

6747 COLLINS AVENUE
MIAMI BEACH, FL 33141

URBANICA HOTELS



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

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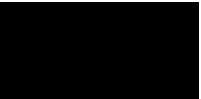
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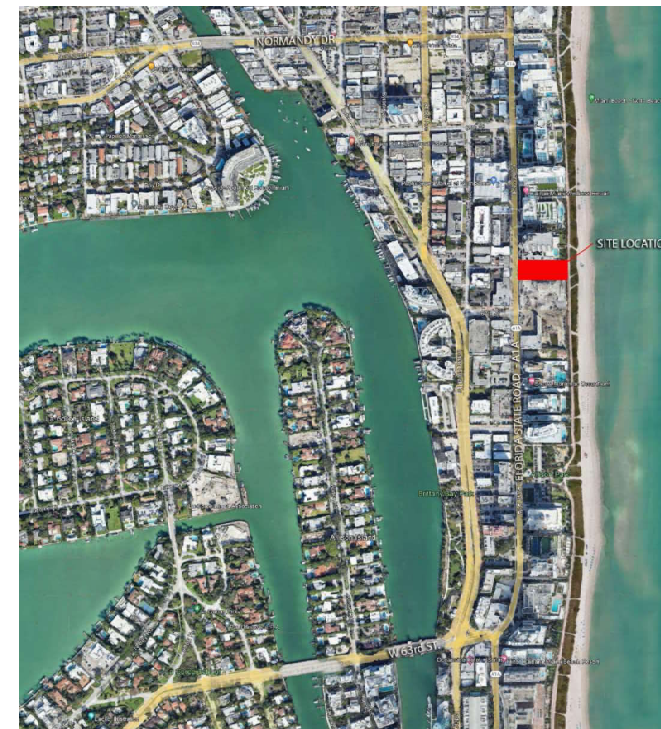


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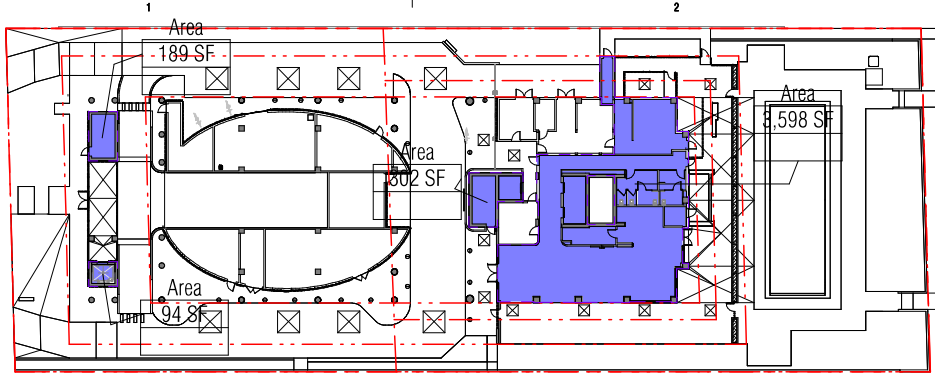
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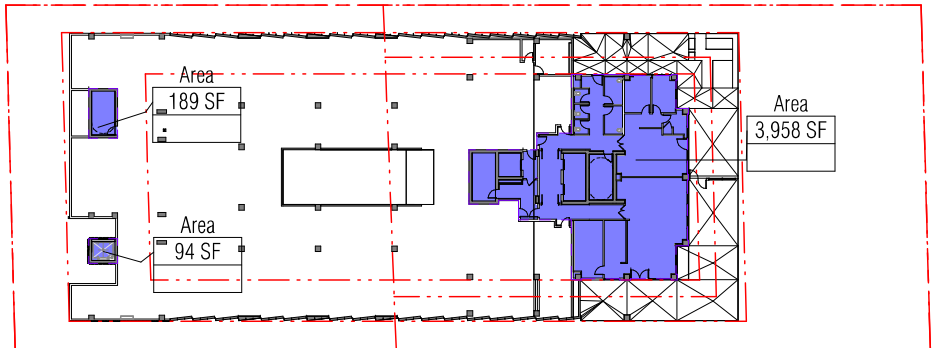
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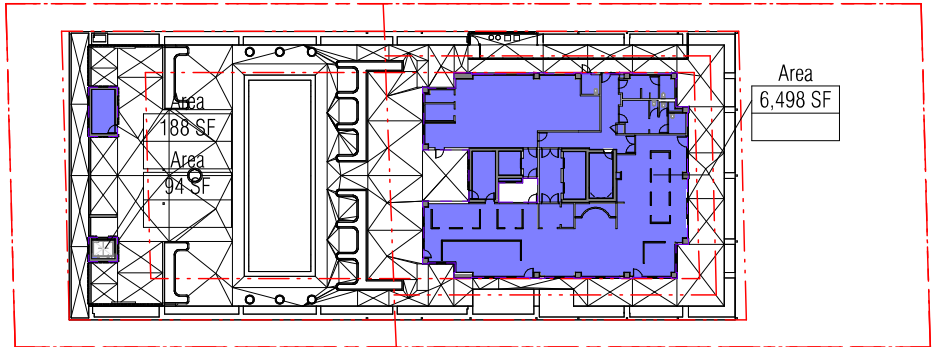
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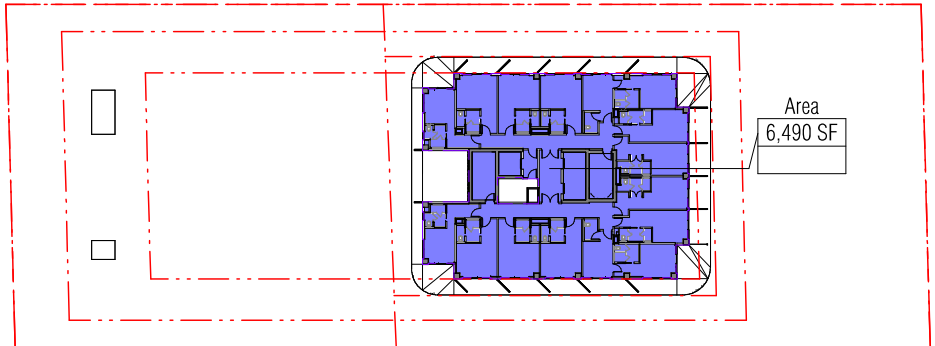
1 GROUND LEVEL FAR
1/32" = 1'-0"



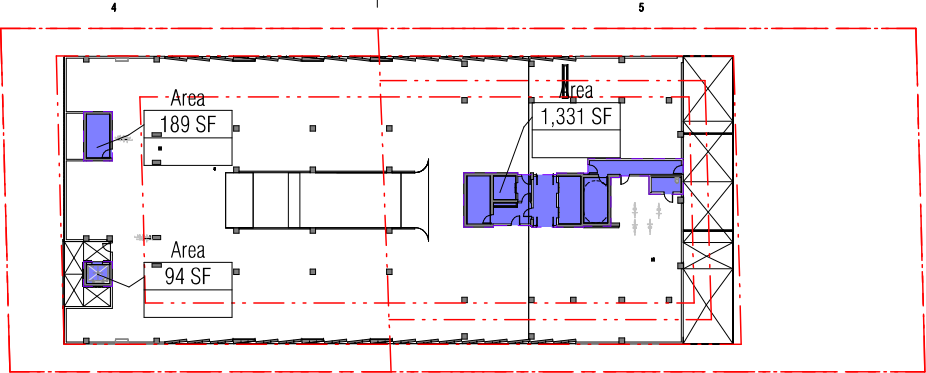
3 LEVEL 3 PARKING FAR
1/32" = 1'-0"



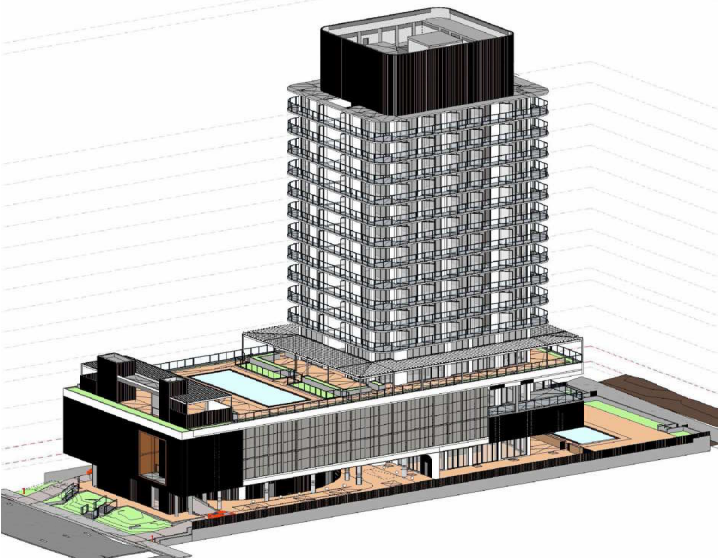
4 LEVEL POOL - AMENITY FAR
1/32" = 1'-0"



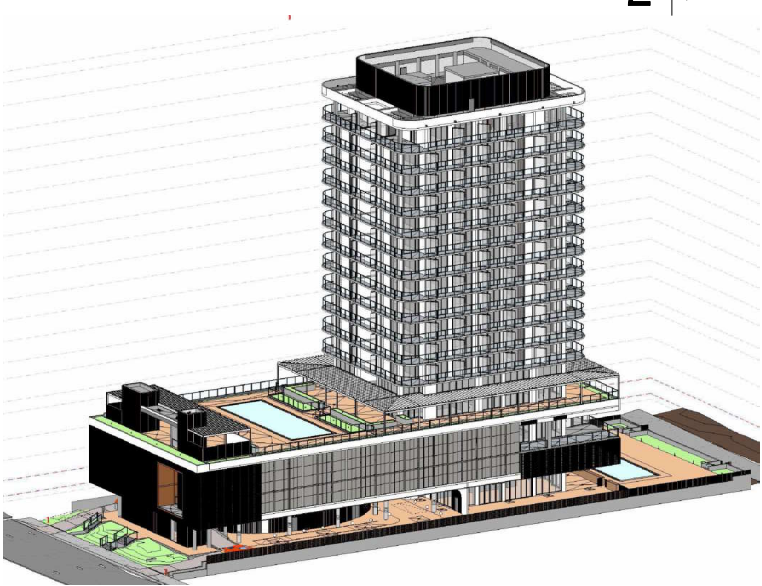
5 LEVEL 5 TO 15 FAR
1/32" = 1'-0"



2 LEVEL 2 PARKING FAR
1/32" = 1'-0"



8 EXISTING WITH UNITS FAR REDUCTION
1/2" = 1'-0"



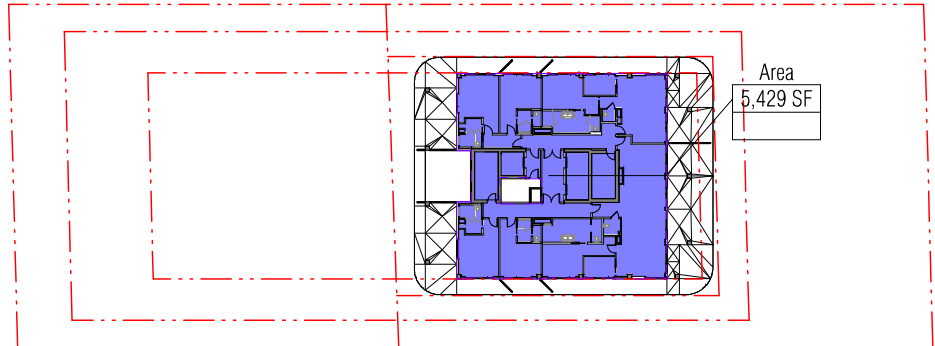
7 PROPOSED WITH CAR STACKERS
1/2" = 1'-0"

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
GROUND FLOOR	3,598 SF	1	3,598 SF
GROUND FLOOR	302 SF	1	302 SF
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
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



6 LEVEL 16 FAR
1/32" = 1'-0"



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010916

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DRAWING NAME:

FAR AREA DIAGRAMS

A 0.04PB

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SITE PLAN - GROUND FLOOR

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D

C

1 COLLINS AVENUE CONTEXT ELEVATION

1" = 40'-0"

B

A

2 ATLANTIC WAY CONTEXT ELEVATION

1" = 40'-0"



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CONTEXTUAL ELEVATION DRAWING

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1	Ariel View
	N.T.S.



2	Visualization - Front View
	N.T.S.



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VISUALIZATION

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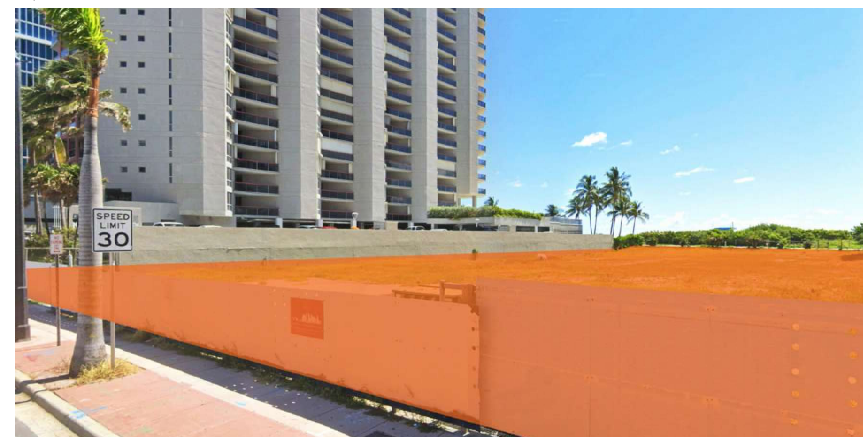
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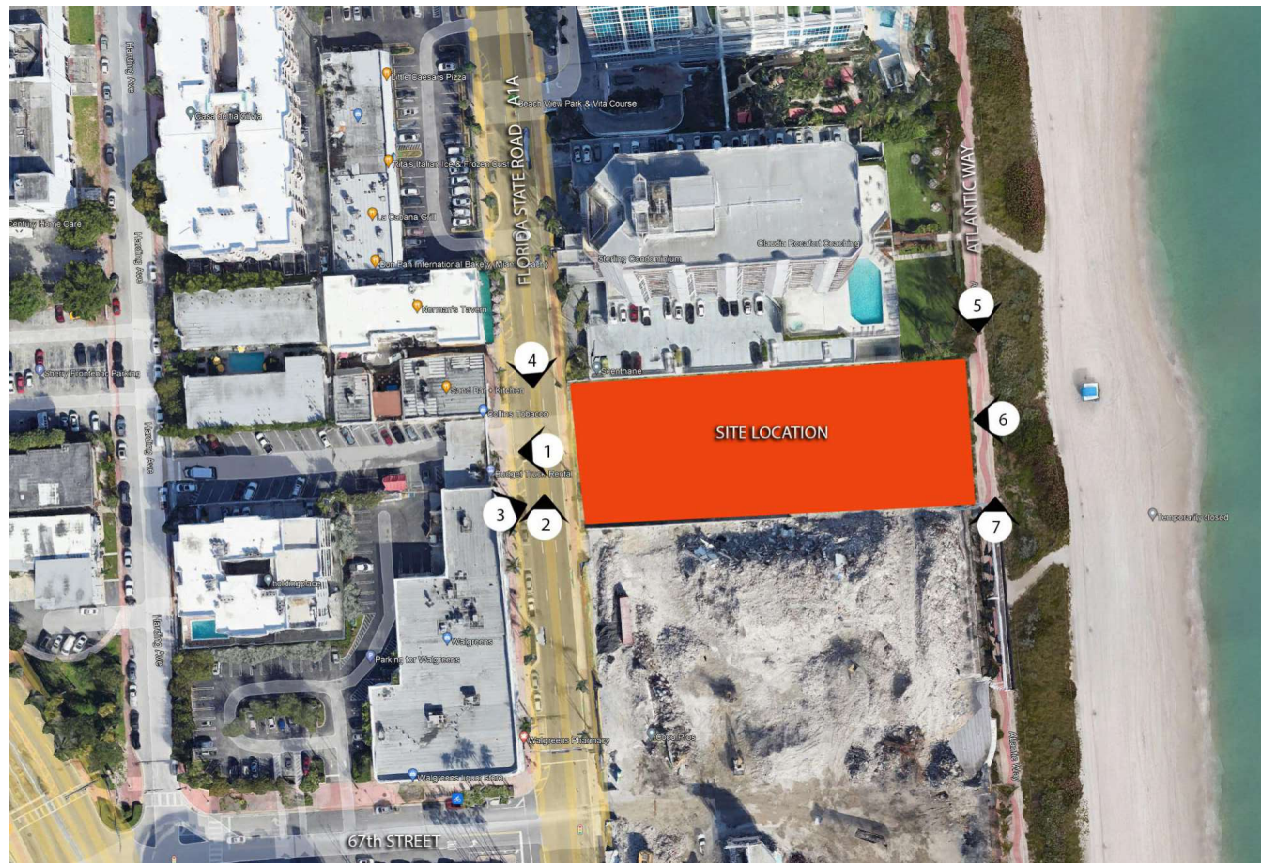
2	02 VIEW
	N.T.S.



3 | 03 VIEW



4	04 VIEW
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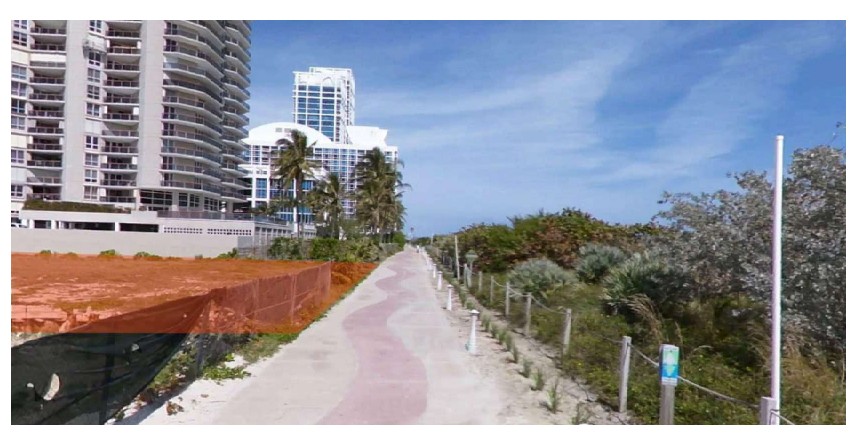
KEY PLAN
N.T.S.



5	05 VIEW
	N.T.S.



6	06 VIEW
	N.T.S.



7	07 VIEW
	N.T.S.



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DRAWING NAME

EXISTING PHOTOGRAPHY

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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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The seal of the State of Florida is visible in the background of the bottom right section of the page. It features a circular design with the words "STATE OF FLORIDA" around the top and "JULY 6, 1921" at the bottom. In the center is a sun rising over palm trees and water, with a banner below it reading "IN GOD WE TRUST".

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.

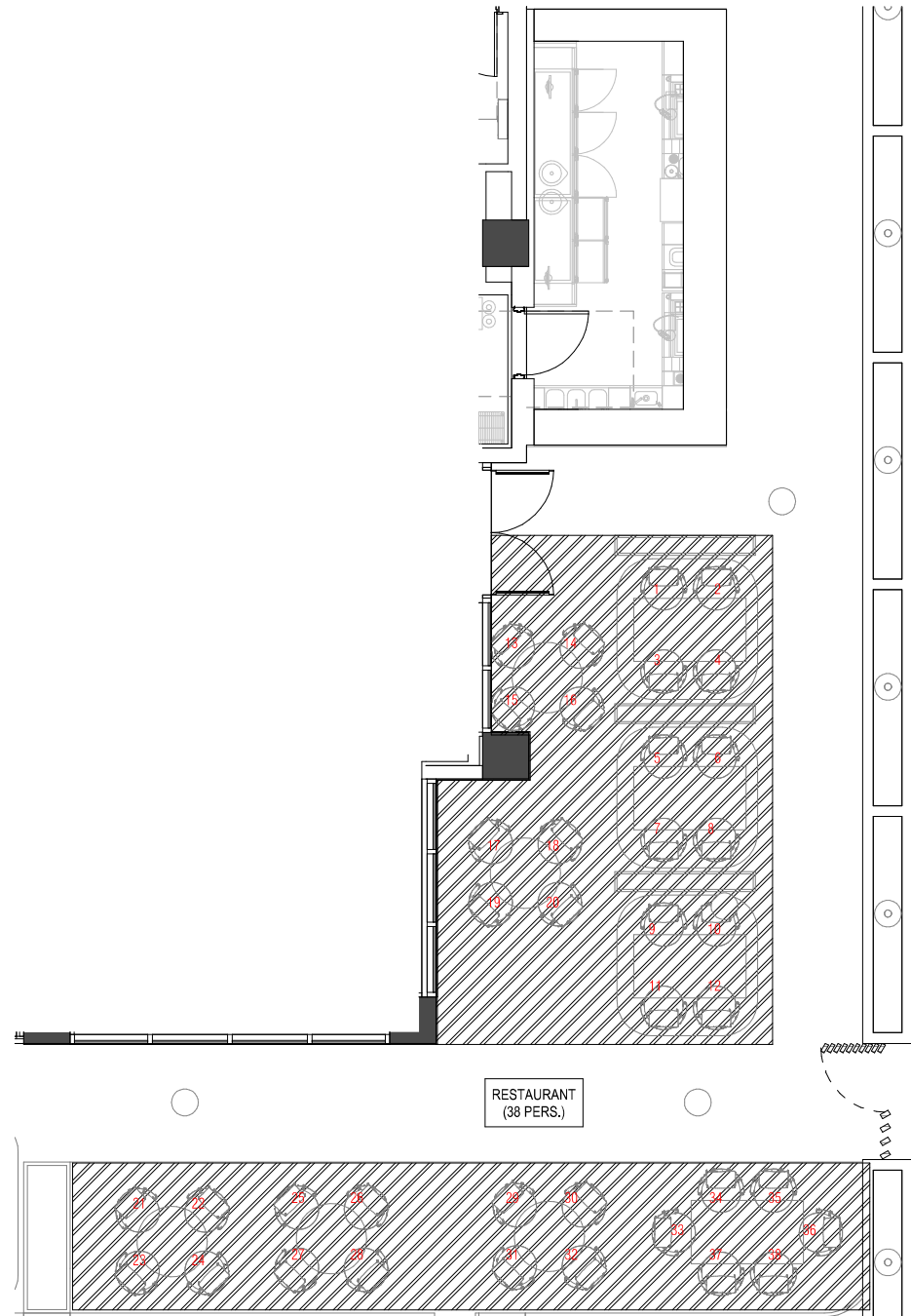
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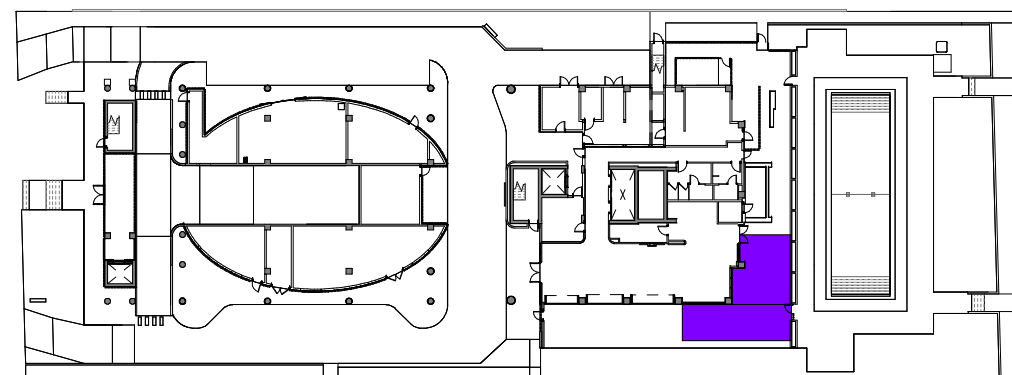
LEVEL 01 SEAT COUNT DIAGRAM

A 0.09PB

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SCALE: As indicated



LEVEL 1 - SEAT COUNT - RESTAURANT BY BREZZA

$$1/4'' = 1'-0''$$


LEVEL 1 - RESTAURANT KEY PLAN



1 LEVEL 3 - SEAT COUNT - BAR MUSE AT MIMET

1/4" = 1'-0"

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.				

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



6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

OWNER:

URBANICA THE HOTELS
1000 FIFTH ST, SUITE 102
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P:786.571.1700

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PLANNING BOARD

PROJECT ISSUE DATE : 07/07/24

ISSUE # DESCRIPTION DATE

PROJECT NUMBER:
010976

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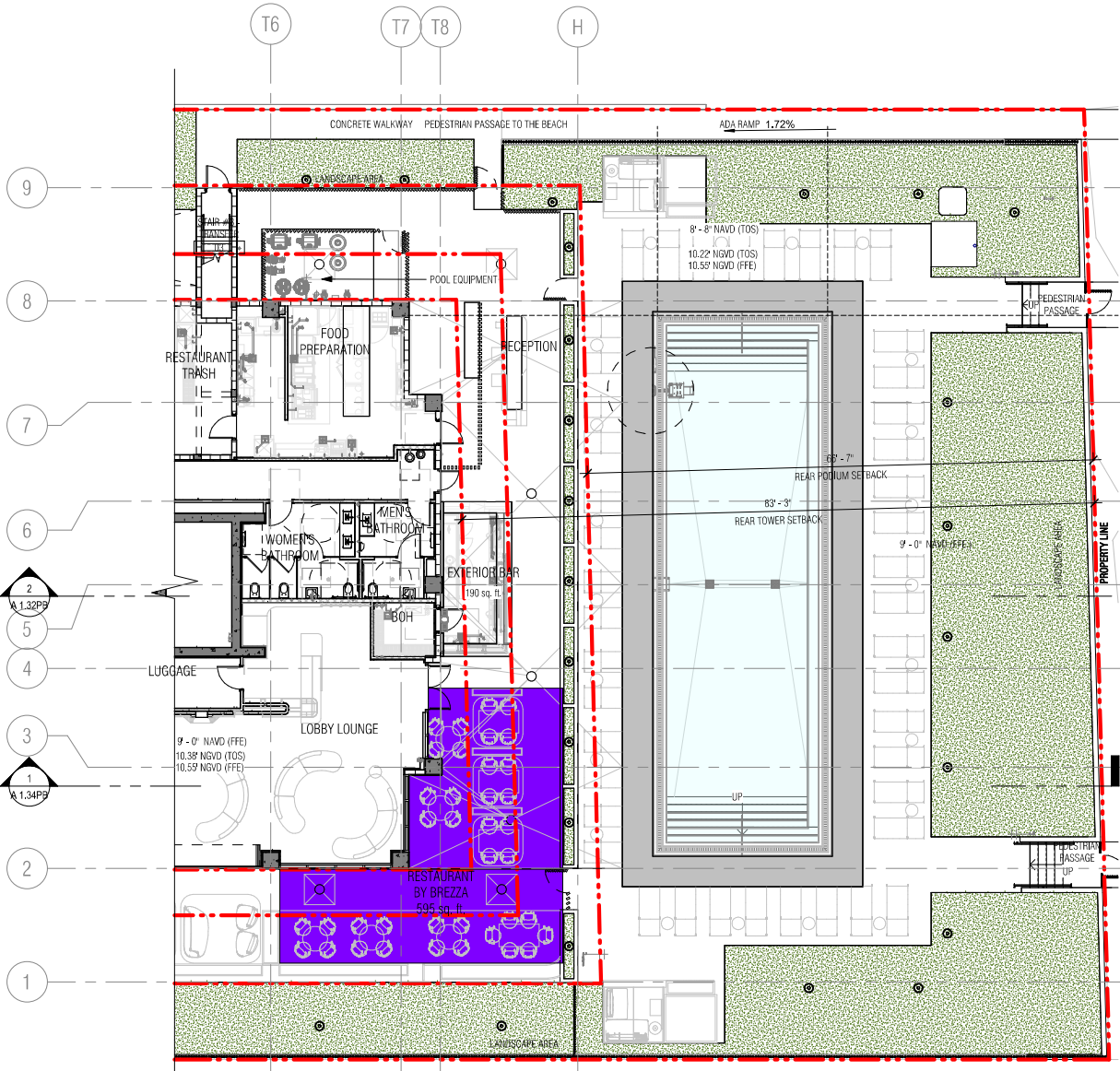
LEVEL 03 SEAT COUNT DIAGRAM

A 0.10PB

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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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MIAMI BEACH, FL 33141

OWNER:

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P:786.571.1700

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ISSUE # DESCRIPTION DATE

PROJECT NUMBER:

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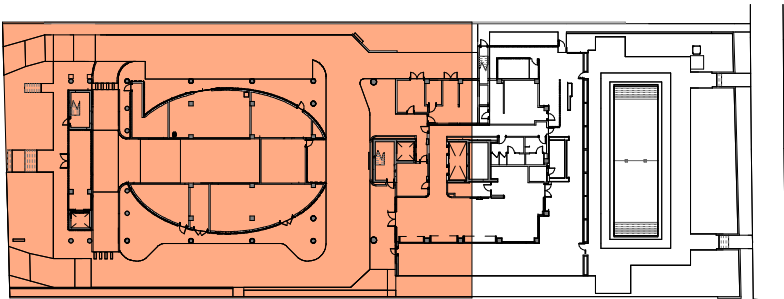
PROPOSED LEVEL 01 PLAN SECTOR
EAST

A 1.01EPB

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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	
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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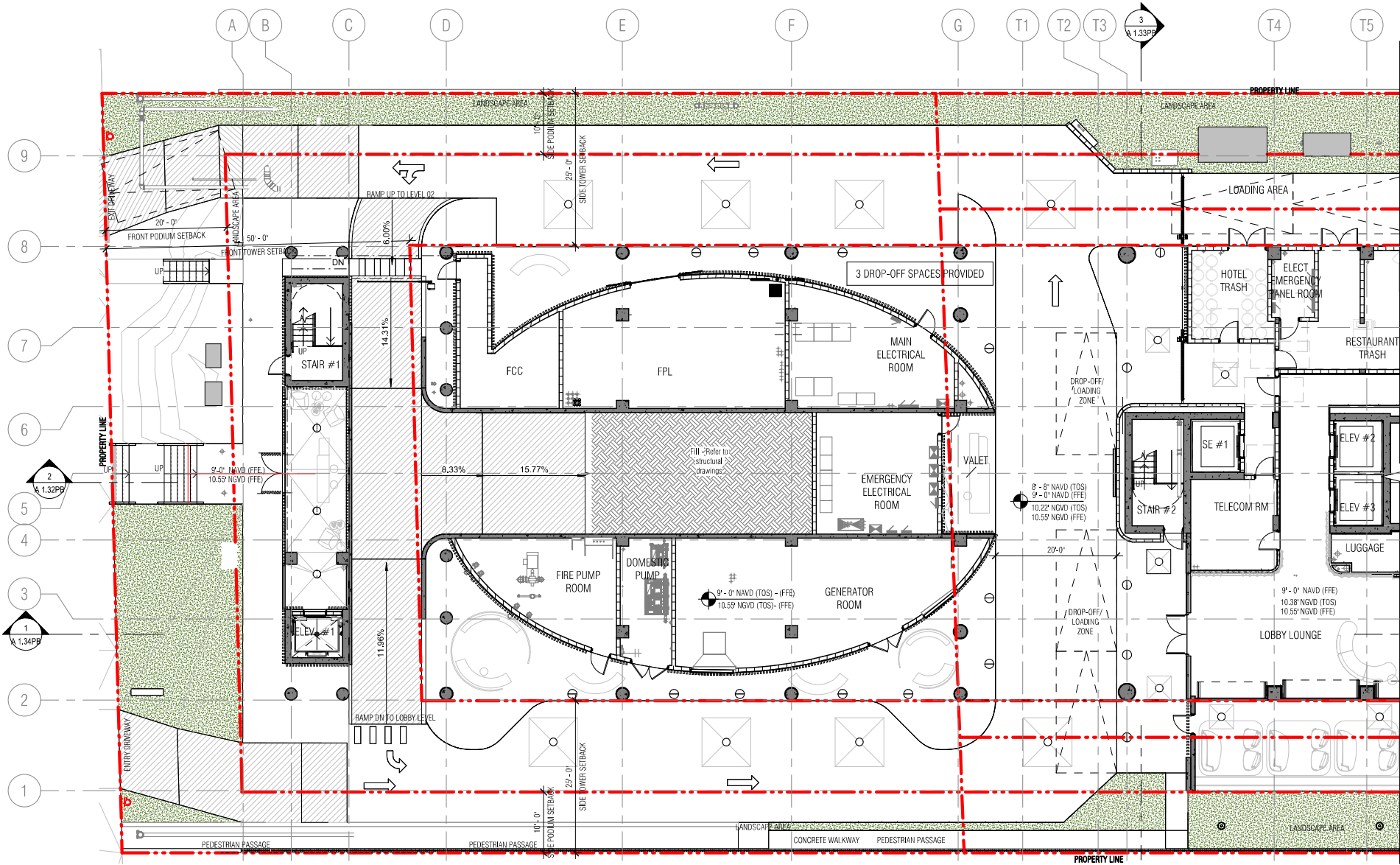
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PROPOSED LEVEL 1 - WEST SECTOR

3/32" = 1'-0"

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PROJECT ISSUE DATE : 07/07/24

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PROJECT NUMBER:
010976

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DRAWING NAME:
PROPOSED LEVEL 01 PLAN SECTOR WEST

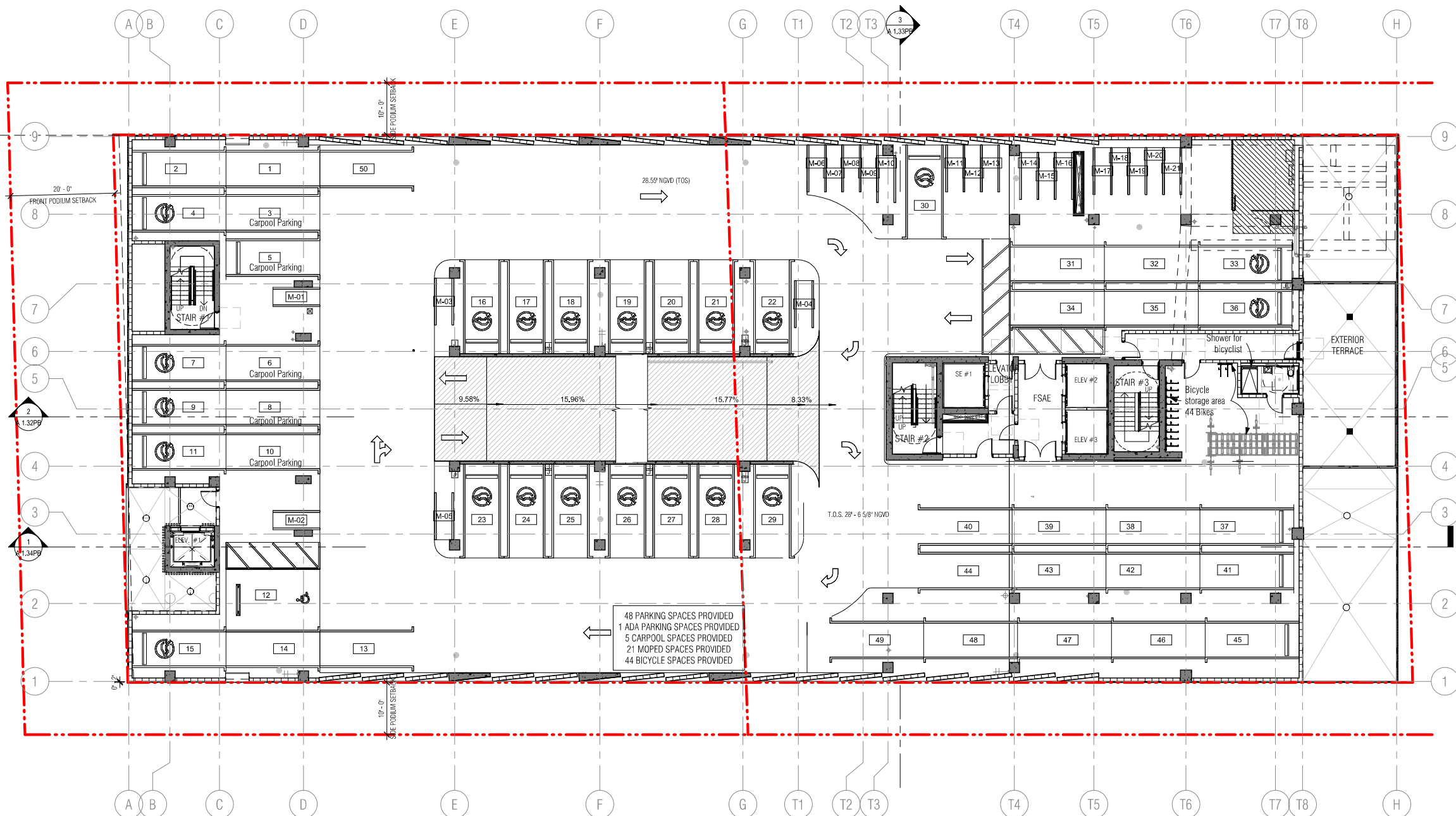
A 1.01WPB

D

C

B

A



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
ALTERNATIVE PARKING INCENTIVE			
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TOTAL (Maximum 50% of 164 spaces)			48 PARKING SPACES
LEVELS	STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED
LEVEL 1	0	0	0
LEVEL 2	26	24	50
LEVEL 3	6	0	66
TOTAL PARKING			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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PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE
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PROJECT NUMBER:
010916

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PROPOSED LEVEL 02 PLAN OVERALL

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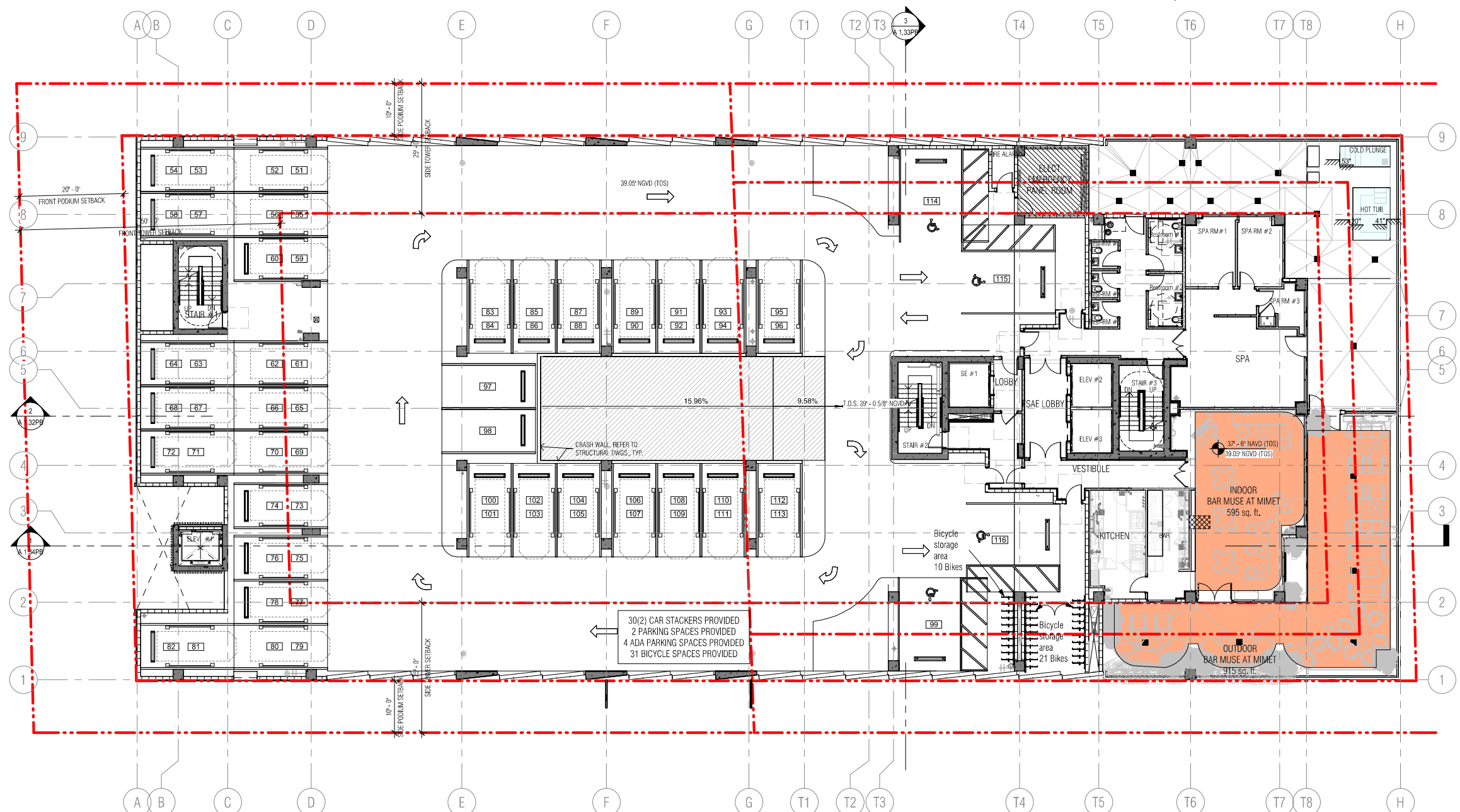
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26/09/2024 14:45:09

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				
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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 (Maxdum 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
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TOTAL WITH BENEFIT				164 PARKING SPACES
PROJECT TOTAL (110 unit parking required + 54 restaurant parking required)				164 TOTAL PARKING REQUIRED

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ADA PARKING PROVIDED 5
BIKE RACK = Storage for 75 bikes provided
1 Bicycle shower at second floor.



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PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE
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DRAWING NAME

PROPOSED LEVEL 03 PLAN OVERALL

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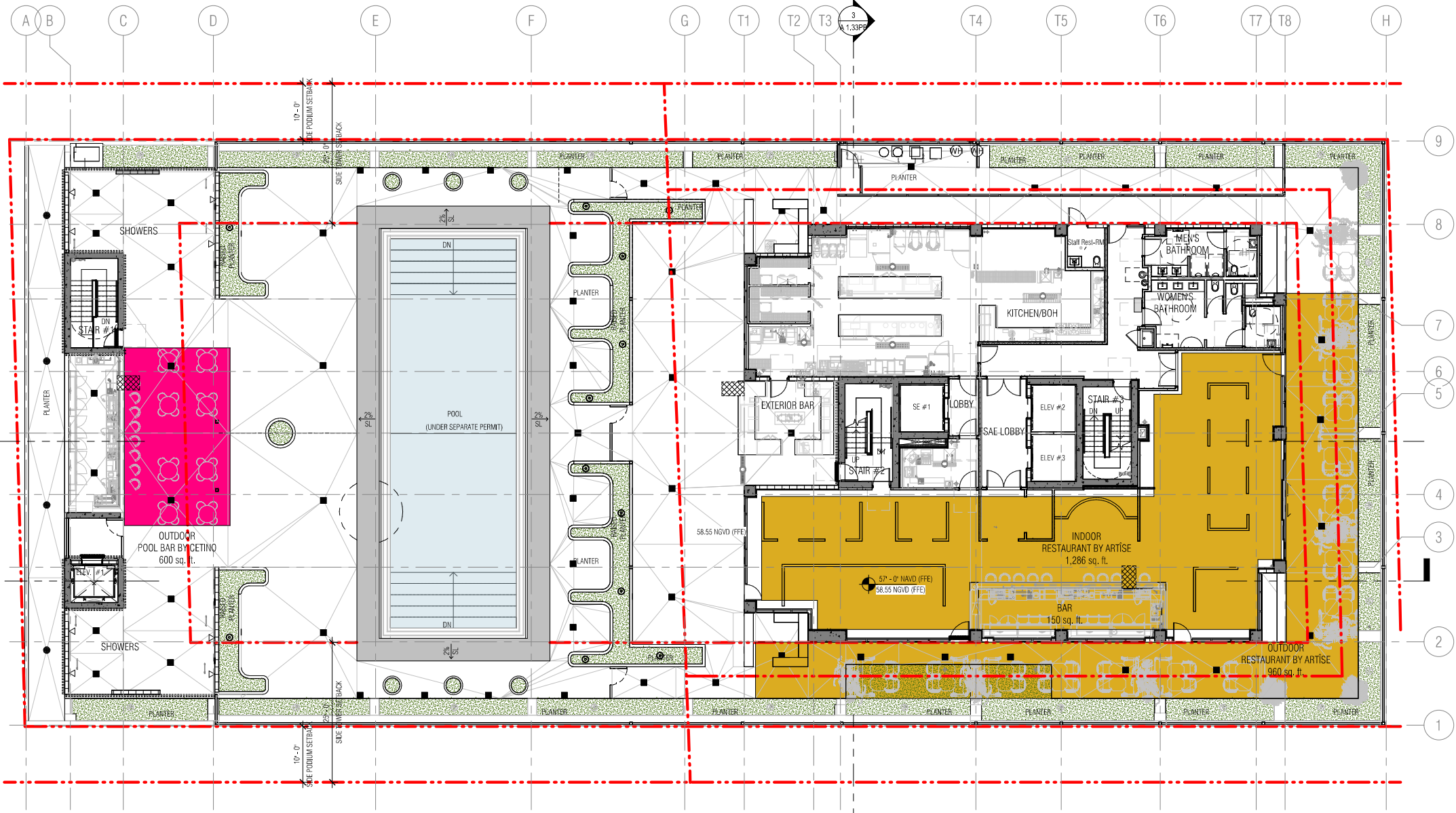
PROJECT NUMBER:
010916

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DRAWING NAME:
PROPOSED LEVEL 04 PLAN OVERALL

A 1.04PB
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SCALE: 3/32" = 1'-0"



1 PROPOSED LEVEL 4
3/32" = 1'-0"



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010976

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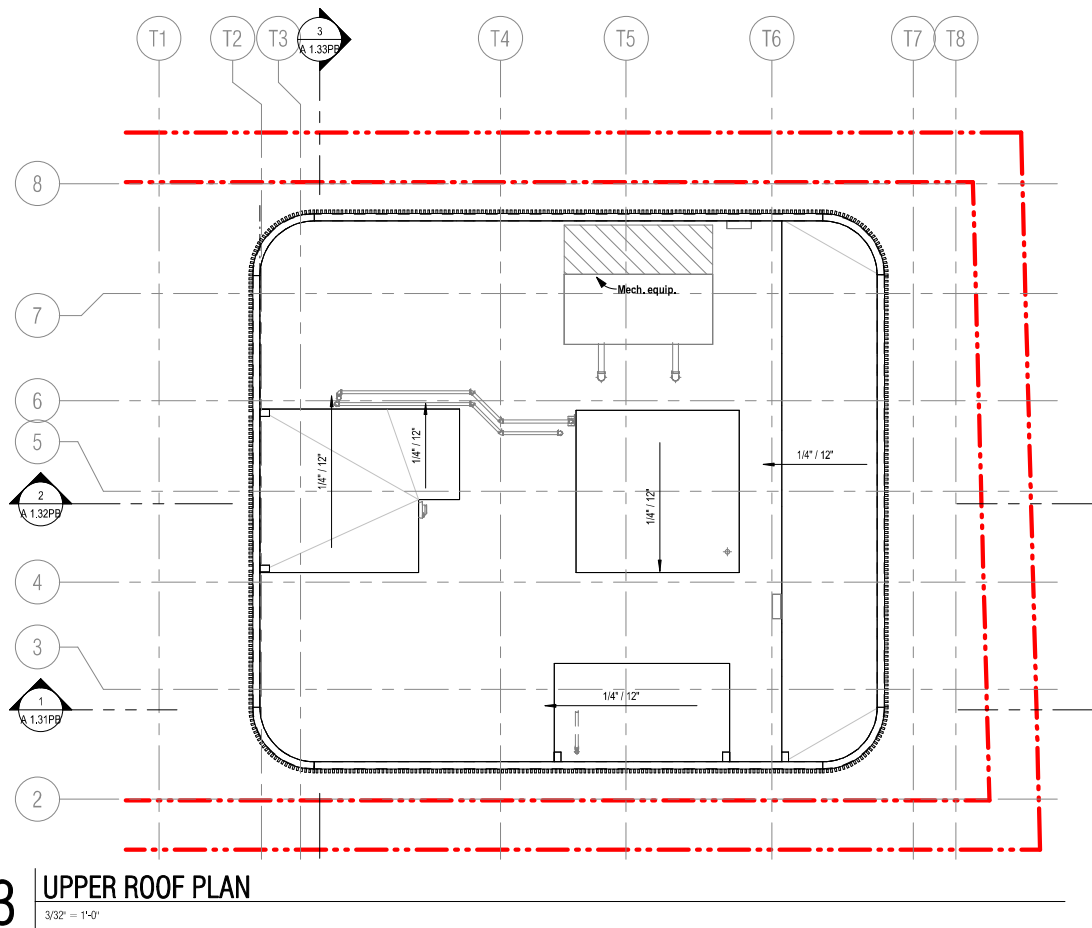
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DRAWING NAME:

TYPICAL LEVEL, ROOF & UPPER ROOF
PLAN OVERALL

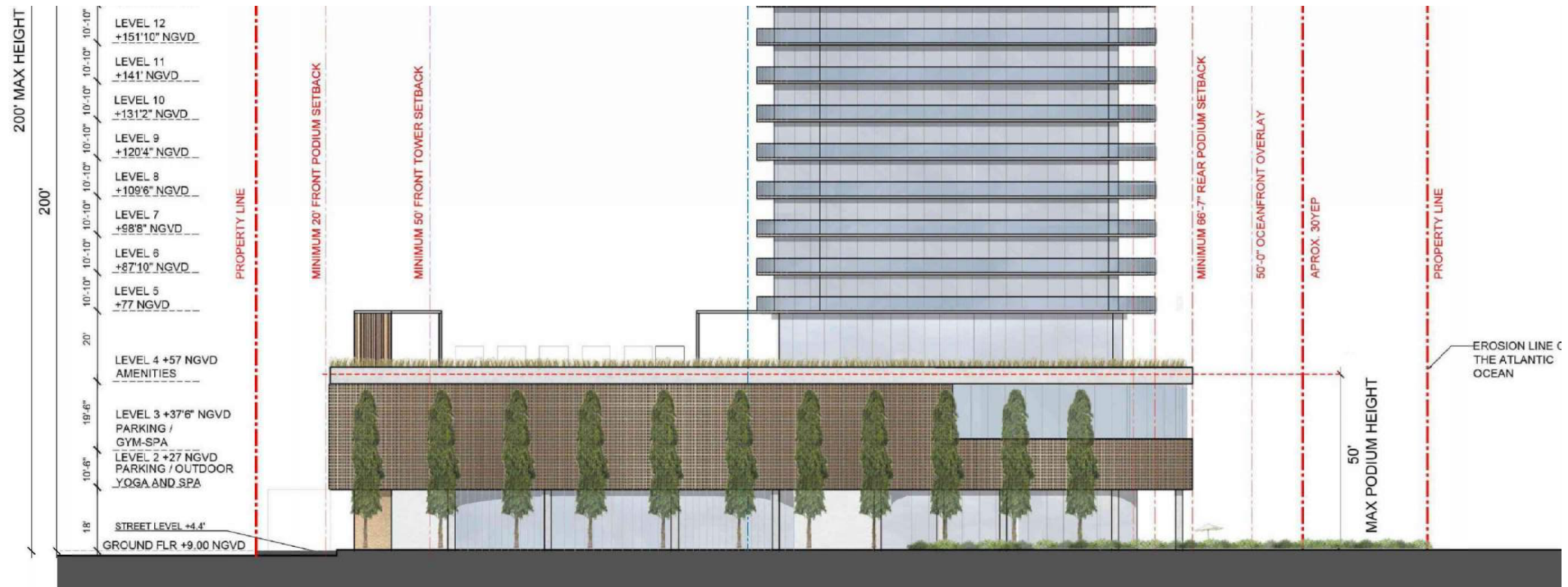
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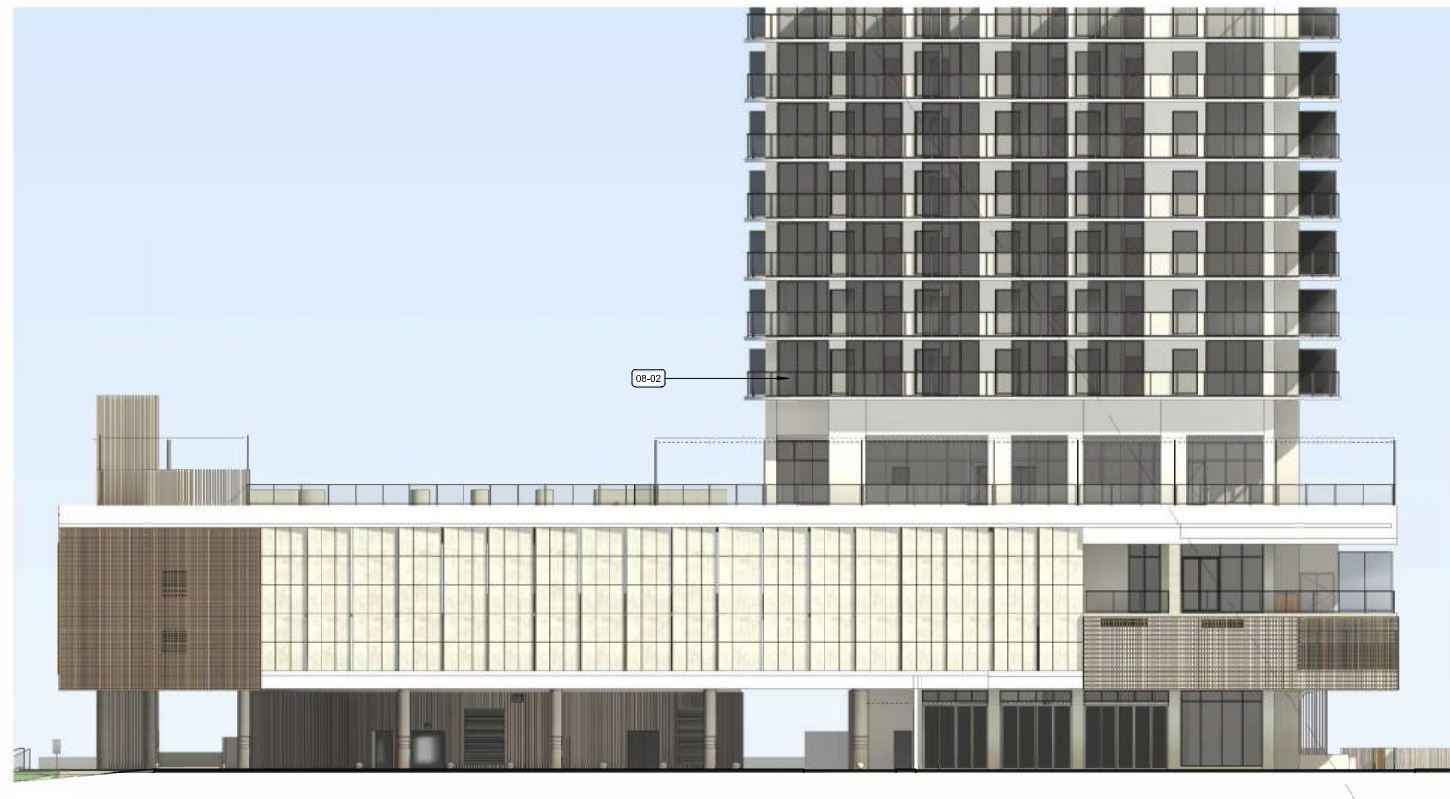


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26/08/2024 14:45:39



1	APPROVED HPB ELEVATION
	N.T.S.



2 SOUTH ELEVATION PROPOSED ELEVATION



6747 COLLINS AVENUE

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