



Stanton South Beach

Planning Board Presentation

07.30.2024

Olson Kundig

KEY
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STANTON SOUTH BEACH | Project History

March 29, 2022 - SOFNA Community Meeting to Discuss FAR Proposal



March 30, 2022 - SOFNA Board Adopts Resolution Endorsing FAR Proposal



July 20, 2022 - City Commission Refers Ballot Question to Voters



November 8, 2022 - City Voter Approve the Ballot Issue 65% to 35%



May 17, 2023 - City Commission Adopts Proposed FAR Incentive



**March 5, 2024 - Updated Height Proposal Presented to SOFNA
SOFNA Adopts Resolution Endorsing Height Proposal**



March 22, 2024 - Governor Signs Resiliency and Safe Structures Act

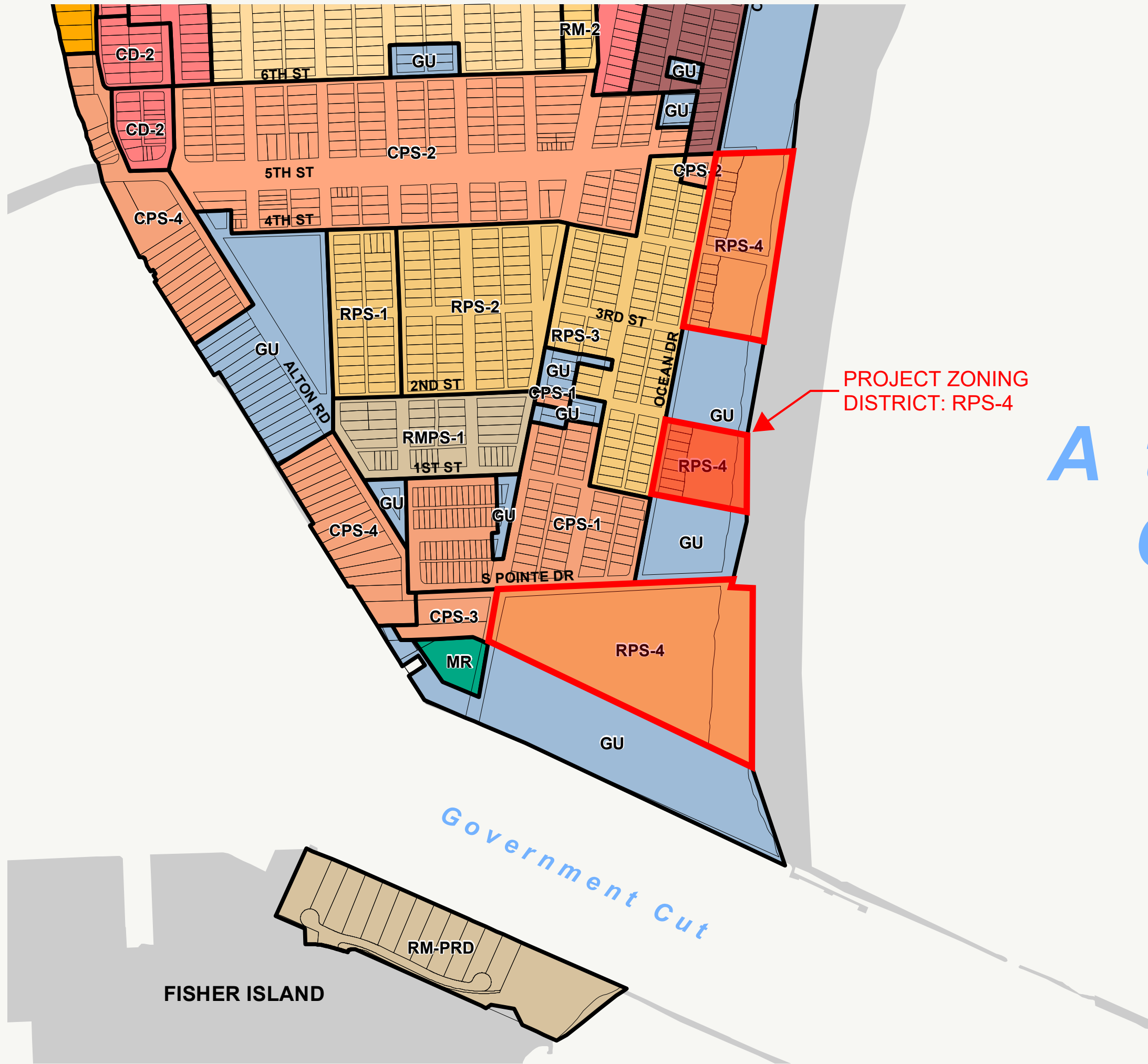


July 09, 2024 - Historic Preservation Board Advisory Review of Height Proposal



July 30, 2024 - Planning Board Presentation

STANTON SOUTH BEACH | Current RPS-4 Zoning



PROJECT ZONING DISTRICT: RPS-4

*A t l a n t i c
O c e a n*

G o v e r n m e n t C u t

FISHER ISLAND

RM-PRD





465 Ocean Drive



455 Ocean Drive



425 Ocean Drive



401 Ocean Drive



335 Ocean Drive



161 Ocean Drive



161 Ocean Drive



101 Ocean Drive



100 South Pointe Drive

STANTON SOUTH BEACH | Proposed Zoning Modifications

Legislative Proposal

Section 7.2.15.2(f)(4) Modified As Follows:

4. Voluntary FAR and height incentive for conversion from hotel to residential use. Notwithstanding the foregoing FAR and height limitations, for a property with a main use of hotel as of January 1, 2022, which, as built, exceeds and FAR of 2.0 and is located within the R-PS4 zoning district, the maximum FAR may be increased to 2.75 and the maximum height may be increased to 145 feet as a voluntary development incentive, subject to the property owner's voluntary agreement to strictly comply with the following conditions:
- A. The main use on the property shall be converted to residential and shall remain in perpetuity: hostel, hotel, apartment-hotel, and suite-hotel use shall be prohibited.
 - B. A new structure, consisting solely of main-use residential and allowable accessory uses, may be constructed, in accordance with all applicable development regulations, with a maximum FAR of 2.75 and maximum height of 145 feet. Alternatively, the entire existing building may be converted to main-use residential and allowable accessory uses including repairs, alterations and modifications that may exceed the 50% rule (as set forth in Section 2.12.7 and Section 2.12.8), provided any alterations and modifications do not result in the building exceeding and FAR of 2.75.
 - C. A property shall only be eligible for the FAR and height incentives set forth in the subsection, not to exceed a total FAR of 2.75 and a total height of 145 feet, if the property owner's elects, at the owner's sole discretion, to voluntarily execute a restrictive covenant running with the land, in a form approved by the city attorney, affirming that, in perpetuity, none of the residential units on the property itself shall be leased or rented for a period of less than six months and one day.
 - D. Any existing contributing building shall be retained in a manner reviewed and approved by the Historic Preservation Board.
 - E. There shall be no variances from the subsection (c).

The Proposed Legislation:

- **Provides a further incentive to preserve Historic Structures**
- **Builds on the incentive to replace transient uses with residential uses**
- **Is supported by the local community**
- **Is Compatible with the surrounding area**



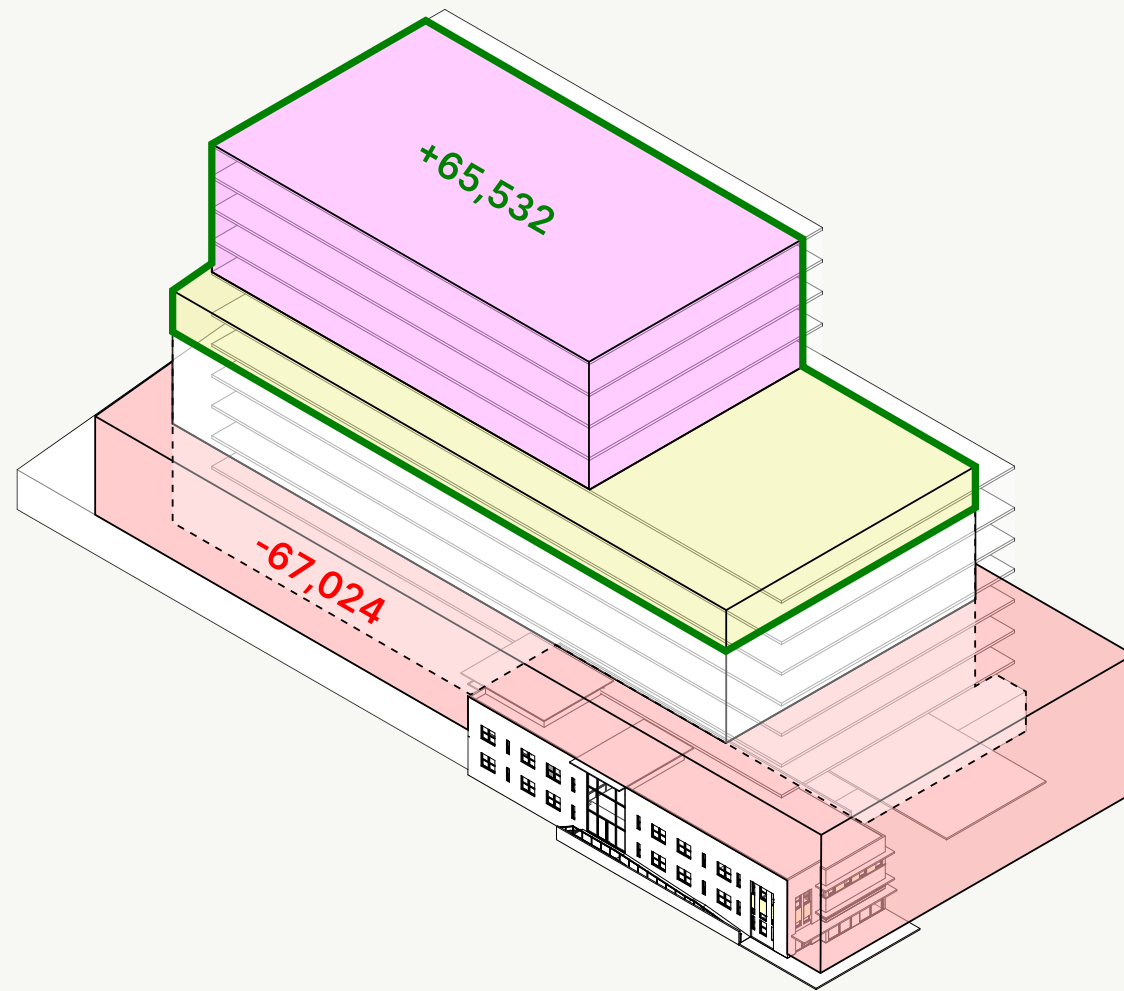
Marriott Stanton South Beach Hotel
161 Ocean Drive



Hilton Bentley Miami South Beach Hotel
101 Ocean Drive



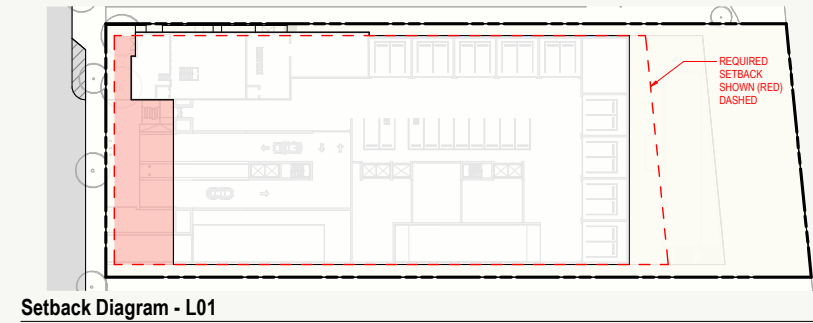
The Savoy Hotel and Beach Club
425 Ocean Drive



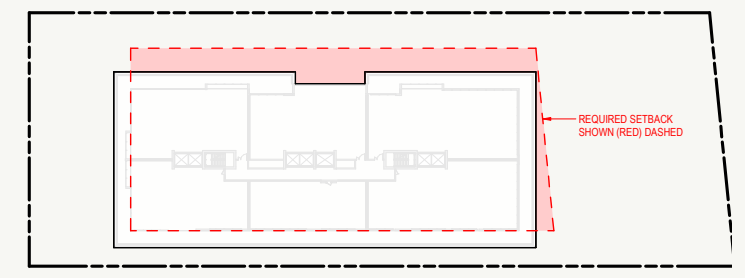
RED AREA = BUILDABLE AREA (FAR) LOST TO VOLUNTARY SETBACKS
MAGENTA AREA = BUILDING AREA (FAR) REQUESTED ABOVE HEIGHT OF EXISTING STANTON HOTEL
YELLOW AREA = BUILDING AREA (FAR) BELOW HEIGHT OF EXISTING STANTON HOTEL BUT ABOVE CURRENT ZONING HEIGHT LIMITATION

BUILDABLE AREA (FAR) LOST TO VOLUNTARY SETBACKS
-67,024 SF

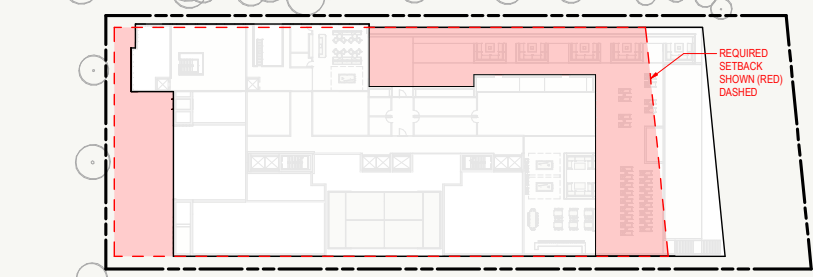
BUILDING AREA (FAR) REQUESTED ABOVE HEIGHT CURRENT ZONING HEIGHT LIMITATION
+65,532 SF



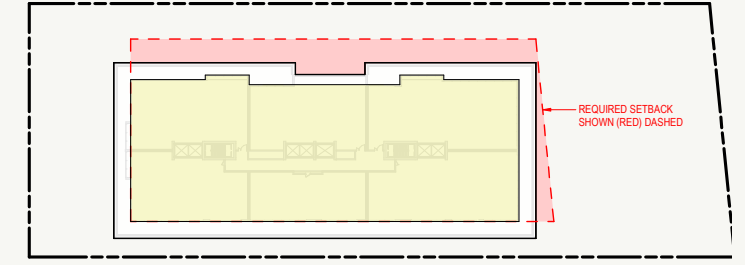
Setback Diagram - L01



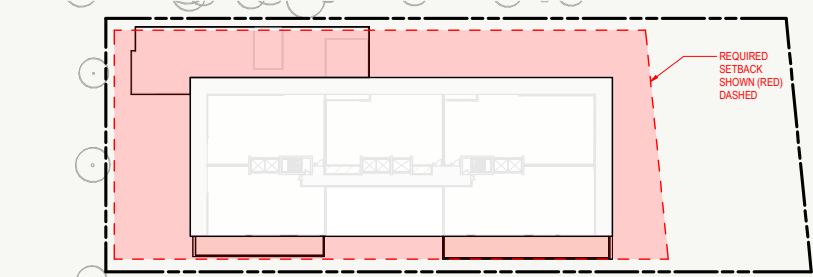
Setback Diagram - L07



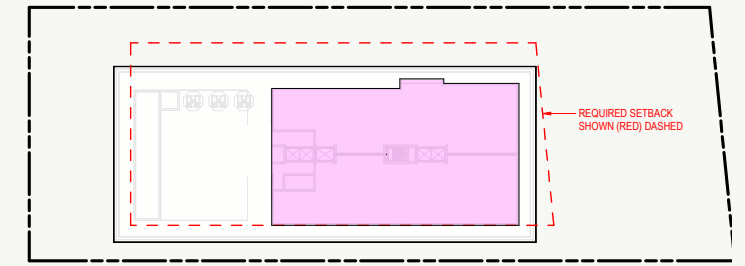
Setback Diagram - L02



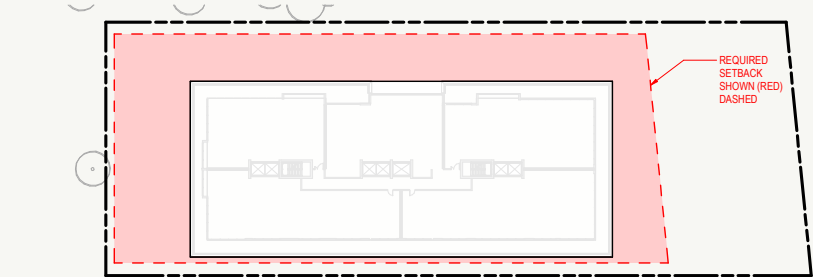
Setback Diagram - L08



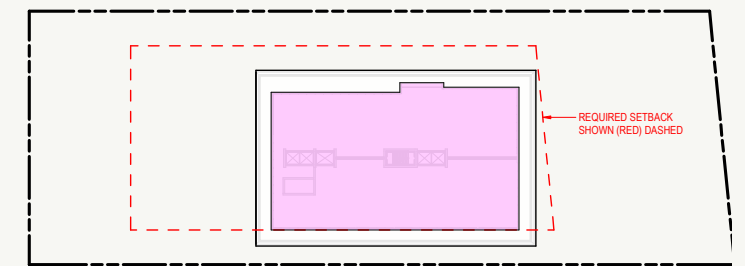
Setback Diagram - L03



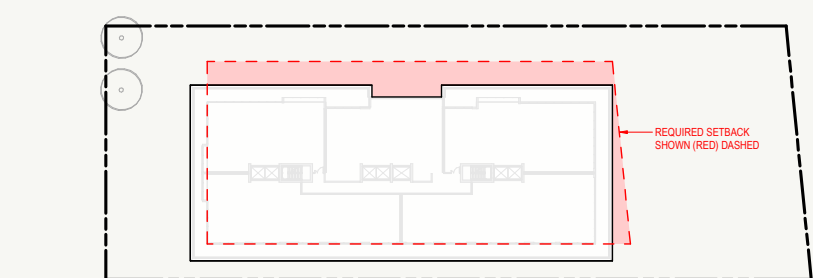
Setback Diagram - L09



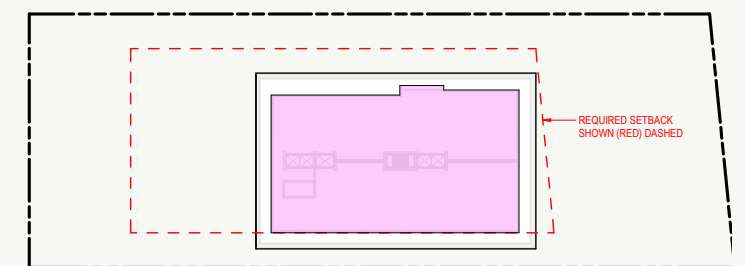
Setback Diagram - L04



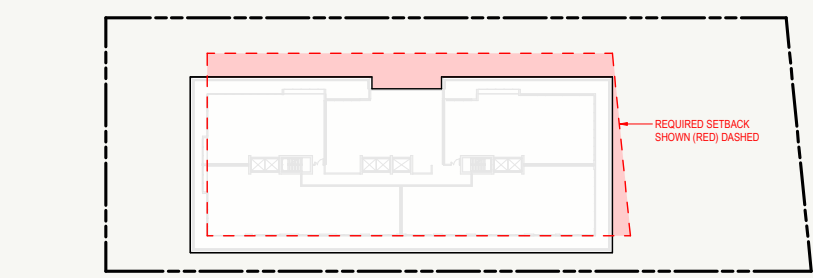
Setback Diagram - L10



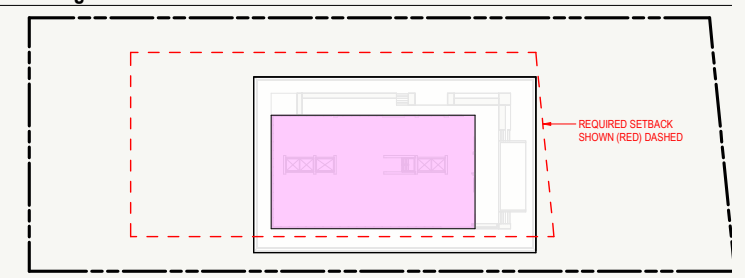
Setback Diagram - L05



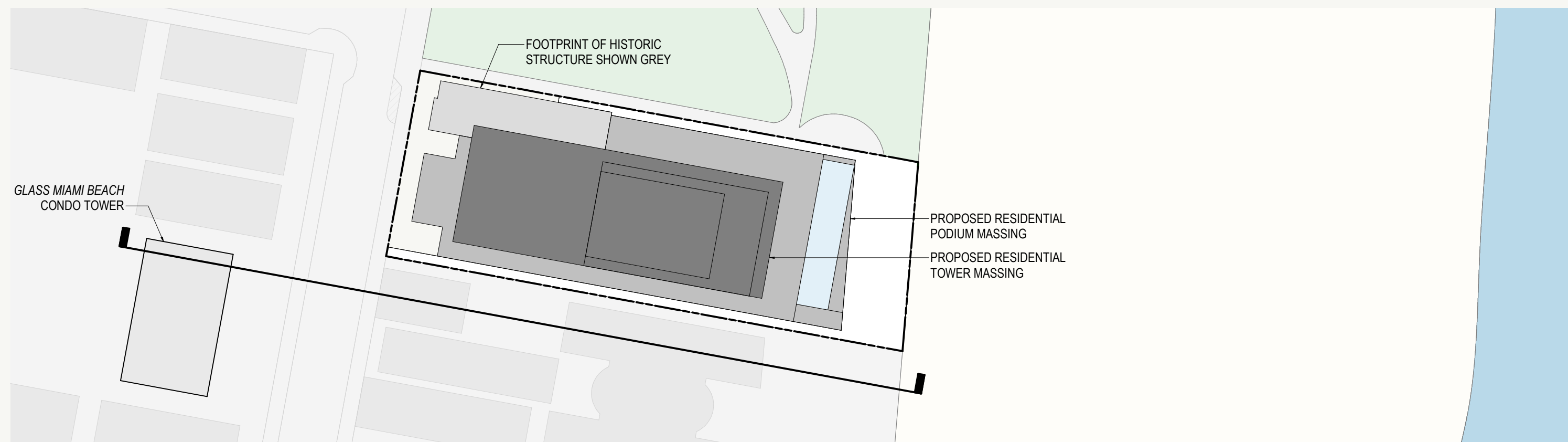
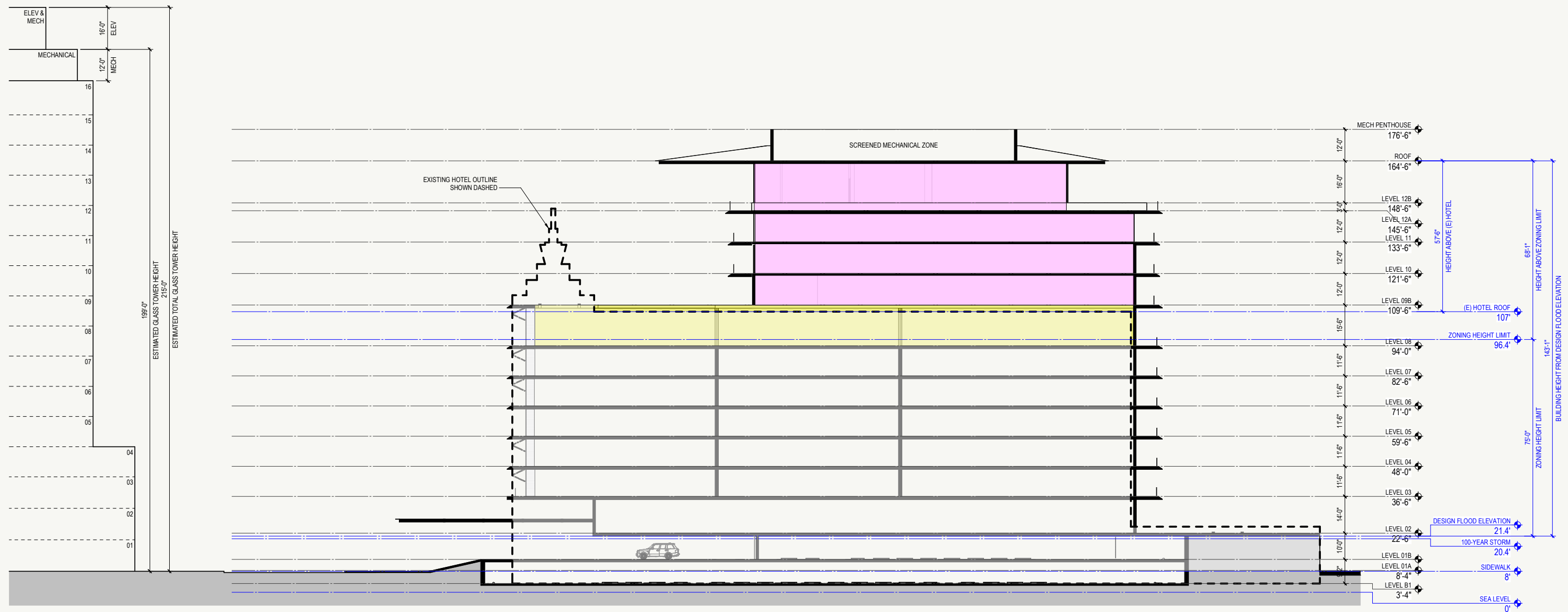
Setback Diagram - L11

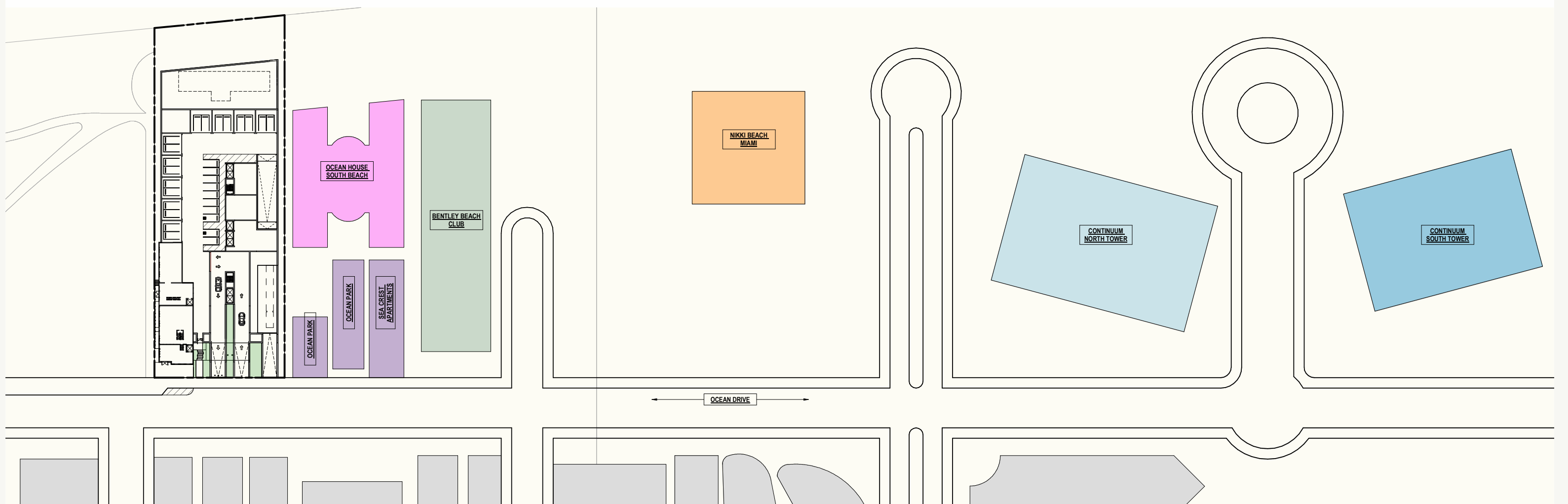
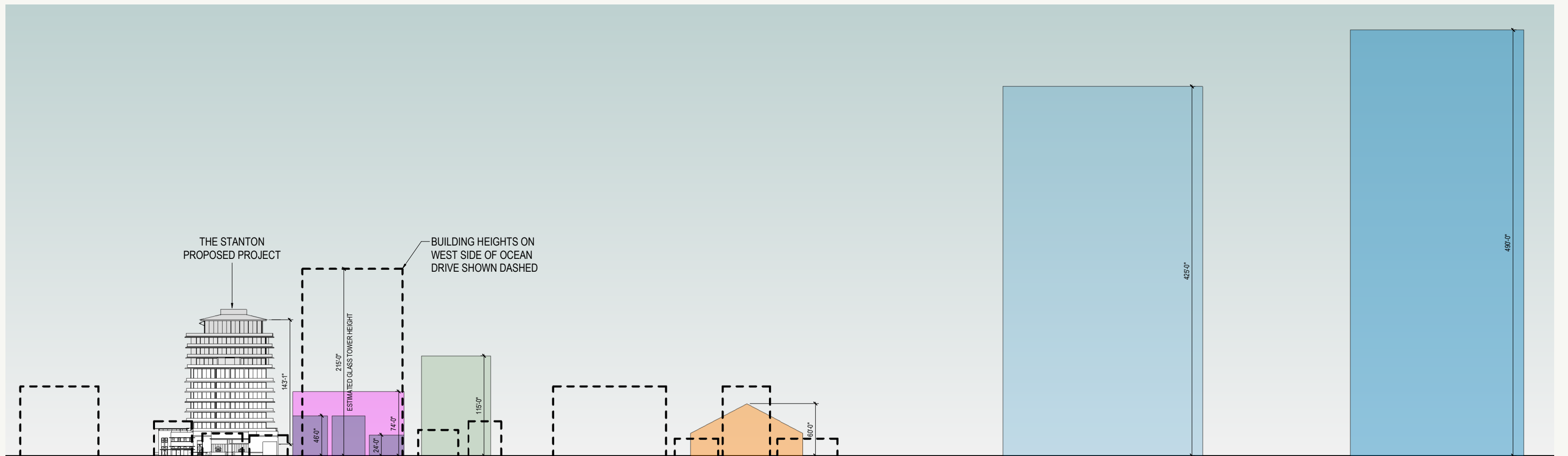


Setback Diagram - L06



Setback Diagram - L12





OLSON KUNDIG | Select Works



Upper Image:
Hale Lana | Kailua-Kona, HI



Lower Image:
Hale Lana | Kailua-Kona, HI



Upper Image:
8899 Beverly Boulevard | Los Angeles, CA



Lower Image:
Dragonfly | Whitefish, MT



Upper Image:
Collywood House | West Hollywood, CA



Lower Image:
Collywood House | West Hollywood, CA

STANTON SOUTH BEACH | Project Development



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