

RESIDENTIAL PROJECT MARSEILLE DRIVE

ADDRESS : 925 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141

PROJECT NUMBER : 26-812

DATE OF ISSUE : 05-19-2026

Issued for: **CONCEPTUAL DESIGN**

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PARCEL AERIAL IMAGERY



	STREET ADDRESS	FOLIO #	GROSS AREA
PARCEL 1	925 MARSEILLE DRIVE MIAMI BEACH, FL 33141	02-3210-013-1090	17,000 SF 0.3903 AC
PARCEL 2	945-955 MARSEILLE DRIVE MIAMI BEACH, FL 33141	02-3210-013-1081	10,753 SF 0.2469 AC
PARCEL 3	-	02-3210-013-1080	3,790 SF 0.0870 AC
PARCEL 4	965 MARSEILLE DRIVE MIAMI BEACH, FL 33141	02-3210-013-1070	9,200 SF 0.2112 AC

TOTAL	40,743 SF 0.9354 AC
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ZONING INFORMATION	
CODE SECTION	CITY OF MIAMI BEACH INTERACTIVE ZONING MAP
ZONING DISTRICT	RESIDENTIAL MULTIFAMILY LOW INTENSITY - (RM-1)
ZONING DISTRICT OVERLAY	NORTH BEACH NATIONAL REGISTER CONSERVATION DISTRICT OVERLAY
PARKING TIER	PARKING TIER 1

OFF-STREET PARKING SPACE DIMENSIONS	
CODE SECTION	SEC. 5.3.2
ALLOWED / REQUIRED	STANDARD PARKING SPACE = 8'-6" X 18'-0" WHEN LOCATED OUTDOORS, 16 FEET WITH TWO FEET OF PERVIOUS AREA OVERHANG, IN PLACE OF WHEEL STOPS AND DEFINED BY CONTINUOUS CONCRETE CURB, FOR A TOTAL LENGTH OF 18 FEET.
PROVIDED	STANDARD PARKING SPACE = 8'-6" X 18'-0"

DRIVEWAYS WIDTH	
CODE SECTION	SEC. 5.3.4
ALLOWED / REQUIRED	TWO WAY = 22 FEET ONE WAY = 11 FEET
PROVIDED	TWO WAY = 22 FEET

INTERIOR AISLES	
CODE SECTION	SEC. 5.3.3
ALLOWED / REQUIRED	22 FEET WITH COLUMNS PARALLEL TO THE INTERIOR DRIVE ON EACH SIDE OF THE REQUIRED DRIVE, SET BACK AN ADDITIONAL ONE FOOT SIX INCHES, MEASURED FROM THE EDGE OF THE REQUIRED INTERIOR DRIVE TO THE FACE OF THE COLUMN.
PROVIDED	22 FEET

MINIMUM OFF-STREET BICYCLE PARKING REQUIREMENTS	
CODE SECTION	SEC. 5.2.5.c
ALLOWED / REQUIRED	FOR MULTIFAMILY RESIDENTIAL: MIN. SHORT-TERM SPACES = 4 / BUILDING OR 1 / 10 UNITS (WHICHEVER IS GREATER) MIN. LONG-TERM SPACES = 1 / UNITS
PROVIDED	PROVIDED

MINIMUM OFF-STREET PARKING REQUIREMENT - RESIDENTIAL USE	
CODE SECTION	SEC. 5.2.4.1.a
ALLOWED / REQUIRED	1PS / UNIT (UNITS BETWEEN 550 AND 1,600 SQUARE FEET) 2 PS / UNIT (UNITS ABOVE 1,600 SQUARE FEET)
PROVIDED	REQUIRED = 26 PS / PROVIDED = 26 PS

OFF-STREET LOADING BERTH DIMENSIONS	
CODE SECTION	SEC. 5.3.13
ALLOWED / REQUIRED	10'-0" X 20'-0"
PROVIDED	NOT REQUIRED

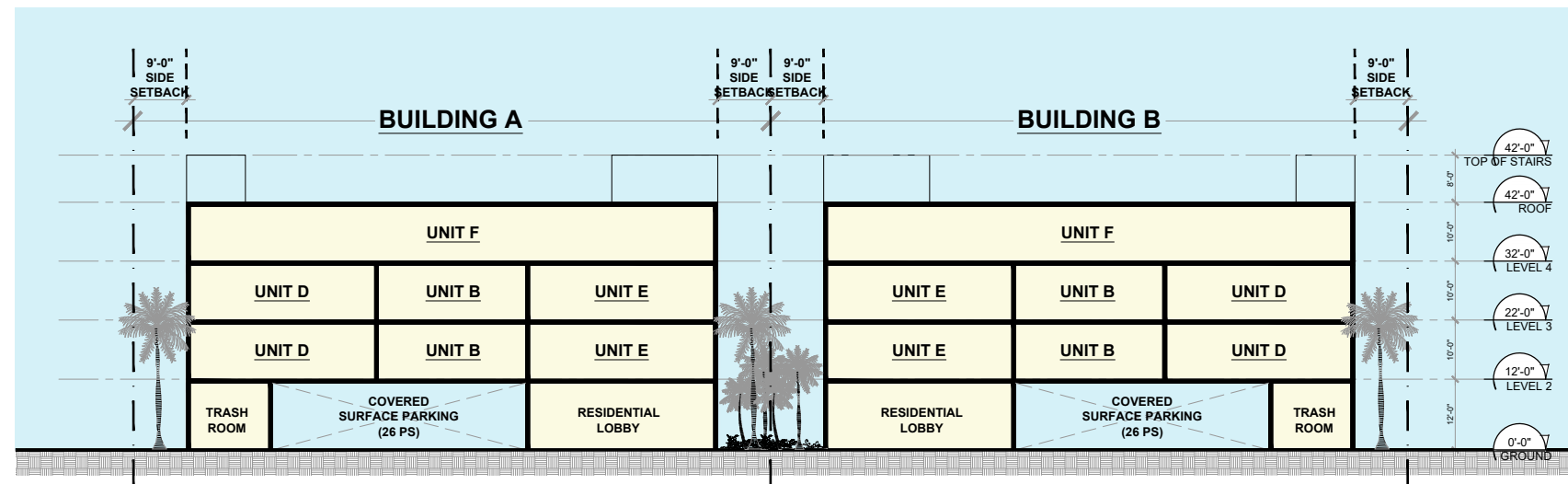
OFF-STREET LOADING REQUIREMENTS	
CODE SECTION	SEC. 5.2.6.a
ALLOWED / REQUIRED	RESIDENTIAL BUILDING OVER 36 UNITS BUT NOT MORE THAN 50 UNITS = 1 SPACE OVER 50 UNITS BUT NOT MORE THAN 100 UNITS = 2 SPACES OVER 100 UNITS BUT NOT MORE THAN 200 UNITS = 3 SPACES NEW CONSTRUCTION OF MULTI-FAMILY, HOTEL, AND COMMERCIAL BUILDINGS UTILIZING ENCLOSED STRUCTURES FOR THE STORAGE AND/OR PARKING OF VEHICLES. ALL REQUIRED LOADING SPACES SHALL BE LOCATED INTERNALLY.
PROVIDED	NOT REQUIRED

BUILDING A			
-	SF	COUNT	TOTAL
UNIT A	1,710	2	3,420
UNIT B	1,280	4	5,120
UNIT C	1,585	2	3,170
UNIT D	1,540	2	3,080
UNIT E	1,445	2	2,890
UNIT F	2,780	1	2,780
-	-	13	20,460

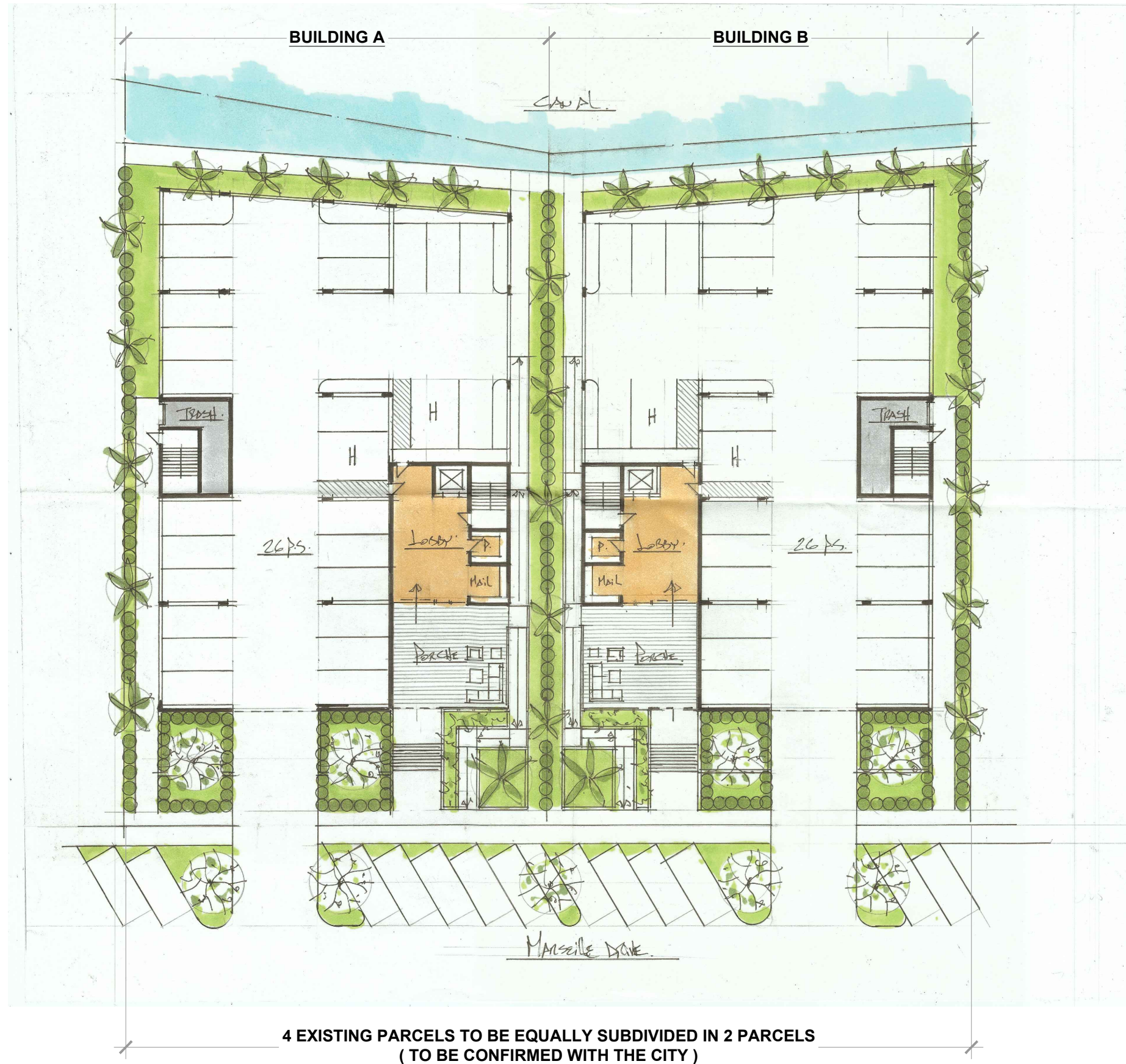
BUILDING B			
-	SF	COUNT	TOTAL
UNIT A	1,710	2	3,420
UNIT B	1,280	4	5,120
UNIT C	1,585	2	3,170
UNIT D	1,540	2	3,080
UNIT E	1,445	2	2,890
UNIT F	2,780	1	2,780
-	-	13	20,460

ADDITIONAL PARKING STANDARDS	
CODE SECTION	SEC. 7.3.8.6
ALLOWED / REQUIRED	A. ALL PARKING SHALL BE LOCATED NO HIGHER THAN THE GROUND FLOOR LEVEL. RAMPS OR PARKING ABOVE THE FIRST FLOOR SHALL BE PROHIBITED. HOWEVER, MECHANICAL LIFTS MAY BE PROPOSED AT THE FIRST LEVEL, PROVIDED ALL LIFTS ARE FULLY SCREENED FROM VIEW AND NOT VISIBLE FROM ADJACENT PROPERTIES, THE PUBLIC RIGHT-OF-WAY OR ANY WATERFRONT. B. ALL EXTERIOR PARKING AND DRIVEWAY SURFACE AREAS SHALL BE COMPOSED OF SEMI-PERVIOUS OR PERVIOUS MATERIAL SUCH AS CONCRETE OR GRASS PAVERS, SET IN SAND. C. REQUIRED WHEEL STOPS SHALL BE LOW PROFILE AND SHALL NOT EXCEED 5 FEET IN WIDTH. D. ALL PARKING AREAS SHALL MEET MINIMUM FRONT AND REAR YARD SETBACK REQUIREMENTS FOR BUILDINGS. E. A MAXIMUM OF A SINGLE, ONE-WAY DRIVEWAY CURB CUT PER PLATTED LOT WITHIN A DEVELOPMENT SITE SHALL BE PERMITTED, AND THE MAXIMUM WIDTH OF A DRIVEWAY CURB CUTS SHALL NOT EXCEED 10 FEET. ADDITIONALLY, IF APPROVED BY THE DESIGN REVIEW BOARD OR HISTORIC PRESERVATION BOARD, AS APPLICABLE, TWO SEPARATE ONE-WAY CURB CUTS MAY BE PERMITTED ON A THRU-LOT, WHEN SUCH LOT IS ACCESSIBLE FROM TWO DIFFERENT ROADWAYS, OR A CORNER LOT. F. ON WATERFRONT LOTS, PARKING AREAS SHALL ONLY BE SECURED BY SUBSTANTIALLY OPEN, PICKET FENCING WITHIN REQUIRED FRONT YARDS AND REAR WATERFRONT YARDS.
PROVIDED	AKNOWLEDGE

01 PARKING & LOADING ZONING CODE ANALYSIS
A-002 SCALE: NTS



02 CONCEPTUAL BUILDING SECTION
A-002 SCALE: 1" = 30'-0"



4 EXISTING PARCELS TO BE EQUALLY SUBDIVIDED IN 2 PARCELS
(TO BE CONFIRMED WITH THE CITY)

01 GROUND FLOOR PLAN
A-003 SCALE: 1"=30'-0"

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925 MARSEILLE DRIVE MIAMI BEACH, FL 33141



4 EXISTING PARCELS TO BE EQUALLY SUBDIVIDED IN 2 PARCELS
(TO BE CONFIRMED WITH THE CITY)

01 LEVEL 2 & 3 FLOOR PLAN
A-004 SCALE: 1"=30'-0"

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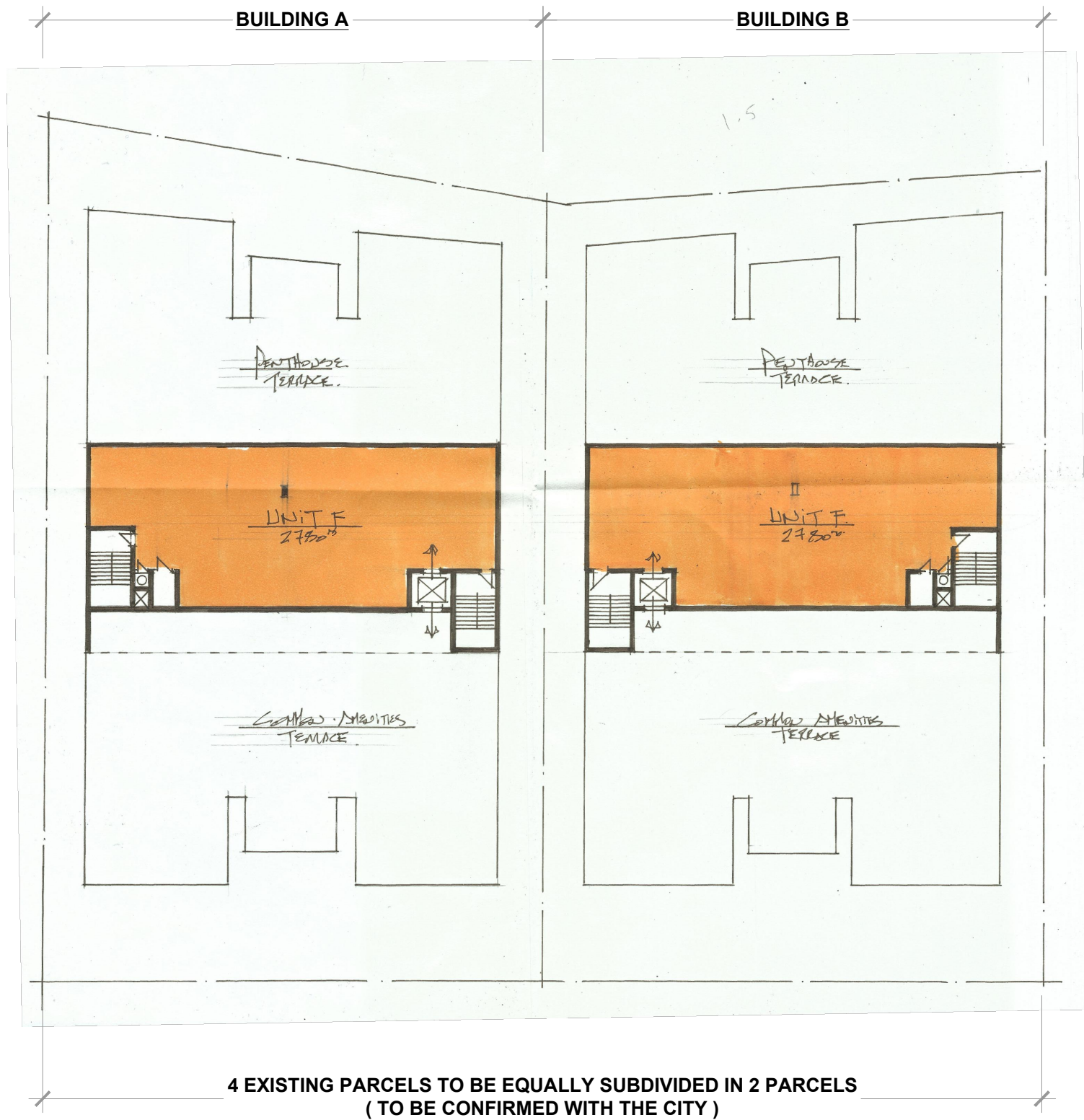
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RESIDENTIAL PROJECT MARSEILLE DRIVE

925 MARSEILLE DRIVE MIAMI BEACH, FL 33141

A-004

ISSUED FOR : **CONCEPTUAL STUDY**

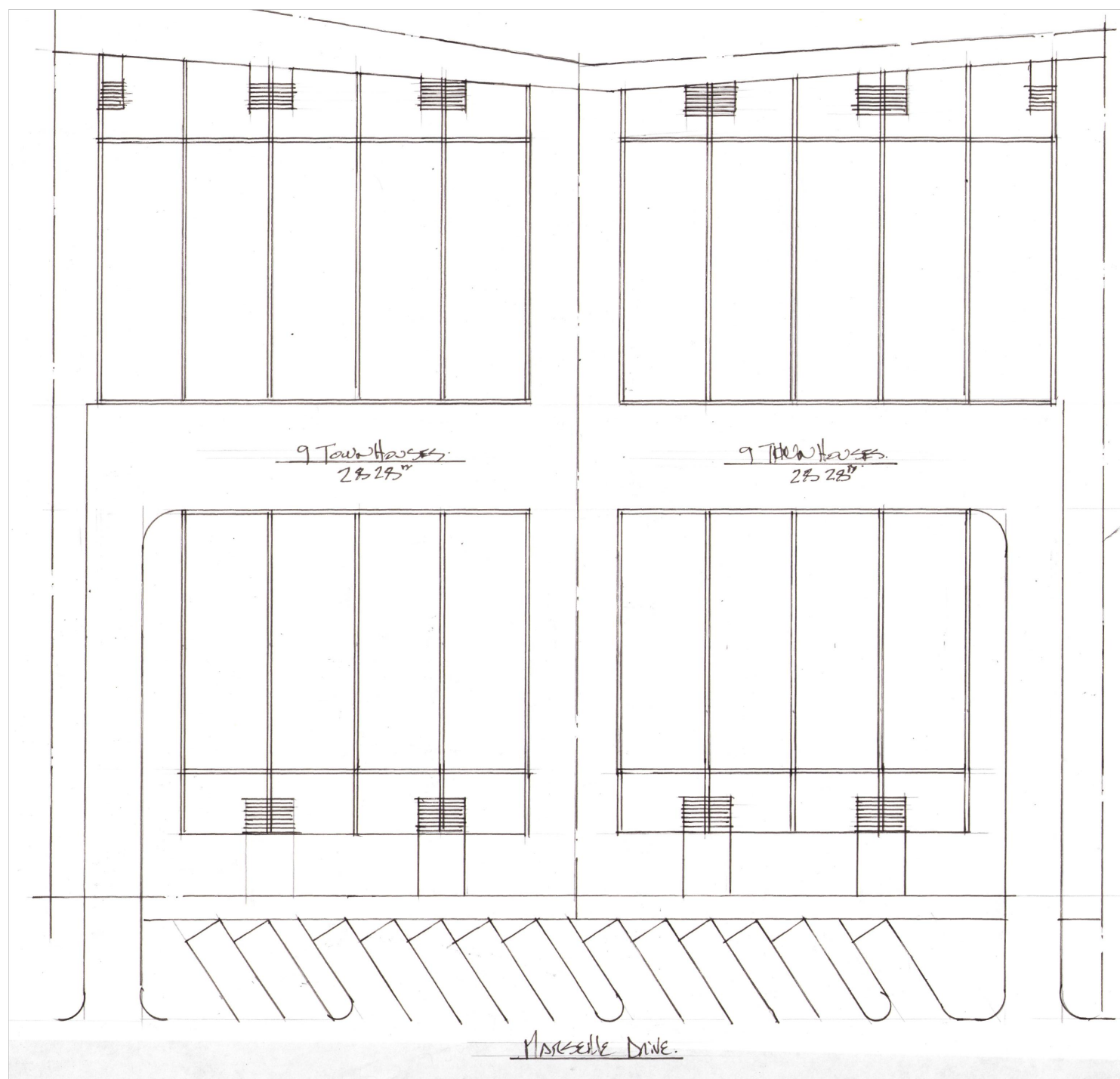


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ISSUED FOR : CONCEPTUAL STUDY

A-006

01
A-006
OPTION 2
TOWNHOMES LAYOUT
SCALE: 1"=30'-0"