



THE STANDARD

40 ISLAND Ave, Miami Beach, FL 33139

The Standard

BIG

Fox Fox Studio

CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE

Rev.	Date	Rev.	Date

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DRB23-0994 - Final Submittal

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MIAMI BEACH, FL 33139

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COVER

THE STANDARD	
Date: 08/04/2024	Sheet No. A0.00
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INDEX OF DRAWINGS

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Planning Department, 1700 Convention Center Drive
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305.673.7550

ITEM #	Zoning Information		
1	Address:	40 ISLAND AVE. MIAMI BEACH, FL 33139	
2	Board and File numbers:		
3	Folio number(s):	Lot 1: 02-3233-004-0090; Lot 2: 02-3233-003-0010; Lot 3: 02-3233-003-0020	
4	Year constructed:	1953	Zoning District: FAMILY RESIDENTIAL
5	Historic Designation	N/A	
6	Flood Zone:	Flood Zone AE	
7	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD: 2.50' NGVD
8	Design Flood Elevation:	9'-0" NGVD	
9	Max. Wave Crest Elevation:	N/A	
10	Adjusted grade (Flood+Grade/2)	N/A	
11	Lot 1 Area:	101,500 SF (2.33 AC)	Lot 2 Area: 3,125 SF (0.07 AC) Lot 3 Area: 2,874 SF (0.07 AC)
12	Lot Width:	232'-2"	Lot Depth: 384'-6"
13	Minimum Unit Size:	550 SF	Average Unit Size: TBD
14	Existing User:	HOTEL / RESTAURANT	Proposed Use: HOTEL/ RESIDENTIAL / RESTAURANT / RETAIL

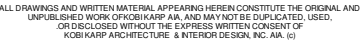
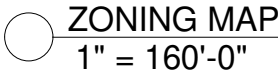
	SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
	At-Grade Parking Lot				
19	Front Setback (Island Ave/ South):	20'-0"	20'-0"	20'-0"	-
20	Side Setback (Interior/ East):	18'-9"	18'-9"	18'-9"	-
21	Side Setback (Interior/ West):	16'-0"	*11'-8"	*11'-8"	-
22	Rear Setback (Ped./Tow.):	38'-6" / 57'-9"	38'-6"	65'-8"	-

	Notes: If not applicable write N/A			
	Notes: FAR calculated per Ordinance ZBA2019-0097			
	* SEE PARKING REQUIREMENTS (A)			

PERCENTAGES OF HOTEL ADDITION		
EXISTING HOTEL FAR	71,111 SQ.FT.	100%
ALLOWED NEW HOTEL FAR 50% OF EXISTING	35,556 SQ.FT.	50%
TOTAL PROPOSED NEW HOTEL FAR	34,028 SQ.FT.	48%

PROVIDED PS BY LEVEL		TOTAL PROVIDED PS		
Standard PS	ADA PS			
LVL 1	64	Standard PS	(64x1)	64
	2	ADA PS	(2x1)	2
		Grand Total		66

VARIANCES
1 - Sum of side yard setback requirement to allow sum of side yards of 30'-5" where 37'-2" is required.
2 - To allow aggregation of three contiguous lots where a maximum of two are permitted
3 - We do not need variances to keep the existing non-conforming setback at the front and west sides of the south wing.



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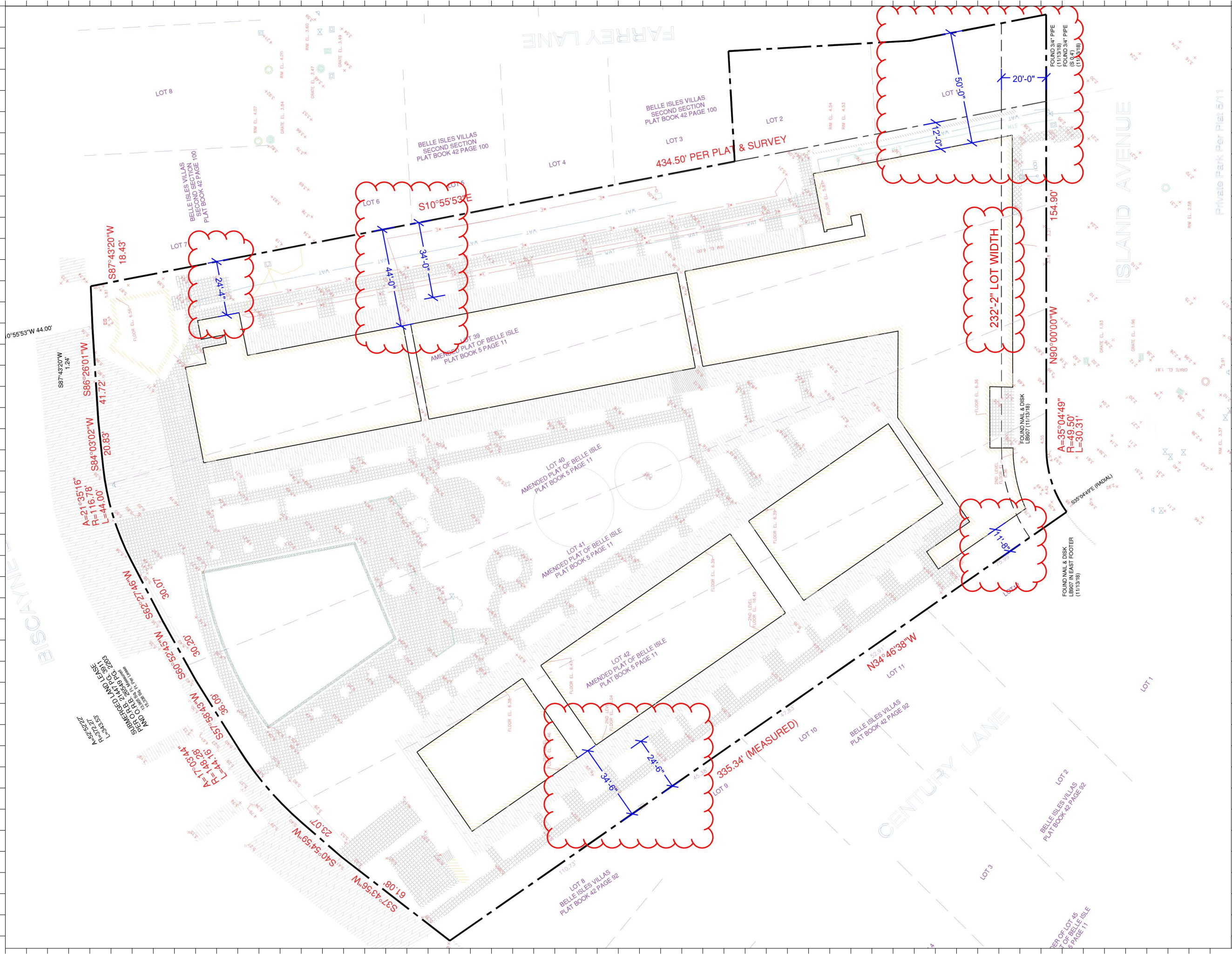
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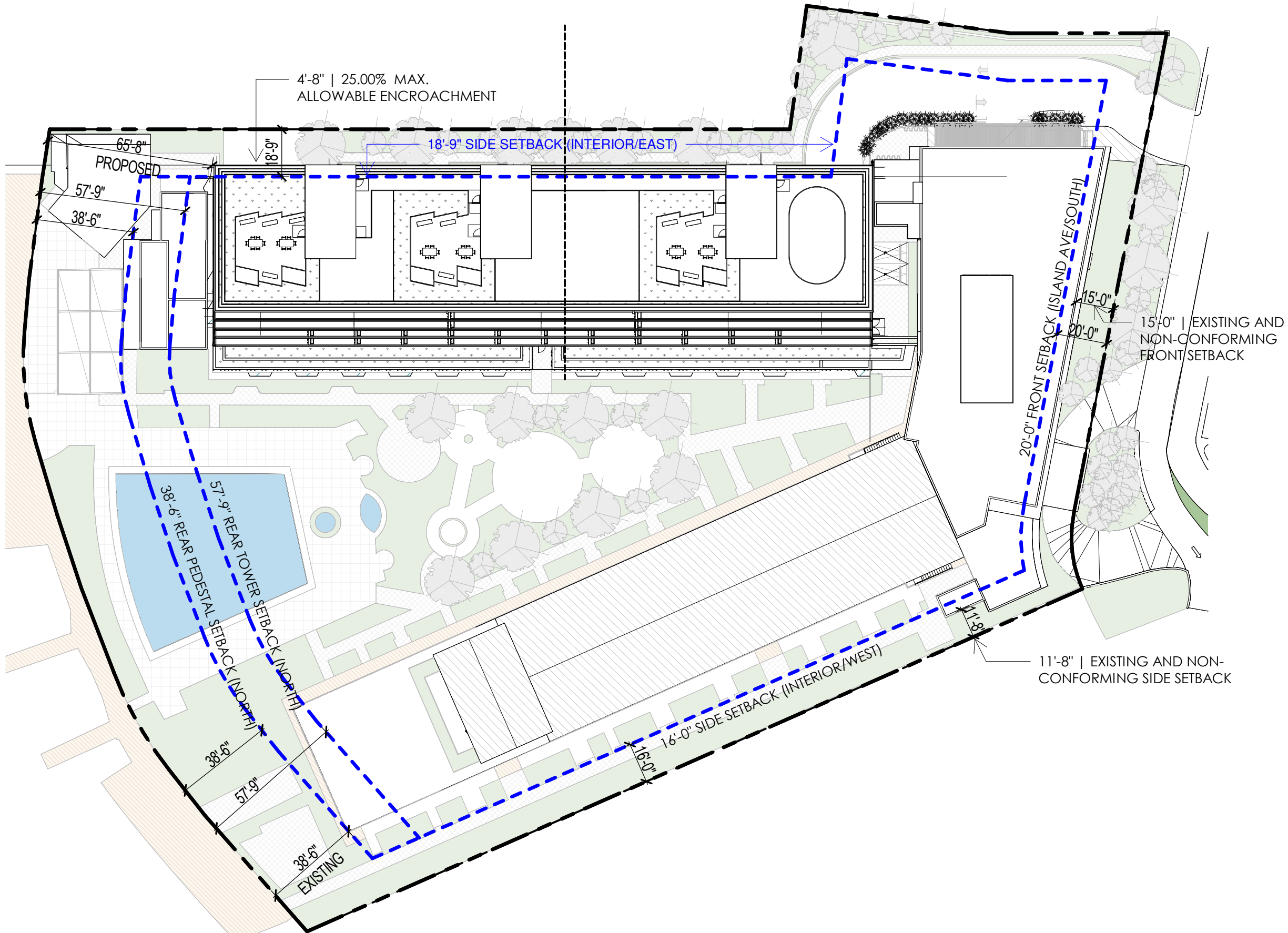
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EXISTING SETBACK
DIAGRAM

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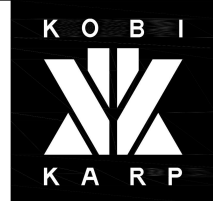
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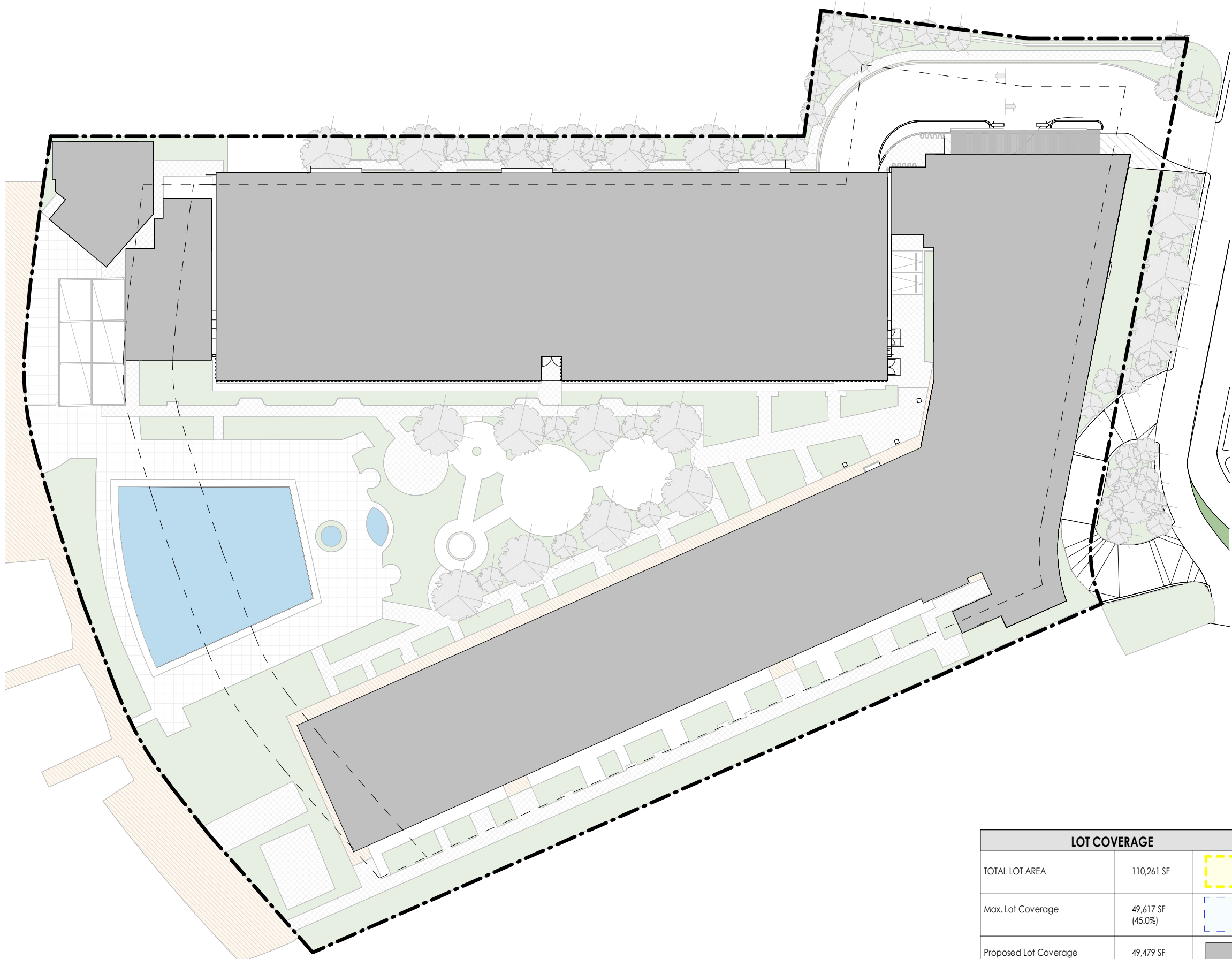


PROPOSED SETBACK
DIAGRAM




THE STANDARD

Date: 08/04/2024	Sheet No. A0.03.2
Scale: 1" = 40'-0"	
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1 ROOF SETBACK DIAGRAM
SCALE: 1" = 40'-0"



1 LOT COVERAGE
1" = 40'-0"

LOT COVERAGE		
TOTAL LOT AREA	110,261 SF	
Max. Lot Coverage	49,617 SF (45.0%)	
Proposed Lot Coverage	49,479 SF (44.8%)	

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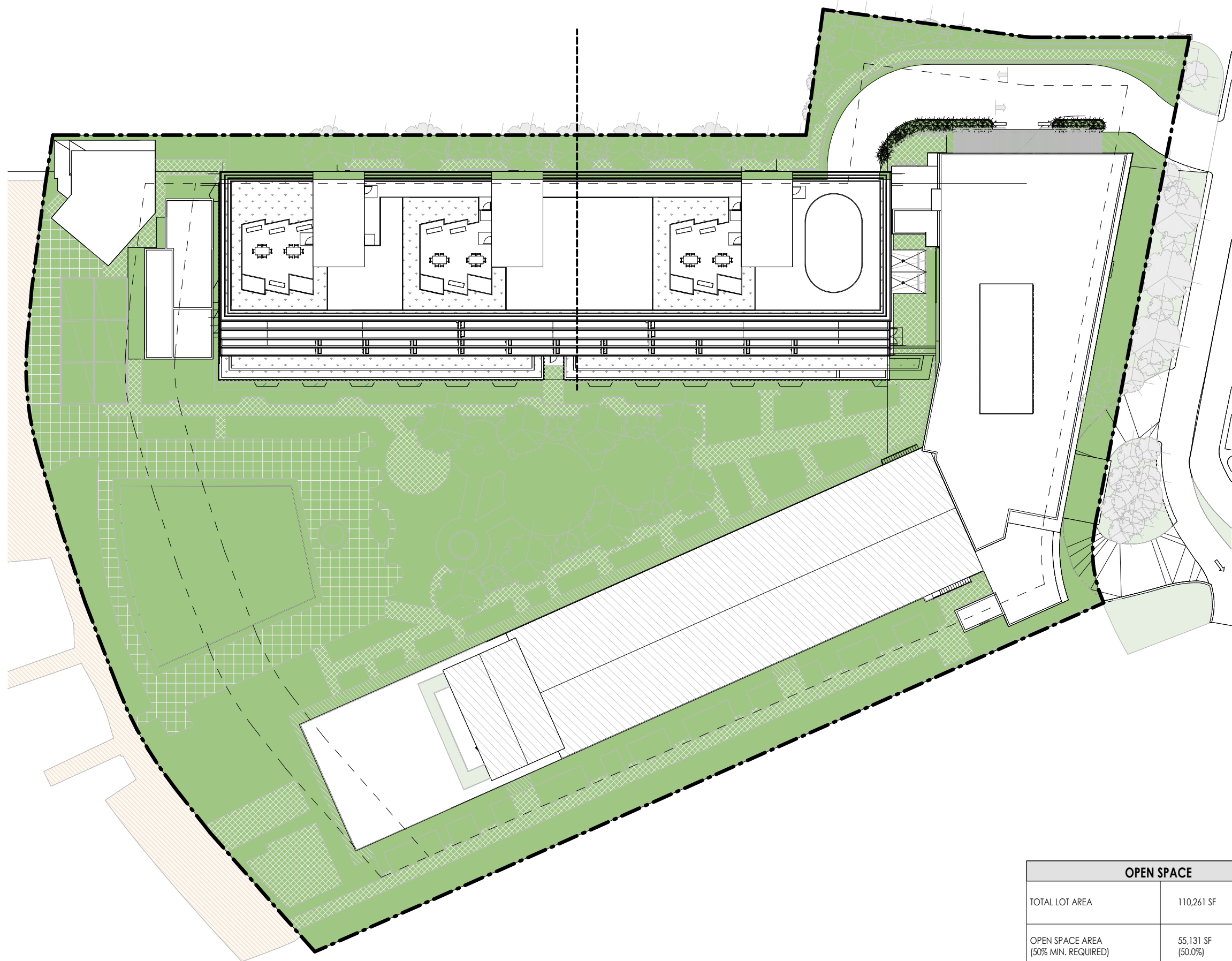
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



LOT COVERAGE DIAGRAM

Date: 04/07/2024	Sheet No.
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1 OPEN SPACE
SCALE: 1" = 40'-0"

OPEN SPACE		
TOTAL LOT AREA	110,261 SF	
OPEN SPACE AREA (50% MIN. REQUIRED)	55,131 SF (50.0%)	
PROPOSED OPEN SPACE AREA	58,484 SF (53%)	

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OPEN SPACE DIAGRAM

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