

851 NE 167TH STREET

NORTH MIAMI BEACH, FL, 33162
PLANNING & ZONING BOARD SUBMITTAL

JUNE 17, 2021



801 NE 167 St - North Miami Beach, FL

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REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

1661

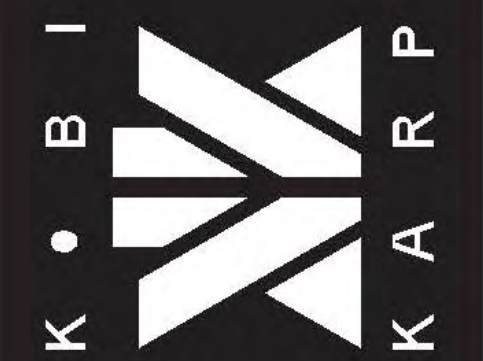
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851 NE 167TH STREET
NORTH MIAMI BEACH, FL 33162

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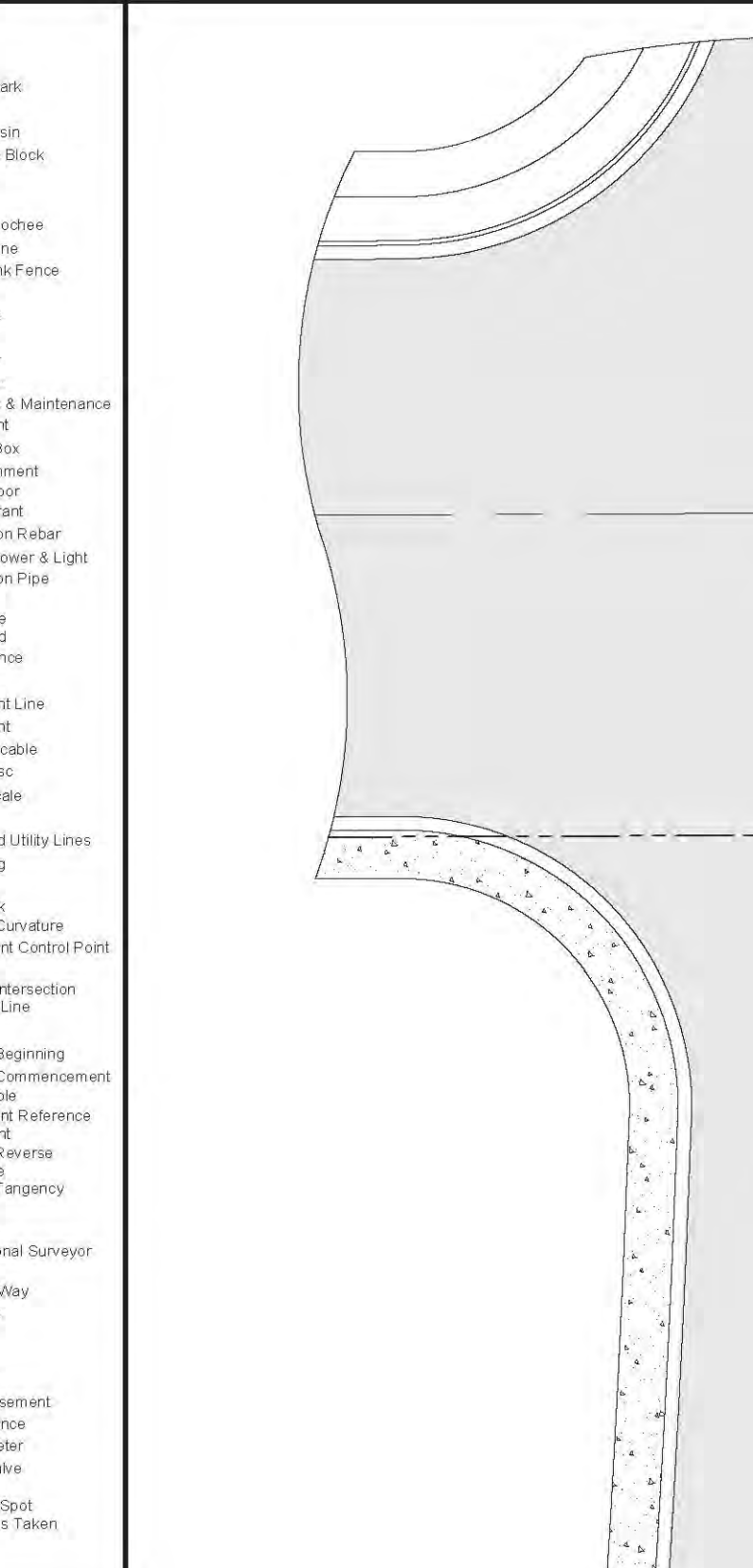
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DATE: JUNE 17, 2021

A0.00

- LEGEND**
- ASPH = Asphalt
 - BM = Bench Mark
 - CB = Catch basin
 - CCB = Concrete Block Structure
 - CH = Chord
 - CH2 = Chatterhoochie
 - CL = Center Line
 - CLF = Chain Link Fence
 - CLL = Clear
 - CONC = Concrete
 - D = Delta
 - DMS = Drainage & Maintenance
 - E = Elevation
 - E.B. = Electric Box
 - ENC. = Encroachment
 - F.F. = Fresh Floor
 - F.H. = Fire Hydrant
 - F.I.R. = Found Iron Rebar
 - F.I.P. = Found Iron Pipe
 - F.P. = Found Pole
 - G.M. = Grass Median
 - M = Massing
 - M.F. = Metal Fence
 - M.H. = Manhole
 - N.L. = Monument Line
 - MON. = Monument
 - N/A = Not Applicable
 - ND = Not to Scale
 - NTS = Not to Scale
 - O.V.S. = Offset
 - O.U.L. = Overhead Utility Lines
 - P = Plat
 - P.B. = Plat Book
 - PC = Point of Curvature
 - PCP = Permanent Control Point
 - PK = Stake
 - P.I. = Point of Intersection
 - P.L. = Property Line
 - P.L. = Pole
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencement
 - P.P. = Power Pole
 - P.R.M. = Permanent Reference Monument
 - P.R.C. = Point of Reverse Curvature
 - P.T. = Point of Tangency
 - R = Radius
 - R.R. = Railroad
 - P.S.M. = Professional Surveyor
 - RAW = Right-of-Way
 - SK = Section
 - SW = Solvent
 - S.W. = Section
 - TTYP = Typical
 - U.E. = Utility Easement
 - W.F. = Wood Fence
 - W.M. = Water Meter
 - W.V. = Water Valve
 - X = Denotes Spot Elevations Taken



THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

GOLDEN GLADES DRIVE (S.R. N. 826) N.E. 167th STREET

SW CORNER SW 1/4, SE 1/4 SEC. 14, SE. 1/4 SEC. 7-62-42 (PLAT)

SOUTH LINE SE 1/4, SE 1/4 OF SEC. 7-62-42

EAST BOUND →

WEST BOUND ←

5' CONC. SIDEWALK

2' CONC. CURB & GUTTER

48' ASPHALT PAVEMENT

2' CONC. CURB & GUTTER

2' CONC. CURB & GUTTER

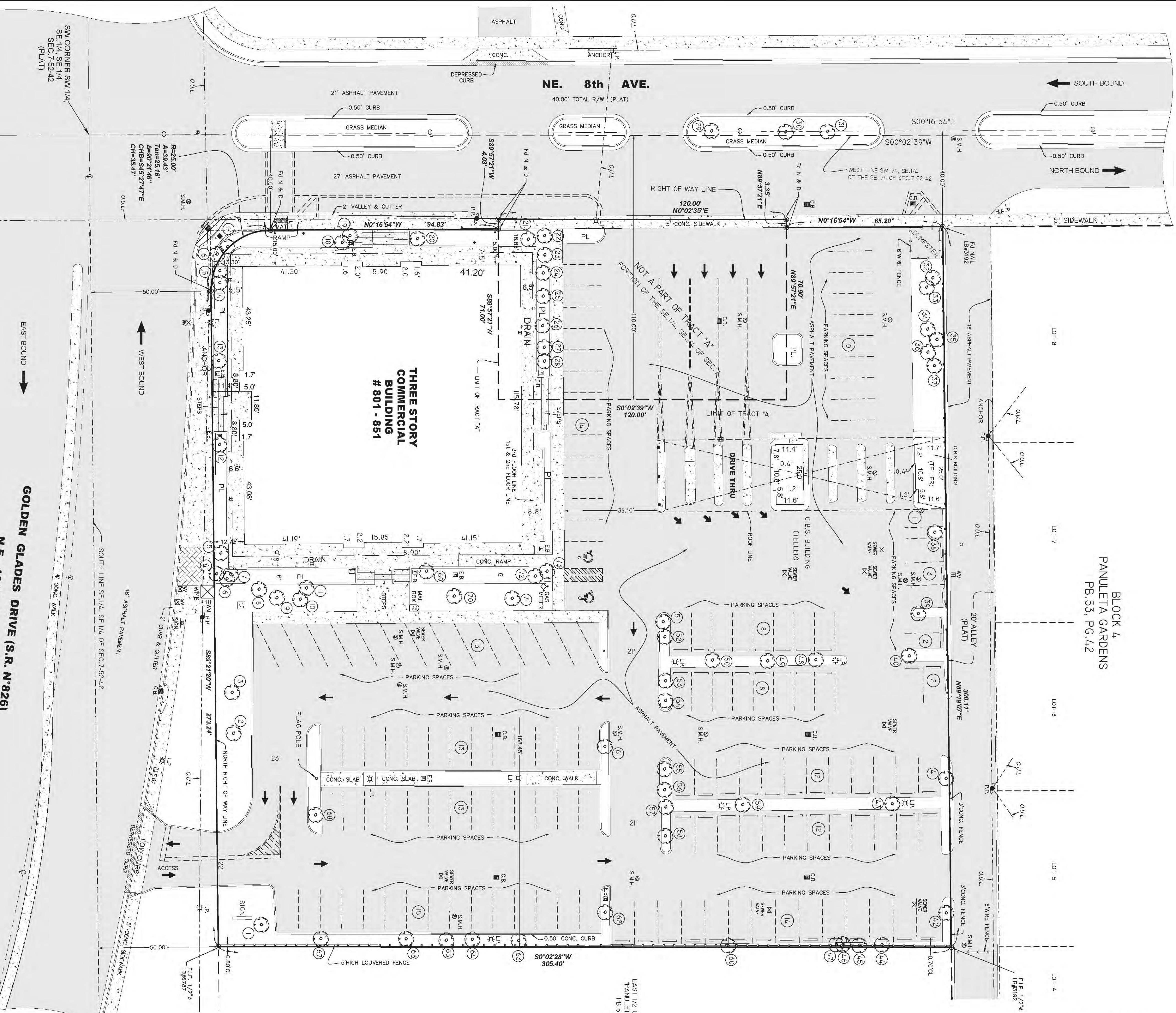
0.80' O.U.L.

1.7' F.I.P. 1/2"

1.8" O.U.L.

0.80' O.U.L.

1.8" O.U.L.



LEGAL DESCRIPTION:
The West 1/2 of Tract "A" of Block 4, PANULETA GARDENS, according to the Plat thereof, as recorded in Plat Book 53, at Page 42 of the Public Records of Miami-Dade County, Florida.

AND
The North 120 feet of the South 290 feet of the West 110 feet of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 52 South, Range 42 East, less the West 35 feet thereof.

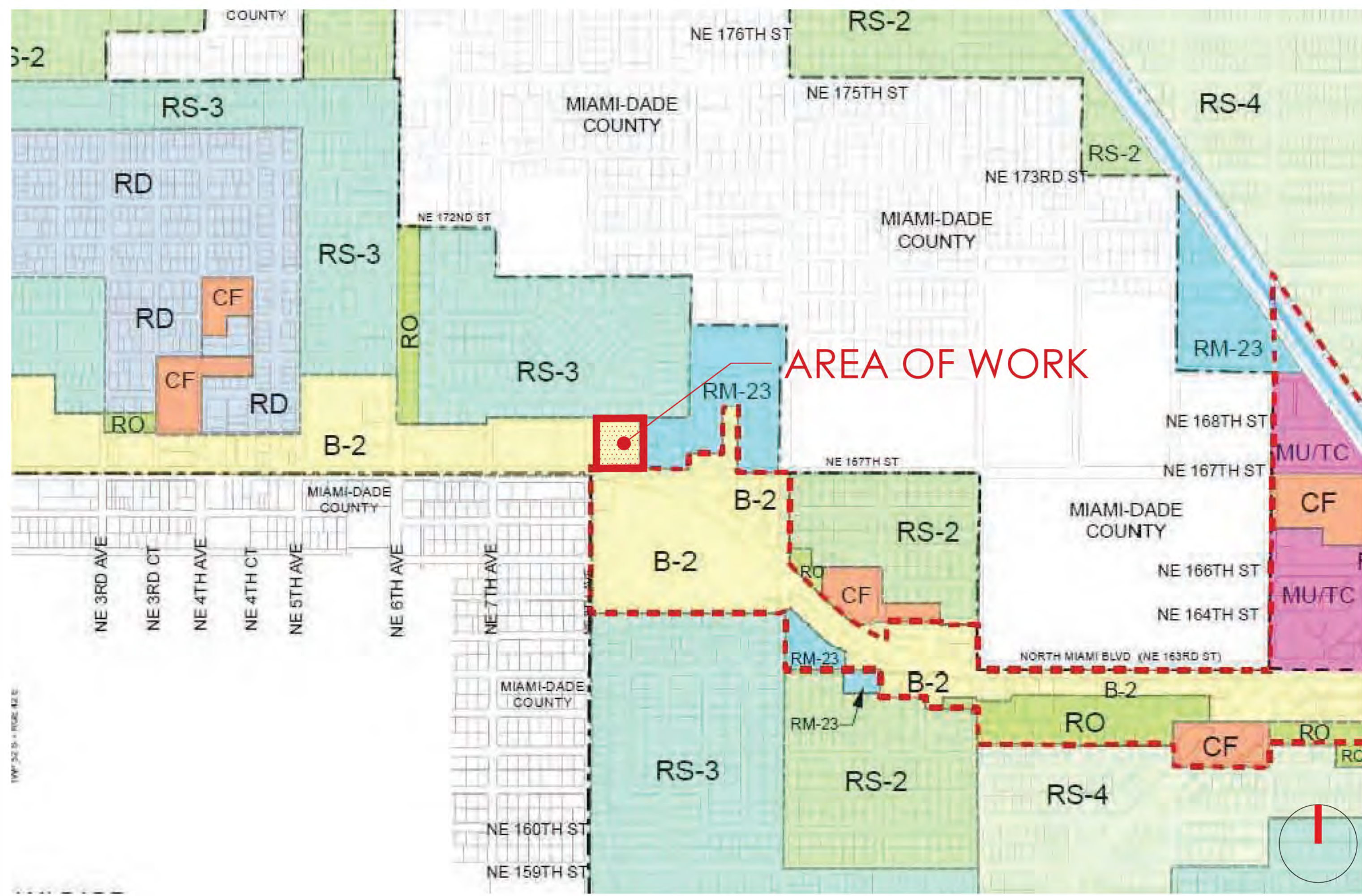
801 - 851 N.E. 167th Street, North Miami Beach, FL 33162

TREE CHART

#	DESCRIPTION	HEIGHT	CANOPY
1	PALMS	3'	10' 8"
2	QUEEN PALMS	13'	22' 16"
3	QUEEN PALMS	13'	22' 16"
4	PALM	3'	16' 5"
5	PALM	3'	13' 4.5"
6	PALM	4'	10' 6"
7	PALM	4'	12' 6"
8	SABAL PALM	12'	8' 10"
9	SABAL PALM	16'	11' 11"
10	SABAL PALM	14'	12' 10"
11	SABAL PALM	12'	6' 8"
12	SABAL PALM	14'	6' 6"
13	PALMS	4'	11' 4"
14	SABAL PALM	14'	5' 8"
15	PALM	5'	14' 10"
16	PALM	4'	11' 5"
17	PALM	4'	17' 5"
18	SABAL PALM	14'	6' 8"
19	SABAL PALM	13'	5' 7"
20	SABAL PALM	15'	9' 12"
21	PALM	6'	17' 10"
22	PALM	5'	13' 8"
23	PALM	3'	10' 0"
24	PALM	3'	6' 6"
25	PALM	5'	10' 9"
26	SABAL PALM	12'	5' 11"
27	PALM	4'	9' 9"
28	SABAL PALM	11'	4' 8"
29	MAHOGANY	26'	28' 19"
30	MAHOGANY	17'	26' 17"
31	MAHOGANY	28'	29' 36"
32	SABAL PALMS	12'	12' 12"
33	SABAL PALMS	12'	12' 12"
34	AREKA	24'	10' 10"
35	UMBRELLA	26'	17' 10"
36	SABAL PALM	12'	12' 8"
37	UMBRELLA	12'	12' 9"
38	TREE	12'	13' 12"
39	BLACK OLIVE	27'	28' 32"
40	BLACK OLIVE	24'	30' 28"
41	MAHOGANY	16'	25' 14"
42	MAHOGANY	18'	20' 28"
43	BLACK OLIVE	20'	29' 18"
44	SABAL PALM	11'	17' 10"
45	SABAL PALM	12'	13' 10"
46	SABAL PALM	11'	21' 8"
47	SABAL PALM	11'	19' 8"
48	BLACK OLIVE	13'	22' 18"
49	BLACK OLIVE	17'	20' 28"
50	BLACK OLIVE	10'	12' 9"
51	SABAL PALM	10'	3' 5"
52	MAHOGANY	12'	14' 10"
53	MAHOGANY	X'	X' X'
54	SABAL PALM	10'	4' 5"
55	MAHOGANY	17'	22' 24"
56	SABAL PALM	10'	4' 6"
57	SABAL PALM	10'	4' 6"
58	MAHOGANY	12'	12' 13'
59	BLACK OLIVE	22'	22' 20"
60	SABAL PALM	12'	11' 8"
61	MAHOGANY	20'	21' 32"
62	MAHOGANY	28'	25' 32"
63	COCONUT	18'	19' 22"
64	COCONUT	18'	28' 22"
65	COCONUT	18'	28' 22"
66	COCONUT	15'	14' 20"
67	COCONUT	13'	13' 18"
68	MAHOGANY	16'	20' 29"
69	PALMS	6'	10' 12"
70	SABAL PALM	15'	13' 10"
71	DATE PALMS	12'	28' 14"
72	PALM	4'	5' 6"
73	PALM	4'	4' 8"

Bearing, if any, shown based on Plat Meridian (reference) SOUTH \pm S89°21'20"W

REVISIONS: FLOOD ZONE X F.I.R.M DATE 09/11/09	COMM. No. 120639 F.I.R.M INDEX 09/11/09	PANEL No. 0294 BASE ELEV. + N/A	SUFFIX L N.G.V.D.	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.	I HEREBY CERTIFY that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 63-L, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	Alvarez, Aguires and Associates, Inc. Surveyors, Mappers and Land Planners 9789 Sunset Drive, Miami, FL 33173 Phone 305.220.2424 Fax 305.552.8181 L.B. No. 6867 / E-mail: aasurvey@aol.com



ZONING DESIGNATION

N.T.S.

HOTEL UNIT MIX														TOTAL UNITS	PERCENTAGE	AVG. SF
UNIT TYPE	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10	LEVEL 11	LEVEL 12	LEVEL 13	LEVEL 14	LEVEL 15			
1 BEDROOM	9	9	9	9	16	18	18	10	9	9	9	9	9	143	64.13%	735 SF
2 BEDROOM	5	5	5	5	11	10	10	4	5	5	5	5	5	80	35.87%	940 SF
TOTAL	14	14	14	14	27	28	28	14	14	14	14	14	14	223 UNITS	100.00%	

LAND USE	WEEKDAY						WEEKEND					
	12:00 Midnight - 6:00 P.M.		9:00 a.m. - 4:00 p.m.		6:00 P.M. - 12:00 Midnight		9:00 a.m. - 4:00 p.m.		6:00 p.m. - 12:00 Midnight			
	Hotel	Office	Retail	Restaurant	Hotel	Office	Retail	Restaurant	Hotel	Office	Retail	Restaurant
Hotel	223				223				223			
Hotel (Only portion of PS above 1 PS per unit being considered)	80%	44.8	80%	44.8	100%	56	80%	44.8	100%	56		
Office	5%	11.7	100%	23.4	10%	23.4	10%	23.4	5%	11.7		
Retail	5%	3.05	70%	42.7	90%	54.9	100%	61	70%	42.7		
Restaurant	10%	7.7	50%	38.5	100%	77	50%	38.5	100%	77		
		290.25		583		434.3		390.7		410.4		
Minimum Shared Parking Space Requirement												

FOR REFERENCE ONLY

LAND USE	WEEKDAY						WEEKEND					
	12:00 Midnight - 6:00 P.M.		9:00 a.m. - 4:00 p.m.		6:00 P.M. - 12:00 Midnight		9:00 a.m. - 4:00 p.m.		6:00 p.m. - 12:00 Midnight			
	Residential	Office	Retail	Restaurant	Residential	Office	Retail	Restaurant	Residential	Office	Retail	Restaurant
Residential	100%	335	90%	201	90%	301.5	80%	268	90%	301.5		
Office	5%	11.7	100%	23.4	10%	23.4	10%	23.4	5%	11.7		
Retail	5%	3.05	70%	42.7	90%	54.9	100%	61	70%	42.7		
Restaurant	10%	7.7	50%	38.5	100%	77	50%	38.5	100%	77		
		357.45		516.2		456.8		390.9		432.9		
Minimum Shared Parking Space Requirement												

Residential Parking Calculation			
One Bedroom Units	143	1.5 ps per unit	214.5 ps
Two Bedroom Units	80	1.5 ps per unit	120 ps
			335 ps

PROJECT INFORMATION			
PROJECT NAME:	851 NE. 167 ST, NORTH MIAMI BEACH, FL 33162		
PROJECT ADDRESS:	851 NE. 167 ST, NORTH MIAMI BEACH, FL 33162		
JURISDICTION:	CITY OF NORTH MIAMI BEACH		
ZONING:	B-2 GENERAL BUSINESS DISTRICT		
LOT AREA:	91,664 SF / 2.1043 AC		
FEMA FLOOD ELEVATION:	ZONE: X / ELEV: +9.0 NGVD		
WATER SERVICE PROVIDER:	NORTH MIAMI BEACH WATER SERVICE AREA		
SEWER PROVIDER:	MIAMI - DADE WATER AND SEWER SERVICE AREA		
SITE REQUIREMENTS			
SITE REQUIREMENTS		REQUIRED	PROPOSED
A. LOT AREA	1 ACRE / FRONTAGE ON SR 826		91,664 SF / 2.1043 AC
B. LOT WIDTH	100 FT MIN		286.67 FT
C. LOT COVERAGE	80% OF LOT AREA MAX 91,664 x .8 = 73,331 SF MAX		58,068 SF / 63% OFFICE/ RETAIL 23,596 SF / 26% VEHICULAR USE 18,532 SF / 20% HOTEL 15,880 SF / 17%
D. FLOOR AREA RATIO (FAR)	N/A		N/A
E. FRONTAGE AT FRONT SETBACK	75 FT MIN.		115 FT
F. PERVIOUS AREA REQUIREMENT	20% LOT AREA MIN 91,664 x .2 = 18,333 SF MIN.		OPEN SPACE 33,596 SF / 37% PERVIOUS AREA TOTAL 20,641 S / 22% LANDSCAPE AREA 15,777 SF / 17% PERVIOUS PAVERS 4,864 SF / 5%
G. MINIMUM FLOOR AREA	1000 SF PER STRUCTURE		
H. DENSITY	N/A		223 HU
H. BUILDING HEIGHT	150 FT MAX/ 15 STORIES		NORTH = 10 STORIES (101'-8") SOUTH/EAST = 15 STORIES (150'-0")
SETBACK REQUIREMENTS			
		ALLOWED/REQUIRED	PROPOSED PEDESTAL
A. PRINCIPAL FRONT/ SR 826	UP TO 3 STORY HEIGHT	25'-0" MIN	30'-7"
	ABOVE 3 STORY HEIGHT	85'-0" MIN	25'-4"
B. REAR/ NORTH	UP TO 3 STORY HEIGHT	20'-0" MIN	23'-0"
	ABOVE 3 STORY HEIGHT	80'-0" MIN	20'-0"
C. SIDE INTERIOR/ EAST	UP TO 3 STORY HEIGHT	0'-0" MIN	10'-3"
	ABOVE 3 STORY HEIGHT	60'-0" MIN	25'-3"
D. SIDE CORNER/ NE 8TH AVE	UP TO 3 STORY HEIGHT	20'-0" MIN	23'-0"
	ABOVE 3 STORY HEIGHT	80'-0" MIN	20'-0"
* VARIANCE/ EXCEPTION TO MINIMUM YARD SETBACKS FOR STRUCTURES ABOVE 3 STORIES Sec. 24-52(D)(3)			
PARKING REQUIREMENTS			
PS/UNIT		PARKING RATE	REQUIRED
A. HOTEL	1.25 PER HOTEL UNIT/ W MEETING ROOMS		223 HU * 1.25 = 279 PS
B. RETAIL	5 PER 1000 SF. GFA	12,258 SF * 0.0050	61 PS
C. OFFICE	3 PER 1000 SF. GFA	77,856 SF * 0.0030	234 PS
D. RESTAURANT	20 PER 1000 SF. GFA	3,866 SF * 0.0015	77 PS
SHARED PARKING REDUCTION (RETAIL/OFFICE/RESTAURANT/HOTEL OVER 1 PS PER UNIT)			-68 PS
PARKING TOTAL		583 PS	526 PS
ACCESSIBLE PARKING		1 APS PER EACH 25 PS UP TO 100 PS	4 PS
		1 APS PER EACH ADDITIONAL 100 REQUIRED SPACES	6 PS
MINIMUM PARKING REQUIRED AS PER MULTIFAMILY USE AND SHARED PARKING CREDIT		517 PS	
LOADING			
		BERTH RATE	REQUIRED
A. HOTEL	OVER 100,000 SF		3 LOADING SPACES / 12' x 30'
B. RETAIL	10,000 SF - 40,000 SF		2 LOADING SPACES / 12' x 30'
C. OFFICE	20,000 SF - 100,000 SF		2 LOADING SPACES / 12' x 30'
LOADING TOTAL			7 LOADING SPACES
LAND USE AREAS			
AREAS		SF GROSS	% OF LOT AREA
A. VEHICULAR USE		241,552 SF	NA
C. OFFICE		77,856 SF	NA
D. RETAIL		12,258 SF	NA
E. RESTAURANT		3,866 SF	NA
F. HOTEL		227,775 SF	NA

PROPOSED PARKING			
	PARKING SPACE	ADA SPACE	TOTAL
LEVEL 6	101	2	103
LEVEL 5	101	2	103
LEVEL 4	101	2	103
LEVEL 3	101	2	103
LEVEL 2	78	2	80
LEVEL 1	33	1	34
TOTALS	515	11	526

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NO.	DATE	DESCRIPTION

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851 NE 167TH STREET
NORTH MIAMI BEACH, FL 33162

PROJECT DATA

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Lic. # AR0012578

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K A R P

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DATE: JULY 15, 2021

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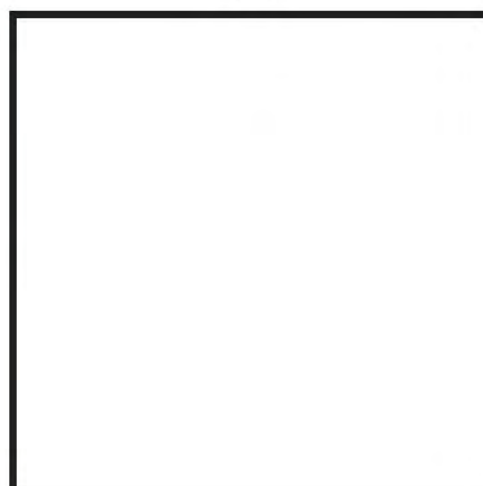
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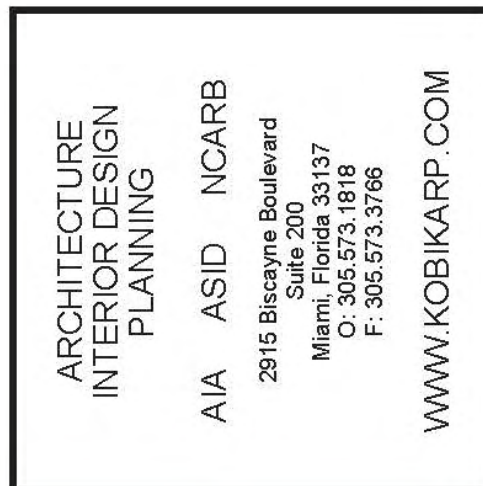
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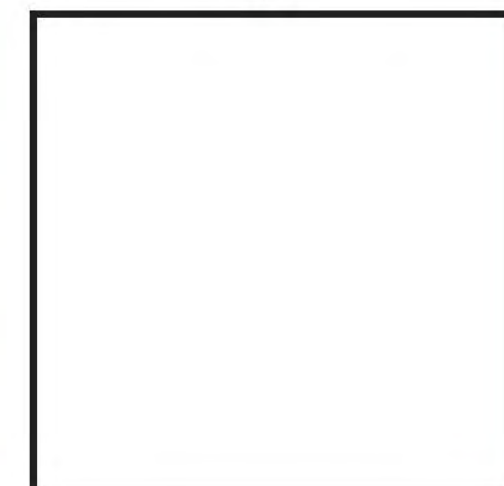
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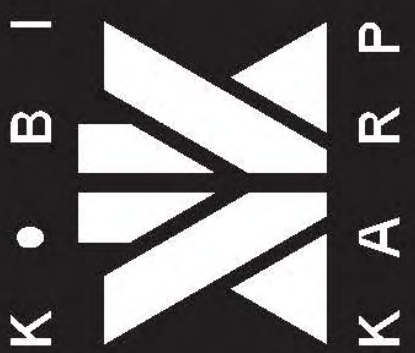
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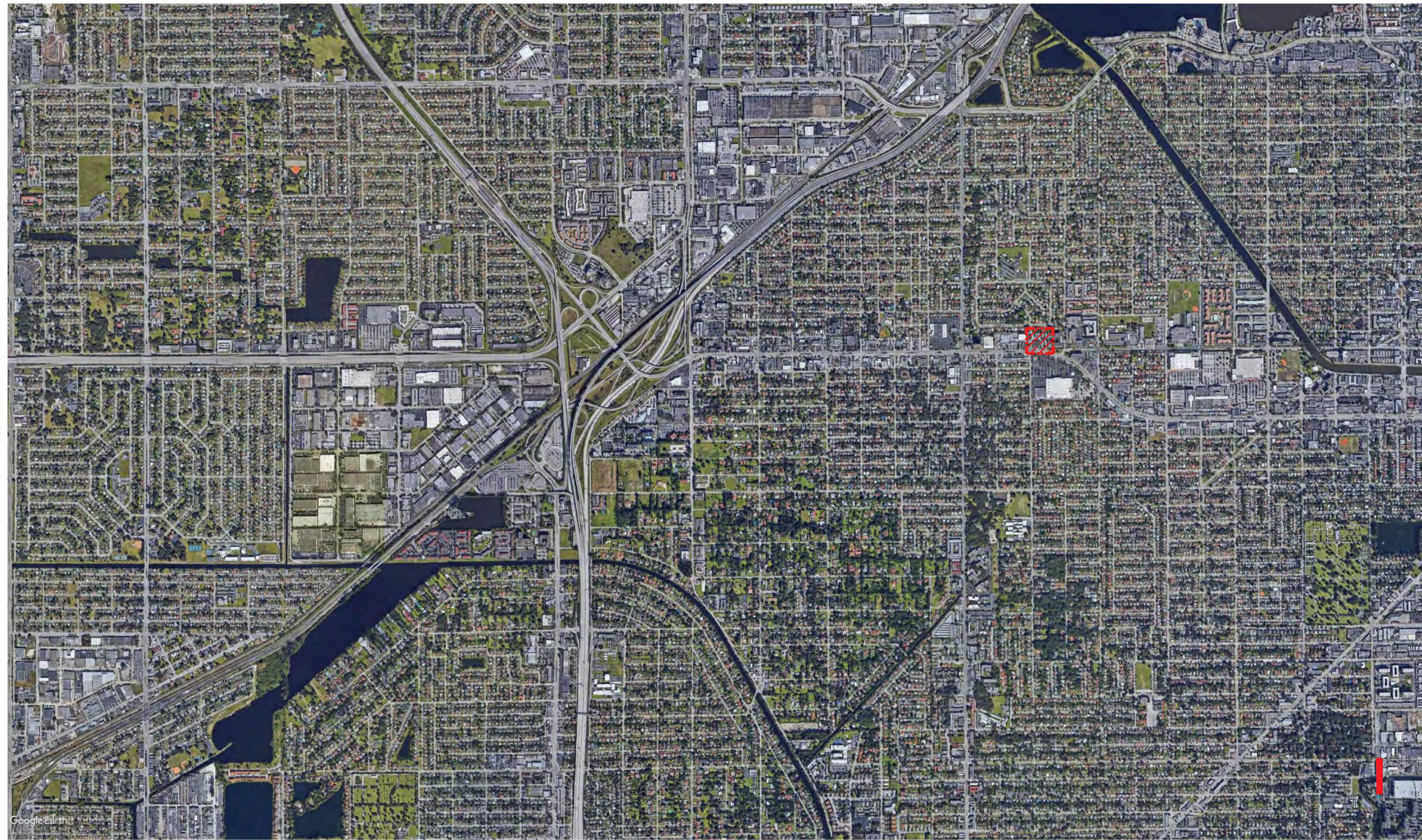
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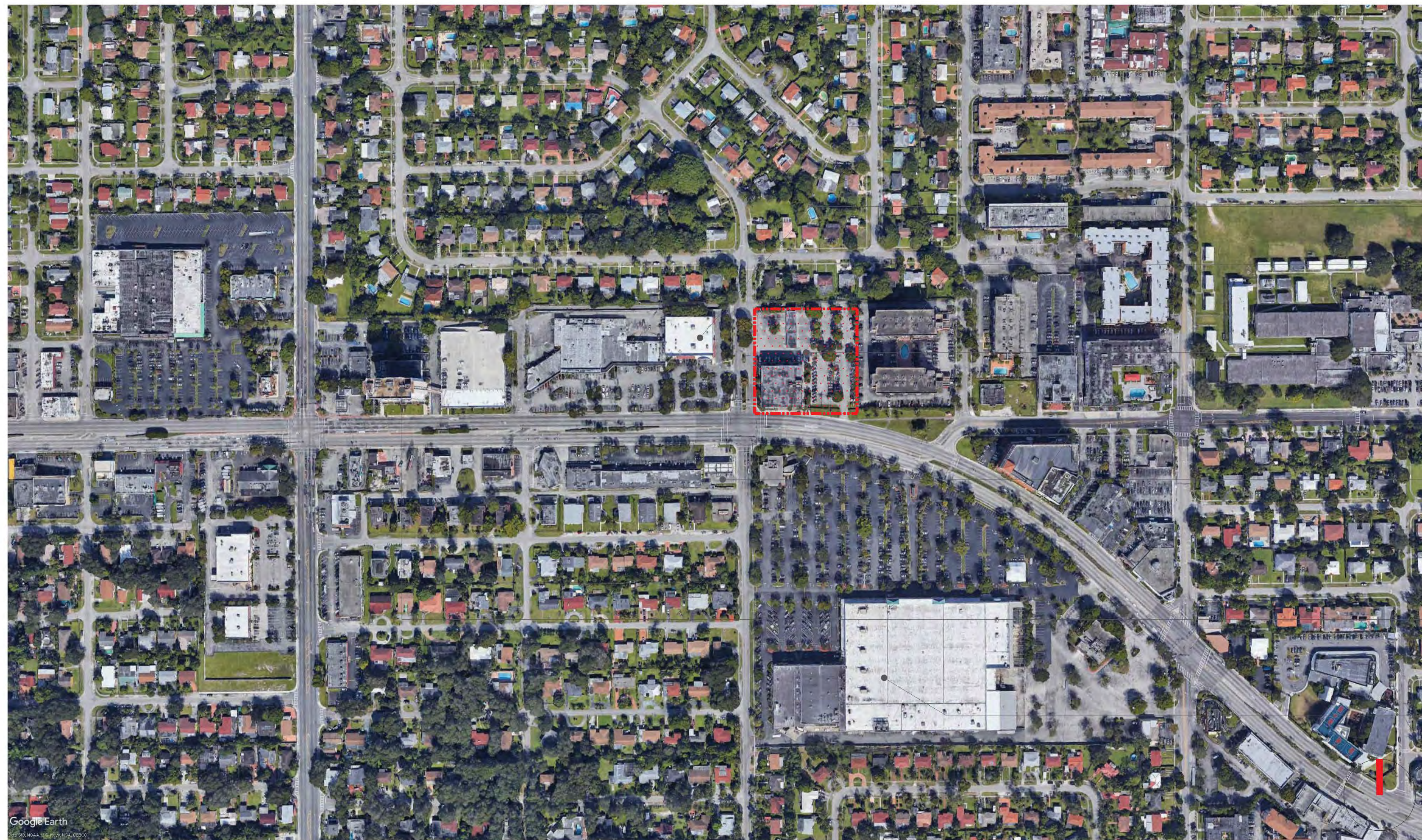
5



SITE

LOCATION MAP

NTS



OLAS AZULES CONDO - 2 STORIES

WALLGREENS

GATEWAY HOUSE CONDOMINIUMS - 9 STORIES

SITE

SELF STORAGE - 5 STORIES

MARATHON GAS STATION

REGIONS OFFICE BUILDING - 11 STORIES

KMART/ PUBLIX

NEIGHBORHOOD CONTEXT

NTS

REVISIONS / SUBMISSIONS

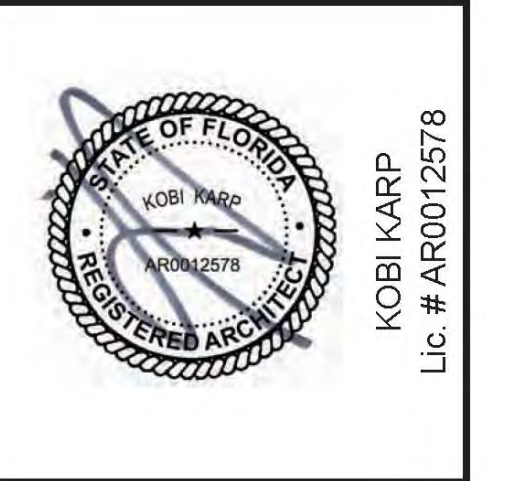
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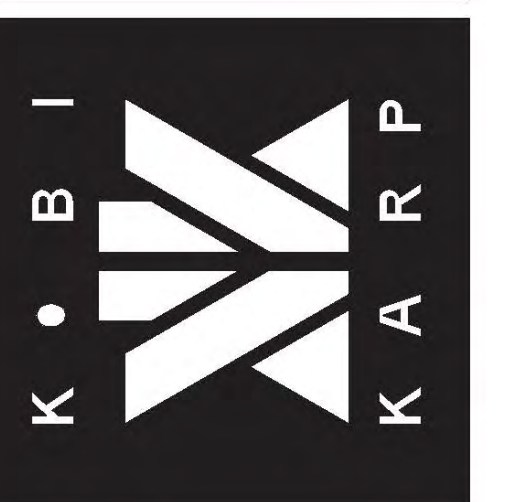
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LOCATION MAP



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A1.04



1 VIEW TOWARD ALLEY



2 NORTH FACADE



3 NORTHEAST CORNER



4 WEST FACADE



KEY PLAN



5 EAST FACADE



6 SOUTHWEST CORNER



7 FRONT ENTRANCE



8 SOUTHEAST CORNER

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851 NE 167TH STREET

NORTH MIAMI BEACH, FL 33162

CONTEXT PHOTOS
EXISTING PROPERTY



ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Miami, Florida 33137
P. 305.273.3786
WWW.KOBKARP.COM



DRAWN BY: P.L.
CHECKED BY: T.S.
DATE: APRIL 15, 2021

A1.05

1

2

3

4

5



1 VIEW TOWARD RESIDENTIAL SINGLE FAMILY

2 VIEW TOWARD RESIDENTIAL SINGLE FAMILY

3 VIEW TOWARD RESIDENTIAL LOW-RISE MULTIFAMILY



4 VIEW TOWARD WEST - WALLGREENS

KEY PLAN

5 VIEW TOWARD RESIDENTIAL LOW-RISE MULTIFAMILY



6 VIEW TOWARD SOUTH - GASTATION

7 VIEW TOWARD SOUTH - SHOPPING PLAZA

8 VIEW TOWARD EAST - SELF STORAGE

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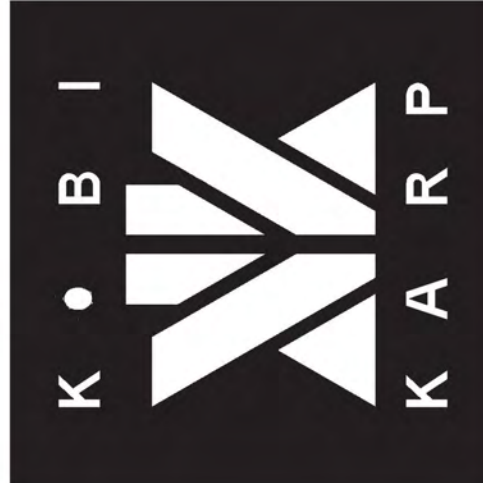
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CONTEXT PHOTOS

SURROUNDING USES



ARCHITECTURE INTERIOR DESIGN PLANNING
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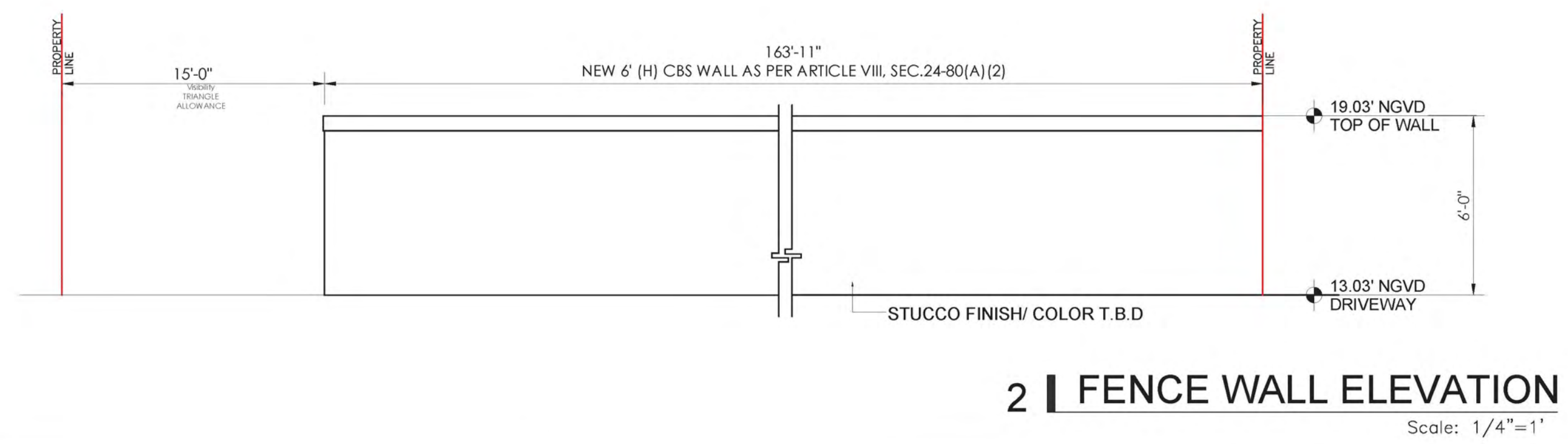
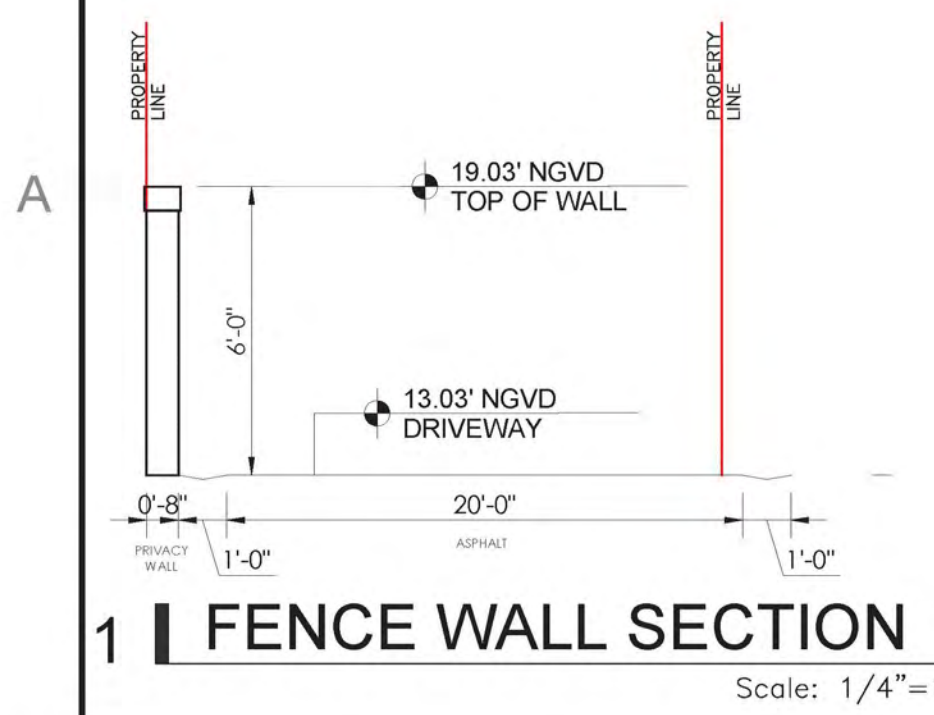
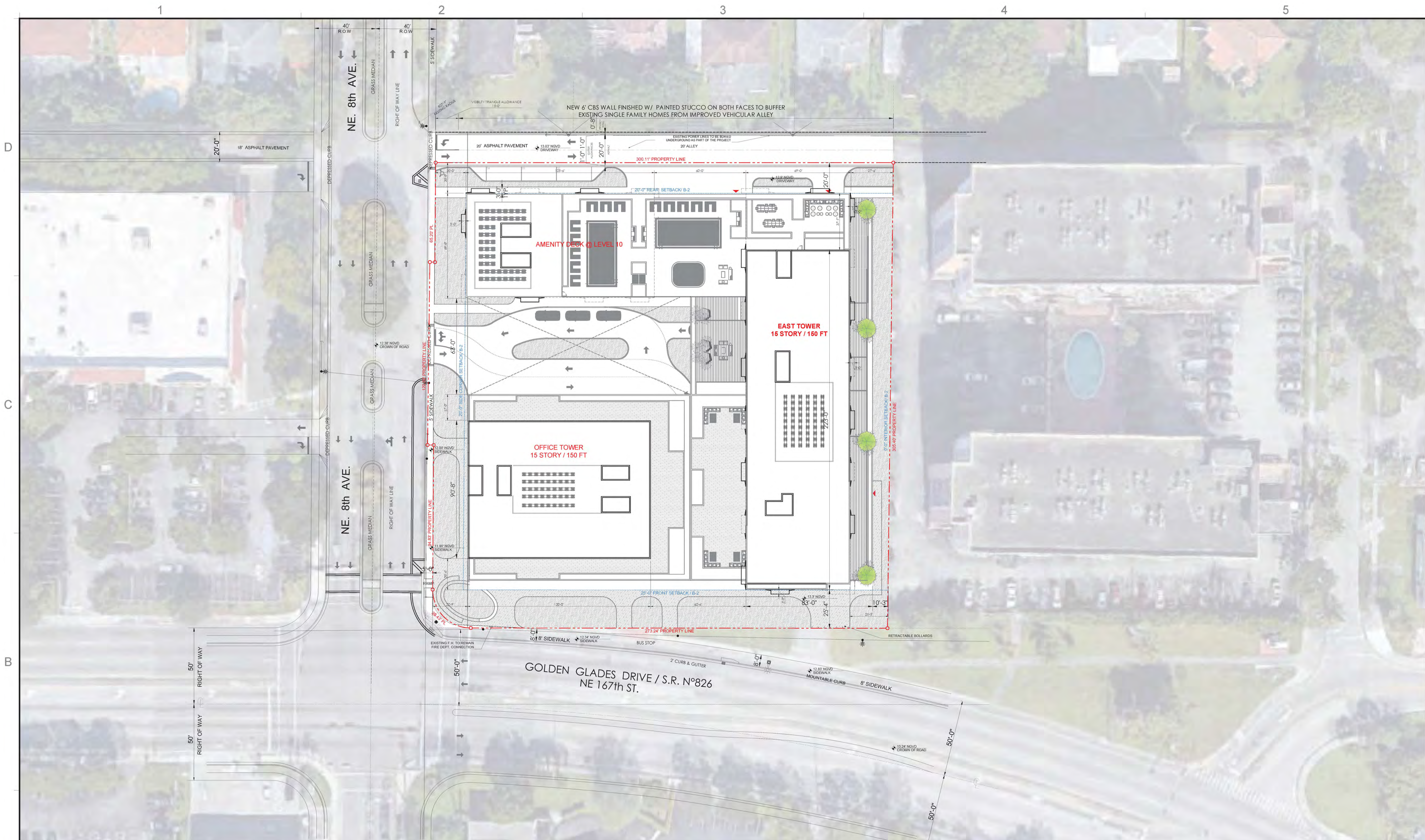
1

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LOT COVERAGE

ALLOWED	PROPOSED
80% OF LOT AREA MAX 91,664 SF X 80% = 73,331 SF	58,512 SF / 64%



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851 NE 167TH STREET
NORTH MIAMI BEACH, FL 33162

SITE PLAN
FLOOR PLAN

ARCHITECTURE
INTERIOR DESIGN
PLANNING

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A2.00