



6747 COLLINS AVE.
MIAMI BEACH, FLORIDA
FILE HPB22-0562
MARCH 06, 2023

ARQUITECTONICA

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6747 COLLINS AVENUE
MIAMI BEACH, FL 33141

DATE:
MAR 06,2023

A0.000

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET - FILE HPB22-0562					
ITEM #	Zoning Information				
1	Address:	6747 - 6757 Collins Avenue, Miami Beach, FL 33141			
2	Board and file numbers :				
3	Folio number(s):	02-3211-007-0440; 02-3211-007-0430			
4	Year constructed:	N/A	Zoning District / Overlay:	RM-3 Residential Multifamily, High Intensity / Collins Waterfront Historic	
5	Based Flood Elevation:	8'-0" NGVD	Grade value in NGVD:	6.18 NGVD	
6	Lot Area:	41,625 SF	Lot Depth:	333'-0"	
7	Lot width:	125'-0"			
8	Minimum Unit Size	335	Average Unit Size:	364 SF	
9	Existing use:	VACANT	Proposed use:	HOTEL	
		Maximum	Existing	Proposed	Deficiencies
10	Height:	200'-0"	N/A	200'-0"	-
11	Number of Stories:	N/A	N/A	16 stories	-
12	FAR:	2.25 (93,656 SF)	N/A	93,656 SF	0
13	Gross square footage:				-
14	Square Footage by use:	N/A			-
15	Number of units Residential:	N/A	N/A	N/A	-
16	Number of units Hotel:	N/A	N/A	160 units	-
17	Number of seats:	N/A			-
18	Occupancy load:	N/A	N/A		-
19	Density (per Comprehensive Plan):				-
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
20	Front Setback:	N/A	N/A	N/A	-
21	Side Setback:	N/A	N/A	N/A	-
22	Side Setback:	N/A	N/A	N/A	-
23	Side Setback facing street:	N/A	N/A	N/A	-
24	Rear Setback:	N/A	N/A	N/A	-
	At Grade Parking:				
25	Front Setback:	N/A	N/A		-
26	Side Setback:	N/A	N/A		-
27	Side Setback	N/A	N/A		-
28	Side Setback facing street:	N/A	N/A	N/A	-
29	Rear Setback:	N/A	N/A		-
	Pedestal:				
30	Front Setback (west):	20'-0"	N/A	20 ft ~ 22'-8"	-
31	Side Setback (north) 8% Lot Width:	10'-0"	N/A	10'-0"	-
32	Side Setback (south) 8% Lot Width:	10'-0"	N/A	10'-0"	-
33	Side Setback facing street:	N/A	N/A	N/A	-
34	Rear Setback (east):	50'-0' or 20% Lot Width	N/A	66'-7" ft ~ 69'-3"	-
	Tower:				
35	Front Setback (west):	50'-0"	N/A	143'-2" ft ~ 145'-0"	-
36	Side Setback (north) Pedestal Setback + 10% of Tower above 50':	25'-0"	N/A	25'-0"	-
37	Side Setback (south) Pedestal Setback + 10% of Tower above 50':	25'-0"	N/A	25'-0"	-
38	Side Setback facing street:	N/A	N/A	N/A	-
39	Rear Setback (east) 25% Lot Depth:	83'-3"	N/A	86'-4" ~ 87'-8"	-

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	I	I	I	-
41	Total number of parking spaces:	110	N/A	112	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):				
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):				
44	Parking Space Dimensions:	8'-6" X 18'-0"		8'-6" X 18'-0"	
45	Parking Space configuration (45°,60°,90°,Parallel):	90 DEGREE		90 DEGREE	
46	ADA Spaces:	2	N/A	2	
47	Tandem Spaces:	8'-6" X 18'-0"	N/A	14	
48	Drive aisle width:	22'	N/A	22'	
49	Valet drop off and pick up:				
50	Loading spaces:	3	N/A	3	
51	Trash collection area:				
52	Short-term Bicycle Parking, location and Number of racks:				
53	Long-Term Bicycle Parking, location and Number of racks				
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:	N/A	VACANT	HOTEL	
55	Number of seats located outside on private property:	N/A	N/A		
56	Number of seats inside:	N/A	N/A		
57	Total number of seats:				
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):				
59	Total occupant content:				
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):				
61	Proposed hours of operation:				
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):				
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):				
64	Is this a contributing building?:	Yes or No			
65	Located within a Local Historic District?:	Yes			

Notes:

Please write N/A if section is Not Applicable

Any additional data must be presented in the format above

PARKING REQUIREMENT			
TYPE	QUANTITY	RATIO	TOTAL REQ.
Commercial			
		1 space per 4 seats minus	
Restaurant 5126sf	104 seats	1 seat per 2 hotel rooms	0 spaces
TOTAL			0 spaces
Hotel			
Hotel units 1-100	100 units	0.5 spaces/unit	50 spaces
Hotel units 101 +	60 units	1.0 spaces/unit	60 spaces
TOTAL			110 spaces
Alternative Parking Incentive			
Bicycle parking Long term	32	0.2 p.s./bike	6 P.S.
TOTAL			6 P.S.
PROJECT TOTAL			
Alternative Parking Reduction			6 P.S.
TOTAL with benefit			110 spaces

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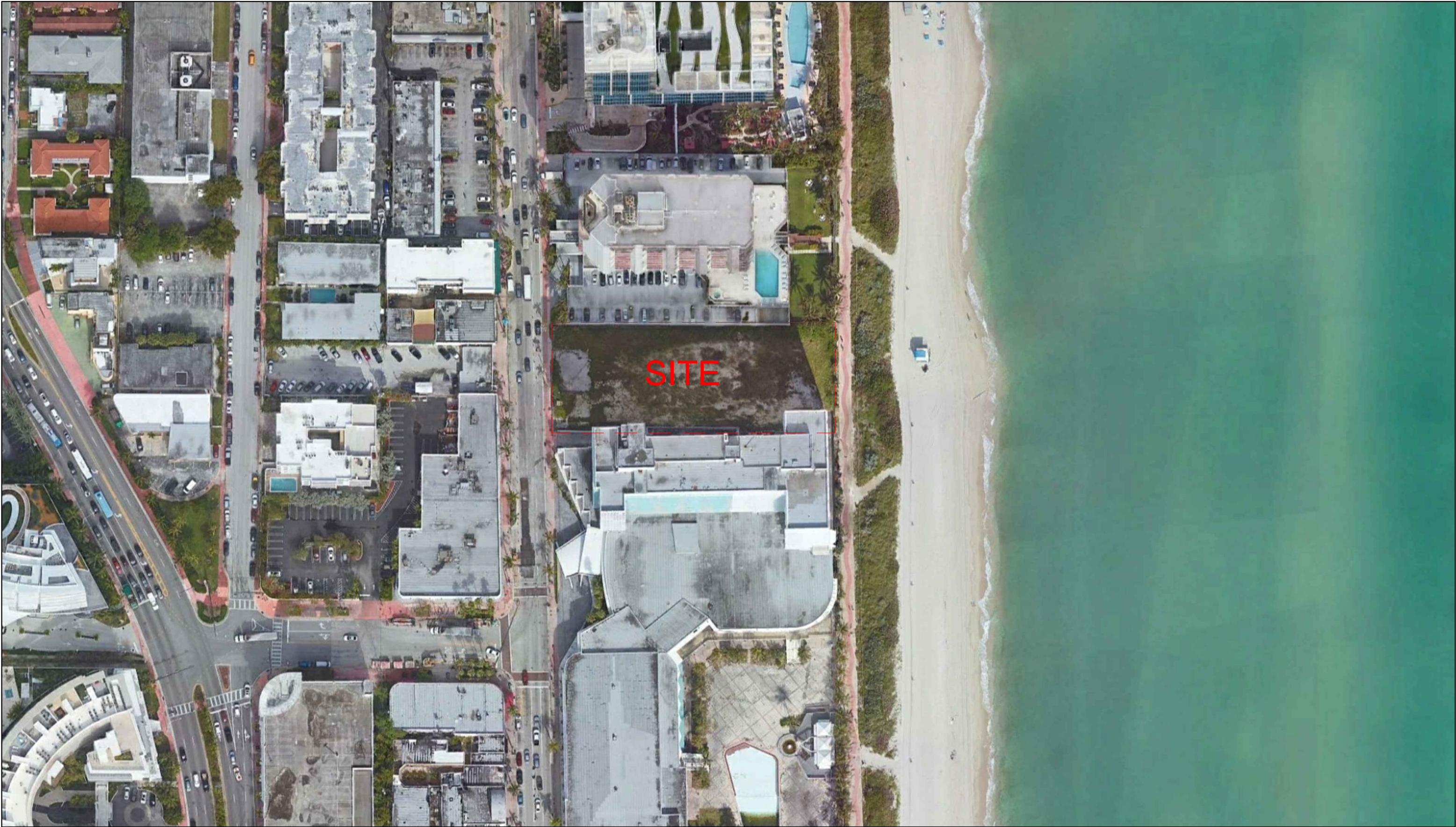
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ZONING DATA

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LOCATION MAP

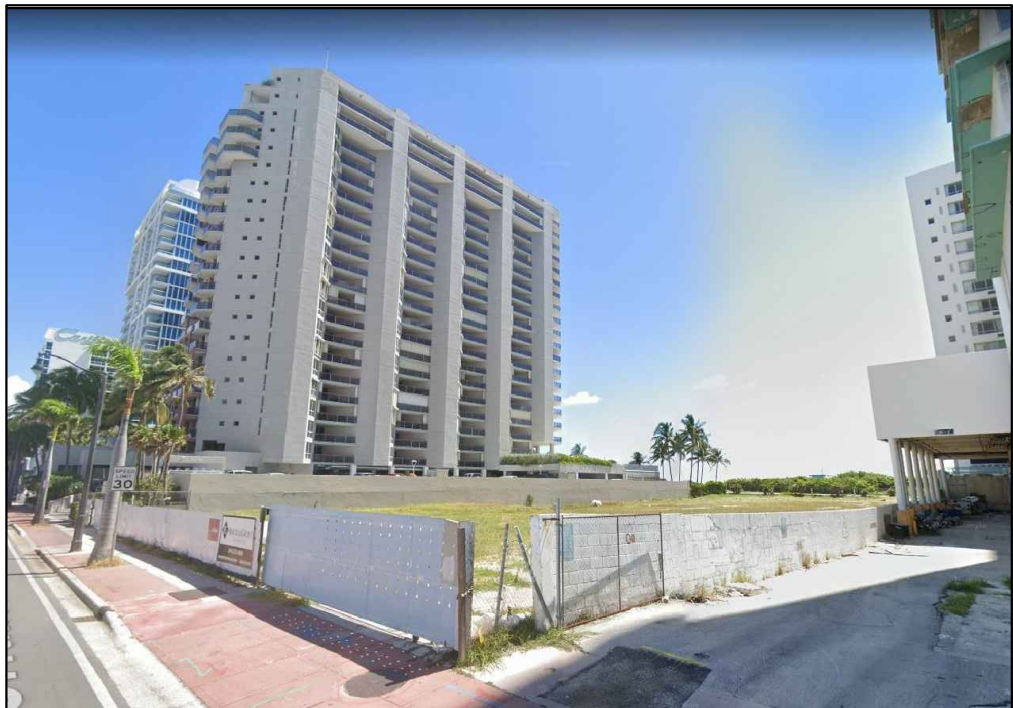


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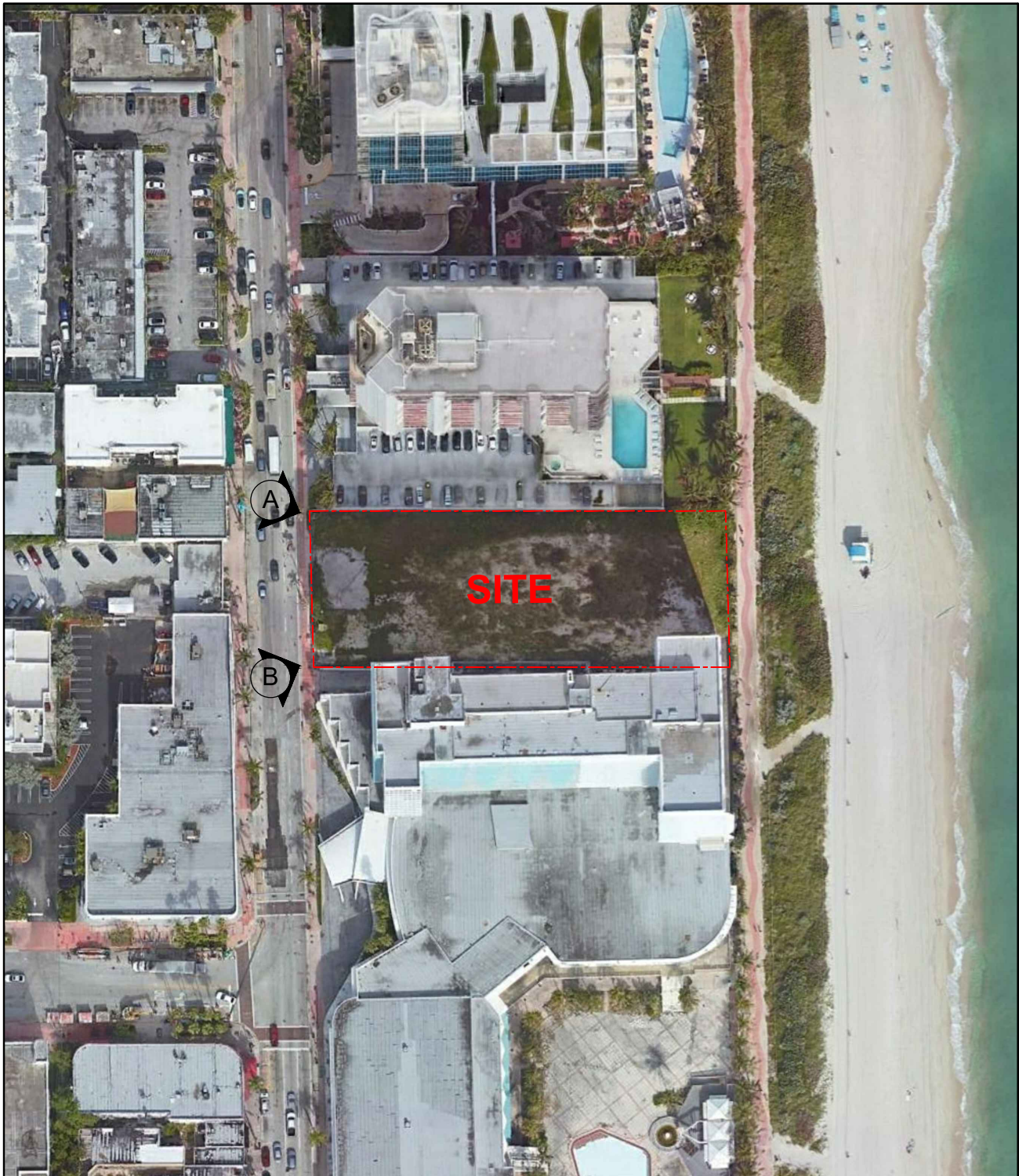
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A.NORTHEAST VIEW OF THE SITE



A.SOUTHEAST VIEW OF THE SITE



KEYPLAN

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SITE PHOTOS

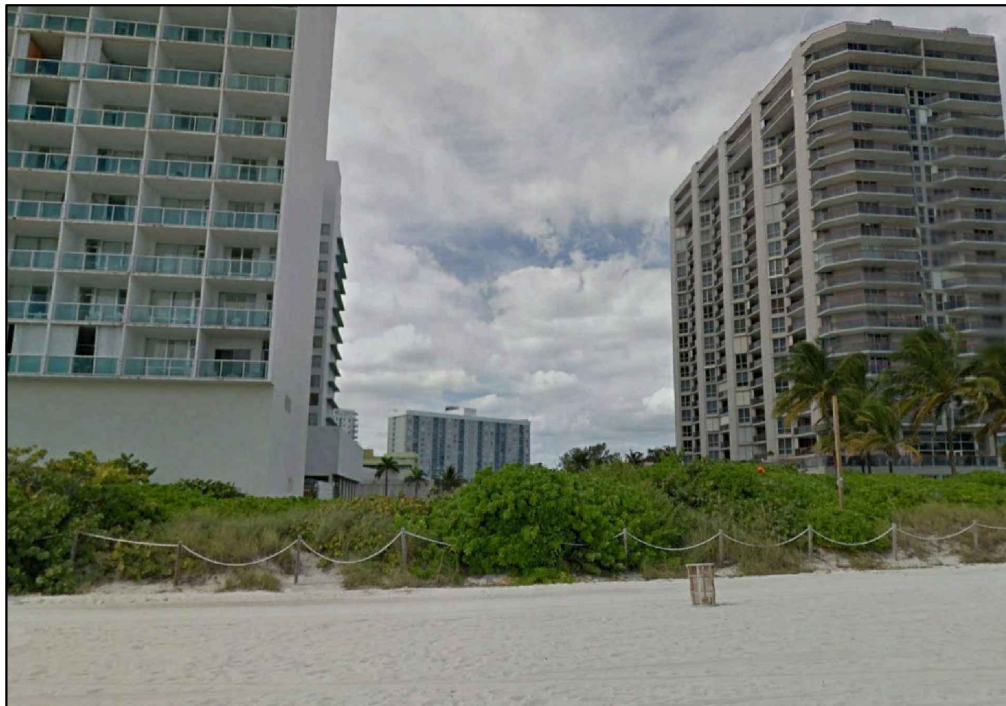


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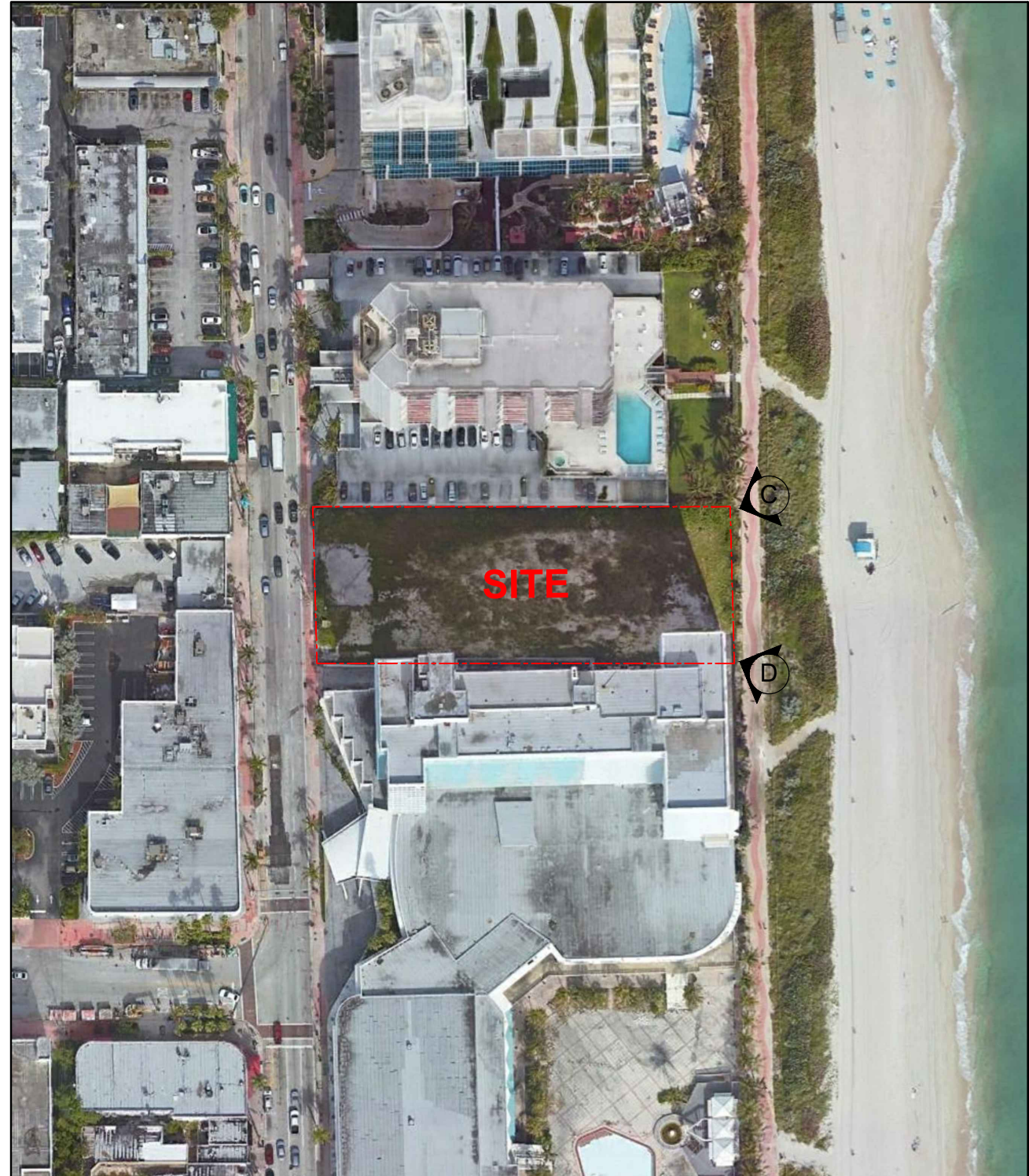
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C.NORTHWEST VIEW OF THE SITE



D.SOUTHWEST VIEW OF THE SITE



KEYPLAN

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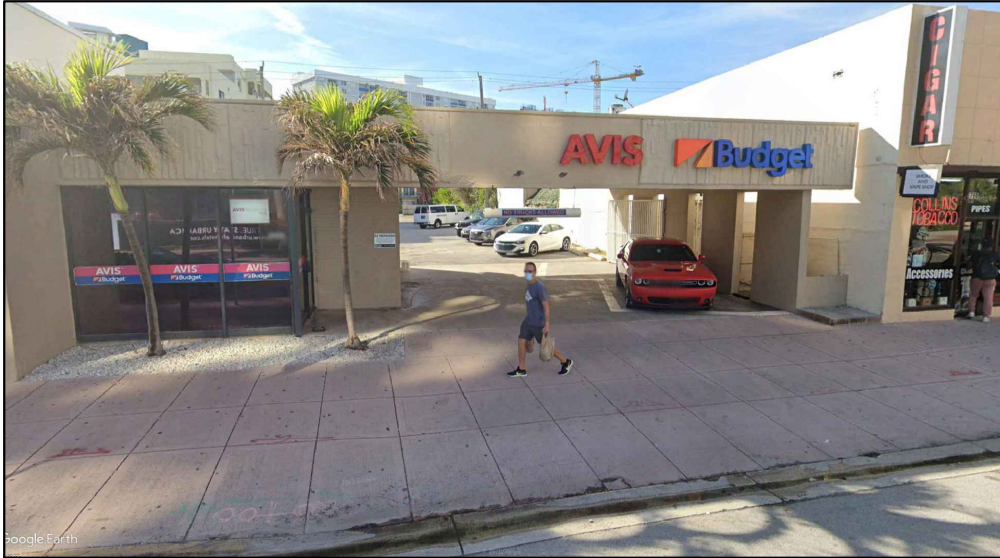
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SITE PHOTOS

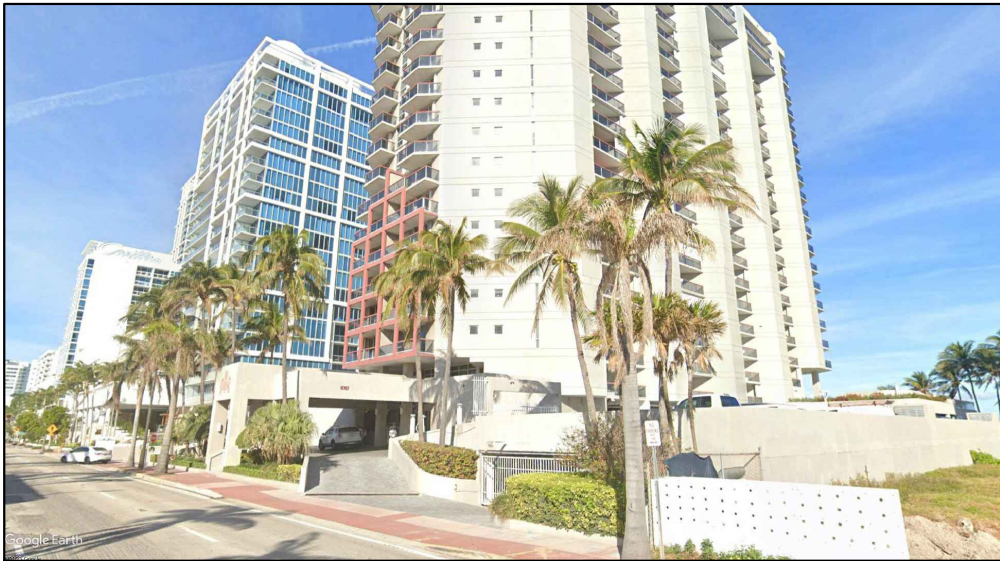


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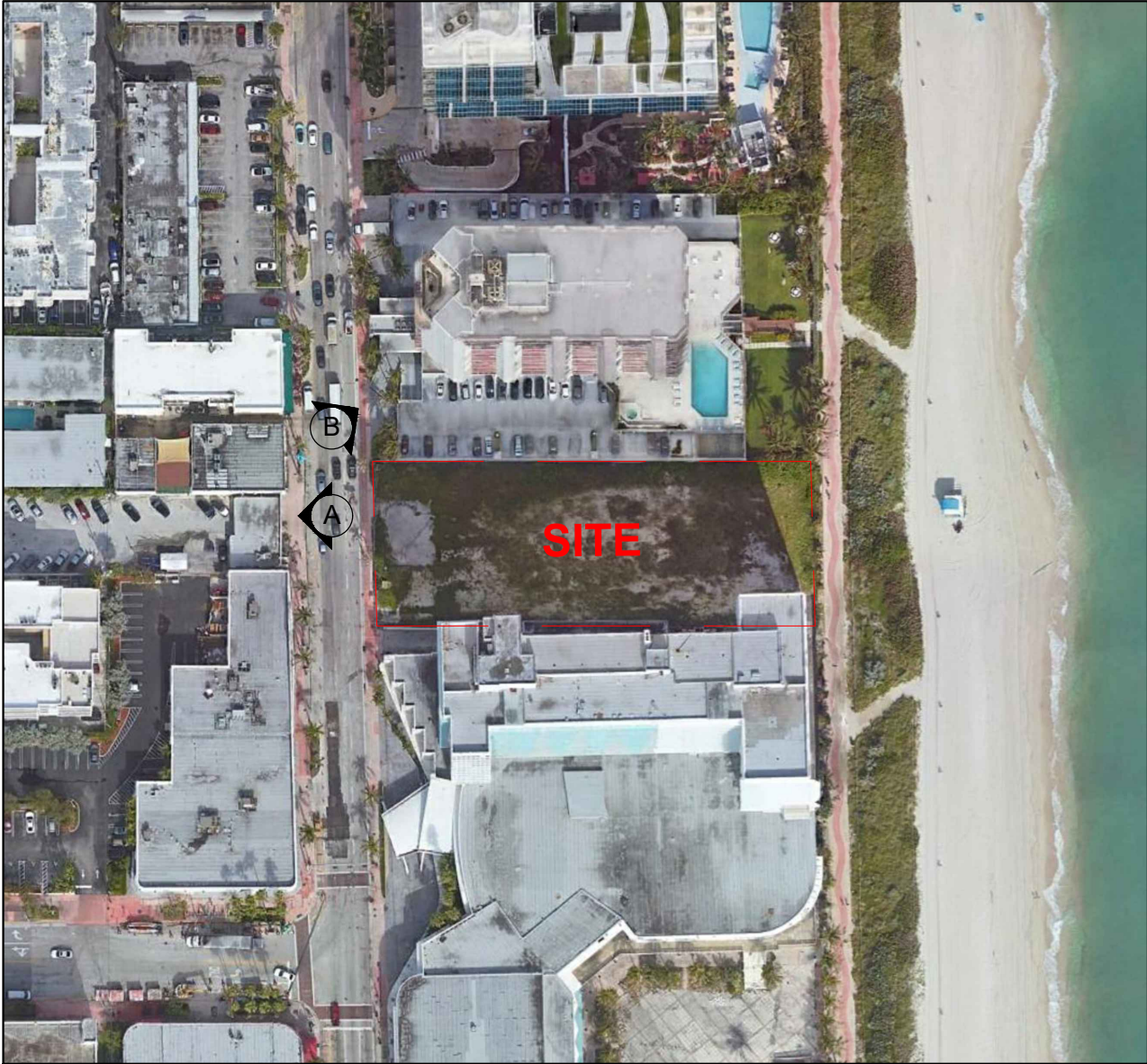
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A. VIEW OF LOT ACROSS THE STREET FROM SITE



B. VIEW OF CONDOMINIUM ADJACENT TO SITE LOT



KEY PLAN

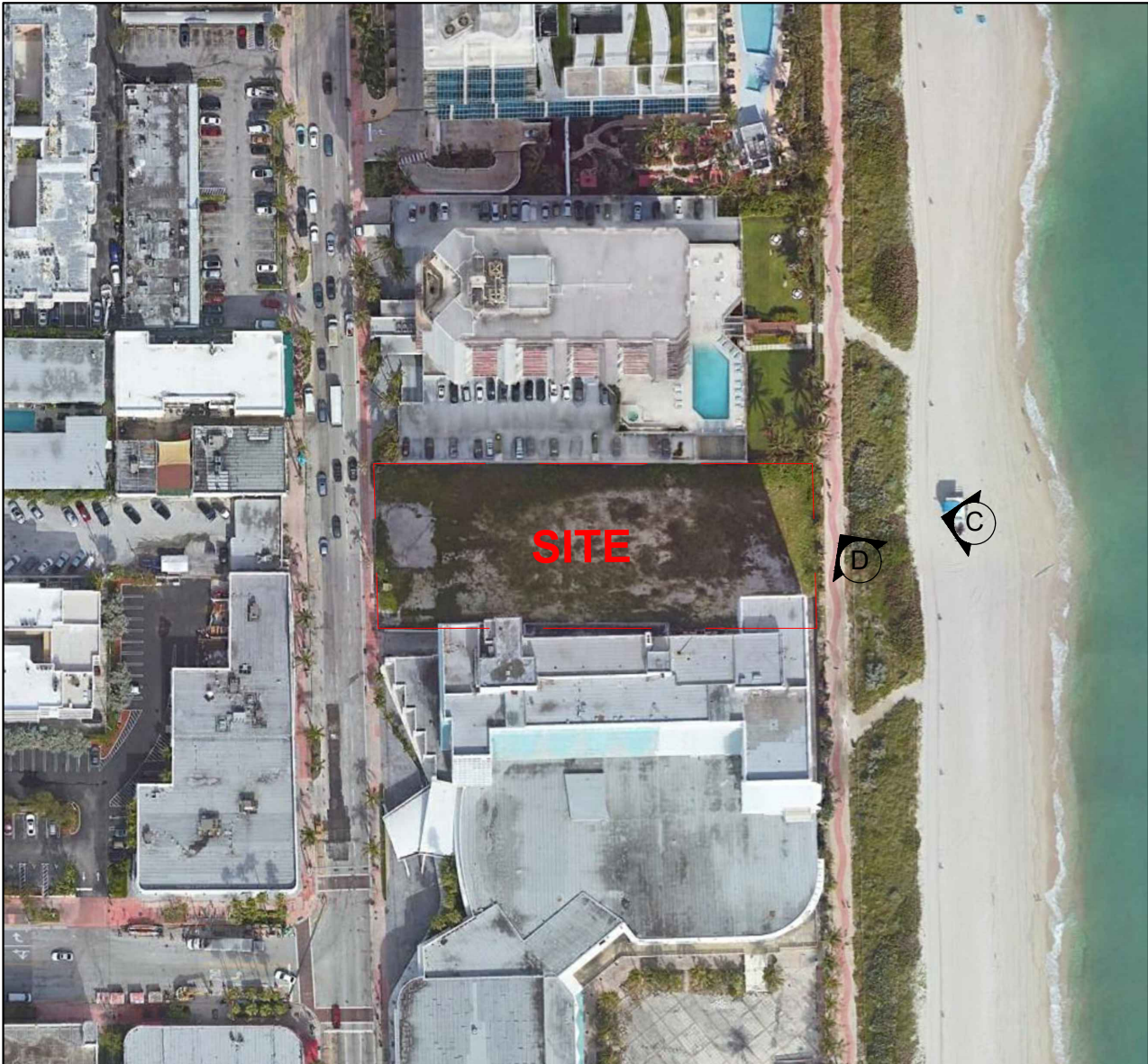




C. VIEW ON BEACH DIRECTLY IN FRONT OF SITE

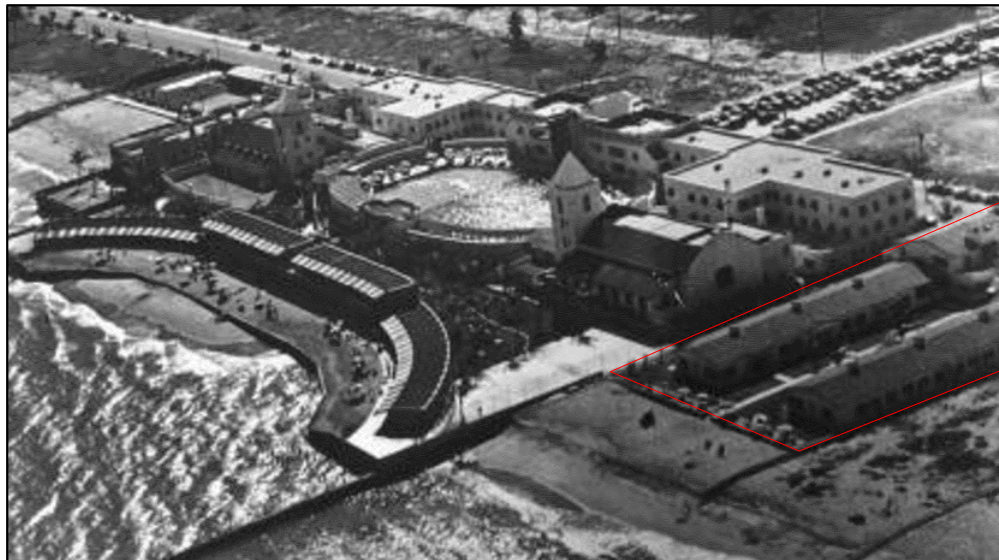


D. VIEW OF SITE ON BEACH BOARDWALK FACING NORTHWEST



KEYPLAN





A. AERIAL VIEW OF THE MACFADDEN DEUAVILLE HOTEL 1936



B. AERIAL VIEW OF THE MACFADDEN DEAUVILE HOTEL



C. AERIAL VIEW OF THE MACFADDEN DEUAVILLE & THE SITES CONTEXT



D. AERIAL VIEW OF THE DEUAVILLE HOTEL MIAMI BEACH



E. AERIAL POSTCARD OF THE MACFADDEN-DEAUVILLE HOTEL



F. AERIAL POSTCARD OF THE MACFADDEN-DEAUVILLE HOTEL



The building participates in the North Beach Mimo District. As such the podium design follows the orthogonal geometry of buildings of that period. Made of a bronze toned aluminum, the facade is clad with an ornamental screen as seen in many buildings of that period that sought sun protection particularly on the west side. Bronze is the material often used in elegant buildings of the period. An opening in the screen reveals the elevator core that leads to the pool deck bar. The core is curved at its corners to contrast with the podium and connect geometrically to the tower.

The east tower facade is comprised of a series of thin horizontal slabs. The podium is decidedly urban in its rectangularity and the tower is more nautical as it reaches the beach. Its corners curve and along its sides the balconies fold with eased corners to inflect diagonally to the ocean.



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PROJECT NARRATIVE

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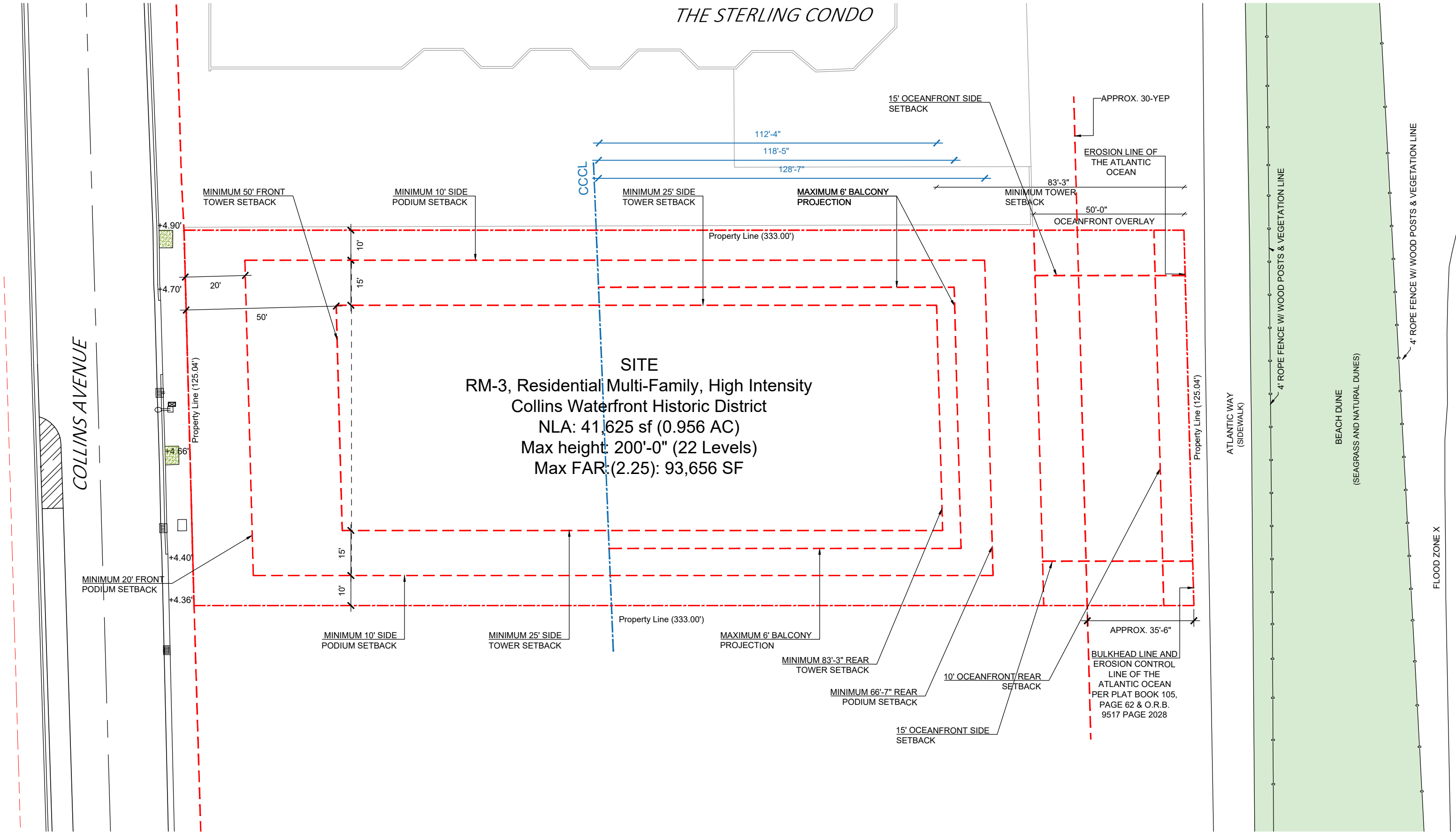
PROJECT INSPIRATION

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UNIT MIX			
Units	Unit (area)	Count	Percentage
Room A	355 SF	24	15
Room B	335 SF	70	44
Room C	529 SF	21	13
Room D	335 SF	42	26
Room E	1,192 SF	1	1
Room F	1,243 SF	1	1
Room G	1,894 SF	1	1
TOTAL		160	100





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PROJECT SITE



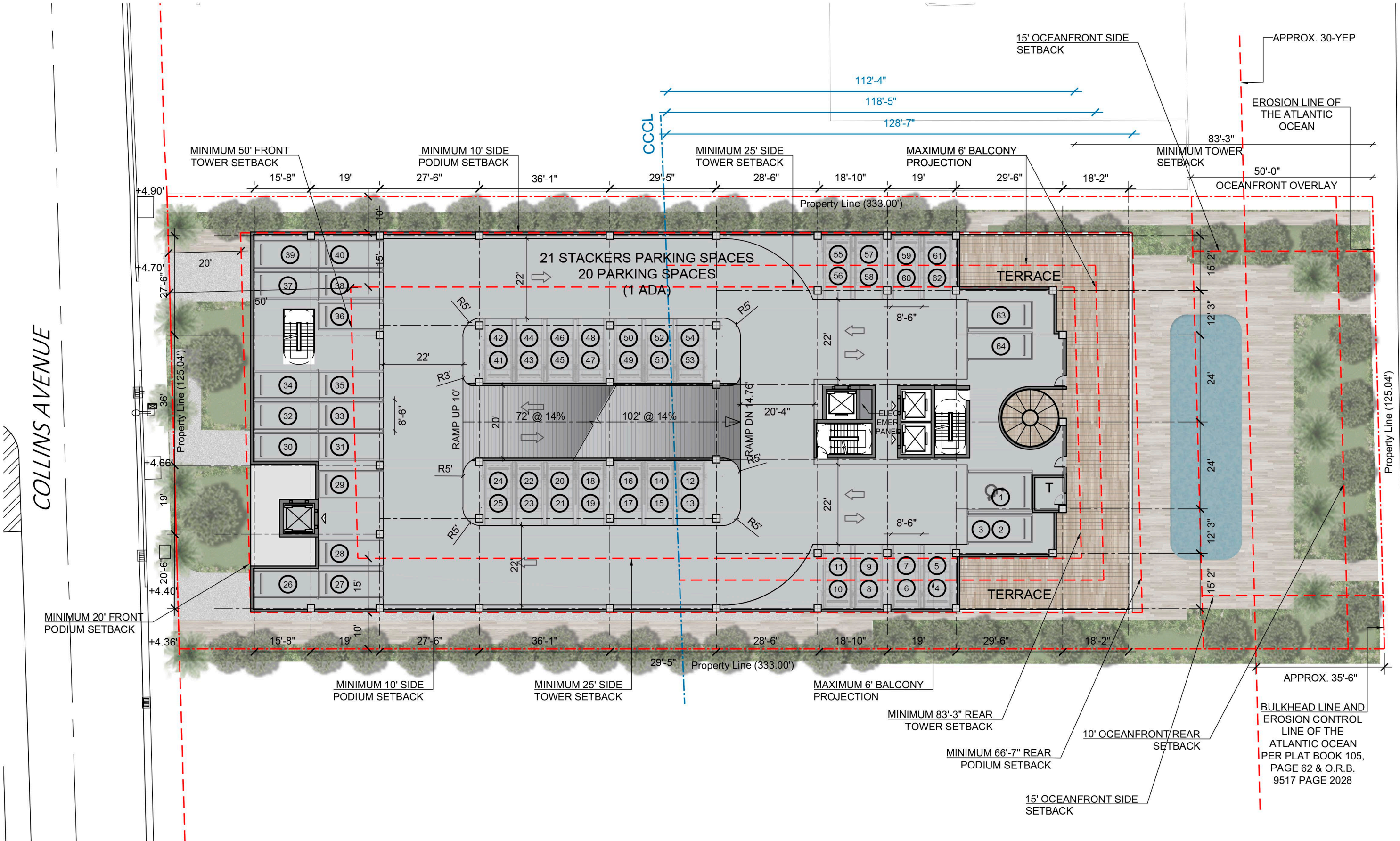
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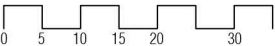
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LEVEL 2

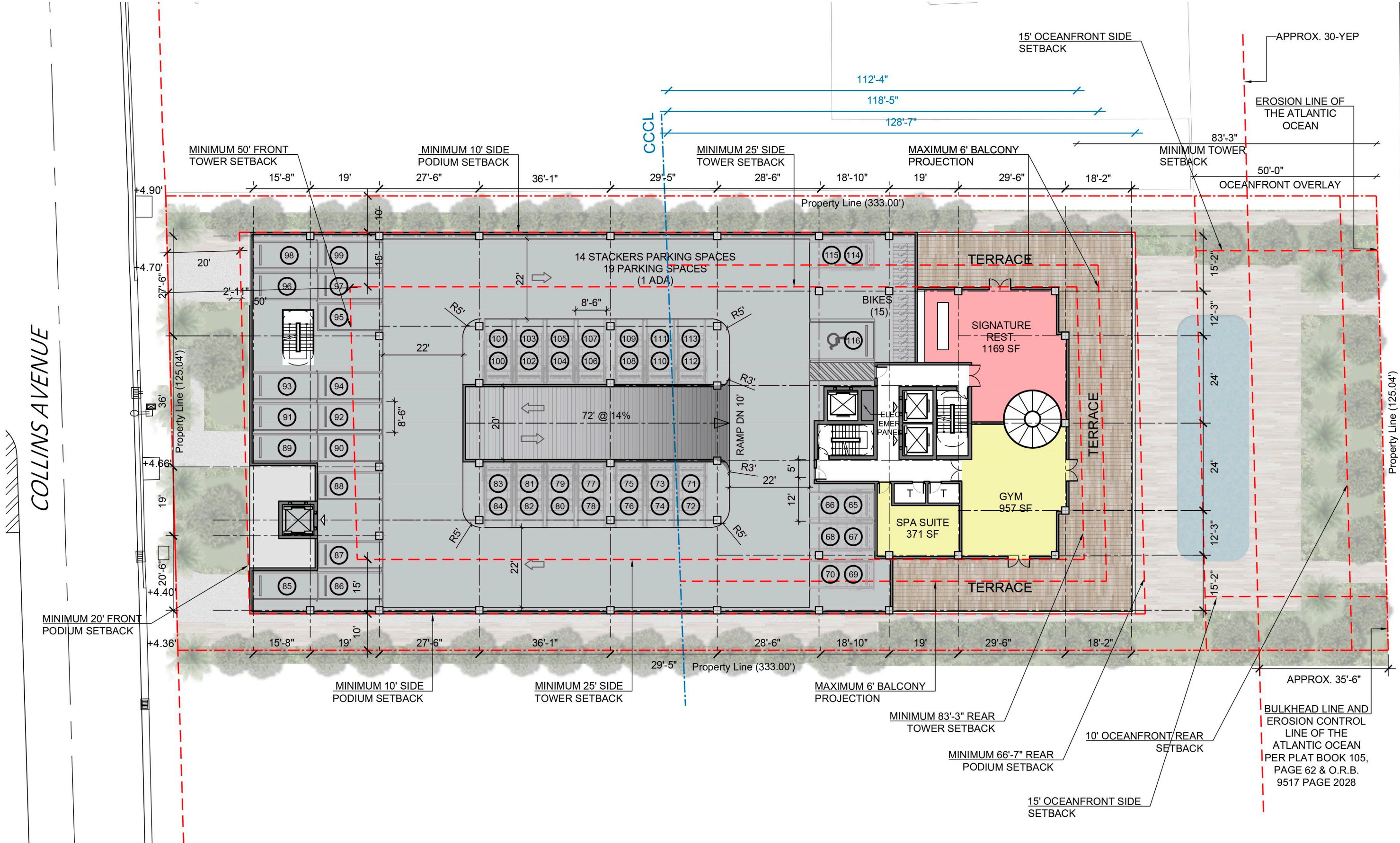


SCALE: 1" = 25'



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LEVEL 3

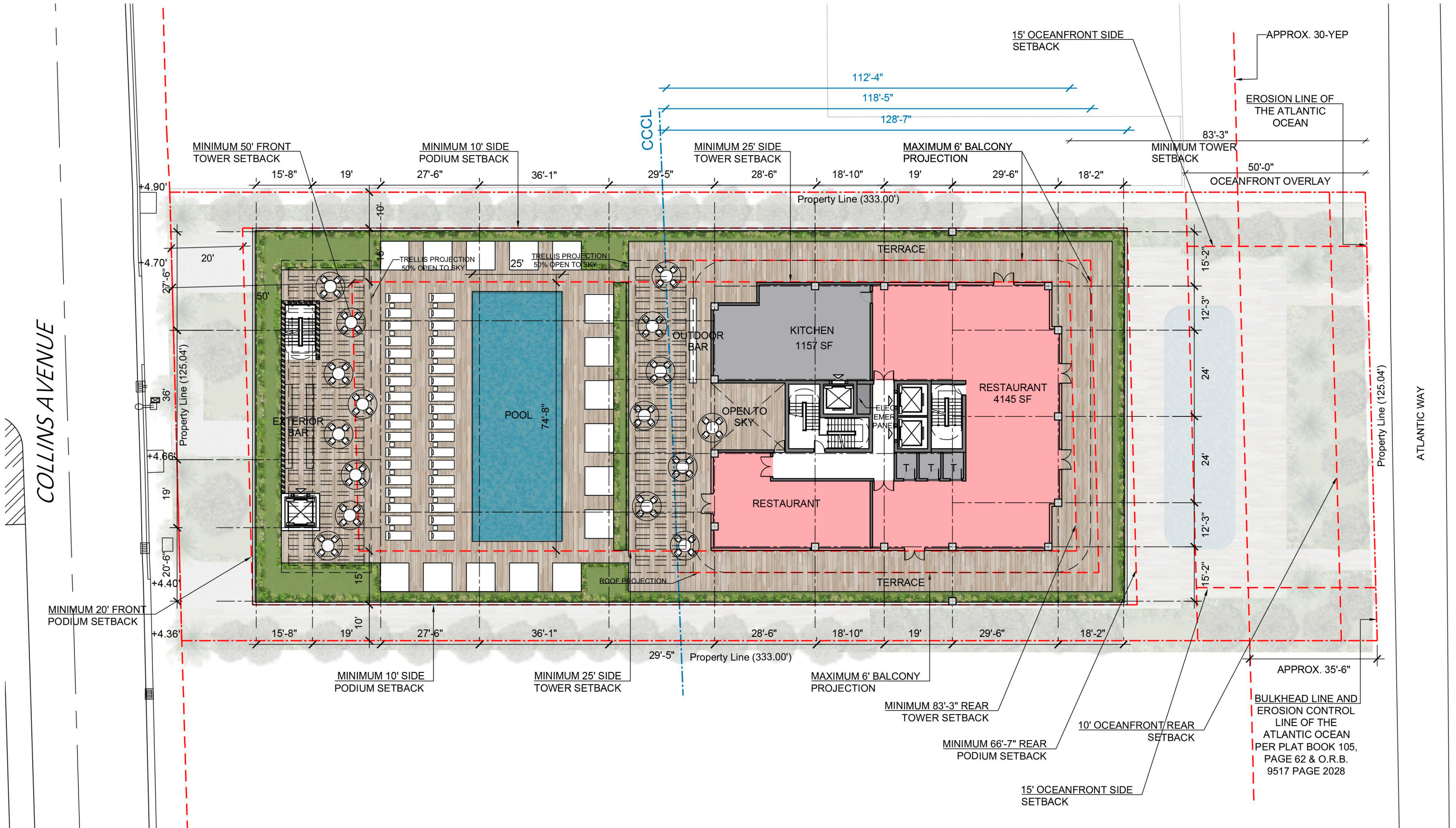


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AMENITIES LEVEL

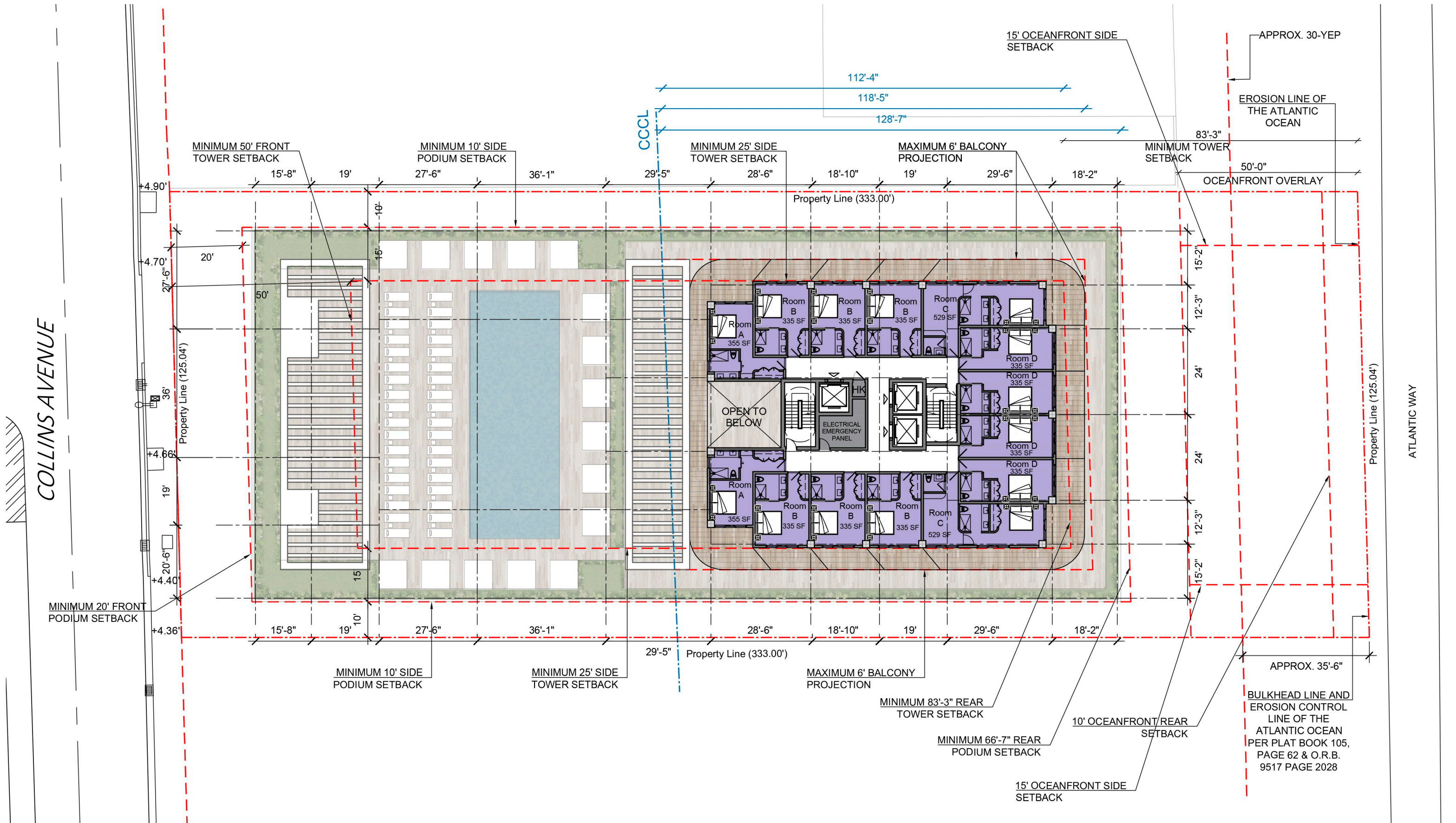


SCALE: 1" = 25'



DATE:
MAR 06, 2023

A1.104



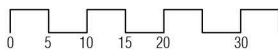
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TYPICAL LEVEL (6 - 13)

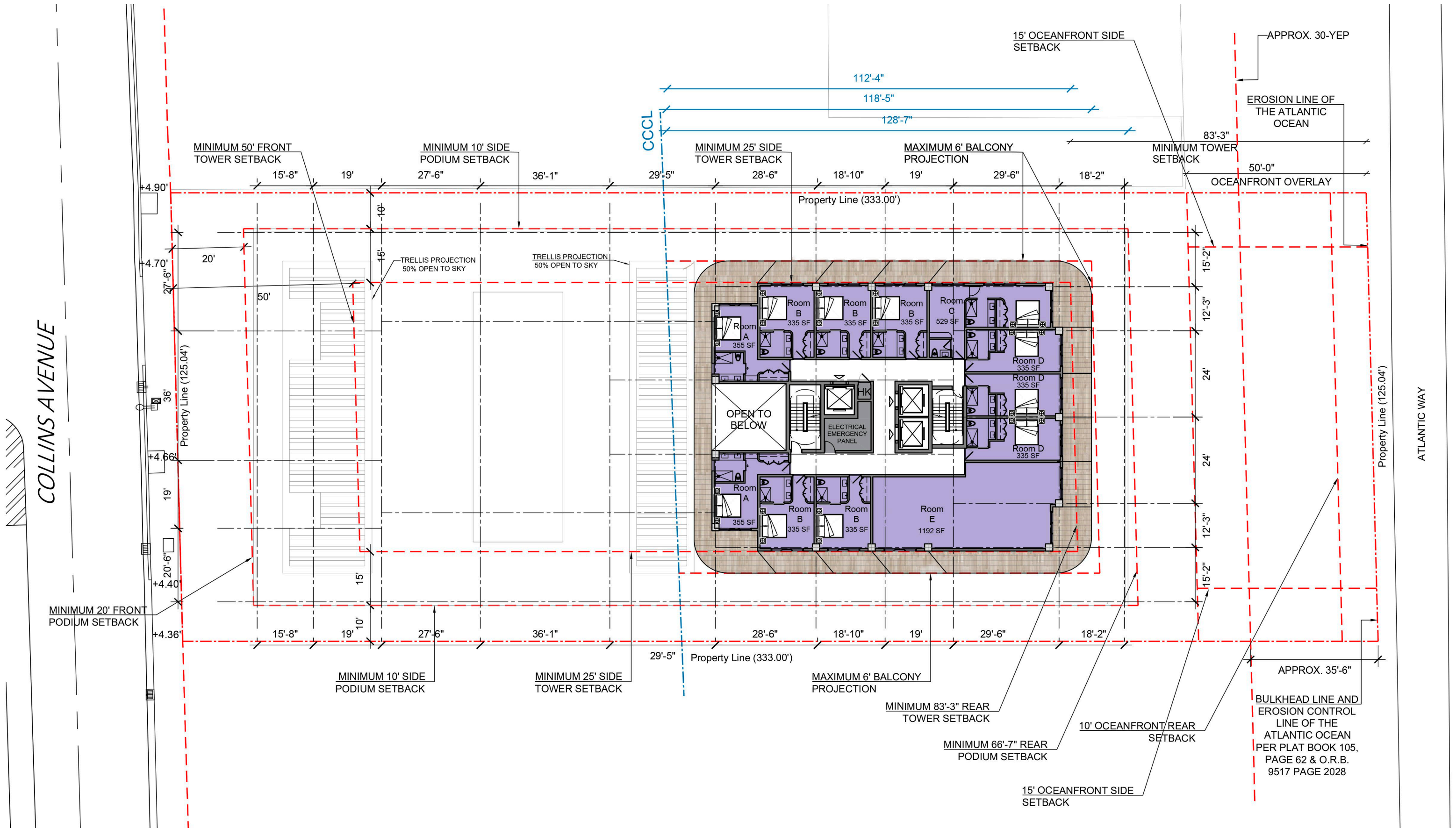


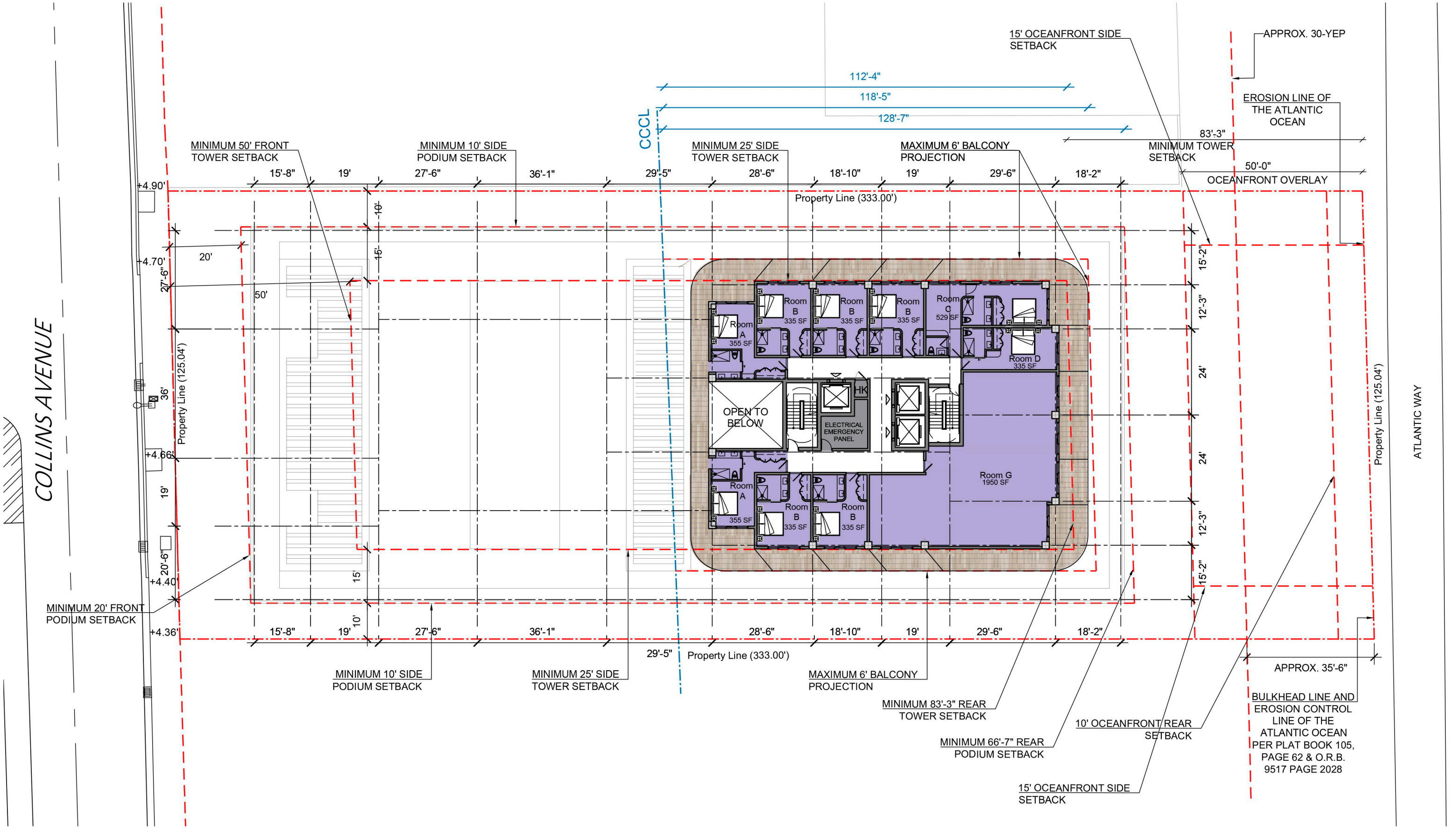
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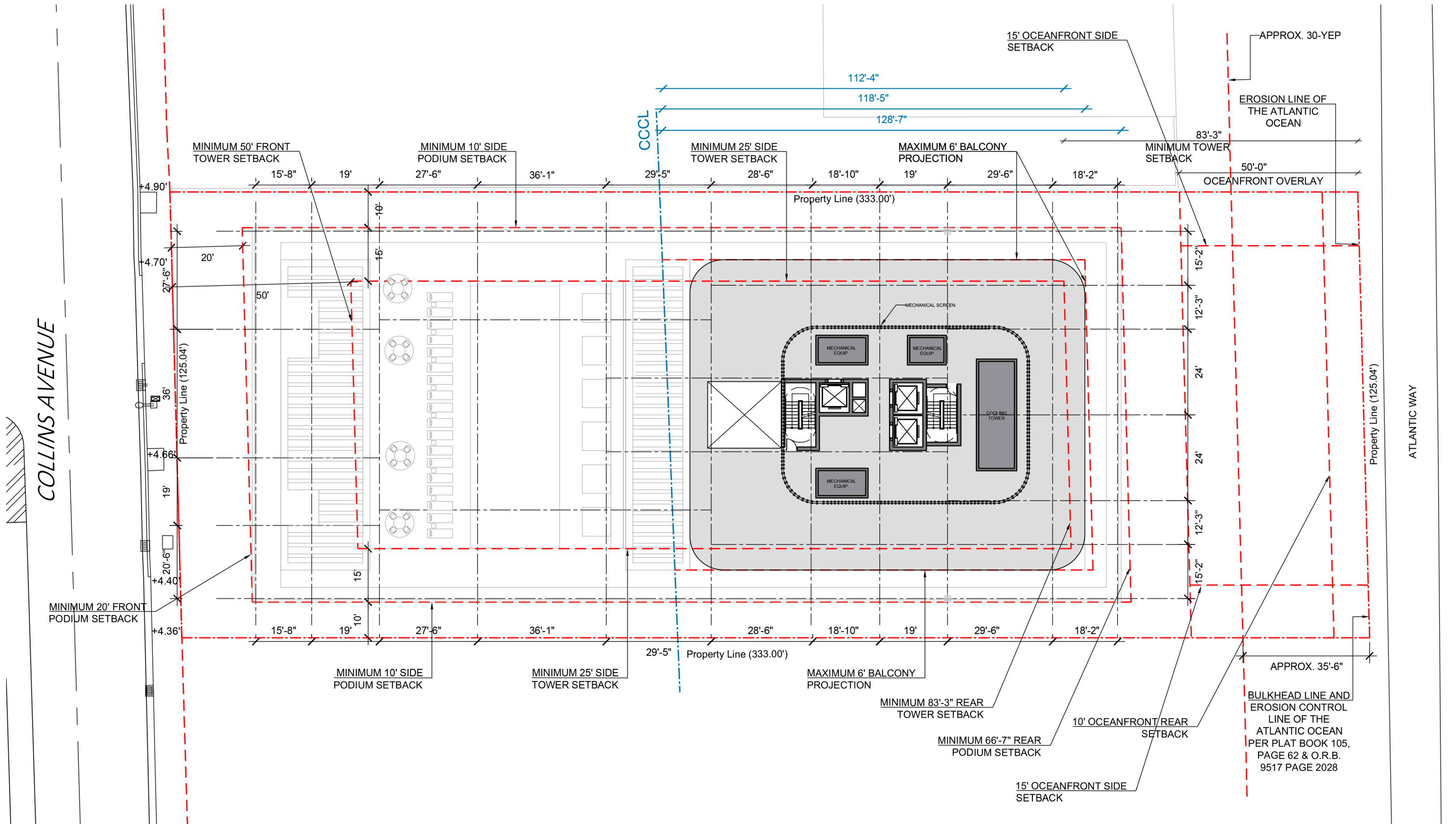


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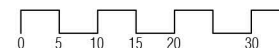
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ROOF LEVEL



SCALE: 1" = 25'



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A1.109