

PB24-0686 – 6747-6757 Collins Avenue

Miami Beach Planning Board – November 26, 2024

MIMET
HOTEL

URBANICA DEVELOPMENT

 BRFLT
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

URBANICA DEVELOPMENT

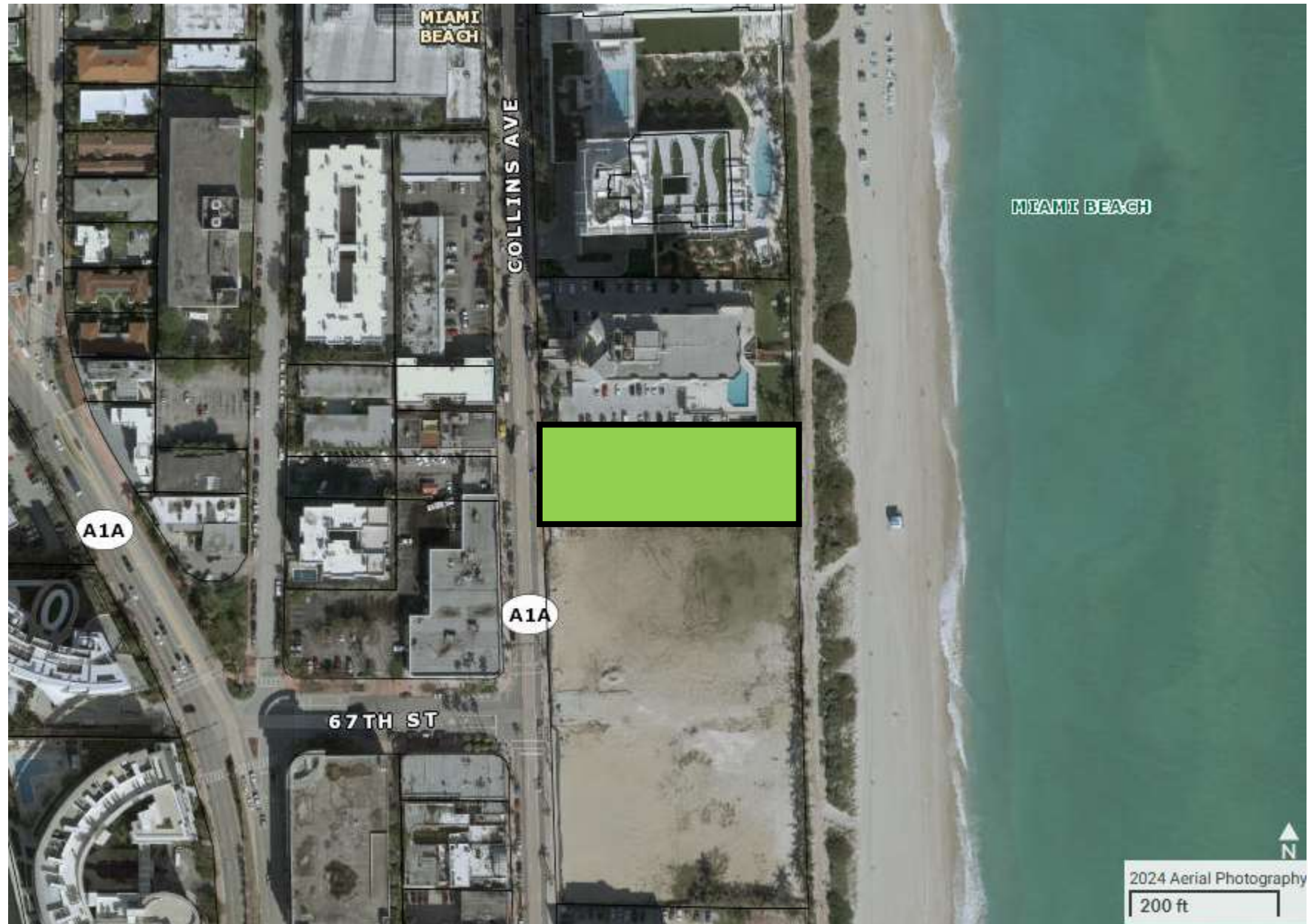


Urbanica Fifth Hotel – 803 5 Street



Urbanica Euclid Hotel – 426 Euclid Avenue

**0.95 acres
(41,625 SF)**



Program Summary

- **160 rooms**
- **93,000 SF FAR (2.25)**
- **335-375 SF rooms**

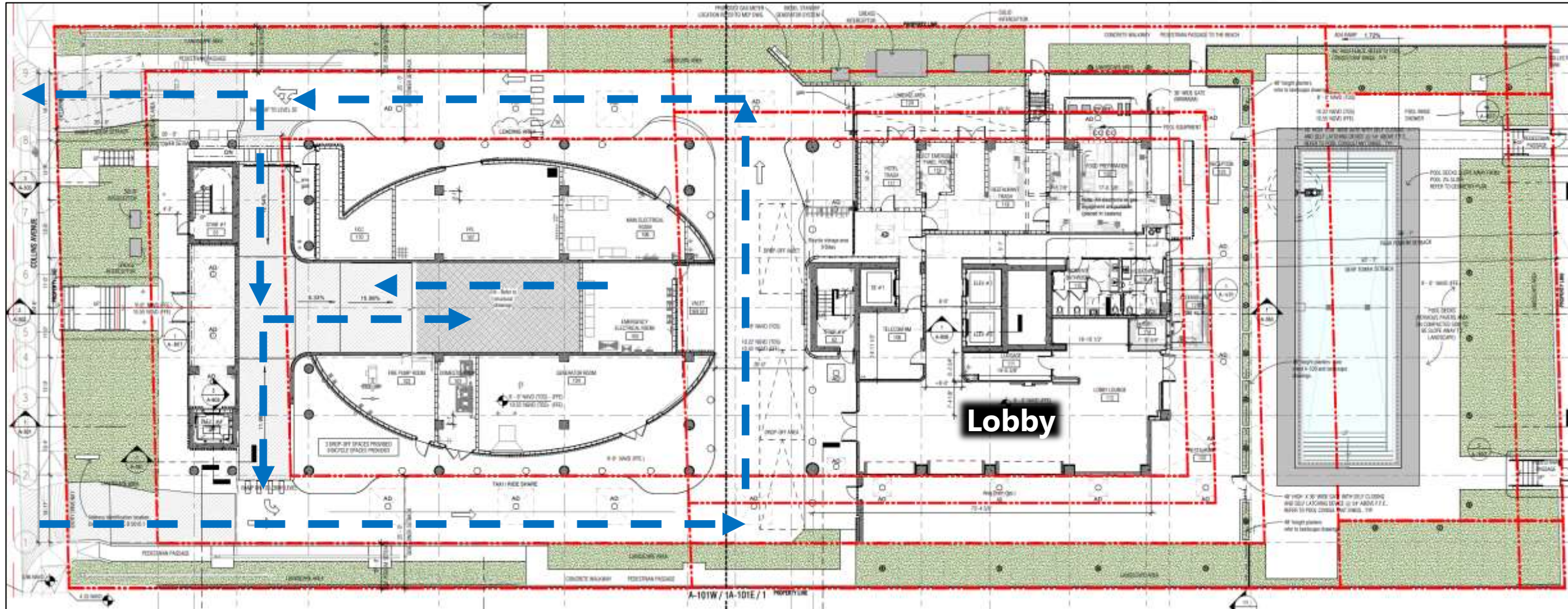


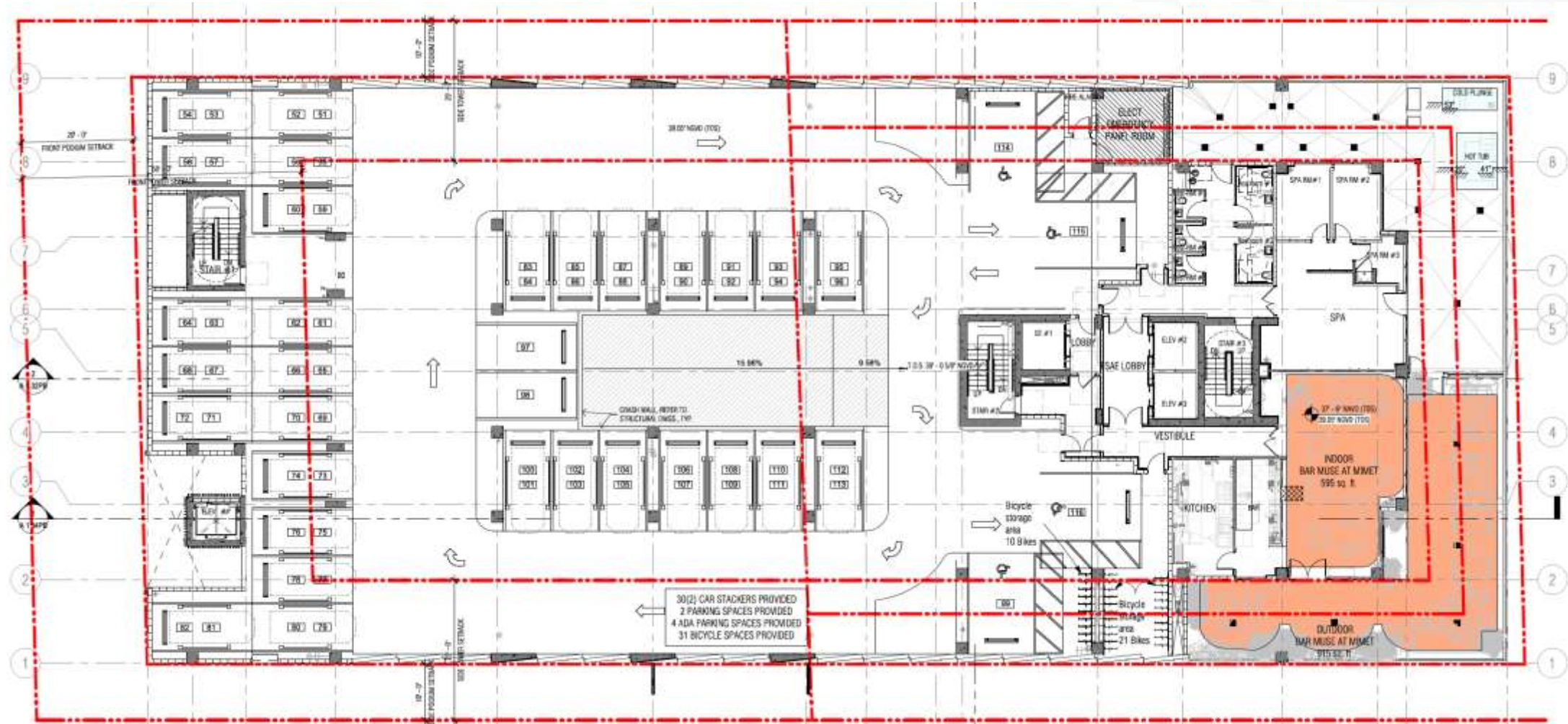


6747 COLLINS AVENUE - MIAMI BEACH, FL

RENDERING VIEW FROM SOUTH

Ground Floor Plan





Parking Summary

Type	Number of Spaces
Standard	56 spaces
Stackers	60 (30 spaces x 2 per space)
Total Vehicle Parking	116 spaces
Bicycle	75 spaces
Scooter/Moped/ Micromobility	21 spaces
Carpool	5 spaces

Transportation Demand Management

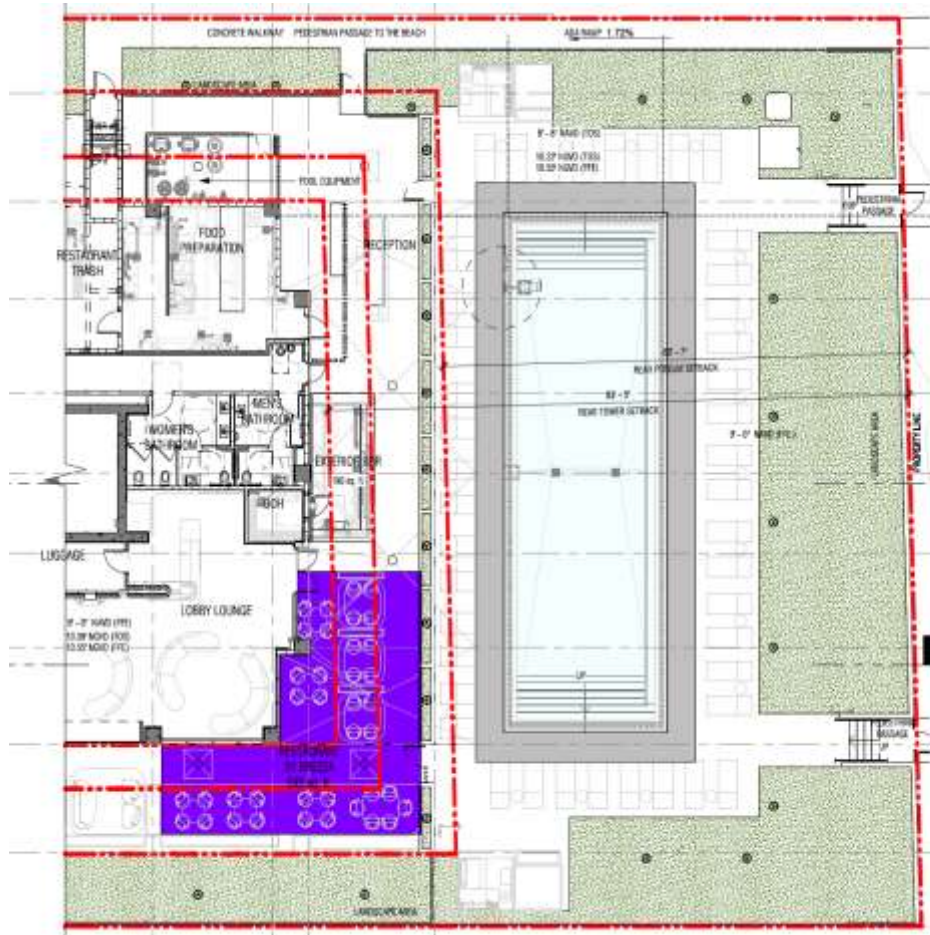
- Hotel guest shuttle
- Carpooling – employees receive free valet passes for carpooling
- Micromobility – Bicycle and scooter parking, rental bicycle for hotel guests
- 2 Free Transit passes for employees and participation in Miami-Dade County Transit Corporate Discount Program
- Citi Bike Memberships for employees (Station at 67th Street)

Proposed Venue Summary

Venue Name	Proposed Hours of Operation	Seat Count	Occupancy
Brezza Restaurant (level 1)	7 days a week; 11AM – 11 PM	38 seats Indoor: 0 Terrace: 38	38
Bar Muse (level 3)	7 days a week; 8AM – 12AM	62 seats Indoor: 30 Terrace: 32	62 Indoor: 30 Terrace: 32
Artise* (level 4 pool deck)	7 days a week; 11AM – 12AM	154 Indoor: 94 Terrace: 6	154 Indoor: 94 Terrace: 60
Cetino* (level 4 pool deck)	7 days a week; 11AM – 8PM	Pool Deck: 40	Pool Deck: 40

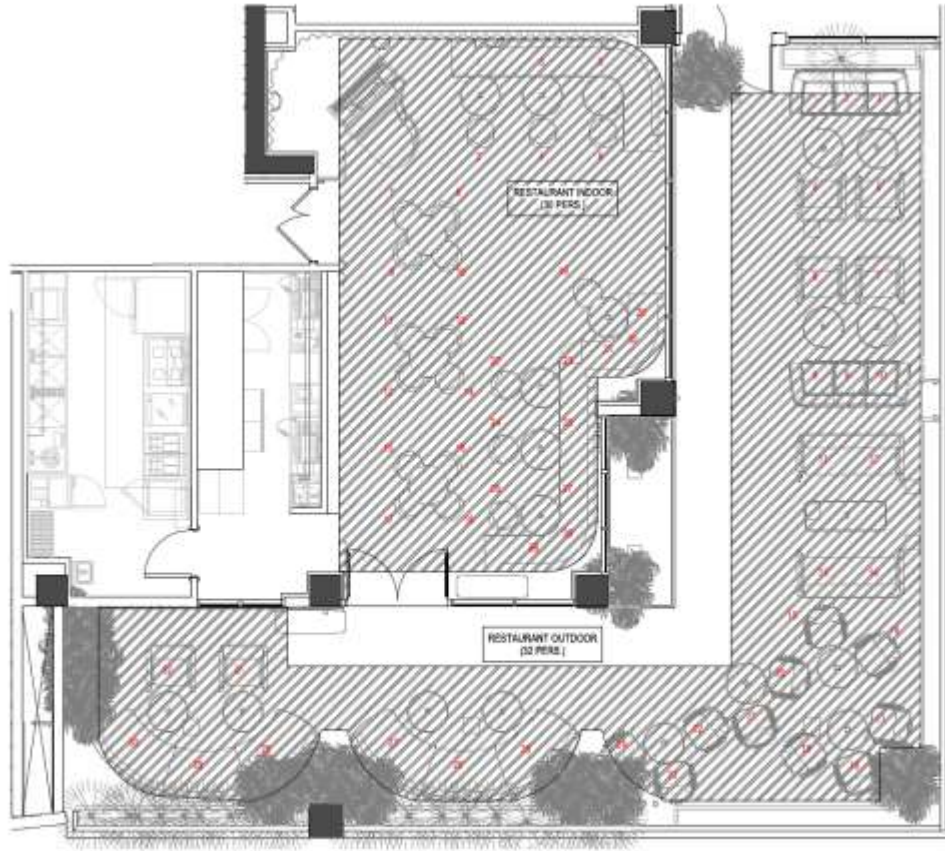
*Subject of NIE request for venue on rooftop within 200 feet of residential unit

Level 1 – Brezza

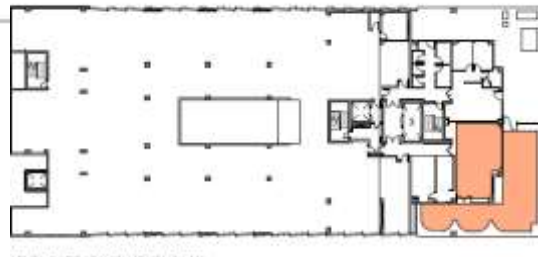




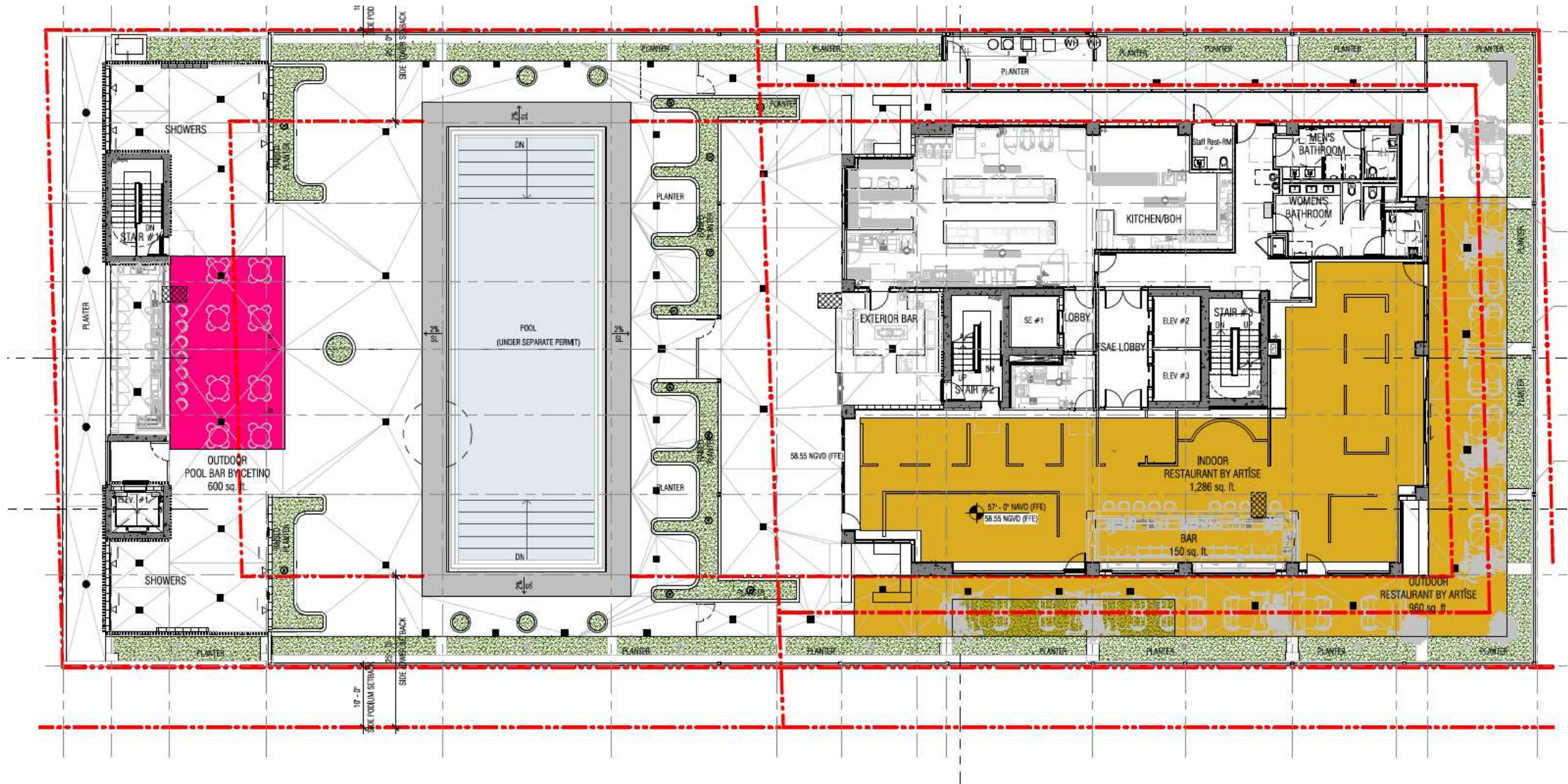
Level 3 – Bar Muse



1 LEVEL 3 - SEAT COUNT - BAR MUSE AT MIMET



Level 4 – Artise and Cetino



Mauro Colagreco

From his native Argentina to the French Riviera, the journey was a passionate one. His daring vision is reflected in a cuisine that transcends the seasons and the region. Always Mediterranean, instinctive and generous. Convinced of the benefits of a short supply chain and the strong links he has forged with nature, chef Mauro Colagreco is committed to preserving the planet. He works to fight climate change in the best possible way. He is a chef without borders, constantly on the move and aiming for excellence in all its simplicity.



2006 

Mauro Colagreco established Mirazur in Menton. Much more than a restaurant, Mirazur is a way of life.

2007  

2009 

Mauro Colagreco is named "Chef of the Year" in the 2009 edition of the Gault & Millau France gastronomic guide.

2012   

2017  

2019    

Mauro Colagreco and Mirazur, best chef and best restaurant in the world according to the World 50 Best List.

2020   

Mirazur is the first restaurant to obtain the "Plastic Free" certification in France.

2021    

2022   

Mauro Colagreco was awarded by UNESCO as Goodwill Ambassador for Biodiversity.

2023 

Mauro Colagreco was nominated as the new Vice President of Relais & Châteaux association.

Accolades & Achievements



Trusted Collaborators


CAPELLA
HOTELS AND RESORTS


RAFFLES
HOTELS & RESORTS

The Maybourne
Riviera


FOUR SEASONS
Hotels and Resorts


KULM HOTEL
ST. MORITZ

One&Only
ROYAL MIRAGE
Dubai


WALDORF ASTORIA
HOTELS & RESORTS


SHANGRI-LA

GRANADA
RESORTS

LAISUN
DINING


BARRIÈRE

Condition 3 – Hours of Operations

Venue Name	Seat Count	Occupancy	Proposed Hours of Operation	Entertainment (Y/N)	Open to Public?
Brezza Restaurant (level 1)	38 seats Indoor: 0 Terrace: 38	38	7 days a week; 11AM – 11 PM	No	Yes
Bar Muse (level 3)	62 seats Indoor: 30 Terrace: 32	62 Indoor: 30 Terrace: 32	7 days a week; 8AM – 12AM	No	Yes
Artise* (level 4 pool deck)	154 Indoor: 94 Terrace: 6	154 Indoor: 94 Terrace: 60	7 days a week; 11AM – 12AM	No	Yes
Cetino* (level 4 pool deck)	Pool Deck: 40	Pool Deck: 40	7 days a week; 11AM – <u>9PM</u>	No	No

Proposed Modified Conditions

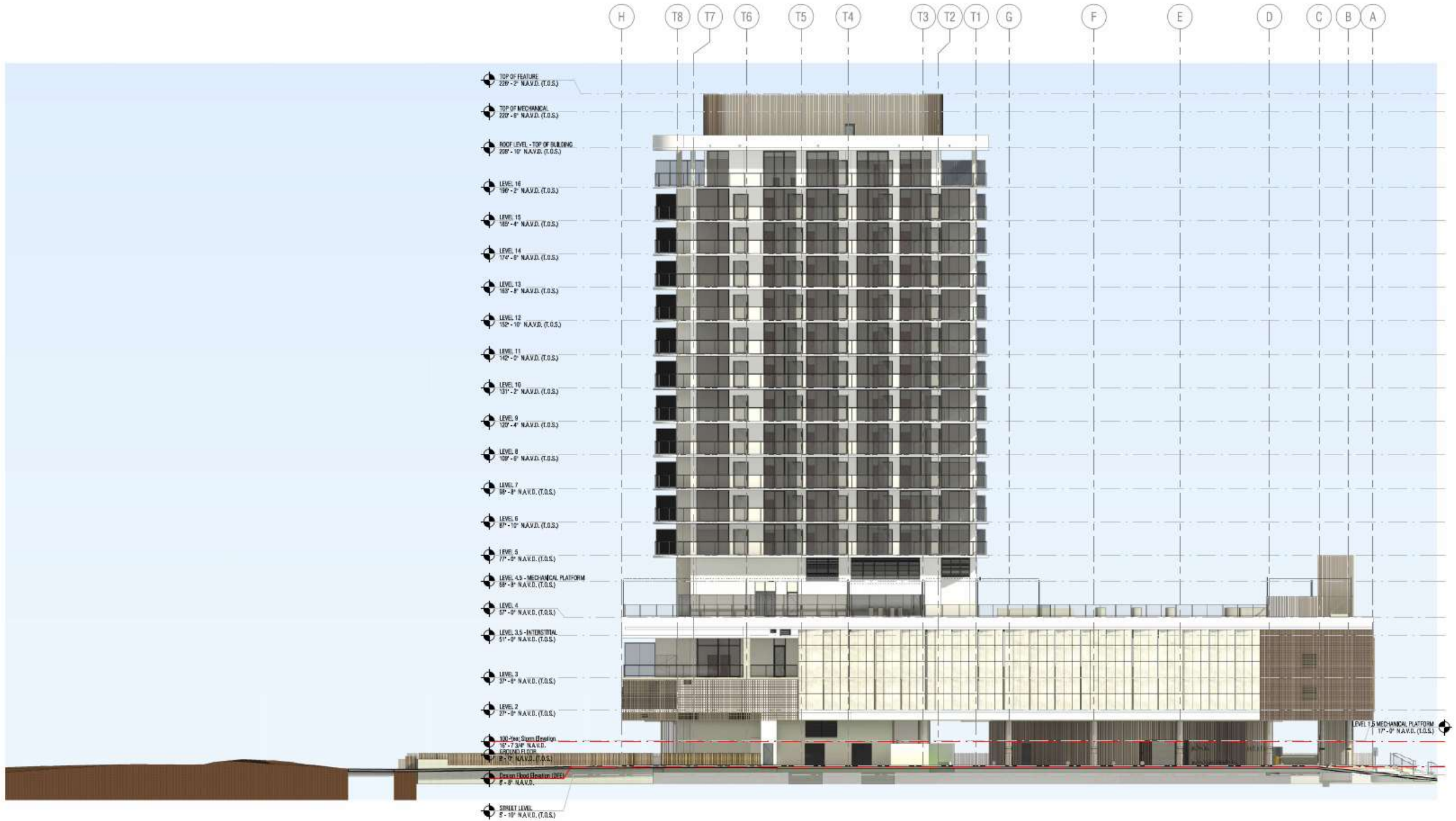
- **Condition 3.a.:** As noted above, the Cetino Pool bar shall only operate between the hours of 11AM and 9PM. The associated pool deck and pool shall remain open only for hotel guests and their invitees until 12AM.
- **Condition 3.c.:** Only pre-recorded music played at ambient background levels that do not interfere with normal conversation shall be permitted. Prior to issuance of a Business Tax Receipt for any venue on the rooftop of the pedestal, the applicant shall submit a noise impact study demonstrating that the proposed sound system shall not be audible beyond the boundaries of the property. The applicant shall utilize a digital tamper resistant noise level limiter, directional speakers, and landscaping along the north side of the level 4 pool deck to contain music within the boundaries of the property. The sound system and noise limiter shall be calibrated as recommended by the noise impact study, and shall be inspected by the Planning Department prior to issuance of a Business Tax Receipt.
- **Condition 3.d.:** In order to mitigate sound transmission, a retractable canopy shall be required to cover the Cetino Pool Bar and associated seating, in a manner to be reviewed and approved by staff.
- **Condition 12:** A maximum of 4 special events per year shall be permitted at the property, subject to the approval of a special events permit and strict compliance with all requirements imposed on special events permits by the City Manager or designee.

Thank You

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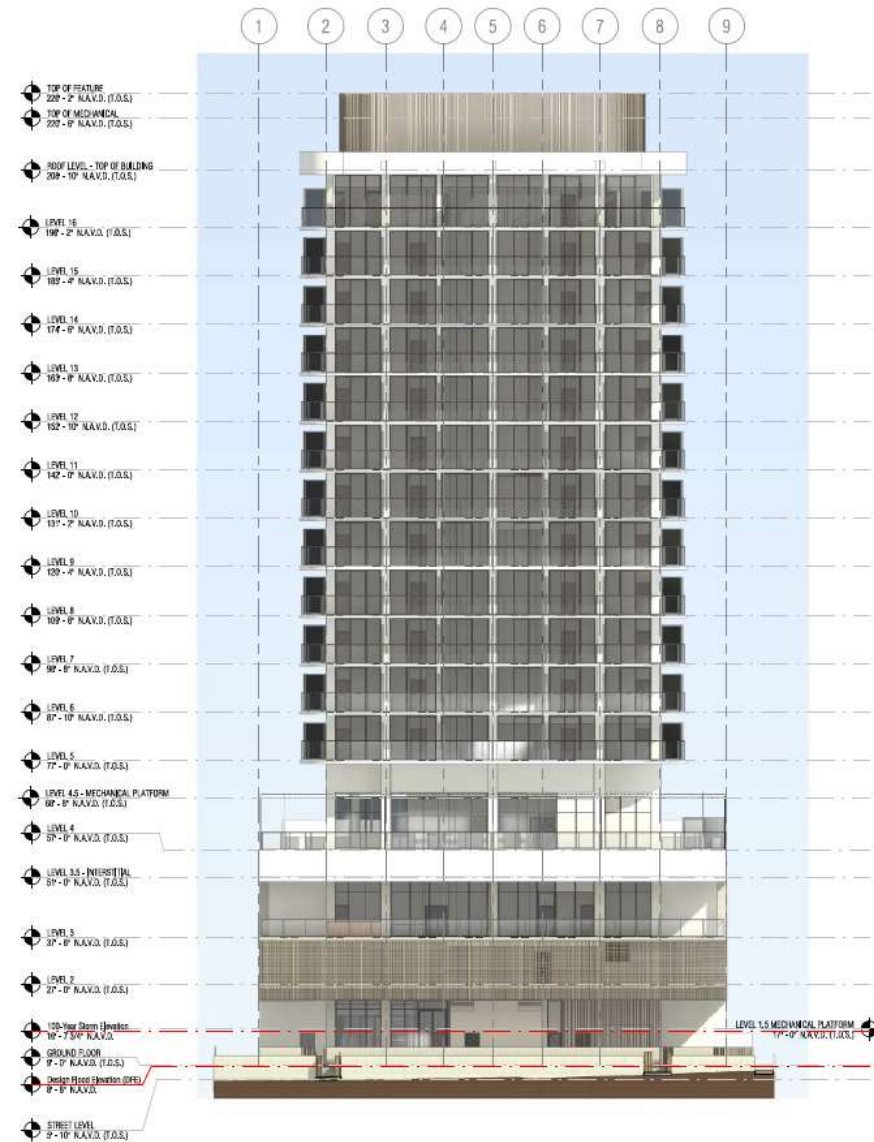


1 RENDERED NORTH ELEVATION

1/16" = 1'-0"



1 RENDERED WEST ELEVATION
1/16" = 1'-0"



2 RENDERED EAST ELEVATION
1/16" = 1'-0"

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	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

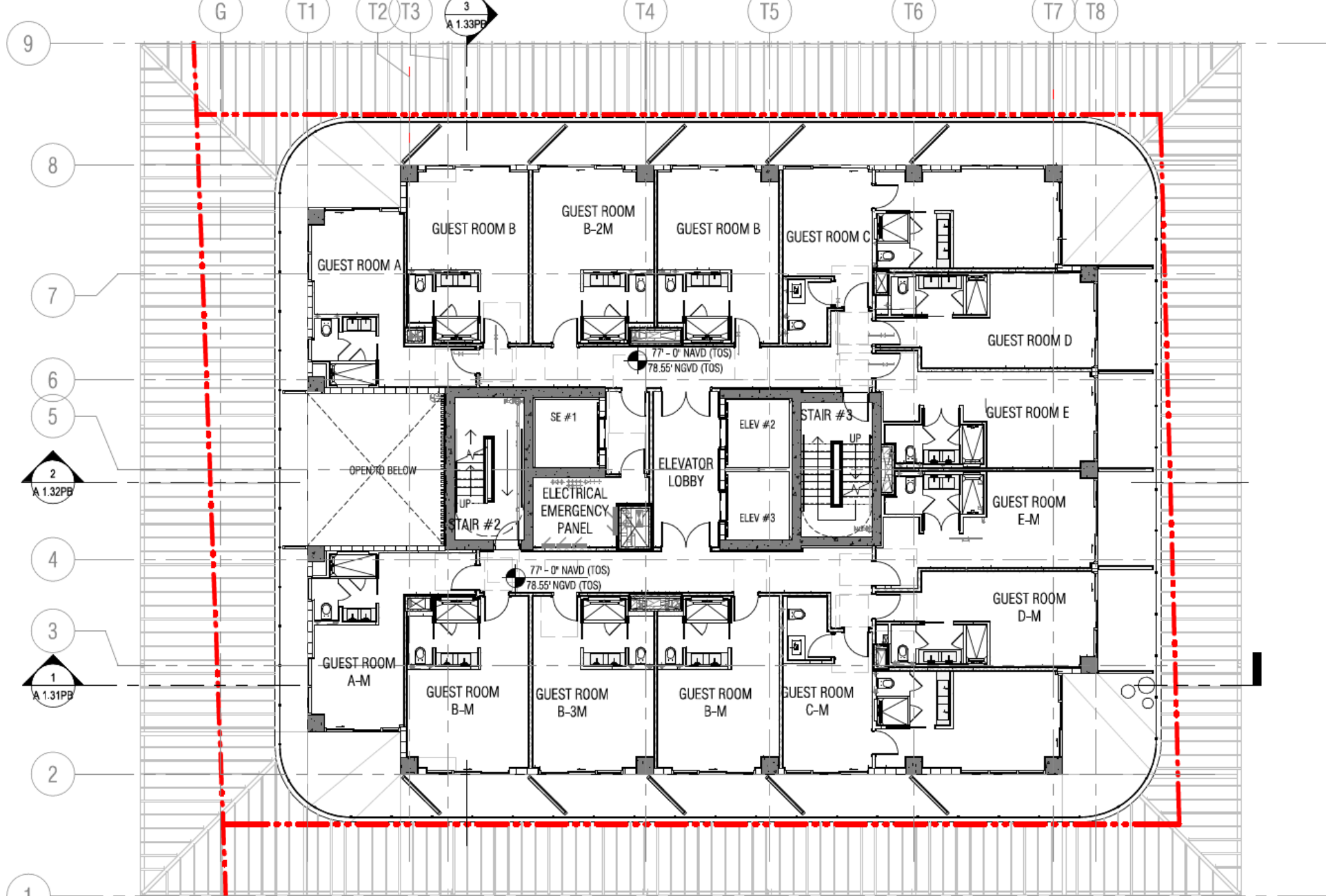
FBC - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES

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.



1

LEVEL 5 TO 15 (TYPICAL)

3/32" = 1'-0"

