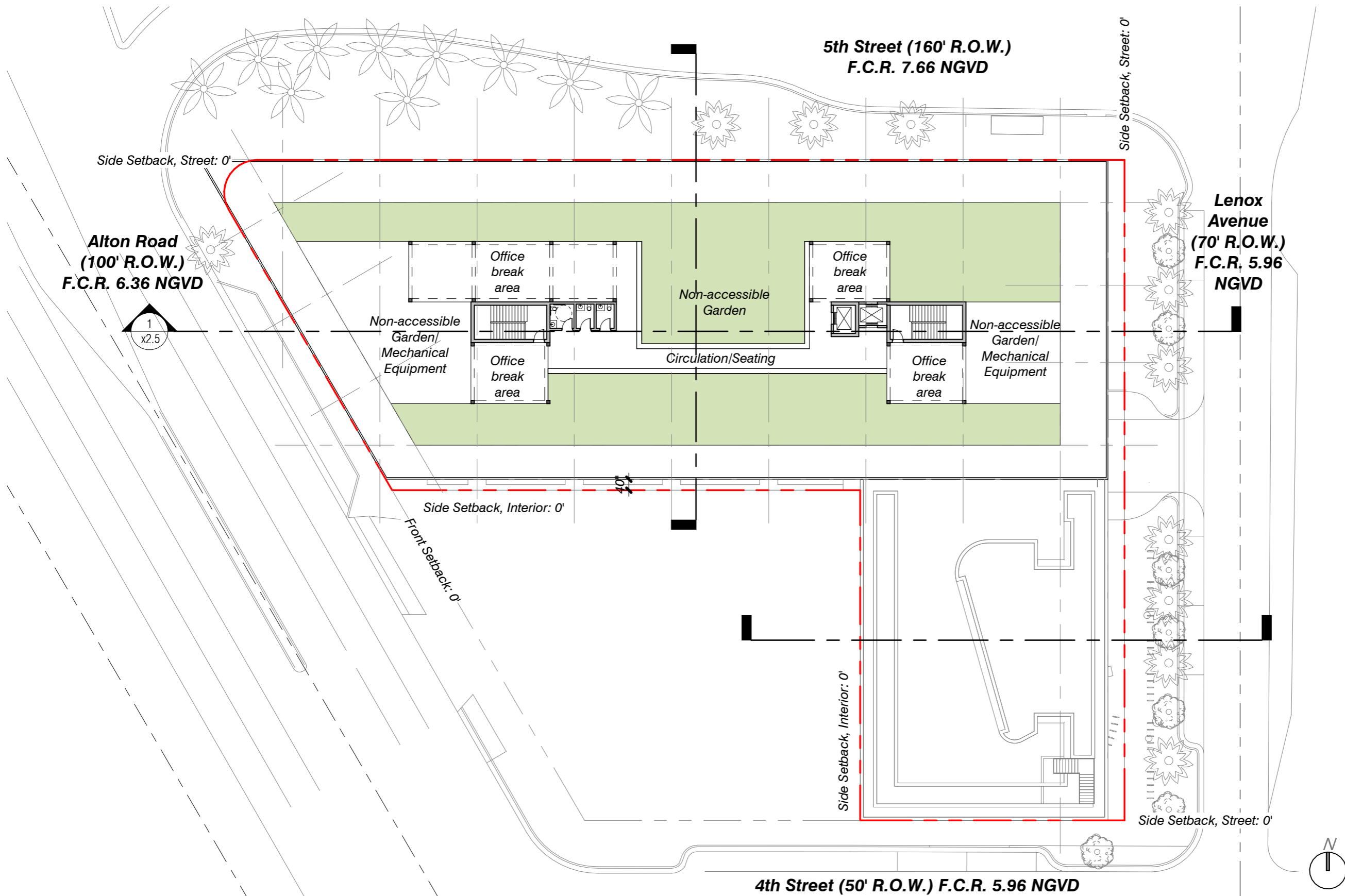
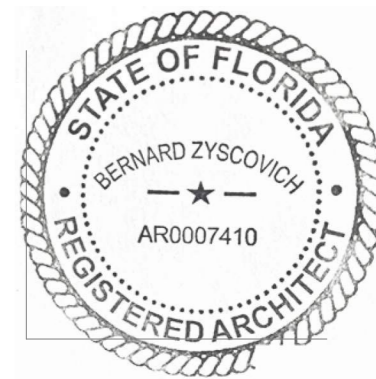


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1100 5th Street

Miami Beach, Florida

Roof

1" = 30'-0"

March 10, 2024

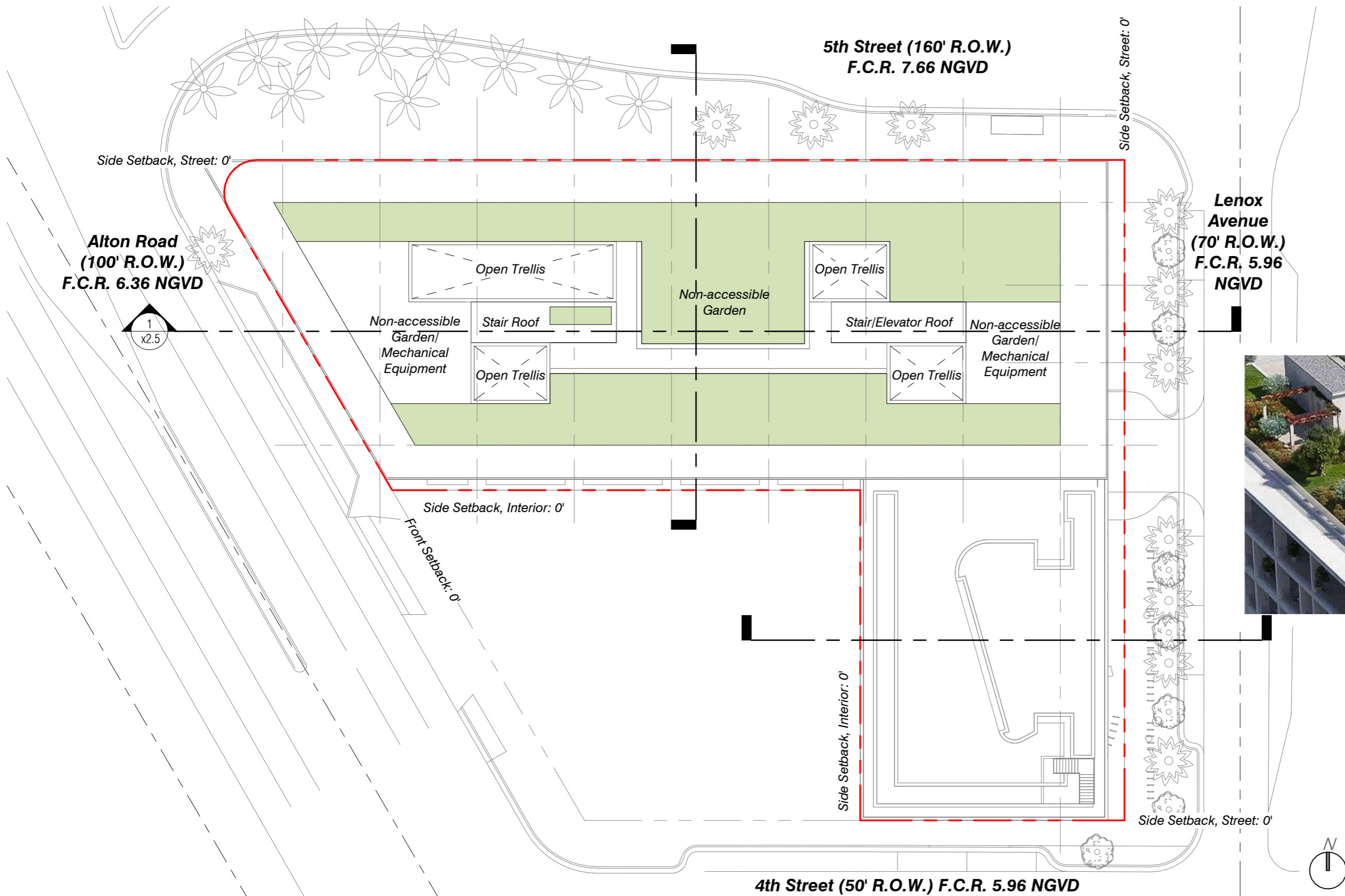
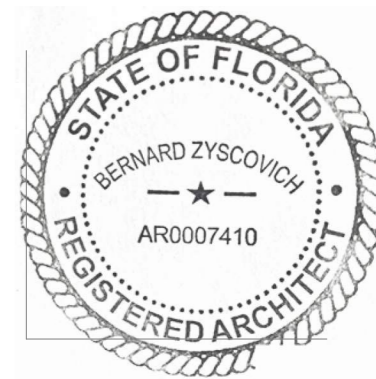
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1.6



Trellis View

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Miami Beach, Florida

Upper Roof

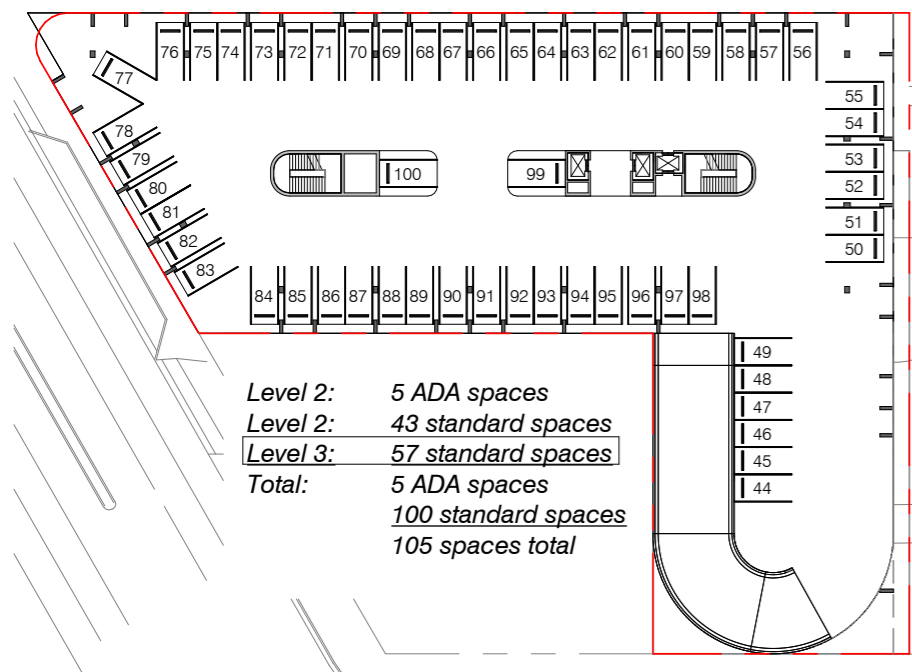
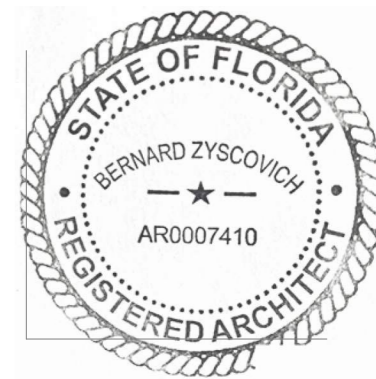
March 10, 2024

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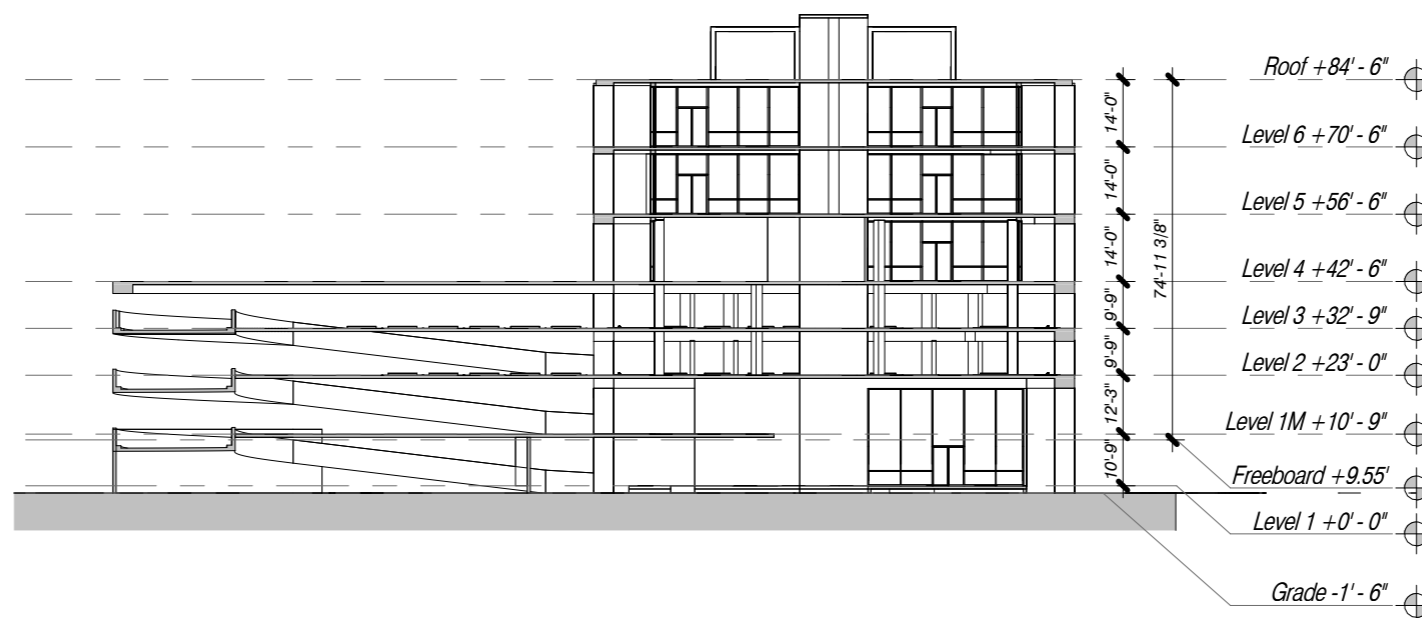
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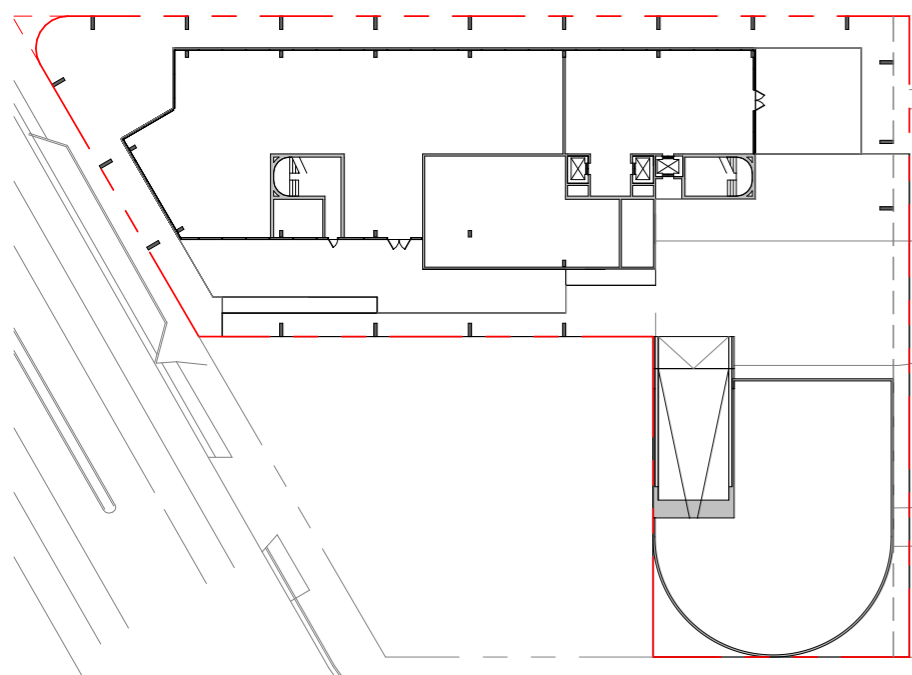
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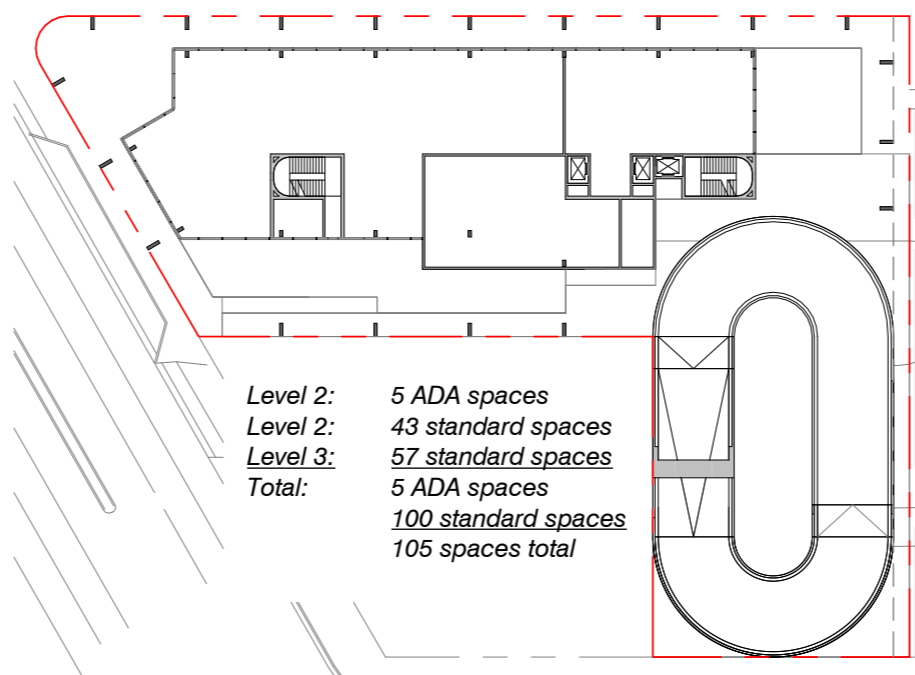
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Scale: 1" = 60'-0"



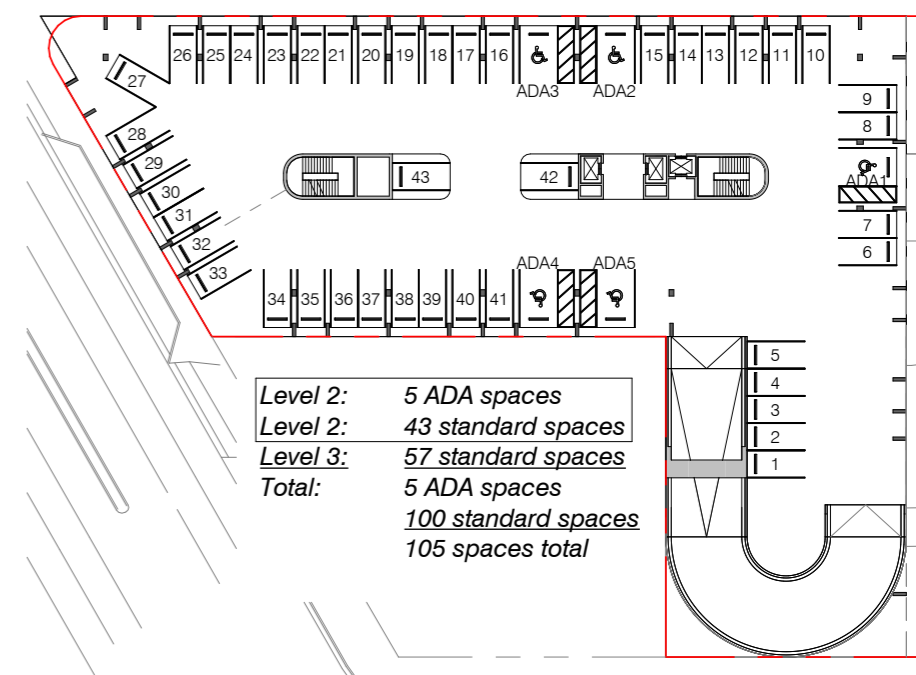
Alternate Parking Section
Scale: 1" = 40'-0"



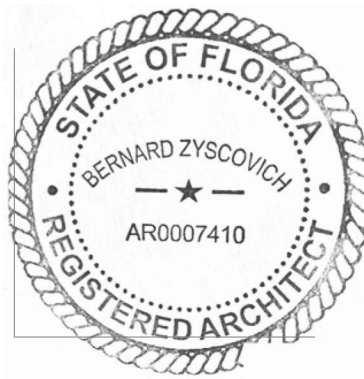
Alternate Parking Level 1
Scale: 1" = 60'-0"



Alternate Parking Mezzanine
Scale: 1" = 60'-0"



Alternate Parking Level 2
Scale: 1" = 60'-0"



Total Parking Required

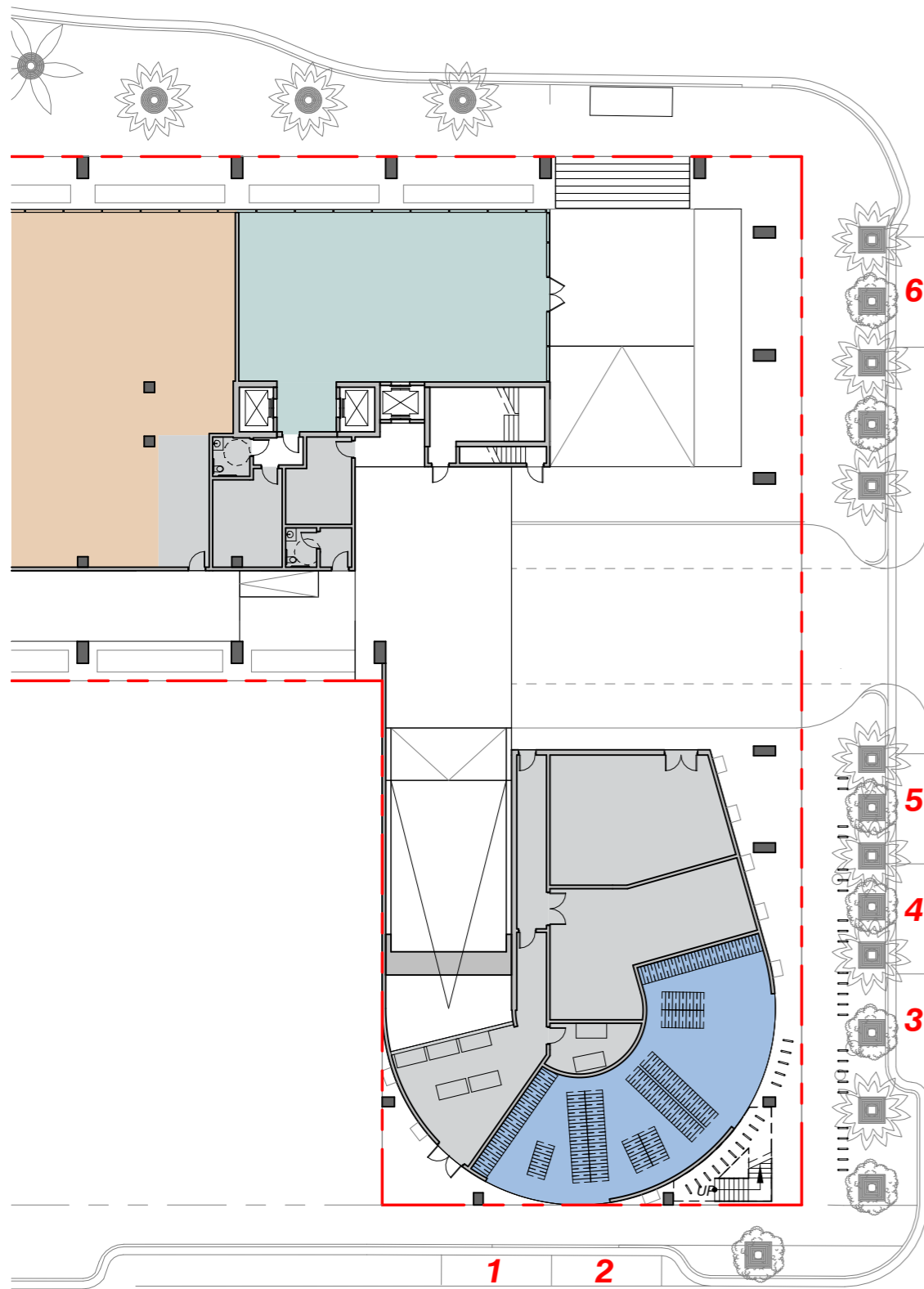
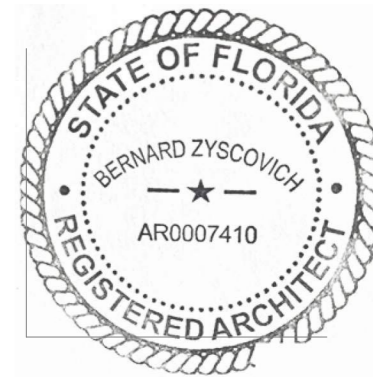
Office L1	0	SF	300	SF/space	0.0	spaces
Office L3	16,000	SF	400	SF/space	40.0	spaces
Office L4	16,000	SF	400	SF/space	40.0	spaces
Office L5	16,000	SF	400	SF/space	40.0	spaces
Total	48,000	SF			120	spaces
Restaurant	214	Seats	4	Seats/space	54	spaces
Total Office + Restaurant					174	spaces

Shared Parking

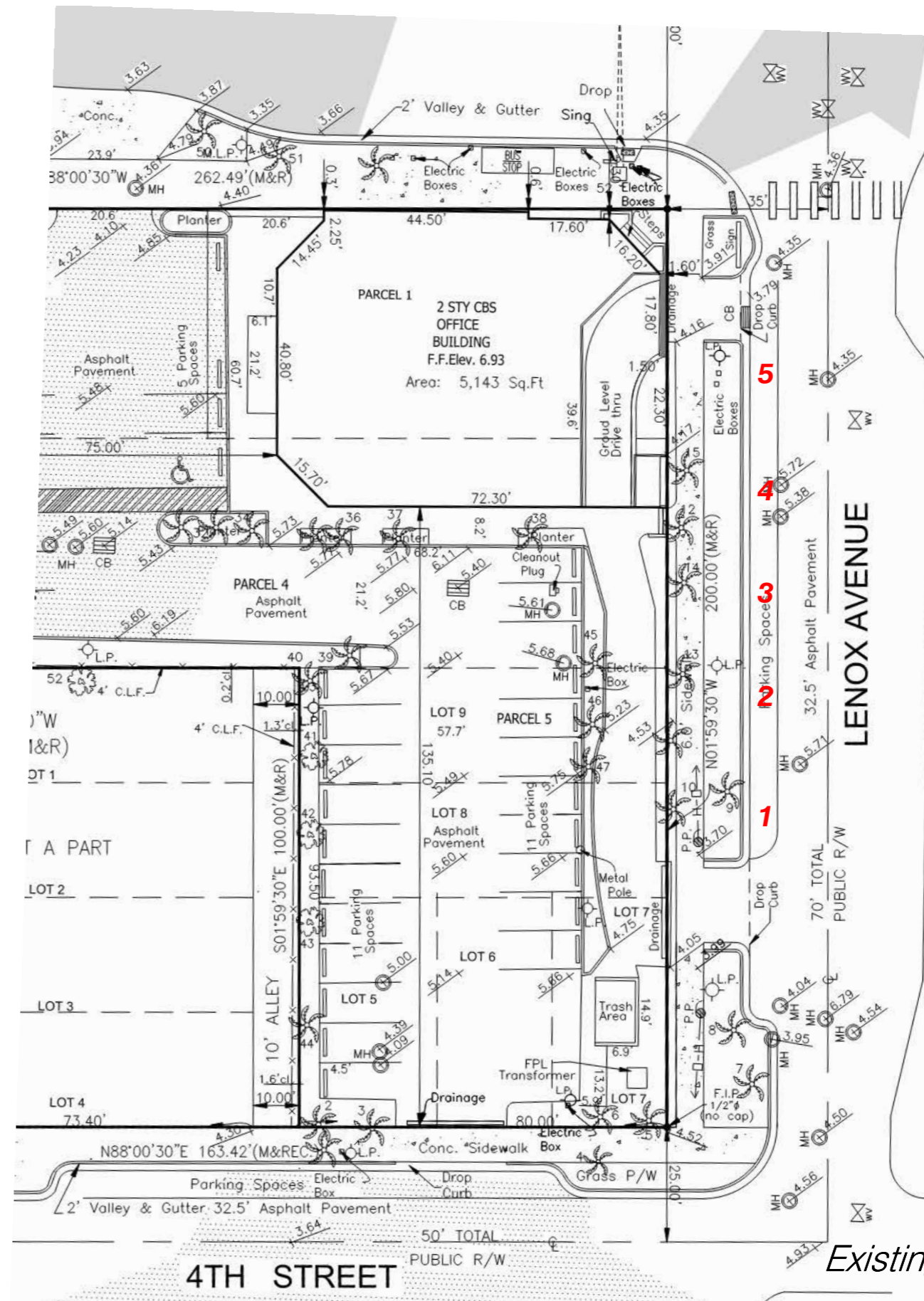
	Weekdays				Weekends					
	Day		Evening		Day		Evening		Night	
Office	100%	120	5%	6	10%	12	5%	6	5%	6
Restaurant	50%	27	75%	41	75%	41	90%	49	10%	6
Total req.		147		47		53		55		12

Alternative Parking Incentives

		Max Reduction		Reduction provided		
Bicycle parking, long term	1 space / 5 bikes	15%	22	9%	13	65 Bikes
Bicycle parking, short term	1 space / 10 bikes	15%	22	4%	6	60 Bikes
Carpool/vanpool	3 spaces / 1 car/vanpool spaces	10%	14	6%	9	3 Carpool/Vanpool spaces
Drop-off	3 spaces / 1 curbside drop off stall		9		3	1 Drop-off stall
Scooter/moped/motorcycle	1 space / 3 spaces, off-street	15%	22	2%	3	9 Scooter stalls
Showers	2 spaces / shower facility		8		8	4 Shower stalls
Total Reduction			97		42	
		Max 50% Total Reduction			73	
					Spaces required	105
					Spaces provided incl. 5 ADA spaces	105



Proposed On-Street Parking



Existing On-Street Parking

F0110 - 02-4204-005-0010

1100 5th Street

Miami Beach, Florida

On-Street Parking

March 10, 2024

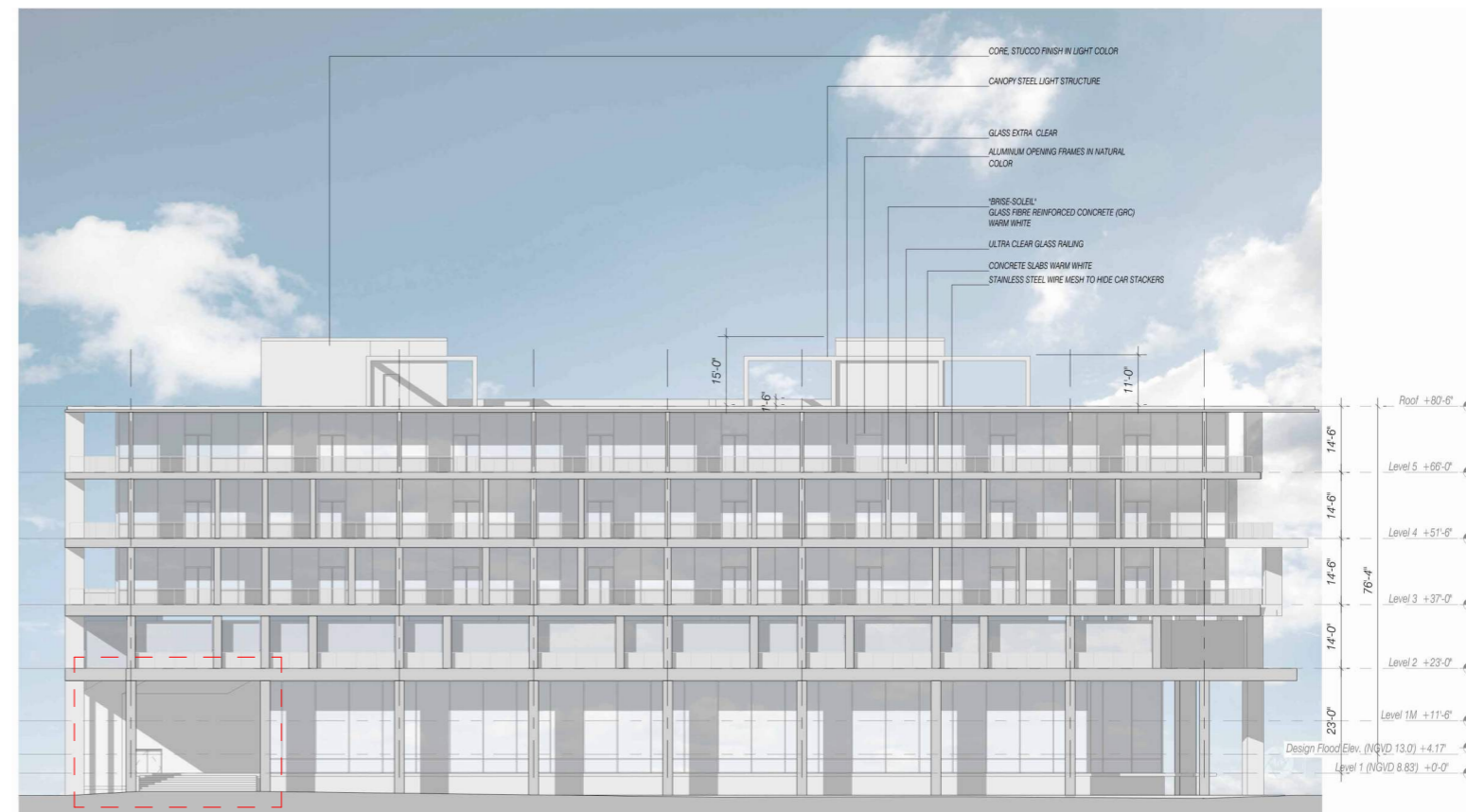
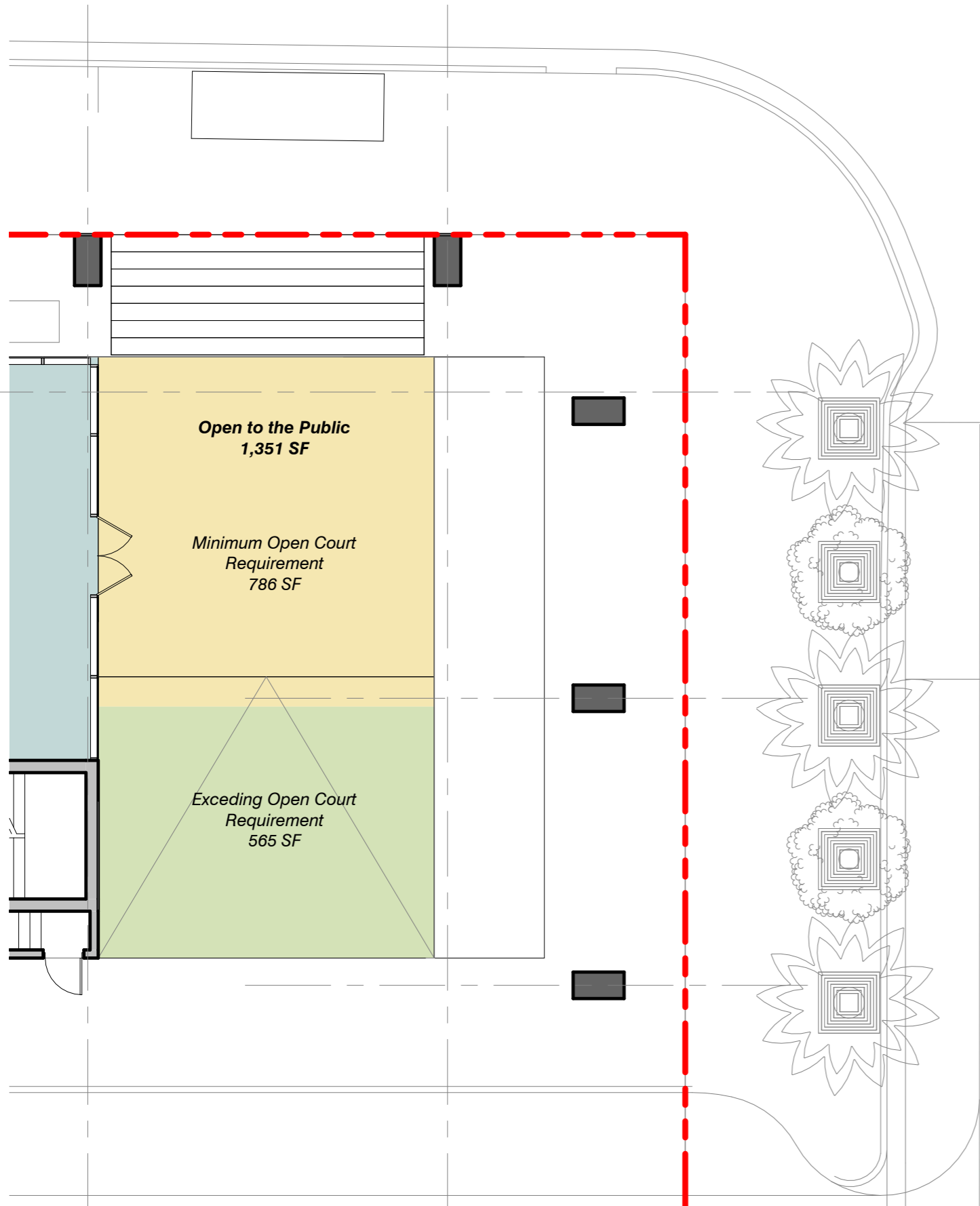
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Miami Beach, Florida

Open Court Compliance
Diagram

March 10, 2024

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