

DRB25-1088

ABBOTT M 6945

**City of Miami Beach
Design Review Board**

October 23, 2025

Miriam Soler Ramos, Esq.

Mischaël Cetoute, Esq.



Overview

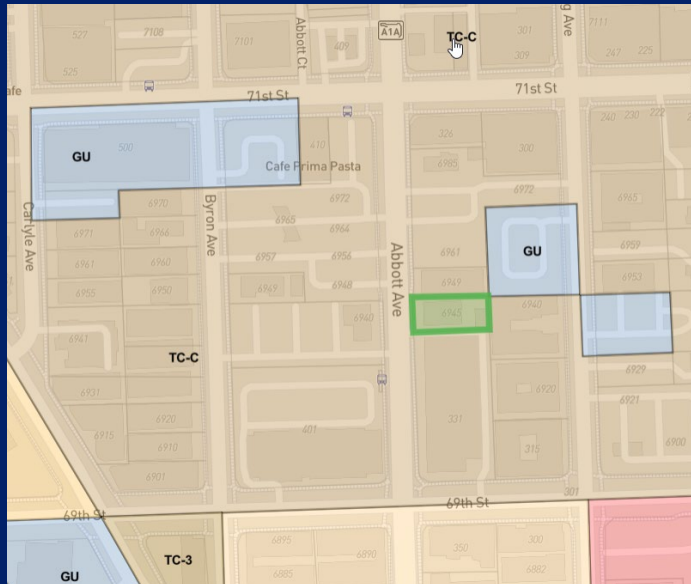
Address: 6945 Abbott Avenue

Zoning: TC-C

- 48 Hotel Rooms / 1106 sq. ft. of ground floor commercial**
- Variance to continue use of street parking for loading**
- 70th St. Paseo/Plaza**
- Art Mural**



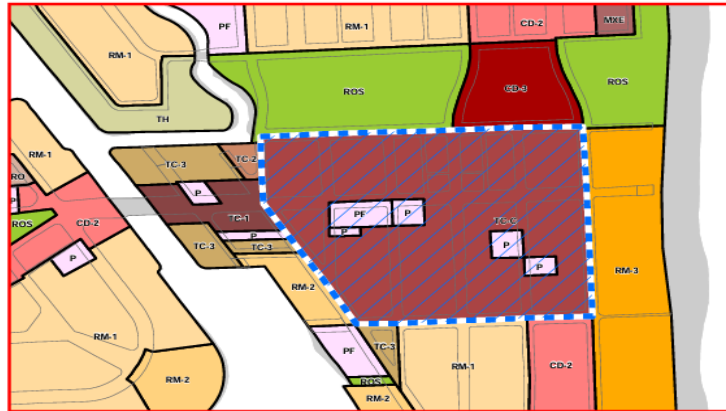
Zone: TC-C



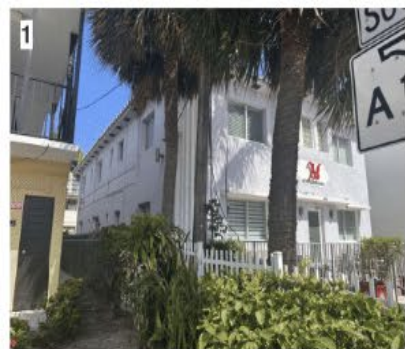
North Beach Town Center

2040 Future Land Use Map

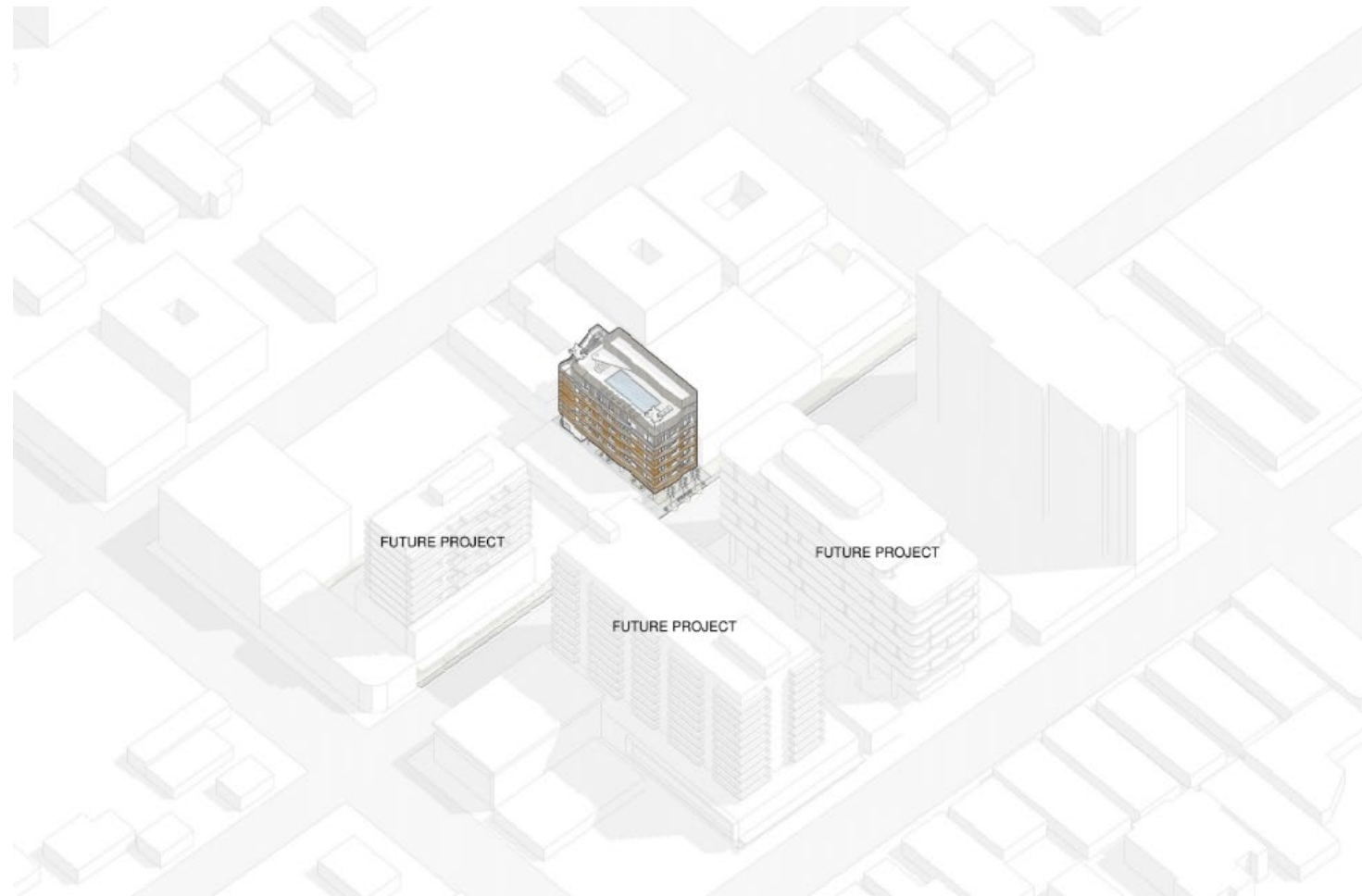
North Beach Town Center Area Close-up



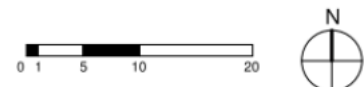
Existing Hotel Use



Neighborhood Context



ABBOTT AVE



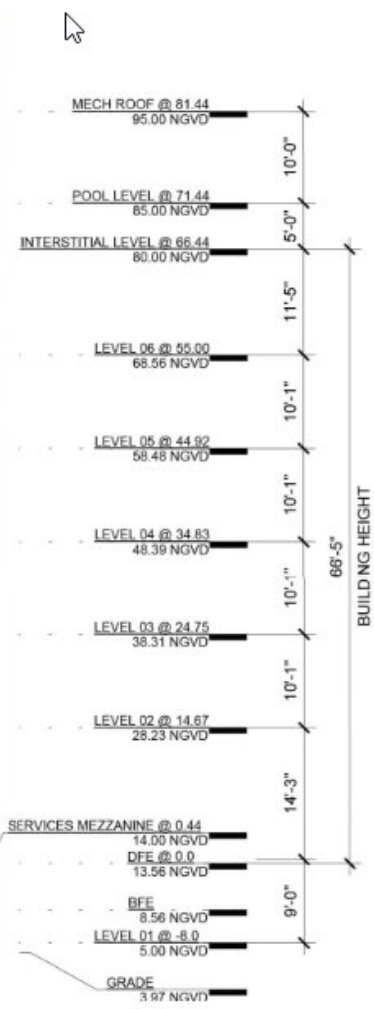
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 (305) 586-7796 WWW.M77R.COM		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	LEVEL 1 PLAN 2025.02.11 3/32" = 1'-0" 2407	A10

Pedestrian Paseo





Materials



1. Perforated Metal Facade



2. Concrete Column



3. Black Anodized Aluminum Frame

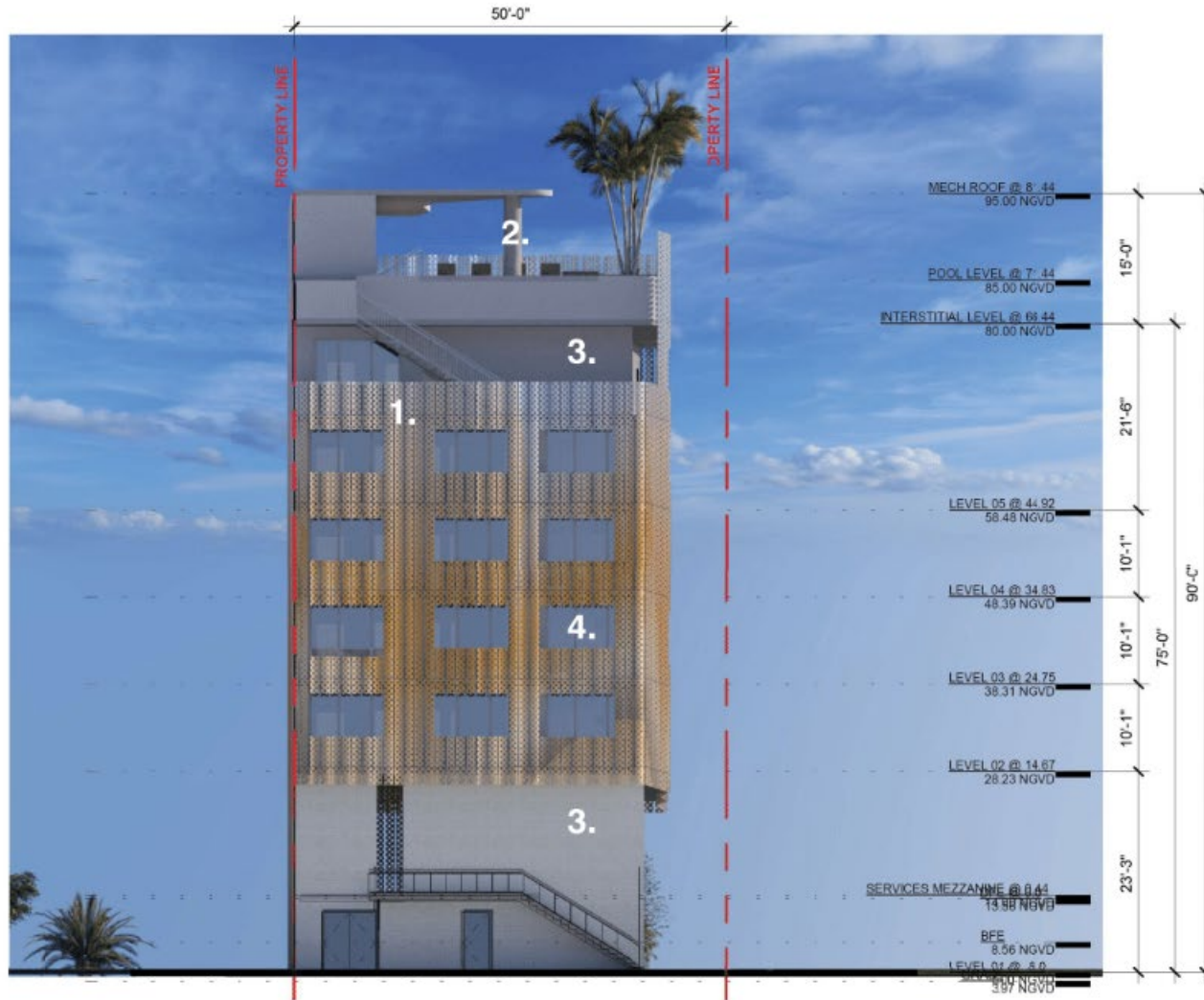


4. Curtain Wall Glazing System



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.m77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	WEST ELEVATION 2025.02.1 1/16" = 1'-0"	A16 2407

Materials



1. Perforated Metal Facade



2. Concrete Column



3. Stucco



4. Curtain Wall Glazing System



0 1 5 10 20



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	EAST ELEVATION 2025.02.11 1/16" = 1'-0"	A18 2407

Art Mural



1. Perforated Metal Facade



2. Concrete Column



3. Black Anodized Aluminum Frame



4. Art Mural



Parking





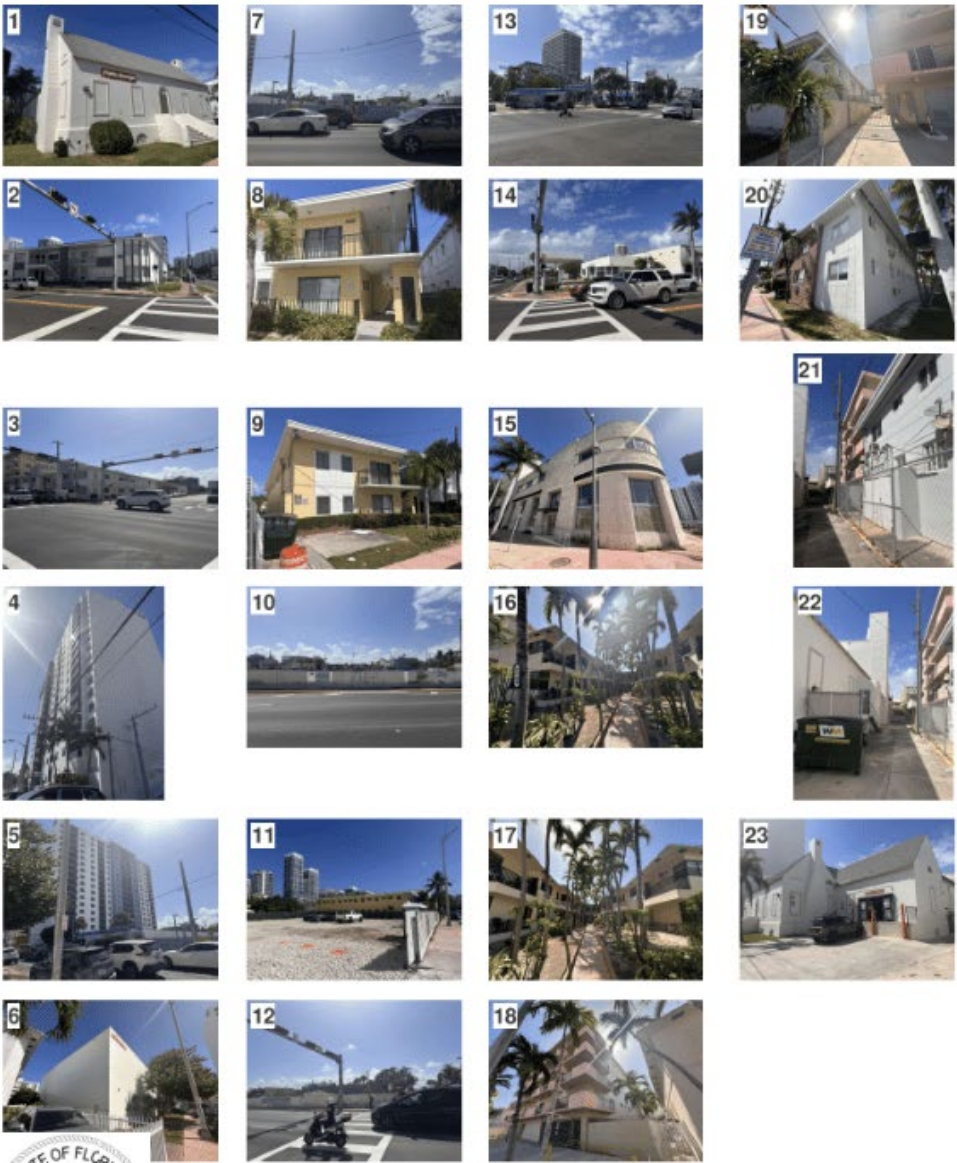
Questions?

Holland & Knight

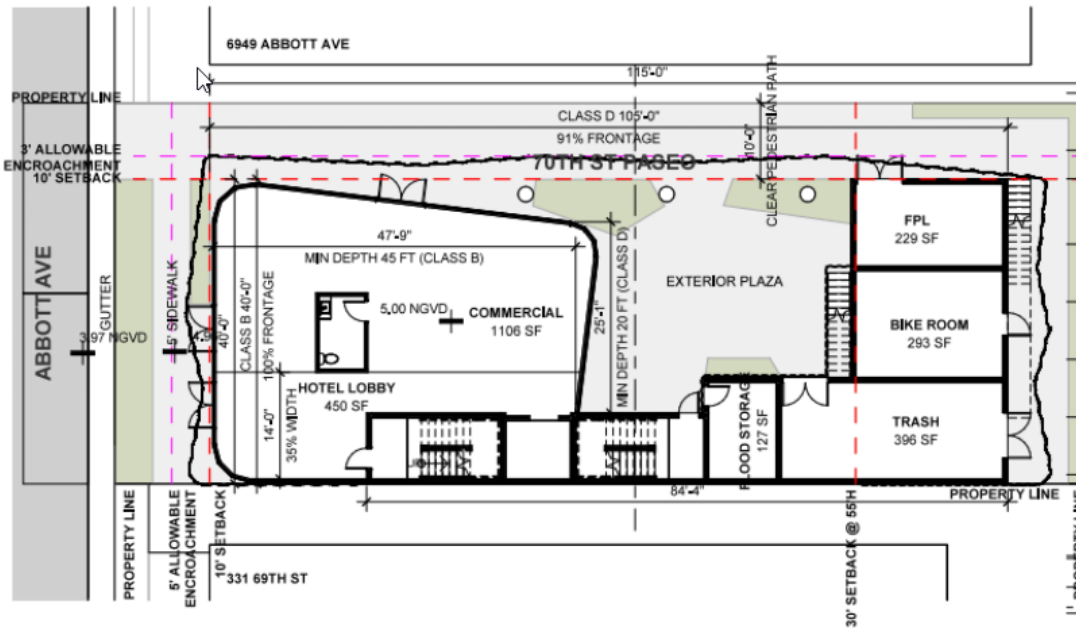


A low-angle, upward-looking perspective of a modern skyscraper with a glass facade. The building's structure is composed of a grid of dark metal frames holding large glass panels. The sky is a clear, vibrant blue with a few wispy white clouds. The text "Holland & Knight" is centered in a white, classic serif font.

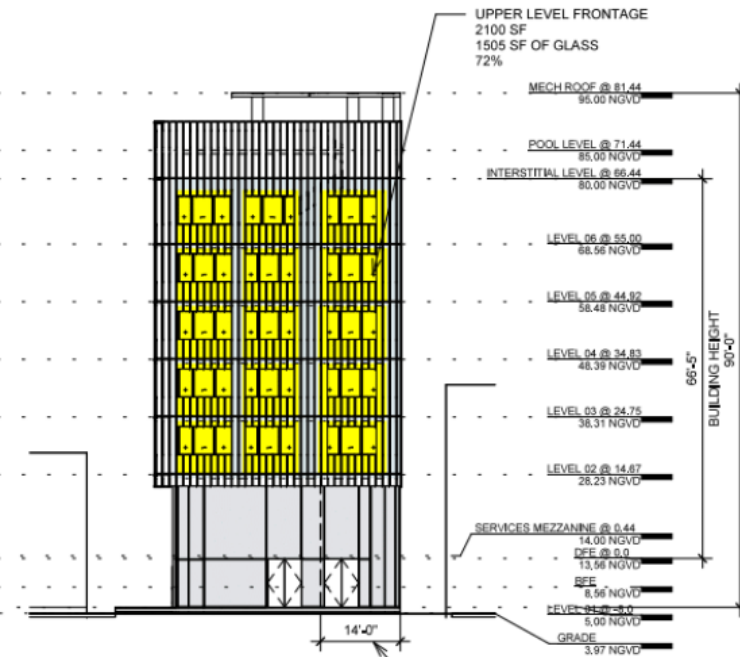
Holland & Knight



Frontages



FRONTAGE DIAGRAM



UPPER FRONTAGE

Building Footprint Comparison

