

ZONING FEASIBILITY REPORT



Address(es)
249 Collins Ave, Miami Beach, FL, 33139

Folio Number(s)
0242030030420

Report Date: 1/12/2022

Folio Number **0242030030420**
 Address **249 Collins Ave**
 City **Miami Beach**

Lot Area **13000 sqft**
 Zoning Code **City of Miami Beach**
 Parcel Zoning **R-PS3**

Brissi Group
 (561) 222-5240
 Zach@BrissiGroup.com

ZONING ALLOWANCES

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CAPACITY ANALYSIS

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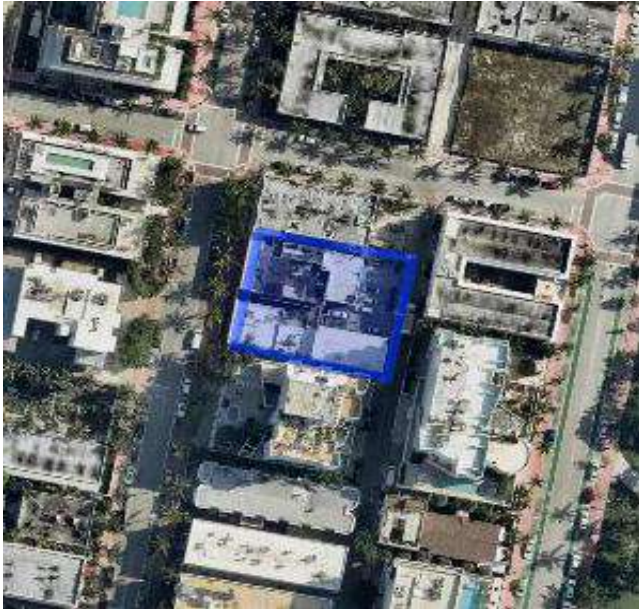
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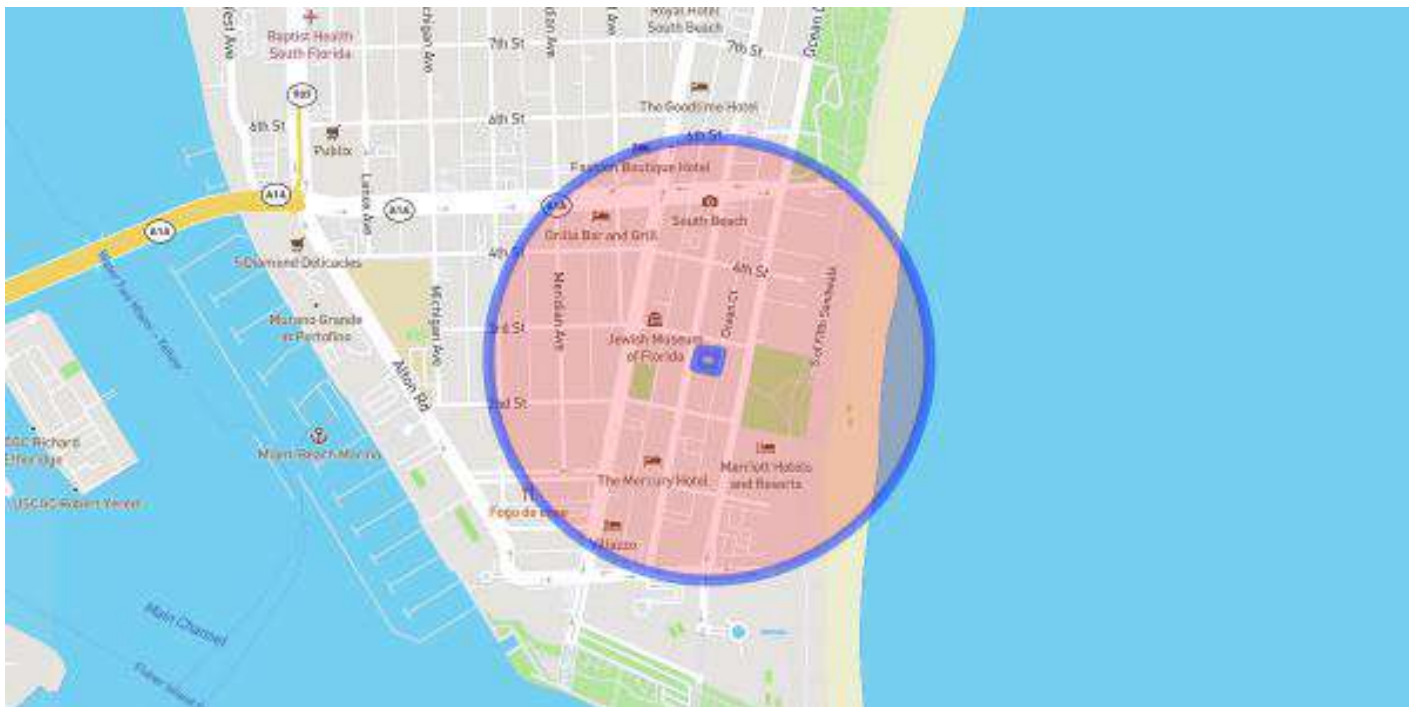


AERIAL VIEW



ZONING MAP

R-PS3



■ 1/4 mile radius

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RESIDENTIAL

Apartment	P
Single-family	P
Townhomes	P

LODGING

Apartment Hotel	P
Hotel	P
Suite Hotel	P

OFFICE

Professional Offices	P
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COMMERCIAL

Alcoholic Beverage Establishment	P*
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CIVIC SUPPORT

Private and Public institutions	C
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NP P C P*
Not Permitted Permitted Conditional Uses Accessory use only

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BUILDING INTENSITY

FAR	1.75
Maximum Built Area	22,750 ft²
Building Coverage	N/A
Maximum Building Footprint	10,666 ft²
Dwelling Units per Acre	85 du/acre
Dwelling Units Allowed	26 units
Minimum Open Space*	70 %

HEIGHT LIMITATIONS (LEVELS)

Total Building Height	5 Levels
Principal Building Max. Level (Podium)	5 Levels
Principal Building Max. Height (Podium)	50 ft



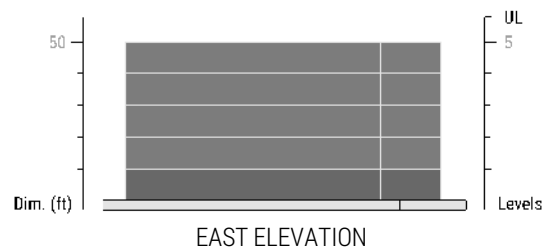
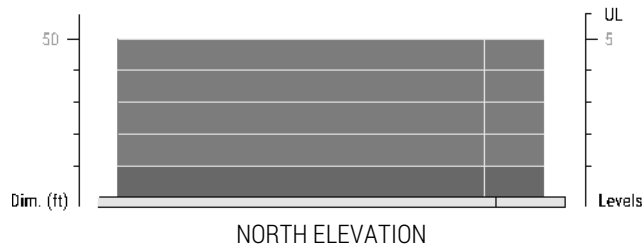
*Note: Section 142-704 (b) (1) The open space ratio may include open space on roof top decks which are 50 feet or less above grade. At least 25 percent of the roof top deck shall constitute living landscape material.

■ Main Building ■ Building Setback limit ■ Lot

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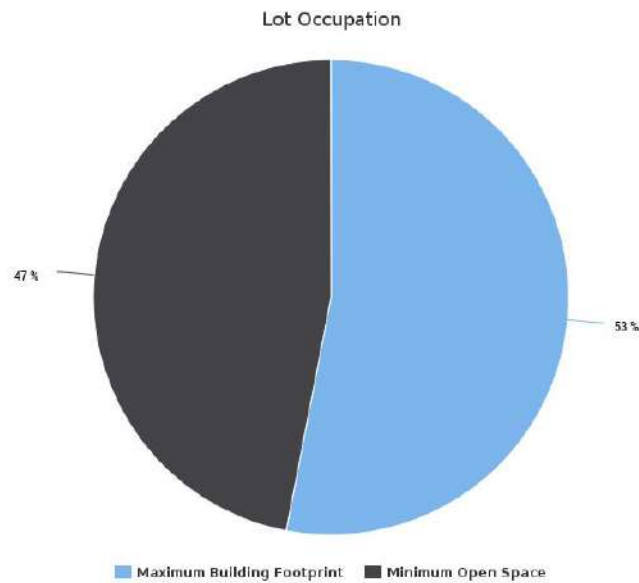
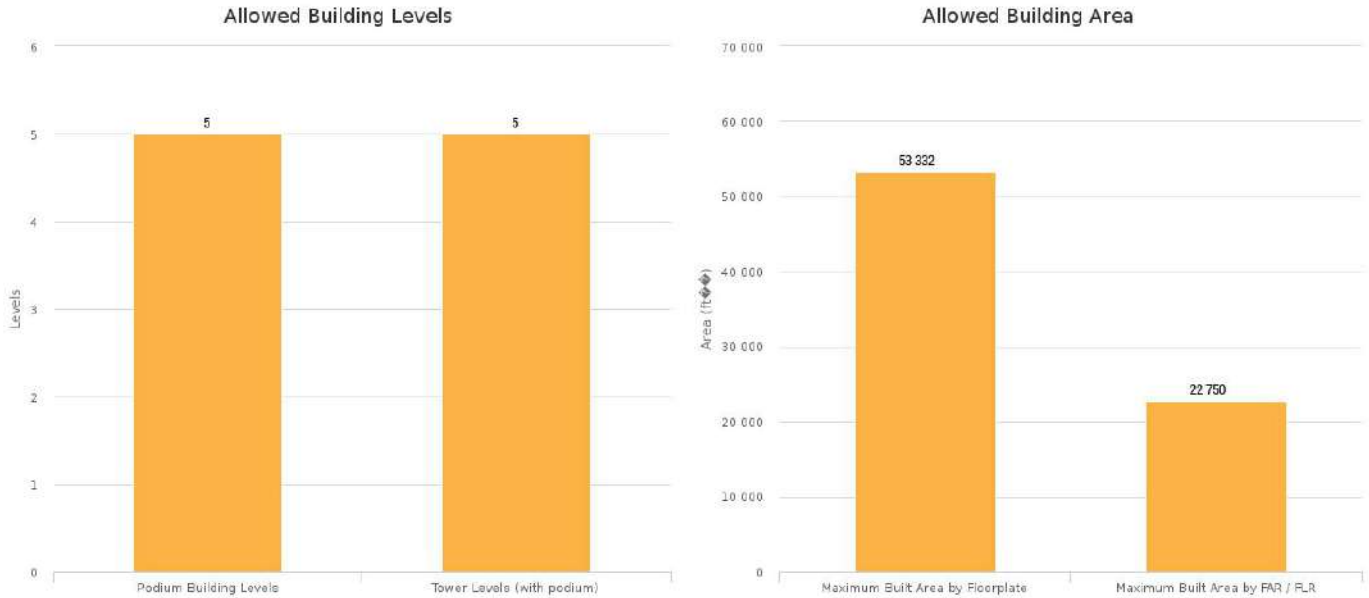


Lot Main Building

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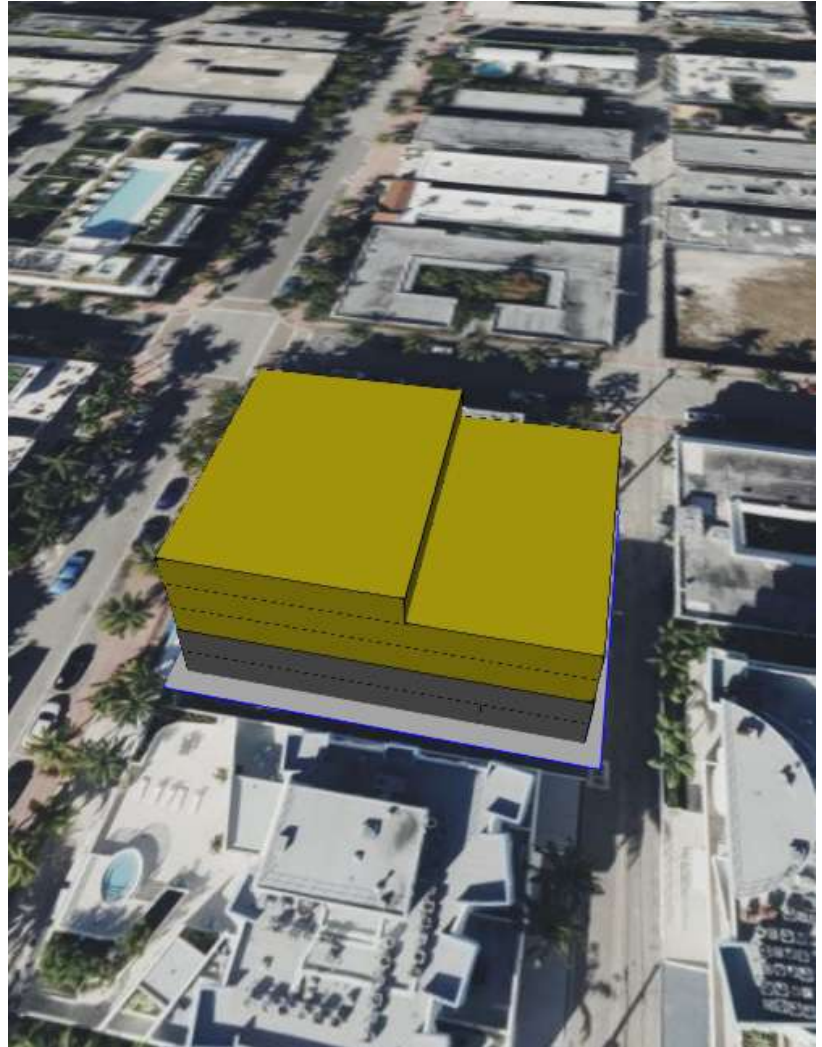


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TOTAL BUILDING AREA	22,750 ft²
Total Building Height	5 Levels
Maximum Building Footprint	10,666 ft²
Common Space Area	4,550 ft²
Building Coverage	N/A
FAR	1.75
RESIDENTIAL AREA NET	22,750 ft²
Residential Units	26 DU
Residential Units Average Size	875 ft²
Residential Height (Levels)	3 Levels
PARKING AREA	21,332 ft²
Total Parking Required	42 Spaces
Parking Structure Height	2 Levels
On-Street Parking Capacity	9 Spaces
Parking Structure Capacity	54 Spaces
Parking Structure Area	21,332 ft²

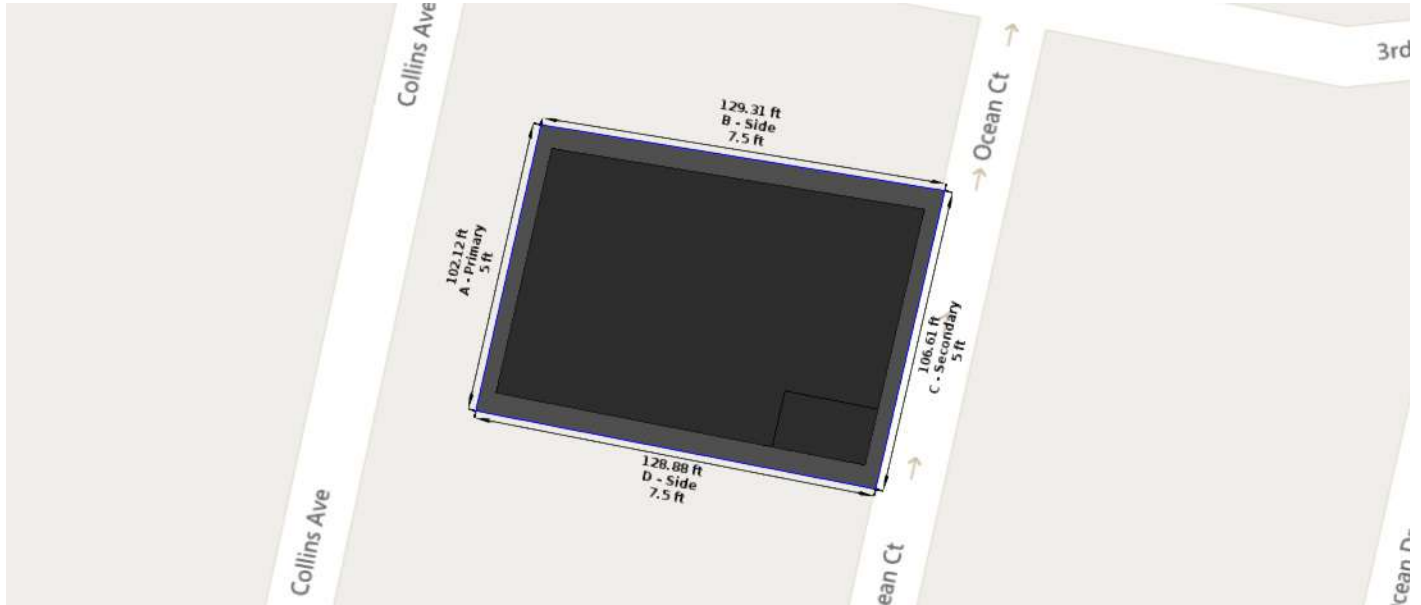


■ Parking ■ Residential ■ Lot

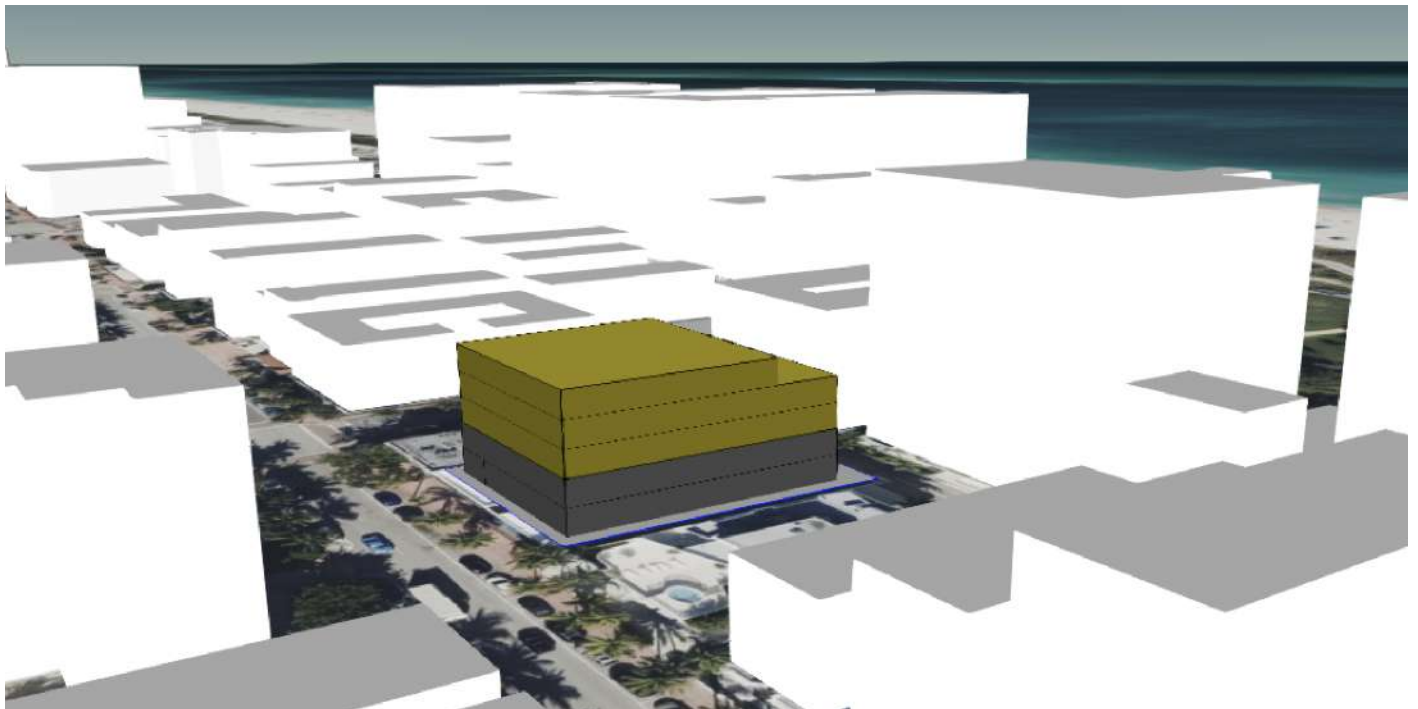
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SITE PLAN (GROUND LEVEL)



PERSPECTIVE

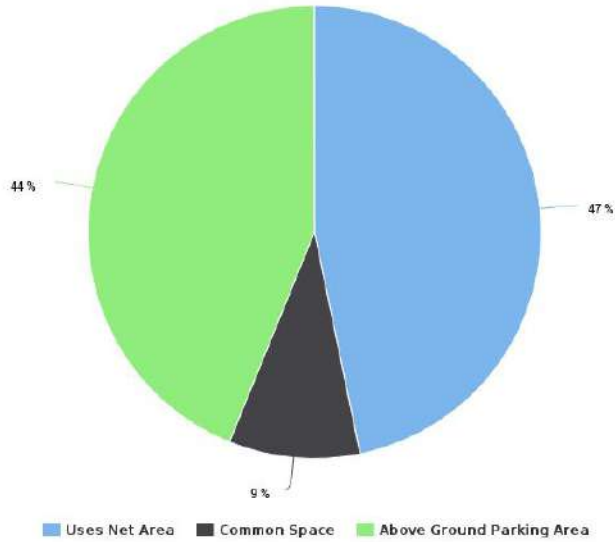
Lot Parking Residential

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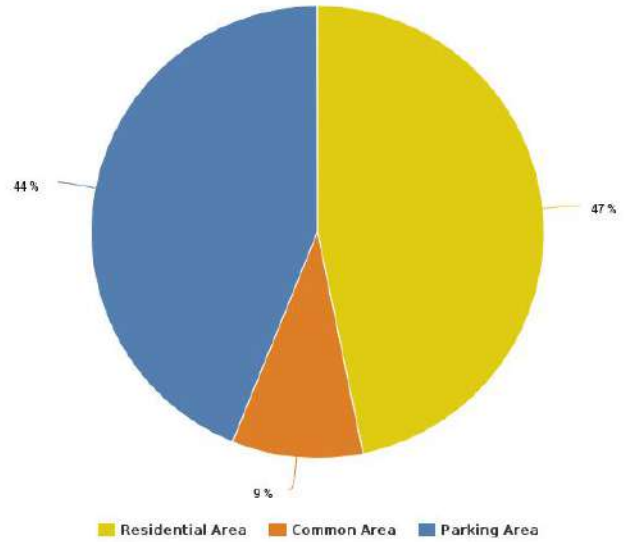
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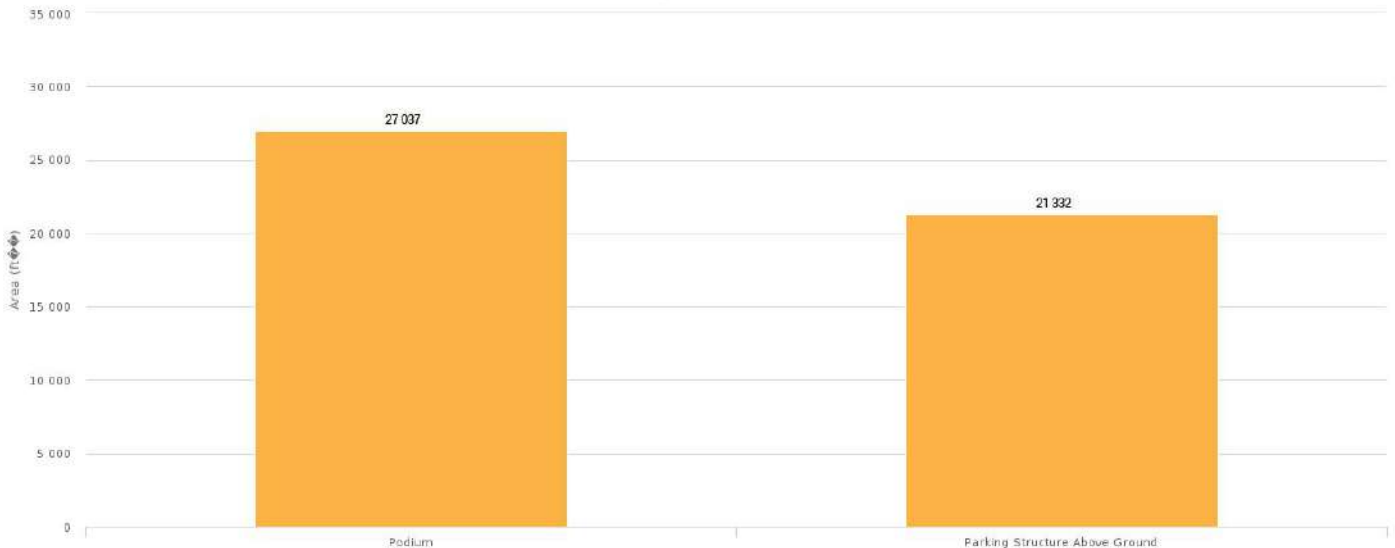
Building Efficiency



Building Uses



Building Components

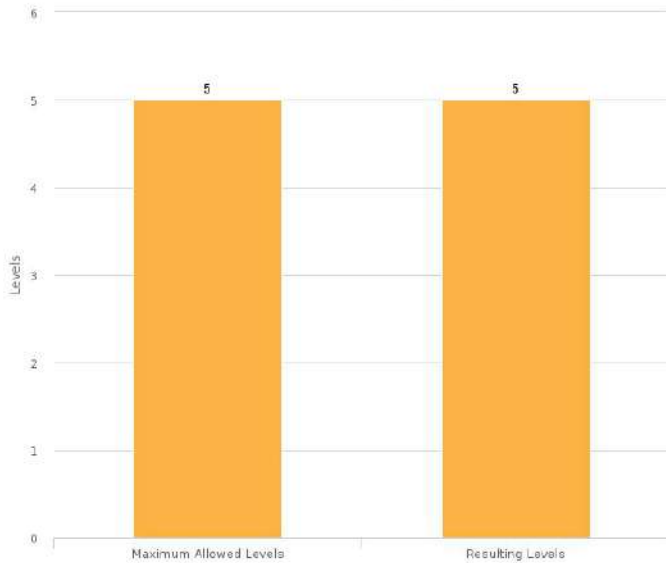


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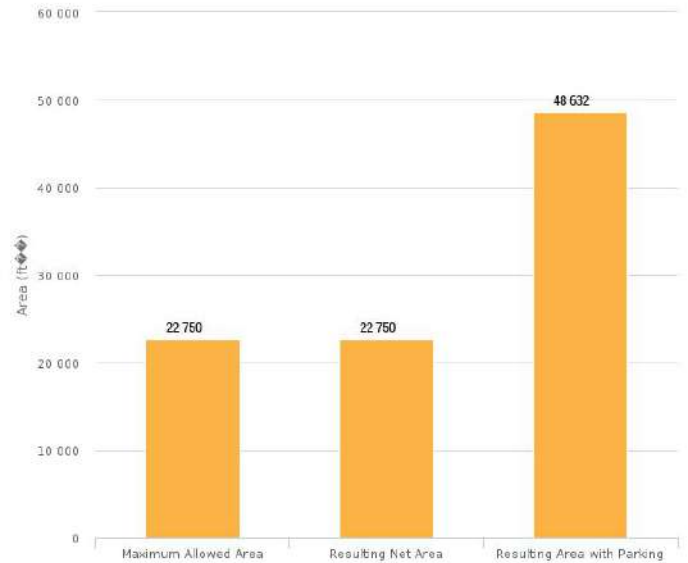
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Allowable vs Resulting Height



Allowable vs Resulting Area



Parking Required per Use



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PROPERTY INFORMATION

Lot Area (Property Records)	13,000 sqft - Lot area value derived from publicly available data. To determine the accurate lot area a survey must be performed.
Average Slope	0 %
Additional Information	Sec. 142-704 for the ability to participate in a fee in lieu of open space program. Ocean Beach Historic District

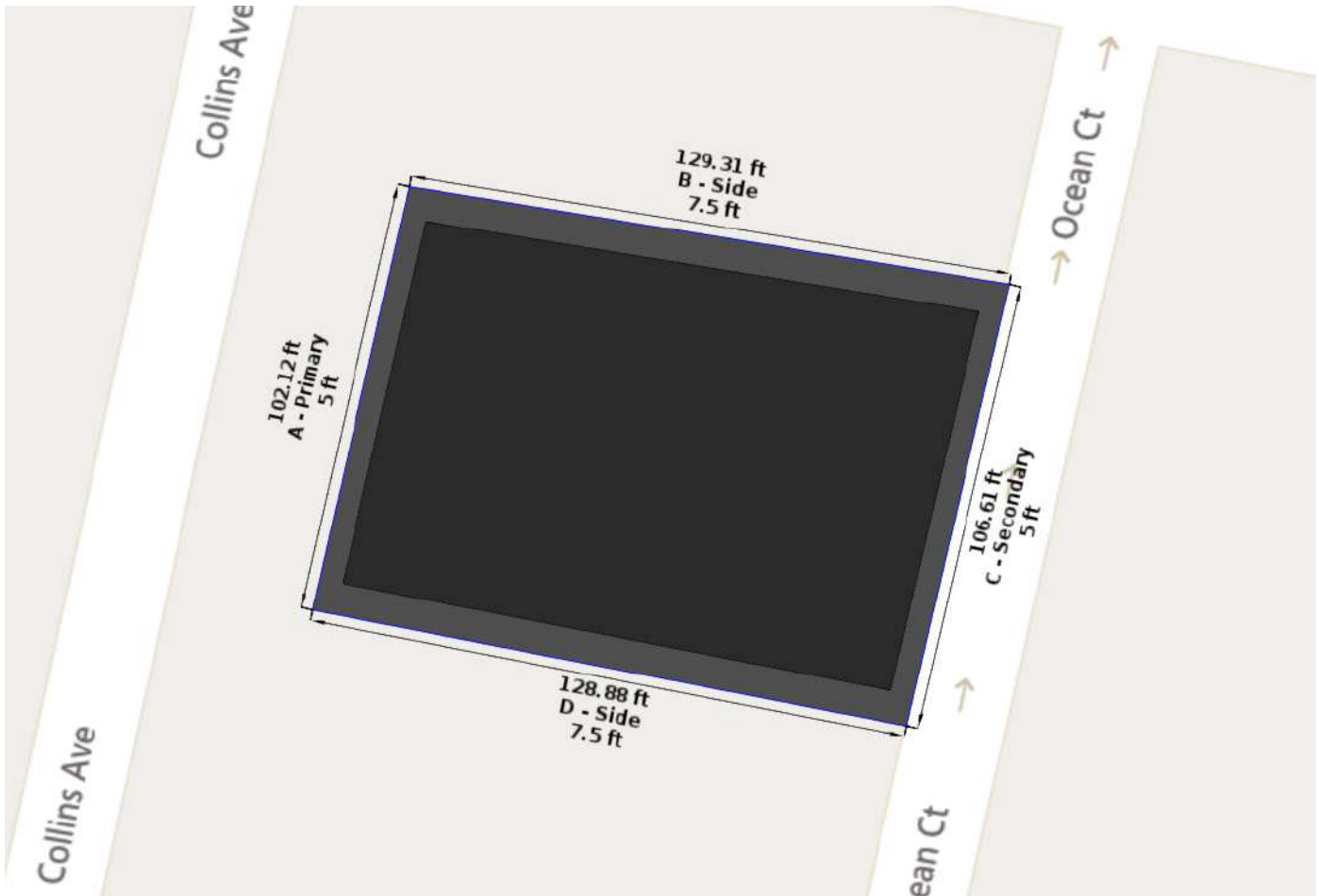
EXISTING BUILDING INFORMATION

Building Area	11,504 sqft
Height	- ft
Levels	- Levels

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Frontage A		Frontage Type: Primary		Length: 102.12 ft	
Type	Podium	-	-	-	-
Height	1-5 Levels	-	-	-	-
Setback	5 ft Min	-	-	-	-
Frontage B		Frontage Type: Side		Length: 129.31 ft	
Type	Podium	-	-	-	-
Height	1-5 Levels	-	-	-	-
Setback	7.5 ft Min	-	-	-	-

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Frontage C		Frontage Type: Secondary			Length: 106.61 ft
Type	Podium	-	-	-	-
Height	1-5 Levels	-	-	-	-
Setback	5 ft Min	-	-	-	-
Frontage D		Frontage Type: Side			Length: 128.88 ft
Type	Podium	-	-	-	-
Height	1-5 Levels	-	-	-	-
Setback	7.5 ft Min	-	-	-	-