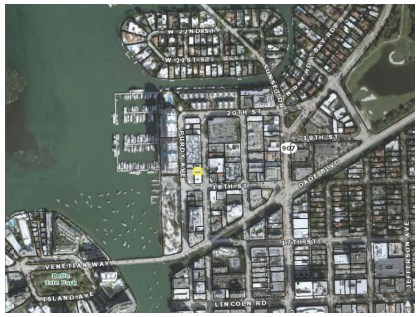
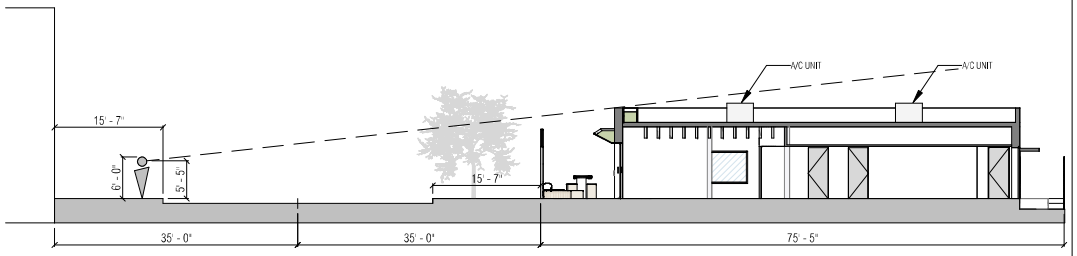


01 LOCATION PLAN



02 LINE OF SIGHT SECTION
SCALE 1/16" = 1'-0"

MIAMIBEACH

Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 1820 BAY RD	Folio number(s):	02-3233-012-0290	Year built:	1938
2	Board file number(s), Determination of Architectural Significance:	N/A		Lot Area:	3,750 Sq.Ft
3	Located within a Local Historic District (Yes or No): No	Zoning District:	CD-2	Lot width:	50 Ft
4	Individual Historic Site (Yes or No):	No		Lot Depth:	75.05 Ft
5	Base Flood Elevation:	8	Grade value in NGVD:		4' 1.25"
6	Adjusted grade (BFE+Grade / 2):	6"	Free board:	n/a	
7	Proposed Use:	COMMERCIAL			
8	Proposed Accesory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	BY CLAD LANDSCAPE (LA6667311)			

	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	**Floor Area Ratio (FAR)**	1.5 MAX.	0.60	0.60	N/A
14	**Building Height**	55 ft MAX.	18' 8.25"	18' 8.25"	N/A
15	**At grade parking lot on the same lot**	N/A	N/A	N/A	N/A
a	Front setbacks	0 ft MIN.	10 ft	10 ft	N/A
b	Side interior setback	0 ft MIN.	5 ft , 6.7 ft	5 ft , 6.7 ft	N/A
c	Side facing street setback	0 ft MIN.	0 ft	0 ft	N/A
d	Rear setback	5.00 ft MIN.	6.7 ft	6.7 ft	N/A
16	**Subterrenean, Pedestal & Tower (non-Oceanfront)**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	Front setbacks	0 ft	N/A	N/A	N/A
b	Side interior setback	0 ft	N/A	N/A	N/A
c	Side facing street setback	0 ft	N/A	N/A	N/A
d	Rear setback	0 ft	N/A	N/A	N/A
17	**Subterrenean, Pedestal & Tower (non-Oceanfront)**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	Front setbacks	0 ft	N/A	N/A	N/A
b	Side interior setback	0 ft	N/A	N/A	N/A
c	Side facing street setback	0 ft	N/A	N/A	N/A
d	Rear setback	0 ft	N/A	N/A	N/A
18	**Minimum Apartment Unit Size**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	New Construction	550 sf	N/A	N/A	N/A
b	Rehabilitated Buildings	400 sf	N/A	N/A	N/A
c	Hotel Unit	200 sf	N/A	N/A	N/A
19	**Average Apartment Unit Size**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	New Construction	800 sf	N/A	N/A	N/A
b	Rehabilitated Buildings	550 sf	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	**Required Open-space ratio (RPS, CPS)**	N/A	N/A	N/A	N/A
21	**Parking**	N/A	N/A	N/A	N/A
22	**Loading**	N/A	N/A	N/A	N/A

Notes: Indicate N/A if not applicable.

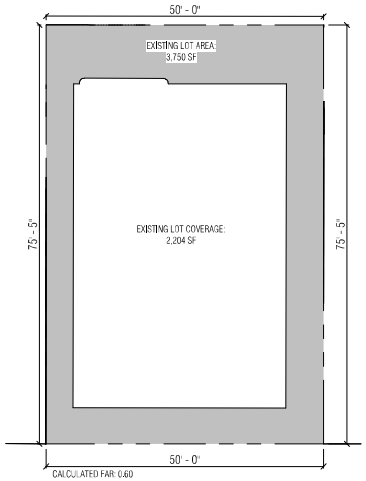
03 ZONING DATA SHEET

PROJECT OCCUPANCY LOAD SCHEDULE

PER FBCB TABLE 1004.5 & NFPA 101 TABLE 7.3.1.2.

GROUND FLOOR OCCUPANCY LOAD		
AREA	**SQ. FT.**	**# OF EMPLOYEES / PERSONS**
LOUNGE AREA	762.30 SF	51
WET AREA	250.10 SF	17
OFFICES	387.40 SF	05
KITCHENETTE/ STAFF ROOM	72.30 SF	05

PROGRAM:	**LOUNGE AREA**	**WET AREA**	**OFFICES**	**KITCHENETTE/ STAFF ROOM**
USE:	UNCONCENTRATED ASSEMBLY	TREATMENT ROOM	BUSINESS	SERVICE
AREA:	762.30 SF	83.40 SF	387.40 SF	49.51 SF
LOAD FACTOR:	15 net / pers.	15 net / pers.	_____	15 net / pers.
OCC. LOAD:	51 pers.	06 pers.	05 pers.	03 pers.



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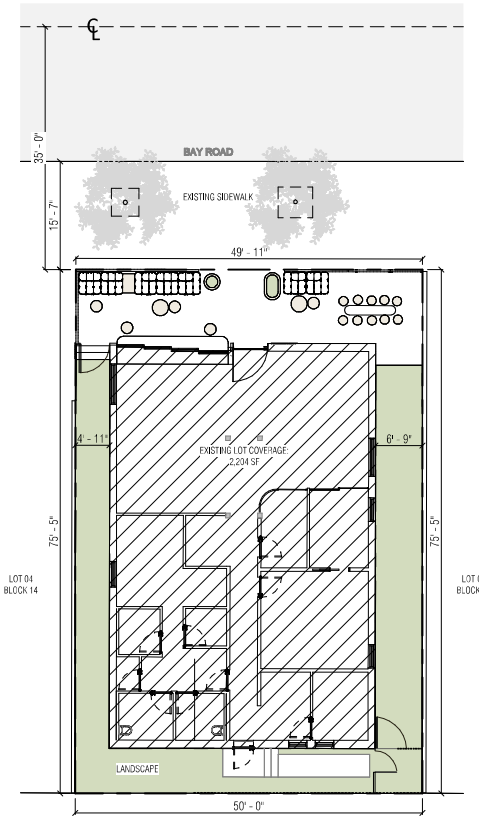
04 OCCUPANCY LOAD / FAR DIAGRAM



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05 PROPOSED ZONING DIAGRAM
SCALE 1/16" = 1'-0"

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