

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:			N/A	
37	Side Setback facing street:			N/A	
38	Rear Setback:			N/A	
Parking		Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces			N/A	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)			N/A	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			N/A	
43	Parking Space Dimensions			N/A	
44	Parking Space configuration (45o,60o,90o,Parallel)			90°	
45	ADA Spaces				
46	Tandem Spaces			N/A	
47	Drive aisle width			N/A	
48	Valet drop off and pick up			N/A	
49	Loading zones and Trash collection areas			N/A	
50	Bicycle parking, location and Number of racks			N/A	
Restaurants, Cafes, Bars, Lounges, Nightclubs		Required	Existing	Proposed	Deficiencies
51	Type of use	no		N/A	
52	Total # of seats	no		N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	no		N/A	
54	Total occupant content	N/A		N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A		N/A	
56	Is this a contributing building?	No		NO	
57	Located within a Local Historic District?	No		FLAMINGO PARK	

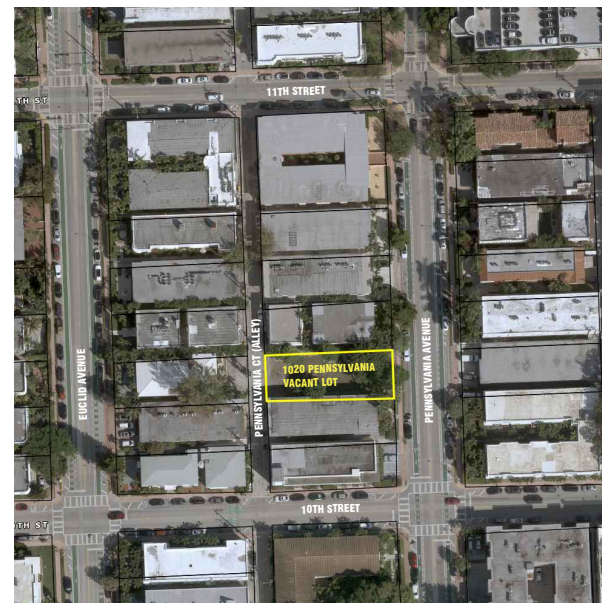
Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				Deficiencies
1	Address:	1020 PENNSYLVANIA AVE			
2	Board and file numbers :	HPB24-0618			
3	Folio number(s):	02-4203-009-1160			
4	Year constructed:	VACANT LOT	Zoning District:	RM-1	
5	Based Flood Elevation:	8' NGVD	Grade value in NGVD:	4.9' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.45'	Lot Area:	7,000 SF	
7	Lot width: 50 FT		Lot Depth:	140 FT	
8	Minimum Unit Size		Average Unit Size	1,373 SF (AVG, 6 UNITS)	
9	Existing use:	MULTI-FAMILY	Proposed use:	MULTI-FAMILY	
		Maximum	Existing	Proposed	Deficiencies
10	Height	35		35'-0" FT	
11	Number of Stories			3 FLOORS W/ UNDERSTORY	
12	FAR				
12a	Allowable Floor Area	8,750 SF (125%)		8,662 SF (123.74%)	
13	Gross square footage			8,662 SF	
14	Square Footage by use	N/A		N/A	
15	Number of units Residential	N/A		6	
16	Number of units Hotel	N/A		N/A	
17	Number of seats	N/A		N/A	
18	Occupancy load	N/A		N/A	
	Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:					
19	Front Setback:	N/A		N/A	
20	Side Setback:	N/A		N/A	
21	Side Setback:	N/A		N/A	
22	Side Setback facing street:	N/A		N/A	
23	Rear Setback:	N/A		N/A	
At Grade Parking:					
24	Front Setback:	20'-0"		20'-0"	
25	Side Setback:	7'-6"		7'-6"	
26	Side Setback:	7'-6"		7'-6"	
27	Side Setback facing street:				
28	Rear Setback:	14'-0"		15'-4"	
Pedestal:					
29	Front Setback:	N/A		N/A	
30	Side Interior Setback:	N/A		N/A	
31	Side Interior Setback:	N/A		N/A	
32	Side Setback facing street:	N/A		N/A	
33	Rear Setback:	N/A		N/A	
Tower:					
34	Front Setback:	N/A		N/A	
35	Side Setback:	N/A		N/A	



LOCATION PLAN

NOT TO SCALE



SCOPE OF WORK

- NEW 6 UNITS MULTI-FAMILY BUILDING WITH PARKING AT UNDERSTORY LEVEL ON VACANT LOT.

WAIVER(S) REQUESTED

1. HEIGHT OF UNDERSTORY PARKING AREA REDUCED BY 2 FT, FROM 12 FT TO 10 FT, PER SECTION 7.1.2.2 (b)(2)(A) - SEE SHEET A-4.1

APPLICABLE CODES

- FLORIDA BUILDING CODE 2023, 8TH EDITION - BUILDING
- CITY OF MIAMI BEACH LOCAL ORDINANCE (RM-1)

LEGAL DESCRIPTION

LOT 16, BLOCK 43, OF "OCEAN BEACH ADDITION NO.3", ACCORDING TO THE PAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

praxis.
architecture . design
PRAXISARCH.COM

JOSE L. SANCHEZ
AIA, LEED AP

278 NW 37TH ST.
MIAMI, FL. 33127
P 305 576 8063

FL LIC: AR 0016966
FL LIC: AA 26000837



ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE

ZONING DATA
/ LOCATION
PLAN

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-1.0



ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

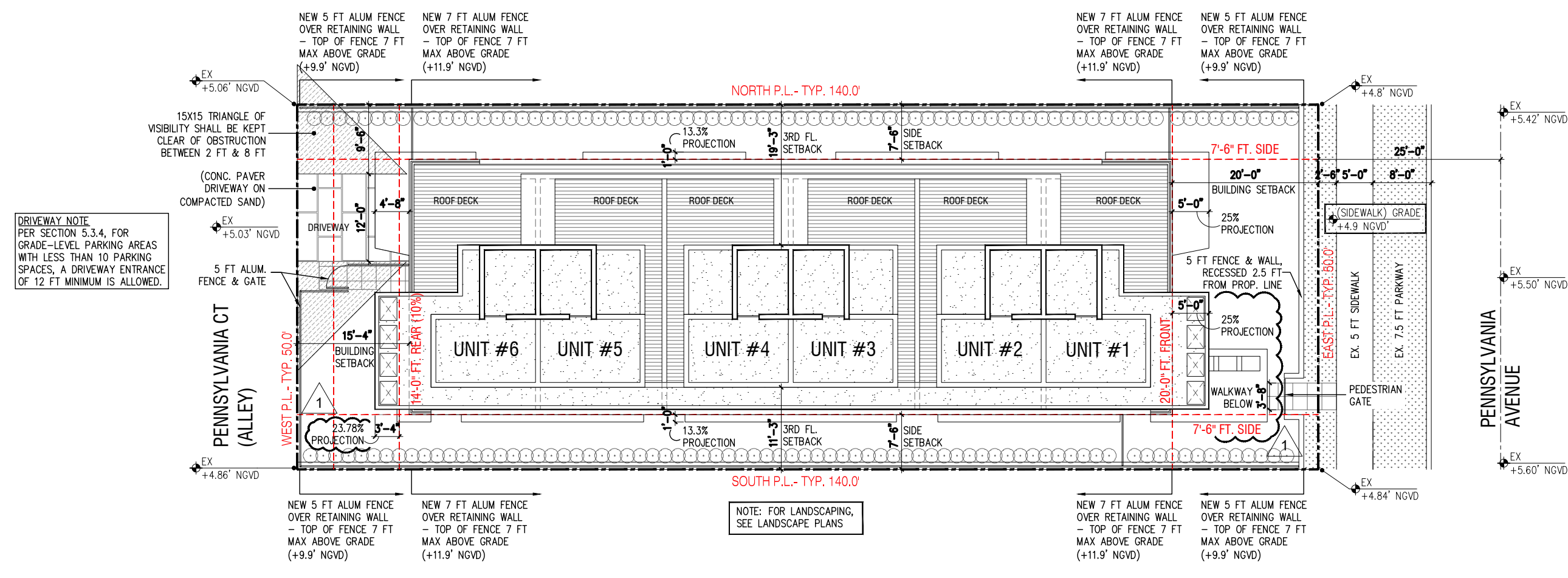
DRAWING TITLE

SITE PLAN

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

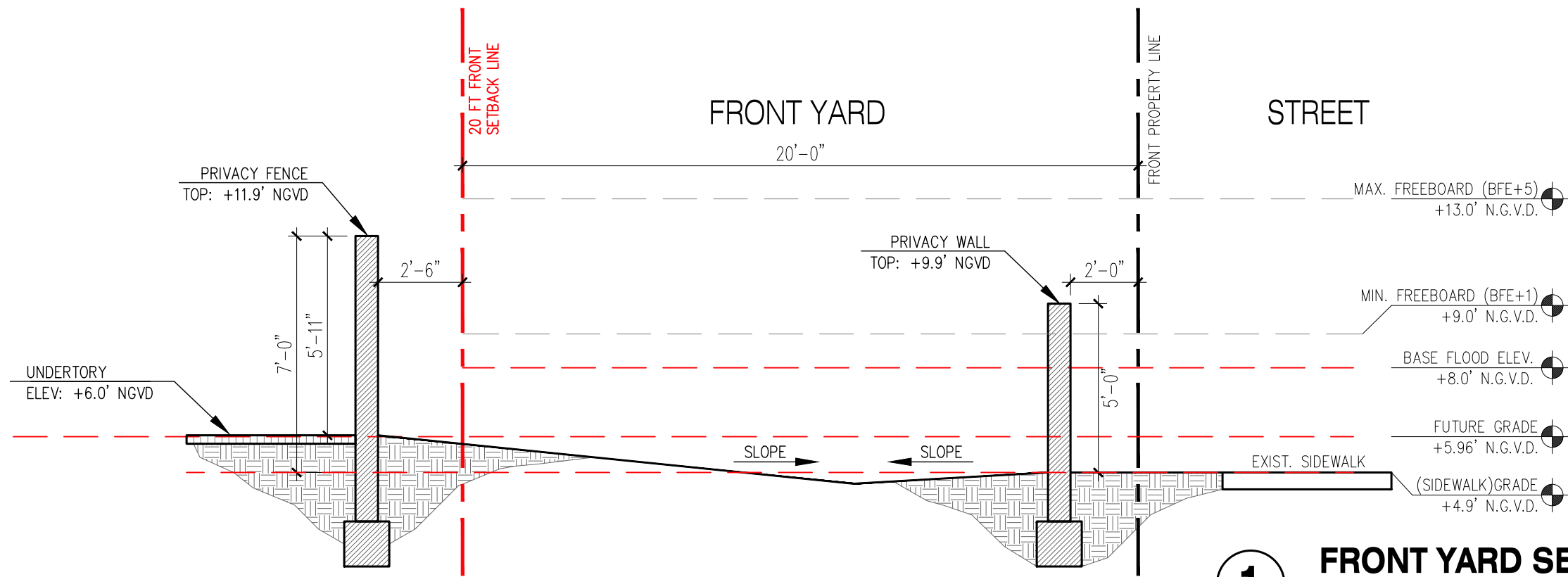
A-1.1



1 SITE PLAN
1/16"=1'-0"

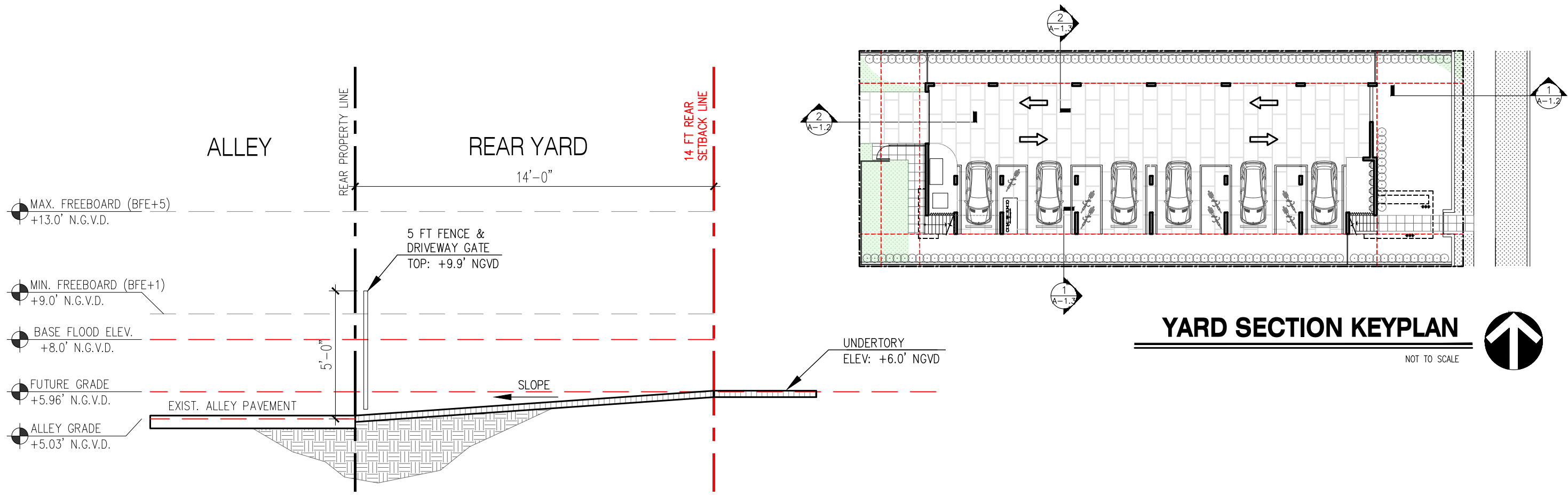
DRIVEWAY NOTE
PER SECTION 5.3.4, FOR GRADE-LEVEL PARKING AREAS WITH LESS THAN 10 PARKING SPACES, A DRIVEWAY ENTRANCE OF 12 FT MINIMUM IS ALLOWED.

NOTE: FOR LANDSCAPING, SEE LANDSCAPE PLANS



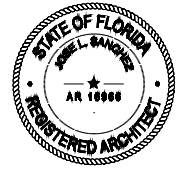
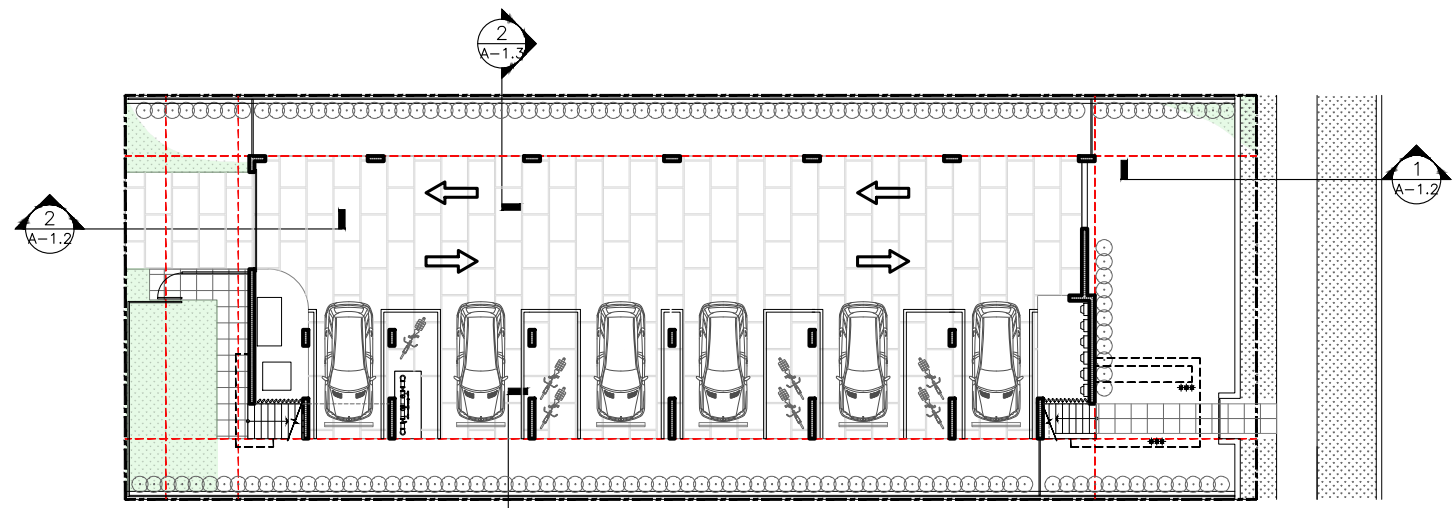
1 FRONT YARD SECTION

1/4" = 1'-0"



2 REAR YARD SECTION

1/4" = 1'-0"



ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
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OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

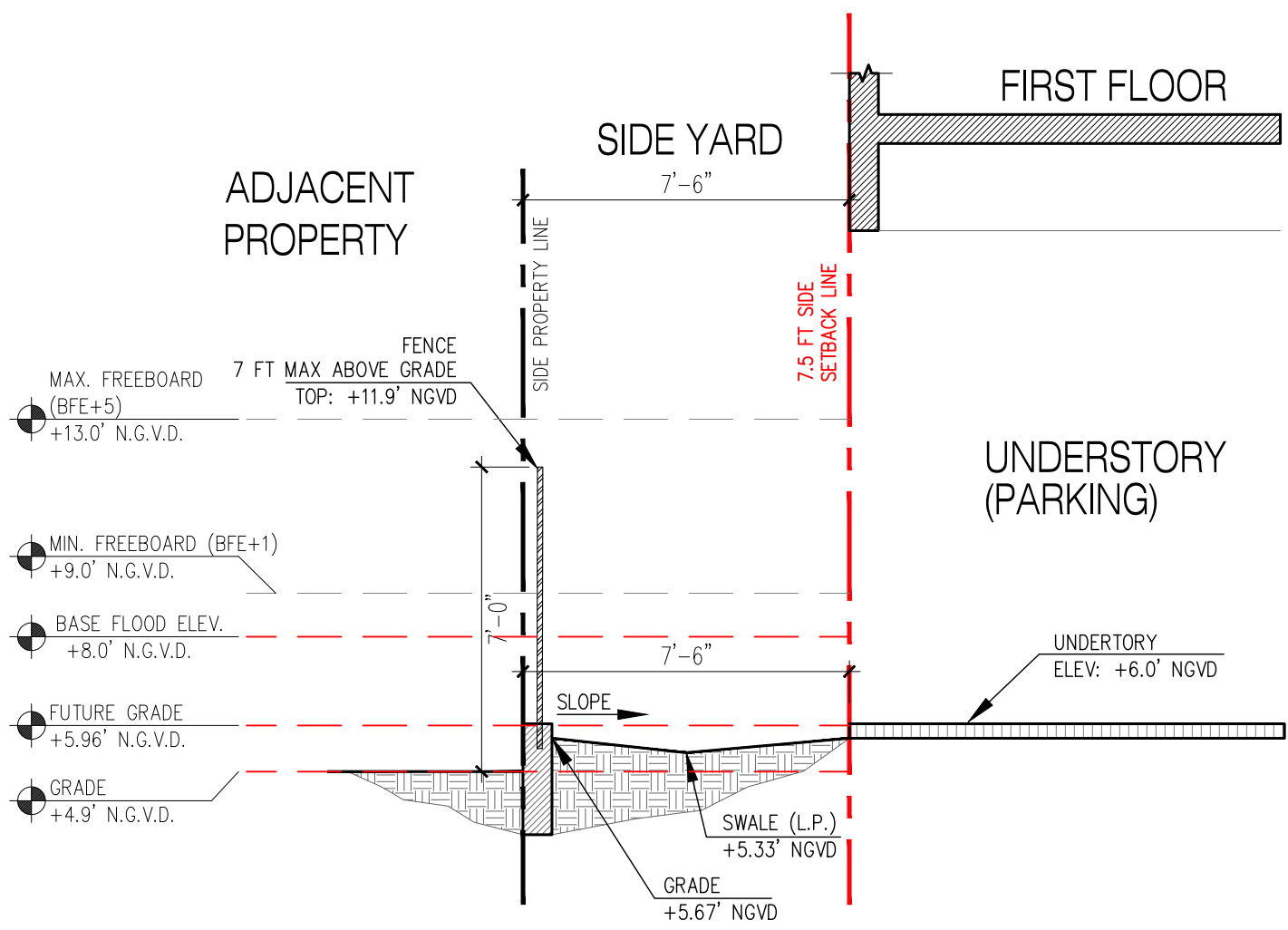
DRAWING TITLE

YARD SECTIONS

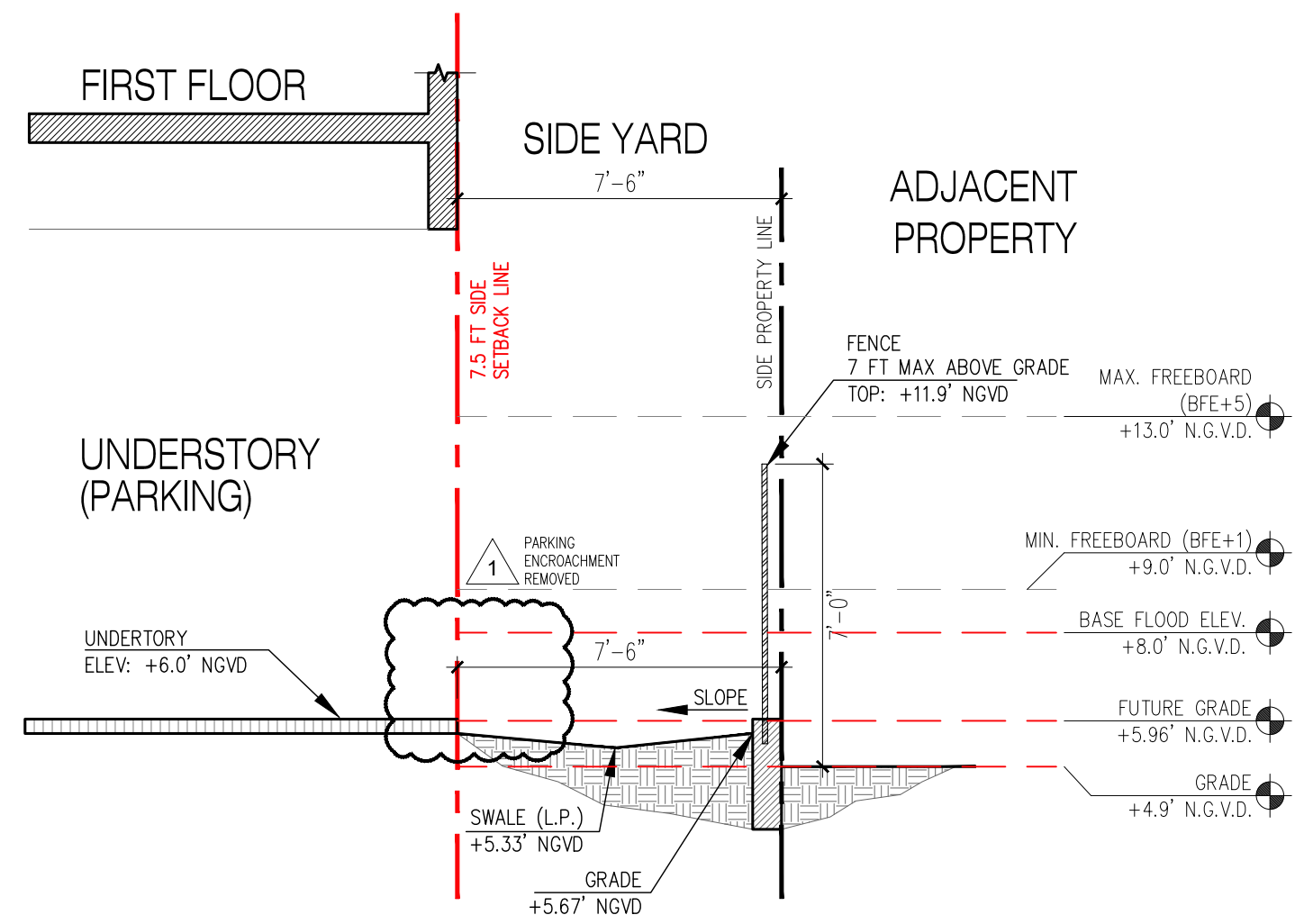
SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

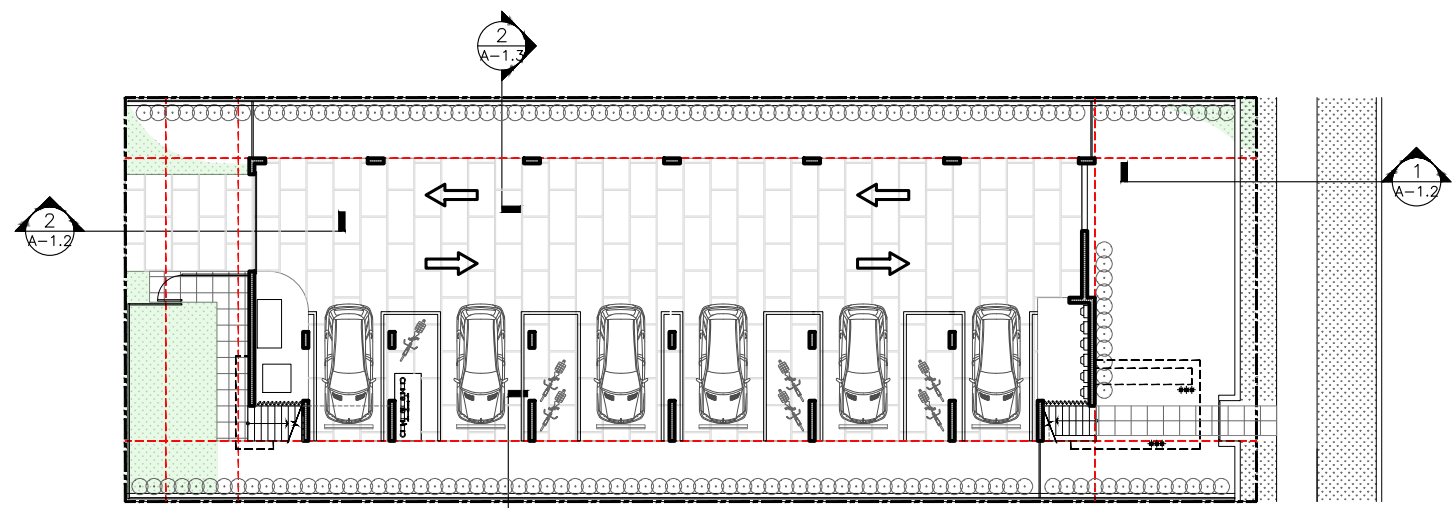
A-1.2



2 **INTERIOR SIDE YARD SECTION**
1/4" = 1'-0"

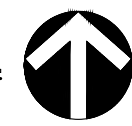


1 **INTERIOR SIDE YARD SECTION**
1/4" = 1'-0"



YARD SECTION KEYPLAN

NOT TO SCALE





ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

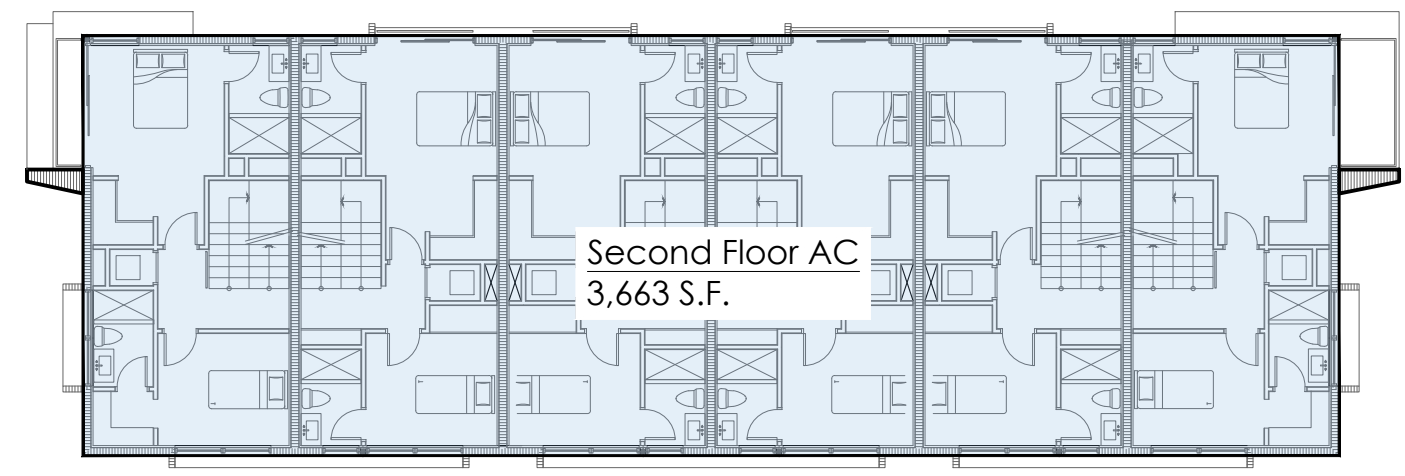
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**UNIT SIZE
DIAGRAM**

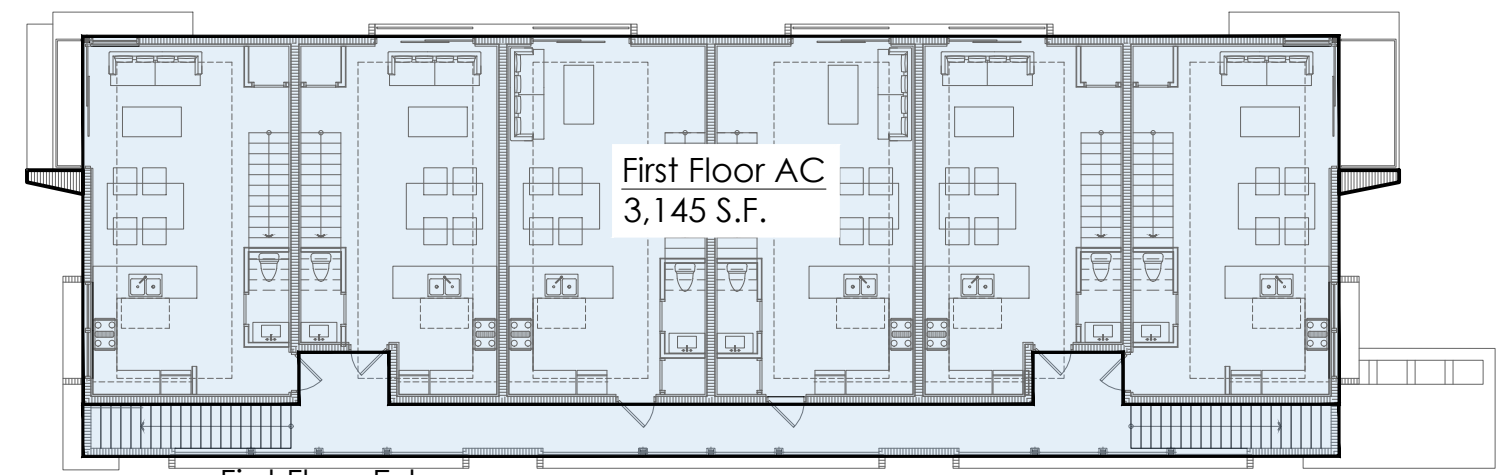
SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-1.4

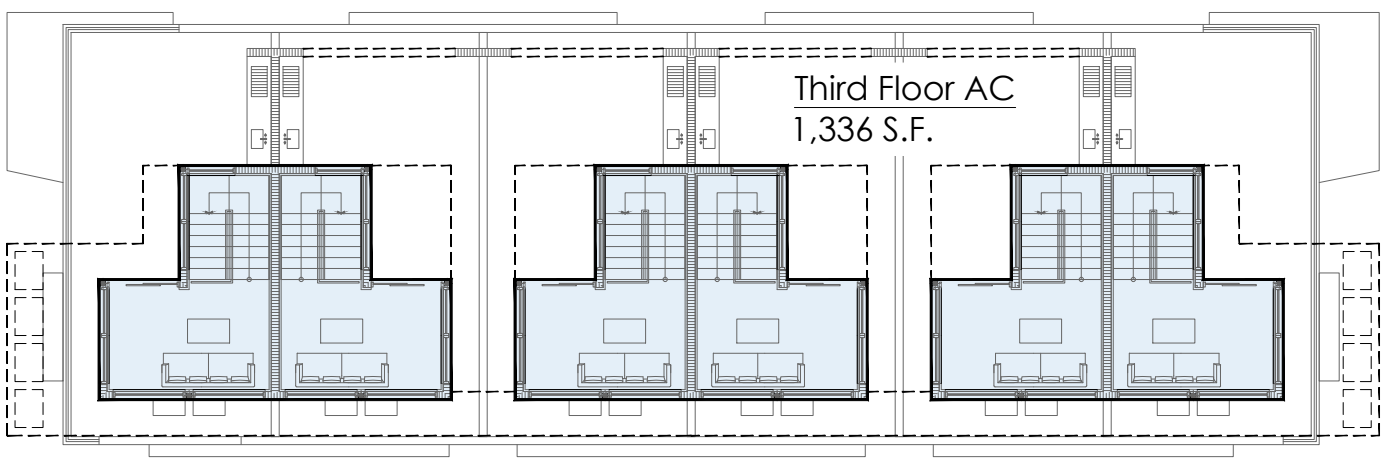


3 SECOND FLOOR UNIT SIZE
1/16" = 1'-0" ↑

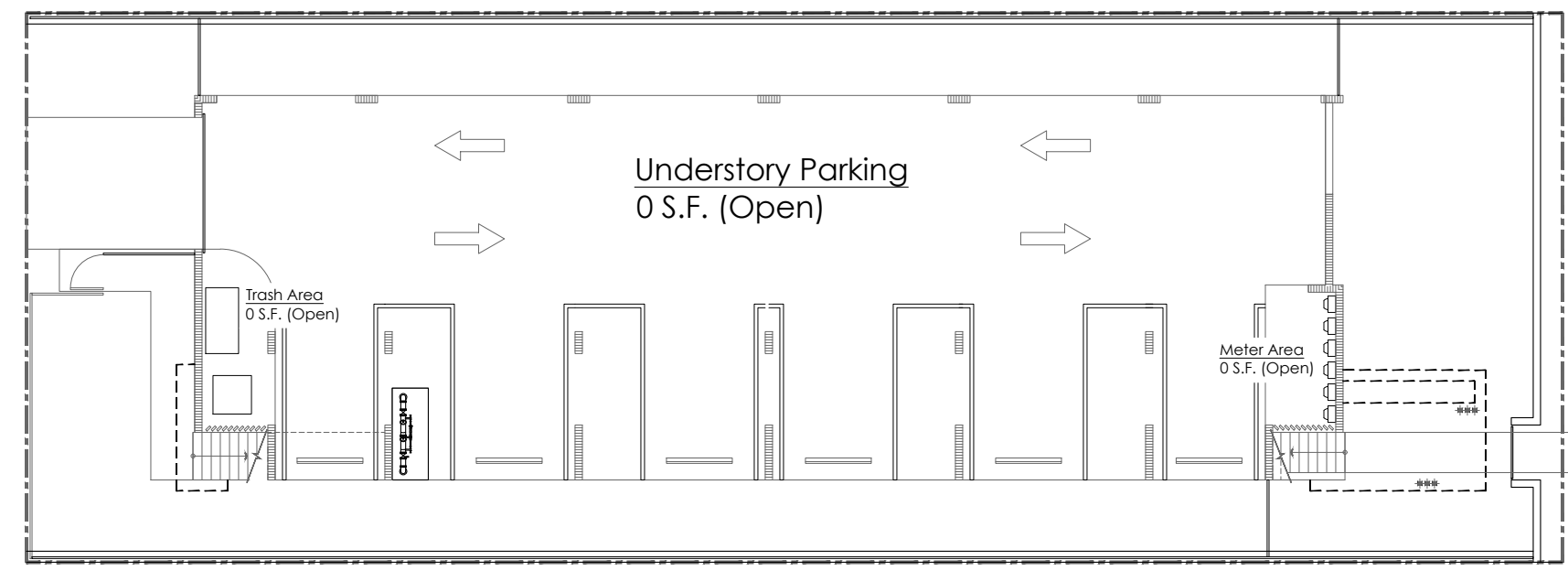


2 FIRST FLOOR UNIT SIZE
1/16" = 1'-0" ↑

First Floor Ext.
518 S.F.



4 THIRD FLOOR UNIT SIZE
1/16" = 1'-0" ↑



1 UNDERSTORY
1/16" = 1'-0" ↑

UNIT SIZE CALCULATION	
LOT AREA	7,000 S.F.
MAX ALLOWED (125%)	8,750 S.F.
UNDERSTORY	0 S.F.
FIRST FL. AC	3,145 S.F.
FIRST FL. EXTERIOR	518 S.F.
SECOND FL. AC	3,663 S.F.
THIRD FL. AC	1,336 S.F.
TOTAL UNIT SIZE	8,662 S.F.
	123.74%

AREA COUNTED IN UNIT SIZE



ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE

UNDERSTORY

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-2.1

PENNSYLVANIA AVE.

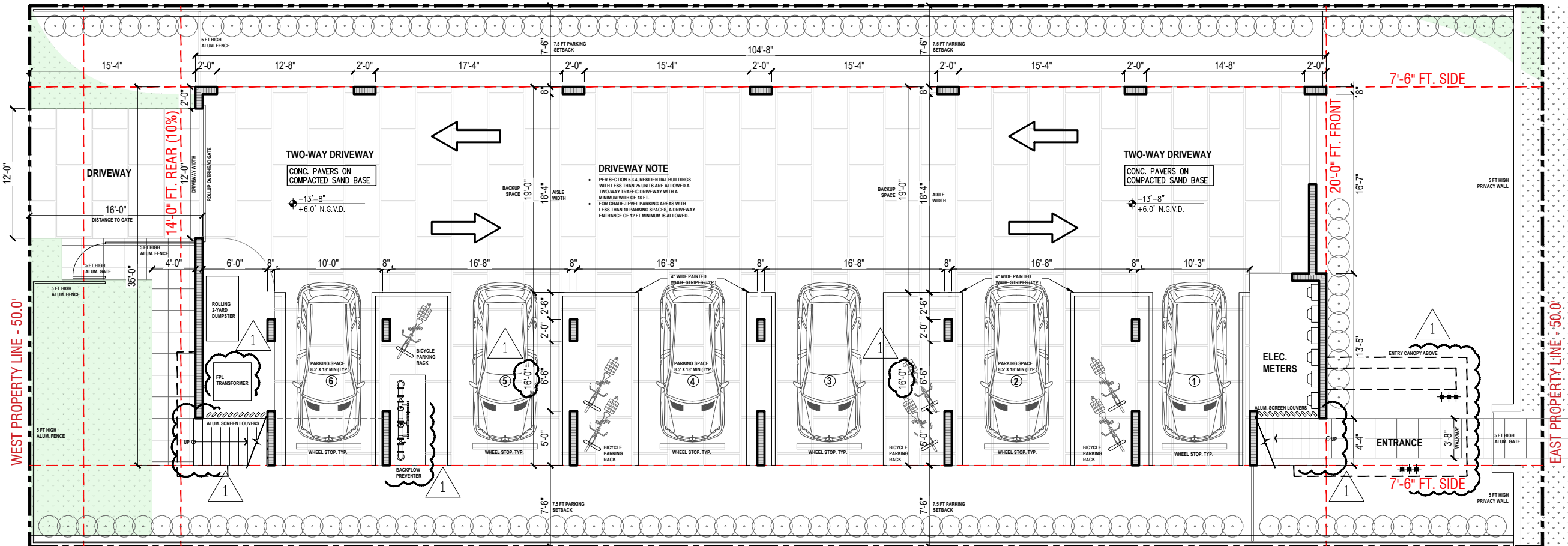
EXISTING SIDEWALK

EXISTING PARKWAY

NORTH PROPERTY LINE - 140.0'

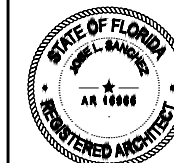
SOUTH PROPERTY LINE - 140.0'

PENNSYLVANIA CT. (ALLEY)



DRIVEWAY NOTE
PER SECTION 8.1.4, RESIDENTIAL BUILDINGS WITH LESS THAN 25 UNITS ARE ALLOWED A TWO-WAY TRAFFIC DRIVEWAY WITH A MINIMUM WIDTH OF 18 FT. FOR GRADE-LEVEL PARKING AREAS WITH LESS THAN 10 PARKING SPACES, A DRIVEWAY ENTRANCE OF 12 FT MINIMUM IS ALLOWED.

1 UNDERSTORY
3/32"=1'-0"



ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

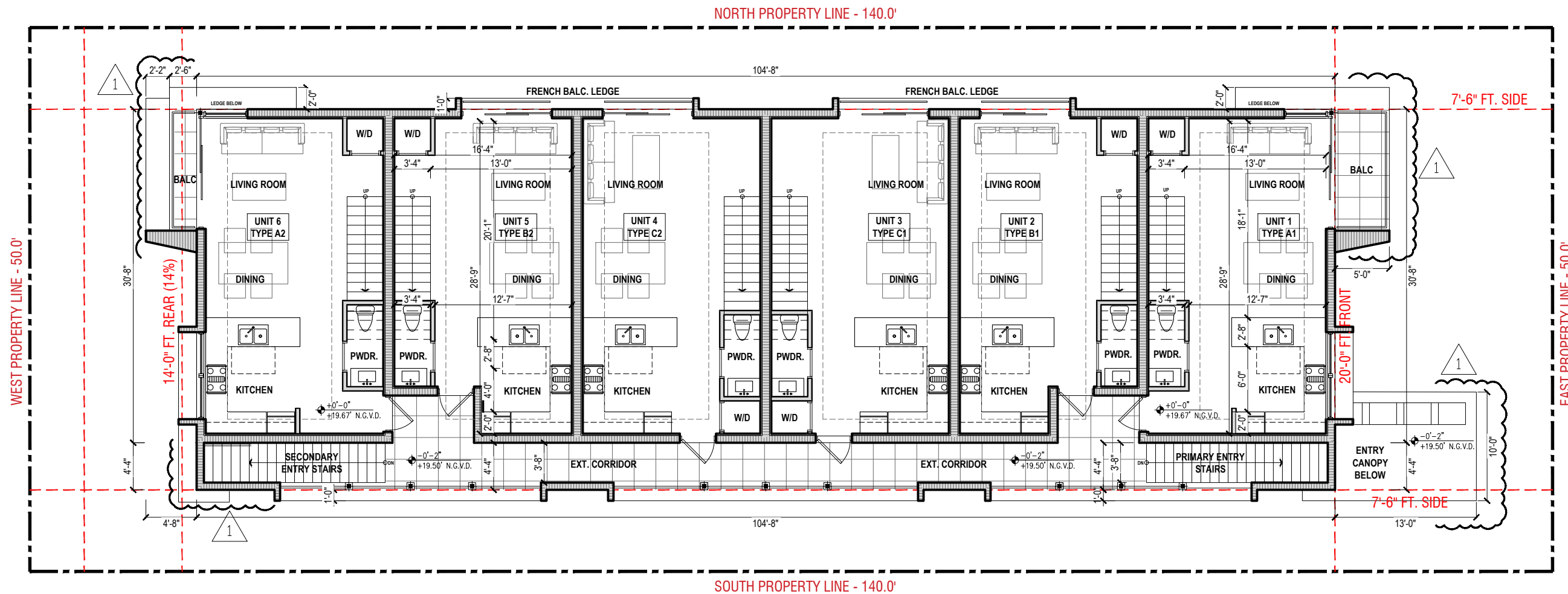
DRAWING TITLE

FIRST FLOOR PLAN

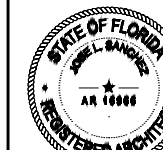
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DATE: 06-16-2024

SHEET NUMBER

A-2.2



1 FIRST FLOOR PLAN
3/32"=1'-0"



ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

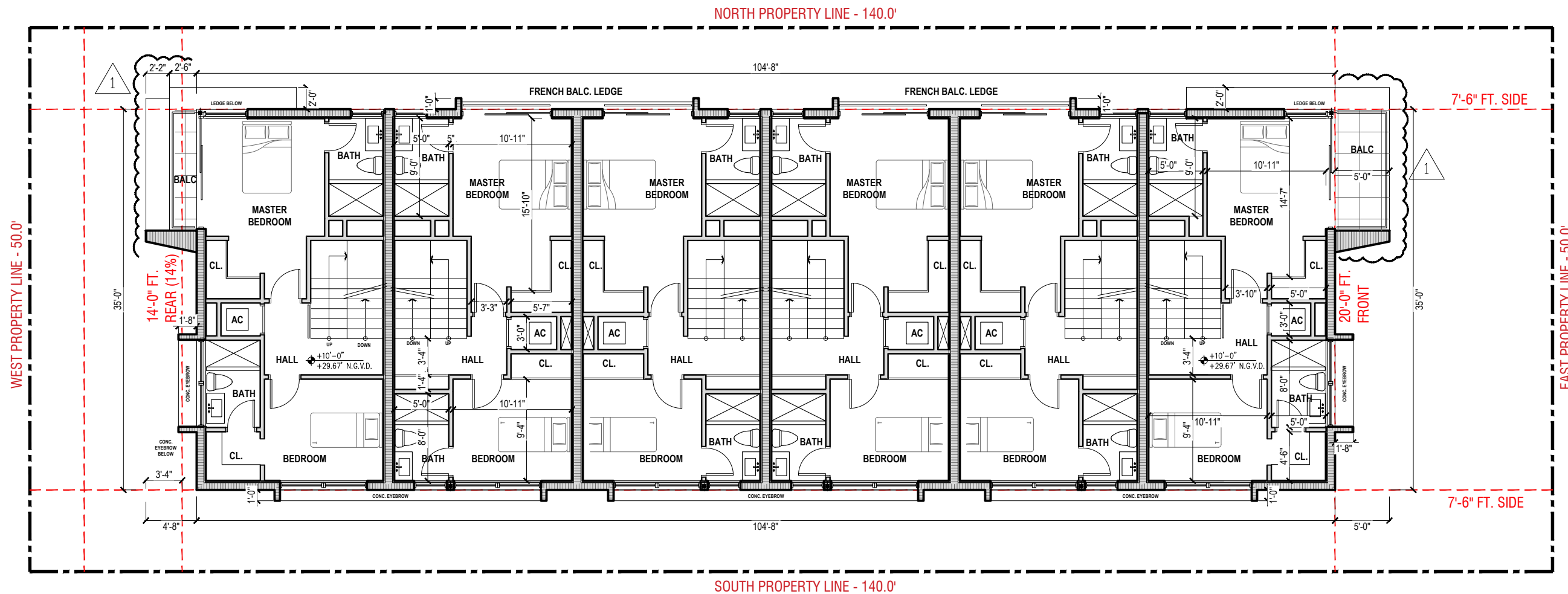
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SECOND FLOOR PLAN

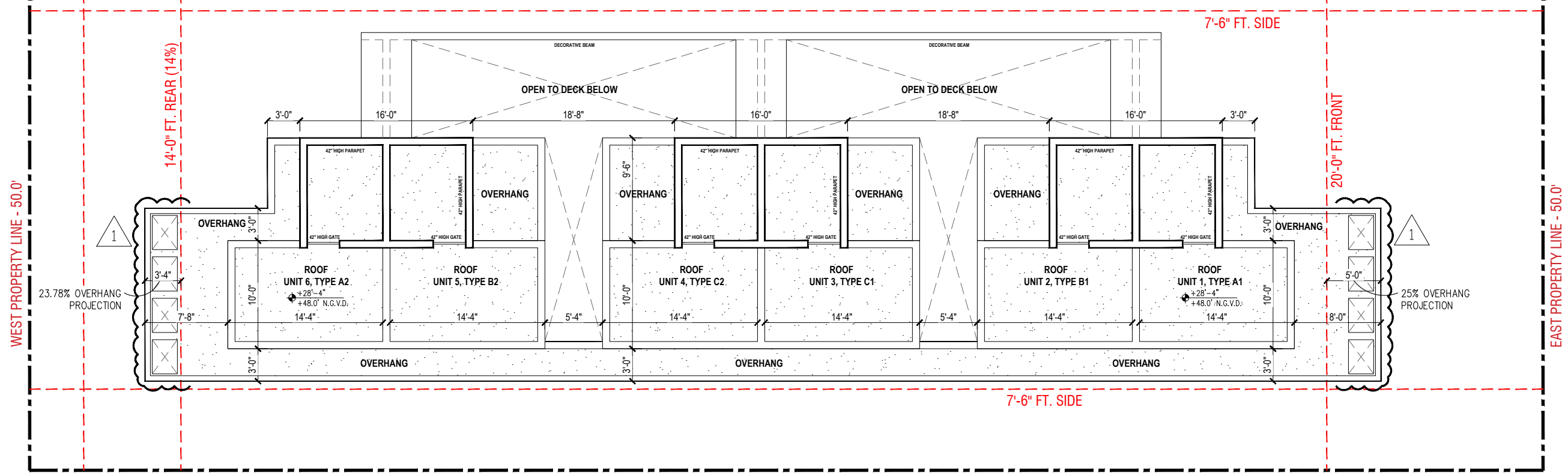
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DATE: 06-16-2024

SHEET NUMBER

A-2.3

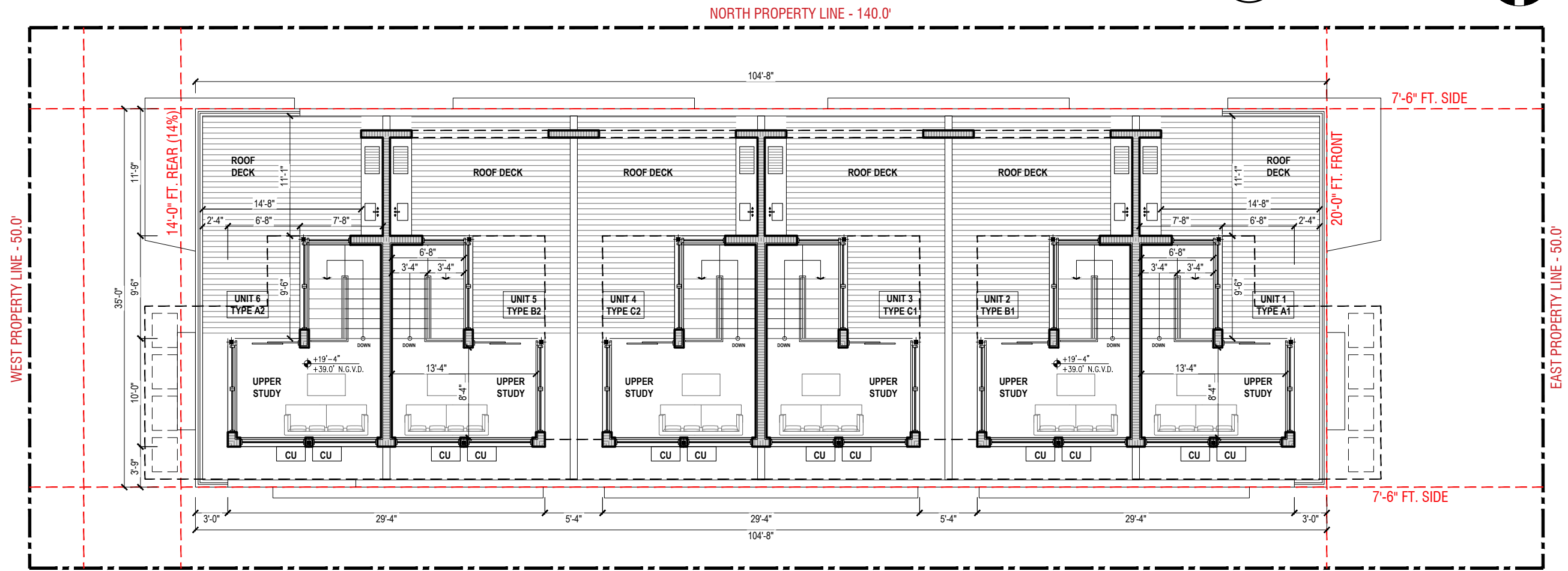


1 SECOND FLOOR PLAN
3/32"=1'-0"



SOUTH PROPERTY LINE - 140.0'

2 ROOF PLAN
3/32"=1'-0"



SOUTH PROPERTY LINE - 140.0'

1 THIRD FLOOR PLAN
3/32"=1'-0"

JOSE L. SANCHEZ
AIA, LEED AP
278 NW 37TH ST.
MIAMI, FL 33127
P 305 576 8063
FL LIC: AR 0016966
FL LIC: AA 26000837



ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE

**THIRD FLOOR /
ROOF PLAN**

SCALE: AS SHOWN
DATE: 06-16-2024

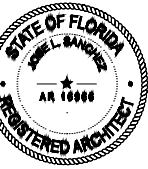
SHEET NUMBER

A-2.4

JOSE L. SANCHEZ
AIA, LEED AP

278 NW 37TH ST.
MIAMI, FL. 33127
P 305 576 8043

FL. LIC: AR 0016966
FL. LIC: AA 26000837



ADDRESS & OWNER

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MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

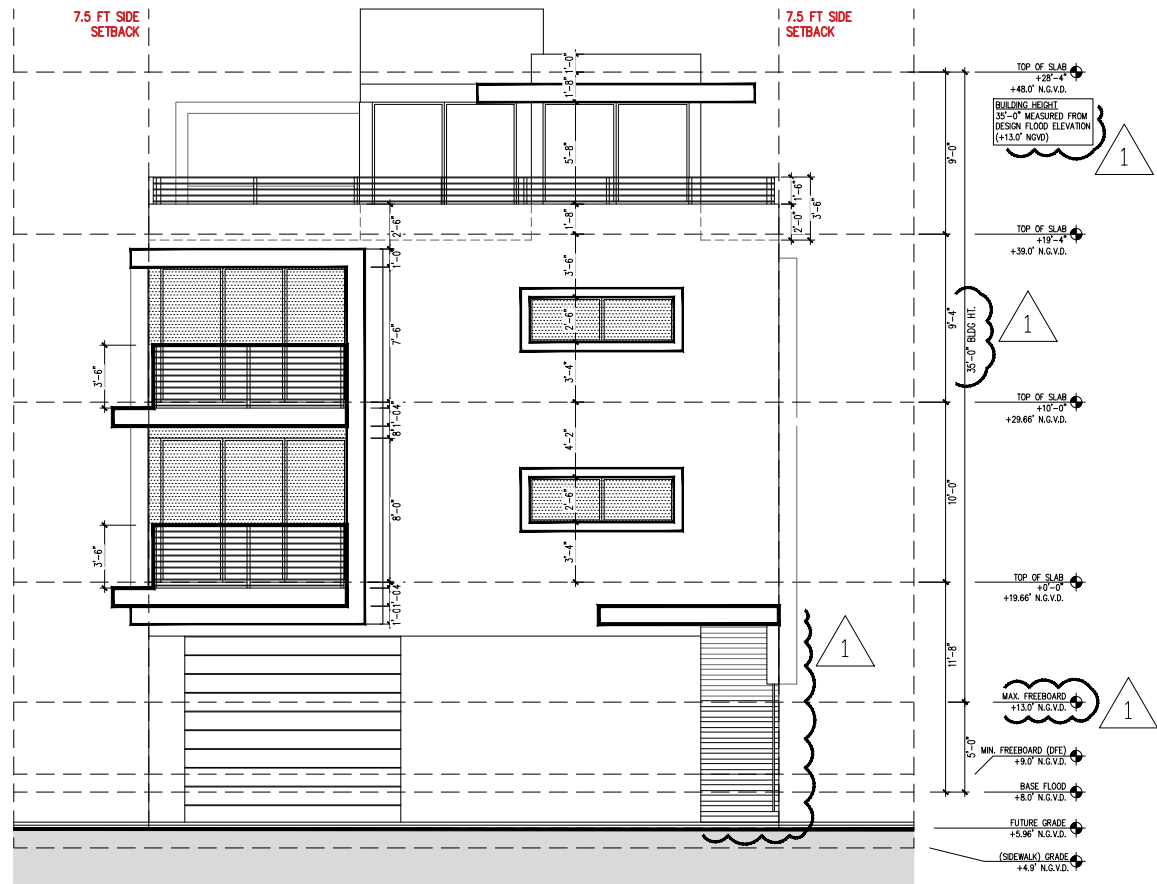
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**EAST/WEST
ELEVATIONS
(FRONT/REAR)**

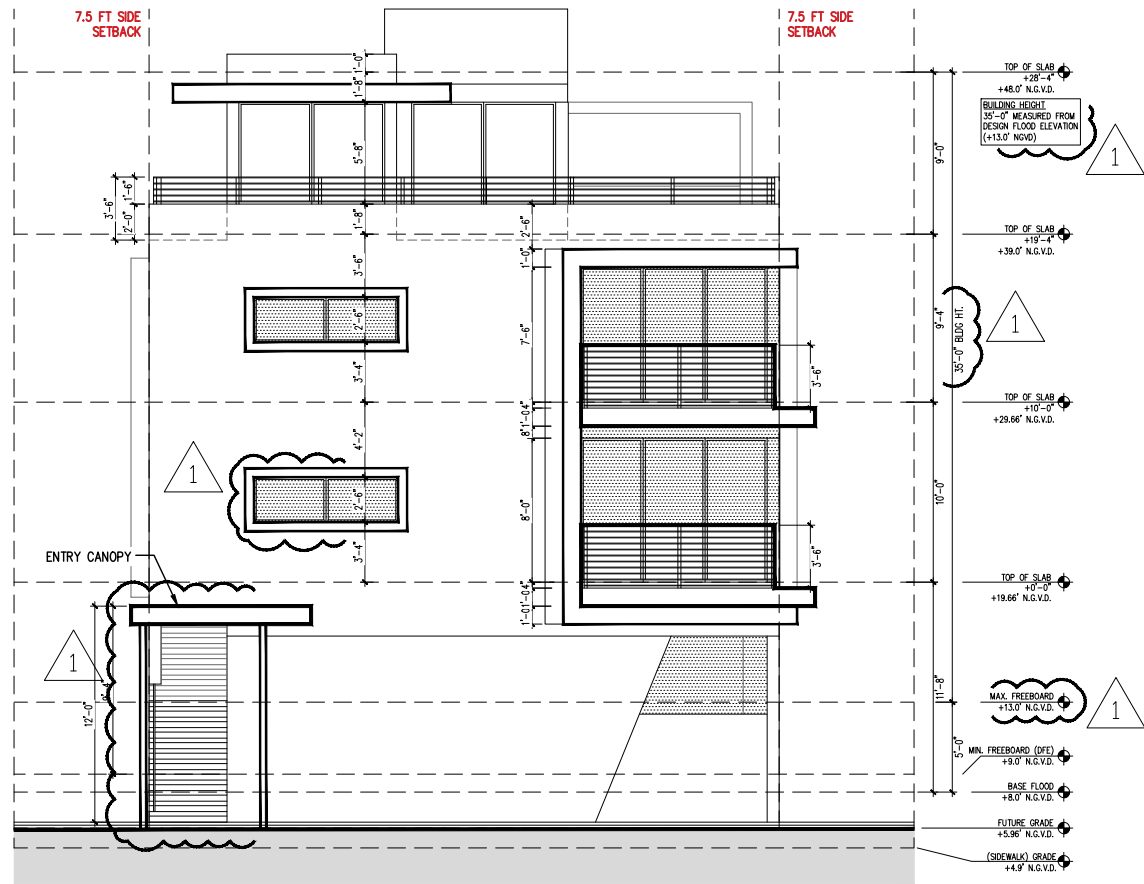
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SHEET NUMBER

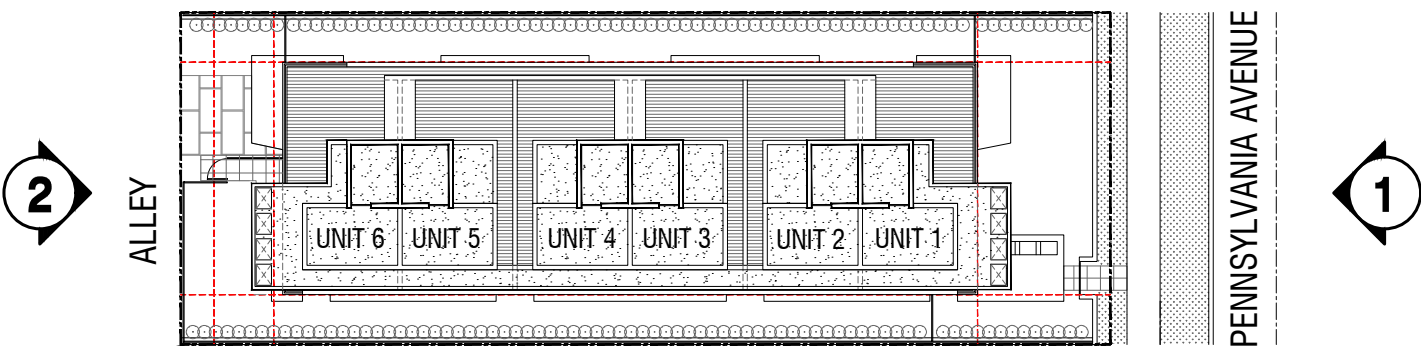
A-3.1



2 WEST ELEVATION
(REAR) 3/32"=1'-0"

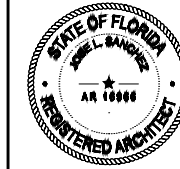


1 EAST ELEVATION
(FRONT) 3/32"=1'-0"



ELEVATION KEYPLAN
NOT TO SCALE

JOSE L. SANCHEZ
AIA, LEED AP
278 NW 37TH ST.
MIAMI, FL. 33127
P 305 576 8063
FL LIC: AR 0016966
FL LIC: AA 26000837



ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

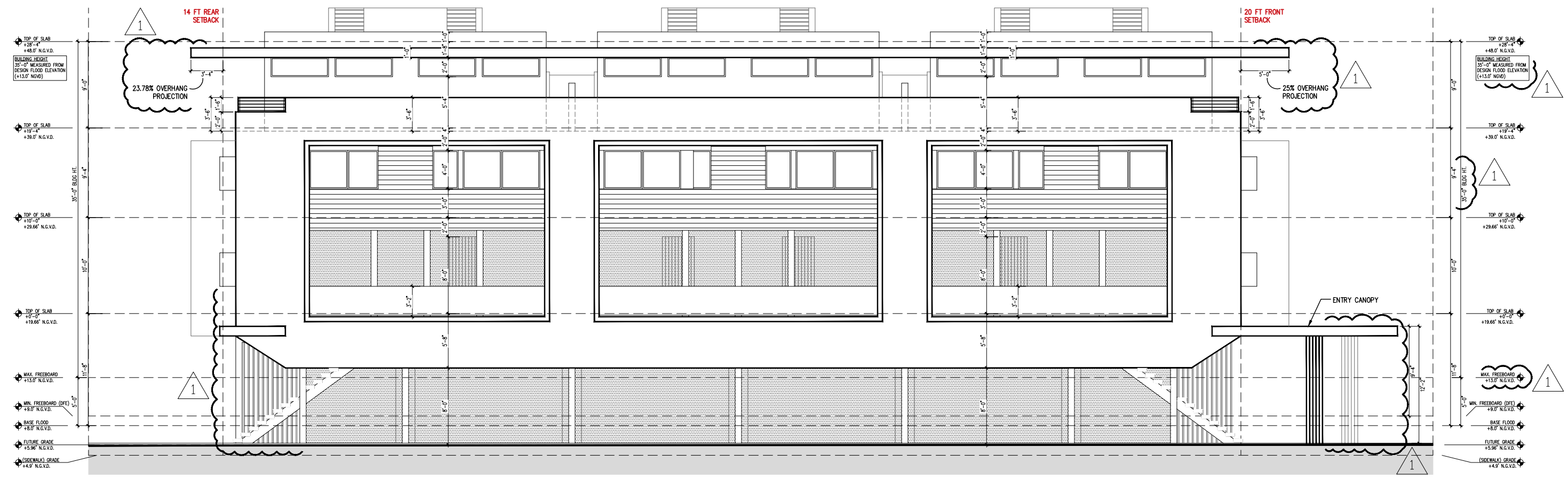
REVISION & DATE

DRAWING TITLE
SOUTH ELEVATION (SIDE)

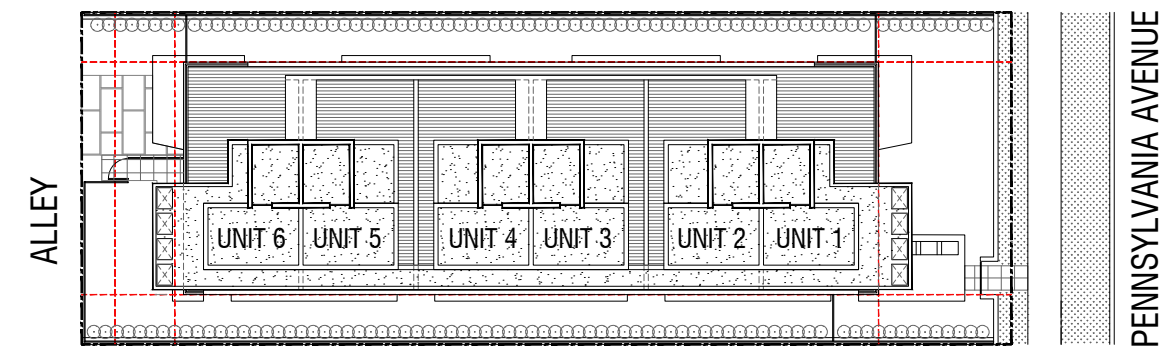
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DATE: 06-16-2024

SHEET NUMBER

A-3.2



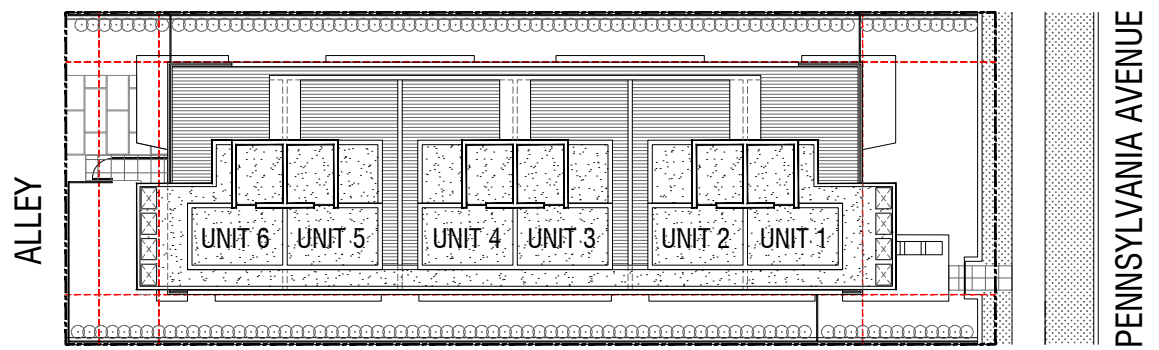
1 SOUTH ELEVATION (SIDE)
3/32"=1'-0"



1 ELEVATION KEYPLAN
NOT TO SCALE



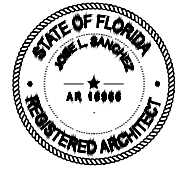
1 NORTH ELEVATION
(SIDE) 3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

JOSE L. SANCHEZ
 AIA, LEED AP
 278 NW 37TH ST.
 MIAMI, FL. 33127
 P 305 576 8063
 FL. LIC: AR 0016966
 FL. LIC: AA 26000837



ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
 OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

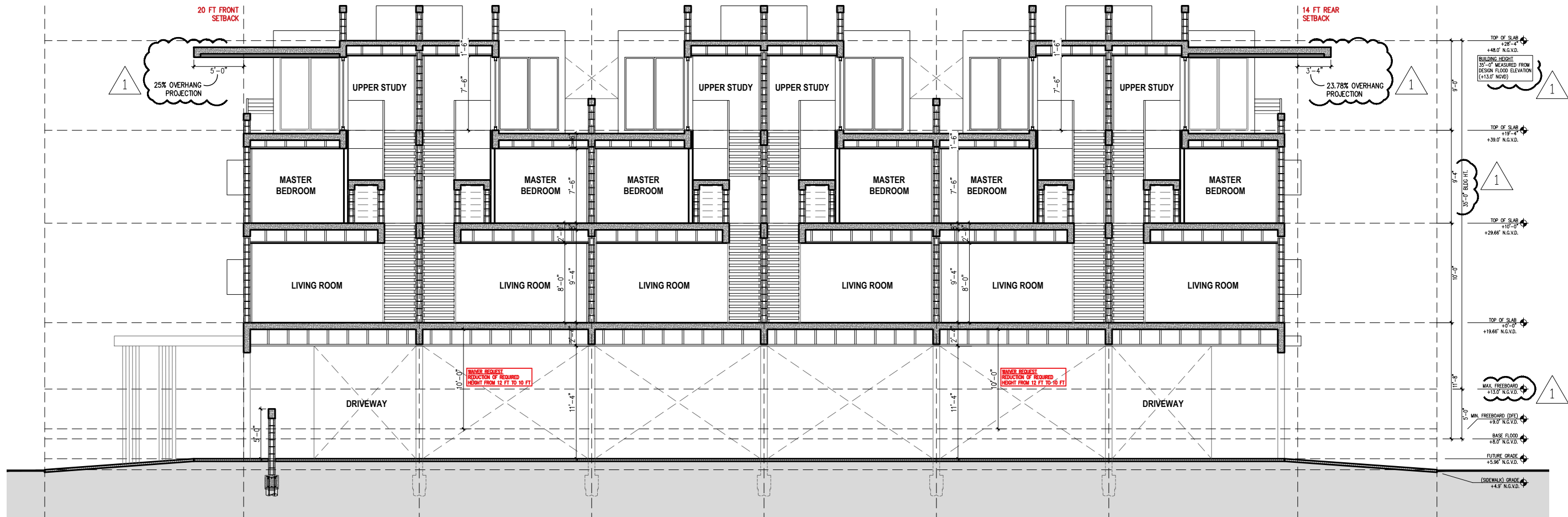
REVISION & DATE

DRAWING TITLE
NORTH ELEVATION (SIDE)

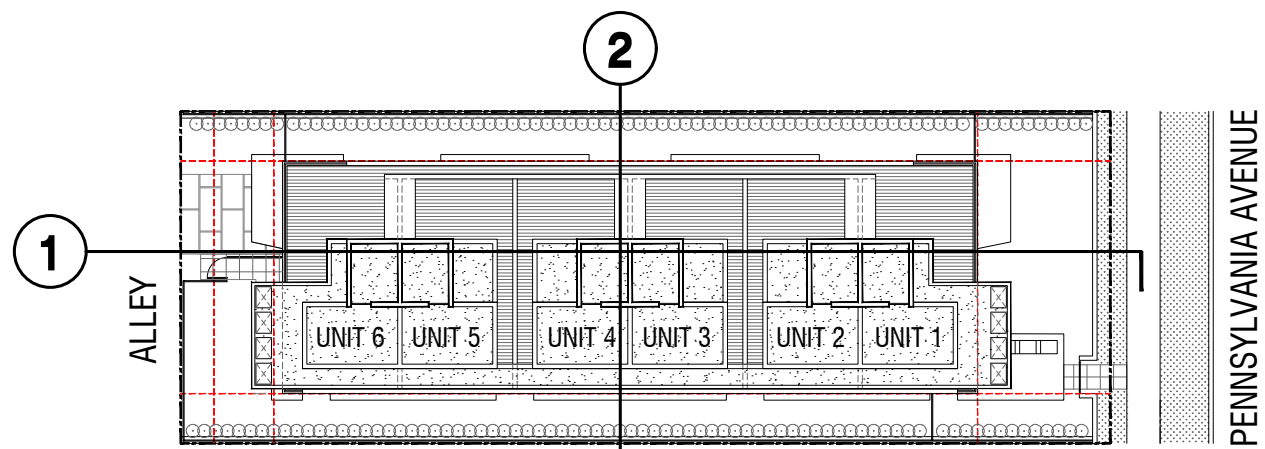
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SHEET NUMBER

A-3.3

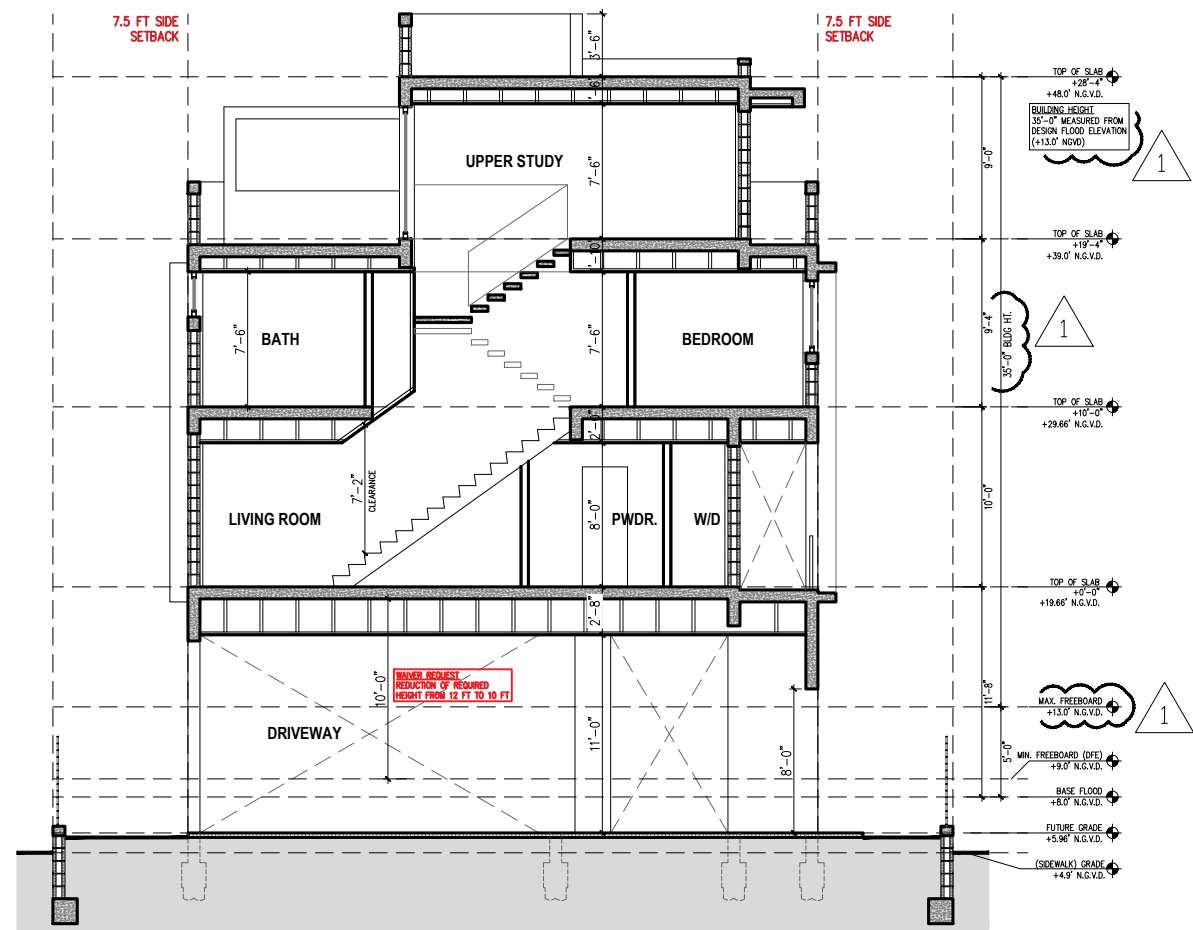


1 SECTION
3/32"=1'-0"

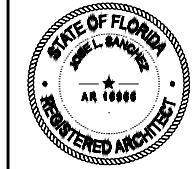


ELEVATION KEYPLAN

NOT TO SCALE



2 SECTION
3/32"=1'-0"



ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE

SECTIONS

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-4.1