

6747 COLLINS AVENUE
MIAMI BEACH, FL 33141

URBANICA HOTELS



PLANNING BOARD - PB24-0686 - FINAL SUBMITTAL
09/03/2024

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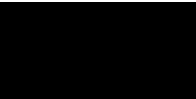
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D

C

B

A

2

2

FLOOR AREA RATIO			
LEVEL	TOTAL FAR BY LEVEL	FLOOR COUNT	TOTAL FAR
GROUND FLOOR	189 SF	1	189 SF
GROUND FLOOR	94 SF	1	94 SF
GROUND FLOOR	3,598 SF	1	3,598 SF
GROUND FLOOR	302 SF	1	302 SF
GROUND FLOOR	4,182 SF		4,182 SF
FLOOR AREA RATIO			
LEVEL	TOTAL FAR BY LEVEL	FLOOR COUNT	TOTAL FAR
LEVEL 2	189 SF	1	189 SF
LEVEL 2	94 SF	1	94 SF
LEVEL 2	1,331 SF	1	1,331 SF
LEVEL 2	1,613 SF		1,613 SF
LEVEL 3	189 SF	1	189 SF
LEVEL 3	94 SF	1	94 SF
LEVEL 3	3,958 SF	1	3,958 SF
LEVEL 3	4,240 SF		4,240 SF
LEVEL 4	6,498 SF	1	6,498 SF
LEVEL 4	188 SF	1	188 SF
LEVEL 4	94 SF	1	94 SF
LEVEL 4	6,779 SF		6,779 SF
LEVEL 5	6,490 SF	11	71,388 SF
LEVEL 5	6,490 SF		71,388 SF
LEVEL 16	5,429 SF	1	5,429 SF
LEVEL 16	5,429 SF		5,429 SF
TOTAL	28,734 SF		93,632 SF

	BUILDING TYPE
OCCUPANCY CLASSIFICATION	I-1, B, M, A-1, A-2, A-3, S-1, S-2
CONSTRUCTION TYPE	TYPE 1A, FULLY SPRINKLERED (FBC TABLE 101)
ALLOWABLE HEIGHT	NO LIMIT
ALLOWABLE MAX AREA	NO LIMIT

BUILDING PLANS PREPARED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020, FLORIDA FIRE PREVENTION CODE 2020, AND FLORIDA ACCESSIBILITY CODE.

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GUEST ROOM MATRIX OVERALL	
Name	Count
GUEST ROOM A	9
GUEST ROOM A – COMMUNICATION FEATURES	1
GUEST ROOM A – MOBILITY FEATURES	1
GUEST ROOM A-M	9
GUEST ROOM A-M – COMMUNICATION FEATURES	1
GUEST ROOM A-M – MOBILITY FEATURES	1
GUEST ROOM B	18
GUEST ROOM B – COMMUNICATION FEATURES	2
GUEST ROOM B – MOBILITY FEATURES	2
GUEST ROOM B-2M	12
GUEST ROOM B-3M	12
GUEST ROOM B-M	18
GUEST ROOM B-M – COMMUNICATION FEATURES	2
GUEST ROOM B-M – MOBILITY FEATURES	2
GUEST ROOM C	10
GUEST ROOM C – COMMUNICATION FEATURES	1
GUEST ROOM C-M	10
GUEST ROOM C-M – COMMUNICATION FEATURES	1
GUEST ROOM D	10
GUEST ROOM D – COMMUNICATION FEATURES	1
GUEST ROOM D-M	10
GUEST ROOM D-M – COMMUNICATION FEATURES	1
GUEST ROOM E	9
GUEST ROOM E – COMMUNICATION FEATURES	1
GUEST ROOM E – MOBILITY FEATURES	1
GUEST ROOM E-M	9
GUEST ROOM E-M – COMMUNICATION FEATURES	1
GUEST ROOM E-M – MOBILITY FEATURES	1
GUEST ROOM F	1
GUEST ROOM F-M	1
GUEST ROOM G – COMMUNICATION FEATURES	1
GUEST ROOM H – COMMUNICATION FEATURES	1
Grand total	160

SCHEDULE WITH CAR-STACKERS

HOTEL PARKING REQUIREMENTS				
TYPE	QUANTITY	RATIO	TOTAL REQUIRED	
Hotel units 1-100	100 units	0.5 SPACES/UNITS	50 SPACES	110
Hotel units 101+	60 units	1.0 SPACES/UNITS	60 SPACES	
Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat)			54 SPACES	
TOTAL			164 SPACES	
ALTERNATIVE PARKING INCENTIVE				
Bicycle parking long-term (Max. 15%)	75	0.20 P.S/BIKE	15 PARKING SPACES	
Moped (Max. 15%)	21	0.33 P.S/MOPED	7 PARKING SPACES	
Drop-off (Max. 3 drop-off)	3	3.00 P.S/DROP-OFF	9 PARKING SPACES	
Showers (for bicyclist, max. 4)	1	2.00 P.S/SHOWER	2 PARKING SPACES	
Carpool Parking (Max. 10%)	5	3.00 P.S/CARPOOL	15 PARKING SPACES	
TOTAL (Maximum 50% of 164 spaces)			48 PARKING SPACES	
PARKING PROVIDED	LEVELS	STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED
	LEVEL 1	Single Parking	0	0
	LEVEL 2	Single Parking	26	50
	LEVEL 3	Single Parking	6	66
		Car Stackers	30 (2) = 60 parking spaces	
	TOTAL PARKING		92	116 TOTAL NEW PARKING
	Alternative parking reduction			48 PARKING SPACES
	TOTAL WITH BENEFIT			164 PARKING SPACES
	PROJECT TOTAL (110 unit parking required + 54 restaurant parking required)			164 TOTAL PARKING REQUIRED

FBC - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES
FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED - REQUIRE 5 ADA PARKING SPACES -

ADA PARKING PROVIDED 5

BIKE RACK = Storage for 75 bikes provided

1 Bicycle shower at second floor.

RESTAURANT SEATS COUNTS	AREA	SEATS	ADA SEATS (5%)	TOTAL
GROUND FLOOR	OUTDOOR - RESTAURANT - 595 SF	36	2	38
RESTAURANT - LEVEL 3	INDOOR - 660 SF	28	2	30
	OUTDOOR - 915 SF	30	2	32
	INDOOR - 1,286 SF	80	4	84
LEVEL 4 - RESTAURANT	OUTDOOR - 950 SF	57	3	60
	BAR- 150 SF	9	1	10
LEVEL 4 - BAR	BAR- 600 SF	38		40
TOTAL RESTAURANT				294
5,166 SQ. FT.				

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MIXED USED STRUCTURE:
MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

HOTEL BUILDING - TYPE OF CONSTRUCTION - TYPE I

IT...	Zoning Information:		
1	Address:	6747 - 6757 COLLINS AVENUE, MIAMI BEACH, FL 33141	
2	Board and file numbers:	PB24-0686	
3	Folio Number(s):	02-3211-007-0440; 02-3211- 007 -0430	
4	Year Constructed:	N/A	Zoning District: CCC Civic and Convention Center District
5	Based Flood Elevation	8'-0" NGVD	Grade Value in NAVD: 6.18 NGVD
6	Adjusted Grade (Flood + Grade/2)	-	Lot Area: 41,625 sf
7	Lot Width:	125'-0"	Lot Depth: 333'-0"
8	Minimum Unit Size	335	Average Unit Size: 364 SF
9	Existing Use:	VACANT	Proposed Use: Hotel

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback Facing Street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				
24	Front Setback:	N/A	N/A	N/A	
25	Side Setback:	N/A	N/A	N/A	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback Facing Street:	N/A	N/A	N/A	
28	Rear Setback:	N/A	N/A	N/A	
	Pedestal:				
29	Front Setback (WEST)	20'-0"	N/A	20 Ft. - 22'-8"	
30	Side Setback (NORTH) 8% LOT WIDTH:	10'-0"	N/A	10'-0"	
31	Side Setback (SOUTH) 8% LOT WIDTH:	10'-0"	N/A	10'-0"	
32	Side Setback Facing Street:	N/A	N/A	N/A	
33	Rear Setback (EAST):	N/A	N/A	66'-7" F1 - 69'-3"	
	Tower:				
34	Front Setback (WEST)	50'-0"	N/A	143'-2"F1. - 145'-0"	
35	Side Setback (NORTH) PEDESTAL SETBACK + 10% OF TOWER ABOVE 50':	25'-0"	N/A	25'-0"	
36	Side Setback (SOUTH) PEDESTAL SETBACK + 10% OF TOWER ABOVE 50':	25'-0"	N/A	25'-0"	
37	Side Setback Facing Street :	N/A	N/A	N/A	
38	Rear Setback (EAST): 25% LOT DEPTH	83' - 3"	N/A	86'-4" - 87'-8"	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking District	I	I	I	
40	Total # of Parking Spaces	164	N/A	164	0
41	# of Parking Spaces Per Use (Provide a separate chart for a Breakdown Calculation	N/A	N/A	N/A	
42	# of Parking Spaces Per Level(Provide a...	N/A	N/A	N/A	
43	Parking Space Dimensions	8'-6" x 18'-0"	N/A	8'-6" x 18'-0"	
44	Parking Space Configuration (45°, 60°, 90°, Parallel)	90°	N/A	90°	
45	ADA Spaces	6	N/A	6	
46	Tandem Spaces	8'-6" x 18'-0"	N/A	24	
47	Drive Aisle Width	22'	N/A	22'	
48	Valet Drop Off and Pick Up	N/A	N/A	Yes	
49	Loading Zones and Trash Collection Areas	3	N/A	3	
50	Bicycle Parking, Location and Number of Racks	N/A	N/A	75	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of Use	N/A	VACANT	HOTEL	
52	Total # of Seats	N/A	N/A	294	
53	Total # of Seats per Venue (Provide a Separate Chart for a Breakdown...	N/A			
54	Total Occupant Content	N/A			
55	Occupant Content per Venue(Provide a Separate Chart for a Breakdown...	N/A			
56	Is this a Contributing Building?	NO			
57	Located within a Local Historic District	YES			



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PLANNING BOARD

PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE
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PROJECT NUMBER:

010976

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES.

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PROJECT DATA

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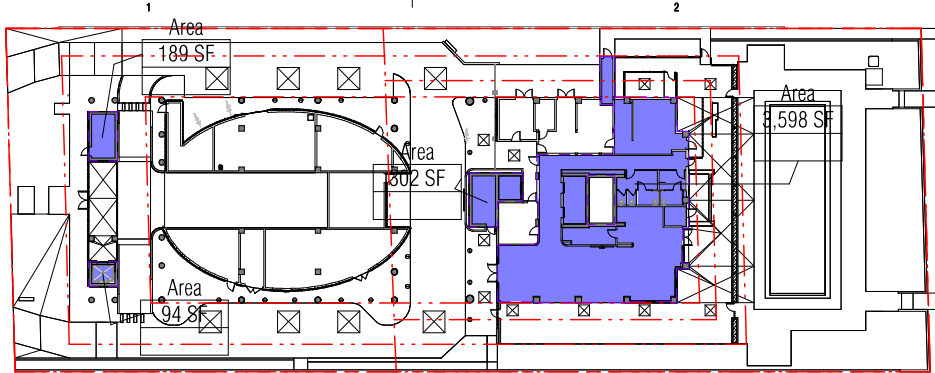
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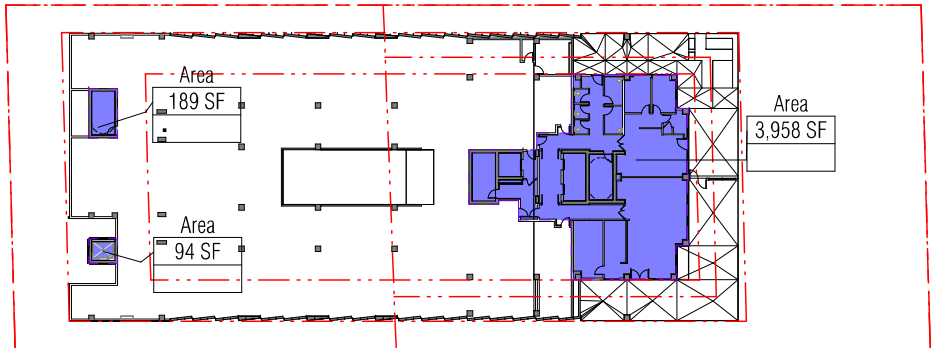
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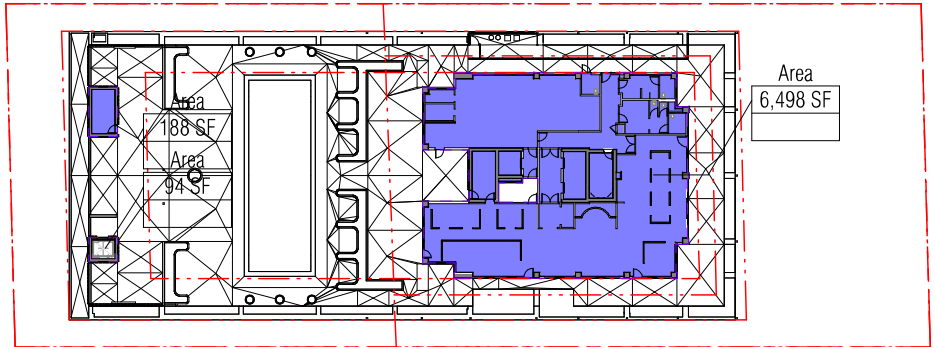
1 GROUND LEVEL FAR

1/32" = 1'-0"



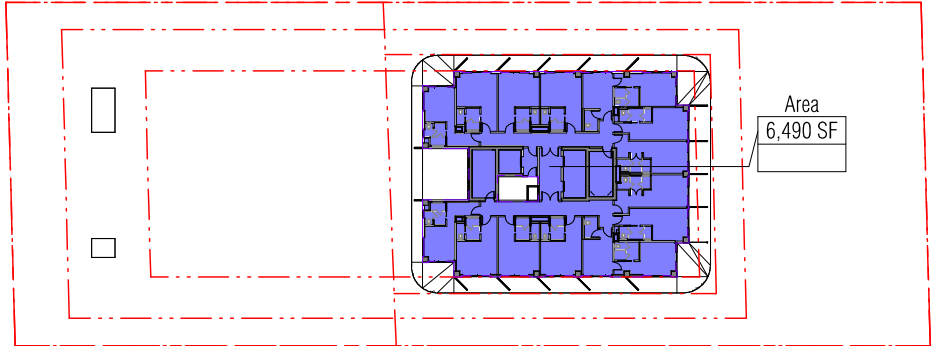
3 LEVEL 3 PARKING FAR

1/32" = 1'-0"



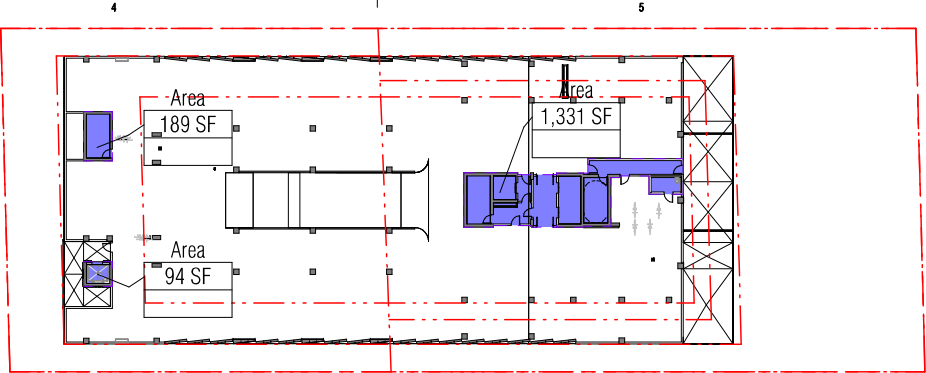
4 LEVEL POOL - AMENITY FAR

1/32" = 1'-0"



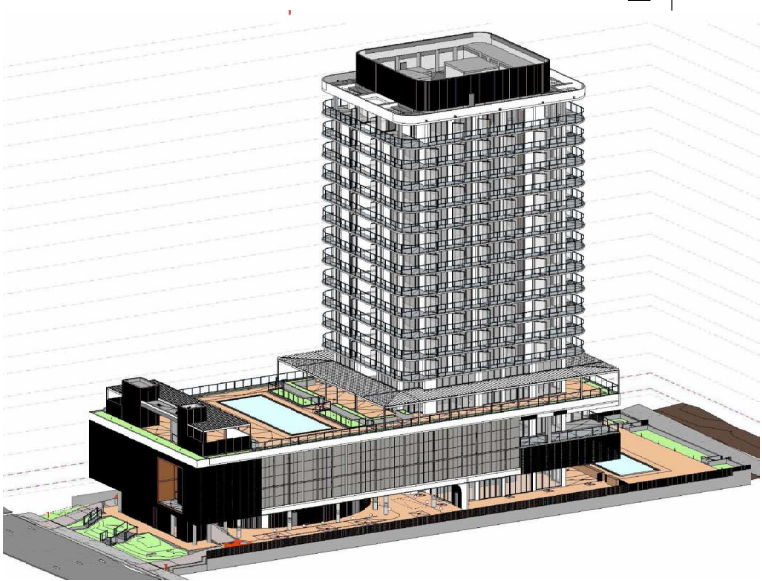
5 LEVEL 5 TO 15 FAR

1/32" = 1'-0"



2 LEVEL 2 PARKING FAR

1/32" = 1'-0"



7 PROPOSED WITH CAR STACKERS

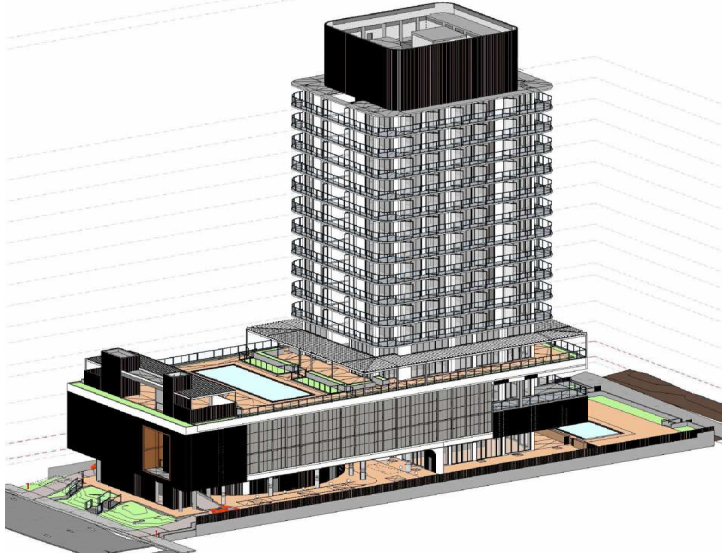
1/2" = 1'-0"

FLOOR AREA RATIO			
LEVEL	TOTAL FAR BY LEVEL	FLOOR COUNT	TOTAL FAR
GROUND FLOOR	189 SF	1	189 SF
GROUND FLOOR	94 SF	1	94 SF
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GROUND FLOOR	4,182 SF		4,182 SF

FAR LEGEND

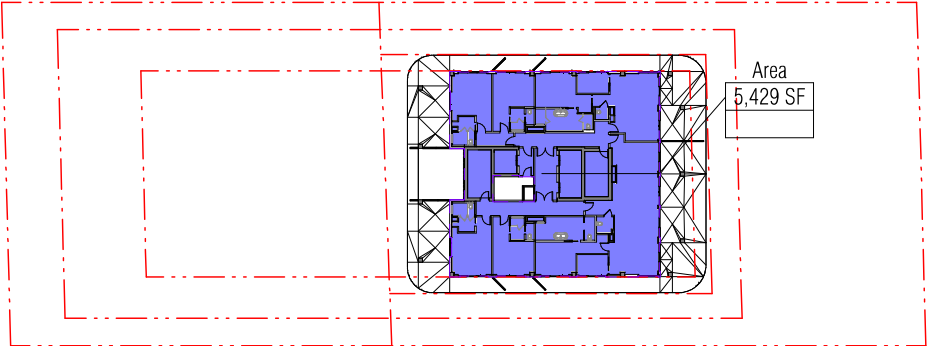
LOT AREA 41,625 SF
MAXIMUM FAR (2.25) 93,656 SF

FLOOR AREA RATIO			
LEVEL	TOTAL FAR BY LEVEL	FLOOR COUNT	TOTAL FAR
LEVEL 2	189 SF	1	189 SF
LEVEL 2	94 SF	1	94 SF
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LEVEL 16	5,429 SF	1	5,429 SF
LEVEL 16	5,429 SF		5,429 SF
TOTAL	28,734 SF		93,632 SF



8 EXISTING WITH UNITS FAR REDUCTION

1/2" = 1'-0"



6 LEVEL 16 FAR

1/32" = 1'-0"



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ISSUE # DESCRIPTION DATE

PROJECT NUMBER:

010916

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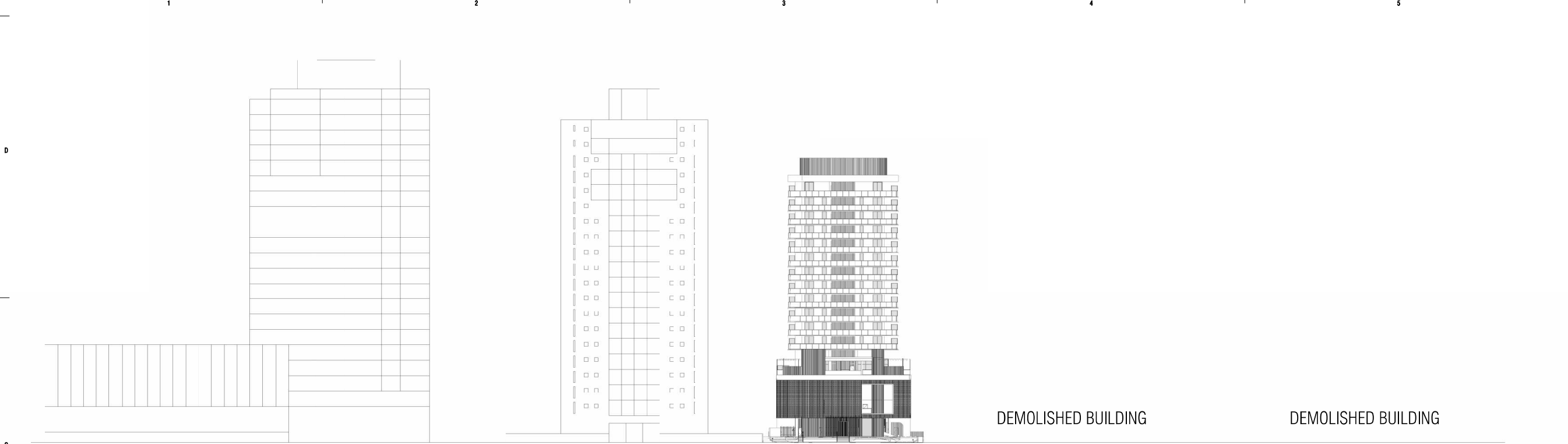
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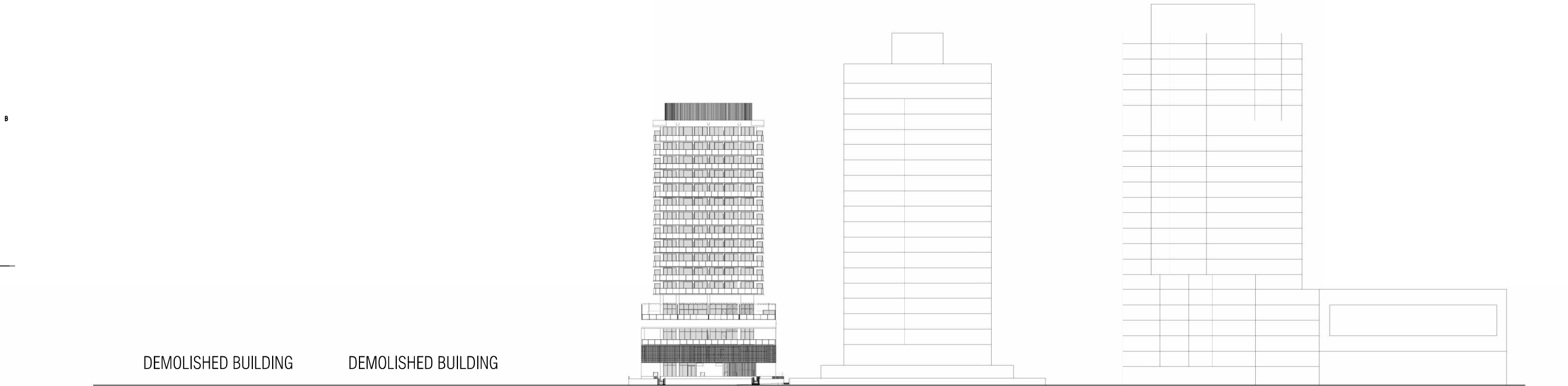
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1 COLLINS AVENUE CONTEXT ELEVATION

1" = 40'-0"



2 ATLANTIC WAY CONTEXT ELEVATION

1" = 40'-0"



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PLANNING BOARD

PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE
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PROJECT NUMBER:

010976

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES.

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CONTEXTUAL ELEVATION DRAWING

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SCALE: 1" = 40'-0"

D

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A



1 | Ariel View
N.T.S.



2 | Visualization - Front View
N.T.S.



6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

OWNER:

URBANICA THE HOTELS
1000 FIFTH ST, SUITE 102
MIAMI BEACH, FL 33139
P: 786.571.1700

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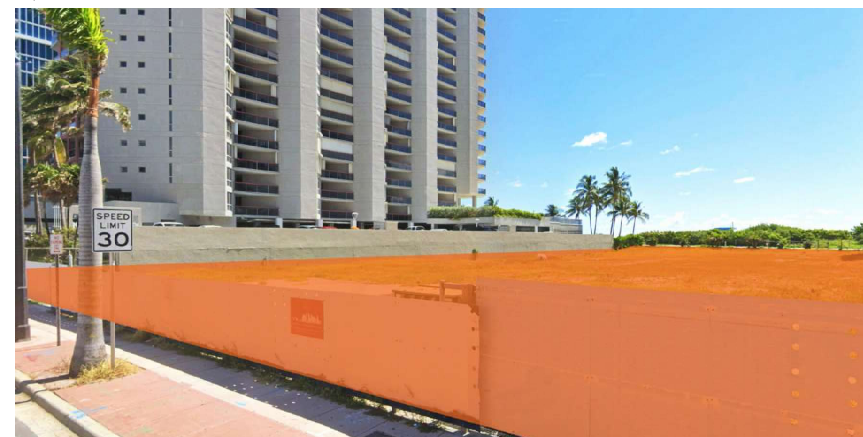
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SCALE: 1/2" = 1'-0"



1	01 VIEW
	N.T.S.



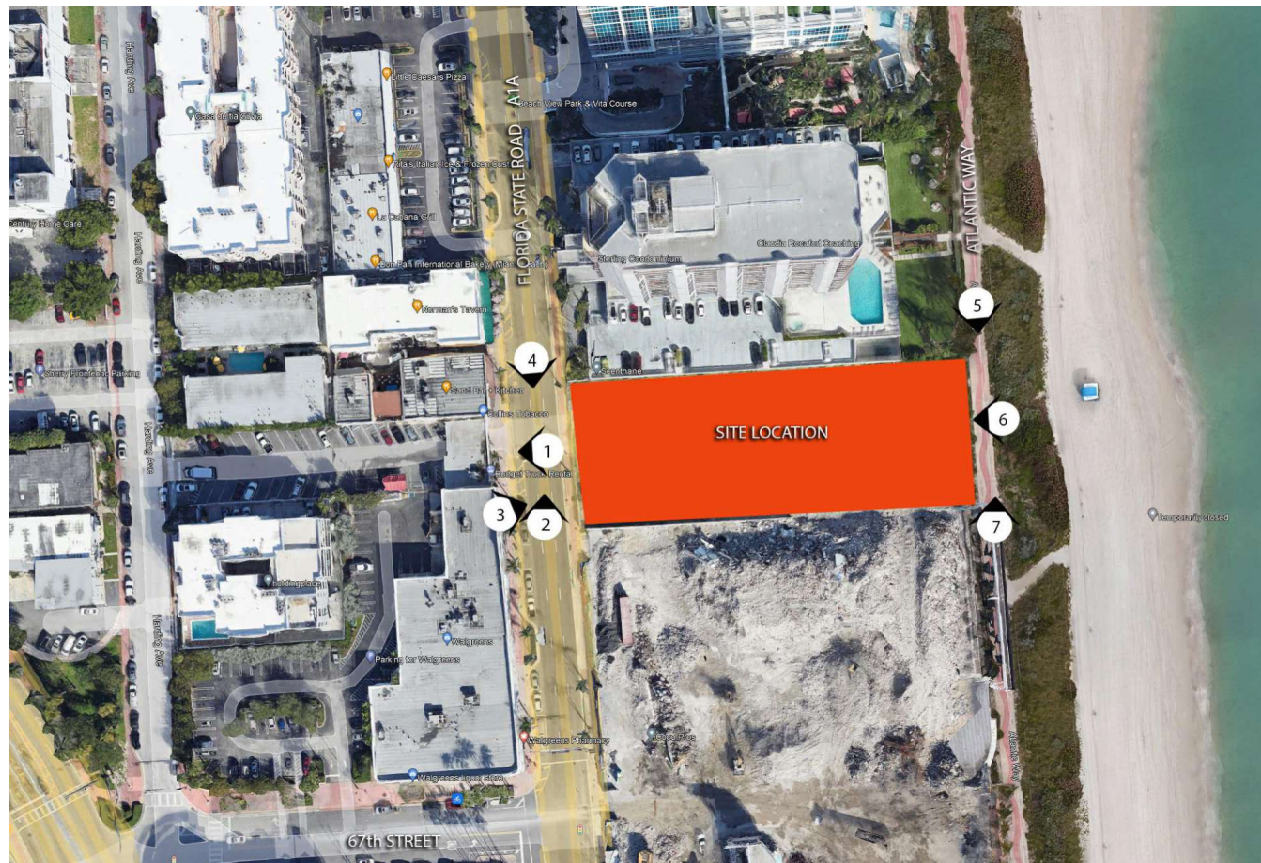
2	02 VIEW
	N.T.S.



3 | 03 VIEW



4	04 VIEW
	N.T.S.



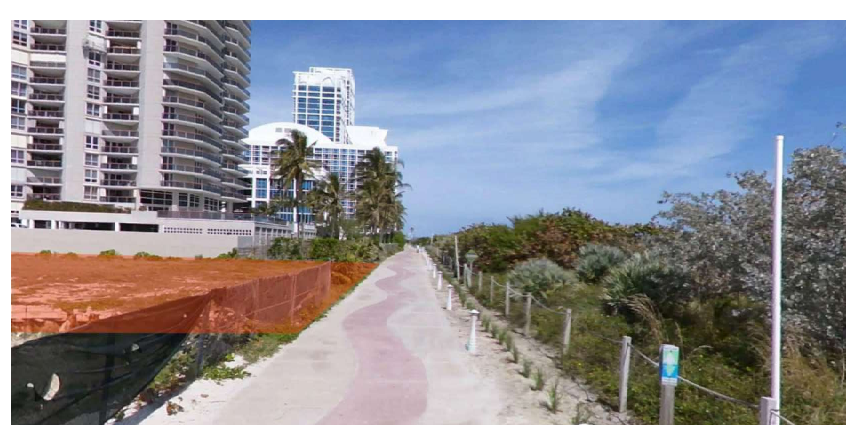
KEY PLAN
N.T.S.



5	05 VIEW
	N.T.S.



6	06 VIEW
	N.T.S.



7	07 VIEW
	N.T.S.



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RESTAURANT SEATS COUNTS	AREA	SEATS	ADA SEATS (5%)	TOTAL	
GROUND FLOOR	OUTDOOR - RESTAURANT - 595 SF	36	2	38	38
RESTAURANT - LEVEL 3	INDOOR - 660 SF	28	2	30	62
	OUTDOOR - 915 SF	30	2	32	
LEVEL 4 - RESTAURANT	INDOOR - 1,286 SF	80	4	84	194
	OUTDOOR - 950 SF	57	3	60	
	BAR- 150 SF	9	1	10	
LEVEL 4 - BAR	BAR- 600 SF	38		40	
TOTAL RESTAURANT 5,166 SQ. FT.					294

RESTAURANT OCCUPANCY CALCULATIONS			
LEVEL 1 - RESTAURANT		TOTAL OCCUPANTS = 38	
SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS
RESTAURANT	595 SF	1:15	38
LEVEL 3 - RESTAURANT		TOTAL OCCUPANTS = 62	
SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS
RESTAURANT	660 SF	1:15	30
TERRACE RESTAURANT	915 SF	1:15	32
LEVEL 4 - RESTAURANT		TOTAL OCCUPANTS = 194	
SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS
RESTAURANT	1,286 SF	1:15	84
TERRACE RESTAURANT	950 SF	1:15	60
BAR	150 SF	1:15	10
(POOL BAR) - TERRACE SEATING	600 SF	1:15	40

TOTAL OCCUPANTS = 294



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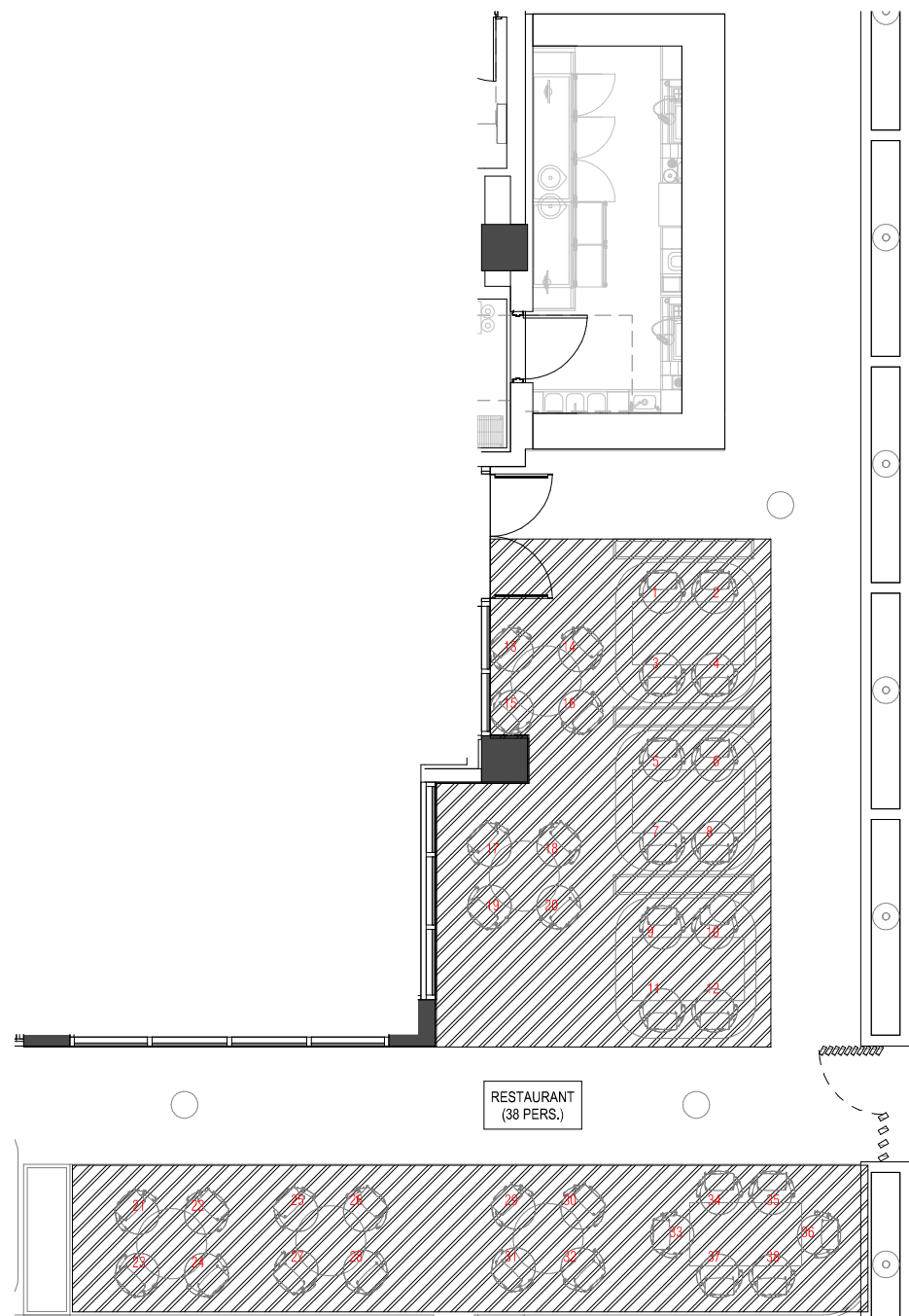
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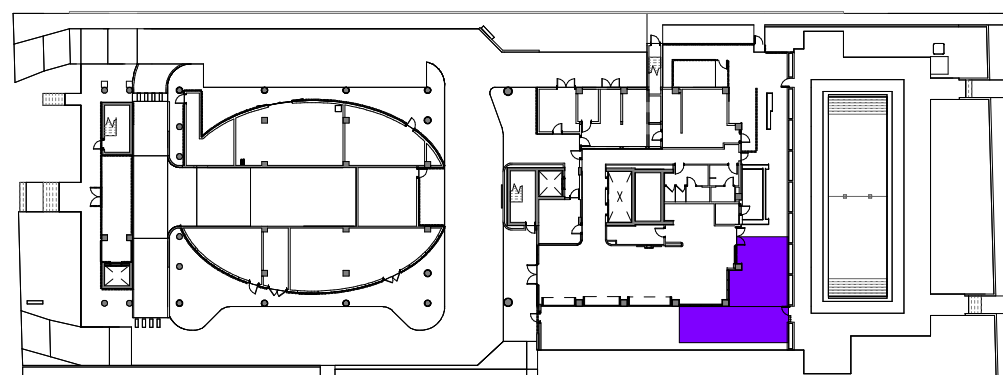
LEVEL 01 SEAT COUNT DIAGRAM

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SCALE: As indicated



LEVEL 1 - SEAT COUNT - RESTAURANT BY BREZZA

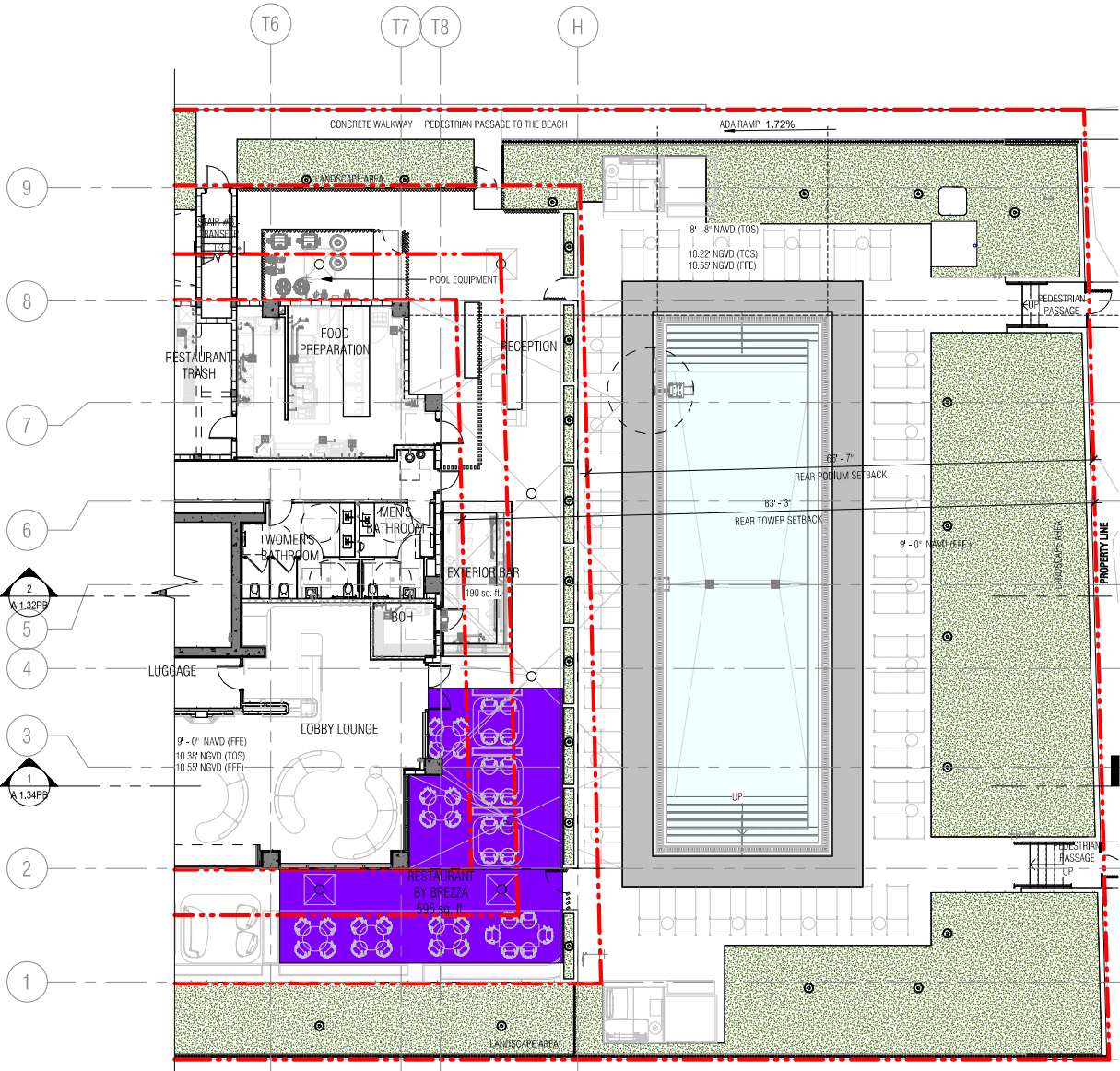
 $1/4^{\circ} = 1'-0"$ 

LEVEL 1 - RESTAURANT KEY PLAN

2

PROPOSED LEVEL 1 - EAST SECTOR

3/32" = 1'-0"



KEYPLAN - PROPOSED LEVEL 1

SCHEDULE WITH CAR-STACKERS

HOTEL PARKING REQUIREMENTS				
TYPE	QUANTITY	RATIO		TOTAL REQUIRED
Hotel units 1-100	100 units	0.5 SPACES/UNITS		110
Hotel units 101+	60 units	1.0 SPACES/UNITS		
Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat)				54 SPACES
TOTAL				164 SPACES
ALTERNATIVE PARKING INCENTIVE				
Bicycle parking long-term (Max. 15%)	75	0.20 P.S/BIKE		15 PARKING SPACES
Moped (Max. 15%)	21	0.33 P.S/MOPED		7 PARKING SPACES
Drop-off (Max. 3 drop-off)	3	3.00 P.S/DROP-OFF		9 PARKING SPACES
Showers (for bicyclist, max. 4)	1	2.00 P.S/SHOWER		2 PARKING SPACES
Carpool Parking (Max. 10%)	5	3.00 P.S/CARPOOL		15 PARKING SPACES
TOTAL (Maximum 50% of 164 spaces)				48 PARKING SPACES
LEVELS		STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED
LEVEL 1	Single Parking	0	0	0
LEVEL 2	Single Parking	26	24	50
LEVEL 3	Single Parking	6	0	66
	Car Stackers	30 (2) = 60 parking spaces	0	
TOTAL PARKING		92	24	116 TOTAL NEW PARKING
Alternative parking reduction				48 PARKING SPACES
TOTAL WITH BENEFIT				164 PARKING SPACES
PROJECT TOTAL (110 unit parking required + 54 restaurant parking required)				164 TOTAL PARKING REQUIRED

FBC - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES
FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED - REQUIRE 5 ADA PARKING SPACES -
ADA PARKING PROVIDED 5
BIKE RACK = Storage for 75 bikes provided
1 Bicycle shower at second floor.



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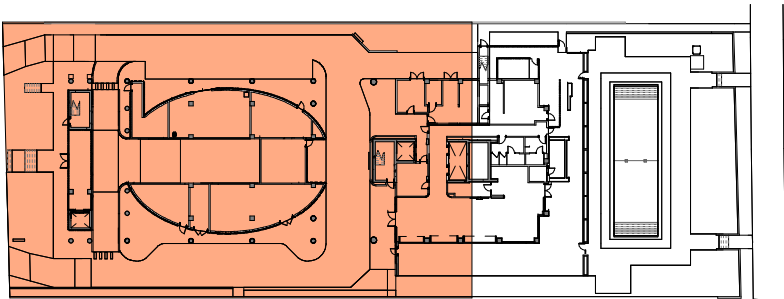
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DRAWING NAME:
PROPOSED LEVEL 01 PLAN SECTOR EAST

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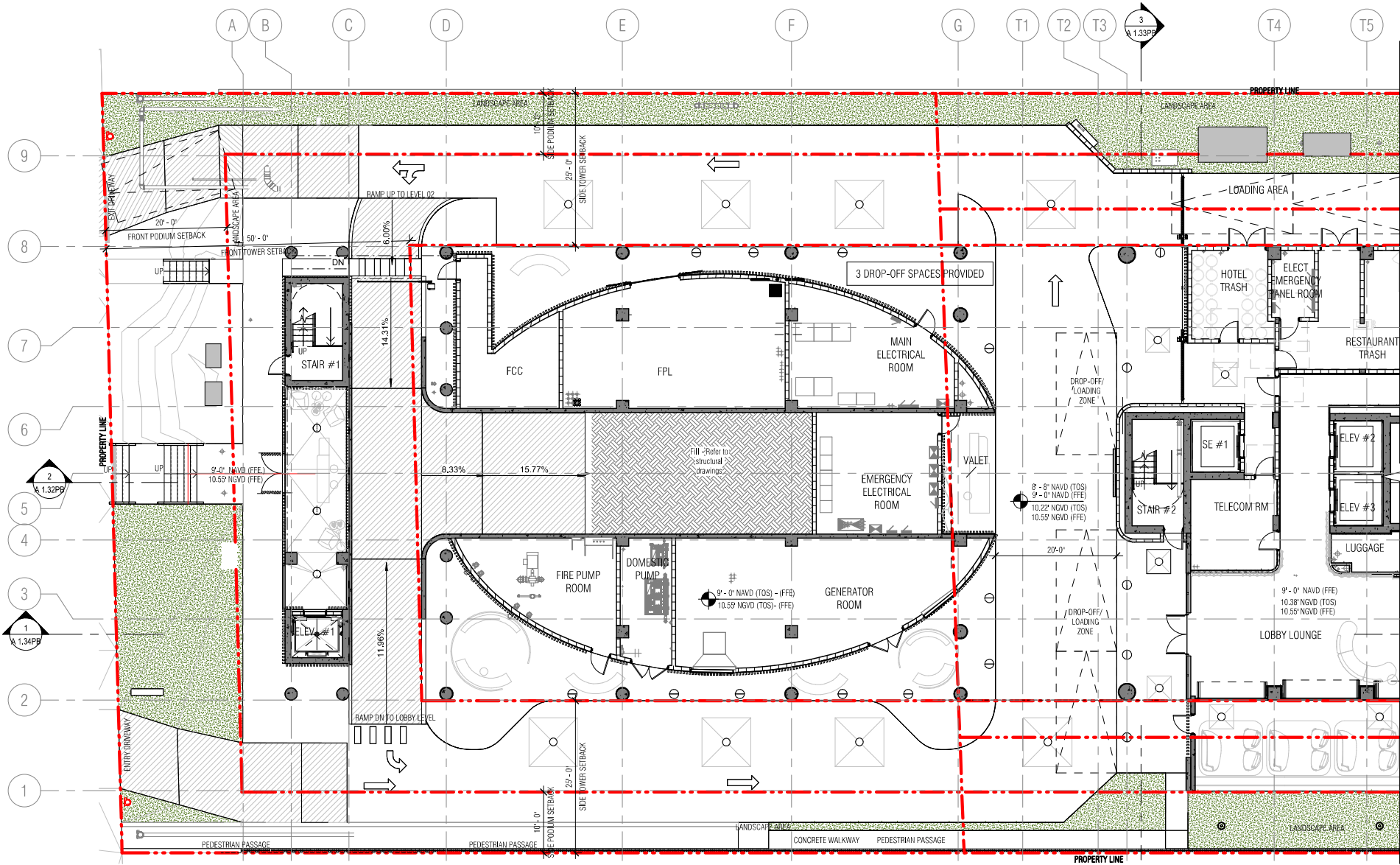
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KEYPLAN - PROPOSED LEVEL 1

HOTEL PARKING REQUIREMENTS				
TYPE	QUANTITY	RATIO	TOTAL REQUIRED	
Hotel units 1-100	100 units	0.5 SPACES/UNITS	50 SPACES	110
Hotel units 101+	60 units	1.0 SPACES/UNITS	60 SPACES	
Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat)			54 SPACES	
TOTAL			164 SPACES	
ALTERNATIVE PARKING INCENTIVE				
Bicycle parking long-term (Max. 15%)	75	0.20 P.S./BIKE	15 PARKING SPACES	
Moped (Max. 15%)	21	0.33 P.S./MOPED	7 PARKING SPACES	
Drop-off (Max. 3 drop-off)	3	3.00 P.S./DROP-OFF	9 PARKING SPACES	
Showers (for bicyclist, max. 4)	1	2.00 P.S./SHOWER	2 PARKING SPACES	
Carpool Parking (Max. 10%)	5	3.00 P.S./CARPOOL	15 PARKING SPACES	
TOTAL (Maximum 50% of 164 spaces)			48 PARKING SPACES	
LEVELS	STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED	
LEVEL 1	Single Parking	0	0	0
LEVEL 2	Single Parking	26	24	50
LEVEL 3	Single Parking	6	0	66
	Car Stackers	30 (2) = 60 parking spaces	0	
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PROJECT TOTAL (110 unit parking required + 54 restaurant parking required)				164 TOTAL PARKING REQUIRED

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FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED - REQUIRE 5 ADA PARKING SPACES -
ADA PARKING PROVIDED 5
BIKE RACK = Storage for 75 bikes provided
1 Bicycle shower at second floor.



PROPOSED LEVEL 1 - WEST SECTOR

3/32" = 1'-0"



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DRAWING NAME:
PROPOSED LEVEL 01 PLAN SECTOR WEST

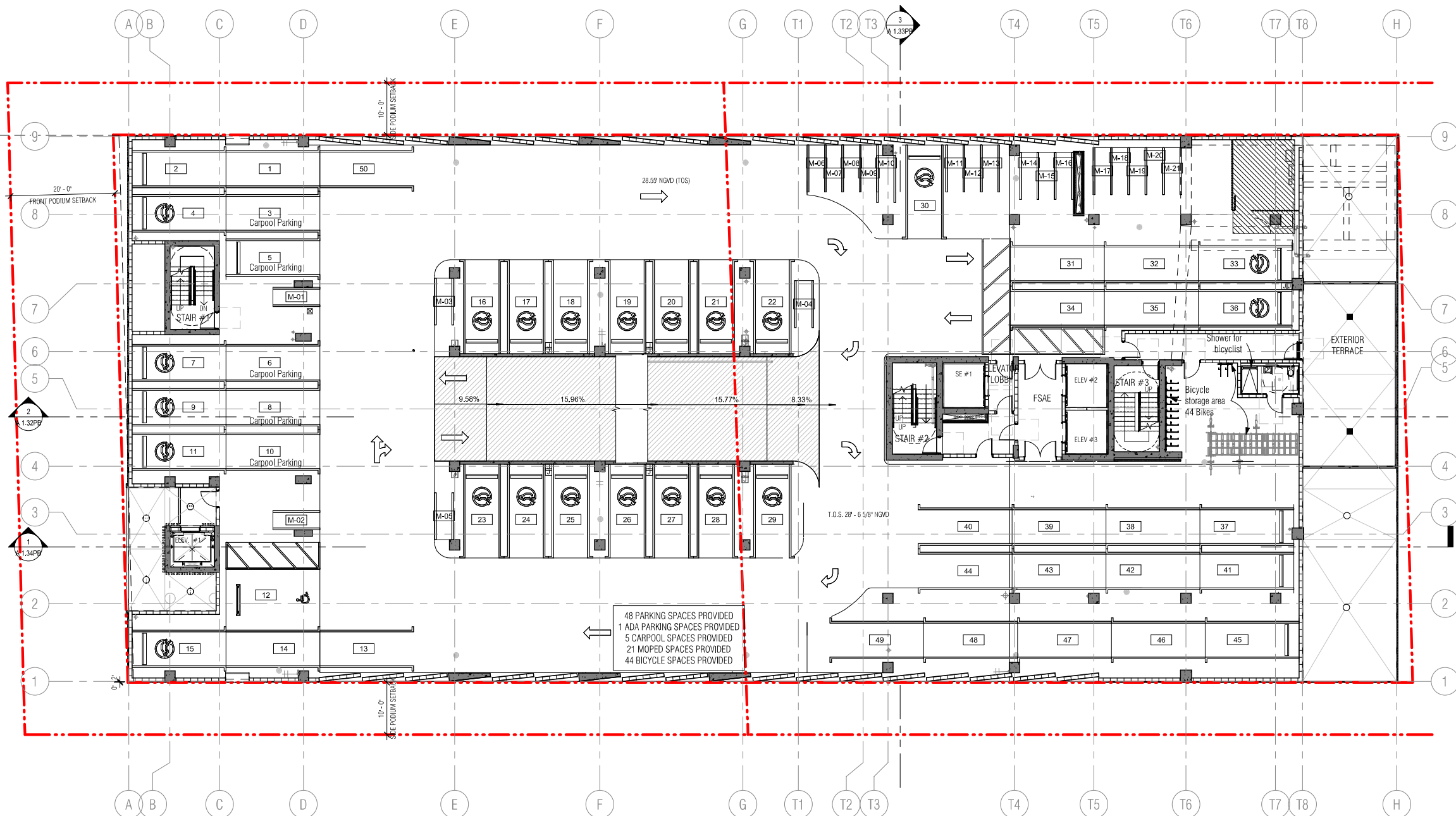
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1 PROPOSED LEVEL 2
3/32" = 1'-0"

HOTEL PARKING REQUIREMENTS			
TYPE	QUANTITY	RATIO	TOTAL REQUIRED
Hotel units 1-100	100 units	0.5 SPACES/UNITS	50 SPACES
Hotel units 101+	60 units	1.0 SPACES/UNITS	60 SPACES
Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat)			54 SPACES
TOTAL			164 SPACES
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010916

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PROPOSED LEVEL 02 PLAN OVERALL

A 1.02PB

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Autodesk Docs/0000/010916/000-1122-6747 Collins Hotel - Urbanica/010916_6747 Collins Hotel_F023.rvt

26/09/2024 14:45:09

HOTEL PARKING REQUIREMENTS

ALTERNATIVE PARKING INCENTIVE

TOTAL (Maximum 50% of 164 spaces)	
-----------------------------------	--

FBC - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES -
FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED - REQUIRE 5 ADA PARKING SPACES -



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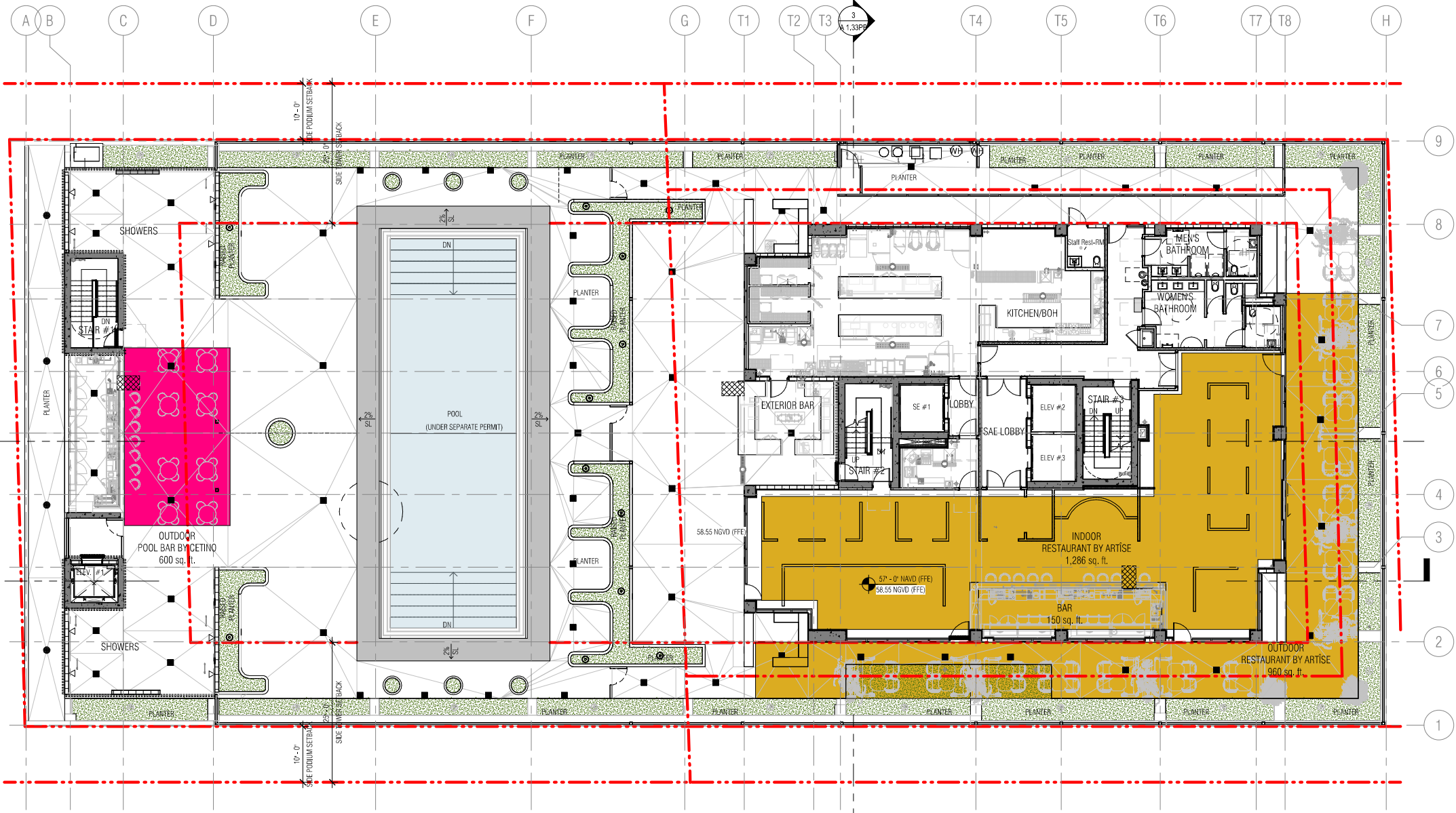
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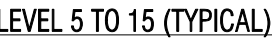
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1 PROPOSED LEVEL 4
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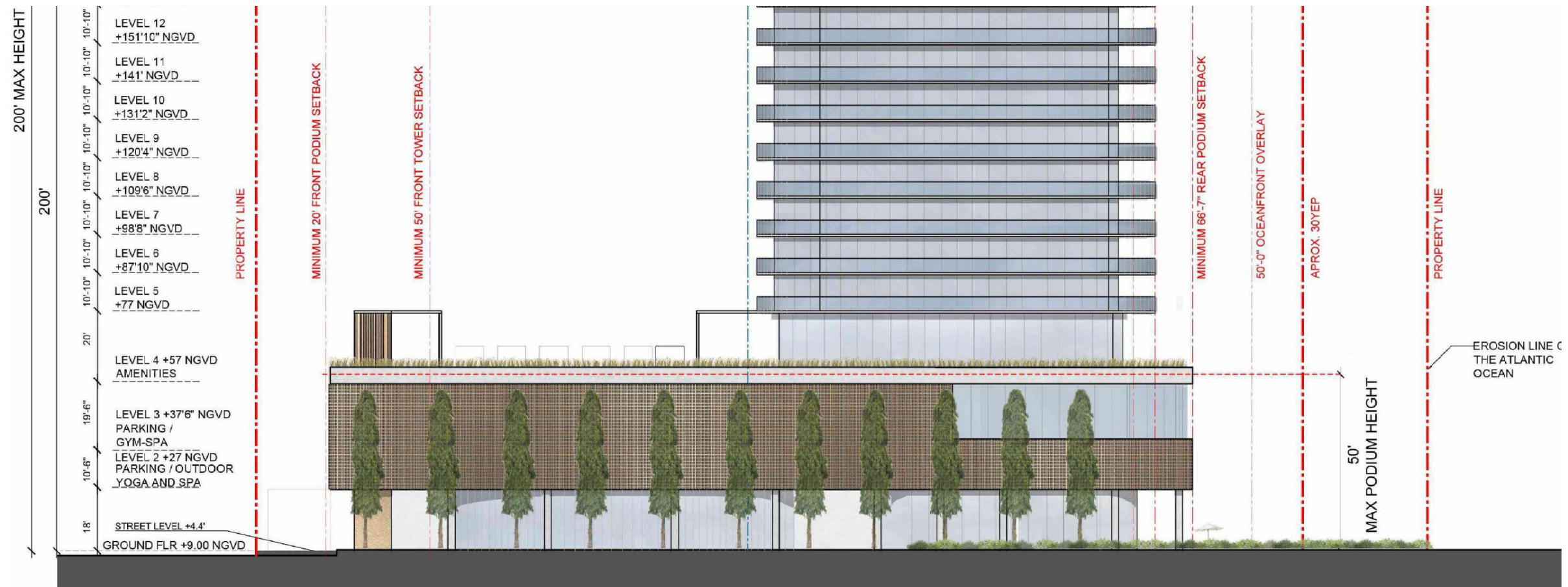
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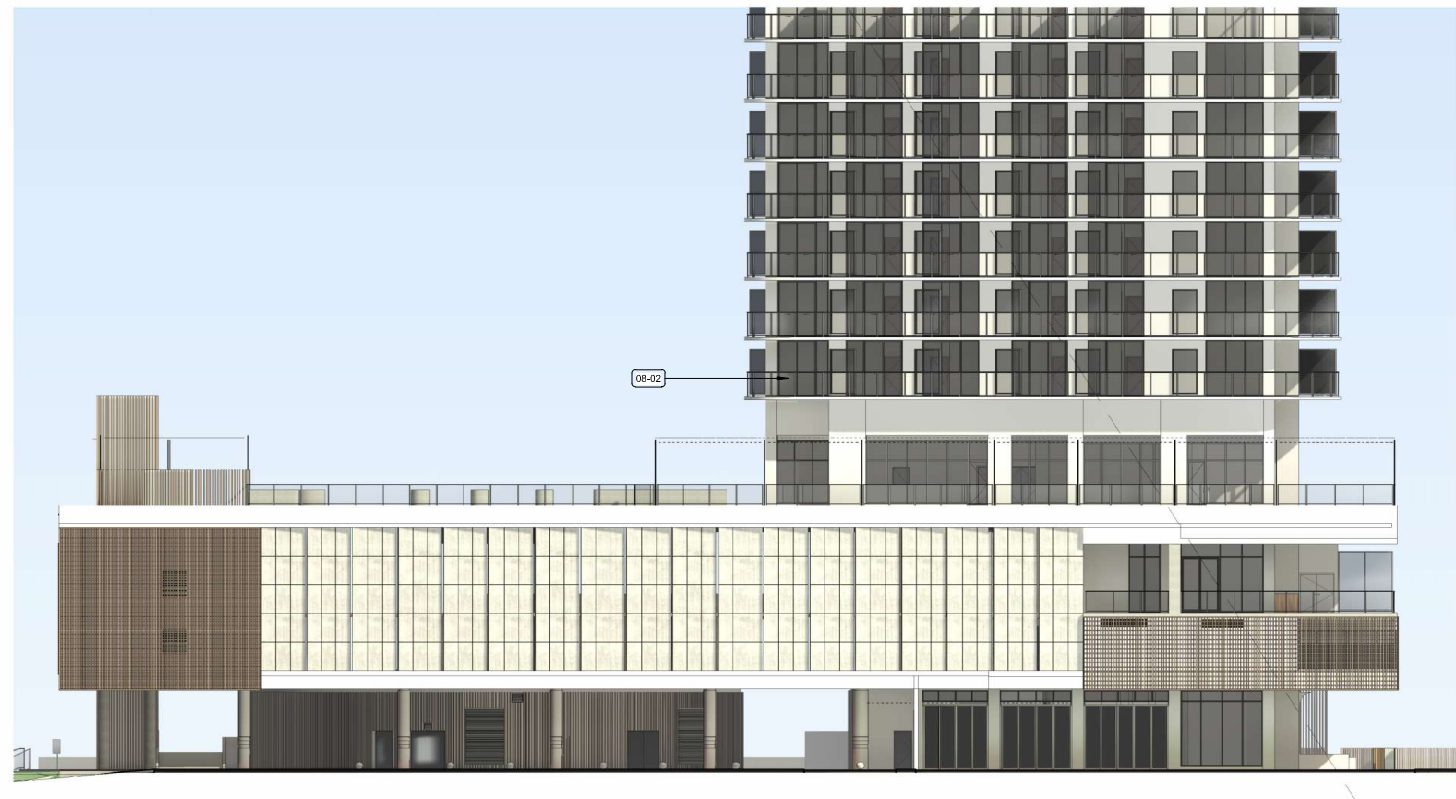
TYPICAL LEVEL, ROOF & UPPER ROOF
PLAN OVERALL

A 1.05PB

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1	APPROVED HPB ELEVATION
	N.T.S.



2 SOUTH ELEVATION PROPOSED ELEVATION



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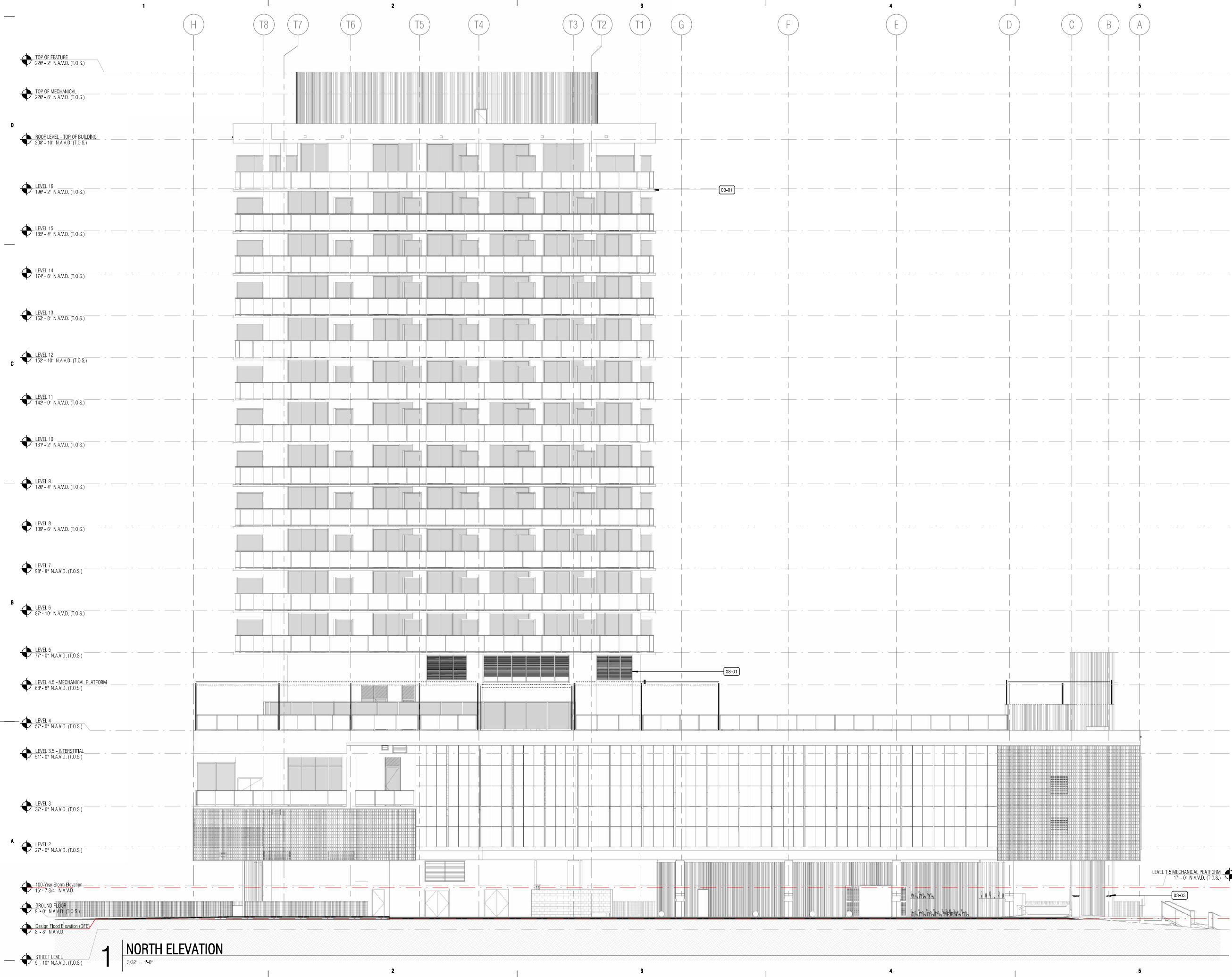
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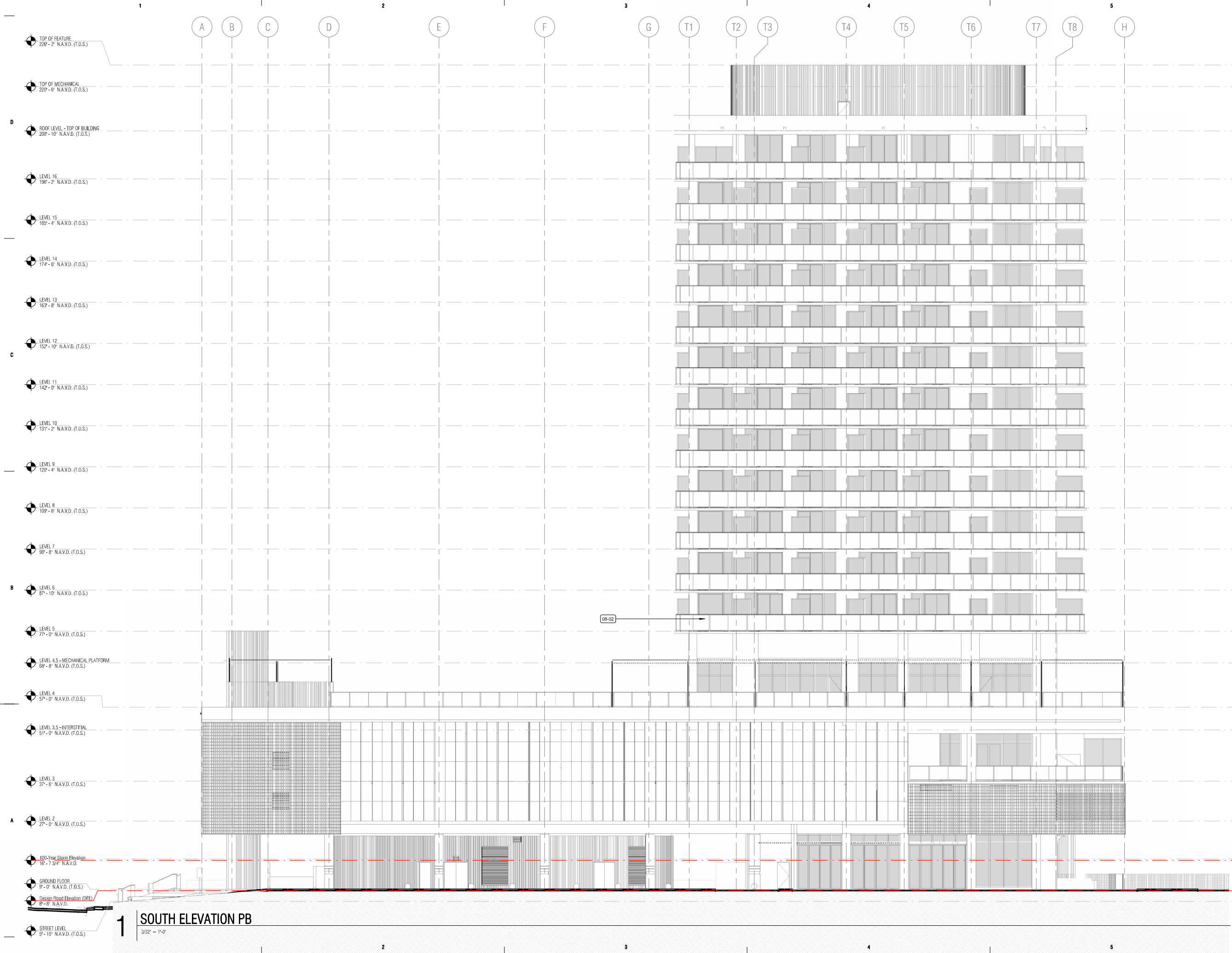
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OVERALL NORTH

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OVERALL SOUTH

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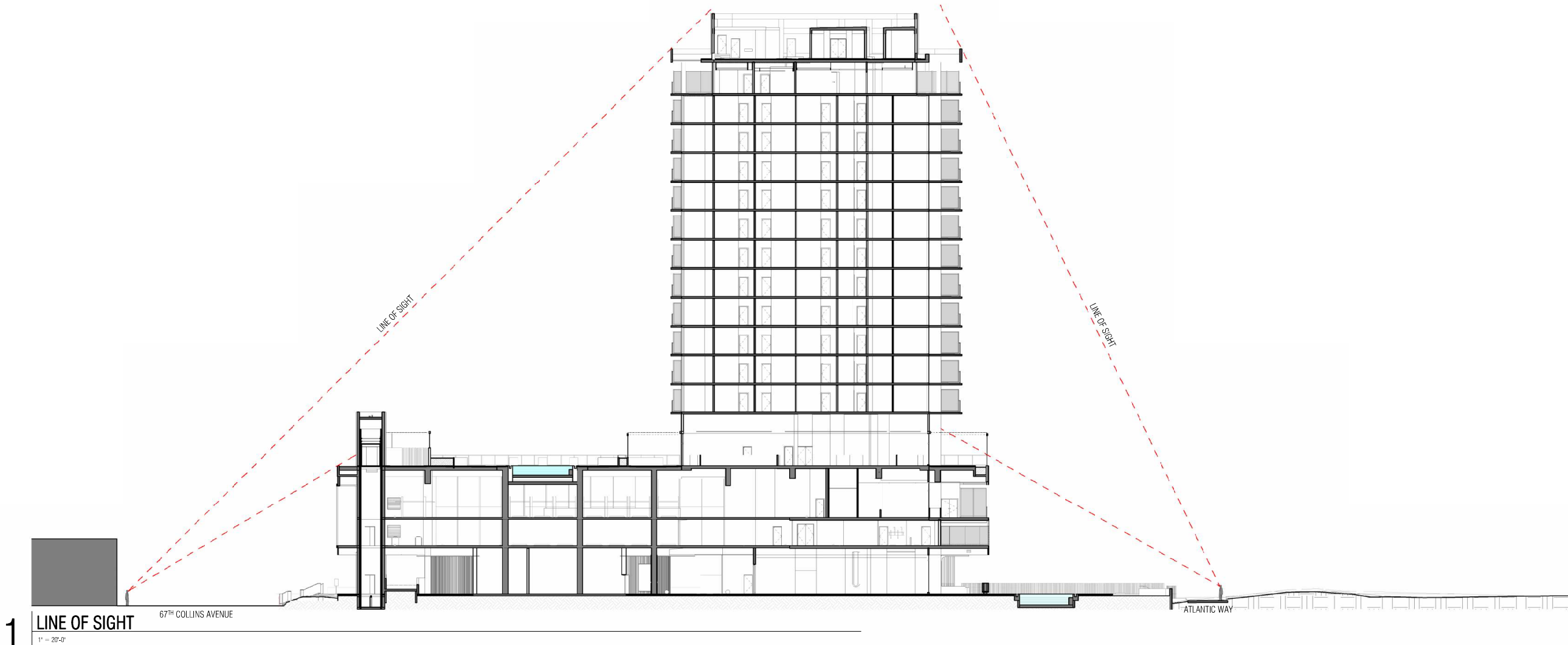
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D

C

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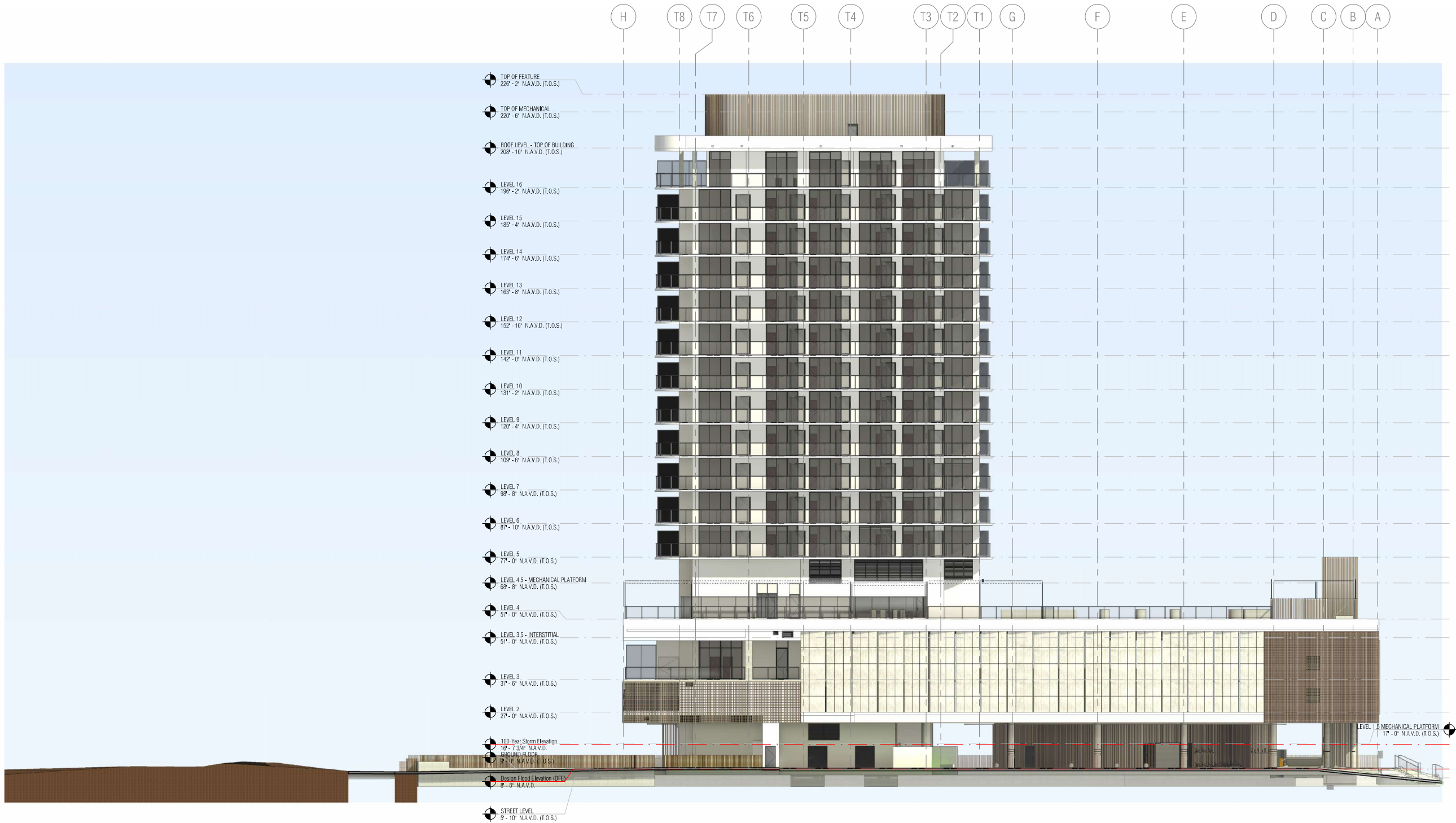
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SCALE: 1" = 20'-0"

D

C

B

A



1 RENDERED NORTH ELEVATION

1/16" = 1'-0"



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PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE
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D

C

B

A

FLOOR AREA RATIO			
LEVEL	TOTAL FAR BY LEVEL	FLOOR COUNT	TOTAL FAR
GROUND FLOOR	189 SF	1	189 SF
GROUND FLOOR	94 SF	1	94 SF
GROUND FLOOR	3,598 SF	1	3,598 SF
GROUND FLOOR	302 SF	1	302 SF
GROUND FLOOR	4,182 SF		4,182 SF

FLOOR AREA RATIO			
LEVEL	TOTAL FAR BY LEVEL	FLOOR COUNT	TOTAL FAR
LEVEL 2	189 SF	1	189 SF
LEVEL 2	94 SF	1	94 SF
LEVEL 2	1,331 SF	1	1,331 SF
LEVEL 2	1,613 SF		1,613 SF
LEVEL 3	189 SF	1	189 SF
LEVEL 3	94 SF	1	94 SF
LEVEL 3	3,958 SF	1	3,958 SF
LEVEL 3	4,240 SF		4,240 SF
LEVEL 4	6,498 SF	1	6,498 SF
LEVEL 4	188 SF	1	188 SF
LEVEL 4	94 SF	1	94 SF
LEVEL 4	6,779 SF		6,779 SF
LEVEL 5	6,490 SF	11	71,388 SF
LEVEL 5	6,490 SF		71,388 SF
LEVEL 16	5,429 SF	1	5,429 SF
LEVEL 16	5,429 SF		5,429 SF
TOTAL	28,734 SF		93,632 SF

GUEST ROOM MATRIX OVERALL	
Name	Count
GUEST ROOM A	9
GUEST ROOM A - COMMUNICATION FEATURES	1
GUEST ROOM A - MOBILITY FEATURES	1
GUEST ROOM A-M	9
GUEST ROOM A-M - COMMUNICATION FEATURES	1
GUEST ROOM A-M - MOBILITY FEATURES	1
GUEST ROOM B	18
GUEST ROOM B - COMMUNICATION FEATURES	2
GUEST ROOM B - MOBILITY FEATURES	2
GUEST ROOM B-2M	12
GUEST ROOM B-3M	12
GUEST ROOM B-M	18
GUEST ROOM B-M - COMMUNICATION FEATURES	2
GUEST ROOM B-M - MOBILITY FEATURES	2
GUEST ROOM C	10
GUEST ROOM C - COMMUNICATION FEATURES	1
GUEST ROOM C-M	10
GUEST ROOM C-M - COMMUNICATION FEATURES	1
GUEST ROOM D	10
GUEST ROOM D - COMMUNICATION FEATURES	1
GUEST ROOM D-M	10
GUEST ROOM D-M - COMMUNICATION FEATURES	1
GUEST ROOM E	9
GUEST ROOM E - COMMUNICATION FEATURES	1
GUEST ROOM E - MOBILITY FEATURES	1
GUEST ROOM E-M	9
GUEST ROOM E-M - COMMUNICATION FEATURES	1
GUEST ROOM E-M - MOBILITY FEATURES	1
GUEST ROOM F	1
GUEST ROOM F-M	1
GUEST ROOM G - COMMUNICATION FEATURES	1
GUEST ROOM H - COMMUNICATION FEATURES	1
Grand total	160

HOTEL PARKING REQUIREMENTS					
TYPE		QUANTITY	RATIO	TOTAL REQUIRED	
Hotel units 1-100		100 units	0.5 SPACES/UNITS	50 SPACES	
Hotel units 101+		60 units	1.0 SPACES/UNITS	60 SPACES	
Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat)				54 SPACES	
TOTAL				164 SPACES	
ALTERNATIVE PARKING INCENTIVE					
Bicycle parking long-term (Max. 15%)	75	0.20 P.S/BIKE	15 PARKING SPACES		
Moped (Max. 15%)	6	0.33 P.S/MOPED	2 PARKING SPACES		
Drop-off (Max. 3 drop-off)	3	3.00 P.S/DROP-OFF	9 PARKING SPACES		
Showers (for bicyclist, max. 4)	2	2.00 P.S/SHOWER	4 PARKING SPACES		
Carpool Parking (Max. 10%)	5	3.00 P.S/CARPOOL	15 PARKING SPACES		
TOTAL (Maximum 50% of 164 spaces)			45 PARKING SPACES		
PARKING PROVIDED	LEVELS		STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED
	LEVEL 1	Single Parking	6	0	6
	LEVEL 2	Single Parking	27	12	39
	LEVEL 3	Single Parking	27	12	39
	LEVEL 4	Single Parking	35	0	35
	TOTAL PARKING		95	24	119 TOTAL NEW PARKING
	Alternative parking reduction				45 PARKING SPACES
	TOTAL WITH BENEFIT				164 PARKING SPACES
	PROJECT TOTAL (110 unit parking required + 54 restaurant parking required)				164 TOTAL PARKING REQUIRED

FBC - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES -
FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED - REQUIRE 5 ADA PARKING SPACES -
ADA PARKING PROVIDED 5
BIKE RACK = Storage for 75 bikes provided
2 Bicycle shower at second and third floor.

	BUILDING TYPE
OCCUPANCY CLASSIFICATION	I-1, B, M, A-1, A-2, A-3, S-1, S-2
CONSTRUCTION TYPE	TYPE 1A, FULLY SPRINKLERED (FBC TABLE 101)
ALLOWABLE HEIGHT	NO LIMIT
ALLOWABLE MAX. AREA	NO LIMIT

BUILDING PLANS PREPARED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020, FLORIDA FIRE PREVENTION CODE 2020, AND FLORIDA ACCESSIBILITY CODE.

RESTAURANT SEATS COUNTS	AREA	SEATS	ADA SEATS (5%)	TOTAL
GROUND FLOOR	OUTDOOR - RESTAURANT - 595 SF	36	2	38
RESTAURANT - LEVEL 3	INDOOR - 660 SF	28	2	30
	OUTDOOR - 915 SF	30	2	32
LEVEL 4 - RESTAURANT	INDOOR - 1,286 SF	80	4	84
	OUTDOOR - 950 SF	57	3	60
	BAR - 150 SF	9	1	10
LEVEL 4 - BAR	BAR - 600 SF	38		40

TOTAL RESTAURANT
5,166 SQ. FT.

294

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

IT...	Zoning Information:		
1	Address:	6747 - 6757 COLLINS AVENUE, MIAMI BEACH, FL 33141	
2	Board and file numbers:	PB24-0686	
3	Folio Number(s):	02-3211-007-0440; 02-3211- 007 -0430	
4	Year Constructed:	N/A	Zoning District: CCC Civic and Convention Center District
5	Based Flood Elevation	8'-0" NGVD	Grade Value in NAVD: 6.18 NGVD
6	Adjusted Grade (Flood + Grade/2)	-	Lot Area: 41,625 sf
7	Lot Width:	125'-0"	Lot Depth: 333'-0"
8	Minimum Unit Size	335	Average Unit Size: 364 SF
9	Existing Use:	VACANT	Proposed Use: Hotel

	Maximum	Existing	Proposed	Deficiencies	
10	Height (Top of Building - Roof Level)	200'-0"	N/A	199'-10"	-
11	Number of Stories	N/A	N/A	16 STORIES	-
12	FAR	2.25 (93,656)	N/A	93,655 SF	-
13	Gross Square Footage		N/A	191,750 SF	-
14	Square Footage by Use	N/A	N/A	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	N/A	N/A	-
18	Occupancy Load	N/A	N/A	N/A	-

Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:				
19	Front Setback:	N/A	N/A	N/A
20	Side Setback:	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A
22	Side Setback Facing Street:	N/A	N/A	N/A
23	Rear Setback:	N/A	N/A	N/A

At Grade Parking:				
24	Front Setback:	N/A	N/A	N/A
25	Side Setback:	N/A	N/A	N/A
26	Side Setback:	N/A	N/A	N/A
27	Side Setback Facing Street:	N/A	N/A	N/A
28	Rear Setback:	N/A	N/A	N/A

Pedestal:				
29	Front Setback (WEST)	20'-0"	N/A	20 Ft. - 22'-8"
30	Side Setback (NORTH) 8% LOT WIDTH:	10'-0"	N/A	10'-0"
31	Side Setback (SOUTH) 8% LOT WIDTH:	10'-0"	N/A	10'-0"
32	Side Setback Facing Street:	N/A	N/A	N/A

33	Rear Setback (EAST):	N/A	N/A	66'-7" F1 - 69'-3"
Tower:				
34	Front Setback (WEST)	50'-0"	N/A	143'-2"Fl. - 145'-0"
35	Side Setback (NORTH) PEDESTAL SETBACK + 10% OF TOWER ABOVE 50':	25'-0"	N/A	25'-0"
36	Side Setback (SOUTH) PEDESTAL SETBACK + 10% OF TOWER ABOVE 50':	25'-0"	N/A	25'-0"
37	Side Setback Facing Street :	N/A	N/A	N/A
38	Rear Setback (EAST): 25% LOT DEPTH	83' - 3"	N/A	86'-4" - 87'-8"

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking District	I	I	I	
40	Total # of Parking Spaces	164	N/A	164	0
41	# of Parking Spaces Per Use (Provide a separate chart for a Breakdown Calculation	N/A	N/A	N/A	
42	# of Parking Spaces Per Level(Provide a...	N/A	N/A	N/A	
43	Parking Space Dimensions	8'-6" x 18'-0"	N/A	8'-6" x 18'-0"	
44	Parking Space Configuration (45°, 60°, 90°, Parallel)	90°	N/A	90°	
45	ADA Spaces	6	N/A	6	
46	Tandem Spaces	8'-6" x 18'-0"	N/A	24	
47	Drive Aisle Width	22'	N/A	22'	
48	Valet Drop Off and Pick Up	N/A	N/A	Yes	
49	Loading Zones and Trash Collection Areas	3	N/A	3	
50	Bicycle Parking, Location and Number of Racks	N/A	N/A	75	

Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of Use	N/A	VACANT	HOTEL
52	Total # of Seats	N/A	N/A	294
53	Total # of Seats per Venue (Provide a Separate Chart for a Breakdown...	N/A		
54	Total Occupant Content	N/A		
55	Occupant Content per Venue(Provide a Separate Chart for a Breakdown...	N/A		
56	Is this a Contributing Building?	NO		
57	Located within a Local Historic District	YES		



6747 COLLINS AVENUE

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Anna Caruso
CNS-Anna Caruso
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CORPORATION

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ALTERNATIVE PARKING LEVEL 1 PLAN
SECTOR EAST

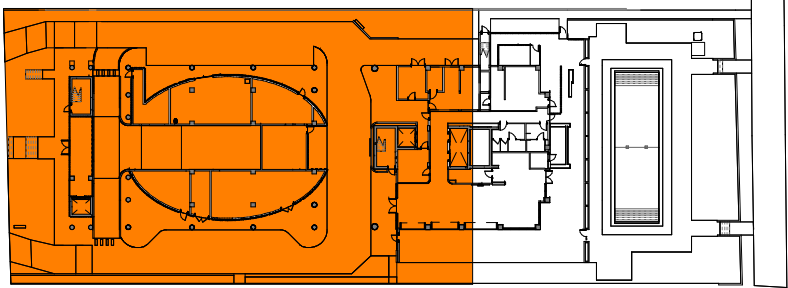
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KEYPLAN - ALTERNATIVE PARKING LEVEL 1

HOTEL PARKING REQUIREMENTS				
TYPE		QUANTITY	RATIO	TOTAL REQUIRED
Hotel units 1-100		100 units	0.5 SPACES/UNITS	50 SPACES
Hotel units 101+		60 units	1.0 SPACES/UNITS	60 SPACES
Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat)				54 SPACES
TOTAL				164 SPACES
ALTERNATIVE PARKING INCENTIVE				
Bicycle parking long-term (Max. 15%)	75	0.20 P.S./BIKE	15 PARKING SPACES	
Moped (Max. 15%)	6	0.33 P.S./MOPED	2 PARKING SPACES	
Drop-off (Max. 3 drop-off)	3	3.00 P.S./DROP-OFF	9 PARKING SPACES	
Showers (for bicyclist, max. 4)	2	2.00 P.S./SHOWER	4 PARKING SPACES	
Carpool Parking (Max. 10%)	5	3.00 P.S./CARPOOL	15 PARKING SPACES	
TOTAL (Maximum 50% of 164 spaces)			45 PARKING SPACES	
LEVELS		STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED
LEVEL 1	Single Parking	6	0	6
LEVEL 2	Single Parking	27	12	39
LEVEL 3	Single Parking	27	12	39
LEVEL 4	Single Parking	35	0	35
TOTAL PARKING		95	24	119 TOTAL NEW PARKING
Alternative parking reduction				45 PARKING SPACES
TOTAL WITH BENEFIT				164 PARKING SPACES
PROJECT TOTAL (110 unit parking required + 54 restaurant parking required)				164 TOTAL PARKING REQUIRED

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CNS-Anna Caruso
01/01/2024
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PLANNING BOARD

PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE
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PROJECT NUMBER:
010976

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES.

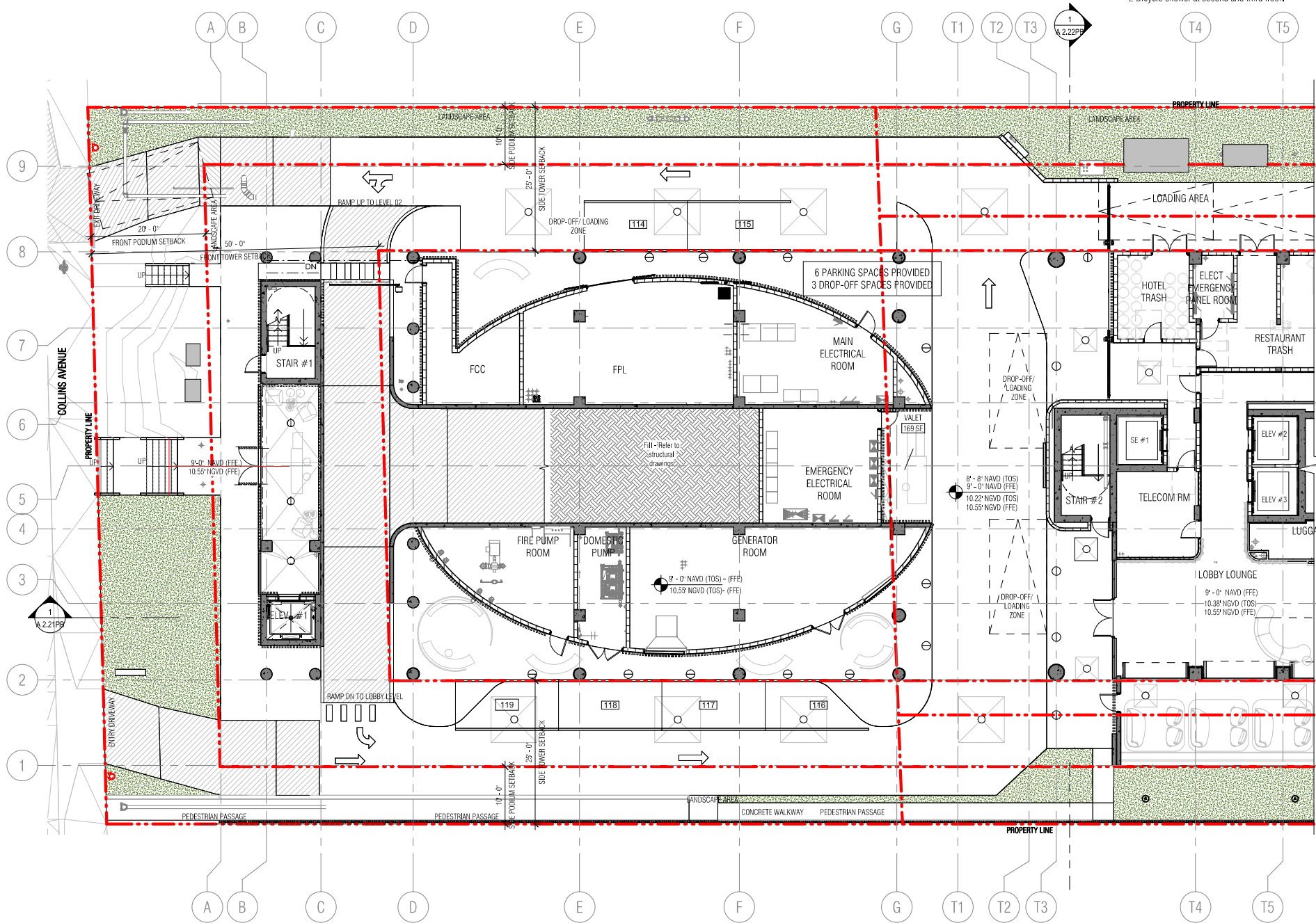
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DRAWING NAME:

ALTERNATIVE PARKING LEVEL 1 PLAN
SECTOR WEST

A 2.11WPB

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Office Registration # AA C000465
SCALE: As indicated



1 ALTERNATIVE PARKING LEVEL 1 - WEST SECTOR

3/32" = 1'-0"

FBG - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES -
 FBG - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED - REQUIRE 5 ADA PARKING SPACES -
ADA PARKING PROVIDED 5
 BIKE RACK = Storage for 75 bikes provided
 2 Bicycle shower at second and third floor.



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PROJECT ISSUE DATE : 07/07/24

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ALTERNATIVE PARKING PLAN LEVEL 2

A 2.12PB

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SCALE: As indicated



1 ALTERNATIVE PARKING - LEVEL 2

$$3/32'' = 1'-0''$$

D

C

B

A

HOTEL PARKING REQUIREMENTS				
TYPE		QUANTITY	RATIO	TOTAL REQUIRED
Hotel units 1-100		100 units	0.5 SPACES/UNITS	50 SPACES
Hotel units 101 +		60 units	1.0 SPACES/UNITS	60 SPACES
Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat)				54 SPACES
TOTAL				164 SPACES
ALTERNATIVE PARKING INCENTIVE				
Bicycle parking long-term (Max. 15%)	75	0.20 P.S/BIKE	15 PARKING SPACES	
Moped (Max. 15%)	6	0.33 P.S/MOPED	2 PARKING SPACES	
Drop-off (Max. 3 drop-off)	3	3.00 P.S/DROP-OFF	9 PARKING SPACES	
Showers (for bicyclist, max. 4)	2	2.00 P.S/SHOWER	4 PARKING SPACES	
Carpool parking (Max. 10%)	5	3.00 P.S/CARPOOL	15 PARKING SPACES	
TOTAL (Maximum 50% of 164 spaces)			45 PARKING SPACES	
LEVELS		STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED
LEVEL 1	Single Parking	6	0	6
LEVEL 2	Single Parking	27	12	39
LEVEL 3	Single Parking	27	12	39
LEVEL 4	Single Parking	35	0	35
TOTAL PARKING		95	24	119 TOTAL NEW PARKING
Alternative parking reduction				45 PARKING SPACES
TOTAL WITH BENEFIT				164 PARKING SPACES
PROJECT TOTAL (110 unit parking required + 54 restaurant parking required)				164 TOTAL PARKING REQUIRED

FBC - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES
FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED - REQUIRE 5 ADA PARKING SPACES -
ADA PARKING PROVIDED 5
BIKE RACK = Storage for 75 bikes provided
2 Bicycle shower at second and third floor.



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PLANNING BOARD

PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE
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PROJECT NUMBER:
010916

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES.

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DRAWING NAME:

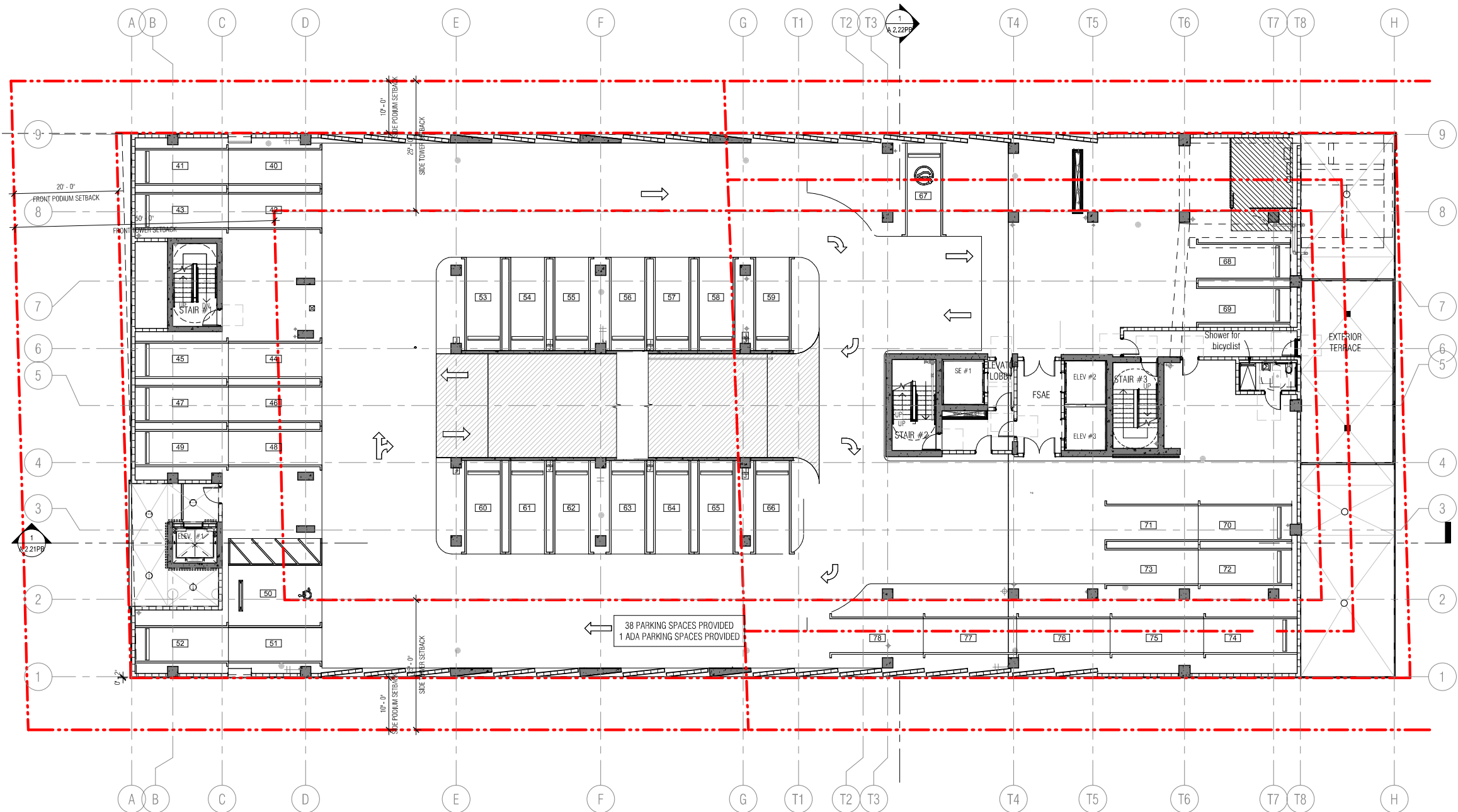
ALTERNATIVE PARKING PLAN LEVEL 3

A 2.13PB

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26/09/2024 14:54:19



1 ALTERNATIVE PARKING - LEVEL 3
3/32" = 1'-0"

HOTEL PARKING REQUIREMENTS					
TYPE		QUANTITY	RATIO	TOTAL REQUIRED	
Hotel units 1-100		100 units	0.5 SPACES/UNITS	50 SPACES	
Hotel units 101+		60 units	1.0 SPACES/UNITS	60 SPACES	
Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat)				54 SPACES	
TOTAL				164 SPACES	
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TOTAL (Maximum 50% of 164 spaces)			45 PARKING SPACES		
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	LEVEL 3	Single Parking	27	12	39
	LEVEL 4	Single Parking	35	0	35
	TOTAL PARKING		95	24	119 TOTAL NEW PARKING
	Alternative parking reduction		45 PARKING SPACES		
TOTAL WITH BENEFIT		164 PARKING SPACES			
PROJECT TOTAL (110 unit parking required + 54 restaurant parking required)				164 TOTAL PARKING REQUIRED	

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PLANNING BOARD

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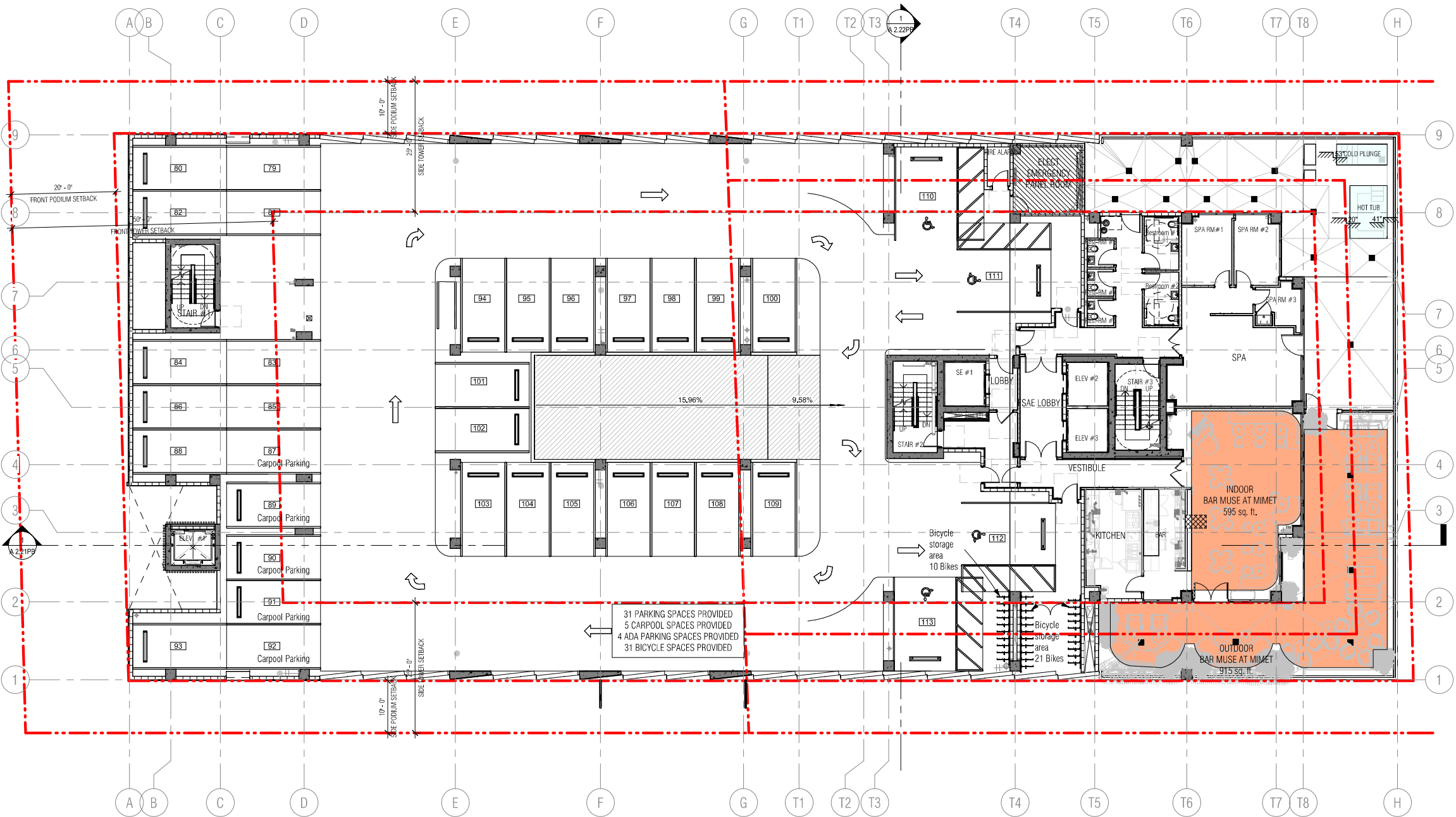
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DRAWING NAME:

ALTERNATIVE PARKING PLAN LEVEL 4

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1 ALTERNATIVE PARKING - LEVEL 4
3/32" = 1'-0"



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PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE
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PROJECT NUMBER:
010976

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DRAWING NAME

ALTERNATIVE CROSS SECTION A

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SCALE: 3/32" = 1'-0"