

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	

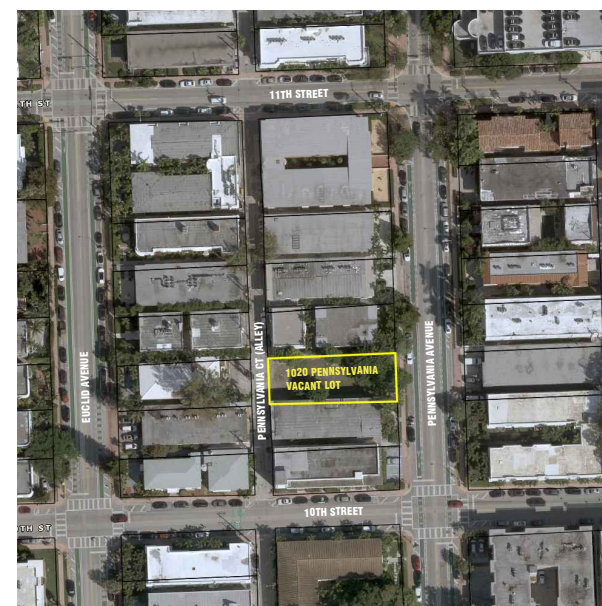
**Notes:**

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				
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	<b>FAR</b>				
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
<b>Subterranean:</b>					
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	
<b>At Grade Parking:</b>					
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"	
<b>Pedestal:</b>					
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			
<b>Tower:</b>					
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

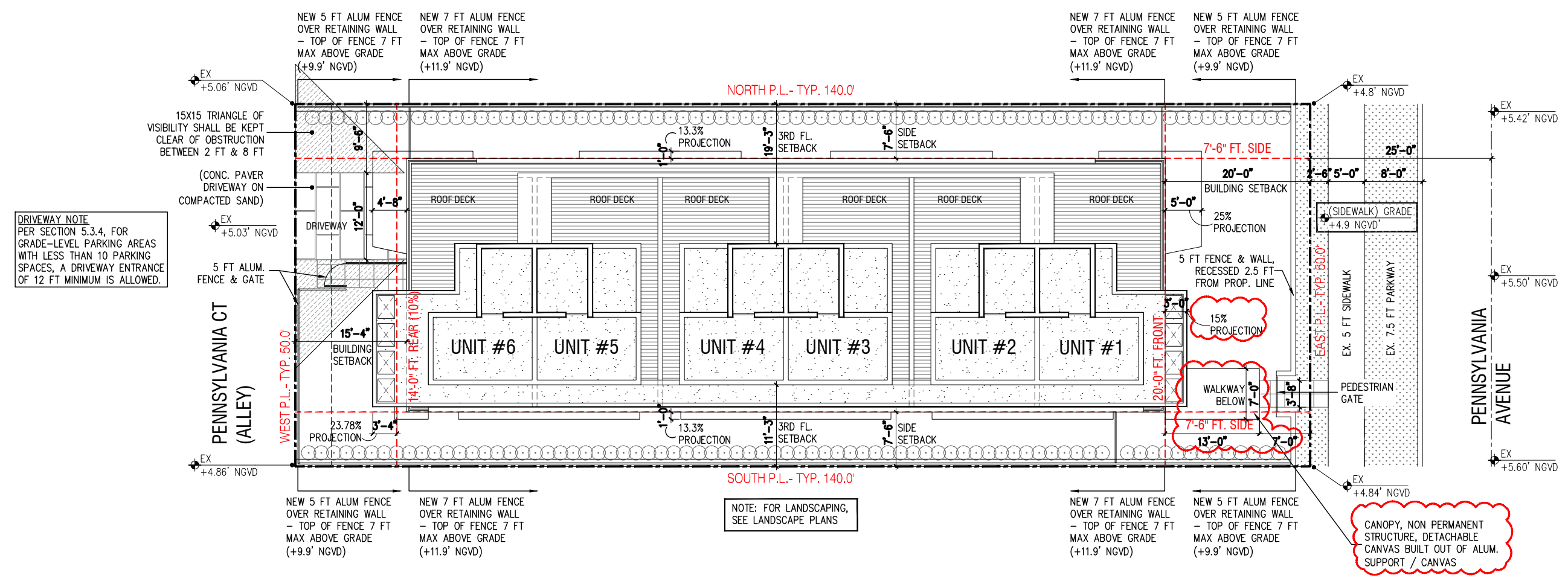
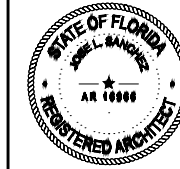
DRAWING TITLE

**ZONING DATA**  
**/ LOCATION**  
**PLAN**

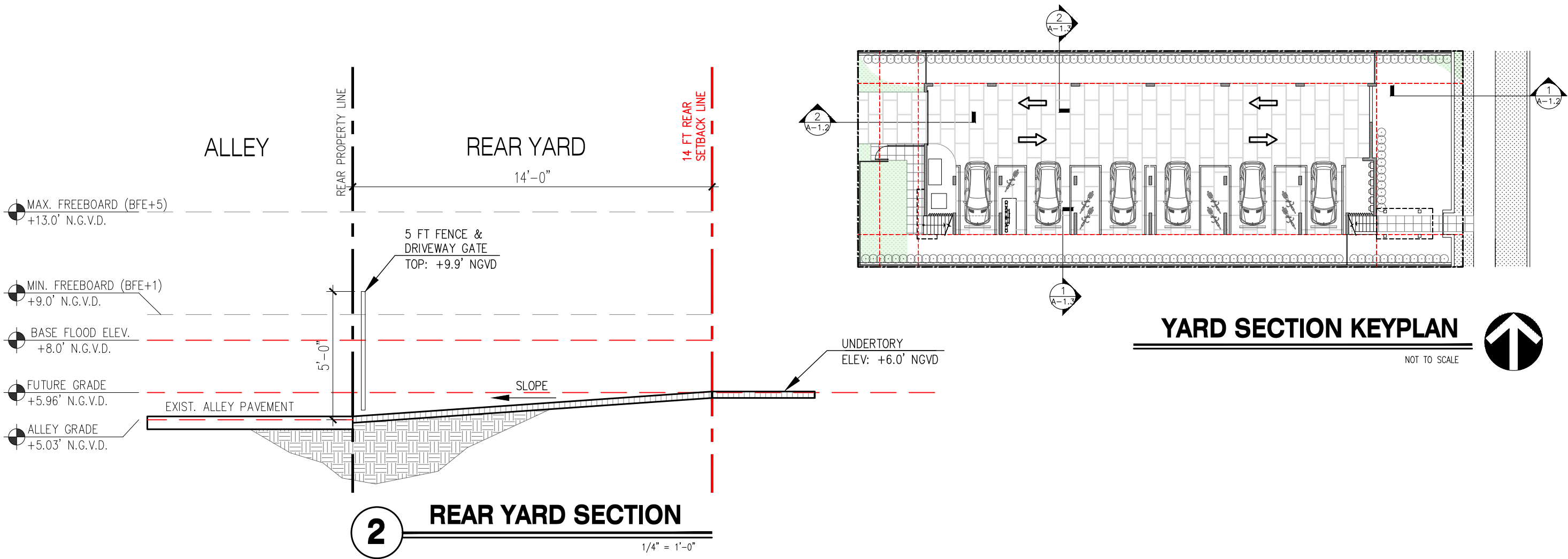
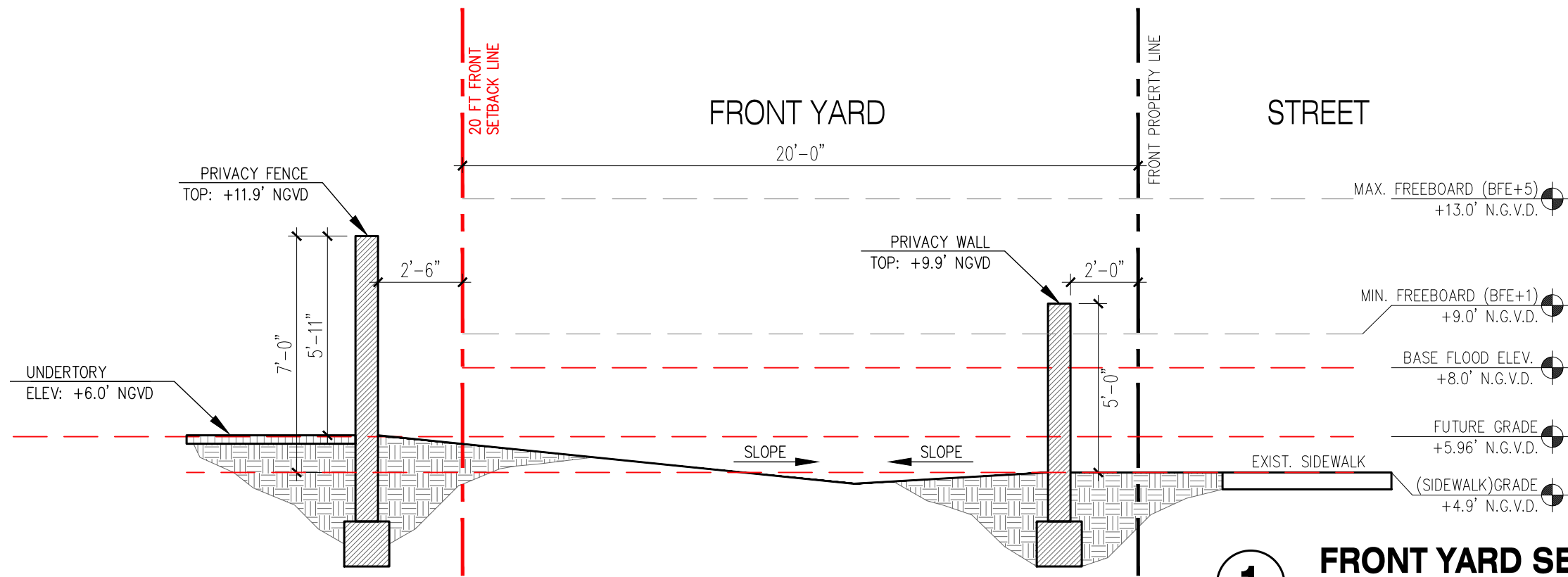
SCALE: AS SHOWN  
DATE: 06-16-2024

SHEET NUMBER

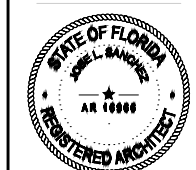
**A-1.0**



**1 SITE PLAN**  
1/16"=1'-0"  
↑



REVISION & DATE
DRAWING TITLE
<b>YARD SECTIONS</b>
SCALE:
AS SHOWN
DATE:
06-16-2024
SHEET NUMBER
<b>A-1.2</b>



ADDRESS & OWNER

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

REVISION & DATE

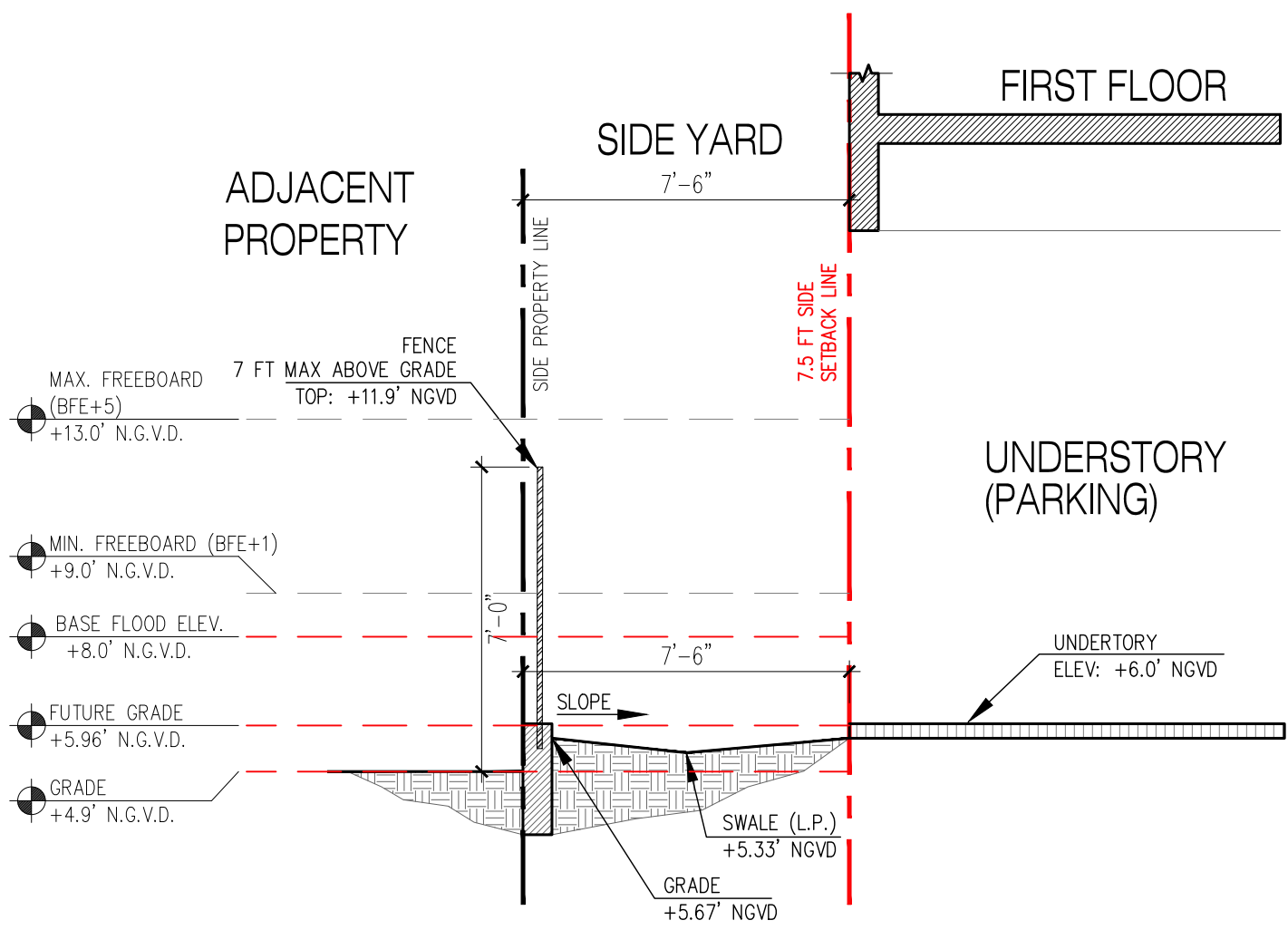
DRAWING TITLE

**YARD SECTIONS**

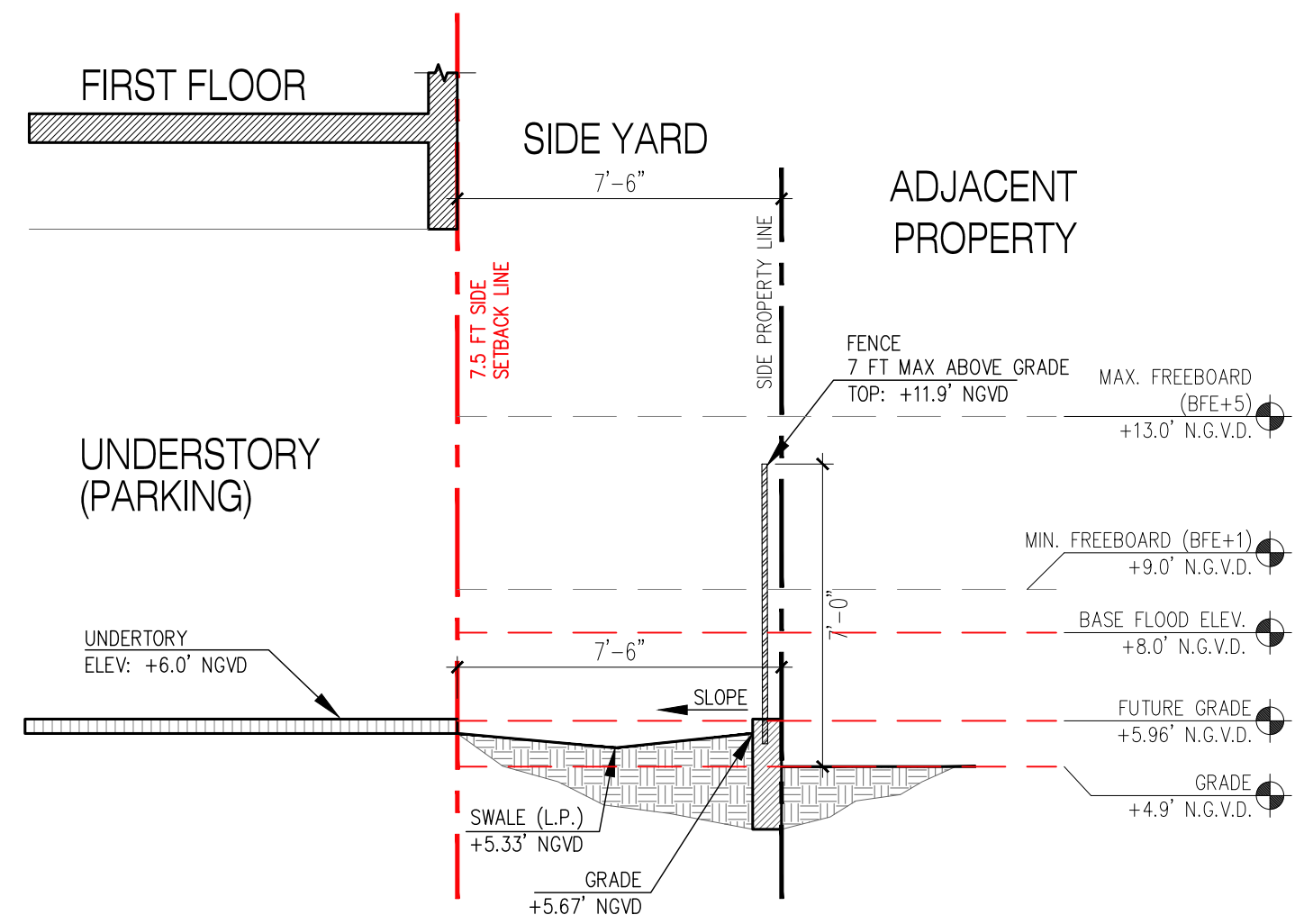
SCALE: AS SHOWN  
DATE: 06-16-2024

SHEET NUMBER

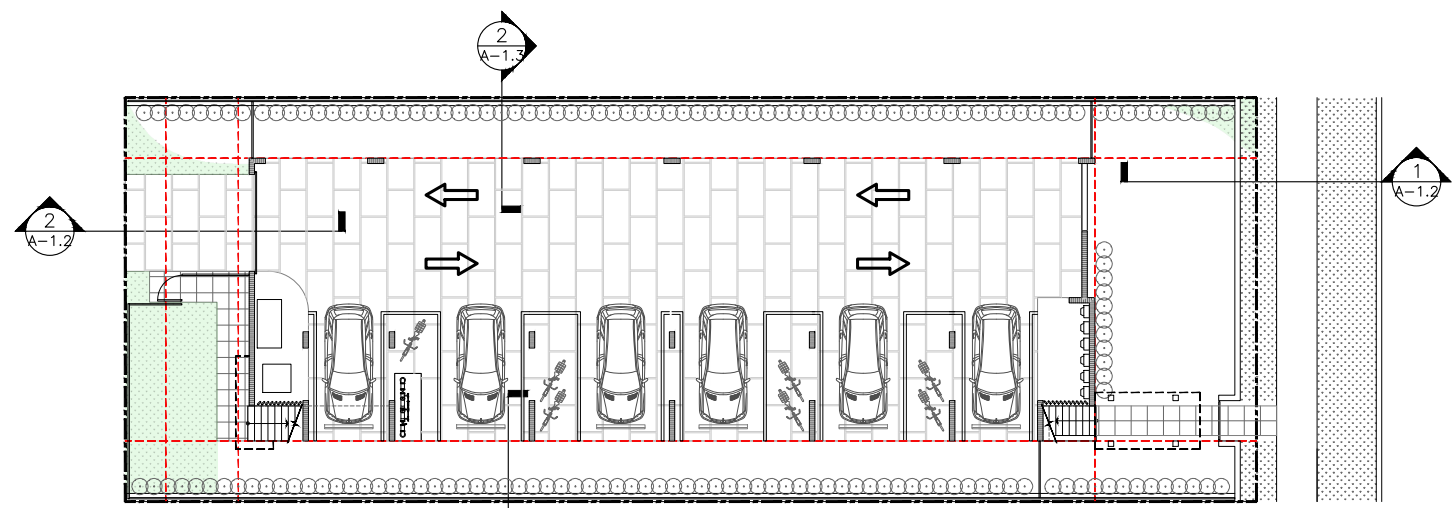
**A-1.3**



**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

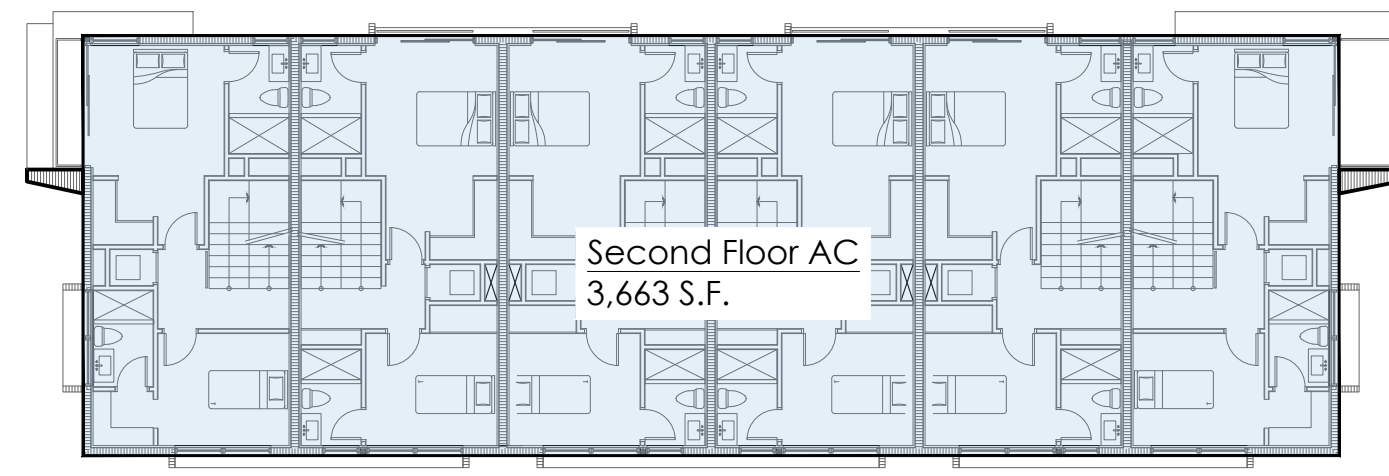
DRAWING TITLE

**UNIT SIZE  
DIAGRAM**

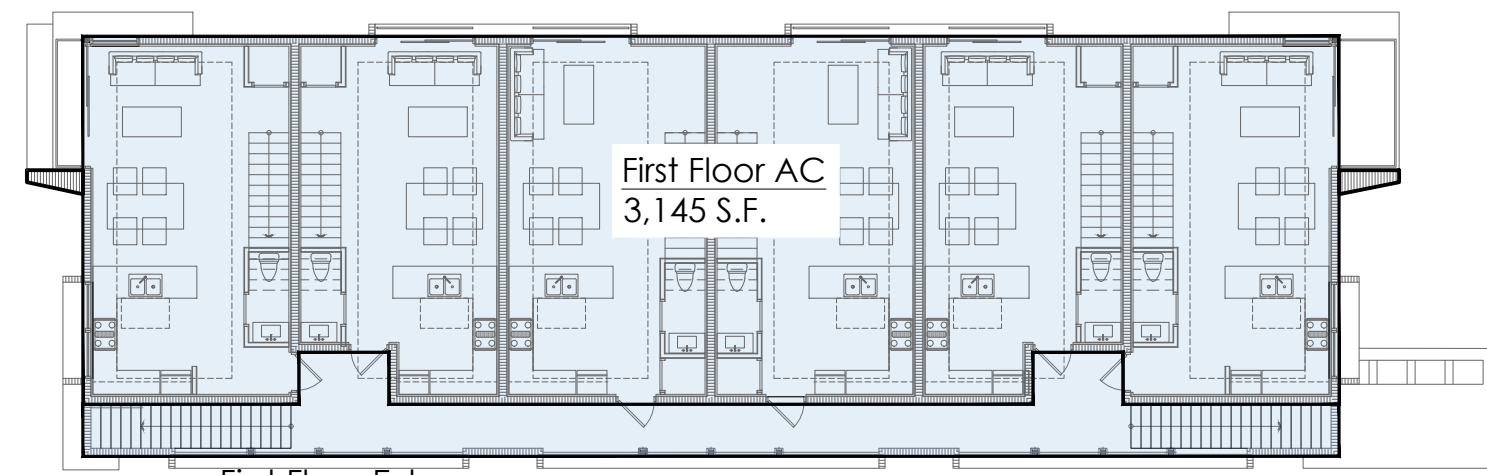
SCALE: AS SHOWN  
DATE: 06-16-2024

SHEET NUMBER

**A-1.4**

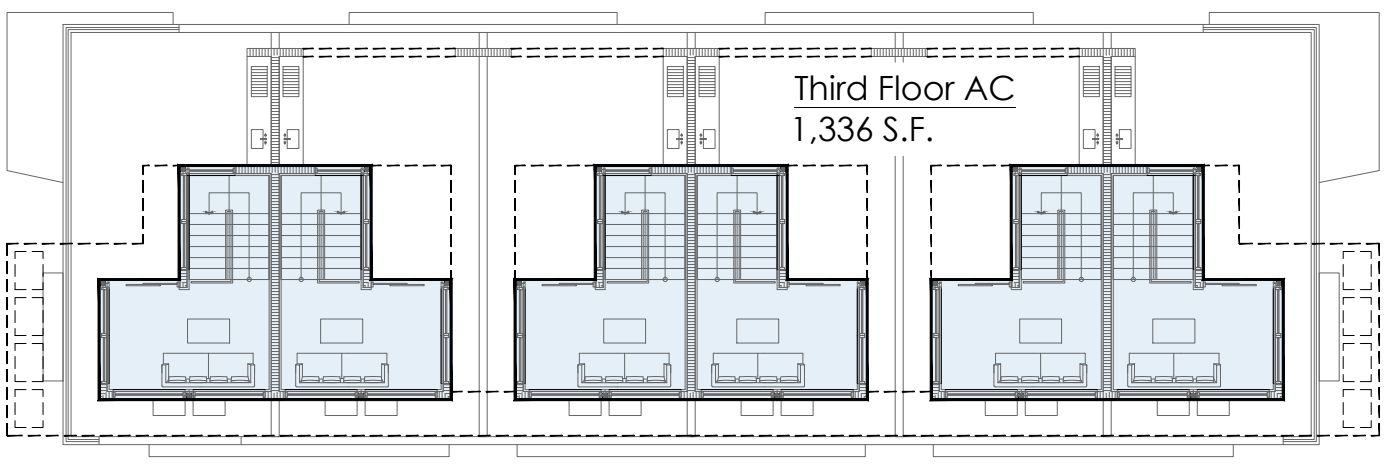


**3 SECOND FLOOR UNIT SIZE**  
1/16" = 1'-0"



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

First Floor Ext.  
518 S.F.

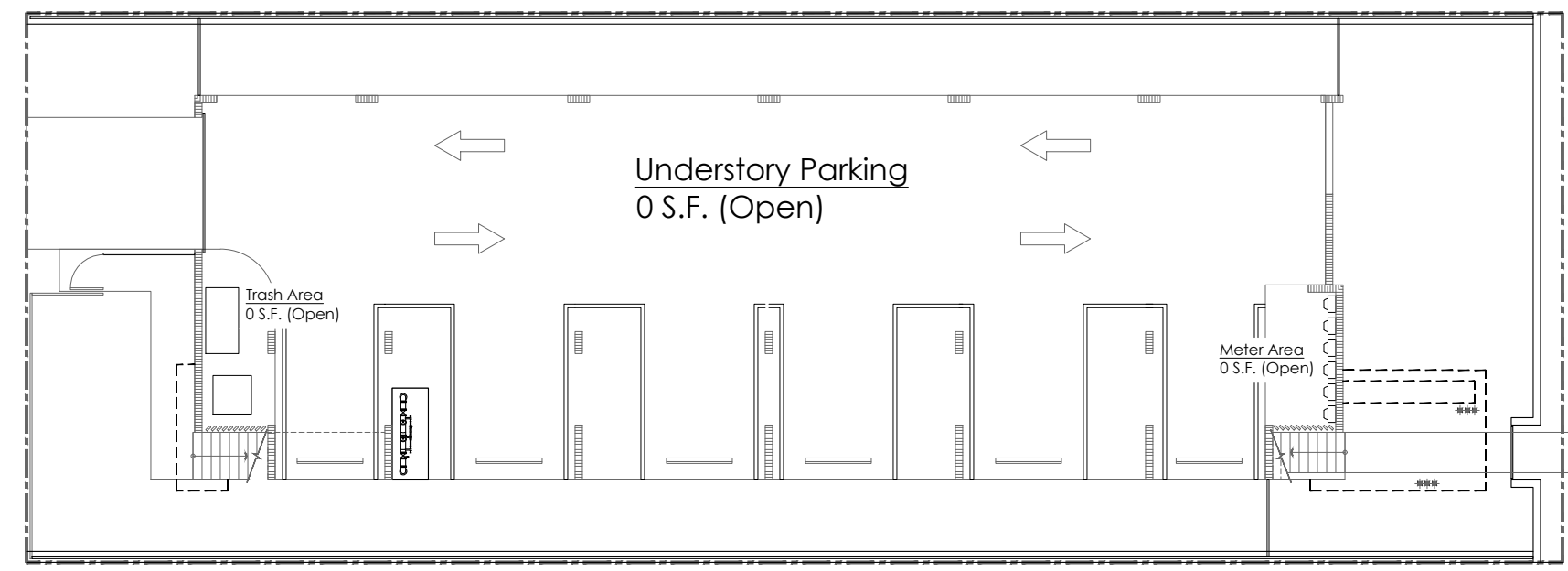


**4 THIRD FLOOR UNIT SIZE**  
1/16" = 1'-0"

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

1



**1 UNDERSTORY**  
1/16" = 1'-0"



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**

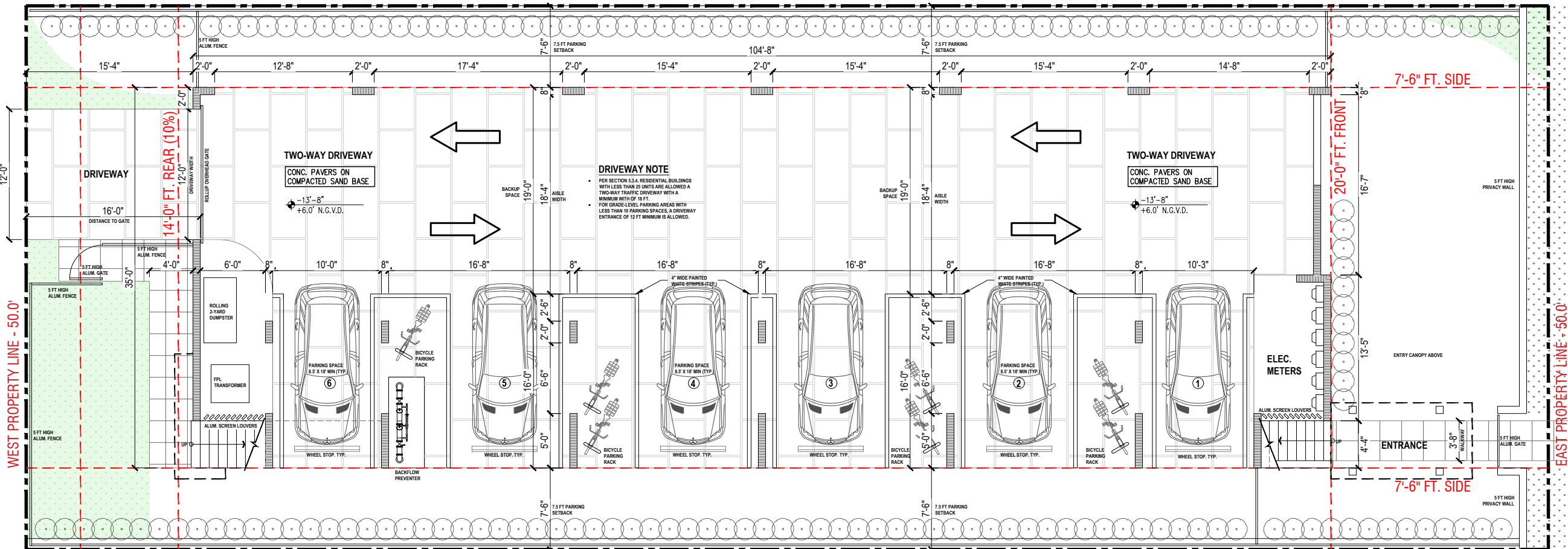
**PENNSYLVANIA AVE.**

EXISTING SIDEWALK

EXISTING PARKWAY

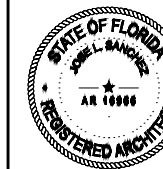
NORTH PROPERTY LINE - 140.0'

SOUTH PROPERTY LINE - 140.0'



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

**PENNSYLVANIA CT. (ALLEY)**



ADDRESS & OWNER

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

REVISION & DATE

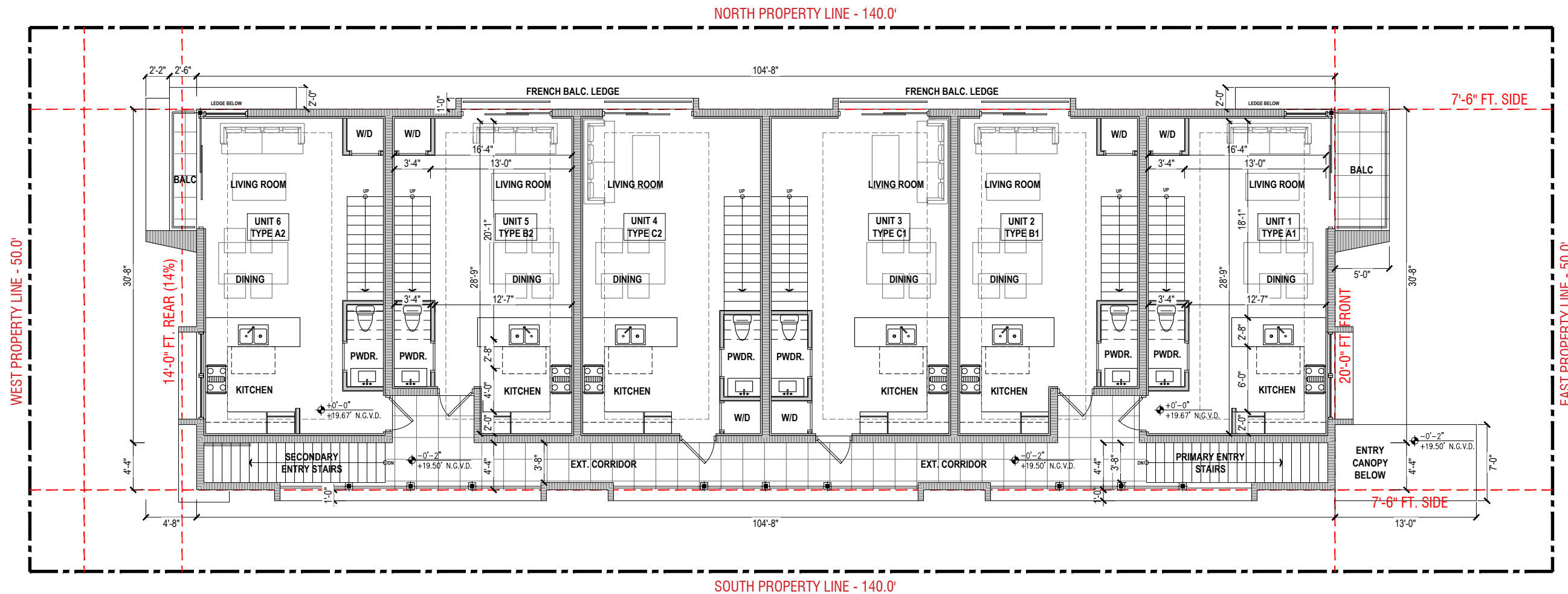
DRAWING TITLE

**FIRST FLOOR PLAN**

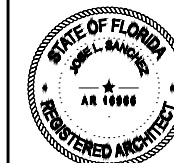
SCALE: AS SHOWN  
DATE: 06-16-2024

SHEET NUMBER

**A-2.2**



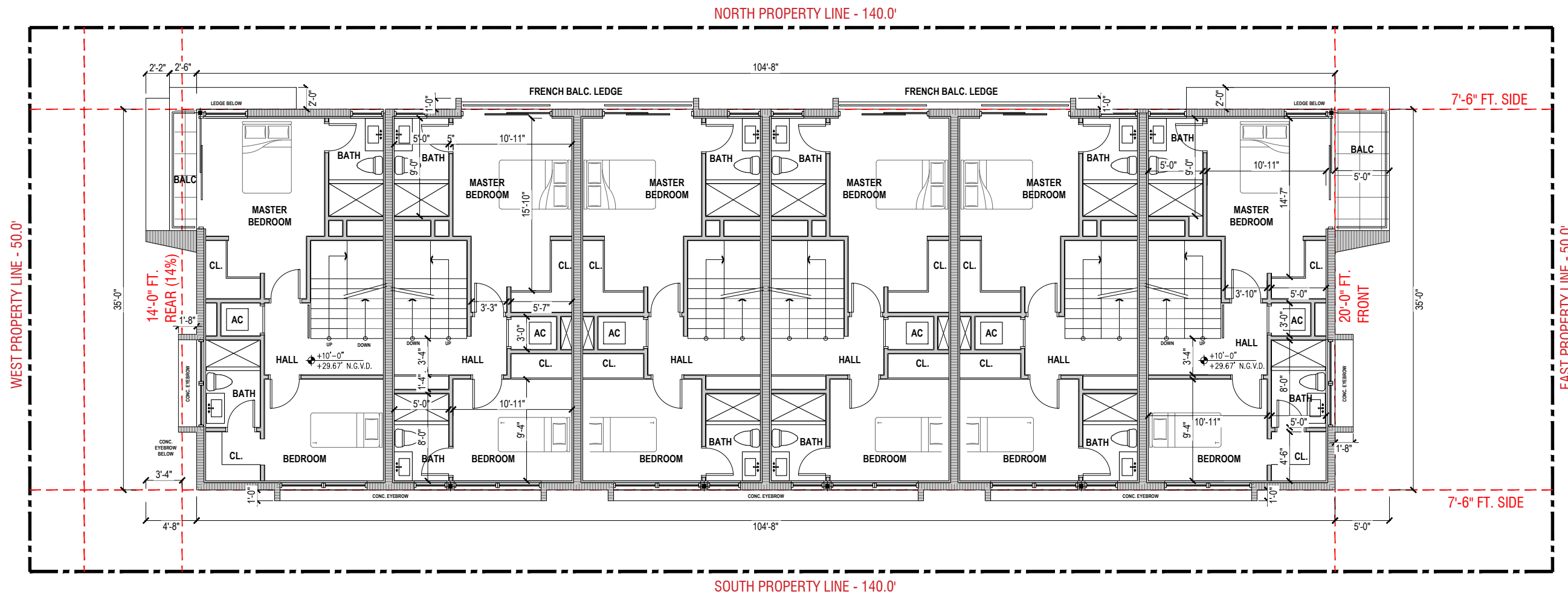
**1 FIRST FLOOR PLAN**  
3/32"=1'-0"



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

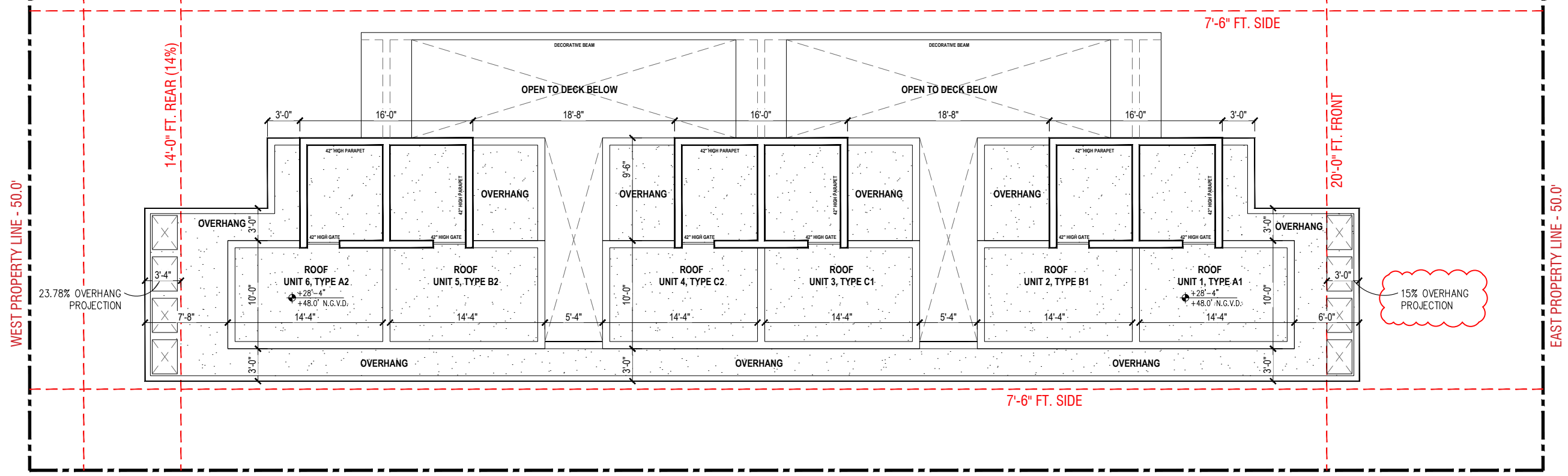
**SECOND FLOOR PLAN**

**A-2.3**



**1 SECOND FLOOR PLAN**

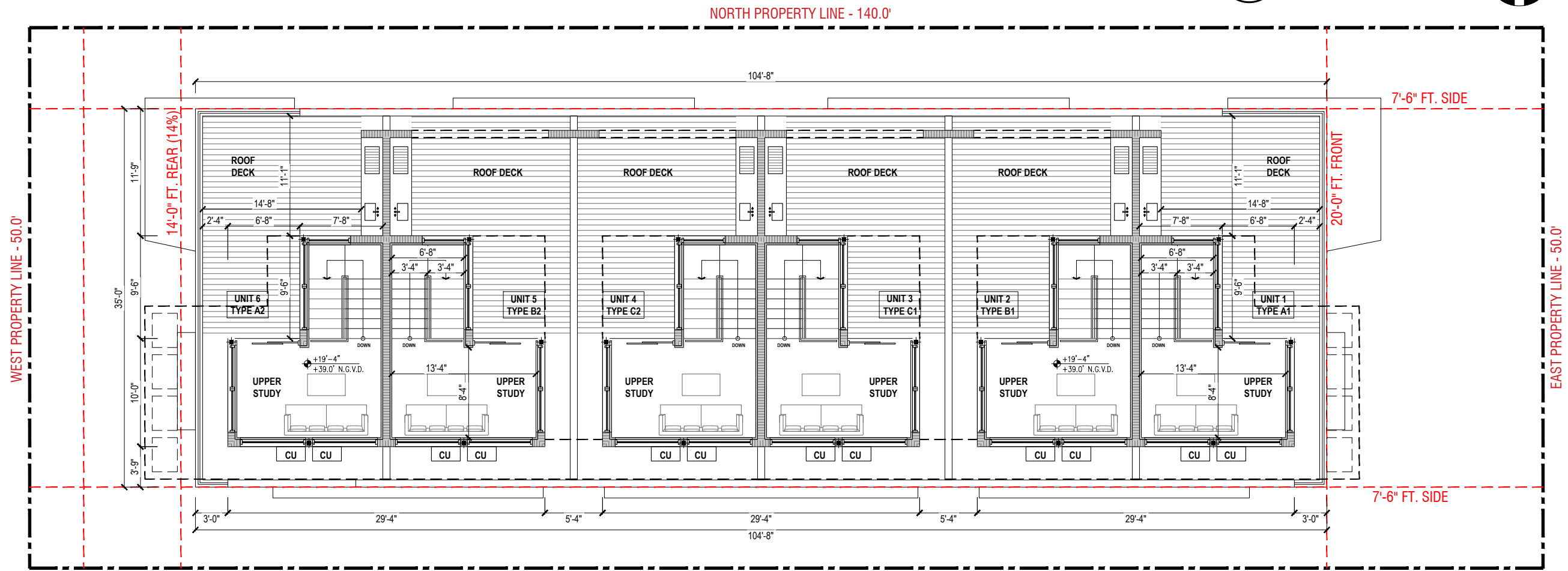
3/32"=1'-0"



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"



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**



ADDRESS & OWNER

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

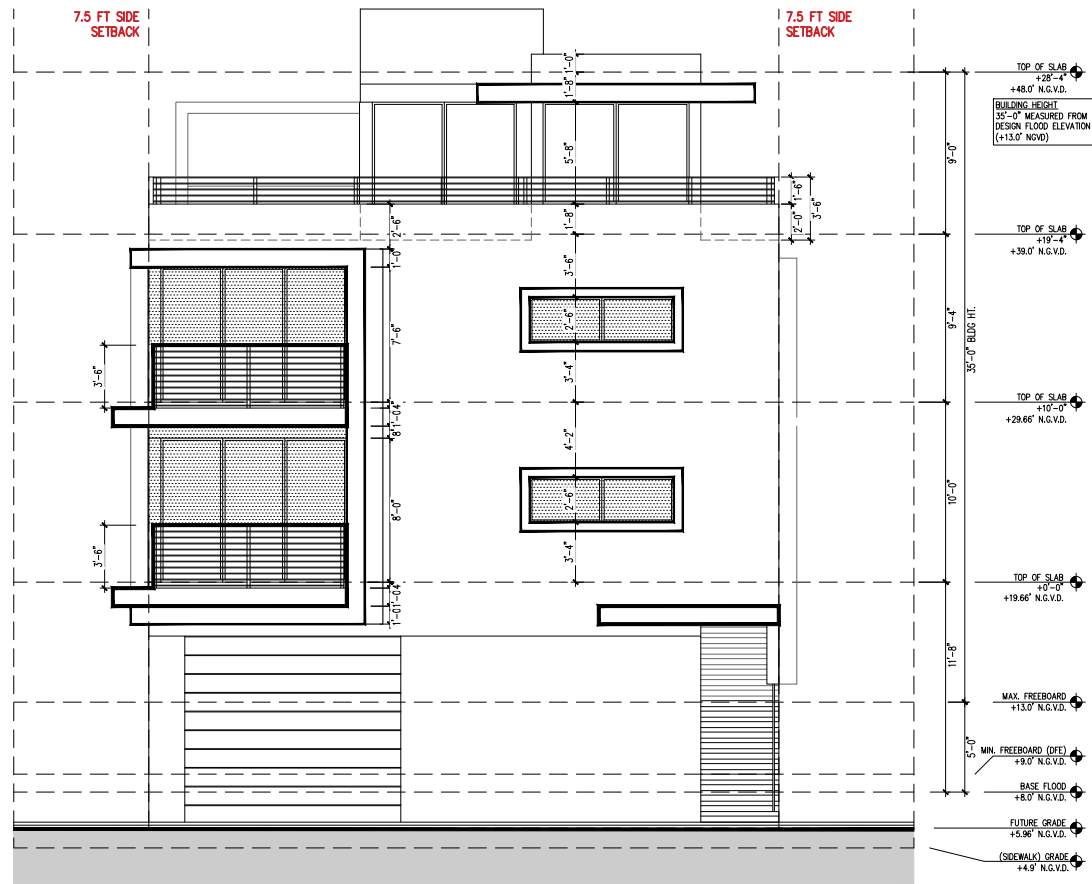
REVISION & DATE

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

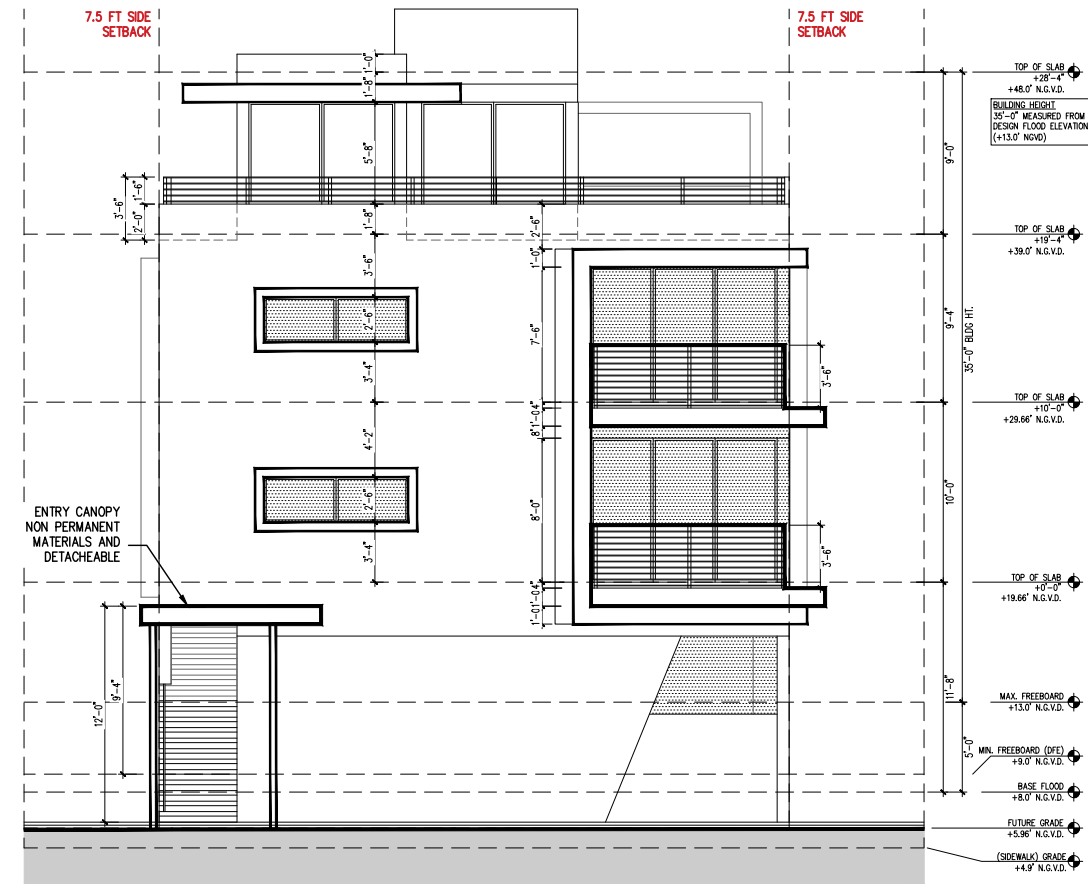
SCALE: AS SHOWN  
DATE: 06-16-2024

SHEET NUMBER

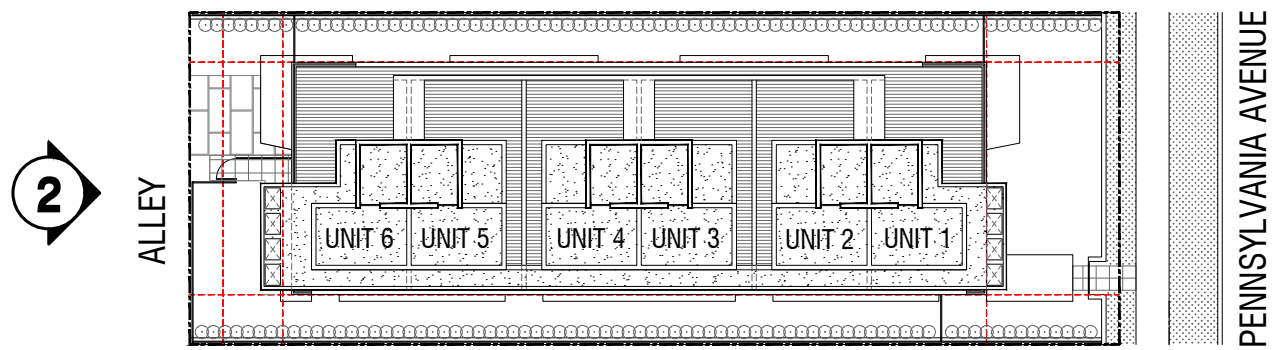
**A-3.1**



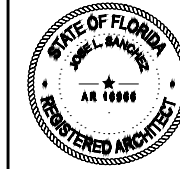
**2 WEST ELEVATION ( REAR )**  
3/32"=1'-0"



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



**ELEVATION KEYPLAN**  
NOT TO SCALE



ADDRESS & OWNER

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

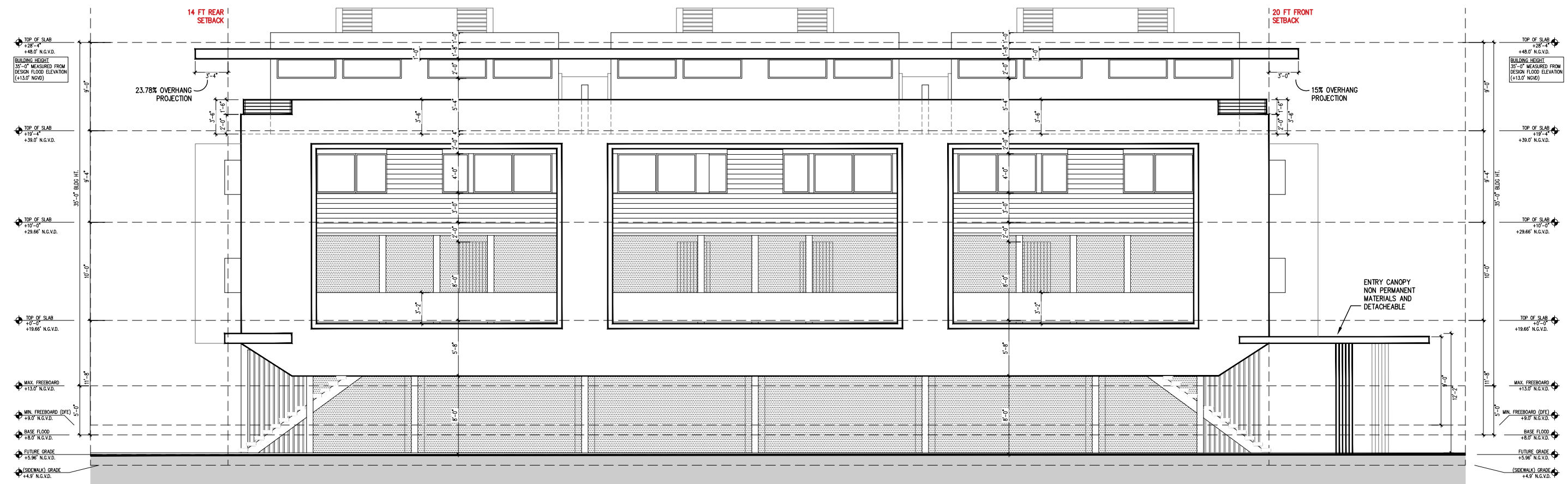
REVISION & DATE

DRAWING TITLE  
**SOUTH ELEVATION (SIDE)**

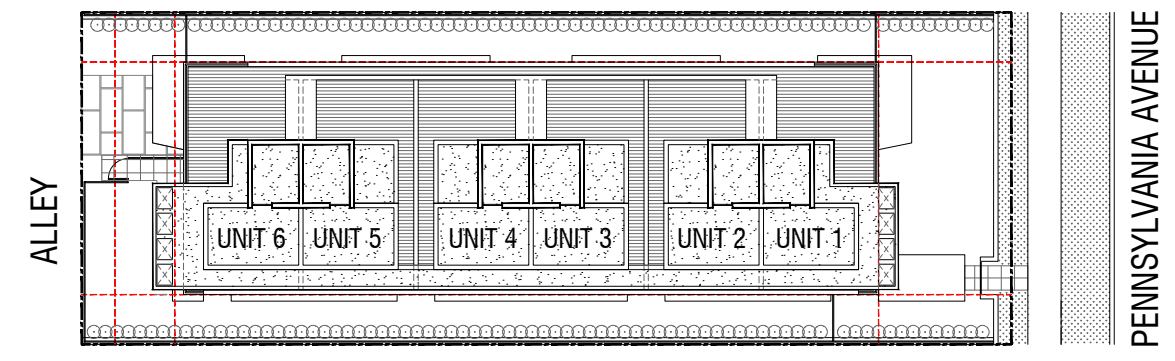
SCALE: AS SHOWN  
DATE: 06-16-2024

SHEET NUMBER

**A-3.2**



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

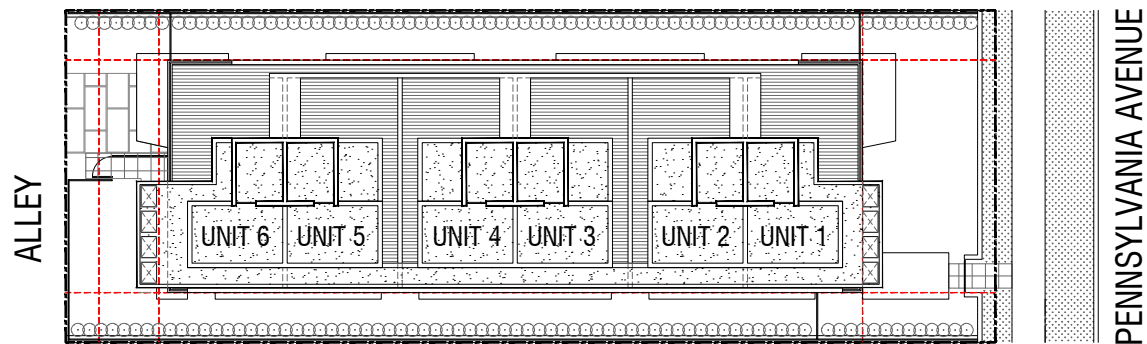


**ELEVATION KEYPLAN**

NOT TO SCALE



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



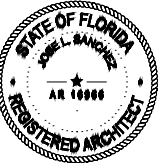
**ELEVATION KEYPLAN**

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

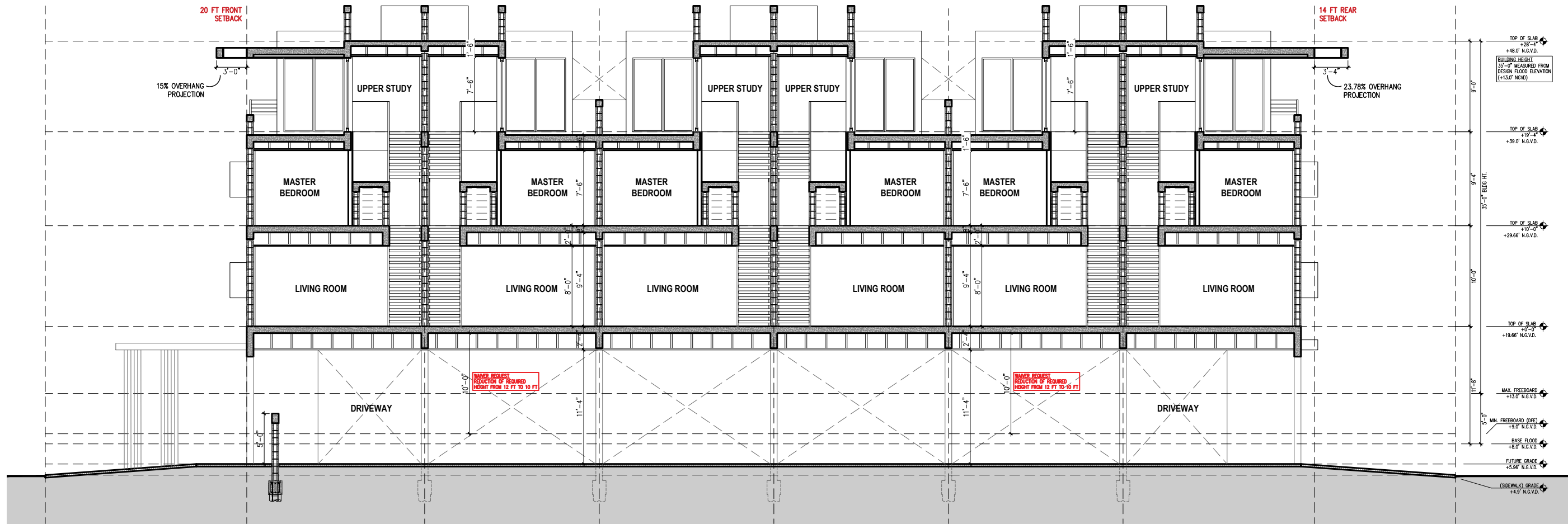
REVISION & DATE

DRAWING TITLE  
**NORTH ELEVATION (SIDE)**

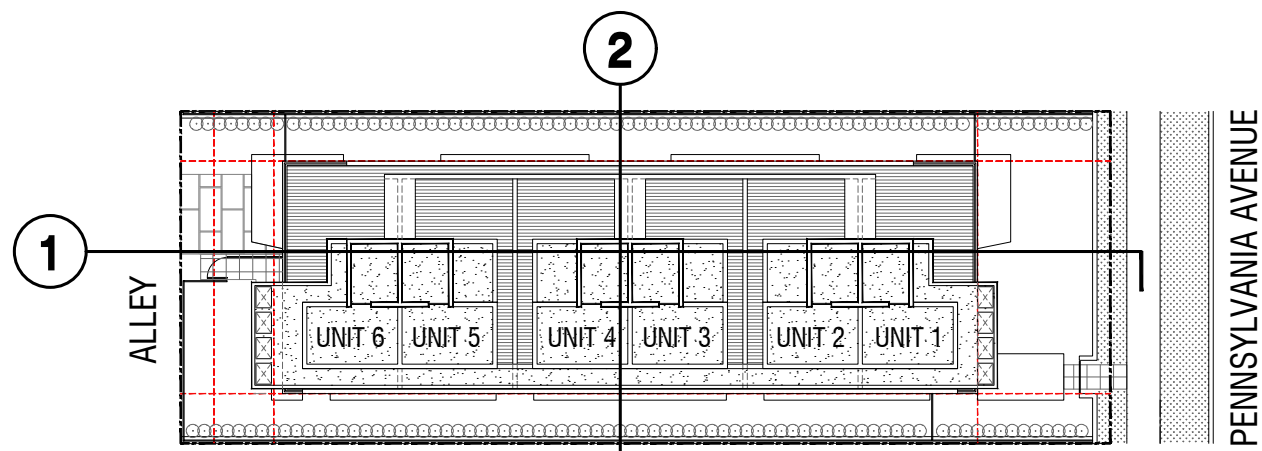
SCALE: AS SHOWN  
 DATE: 06-16-2024

SHEET NUMBER

**A-3.3**

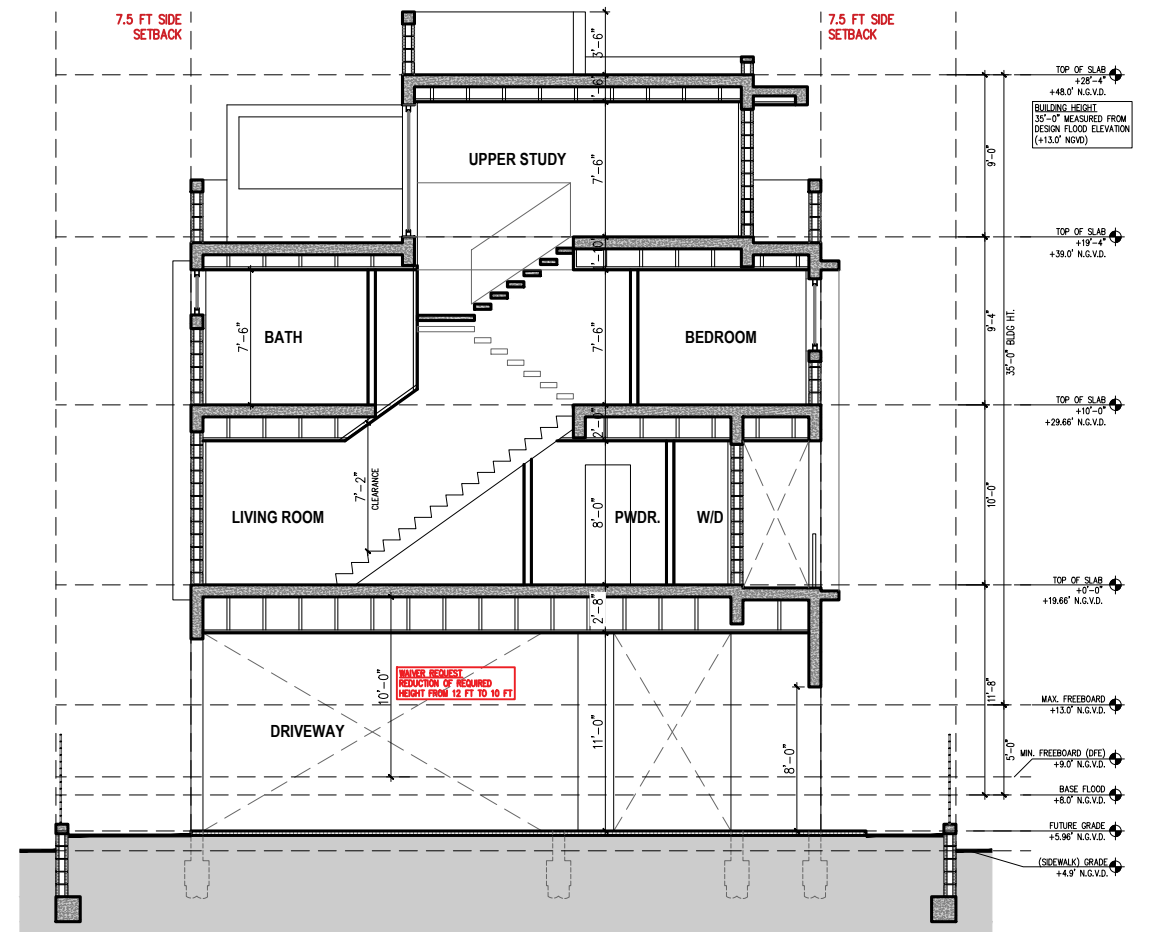


**1 SECTION**  
3/32"=1'-0"



**ELEVATION KEYPLAN**

NOT TO SCALE



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

