## **ZONING FEASIBILITY REPORT**



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

Folio Number(s) 0242030030420





### **TABLE OF CONTENTS**

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**

Property Location	1
Allowed Uses	2
Maximum Let Conneity	2
	S
Illustrations	4
Statistics	5
CAPACITY ANALYSIS	
Maximum Capacity	6
Illustrations	7
Statistics	8
DETAILLD INFORMATION	
Property Information	10
Cito Dian	١٠
Cita Dian	



# ZONING ALLOWANCES Property Location

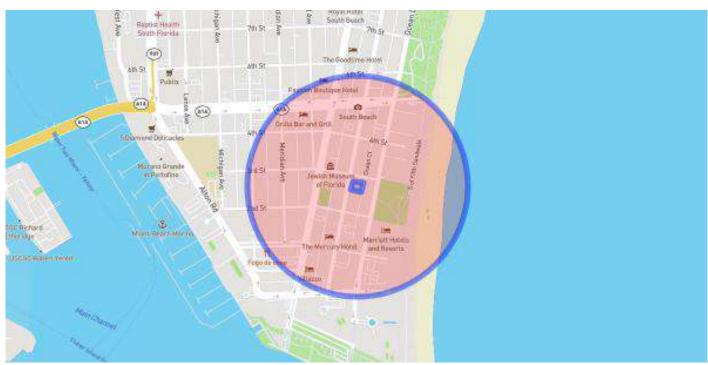
Folio Number 0242030030420 Address 249 Collins Ave City Miami Beach Lot Area 13000 sqft
Zoning Code City of Miami Beach
Parcel Zoning R-PS3

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





AERIAL VIEW ZONING MAP R-PS3



1/4 mile radius



The contents of these Results are provided for reference purposes only and any determinations the City of Miami Beach makes related to the property included in these Results may differ from the Results shown. Any use of these Results is therefore expressly conditioned on the adknowledgement that the City of Miami Beach does not guarantee the acquiracy, adequacy, completeness or usefulness of any information included in the Results Mile every effort has been made to near the City of Miami Beach accuracy, timeliness or or completeness or omapleteness or omapleteness or omapleteness or materials presented within the Results Girdiscal Line City of Miami Beach assume no responsibility for errors or omissions, and explicitly discisal many representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Under no circumstances shall the Results be used for final design or development purposes or be considered to provide any form of approval or permitting for any project. Results are based on basic general calculations that are recontribed to be legal representations of the depicted data. Furthermore, although the Results are intended to be expected, they are based on queried assumptions, such as development distances, heights and areas. They do not take into account variations such as, but not limited to, essements, topography, or existing built elements. All Results must be decided each area freed upon for any particular site design or development.



### **ZONING ALLOWANCES Allowed Uses**

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

RESIDENTIAL	
Apartment	D.
Single-family	_
Townhomes	D
LODGING	
Apartment Hotel	Р
Hotel	Р
Suite Hotel	Р
OFFICE	
Professional Offices	P
COMMERCIAL	
Alcoholic Beverage	D*
Establishment	
Establistillett	
CIVIC SUPPORT	
Private and Public	С
institutions	

NP С P\*

Not Permitted Permitted Conditional Uses Accessory use only





## ZONING ALLOWANCES Maximum Lot Capacity

Folio Number 0242030030420 Address 249 Collins Ave City Miami Beach Lot Area 13000 sqft
Zoning Code City of Miami Beach
Parcel Zoning R-PS3

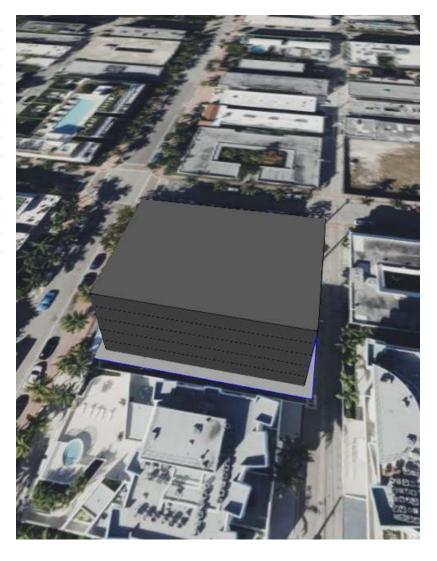
Brissi Group (561) 222-5240 Zach@BrissiGroup.com

### **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.



Building Setback limit

Lot

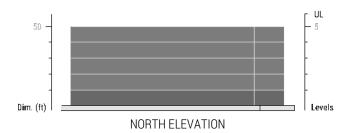


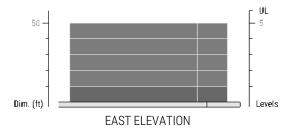


## ZONING ALLOWANCES Illustrations

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







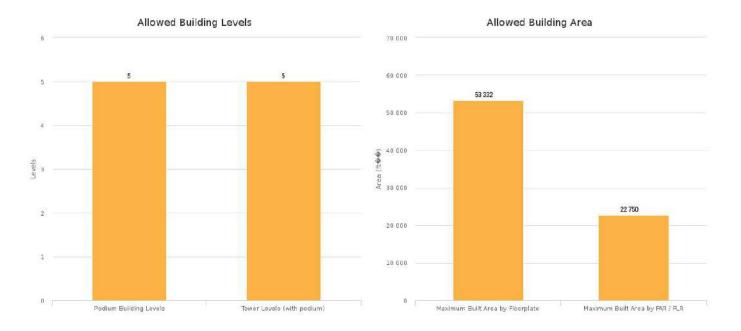


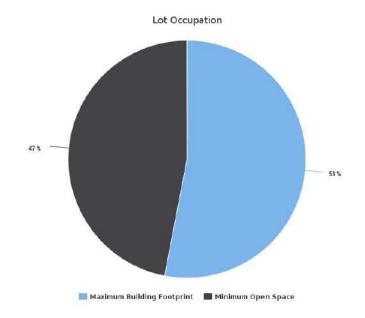
## ZONING ALLOWANCES Statistics

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









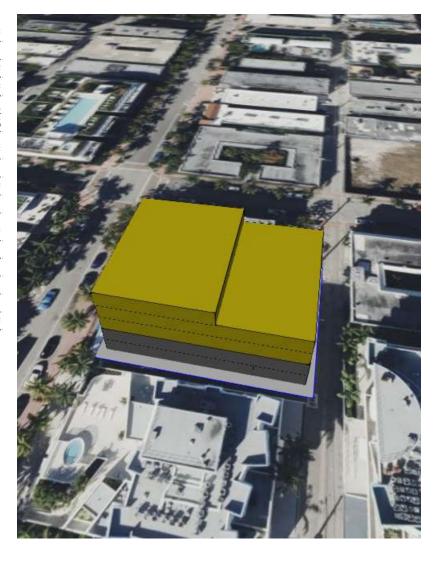
### **CAPACITY ANALYSIS Maximum Capacity**

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

TOTAL BUILDING AREA	22,750 ft <sup>2</sup>
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 ft <sup>2</sup>
Residential Units	26 DU
Residential Units Average Size	875 ft²
Residential Height (Levels)	3 Levels
PARKING AREA	21,332 ft²
Total Parking Required	<b>42</b> Spaces
Parking Structure Height	2 Levels
On-Street Parking Capacity	9 Spaces
Parking Structure Capacity	54 Spaces
Parking Structure Area	21,332 ft²



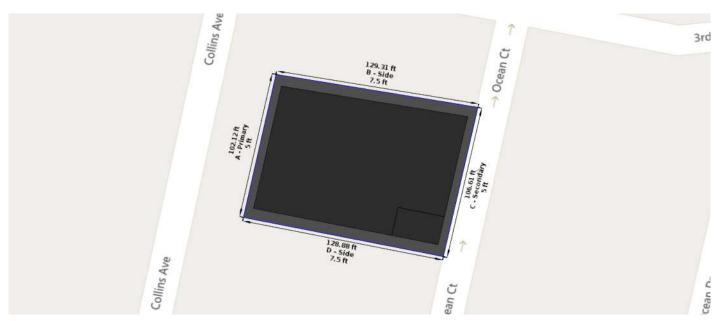




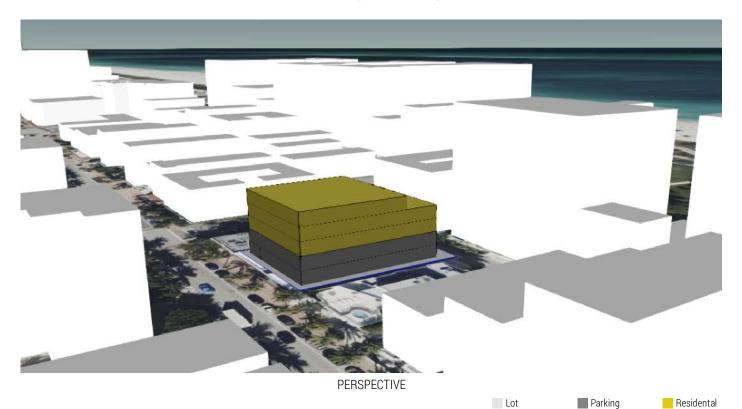
## CAPACITY ANALYSIS Illustrations

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



SITE PLAN (GROUND LEVEL)





The contents of these Results are provided for reference purposes only and any determinations the City of Miami Beach makes related to the property included in these Results may differ from the Results shown. Any use of these Results is therefore expressly conditioned on the adknowledgement that the City of Miami Beach does not guarantee the accuracy, adequacy, completeness or usefulness of any information included in the Results. While every effort has been made to ensure the content, sequence, accuracy, intelliness or or completeness or or materials presented within the Results addined the City of Miami Beach assume no responsibility for errors or omissions, and explicitly disadian any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Under no circumstances shall the Results be used for final design or development purposes or be considered to provide any form of approval or permitting for any project. Results are abased on basic operal aclausificions that are rounded to be legal representations of the depicted data. Furthermore, although the Results are intended to be expected, they are based on general assumptions, such as development distances, heights and areas. They do not take into account variations such as, but not limited to, easements, topography, or existing built elements. All Results must be independently verified before feeting relied upon for any particular site decision or development.

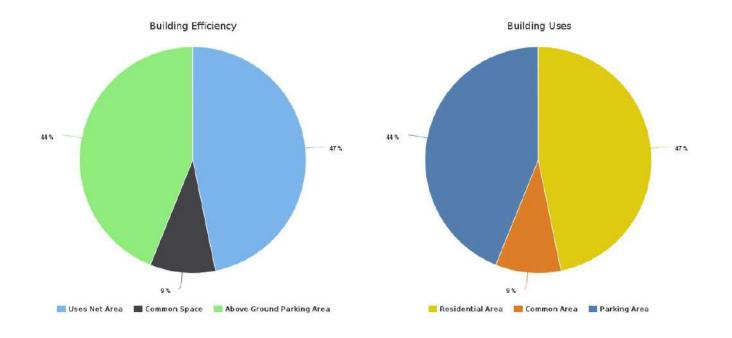


## CAPACITY ANALYSIS Statistics

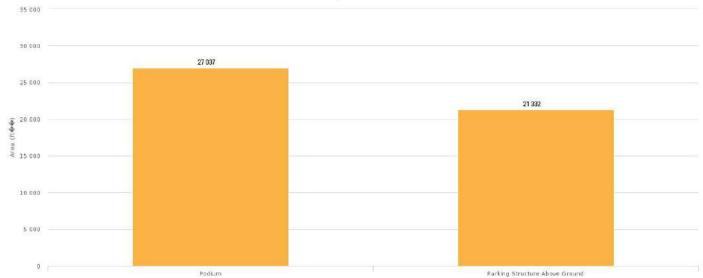
Folio Number 0242030030420 Address 249 Collins Ave City Miami Beach

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

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



#### **Building Components**



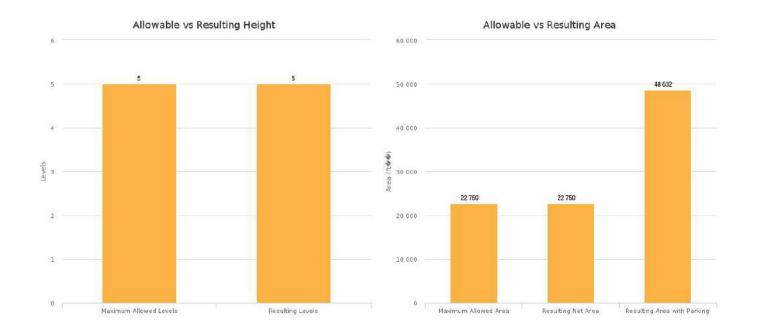




## CAPACITY ANALYSIS Statistics

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



### Parking Required per Use







### **DETAILED INFORMATION**

Folio Number 0242030030420	Lot Area 13000 sqft	Brissi Group
Address 249 Collins Ave	Zoning Code City of Miami Beach	(561) 222-5240
City Miami Beach	Parcel Zoning R-PS3	Zach@BrissiGroup.com

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

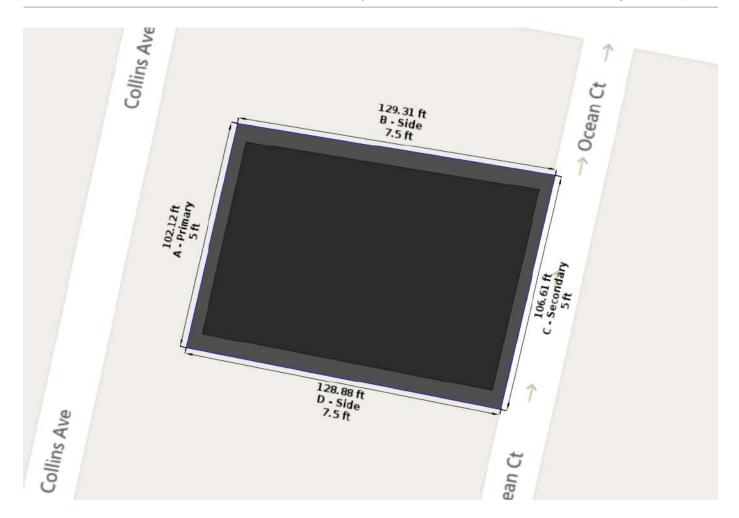




Folio Number 0242030030420 Address 249 Collins Ave City Miami Beach

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

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



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



The contents of these Results are provided for reference purposes only and any determinations the City of Miamil Beach makes related to the property included in these Results may differ from the Results. While every effort as been made to ensure the content that the City of Miamil Beach does not quarantee the accuracy, adequacy, completeness or any information included in the Results. While every effort as been made to ensure the content, sequence, accuracy, timeliness or completeness of materials presented within the Results, Gridics LLL and the City of Miamil Beach assume no responsibility for errors or or morsisons, and explicitly as been made to ensure the content, sequence, accuracy, timeliness or completeness of materials presented within the Results, Gridics LLL and the City of Miamil Beach assume no responsibility for errors or or missions, and explicitly for errors or missions, and explicitly in the content of the Results and the Results is the results of the results and the City of Miamil Beach assuments, Gridical Law and the City of Miamil Beach assuments and the City of Miamil Beach assuments, Gridical Law and the City of Miamil Beach assuments and the City of Miamil Beach assuments, Gridical Law and the City of Miamil Beach assuments and the City of Miamil Beach assuments and the City of Miamil Beach assuments, Gridical Law and the City of Miamil Beach assuments and the City of Miamil B





Folio Number 0242030030420 Lot Area 13000 sqft Brissi Group Address 249 Collins Ave Zoning Code City of Miami Beach (561) 222-5240 City Miami Beach Parcel Zoning R-PS3 Zach@BrissiGroup.com

Frontage C	Frontage Type: Secondary		Length: 106.61 f
Туре	Podium	Podium	
Height	1-5 Levels		<u>-</u>
Setback	5 ft Min	-	<u>-</u>
Frontage D	Frontage Type: Side		Length: 128.88 ft
Туре	Podium		- -
Height	1-5 Levels	-	<u>-</u>
Setback	7.5 ft Min		- -

