



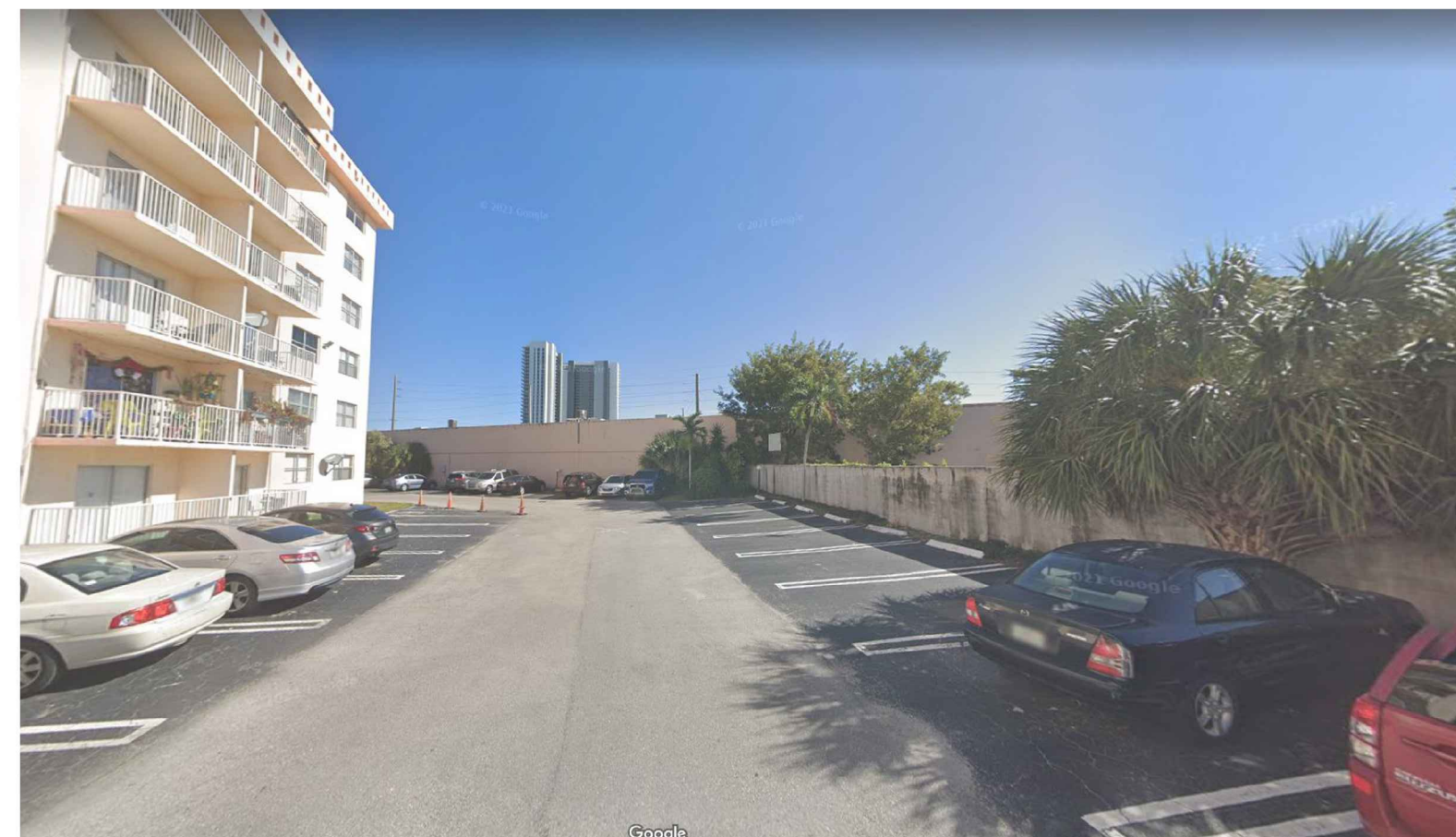
SITE LOCATION MAP



SITE MAP 3D



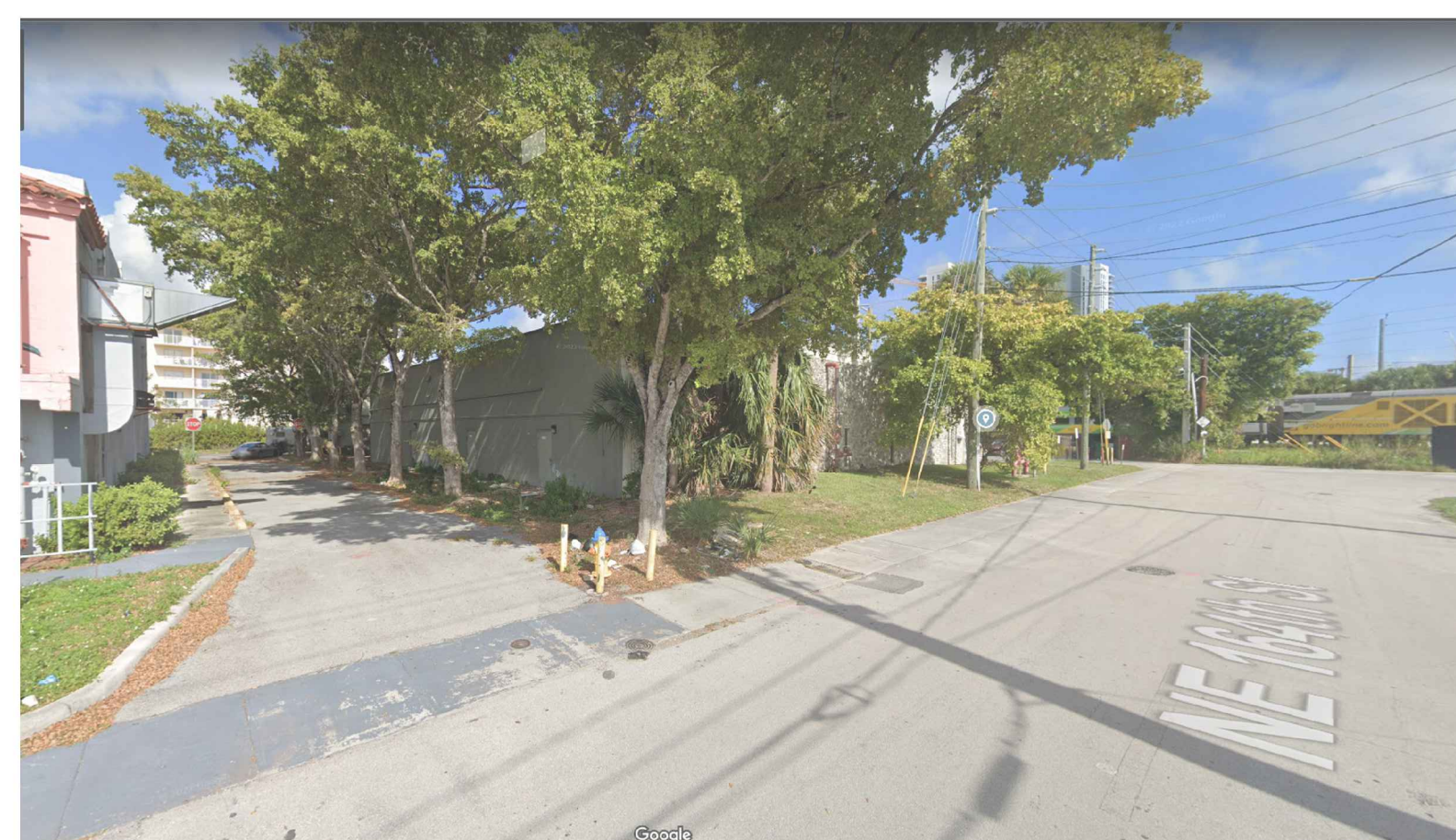
SITE VIEW LOOKING NORTH



SITE VIEW LOOKING EAST



SITE VIEW LOOKING EAST



SITE VIEW LOOKING NORTHEAST



SITE VIEW LOOKING WEST



SITE VIEW LOOKING SOUTH

EXISTING CONDITIONS
SCALE: N.T.S.

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PLANNING AND ZONING BOARD REVIEW
BH 164
2261 NE 164TH STREET, NORTH MIAMI BEACH, FL
EXISTING CONDITIONS

drawn by: LF/SP/JG/KM/AB

date: 7/28/2022

sheet no:

A1.0

project: 3903

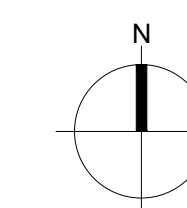


MAX. ALLOWED DISTANCE BETWEEN PRIMARY PEDESTRIAN ENTRANCE AND PARKING = 1,320 FT (Ord Section 24-58 (K) (2))

TOWER

RESIDENTIAL : 14'-0" < 1,320 '

RETAIL : 53'-0" + 40'-0" + 67'-0" = 160'-0" < 1,320 '



PEDESTRIAN ENTRANCE

SCALE: N.T.S.

PLANNING AND ZONING BOARD REVIEW

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PEDESTRIAN ENTRANCE

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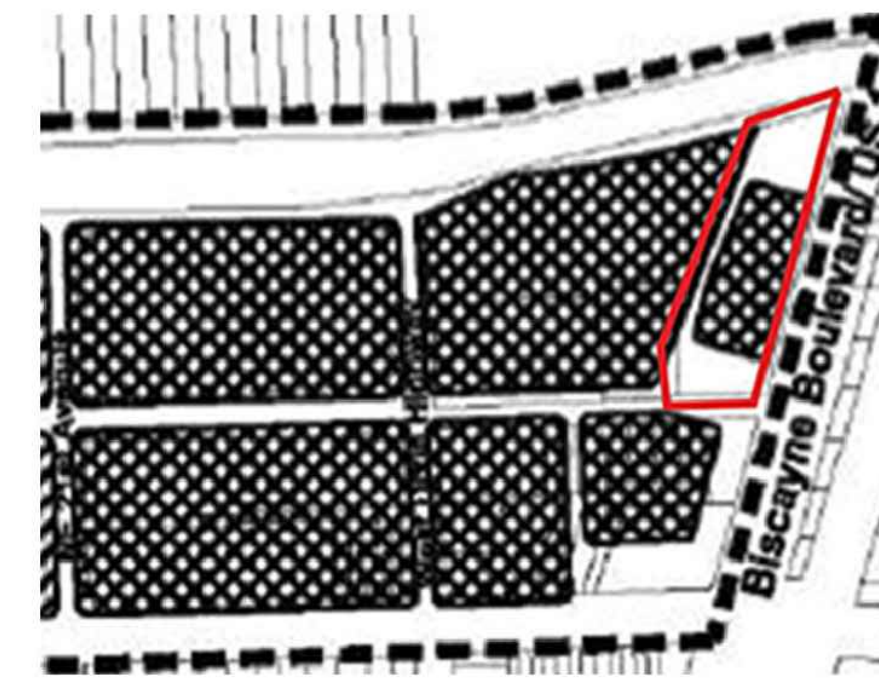
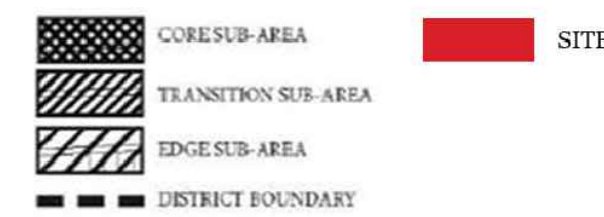
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project: 3903

SUB-AREA REGULATING PLAN



FIGURE MUTC - 1:
SUB-AREAS REGULATING PLAN



OPEN SPACES AND GREENWAY PLAN

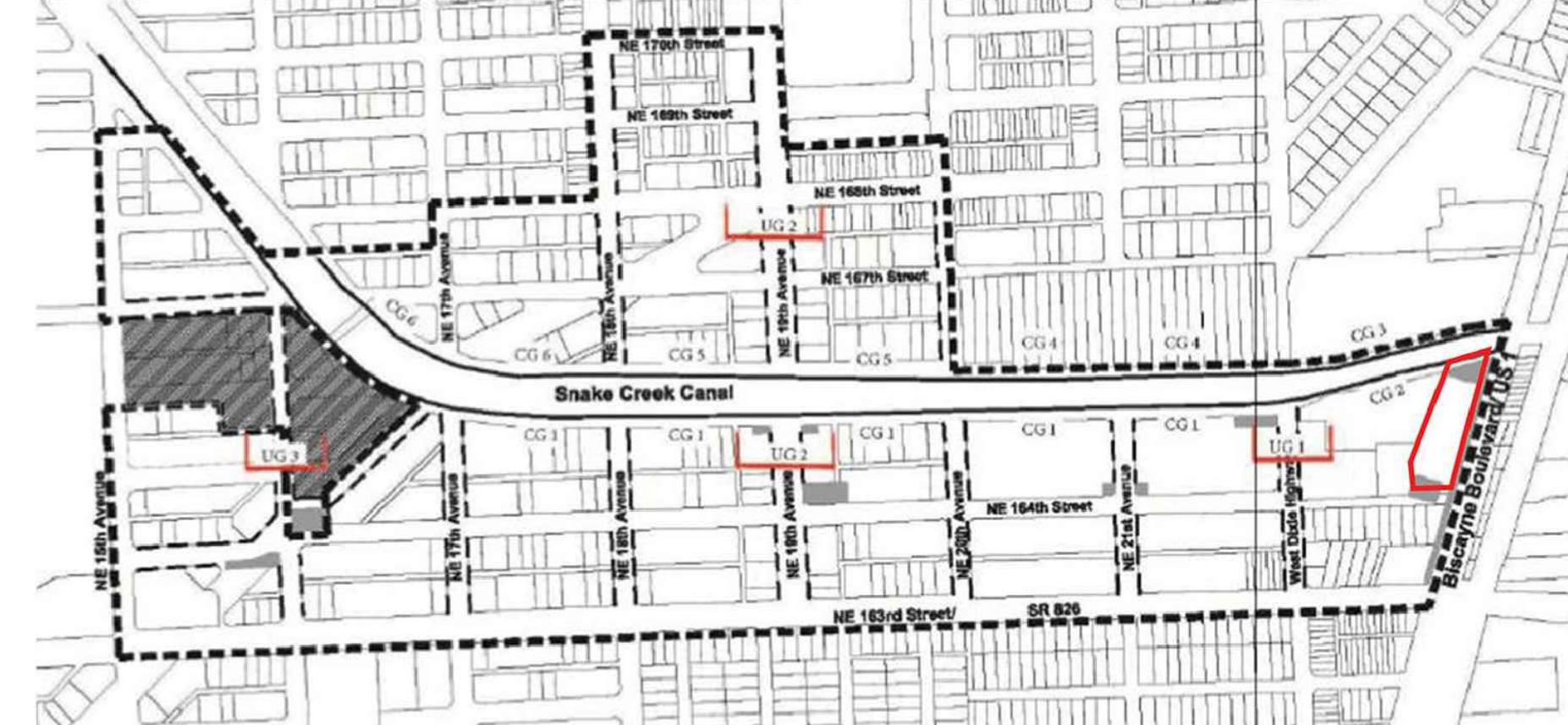
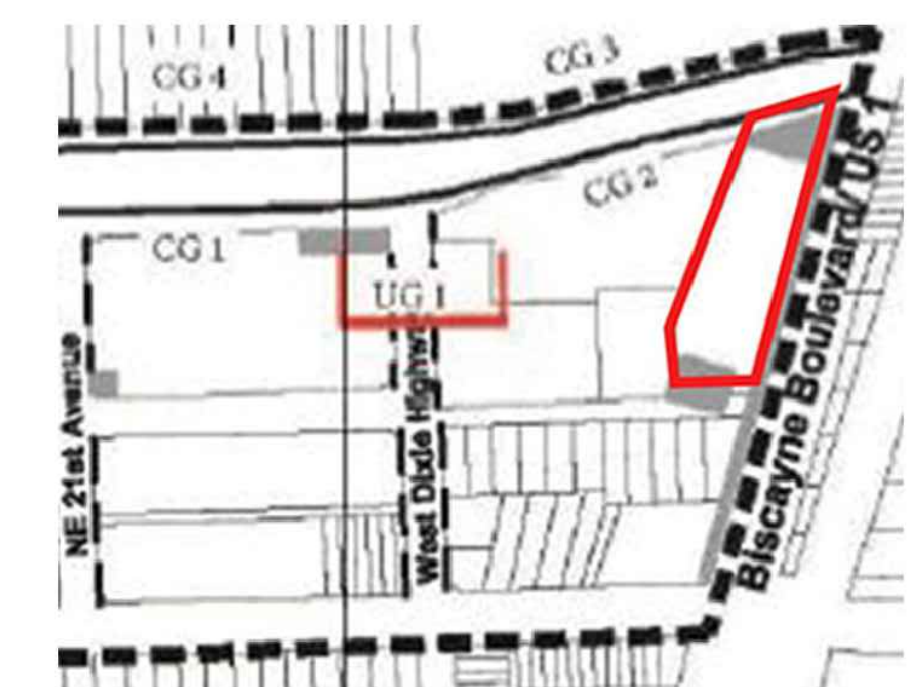


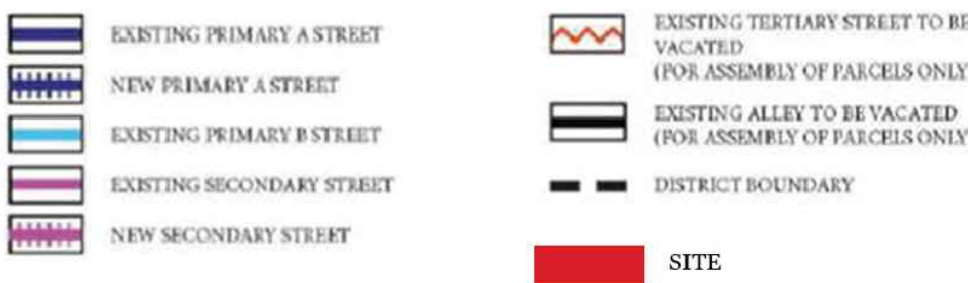
FIGURE MUTC - 3:
DESIGNATED PUBLICLY ACCESSIBLE OPEN SPACES AND GREENWAY
SYSTEMS REGULATING PLAN



STREET NETWORK CONNECTIVITY PLAN



FIGURE MUTC - 2:
STREET NETWORK CONNECTIVITY
REGULATING PLAN



PROPOSED MODIFICATION

BUILDING HEIGHTS REGULATING PLAN

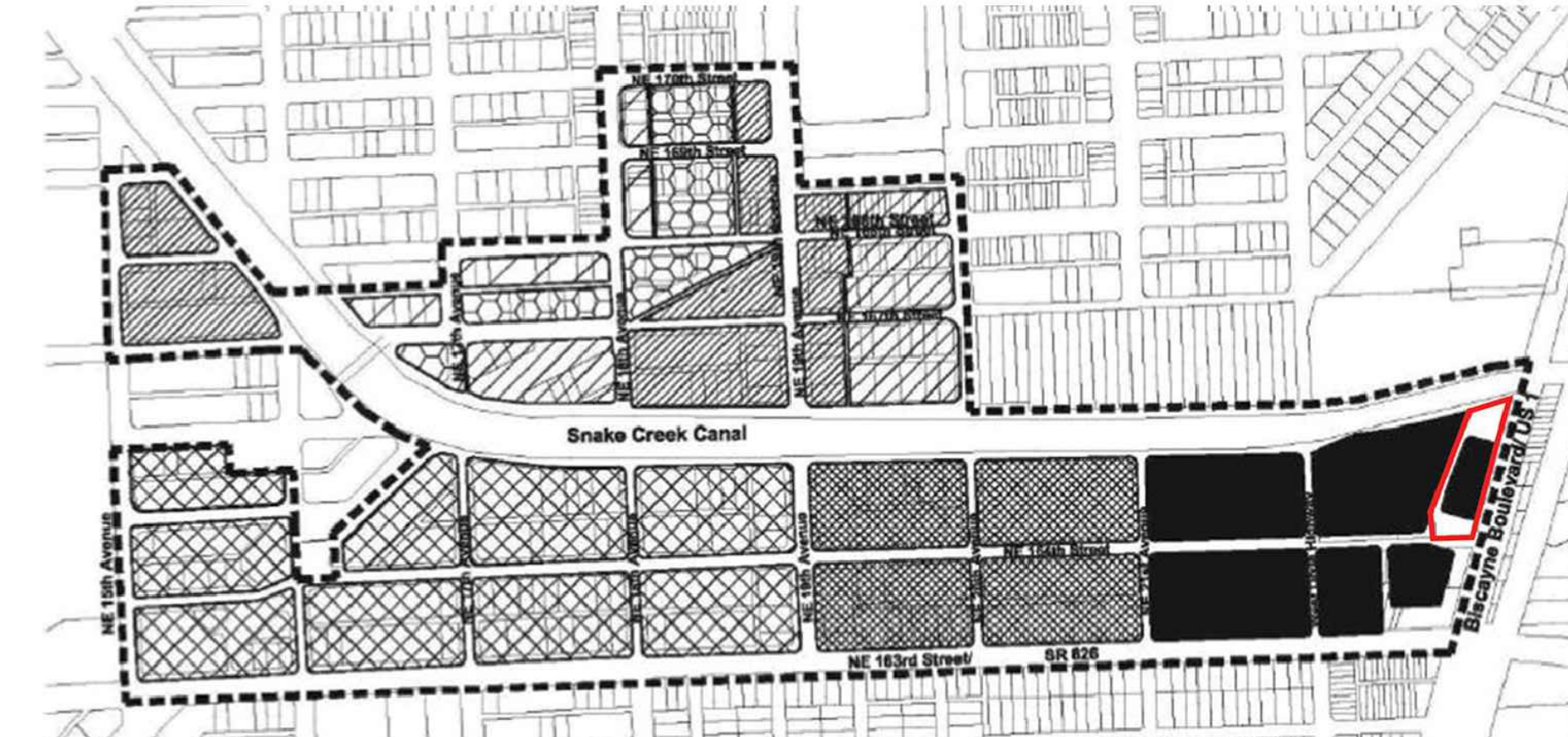
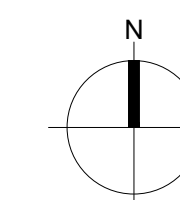
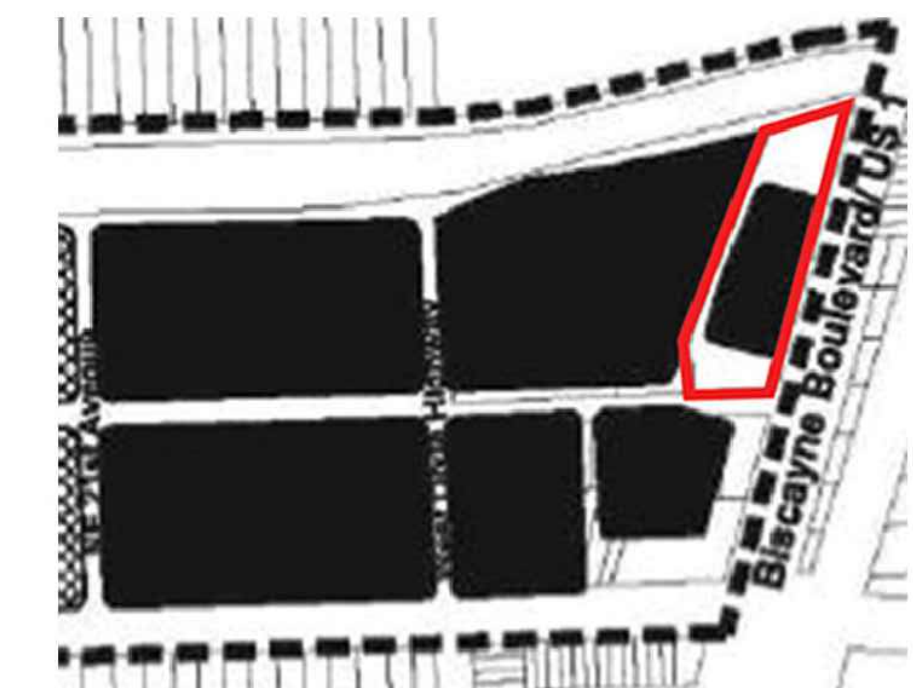


FIGURE MUTC - 4:
BUILDING HEIGHTS REGULATING PLAN



PLAN AND ZONING DIAGRAMS

SCALE: N.T.S.

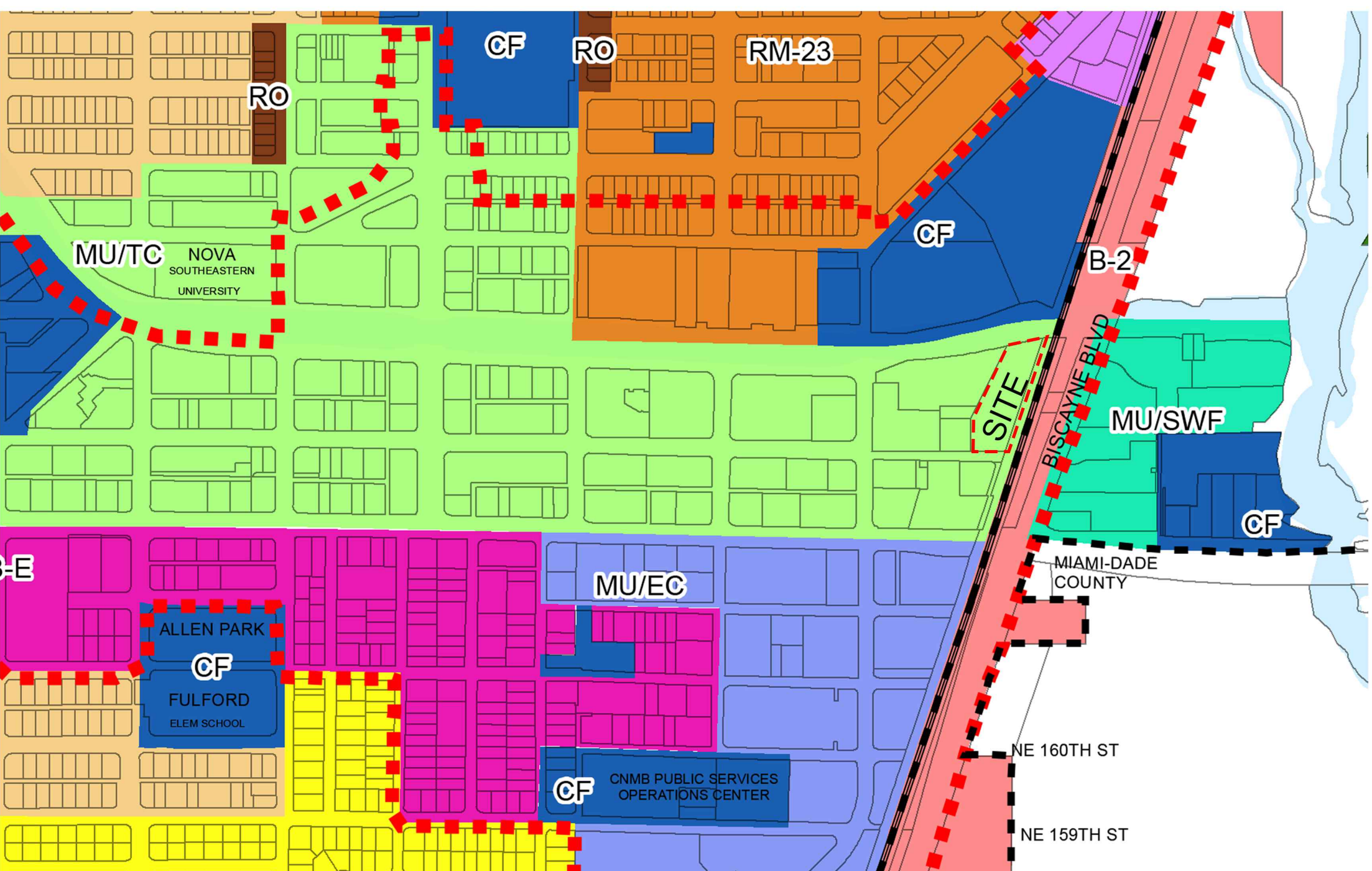
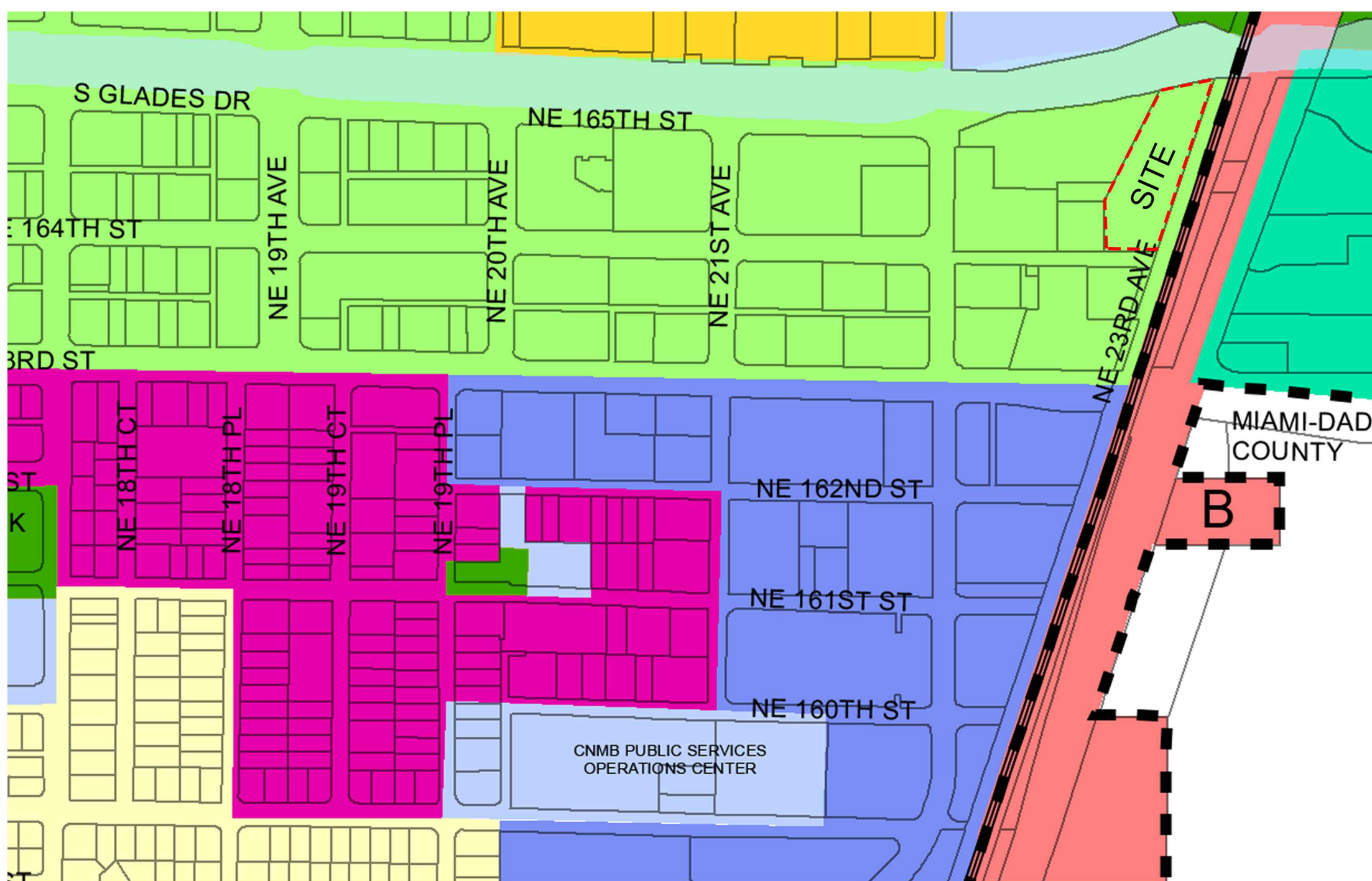
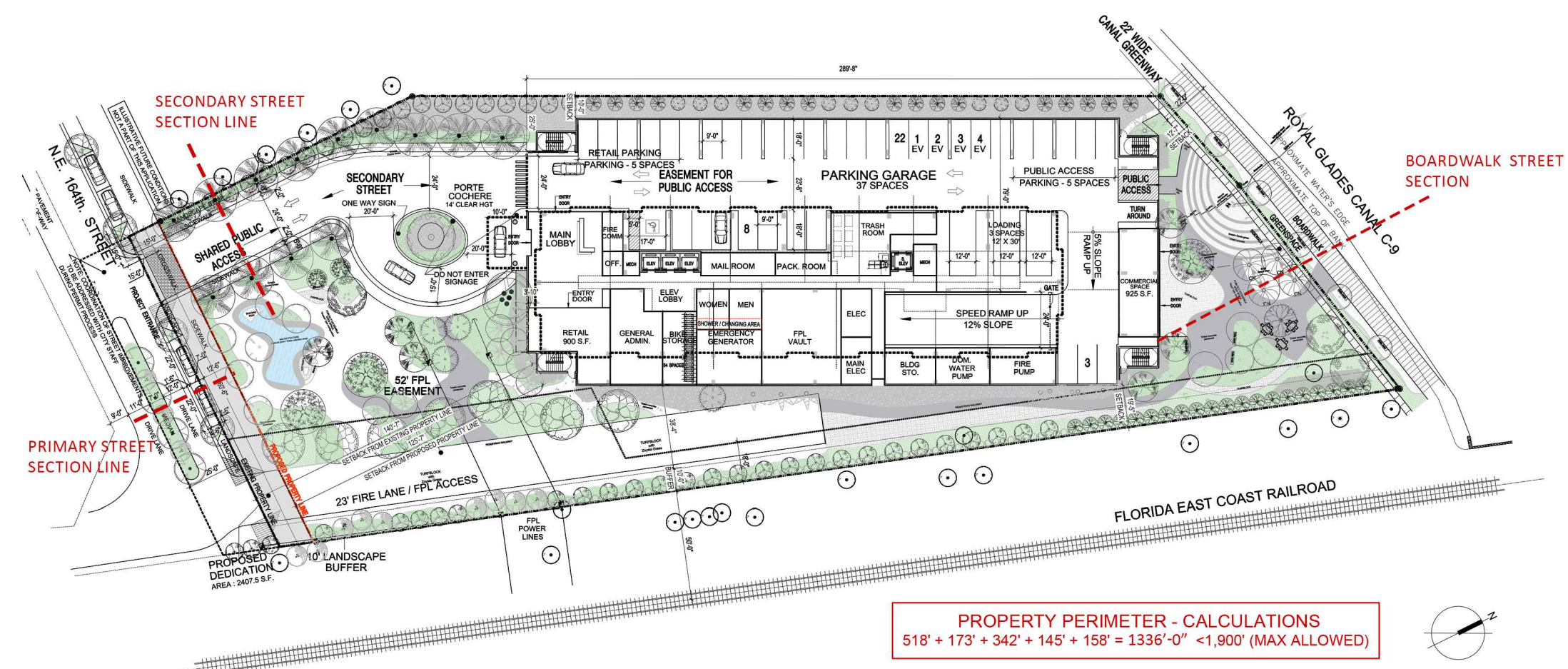
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sheet no:

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project: 3903



FUTURE LAND USE MAP

- FULFORD MIXED USE TOWN CENTER (MU/TC)
- MIXED USE NEIGHBORHOOD CENTER (MU/NC)
- NORTHERN MIXED USE WATERFRONT (MU/NWF)
- SOUTHERN MIXED USE WATERFRONT (MU/SWF)
- EASTERN MIXED USE WATERFRONT (MU/EWF)
- MIXED USE EMPLOYMENT CENTER (MU/EC)
- MIXED USE INTERNATIONAL BOULEVARD (MU/IB-E)
- MIXED USE INTERNATIONAL BOULEVARD (MU/IB-W)
- MIXED USE CORRIDOR (MU/C)
- WATER

ZONING MAP

- CRA Boundary
- RS-1, RESIDENTIAL SINGLE FAMILY (8,000 SF MINIMUM)
- RS-2, RESIDENTIAL SINGLE FAMILY (7,000 SF MINIMUM)
- RS-3, RESIDENTIAL SINGLE FAMILY (6,000 SF MINIMUM)
- RS-4, RESIDENTIAL SINGLE FAMILY (5,000 SF MINIMUM)
- RS-5, RESIDENTIAL SINGLE FAMILY (1,200 SF MINIMUM)
- RM-19, RESIDENTIAL LOW-RISE MULTIFAMILY MEDIUM DENSITY - 19 UNITS PER ACRE
- RM-23, RESIDENTIAL LOW-RISE MULTIFAMILY MEDIUM DENSITY - 23 UNITS PER ACRE
- MH-1, MOBILE HOME SUBDIVISION
- RD, RESIDENTIAL TWO-FAMILY (DUPLICATE)
- RO, RESIDENTIAL OFFICE DISTRICT
- B-1, LIMITED BUSINESS DISTRICT
- B-2, GENERAL BUSINESS DISTRICT
- B-3, INTENSIVE BUSINESS DISTRICT
- B-4, DISTRIBUTION BUSINESS AND LIGHT INDUSTRIAL
- B-5, DISTRIBUTION BUSINESS AND MEDIUM INDUSTRIAL
- CF, COMMUNITY FACILITY
- PUD, PLANNED UNIT DEVELOPMENT
- MU/TC, FULFORD MIXED USE TOWN CENTER
- MU/NC, MIXED USE NEIGHBORHOOD CENTER
- MU/NWF, MIXED USE NORTH WATERFRONT
- MU/SWF, MIXED USE SOUTH WATERFRONT
- MU/EWF, MIXED USE EAST WATERFRONT
- MU/EC, MIXED USE EMPLOYMENT CENTER
- MU/C, MIXED USE CORRIDOR
- MU/IB-W, MIXED USE INTERNATIONAL BOULEVARD
- MU/IB-E, MIXED USE INTERNATIONAL BOULEVARD
- CON, CONSERVATION

FIGURE MU-8: TOWER BUILDING TYPE

DEFINITION:
 a multi level building organized around a central core where a part of the building is higher in proportion.

- BUILDING LINE
- - - PROPERTY LINE
- ▨ ACTIVE USE
- ▨ PARKING AREA
- ⊙ LOT WIDTH
- ⊙ LOT DEPTH

LOT STANDARDS: MIN. MAX.

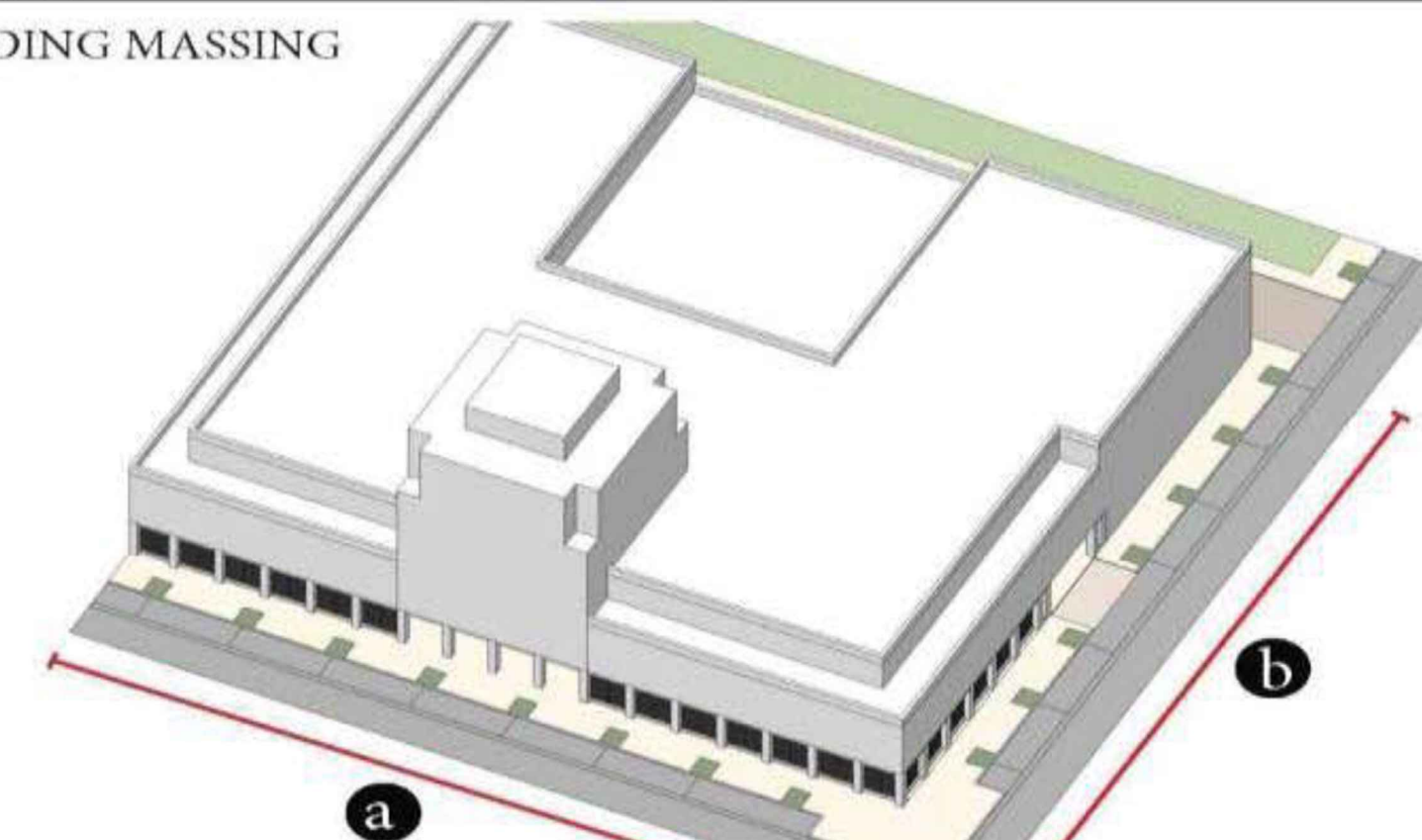
a. Lot Width	200'	250'
b. Lot Depth	200'	N/A
c. Lot Area	N/A	N/A
d. Impervious Area	N/A	90% (1)
e. Pervious Area	10%	N/A
f. Interior Side Setback	0' (2)	N/A
g. Rear Setback	0' (2)	N/A
h. Tower Setback	15' (3)	N/A

NOTES:
 1. At Podium
 2. Except 30' minimum when abutting Townhouse, zero lot lines and existing single family and an alley is not existing or proposed.
 3. From podium.

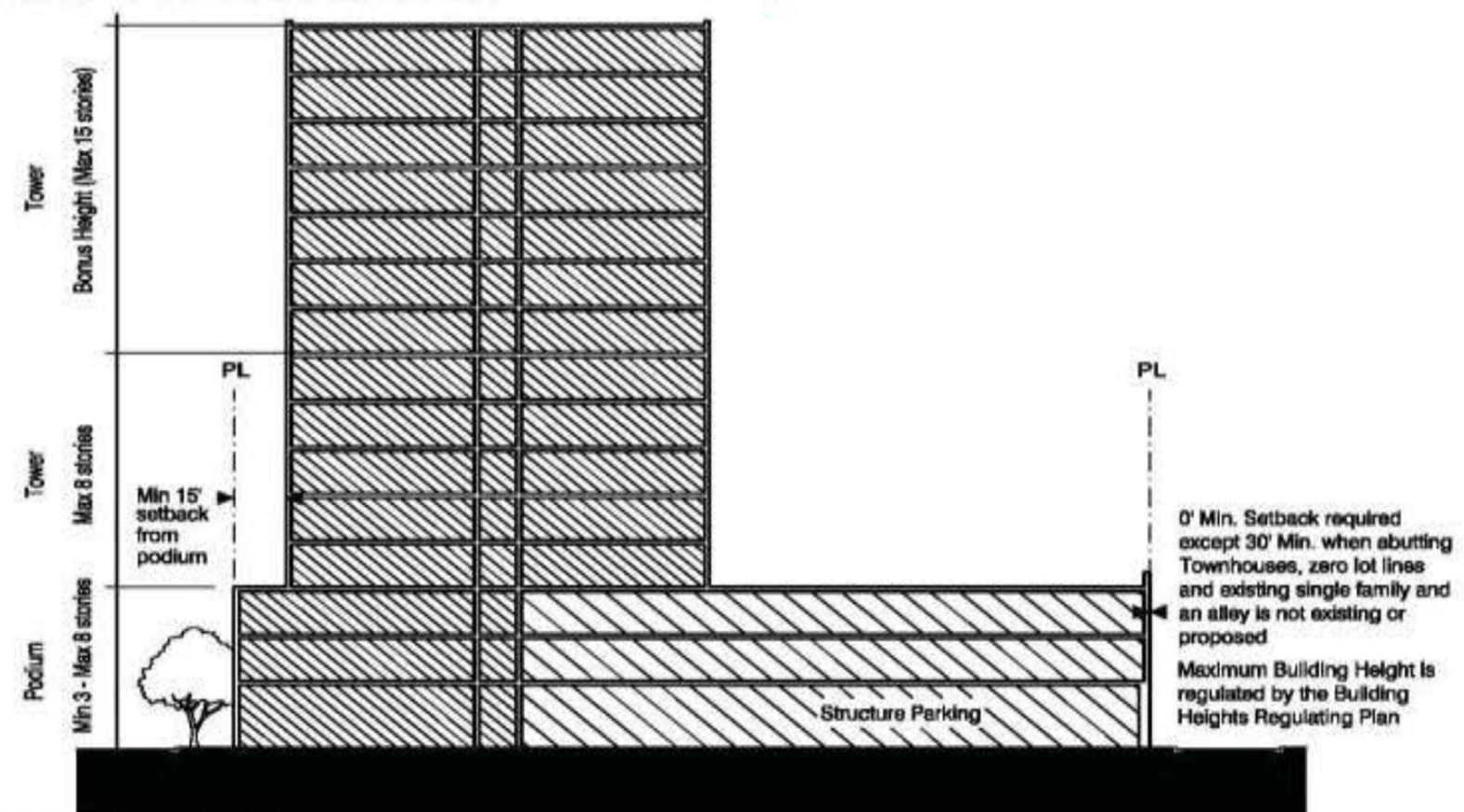
OPEN SPACE STANDARDS:
 All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

TOWER ORIENTATION:
 Primary and Secondary Streets, Terminated Vistas and along Greenways and Designated Open Spaces

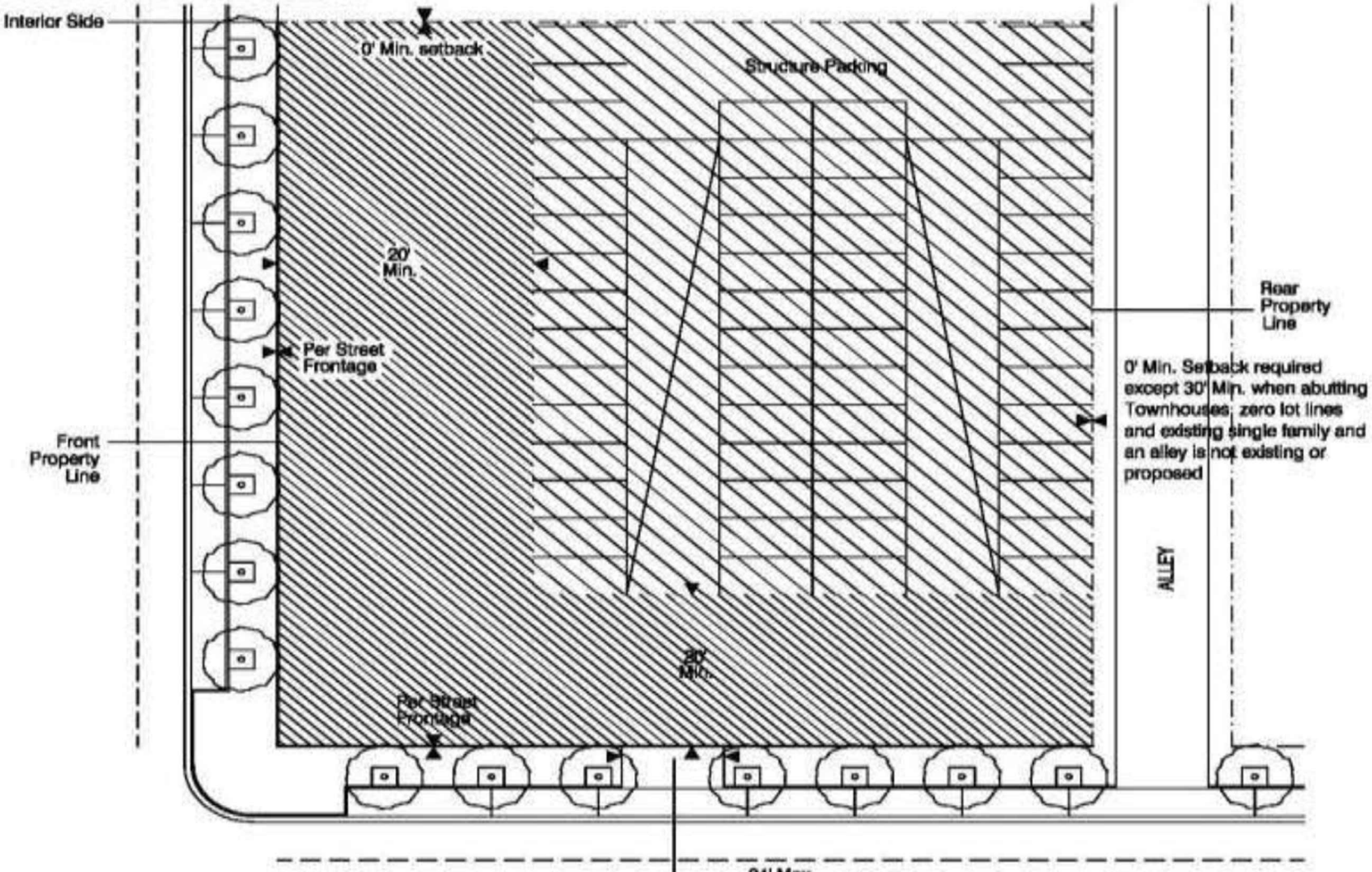
BUILDING MASSING



BUILDING CONFIGURATION

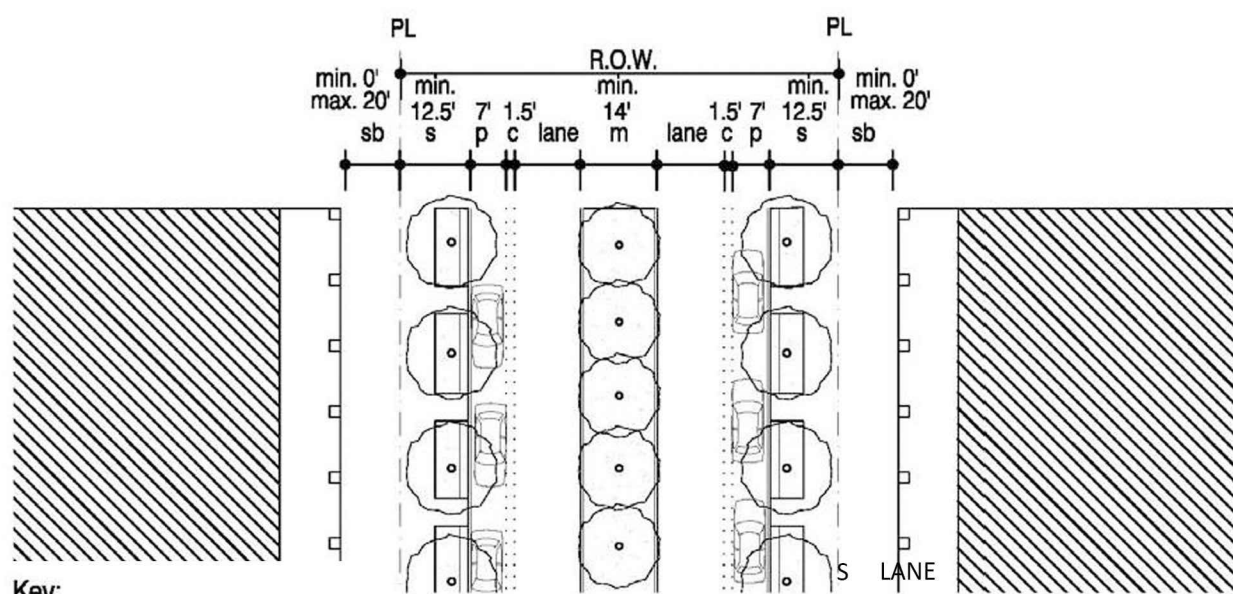
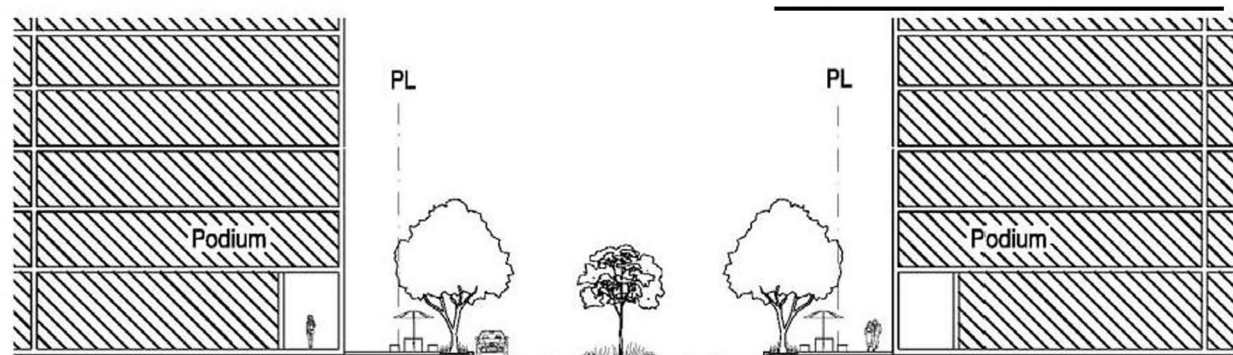


BUILDING SETBACKS



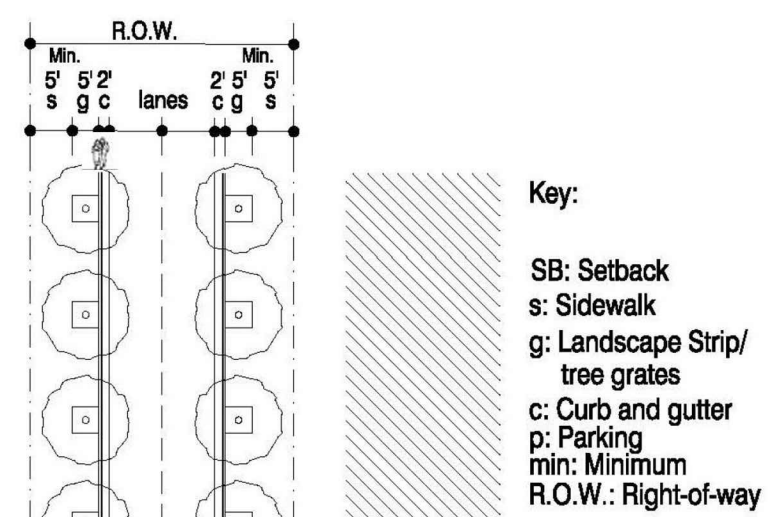
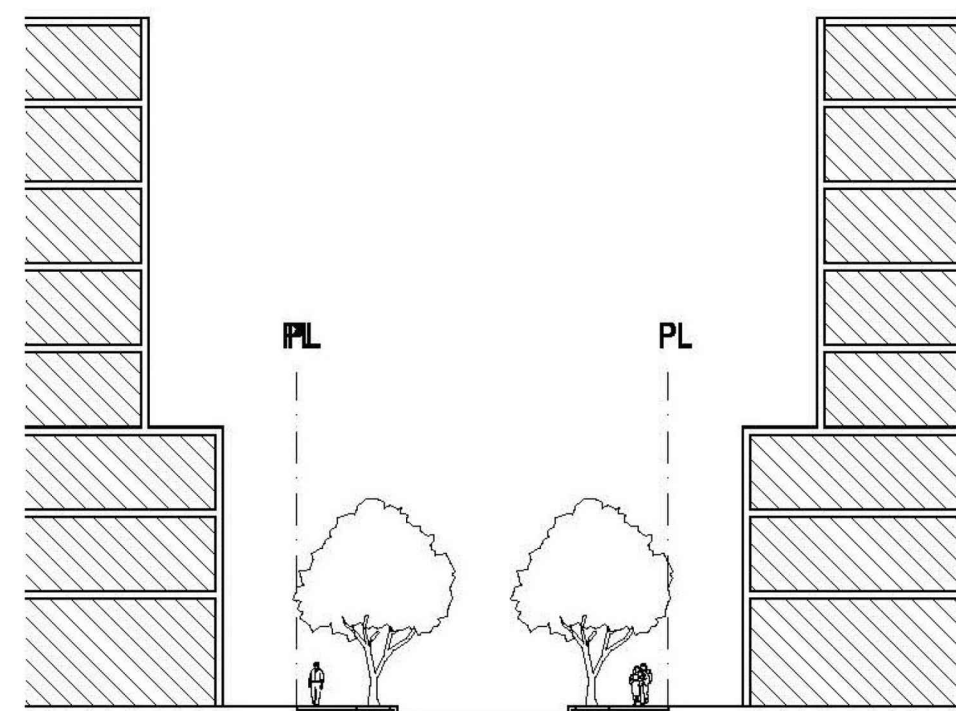
PRIMARY STREET

FIGURE MUTC-5: STREET TYPE S1



Key:
ug: Urban Greenway
sb: Setback
fg: Furnishings/green area
s: Sidewalk
g: Landscape Strip/tree grates
c: Curb and gutter
p: Parking
min: Minimum
R.O.W.: Right-of-way
m: Median

SECONDARY STREET

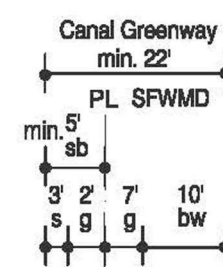
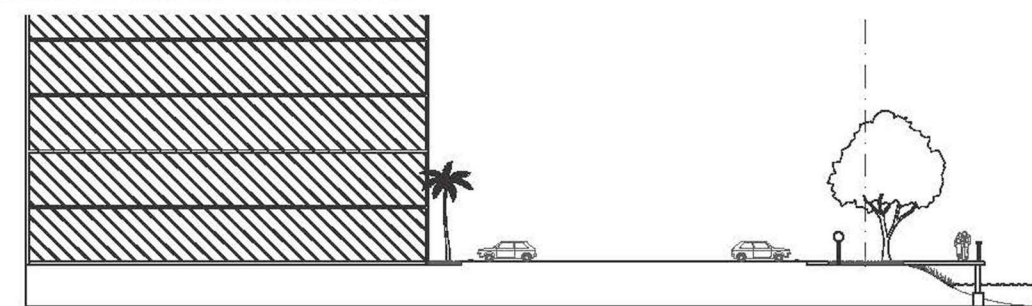


Key:
SB: Setback
s: Sidewalk
g: Landscape Strip/tree grates
c: Curb and gutter
p: Parking
min: Minimum
R.O.W.: Right-of-way

Figure MU-3: Typical street section with no parking

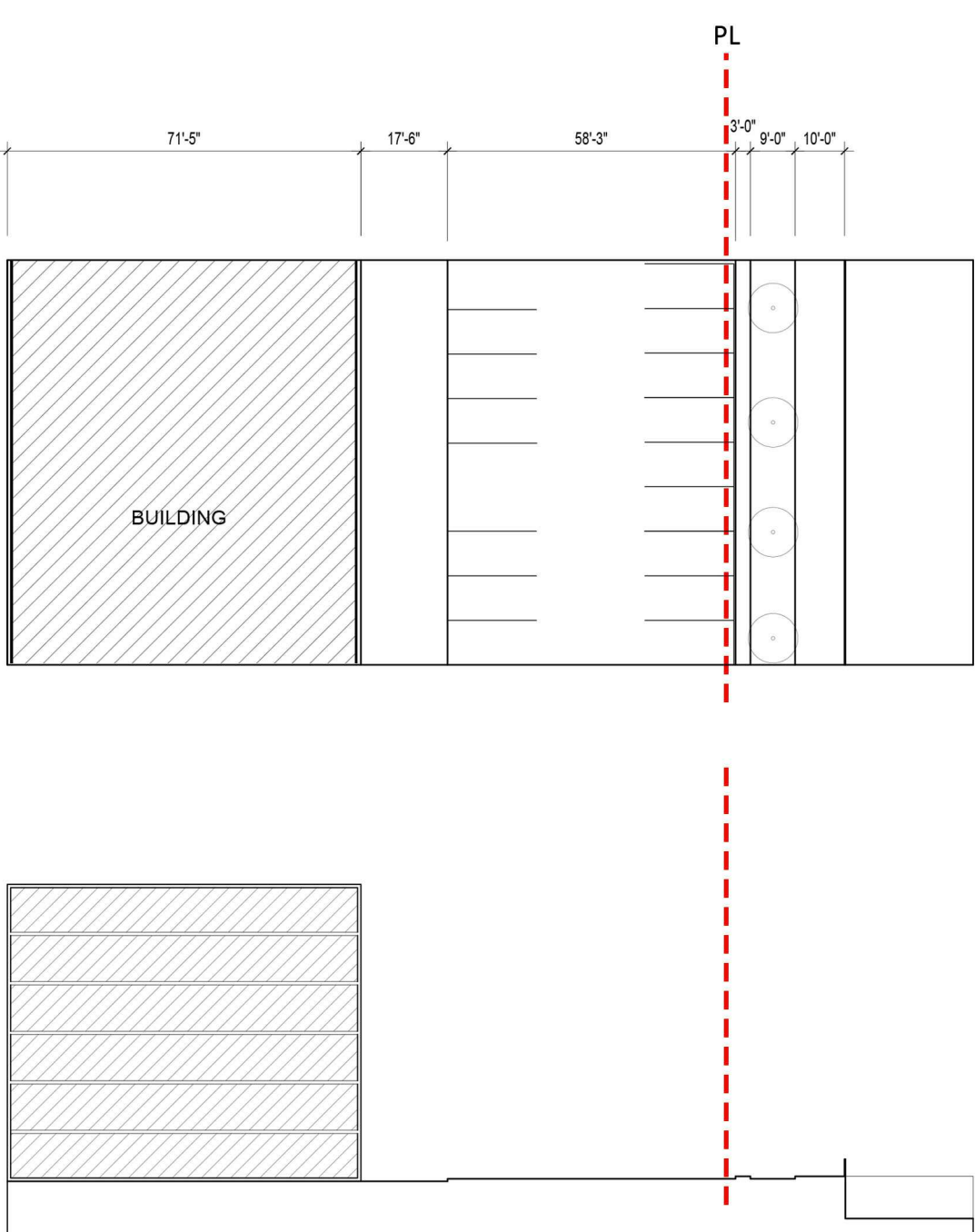
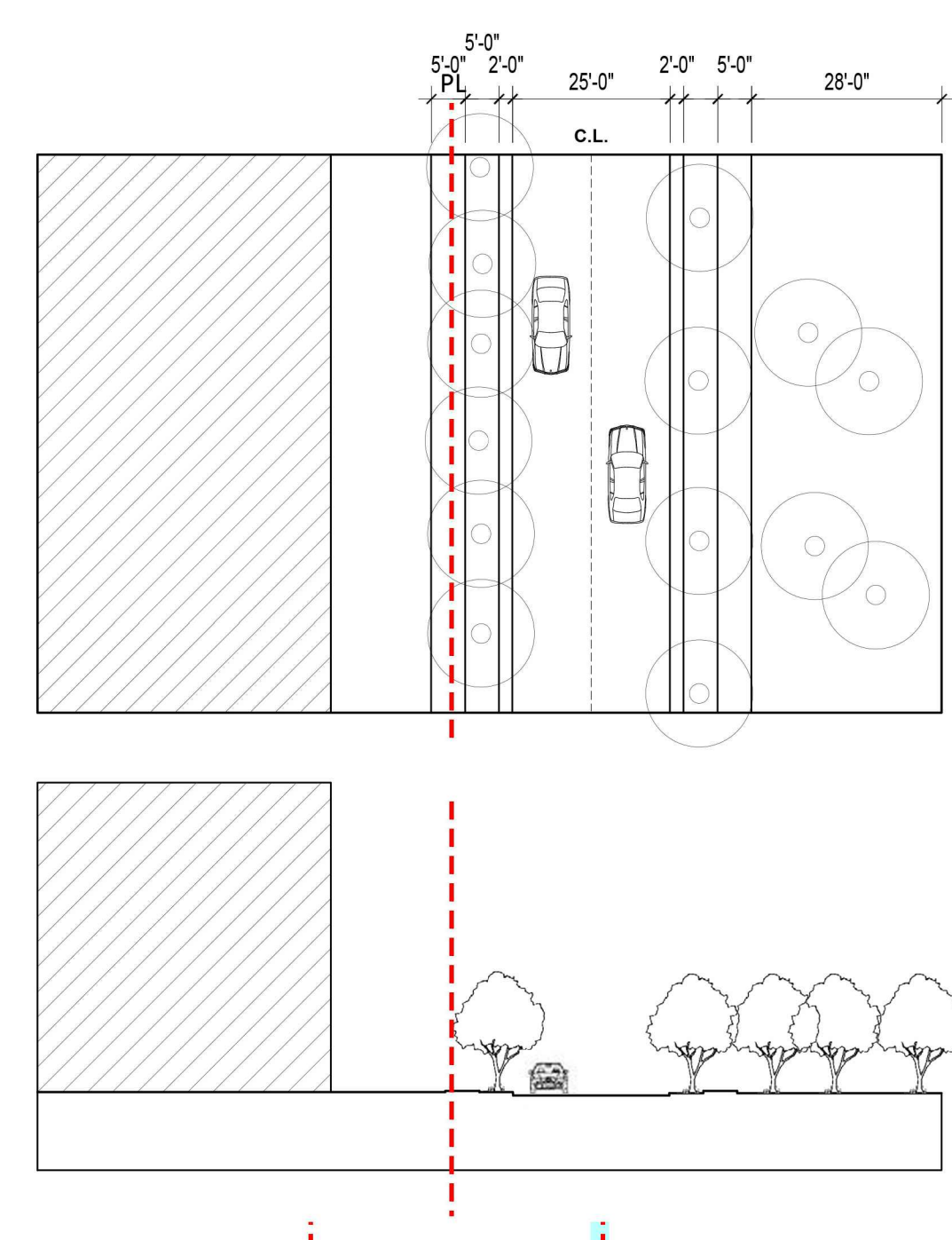
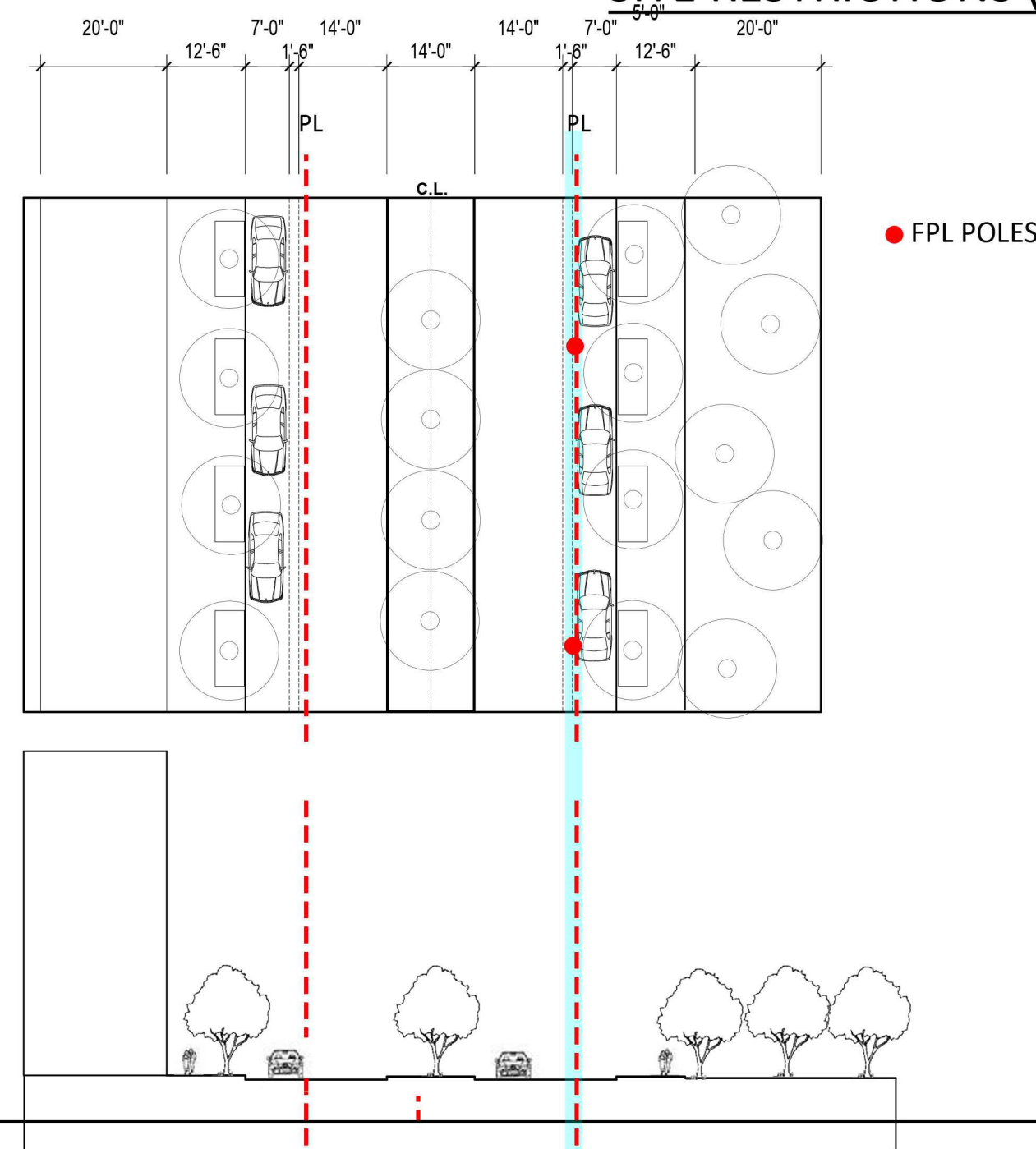
BOARDWALK

FIGURE MUTC-13: CANAL GREENWAY TYPE G2

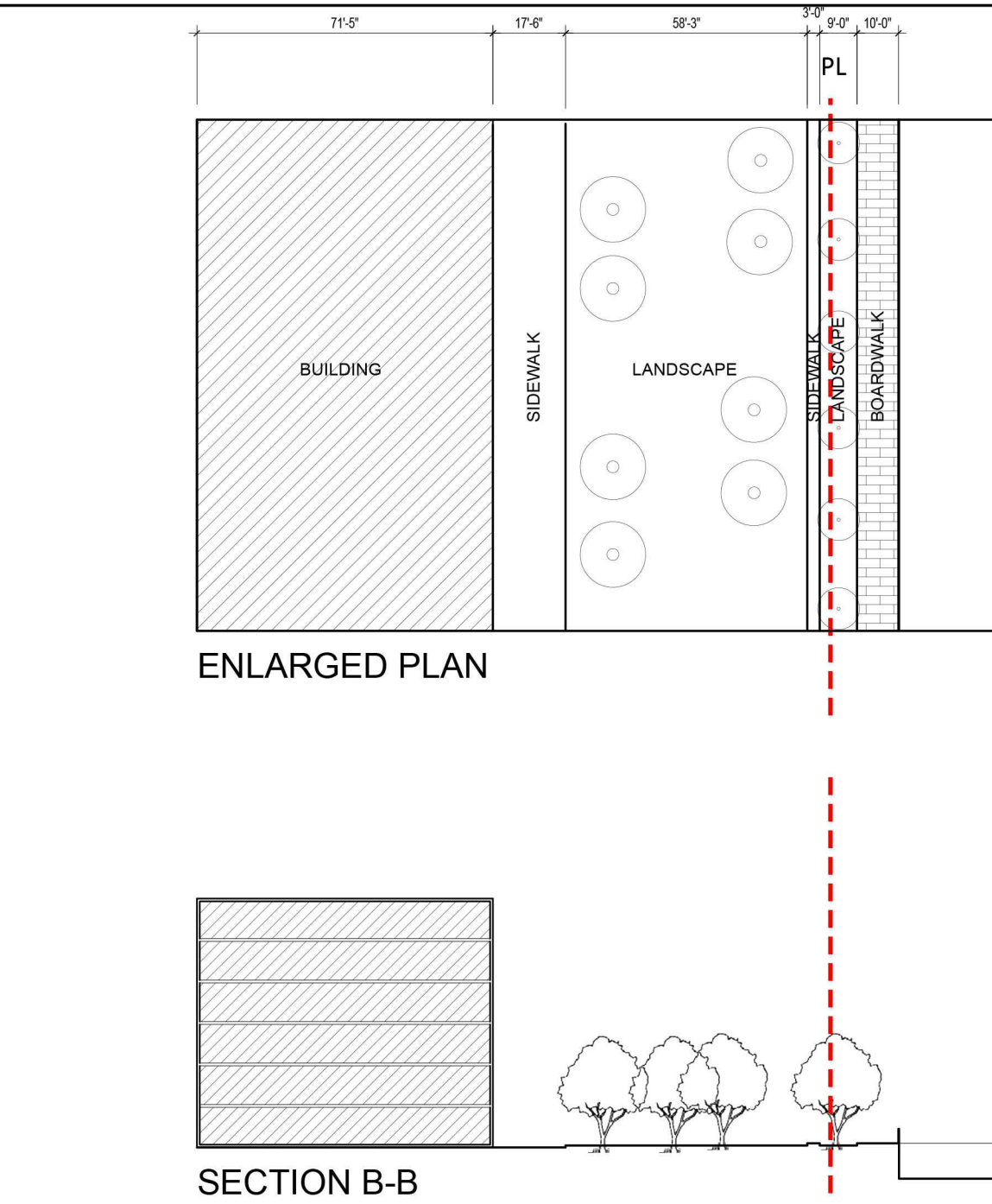
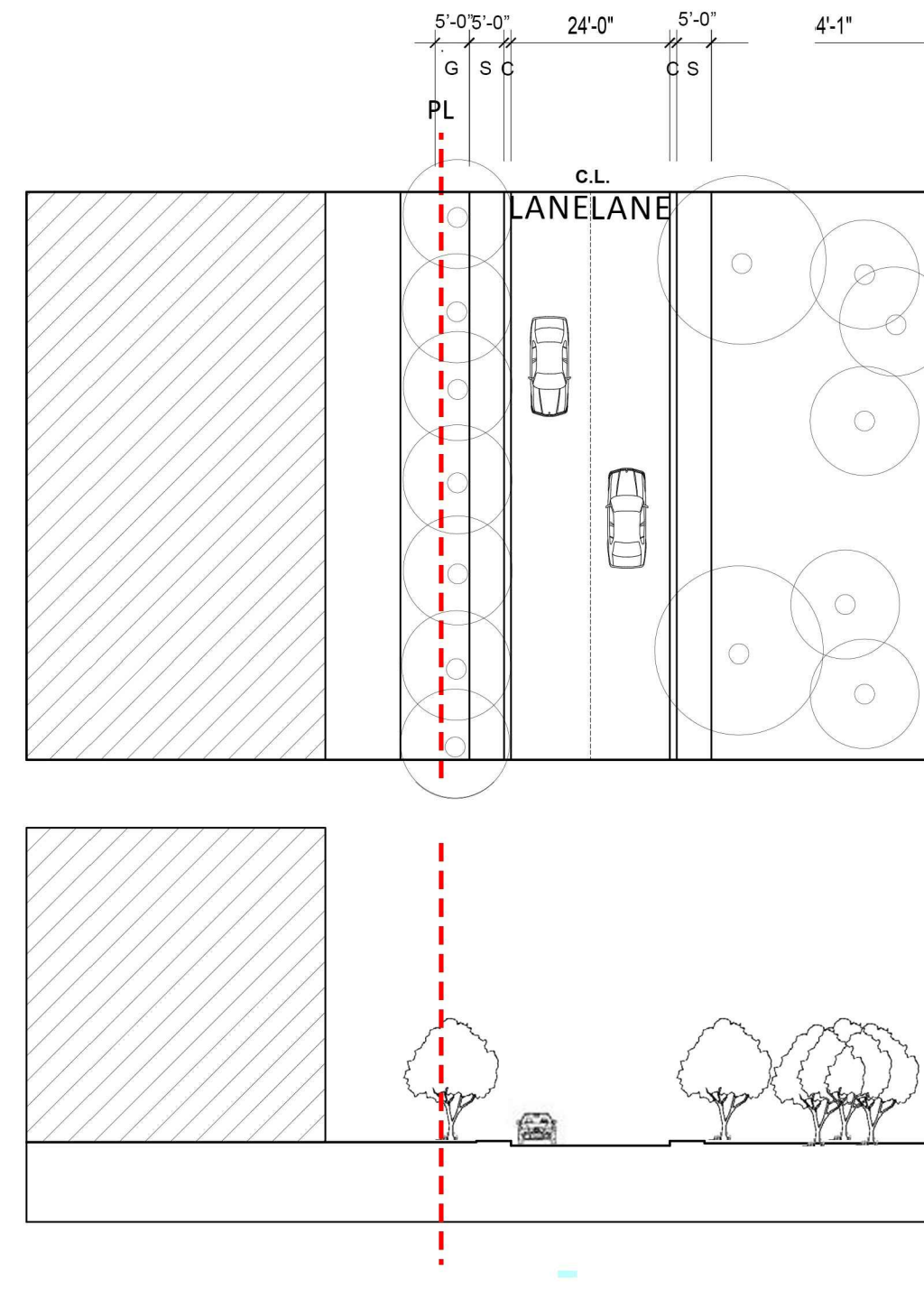
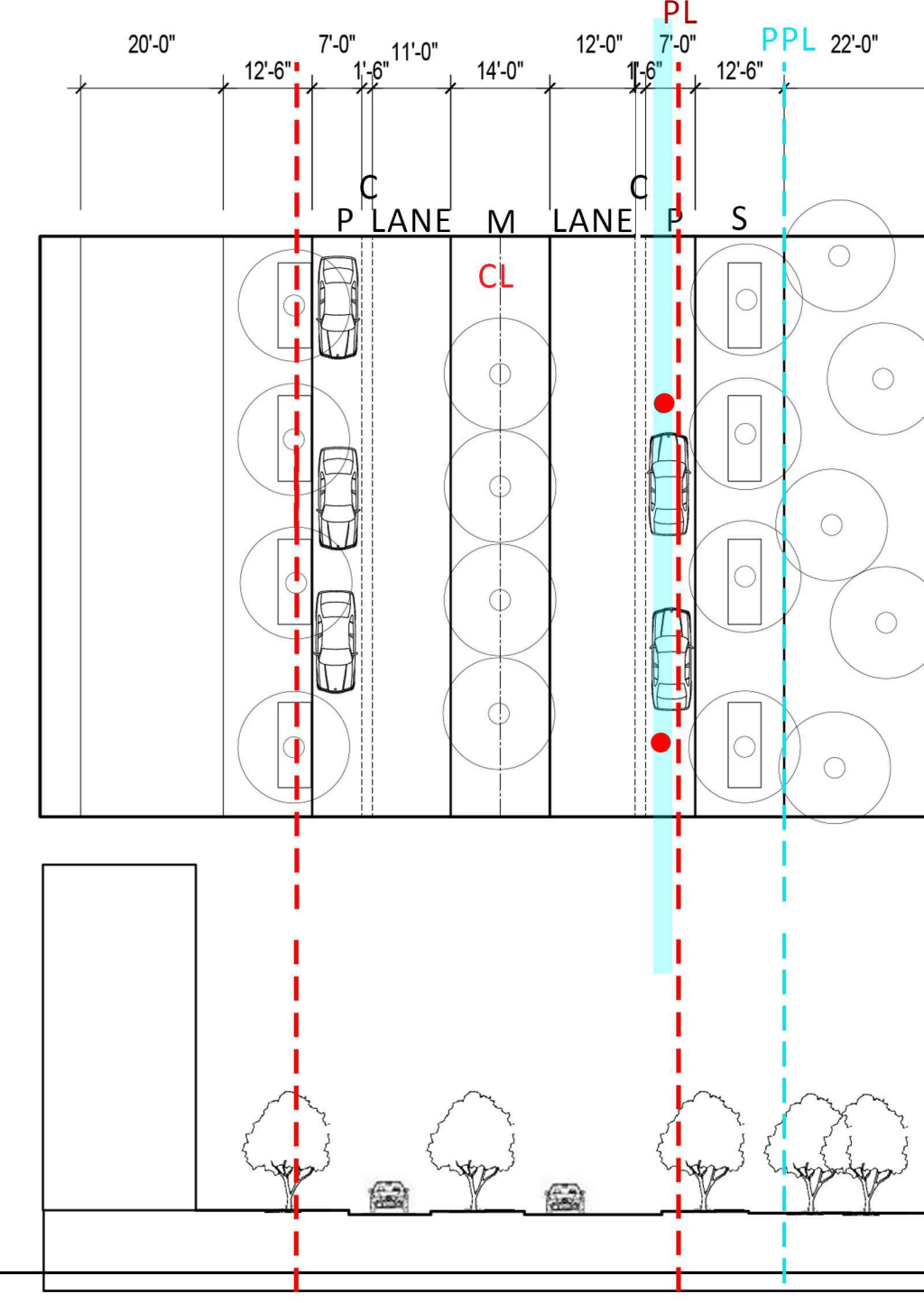


Key:
sb: Setback
w: Water
t: Multiuse Trail
bl: Bike Lane
bw: Boardwalk
s: Sidewalk
g: Landscape Area
c: Curb and/or gutter
p: Parking
min: Minimum
R.O.W.: Right-of-way

SITE RESTRICTIONS (DRAWN TO CODE)



PROPOSED



CONDITIONS OF APPROVAL
FPL POLES RESTRICTS FULL CODE DIAGRAM IMPROVEMENT NEEDED TO BUFFER FPL LINES.
● FPL POLES
— PROPOSED PROPERTY LINE

VARIANCE REQUESTED
SIDEWALK AND LANDSCAPE INVERTED BECAUSE OF PROXIMITY TO PROPERTY LINE.

VARIATION
MOST OF CODE DIAGRAM HAS BEEN MET. THE PARKING IS BEING PROVIDED IN THE PARKING GARAGE.

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PLANNING AND ZONING BOARD REVIEW

BH 164

2261 NE 164TH STREET, NORTH MIAMI BEACH, FL

SET BACK DIAGRAMS

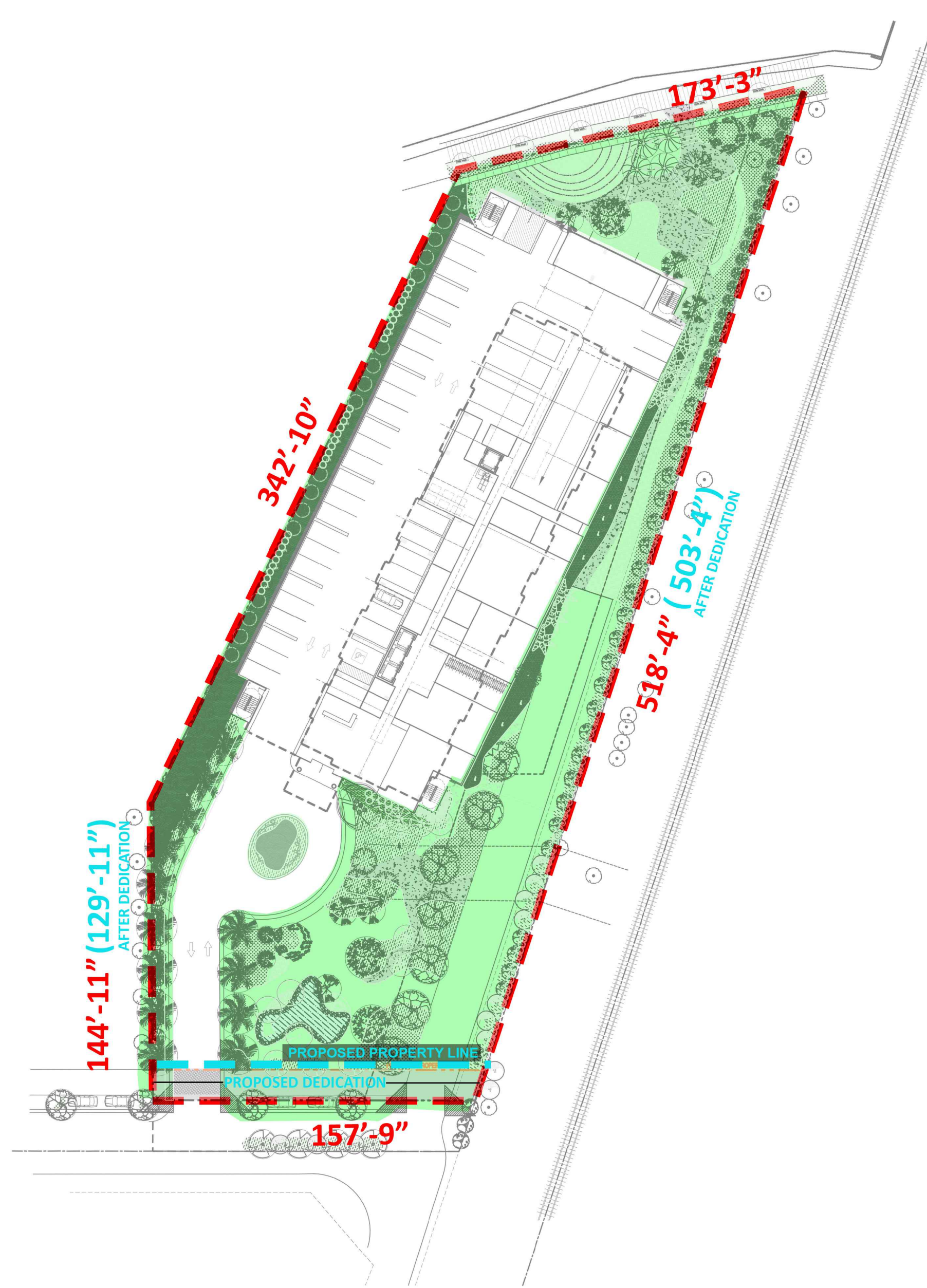
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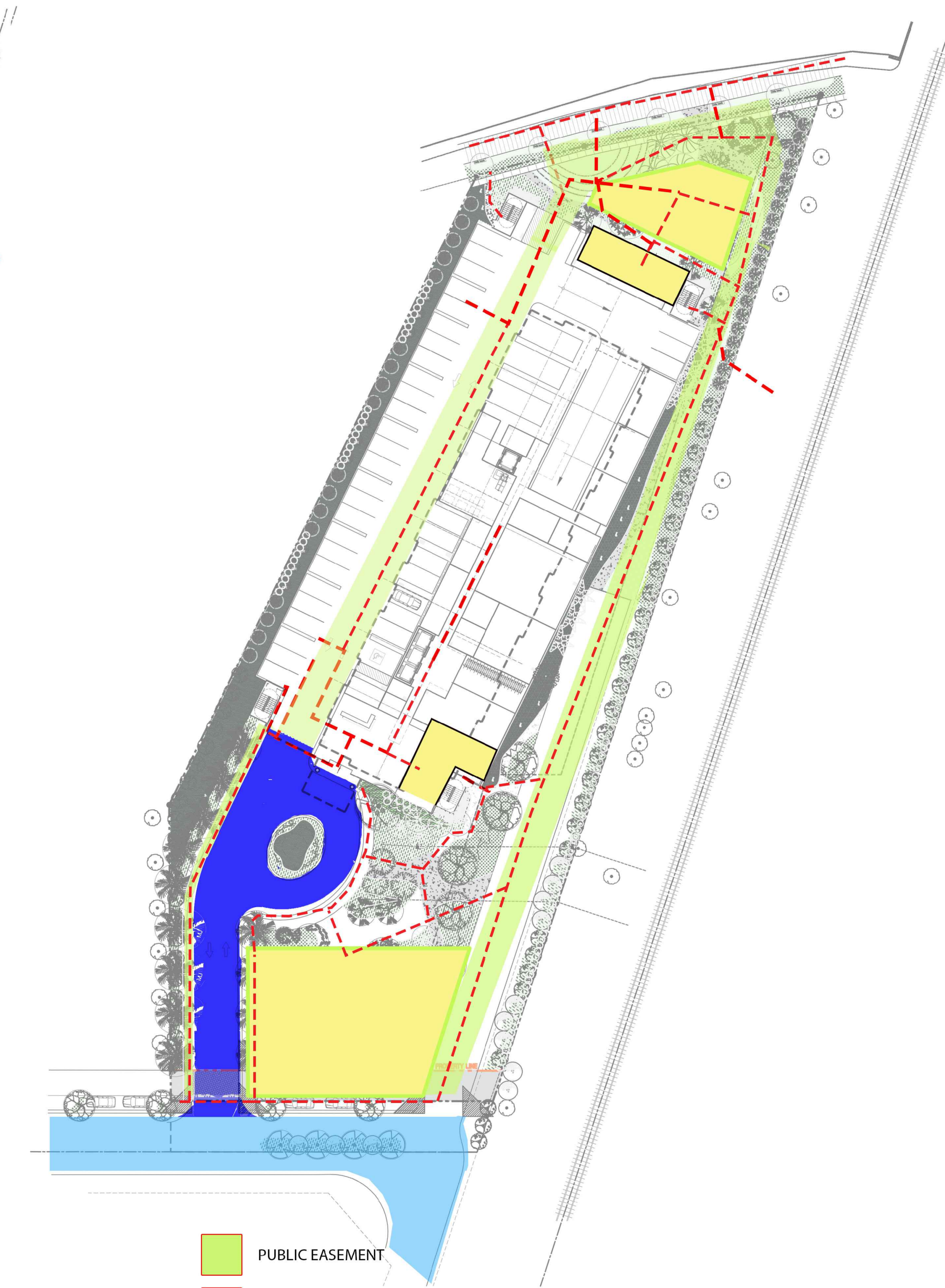
TOTAL GREEN AREA AREA = 42,667 S.F.(50%)

GREEN SPACE



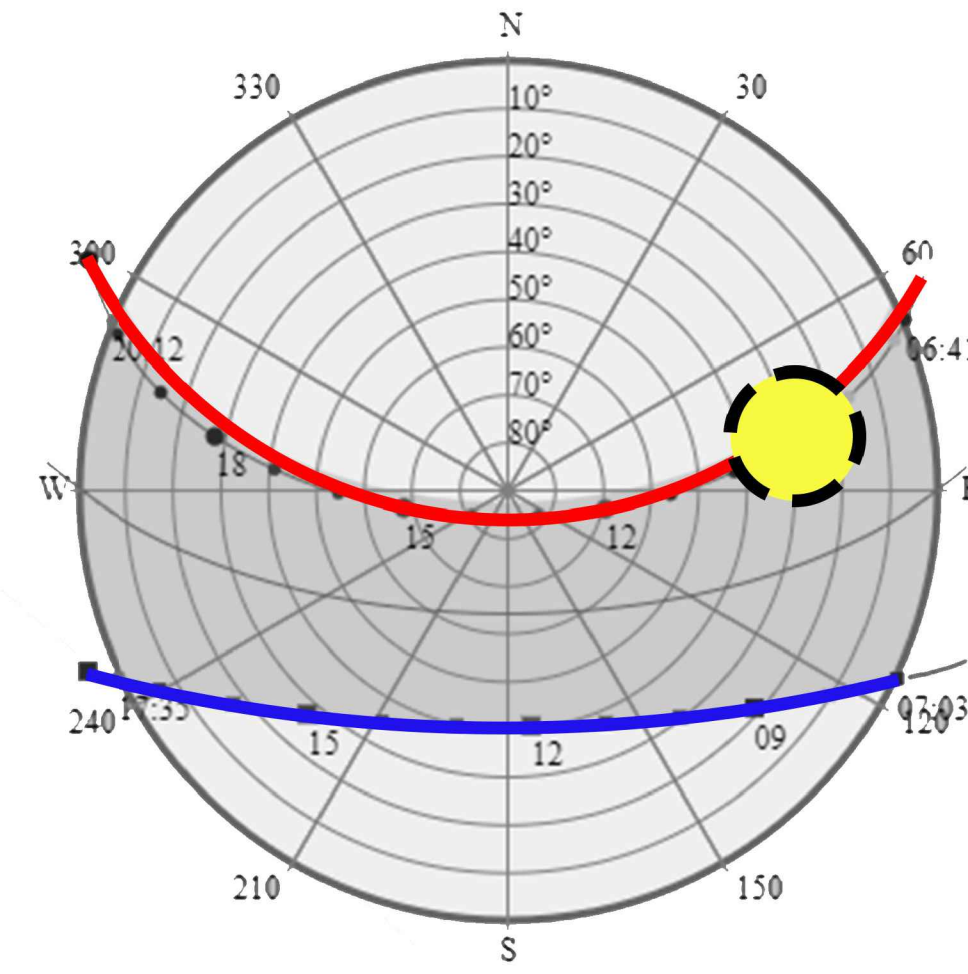
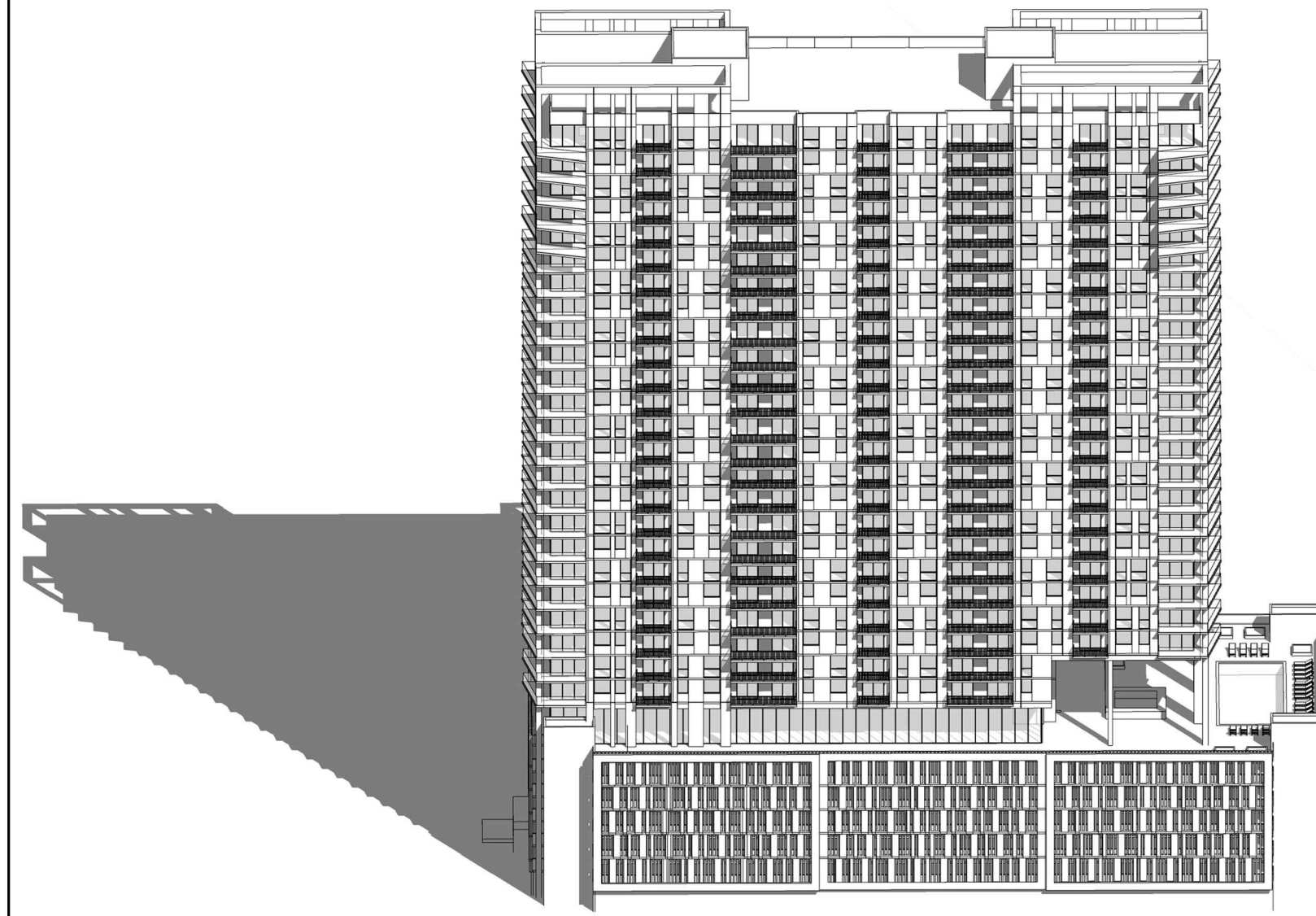
REQUIRED OPEN SPACE AREA = 17,714 S.F.
 ADDITIONAL OPEN SPACE AREA = 19,162 S.F.

OPEN SPACES

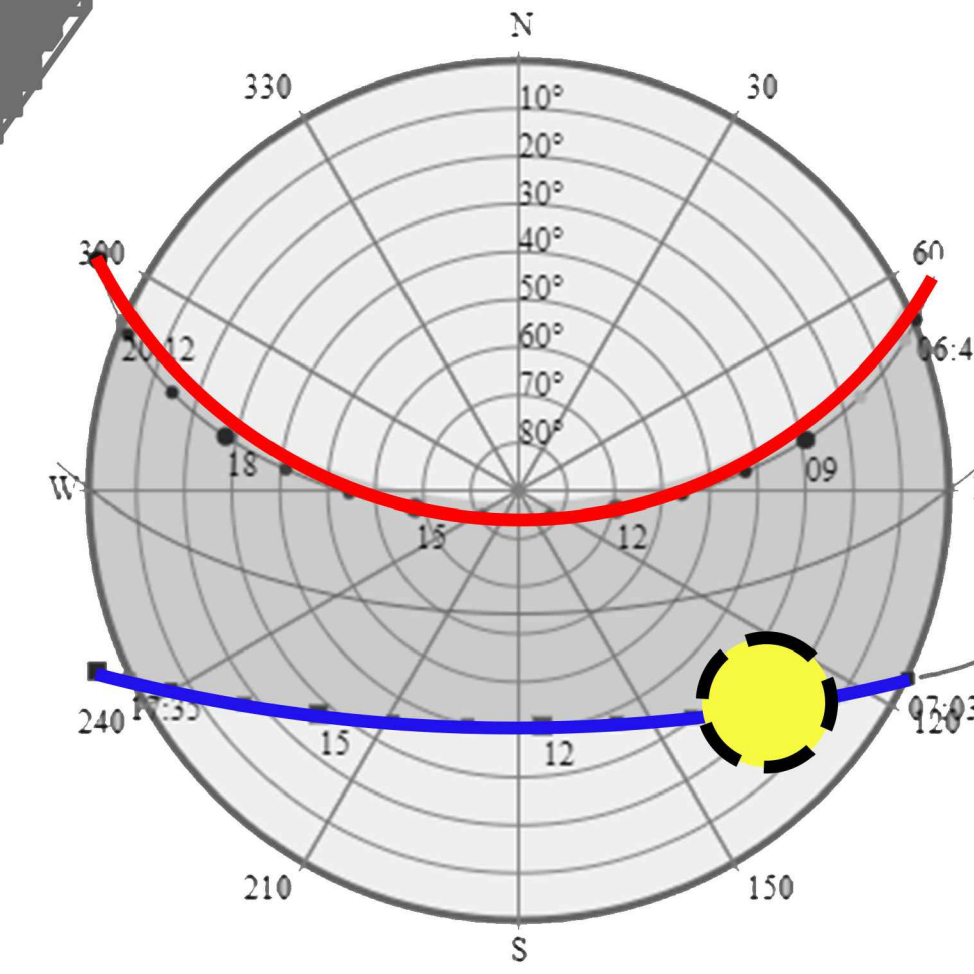
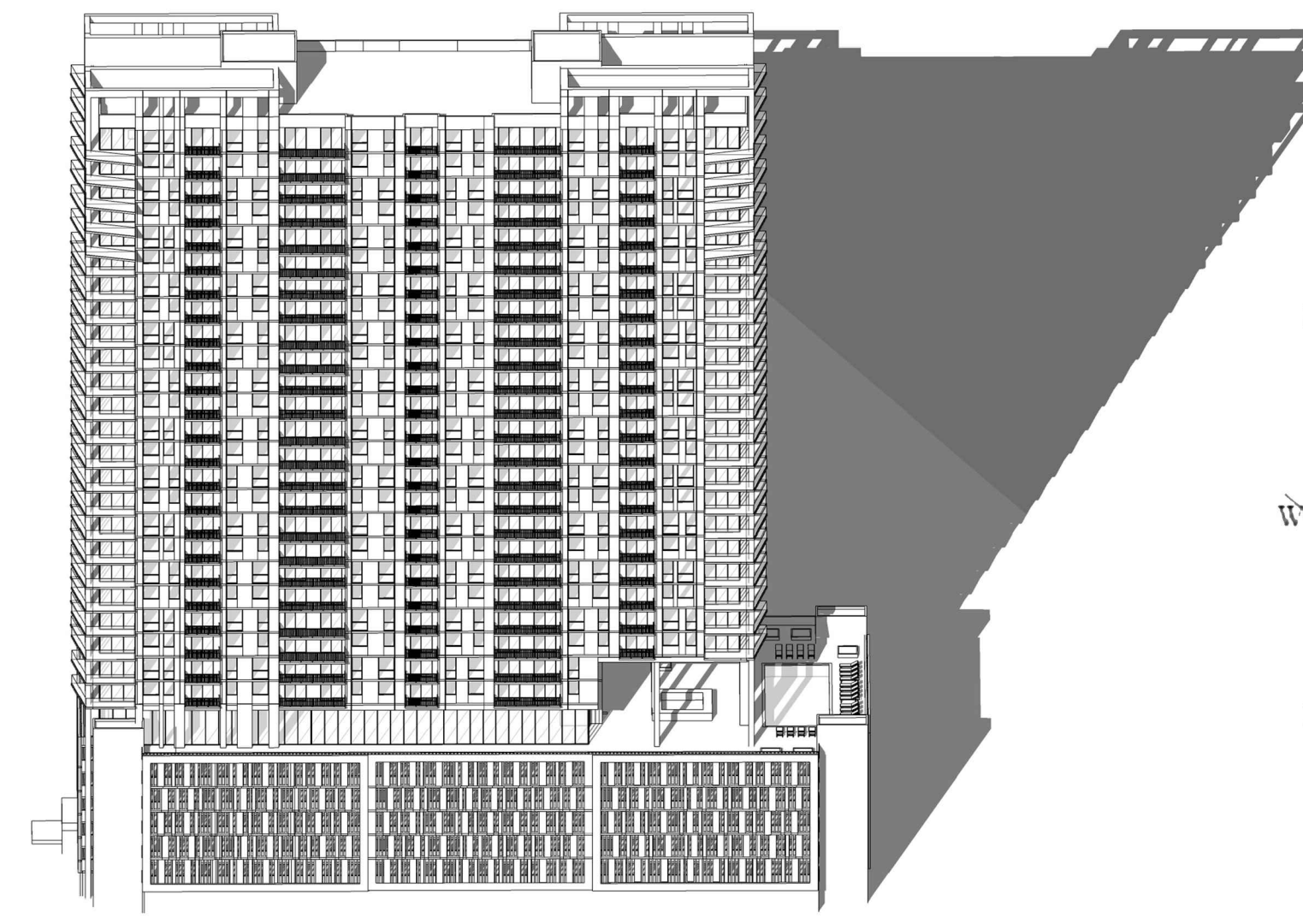


PUBLIC EASEMENT
 ACTIVE SPACES
 PRIMARY STREET
 SECONDARY STREET
 PEDESTRIAN

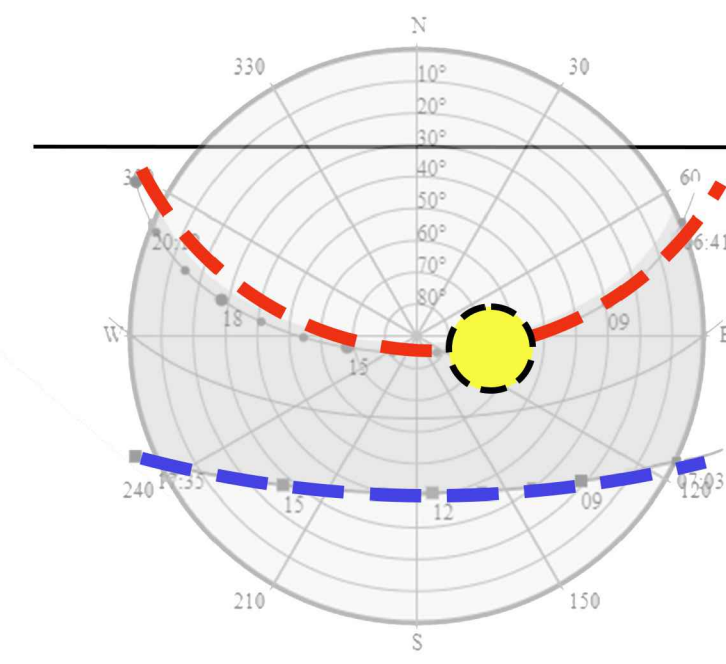
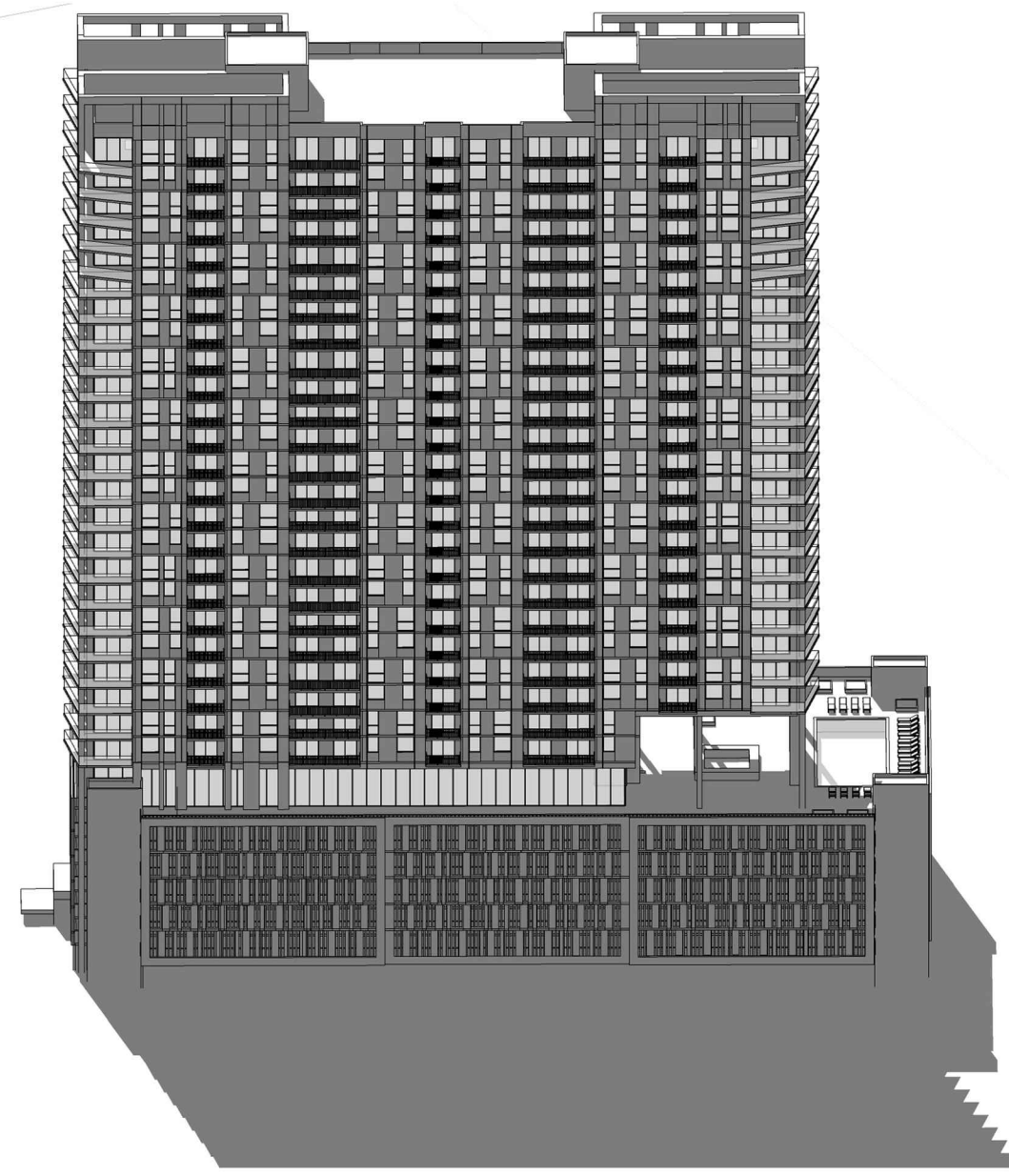
CIRCULATION



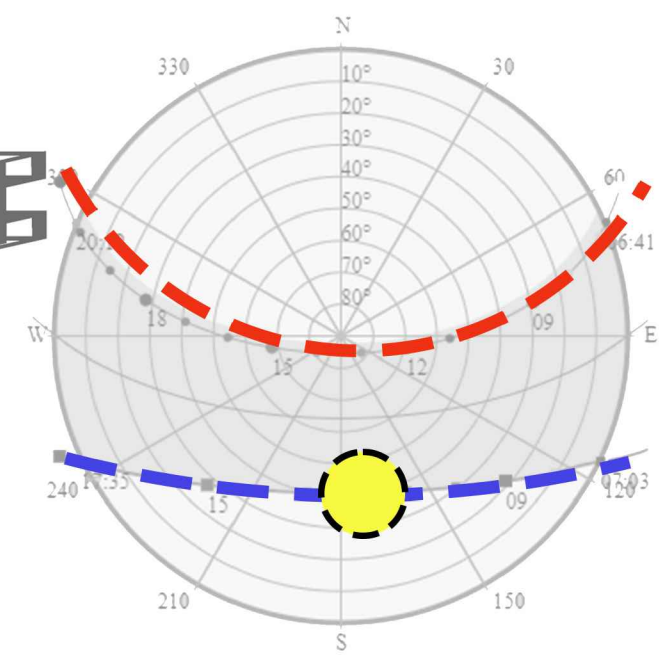
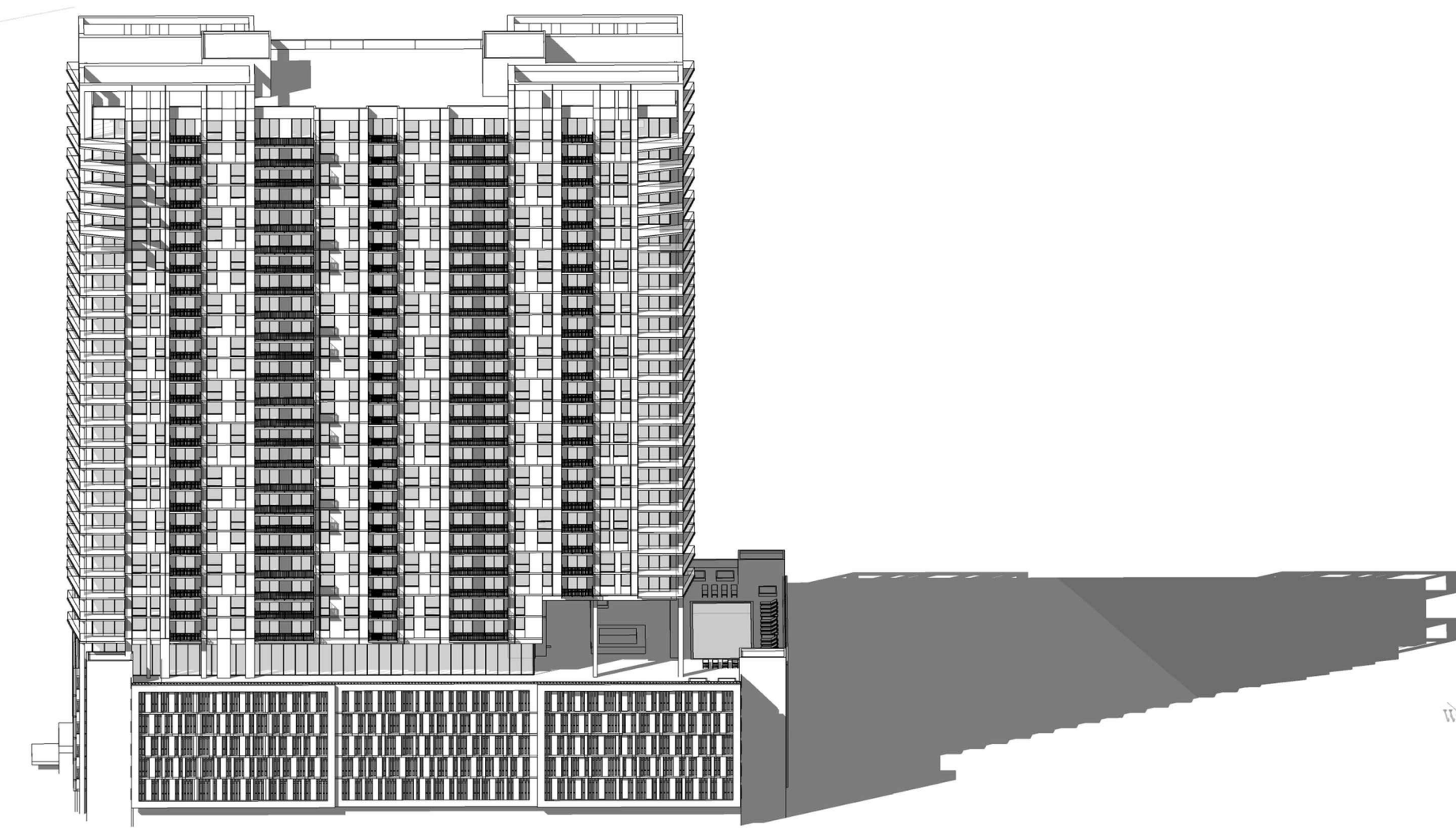
SUMMER JULY, 1 - 9:00 AM



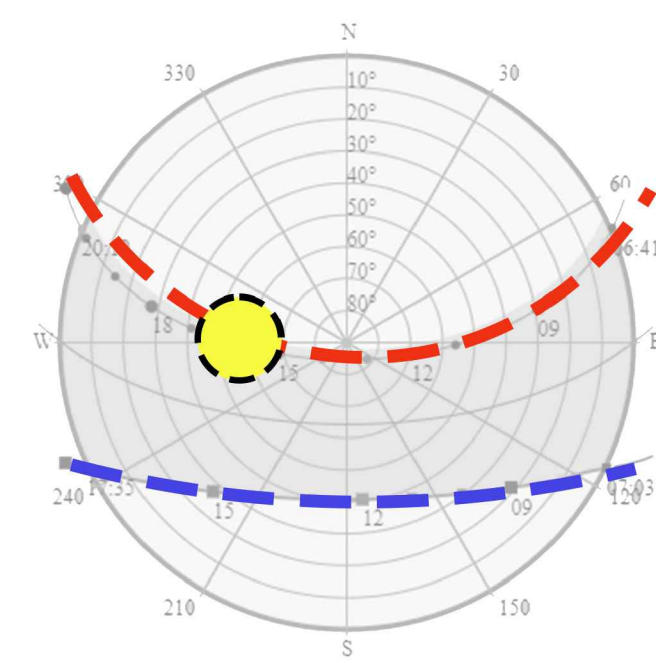
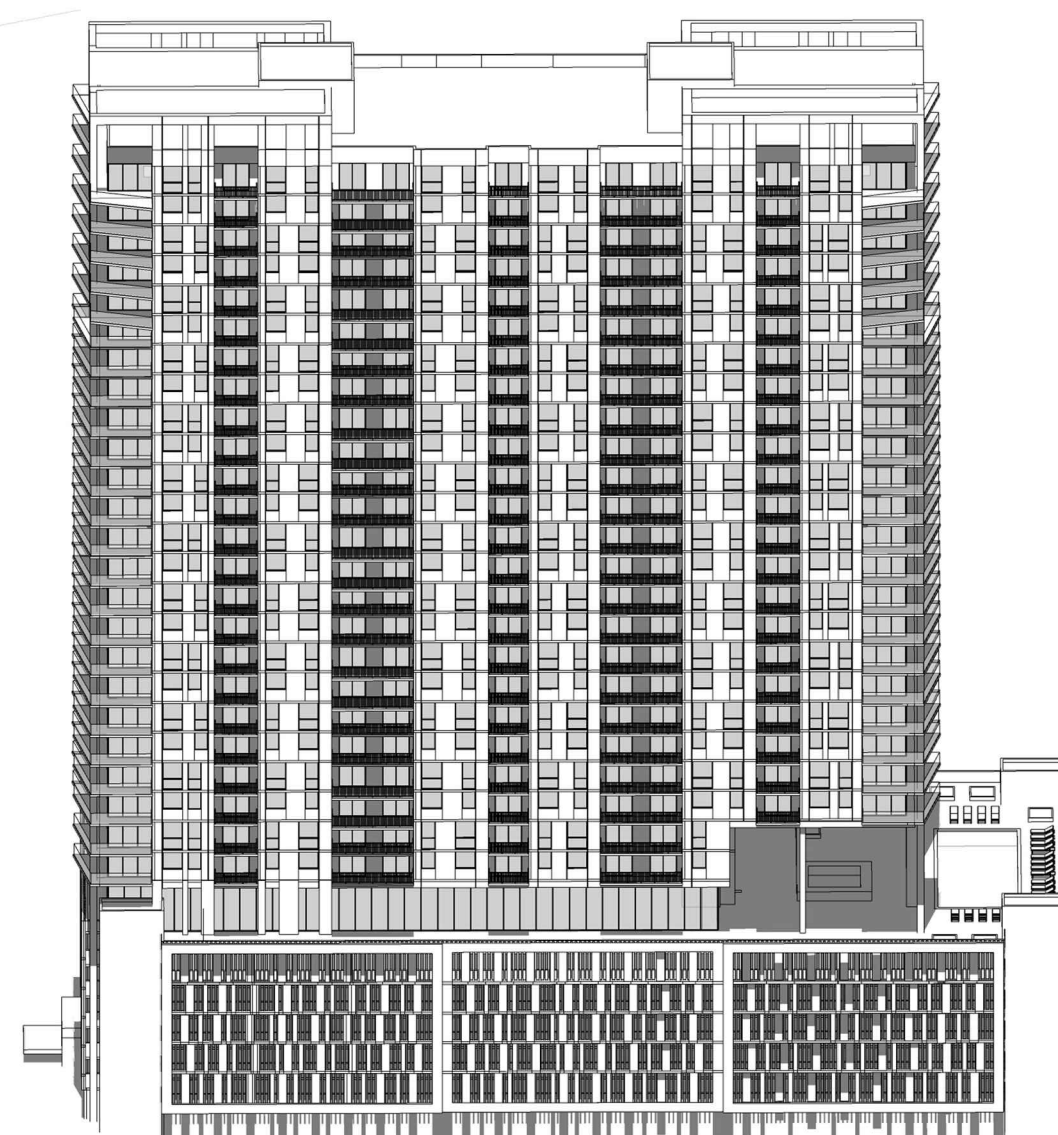
WINTER DEC. 1 - 9:00 AM



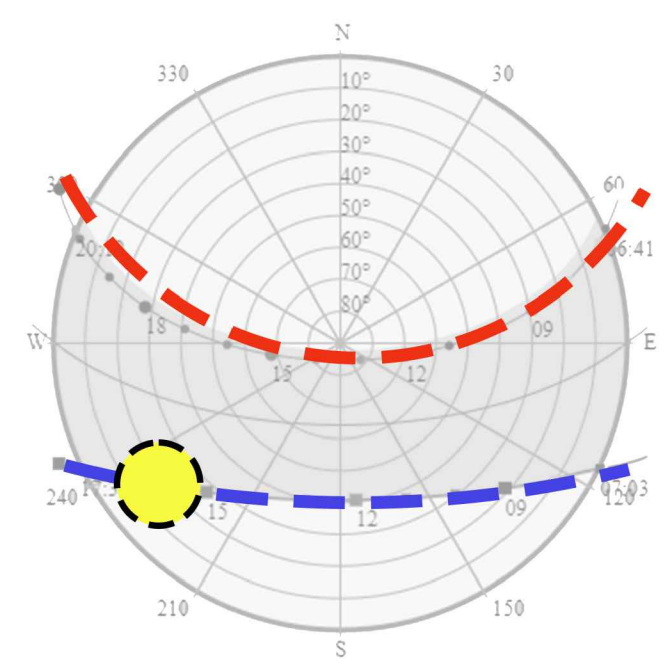
SUMMER JULY, 1 - 12:00 PM



WINTER DEC 1 - 12:00 PM



SUMMER JULY, 1 - 4:00 PM



WINTER DEC. 1 - 4:00 PM

— SUMMER — WINTER — SUN

SUN STUDY DIAGRAMS

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