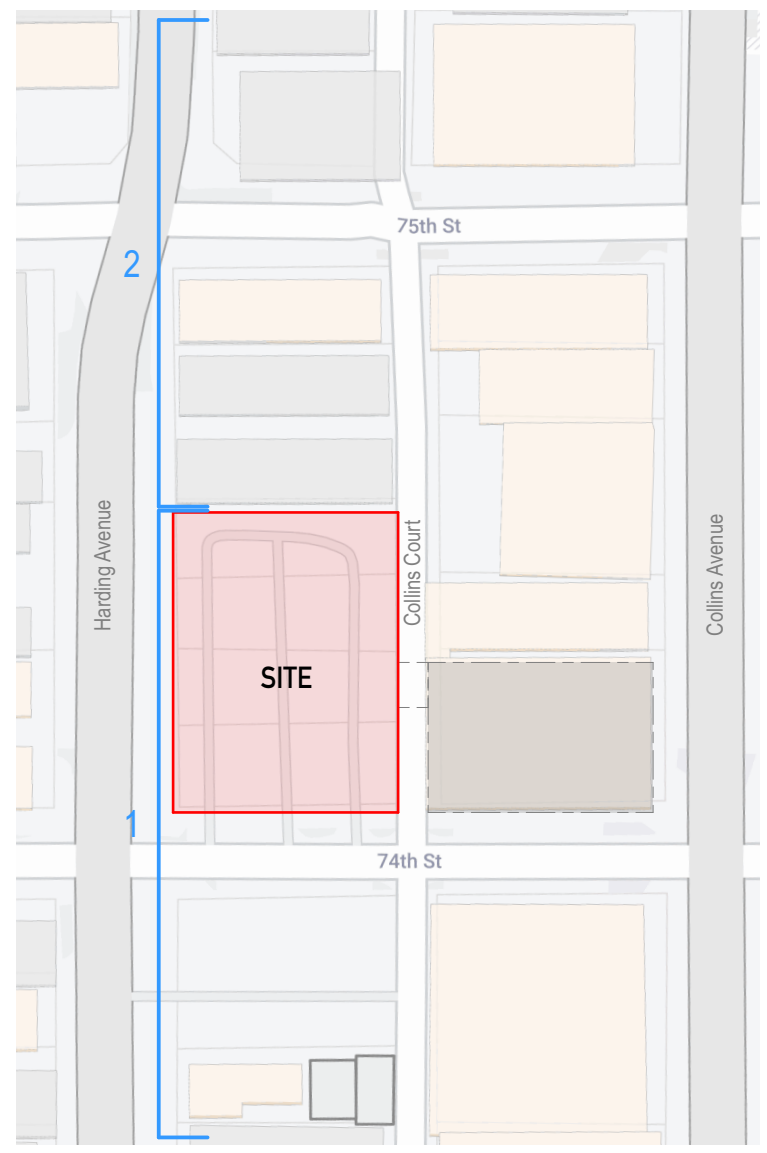


1/32" = 1'-0" CONTEXT ELEVATION-HARDING AVE 1

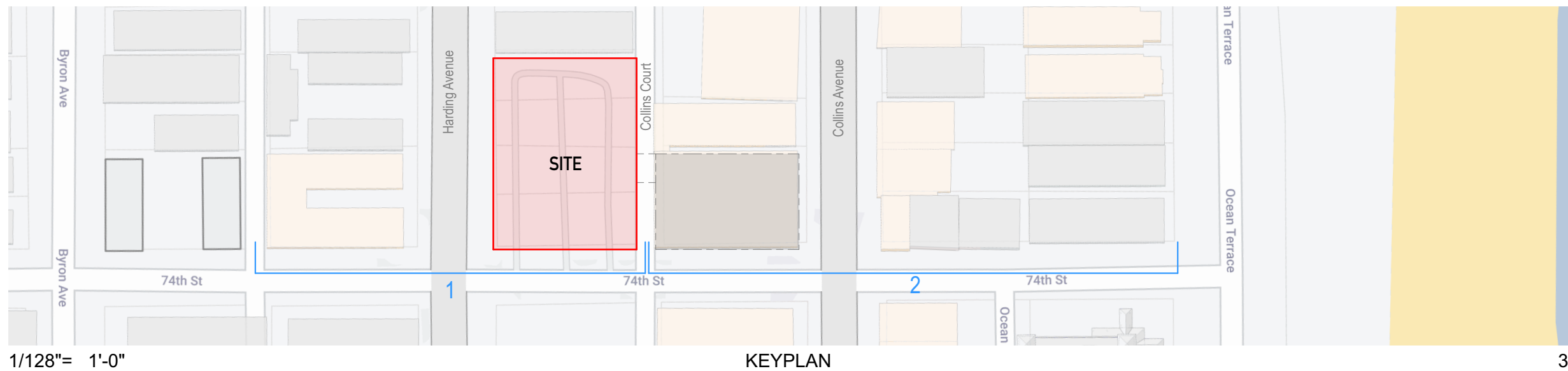
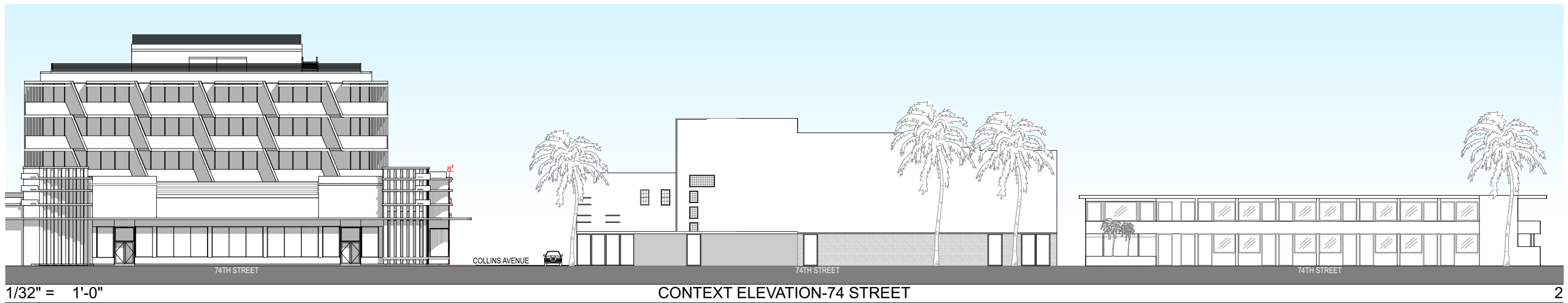
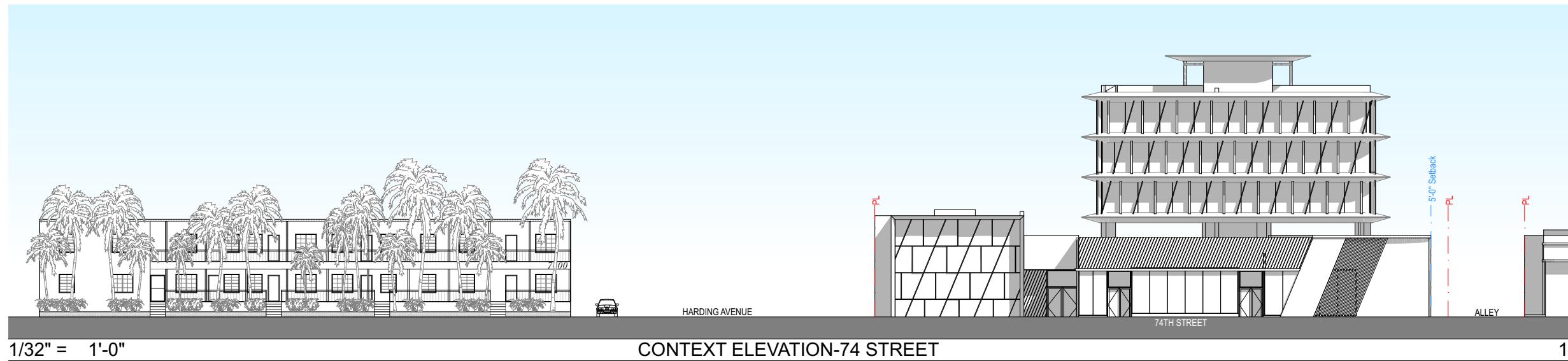


1/32" = 1'-0" CONTEXT ELEVATION-HARDING AVE 2



1/128" = 1'-0" KEYPLAN 3





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7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
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 AR#99232 Sebastian Velez



Item#	Zoning Information			
1	Address:	7401-7425 Harding Avenue, Miami Beach FL 33141		
2	Board and File numbers:	PB23-0596, HPB23-0579		
3	Folio Number(s)	02-3202-003-0240, 02-3202-003-0230, 02-3202-003-0220, 02-3202-003-0210		
4	Year constructed	1950	Zoning District	CD-2
5	Base Floor Elevation	8.00 ft	Grade Value in NGVD	4.3 ft
6	Adjusted Grade (Floor+Grade/2)	(9 ft + 4.3 ft) / 2 = 6.65 ft	Lot Area	30,000 SF 0.69 ACRES
7	Lot Width	150 ft	Lot Depth	200 ft
8	Minimum Unit Size	550 SF	Average Unit Size	800 SF
9	Existing User	Commercial (CVS)	Proposed Use	Mixed Use (Office-Residential-Commercial)

		Maximum	Existing	Proposed	Deficiencies
10	Height	55 ft	0 ft	55 ft	
11	Number of Stories	N/A	0	5	
12	FAR	2.0	N/A	2.0	
13	Floor Area square footage	60,000 SF	N/A	60,000 SF	
14	Square footage by use	N/A	N/A	N/A	
15	Number of Units, Residential	69 units	N/A	8 units	
16	Number of Units, Hotel	N/A	N/A	N/A	
17	Number of Seats	N/A	N/A	N/A	
18	Occupancy Load	please see a separate chart			

	Setbacks	Required	Existing	Proposed	Deficiencies
At grade parking:					
19	Front Setback - Harding Ave	0'-0"	N/A	0'-0"	
20	Rear Setback - Alley Collins Ct	5'-0"	N/A	5'-0"	
21	Side Setback - 74th St	0'-0"	N/A	0'-0"	
22	Side setback - North (adjacent site)	0'-0"	N/A	0'-0"	
Pedestal:					
23	Front Setback - Harding Ave	0'-0"	N/A	0'-0"	
24	Rear Setback - Alley Collins Ct	5'-0"	N/A	5'-0"	
25	Side Setback - 74th St	0'-0"	N/A	0'-0"	
26	Side setback - North (adjacent site)	0'-0"	N/A	0'-0"	
Tower:					
27	Front Setback - Harding Ave	0'-0"	N/A	0'-0"	
28	Rear Setback - Alley Collins Ct	5'-0"	N/A	5'-0"	
29	Side Setback - 74th St	0'-0"	N/A	0'-0"	
30	Side setback - North (adjacent site)	0'-0"	N/A	0'-0"	

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	3	3	N/A	
32	Total # of parking spaces	91 p.s.	110 surface parking spaces	77 p.s.	
33	# of parking spaces required	91 p.s.	N/A	N/A	
34	Parking Space Dimensions	8.5 ft x 18ft	8.5 ft x 18ft	8.5ftx18ft	
35	Parking Space Configurations (45°, 60°, 90°, parallel)	N/A	60 degrees	90 degrees	
36	ADA Spaces	4 p.s.	5 p.s.	6 p.s.	
37	Tandem Spaces	N/A	N/A	N/A	
38	Drive Aisle Width	22'-0"	N/A	22'-0"	
39	Valet Drop Off and Pick up	N/A	N/A	N/A	
40	Loading Zones and Trash Collection Areas	3 loading bays 10'x20'	N/A	2 loading bays 10'x20'	
41	Bike racks (see parking schedule)	23 bike racks	N/A	85 bike racks	

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

47	Is this a contributing building?	No
48	Located within a Local Historic District?	Yes (North Shore Historic District, Harding Townsite Historic District)
49	Future Crown of Road Elevation (in 2025)	6.5' NGVD (5.2' NAVD)

Notes: if not applicable write N/A. all other data/information may be required and presented like the above format.

SEPARATE APPLICATION

Item#	Zoning Information			
1	Address:	7410 Collins Avenue, Miami Beach FL 33141		
2	Board and File numbers:	HPB23-0580		
3	Folio Number(s)	02-3202-003-0180		
4	Year constructed	1950	Zoning District	CD-2
5	Base Floor Elevation	8.00 ft	Grade Value in NGVD	6.6 ft
6	Adjusted Grade (Floor+Grade/2)	(9 ft + 6.6ft) / 2 = 7.8 ft	Lot Area	15,000 SF 0.34 ACRES
7	Lot Width	100 ft	Lot Depth	150 ft
8	Minimum Unit Size	550 SF	Average Unit Size	800 SF
9	Existing User	Commercial (CVS)	Proposed Use	Mixed Use (Residential-Commercial)

		Maximum	Existing	Proposed	Deficiencies
10	Height	55 ft	24 ft	55 ft	
11	Number of Stories	n/a	2	5	
12	FAR	2.0	1.5	2.0	
13	Floor Area square footage	30,000 SF	22,450 SF	30,000 SF	
14	Square footage by use	N/A	N/A	N/A	
15	Number of Units, Residential	34 units	N/A	18 units	
16	Number of Units, Hotel	N/A	N/A	N/A	
17	Number of Seats	N/A	N/A	N/A	
18	Occupancy Load	please see a separate chart			

	Setbacks	Required	Existing	Proposed	Deficiencies
At grade parking:					
19	Front Setback - East (Collins Ave)	0'-0"	0'-0"	0'-0"	
20	Rear Setback - West (Collins Ct)	5'-0"	0'-0"	5'-0"	
21	Side Setback - South (74th St)	0'-0"	0'-0"	0'-0"	
22	Side setback - North	0'-0"	0'-0"	0'-0"	
Pedestal:					
23	Front Setback - East (Collins Ave)	0'-0"	0'-0"	0'-0"	
24	Rear Setback - West (Collins Ct)	5'-0"	0'-0"	5'-0"	
25	Side Setback - South (74th St)	0'-0"	0'-0"	0'-0"	
26	Side setback - North	0'-0"	0'-0"	0'-0"	
Tower:					
27	Front Setback - East (Collins Ave)	0'-0"	0'-0"	0'-0"	
28	Rear Setback - West (Collins Ct)	5'-0"	0'-0"	5'-0"	
29	Side Setback - South (74th St)	0'-0"	0'-0"	0'-0"	
30	Side setback - North	0'-0"	0'-0"	0'-0"	

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	Tier 3 area c	Tier 3 area c	Tier 3 area c	
32	Total # of parking spaces	27 p.s.	N/A	25 p.s.	
33	# of parking spaces required	27 p.s.	N/A	N/A	
34	Parking Space Dimensions	N/A	N/A	8.5ftx18ft	
35	Parking Space Configurations (45°, 60°, 90°, parallel)	N/A	N/A	90 degree	
36	ADA Spaces	2 p.s.	N/A	2 p.s.	
37	Tandem Spaces	N/A	N/A	N/A	
38	Drive Aisle Width	22'-0"	N/A	22'-0"	
39	Valet Drop Off and Pick up	N/A	N/A	N/A	
40	Loading Zones and Trash Collection Areas	2 loading bays 10'x20'	N/A	2 loading bays 10'x20'	
41	Bike racks (see parking schedule)	12 bike racks	N/A	32 bike racks	

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

47	Is this a contributing building?	Yes
48	Located within a Local Historic District?	Yes (North Shore Historic District, Harding Townsite Historic District)
49	Future Crown of Road Elevation (in 2025)	6.5' NGVD (5.2' NAVD)

Notes: if not applicable write N/A. all other data/information may be required and presented like the above format.



SEPARATE APPLICATION		AREAS PER USE	
7410 Collins Avenue	Units	Floor Area	%
Residential	18 units	21,621 SF	72%
Retail		8,379 SF	28%
Office		0 SF	0%
Total		30,000 SF	
7401 Harding Avenue		Units	Floor Area
Residential	8 townhomes	14,772 SF	25%
Retail		3,902 SF	7%
Office		41,326 SF	69%
Total (Harding)		60,000 SF	100%
PROJECT TOTAL (Harding+Collins)	26 units	90,000 SF	

SEPARATE APPLICATION		LOADING SCHEDULE	
7410 Collins Avenue	RATIO	REQUIRED	PROVIDED
COMMERCIAL	2,000 SF TO 10,000 SF	1 loading	1 loading
MULTIFAMILY RESIDENTIAL	36 to 50 units - 1 loading	0 loading spaces for 18 apartments	* 1 loading
Total (Collins)		1 loading	2 loading

* Harding Ave Site will use 1 loading space

Tier III Area C		PARKING SCHEDULE					
7401-7425 Harding Avenue		Floor Area	Units	Parking Requirement	Parking Required	Alternative Incentive Reduction	Parking Provided
Level 1	Retail (<100 seats per venue)	3,902 SF	-	-	-	-	-
	Office Lobby &BOH	1,322 SF	-	-	-	-	-
	Lobby&Townhomes (1,200 SF+)	8,374 SF	8 units	2.0 p.s./unit	16 p.s.	-	16 p.s.
Level 2	Parking	635 SF	-	see parking chart	-	-	-
	Townhomes	6,398 SF	-	-	-	-	-
Level 3	Office	12,935 SF	-	1/400SF	32.3 p.s.	13 p.s.	21 p.s.
Level 4	Office	12,935 SF	-	1/400SF	32.3 p.s.	12 p.s.	20 p.s.
Level 5	Office	12,935 SF	-	1/400SF	32.3 p.s.	12 p.s.	20 p.s.
Rooftop	Amenities	564 SF	-	None	-	-	-
TOTAL		60,000 SF	8 units		114 p.s.	37 p.s.	77 p.s.

PARKING GARAGE SCHEDULE		
*no tandem and no valet	Harding	Collins
Level 1	32 p.s.	0 p.s.
Level 2	45 p.s.	25 p.s.
Total	77 p.s.	25 p.s.
Required	114 p.s.	27 p.s.
Deficit covered by alternative parking methods	37 p.s.	2 p.s.

BICYCLE PARKING SCHEDULE					
7401-7425 Harding Avenue		SHORT-TERM		LONG-TERM	
COMMERCIAL - 14 bike racks	45,228 SF	43,410 SF / 10,000 SF = 5 bike racks	1 per business, 4 per project or 1 per 10,000 sf, whichever is greater	43,410 SF / 5,000SF=9 bike racks	1 per business, or 2 per 5,000 sf, whichever is greater
MULTIFAMILY RESIDENTIAL - 9 bike racks	8 town houses	8 units / 10 units = 1 bike rack	4 per building or 1 per 10 units	8 units * 1 = 8 bike racks	1 per unit
Total Required	23 bike racks	6 bike racks		17 bike racks	
Total Provided	113 bike racks	with alternative parking reduction			

LOADING SCHEDULE			
7401-7425 Harding Avenue	RATIO	REQUIRED	PROVIDED
COMMERCIAL	2,000 SF TO 10,000 SF - 1 loading spaces	1 loading spaces	0 loading spaces
MULTIFAMILY RESIDENTIAL	36 to 50 units - 1 loading space	N/A for 8 townhomes	0 loading spaces
OFFICE	10,000 SF to 100,000 SF - 2 loading spaces	2 loading spaces	2 loading spaces
Total		3 loading spaces	2 loading spaces

1 loading space provided on Collins Site

Tier III Area C			
7401-7425 Harding Avenue			
ALTERNATIVE PARKING SCHEDULE			
REQUIREMENT	CALCULATION	PARKING REDUCTION	
Bike parking long-term	1 p.s. for every 5 long-term bicycle p.s. provided off-street, not to exceed 20 % requirement (18 p.s.)	18 p.s. * 5 bike racks = 90 bike racks	18 p.s.
Carpool Parking	3 p.s. for every 1 p.s. reserved for carpool or vanpool vehicles not to exceed 10% requirement (11 p.s.)	4 carpool p.s. * 3 = 11 p.s.	11 p.s.
Showers	2 p.s. for each separate shower facility up to a maximum of 8 p.s.	2 p.s. * 4 showers = 8 p.s.	8 p.s.
Total Parking Reduction Provided	90 bike racks, 4 carpools, 4 showers		37 p.s.

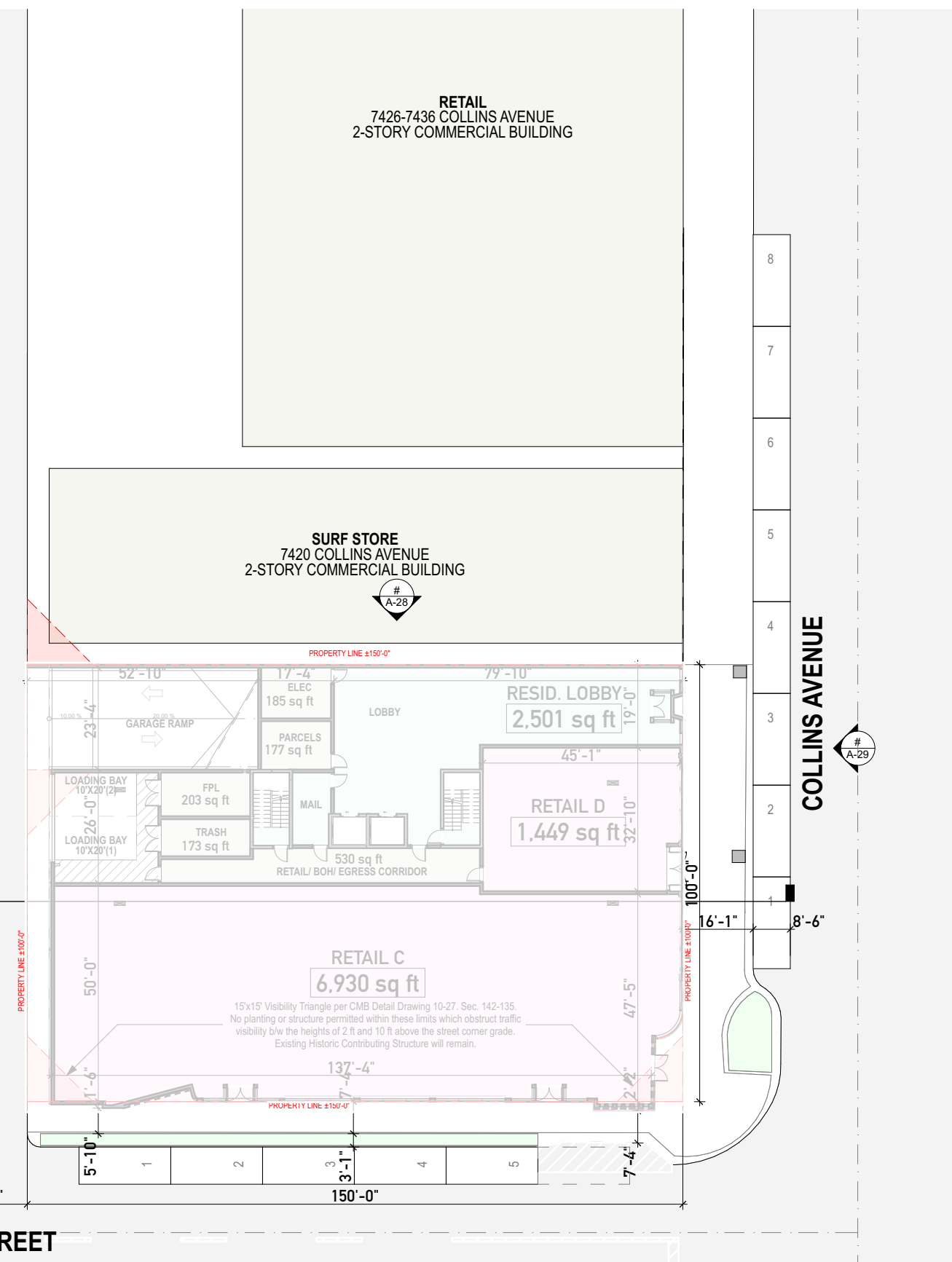
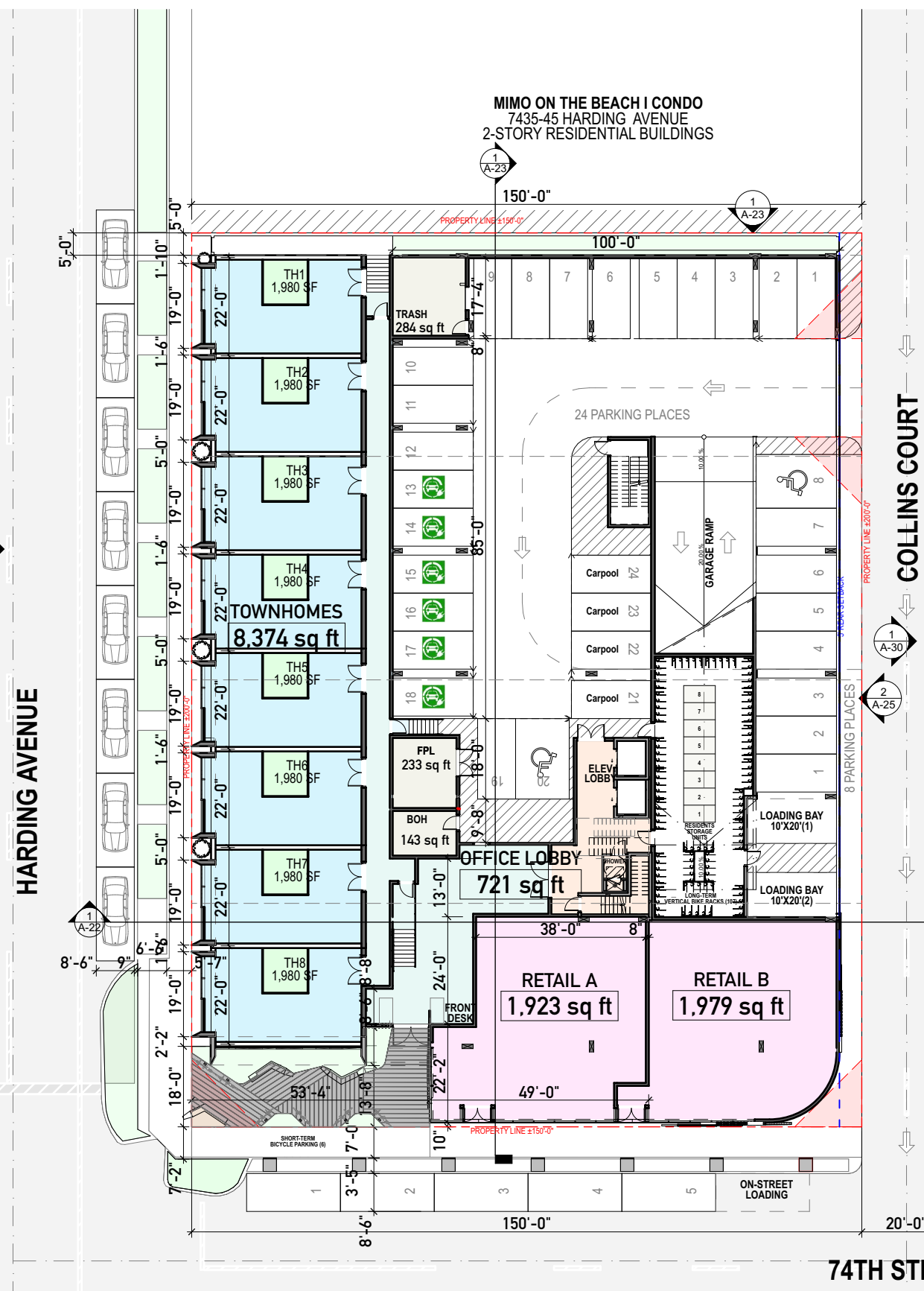
ELECTRIC VEHICLE PARKING		
REQUIREMENT	PROVIDED	
A minimum of 10% of the required parking spaces shall be equipped with an electric vehicle charging station rated at Level 2 or higher.	12 p.s.	
114 p.s. * 10% = 11.4 p.s. (12 p.s.)		
Total	12 p.s.	12 p.s.

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7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
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HARDING AVENUE

COLLINS COURT

COLLINS AVENUE

74TH STREET

MIMO ON THE BEACH I CONDO
7435-45 HARDING AVENUE
2-STORY RESIDENTIAL BUILDINGS

RETAIL
7426-7436 COLLINS AVENUE
2-STORY COMMERCIAL BUILDING

SURF STORE
7420 COLLINS AVENUE
2-STORY COMMERCIAL BUILDING

RETAIL C
6,930 sq ft

RETAIL D
1,449 sq ft

RESID. LOBBY
2,501 sq ft

RETAIL A
1,923 sq ft

RETAIL B
1,979 sq ft

TOWNHOMES
8,374 sq ft

OFFICE LOBBY
721 sq ft

TRASH
284 sq ft

FPL
233 sq ft

BOH
143 sq ft

FPL
203 sq ft

TRASH
173 sq ft

PARCELS
177 sq ft

LOBBY

ELEC
185 sq ft

TH1
1,980 SF

TH2
1,980 SF

TH3
1,980 SF

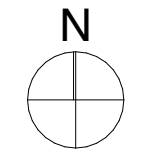
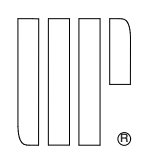
TH4
1,980 SF

TH5
1,980 SF

TH6
1,980 SF

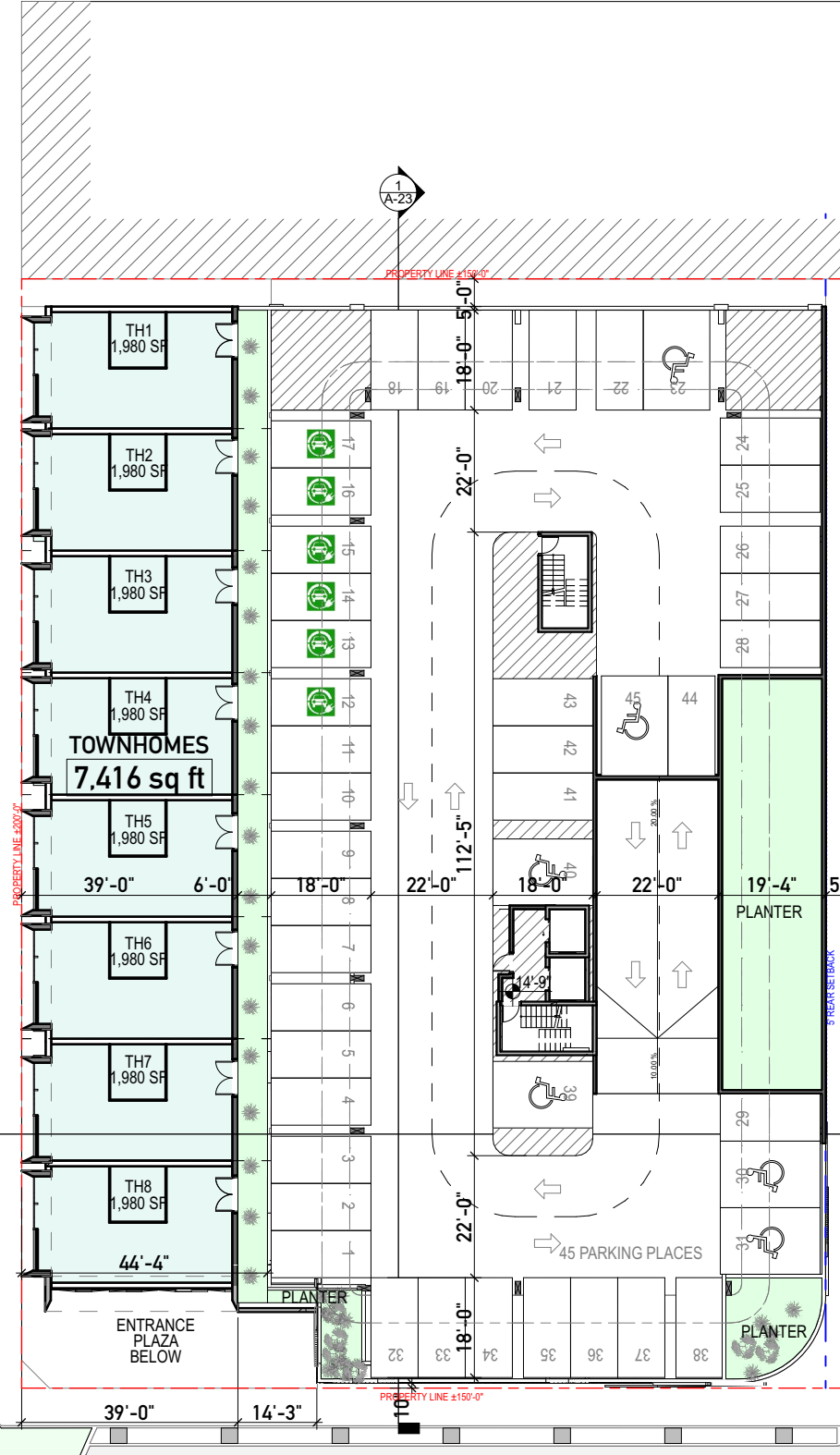
TH7
1,980 SF

TH8
1,980 SF



HARDING AVENUE

1
A-22



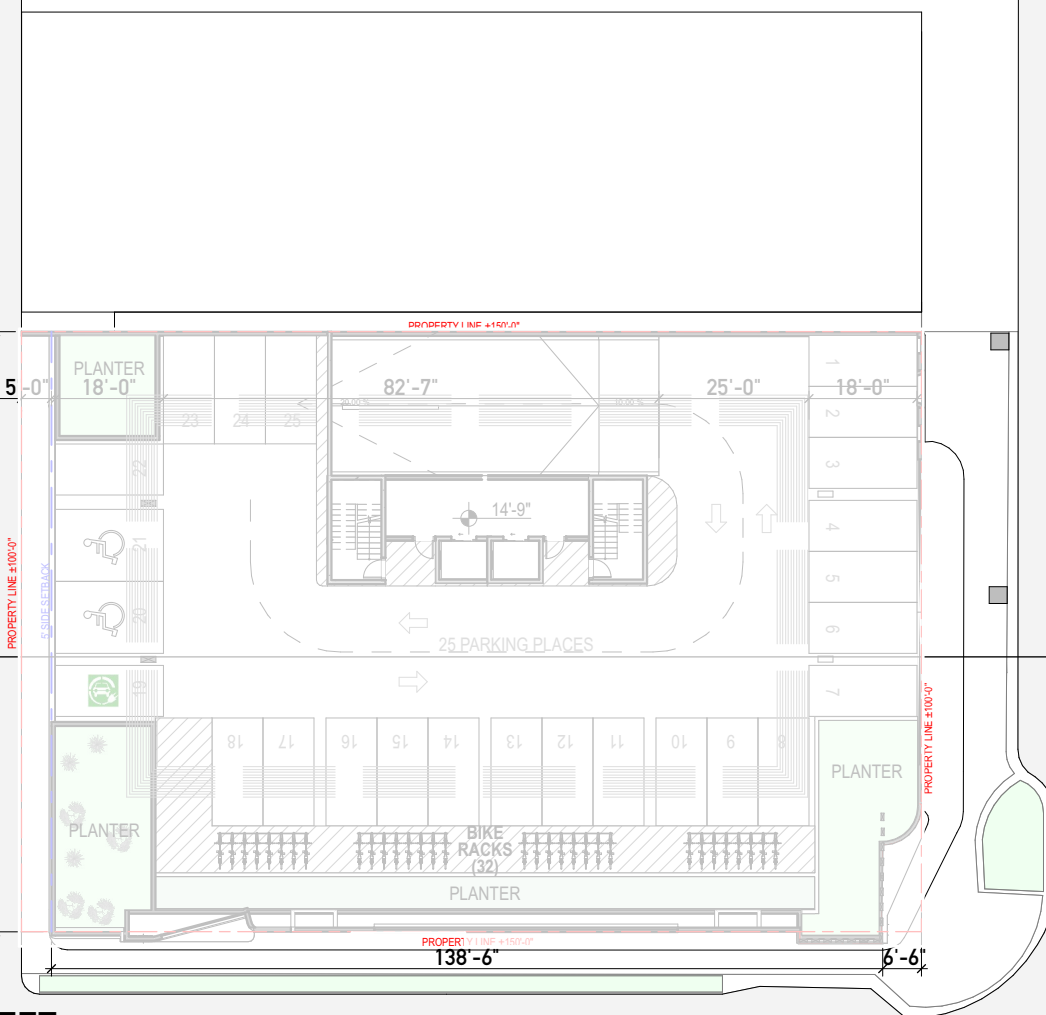
TOWNHOMES
7,416 sq ft

ENTRANCE
PLAZA
BELOW

74TH STREET

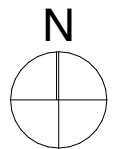
COLLINS COURT

1
A-23



BIKE
RACKS
(32)

COLLINS AVENUE



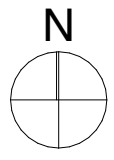
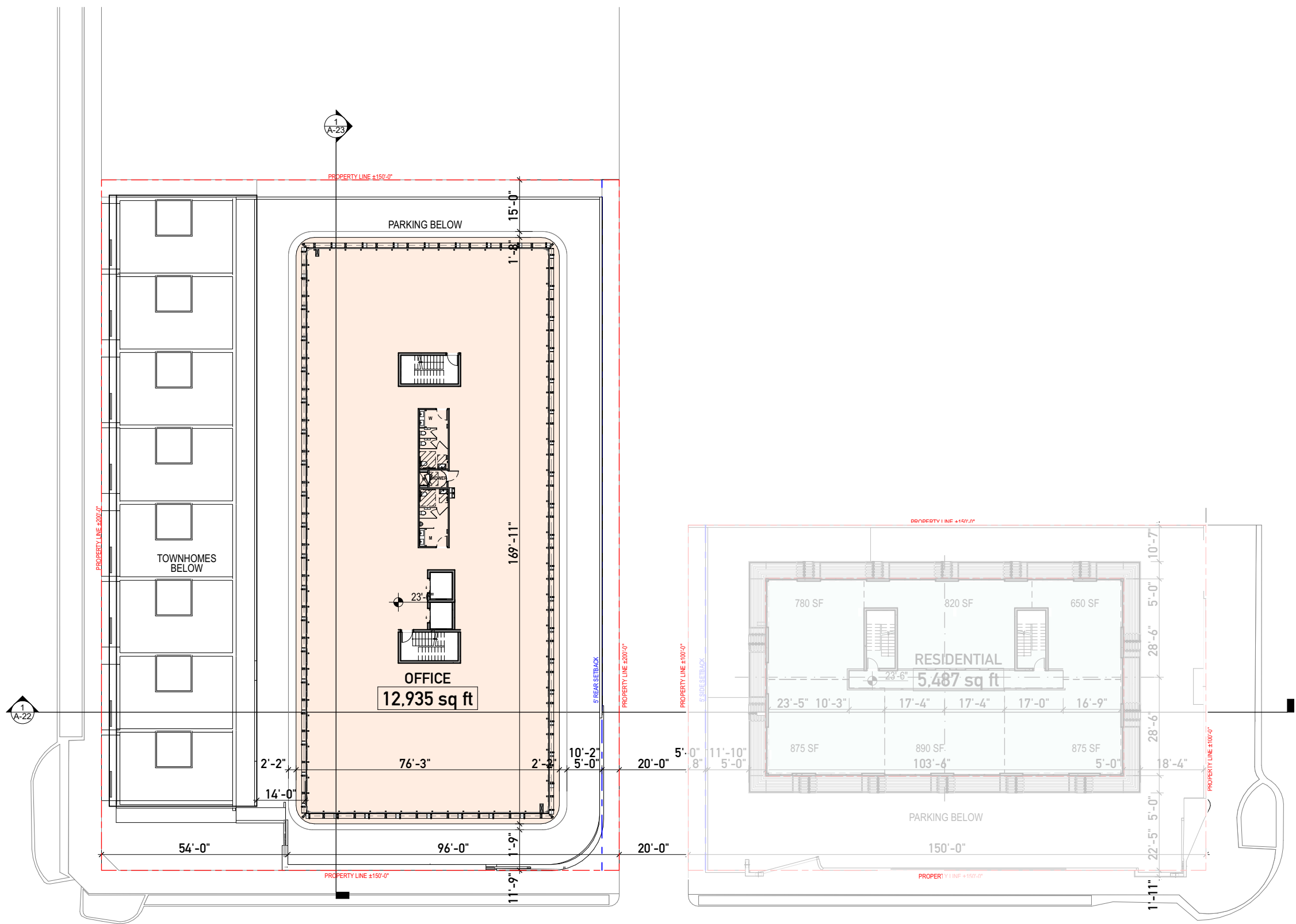
A-15

7401-7425 HARDING AVENUE

SECOND FLOOR - PARKING 5/6/24

7401-7425 Harding Ave - PB
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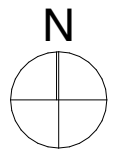
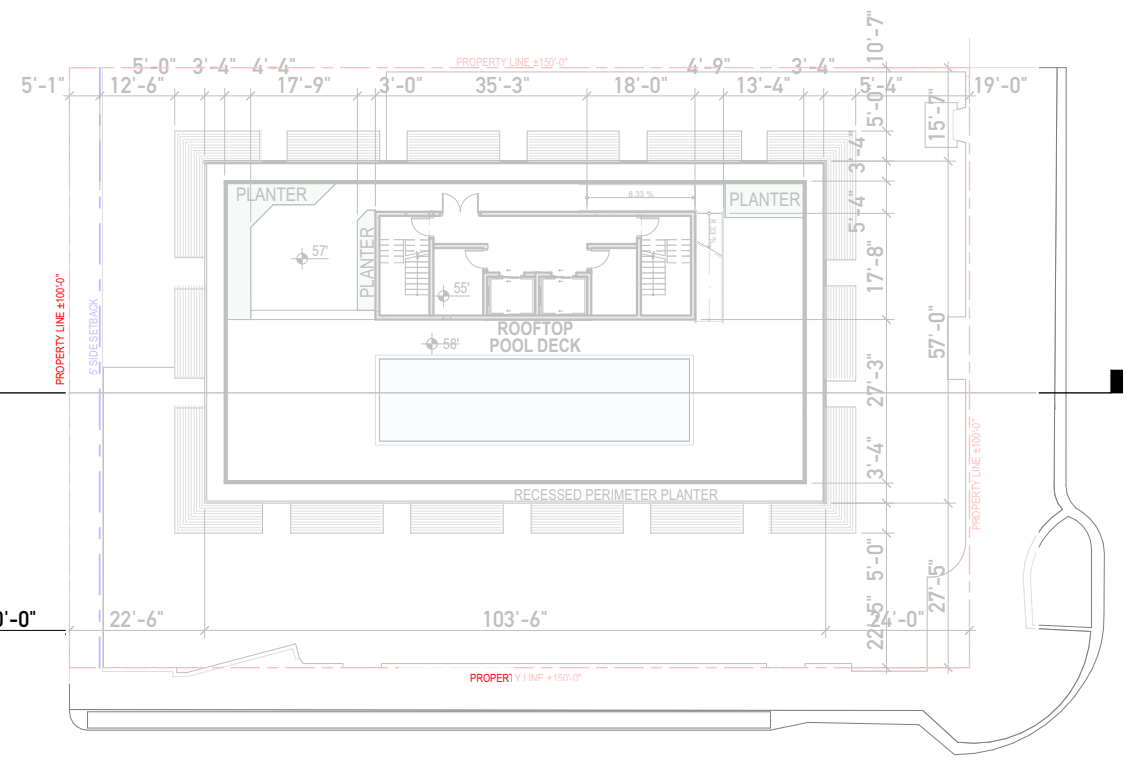
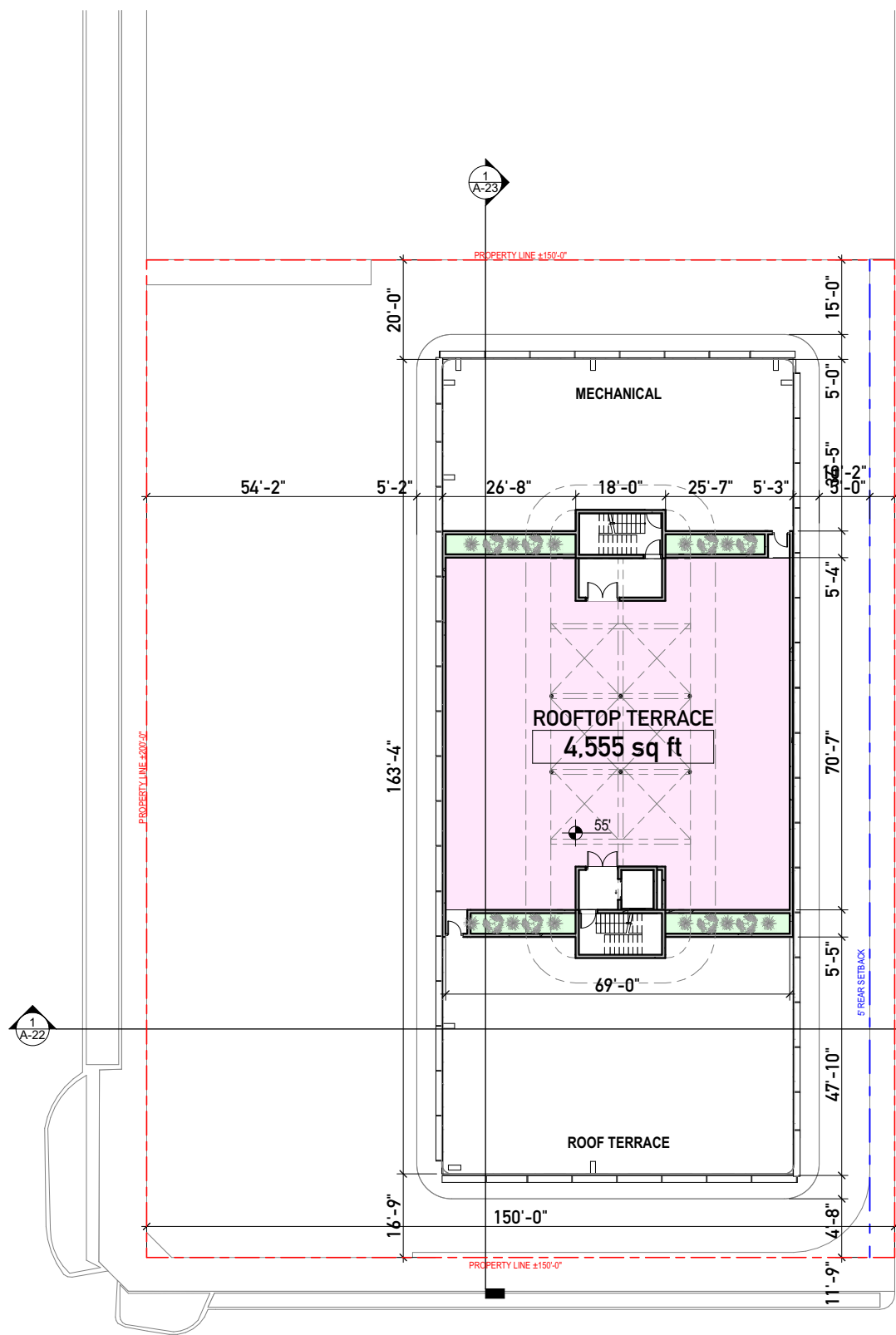
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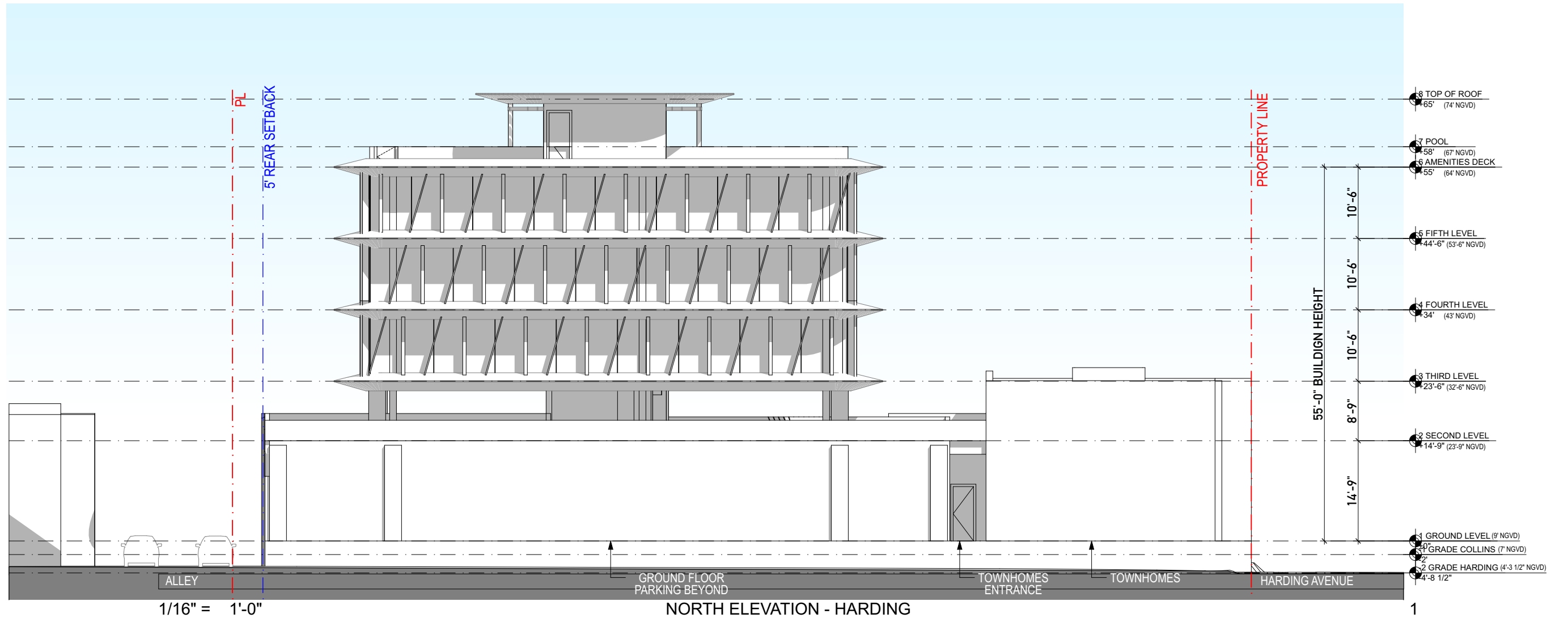
7401-7425 HARDING AVENUE

THIRD - FIFTH FLOOR 5/6/24

7401-7425 Harding Ave - PB
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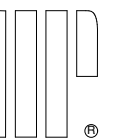


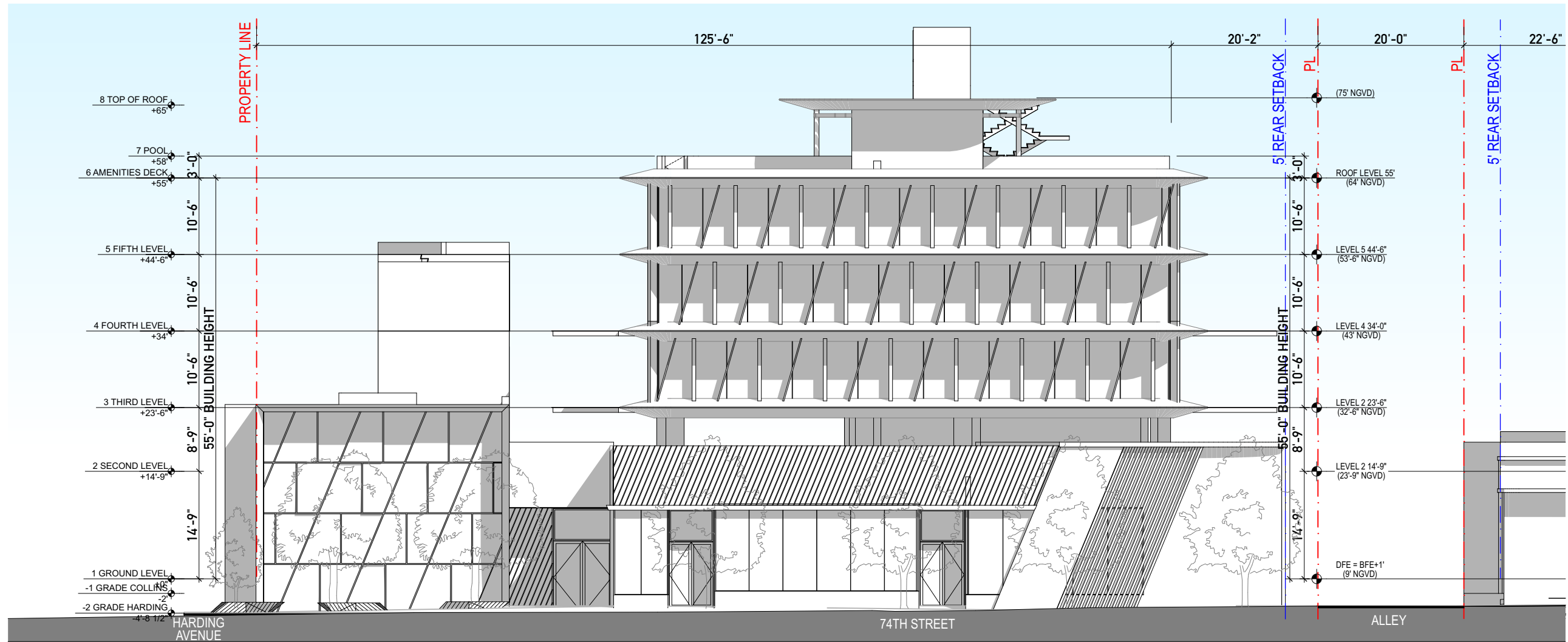
A-18

7401-7425 HARDING AVENUE

NORTH ELEVATION 5/6/24

7401-7425 Harding Ave - PB
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1/16" = 1'-0"

SOUTH ELEVATION

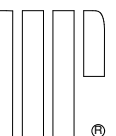
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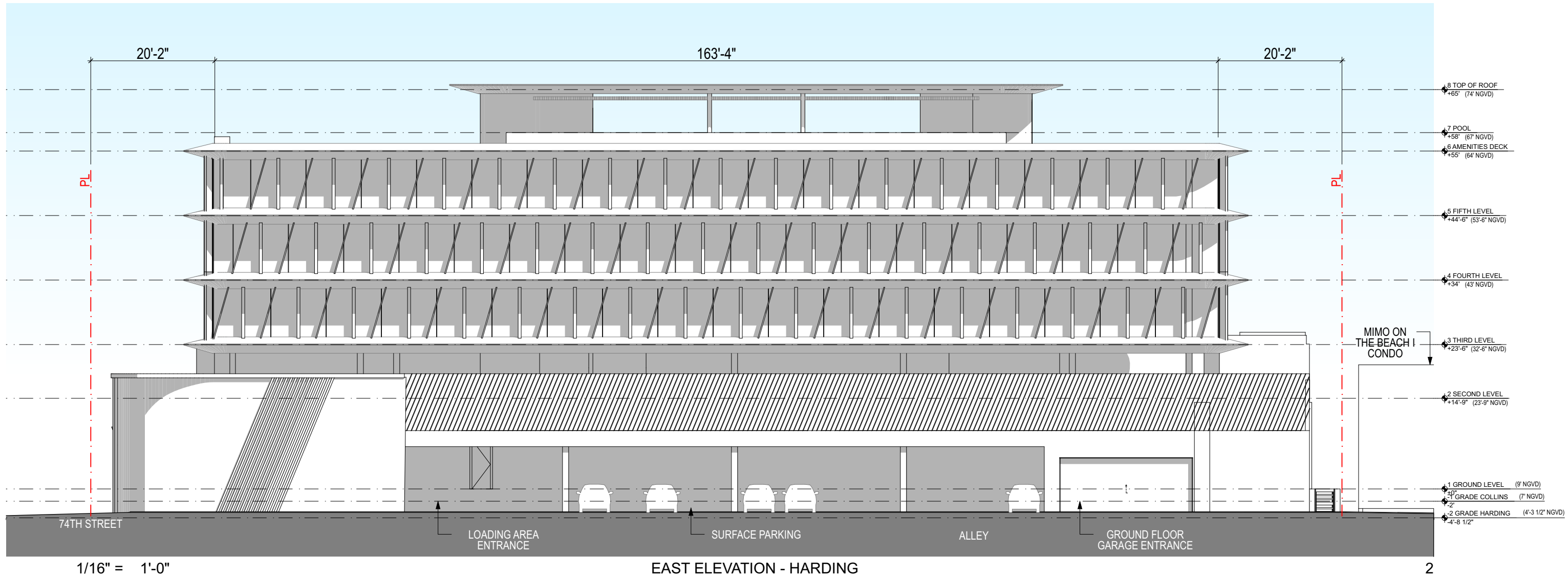
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7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
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SOUTH ELEVATION 5/6/24



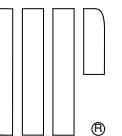


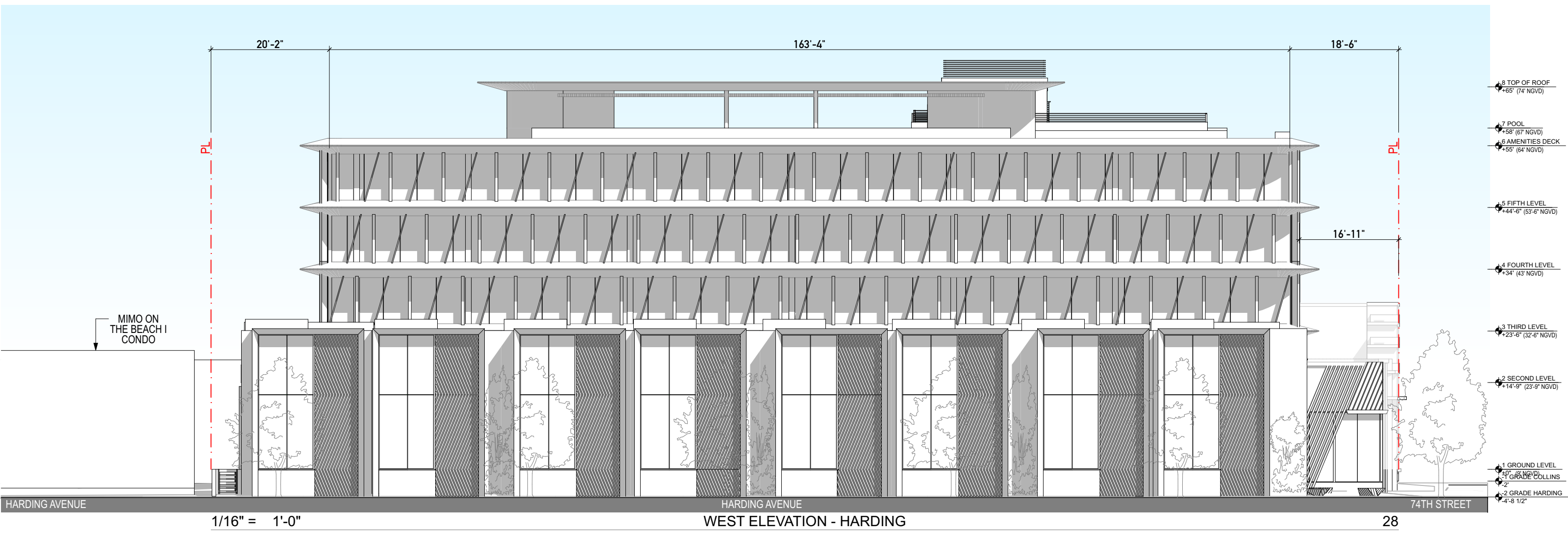
A-20

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
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EAST ELEVATION 5/6/24





MIMO ON THE BEACH I CONDO

HARDING AVENUE HARDING AVENUE HARDING AVENUE 74TH STREET

1/16" = 1'-0"

WEST ELEVATION - HARDING

28

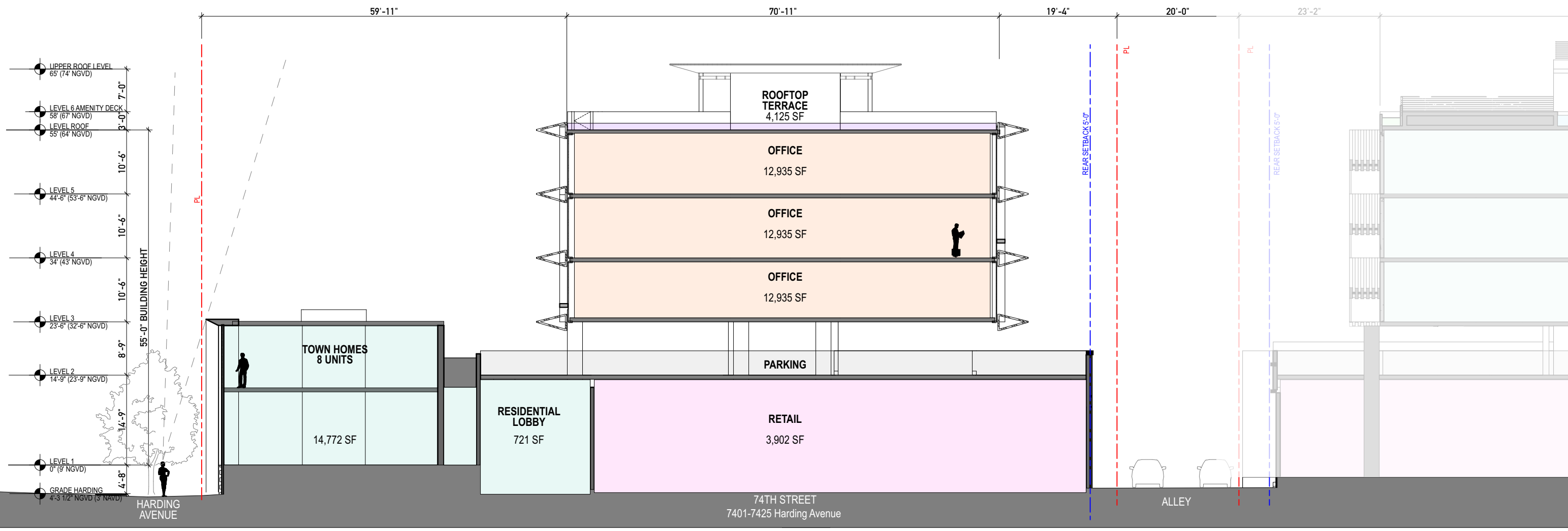
A-21

7401-7425 HARDING AVENUE

WEST ELEVATION 5/6/24

7401-7425 Harding Ave - PB
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1/16" = 1'-0"

CROSS SECTION

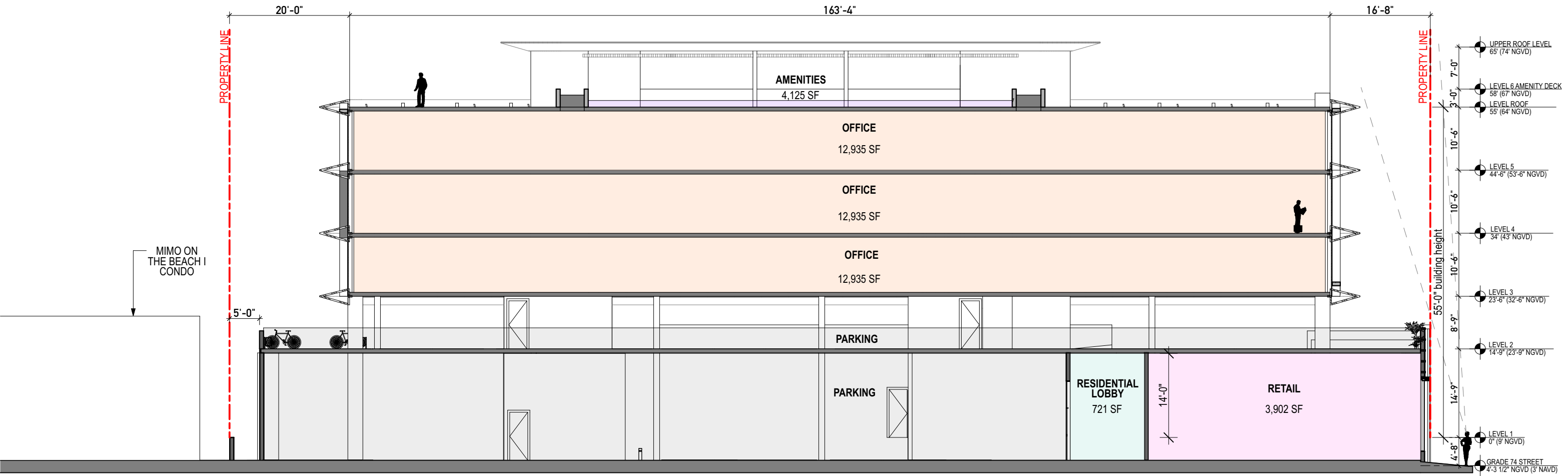
A-22

7401-7425 HARDING AVENUE

CROSS SECTION 5/6/24

7401-7425 Harding Ave - PB
 URBAN ROBOT © 2024
 AR#99232 Sebastian Velez





1/16" = 1'-0"

OFFICE SECTION

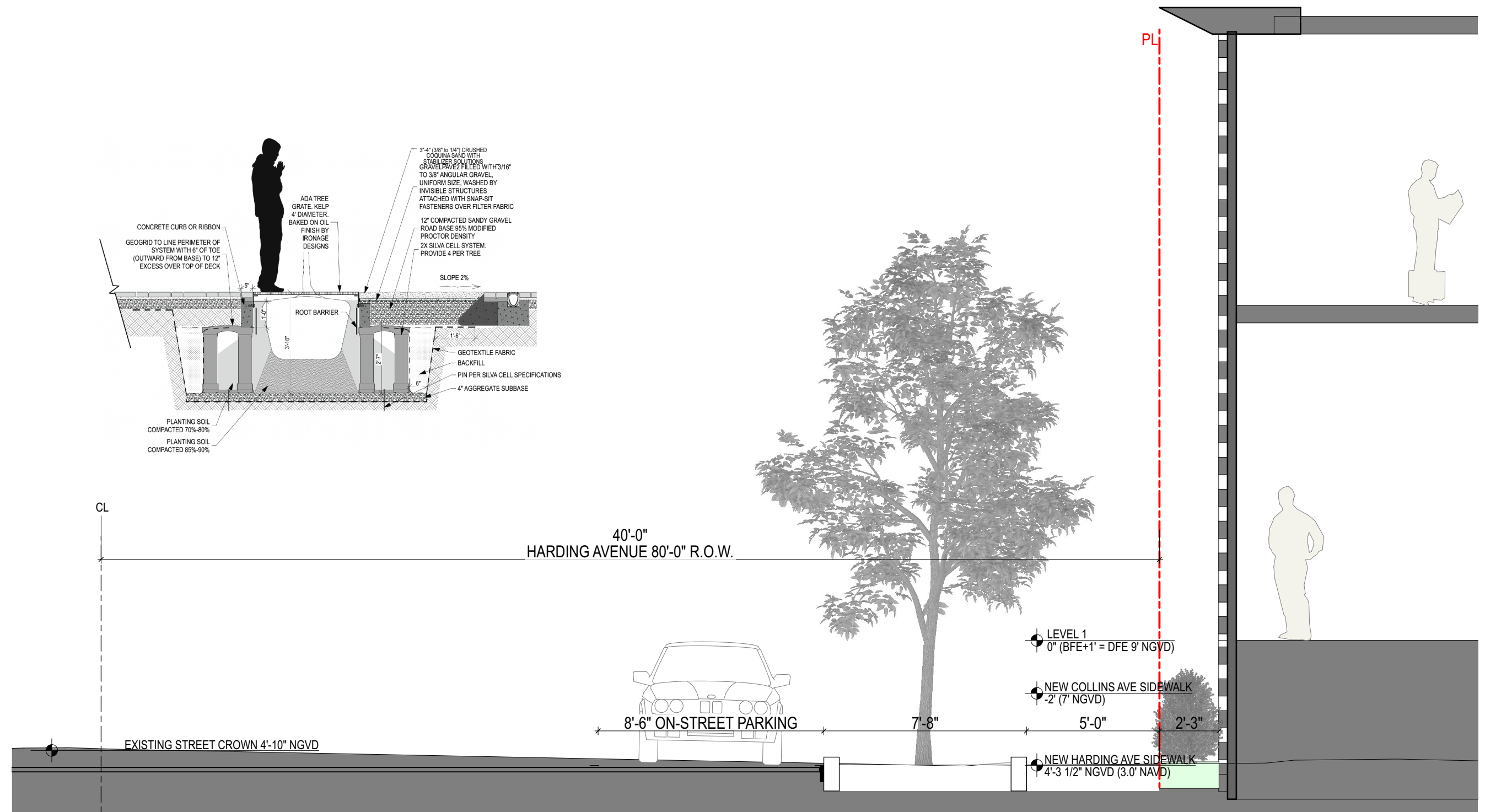
A-23

7401-7425 HARDING AVENUE

LONGITUDINAL SECTION 5/6/24

7401-7425 Harding Ave - PB
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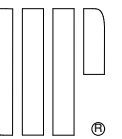


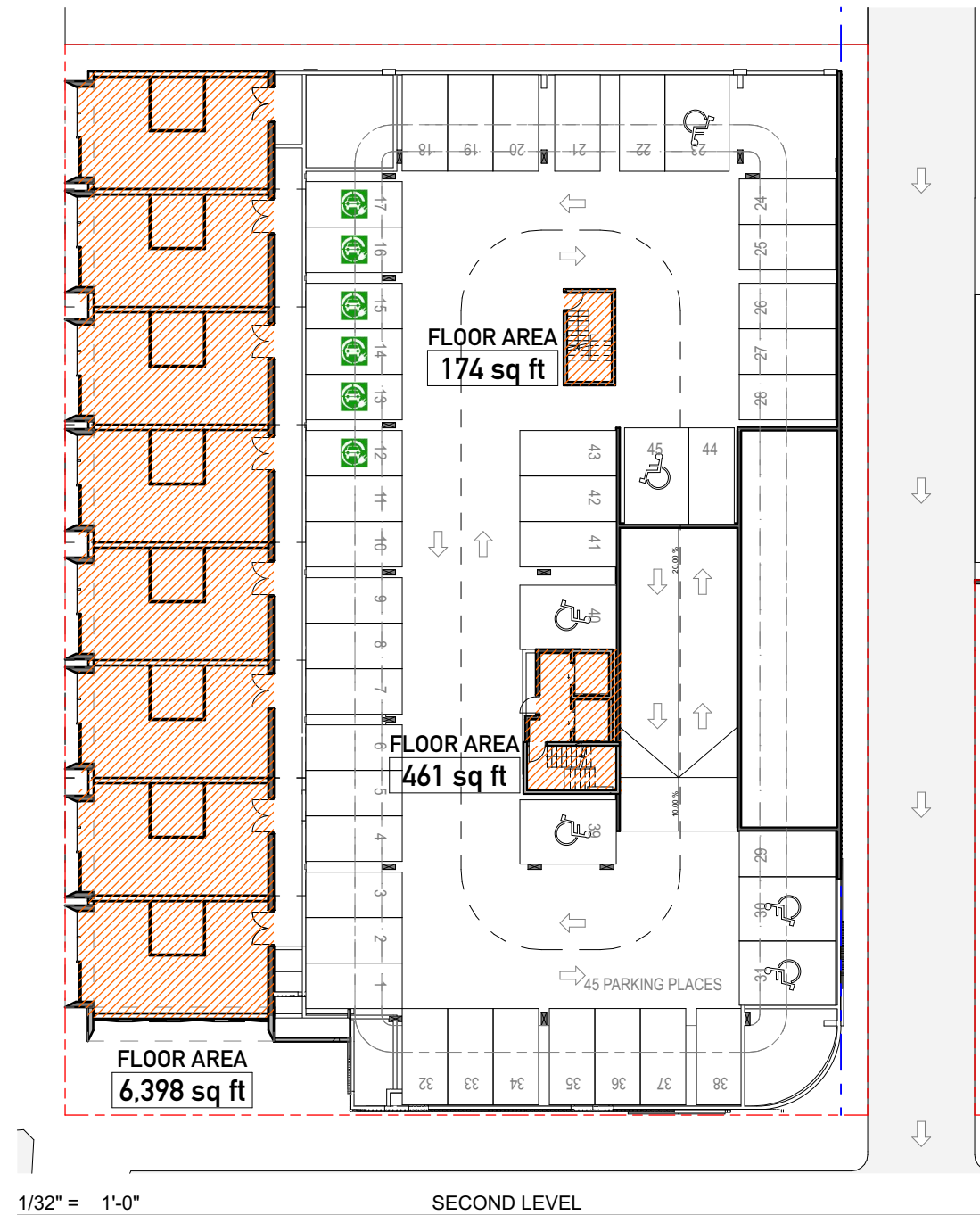
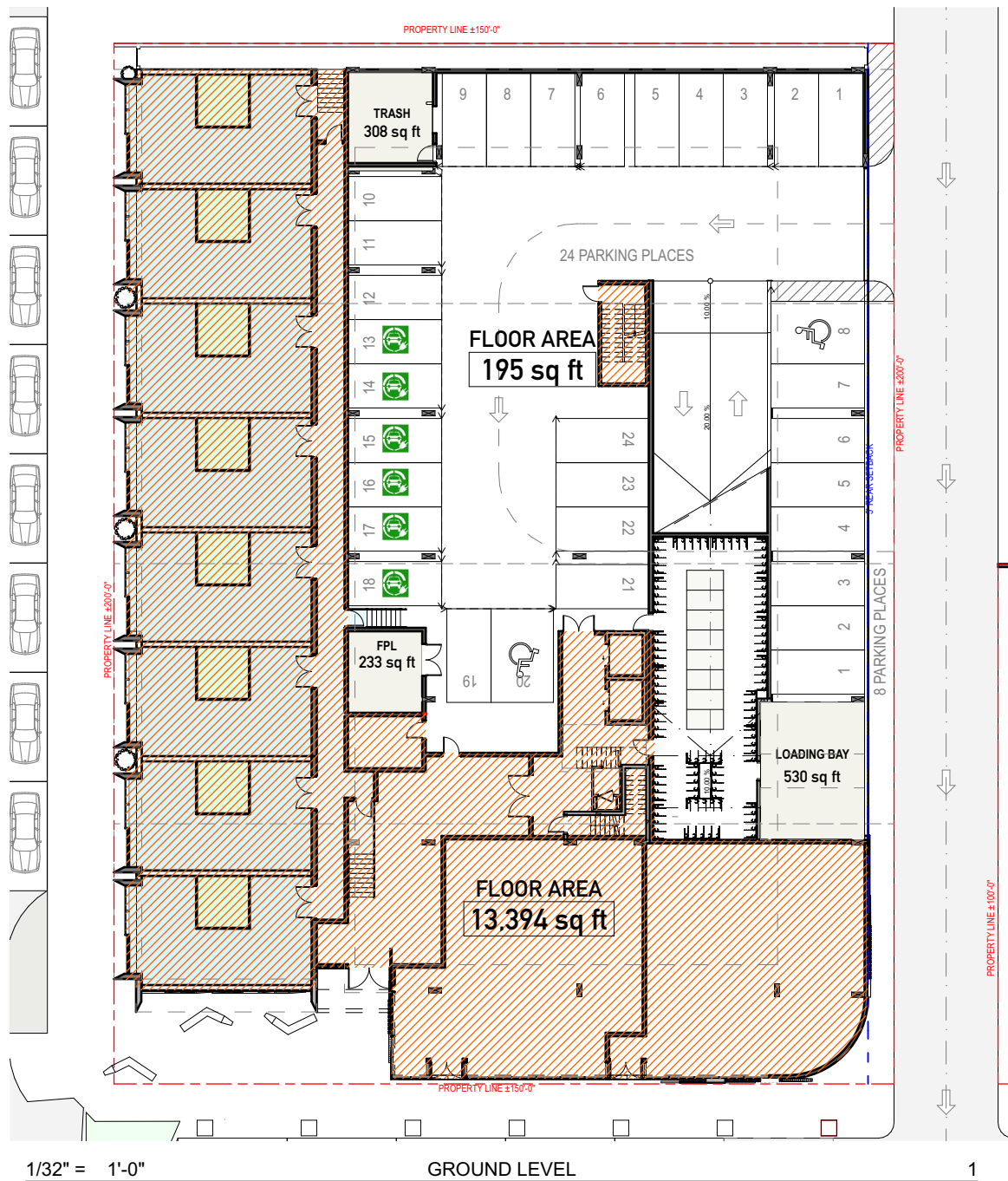
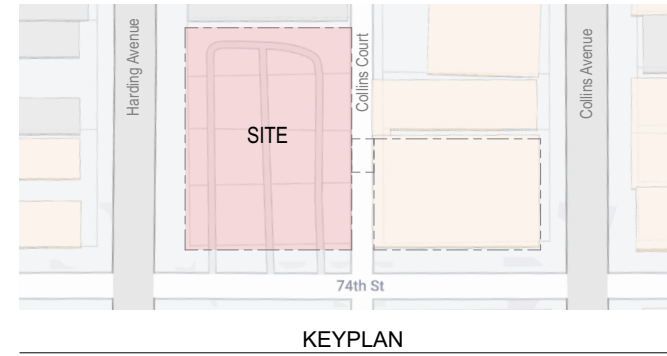
A-24

7401-7425 HARDING AVENUE

STREET SECTION 5/6/24

7401-7425 Harding Ave - PB
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 AR#99232 Sebastian Velez





7410 COLLINS AVE

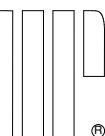
COLLINS FAR SCHEDULE

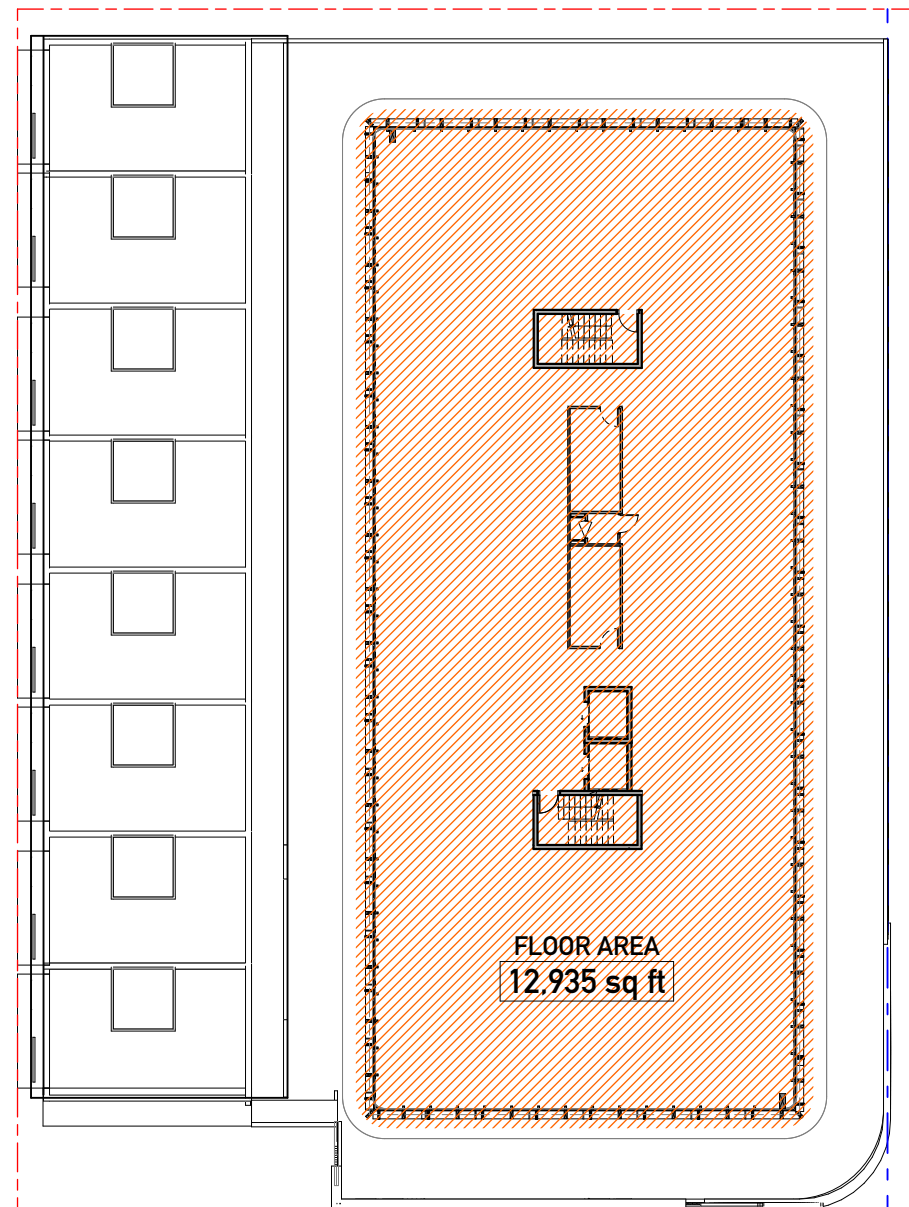
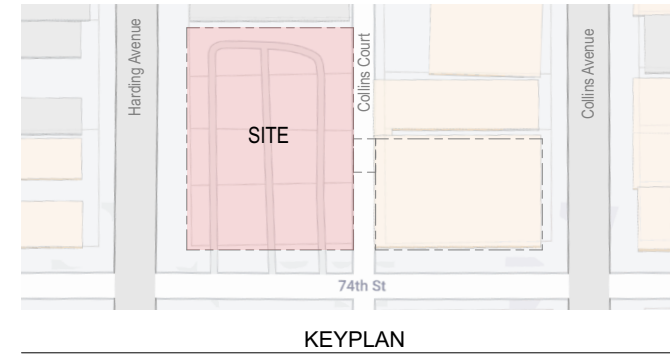
LOCATION	AREA
GROUND LEVEL	11,810.58
SECOND LEVEL	865.02
THIRD LEVEL	5,487.37
FOURTH LEVEL	5,487.37
FIFTH LEVEL	5,487.37
AMENITIES DECK	863.33
TOTAL FAR - COLLINS	30,000 SF

7401-7425 HARDING AVE

HARDING FAR SCHEDULE

LOCATION	AREA
GROUND LEVEL	13,589.52
SECOND LEVEL	7,032.82
THIRD LEVEL	12,934.80
FOURTH LEVEL	12,934.80
FIFTH LEVEL	12,934.89
AMENITIES DECK	573.61
TOTAL FAR - HARDING	60,000.00 SF

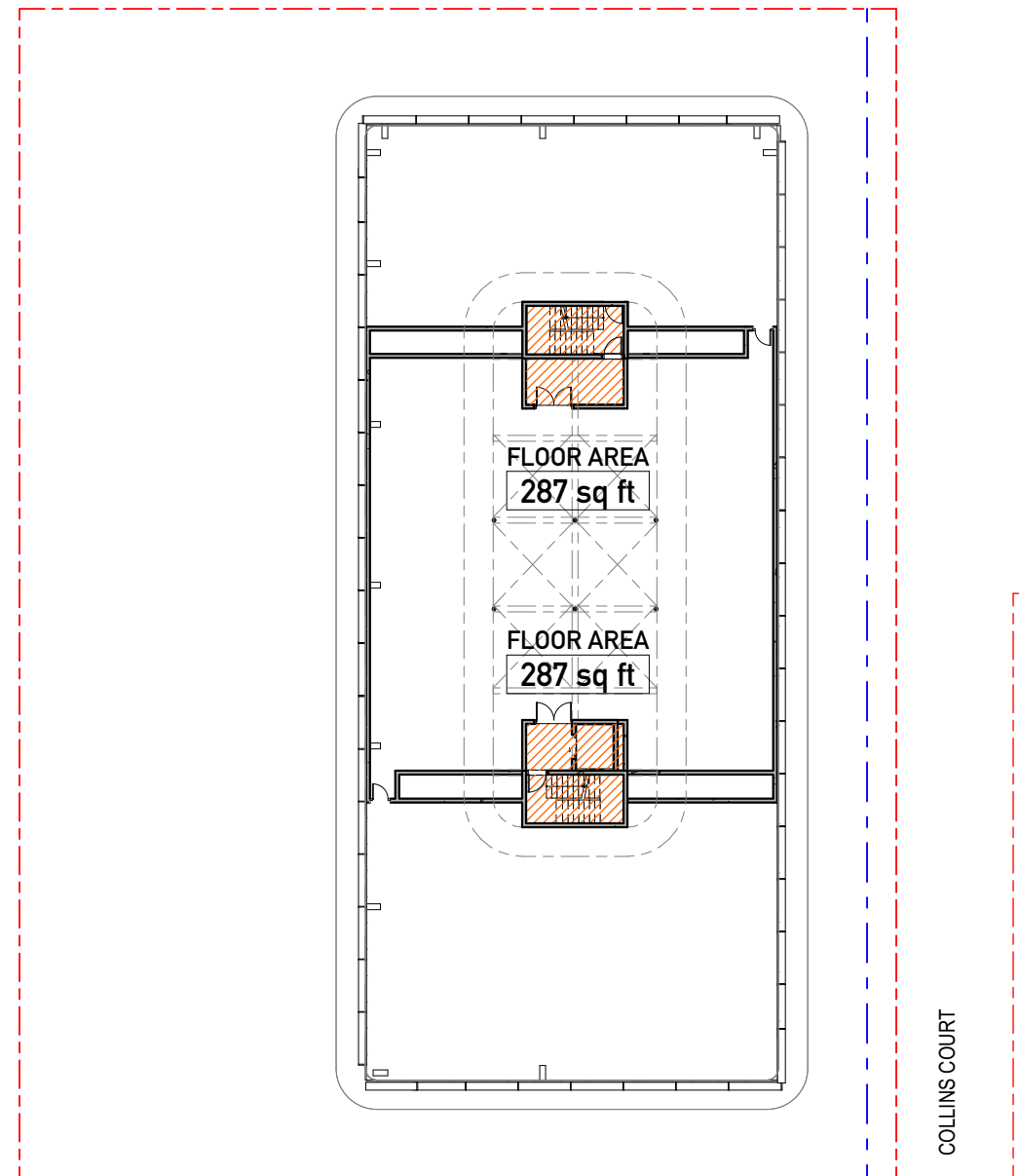




1/32" = 1'-0"

THIRD LEVEL-FIFTH LEVEL

1



1/32" = 1'-0"

AMENITIES DECK

2

7410 COLLINS AVE

COLLINS FAR SCHEDULE

LOCATION	AREA
GROUND LEVEL	11,810.58
SECOND LEVEL	865.02
THIRD LEVEL	5,487.37
FOURTH LEVEL	5,487.37
FIFTH LEVEL	5,487.37
AMENITIES DECK	863.33
	30,000 SF

740-7425 HARDING AVE

HARDING FAR SCHEDULE

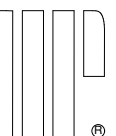
LOCATION	AREA
GROUND LEVEL	13,589.52
SECOND LEVEL	7,032.82
THIRD LEVEL	12,934.80
FOURTH LEVEL	12,934.80
FIFTH LEVEL	12,934.89
AMENITIES DECK	573.61
TOTAL FAR - HARDING	60,000.00 SF

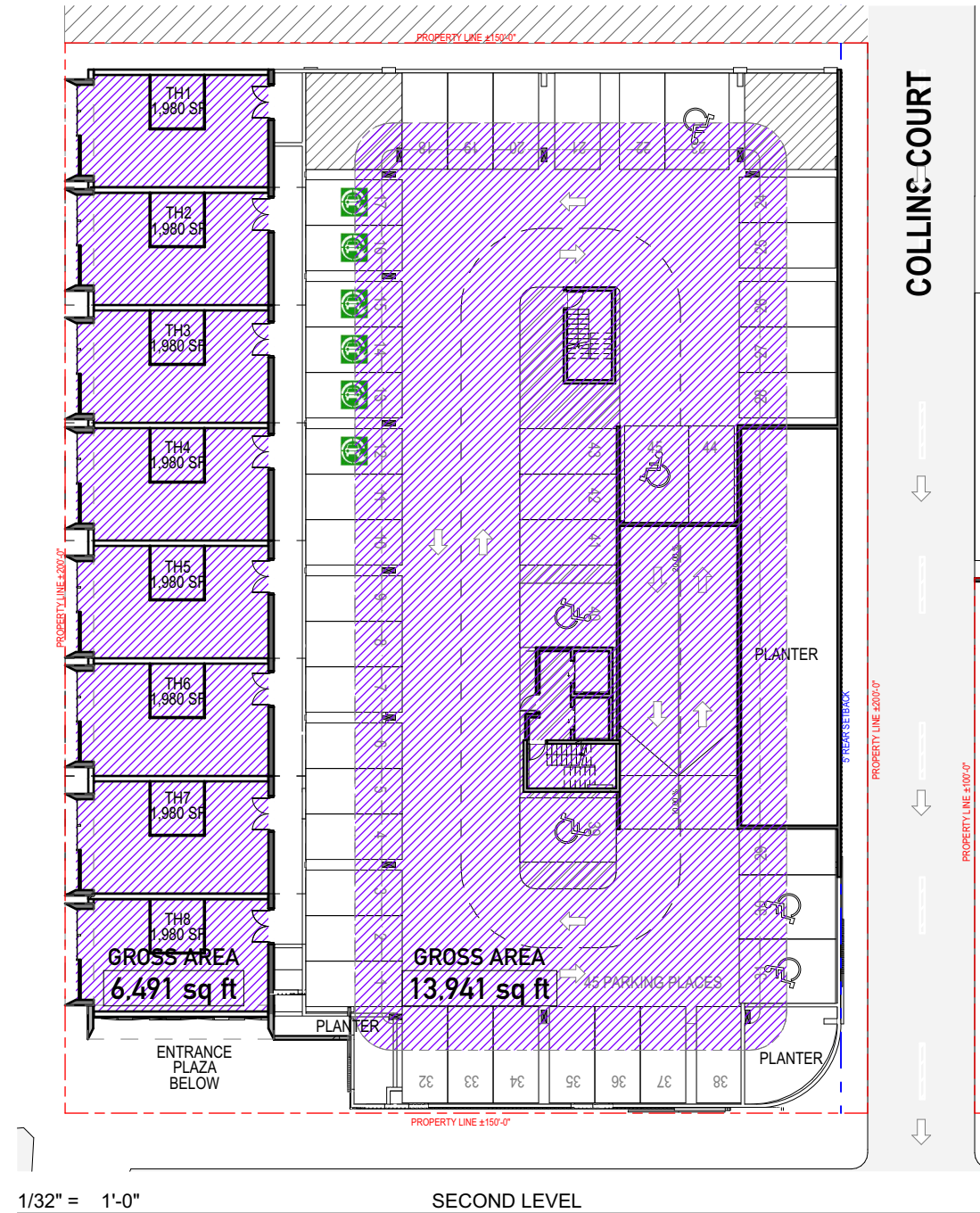
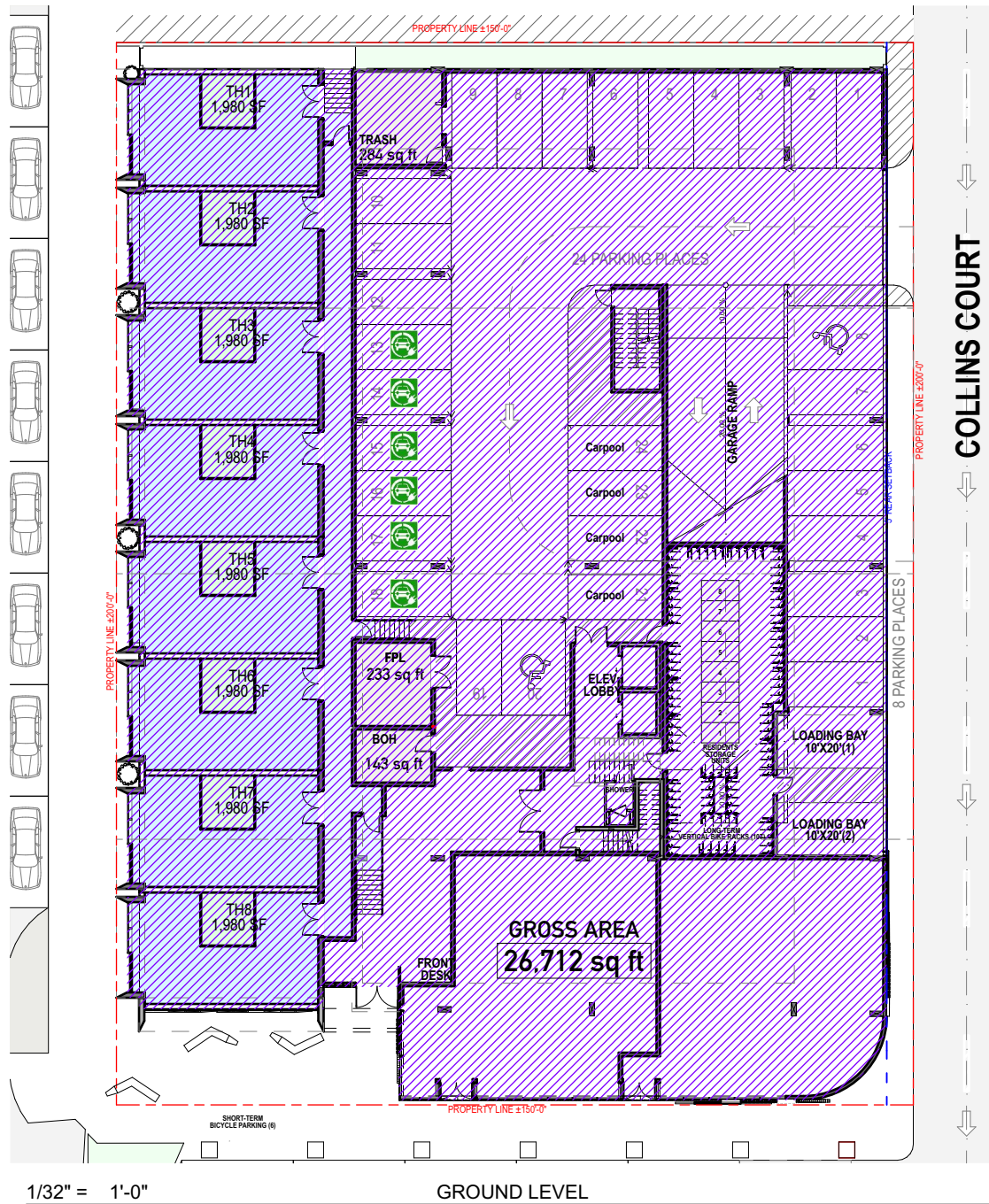
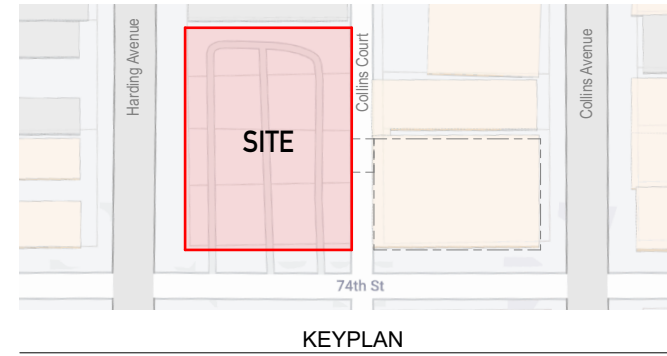
A-26

7401-7425 HARDING AVENUE

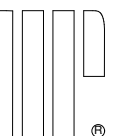
7401-7425 Harding Ave - PB
URBAN ROBOT © 2024
AR#99232 Sebastian Velez

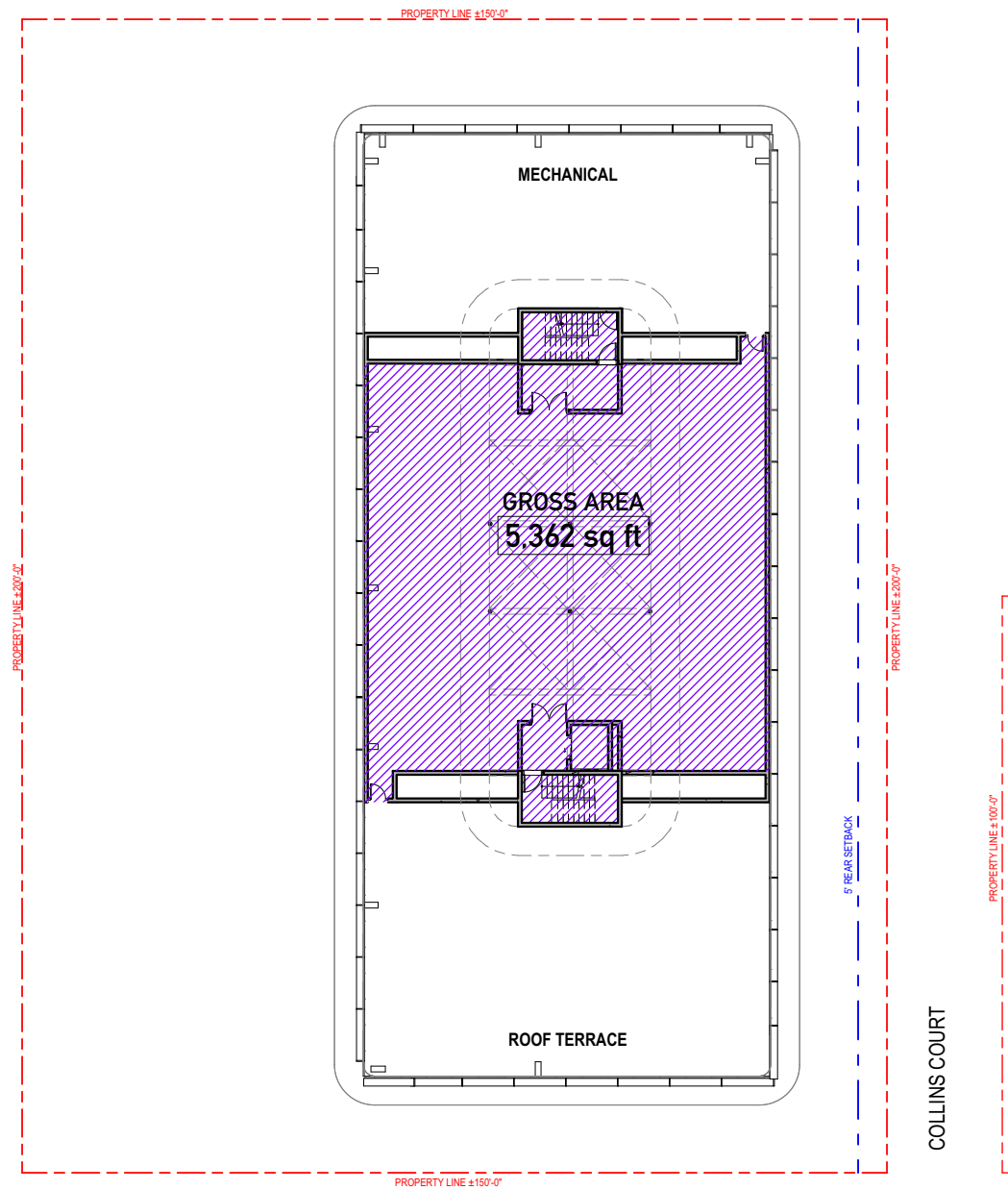
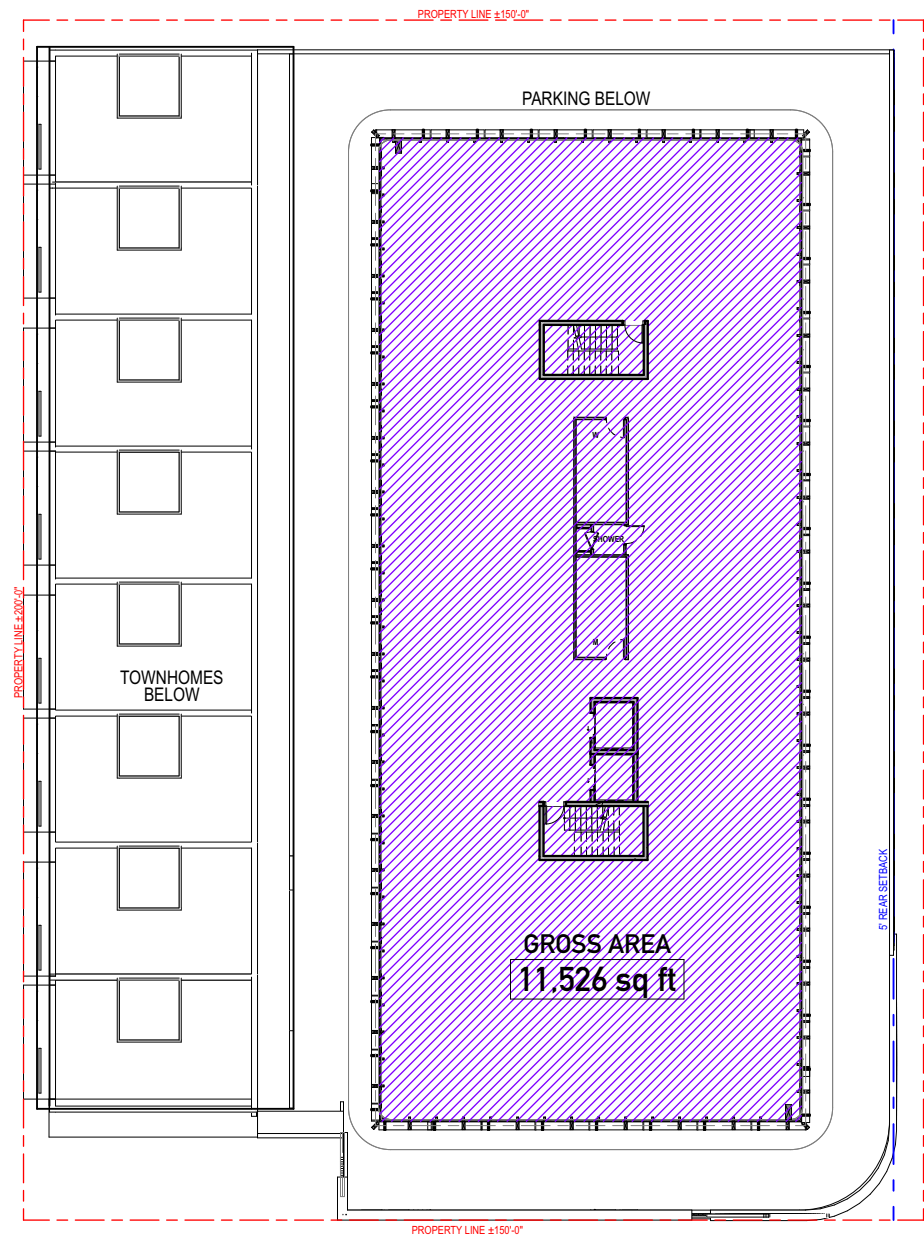
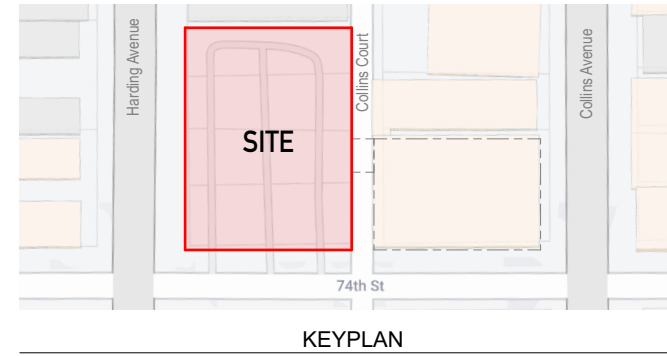
PROPOSED FAR DIAGRAMS 5/6/24





Gross Areas - Harding	
LOCATION	AREA
GROUND LEVEL	26,712.36
SECOND LEVEL	20,431.95
THIRD LEVEL	11,526.35
FOURTH LEVEL	11,526.35
FIFTH LEVEL	11,526.35
AMENITIES DECK	5,362.47
	87,085.83 ft ²





Gross Areas - Harding	
LOCATION	AREA
GROUND LEVEL	26,712.36
SECOND LEVEL	20,431.95
THIRD LEVEL	11,526.35
FOURTH LEVEL	11,526.35
FIFTH LEVEL	11,526.35
AMENITIES DECK	5,362.47
	87,085.83 ft ²

1/32" = 1'-0"

THIRD LEVEL-FIFTH LEVEL

1

1/32" = 1'-0"

AMENITIES DECK

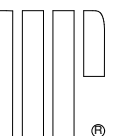
2

A-28

GROSS DIAGRAMS 5/6/24

7410 COLLINS AVENUE

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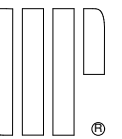
Pedestrian view from the Collins Ave/ 74th Street intersection

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7401-7425 HARDING AVENUE

3 D VIEWS 5/6/24

7401-7425 Harding Ave - PB
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Aerial view

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7401-7425 HARDING AVENUE

3 D VIEWS 5/6/24

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Pedestrian view from the Harding Ave/ 74th Street intersection

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7401-7425 HARDING AVENUE

3 D VIEWS 5/6/24

7401-7425 Harding Ave - PB
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Pedestrian view along the 74th street

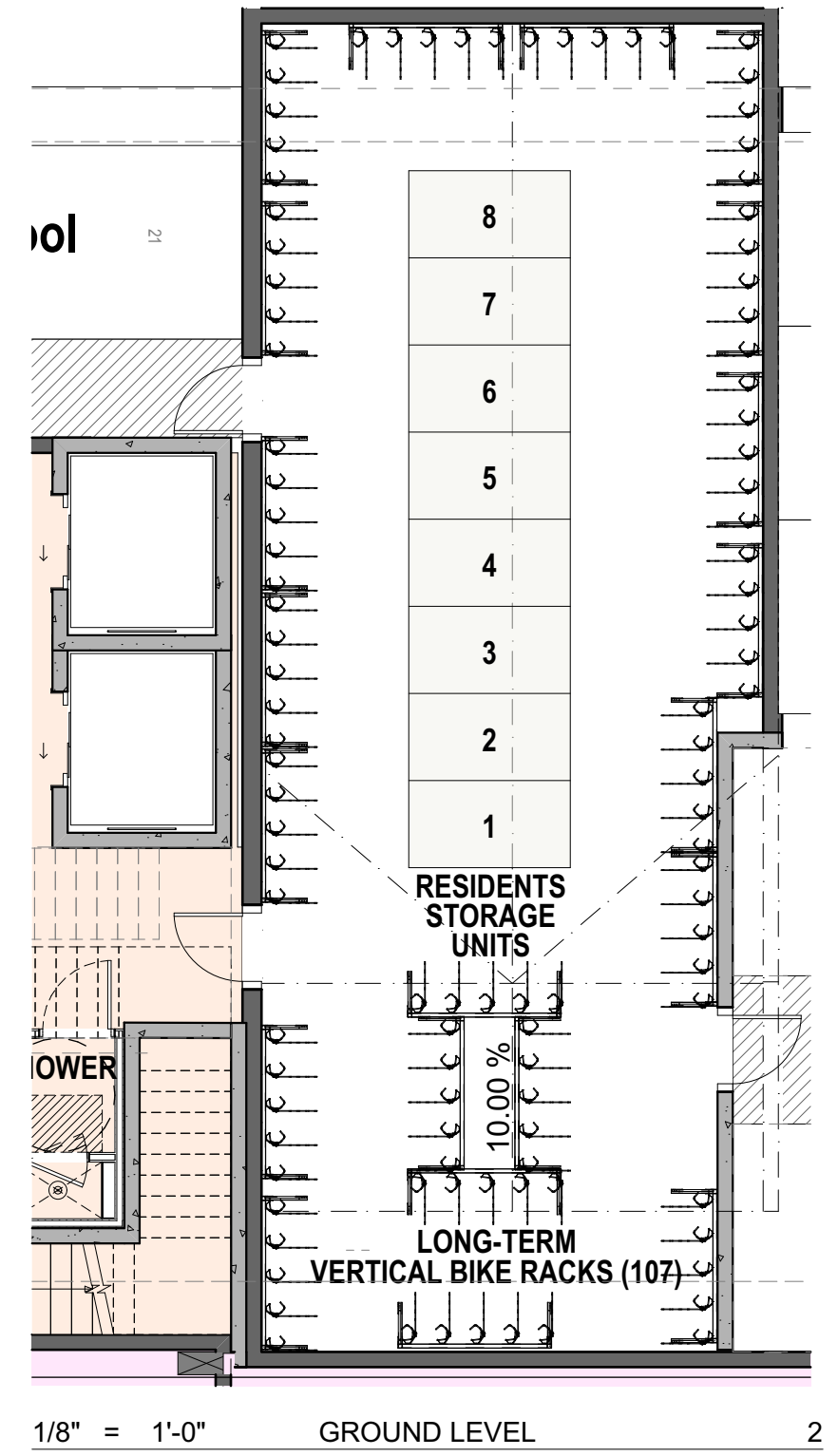
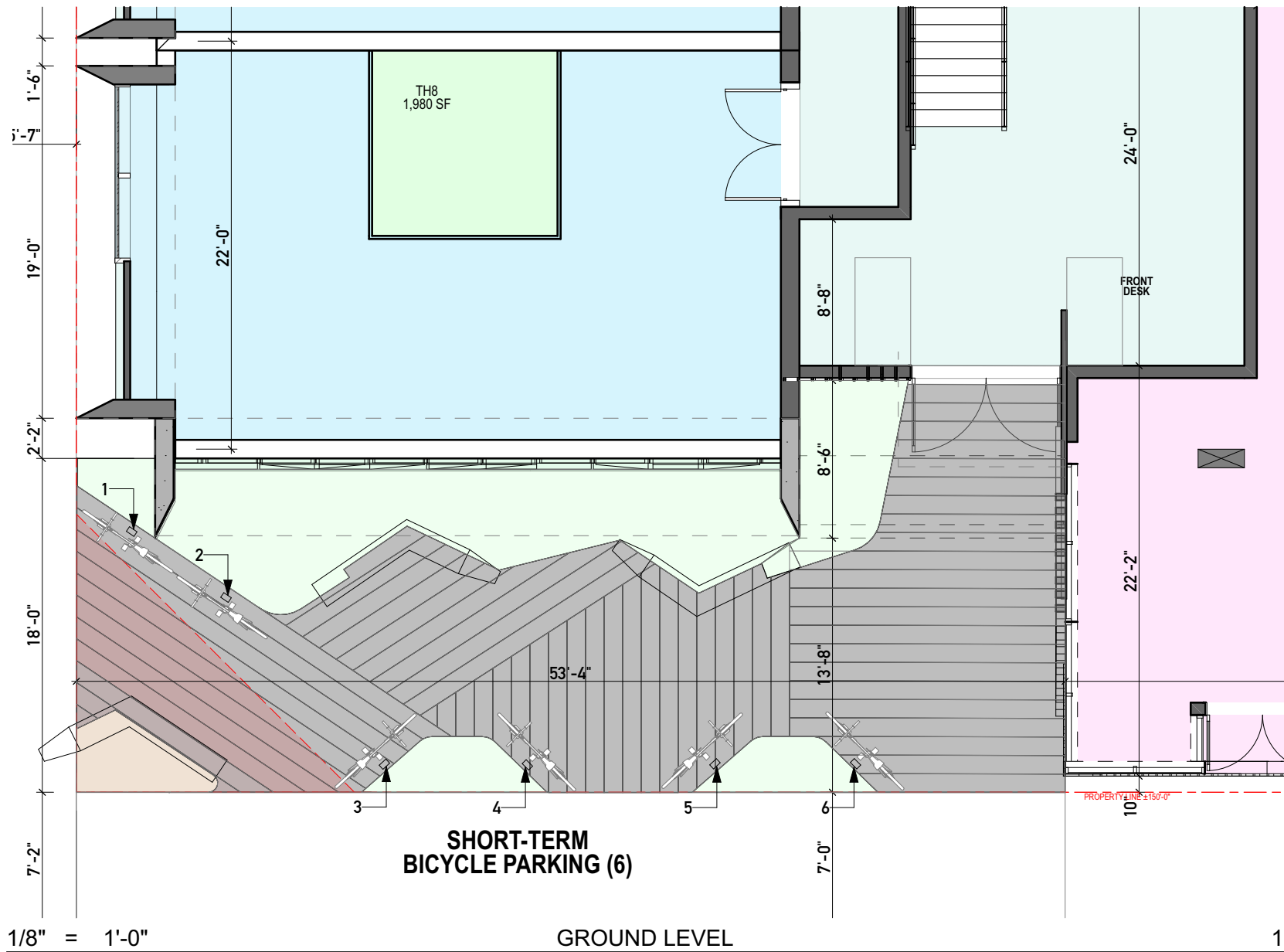
A-32

7401-7425 HARDING AVENUE

3 D VIEWS 5/6/24

7401-7425 Harding Ave - PB
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VEGA bicycle post

3996C

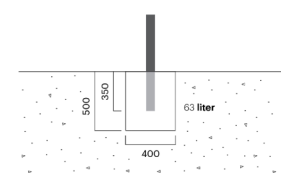
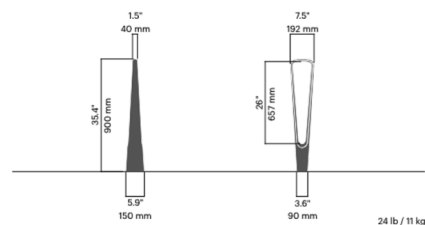
Designed by
Espen Voll, Tore Borgersen, Michael Olofsson

Vega bicycle post is made from cast aluminum and provides good support for up to two bicycles.



Anchoring/assembly

Type C - Concreting

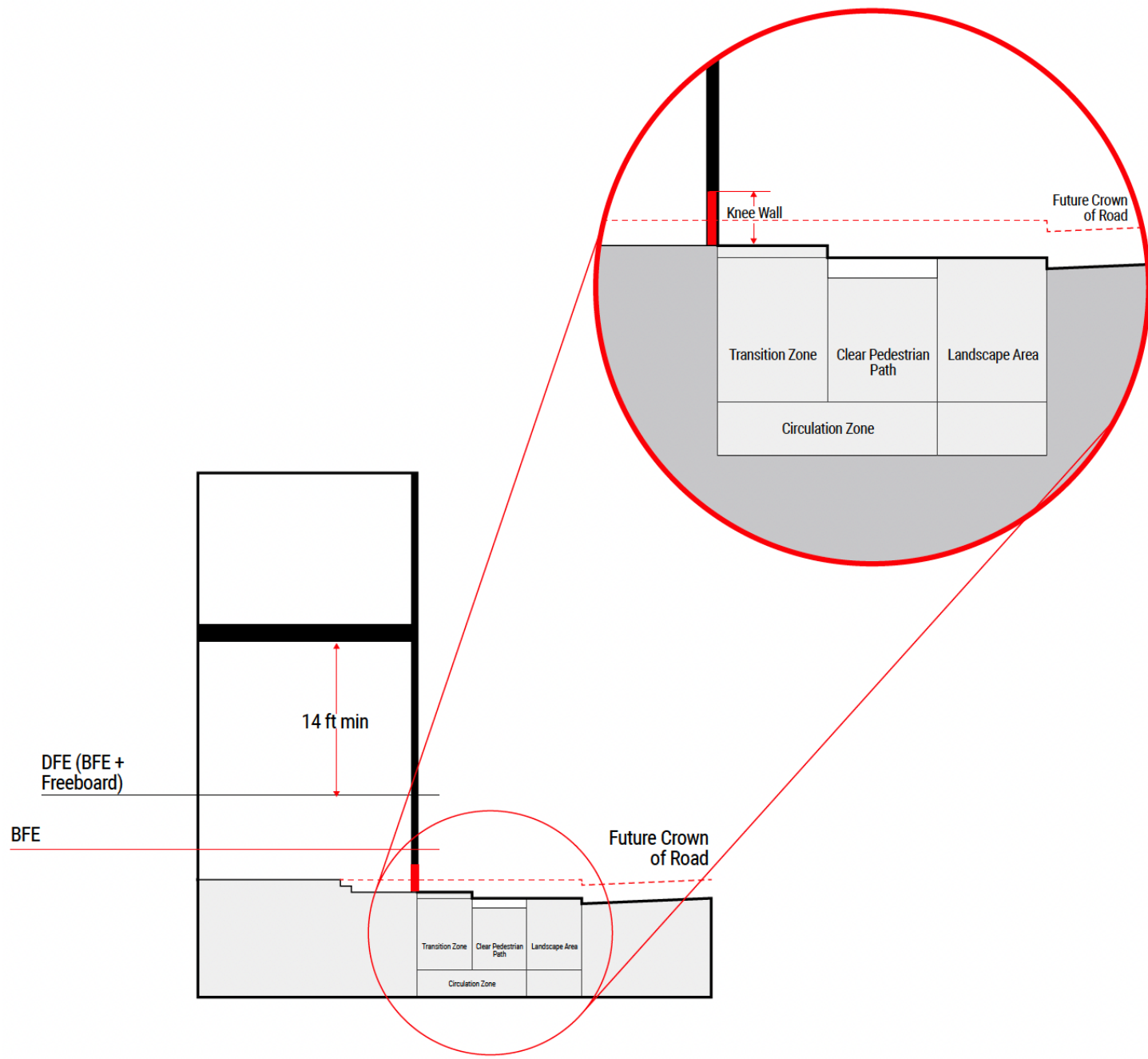


A-33

7401-7425 HARDING AVENUE

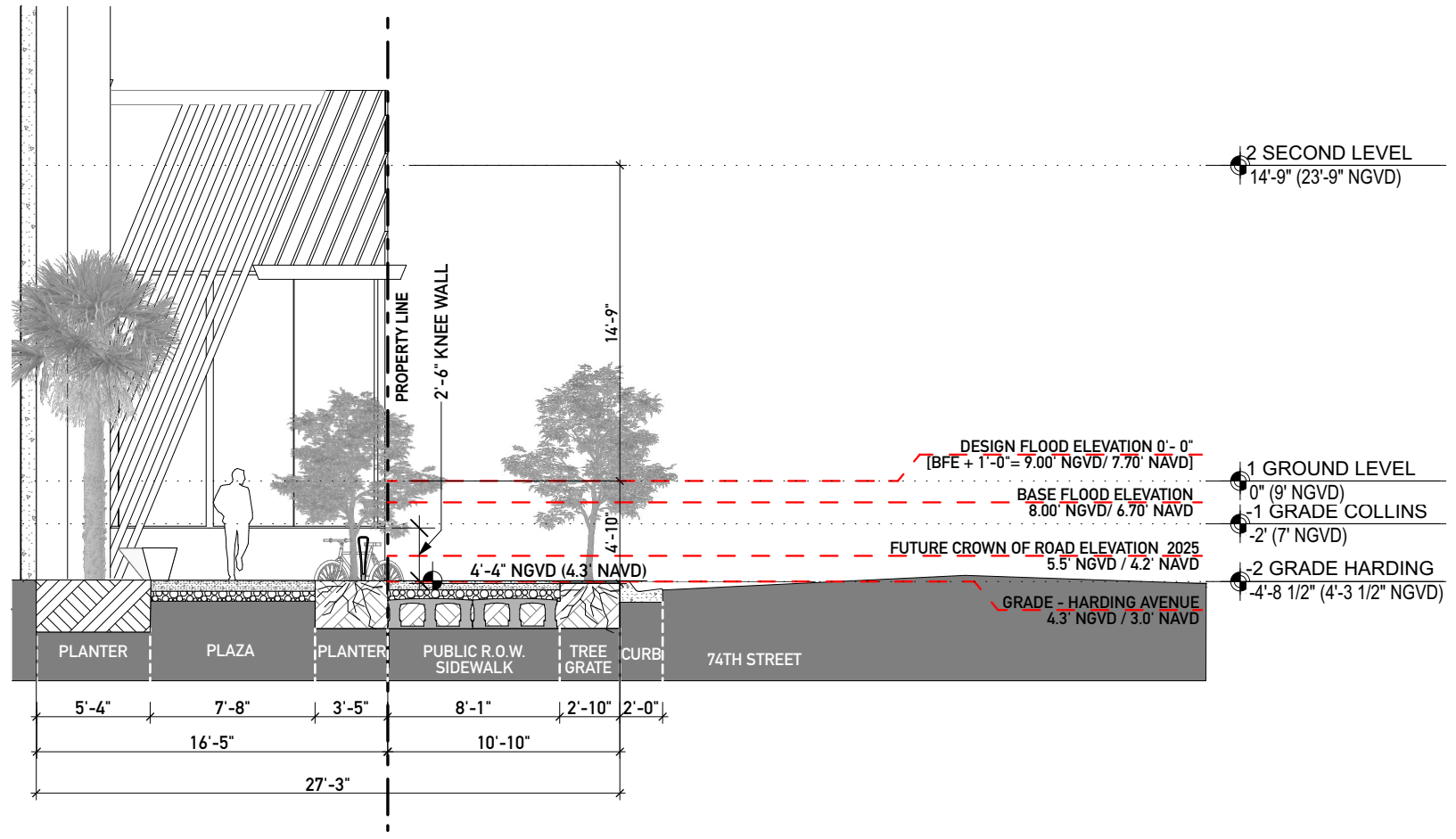
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SHORT FRONTAGE STANDARDS-SECTION (7.1.2.2.F.1)

1



PLAZA-SIDEWALK SECTION DETAIL

2

