

DRB25-1088

ABBOTT M 6945

**City of Miami Beach
Design Review Board**

October 23, 2025

Miriam Soler Ramos, Esq.

Mischaël Cetoute, Esq.



Overview

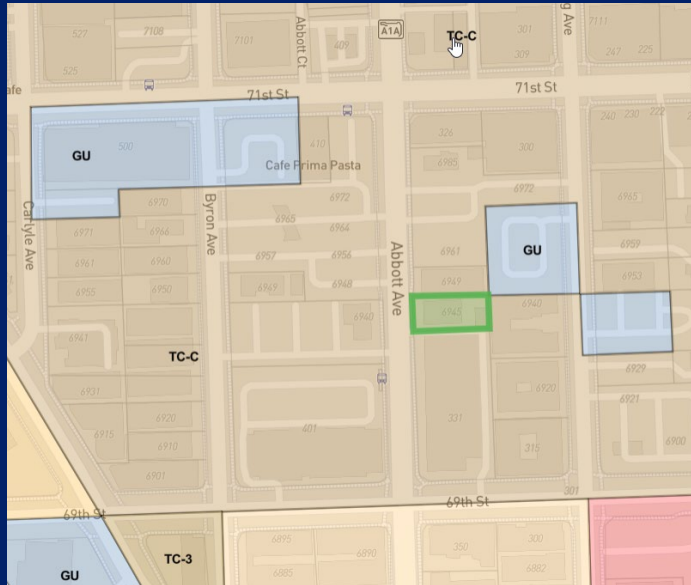
Address: 6945 Abbott Avenue

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**



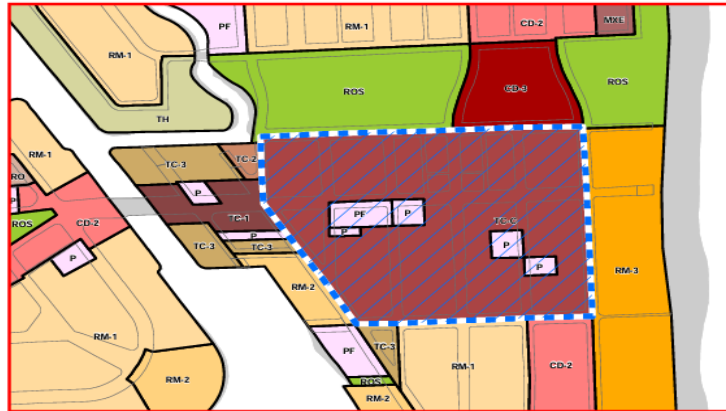
Zone: TC-C



North Beach Town Center

2040 Future Land Use Map

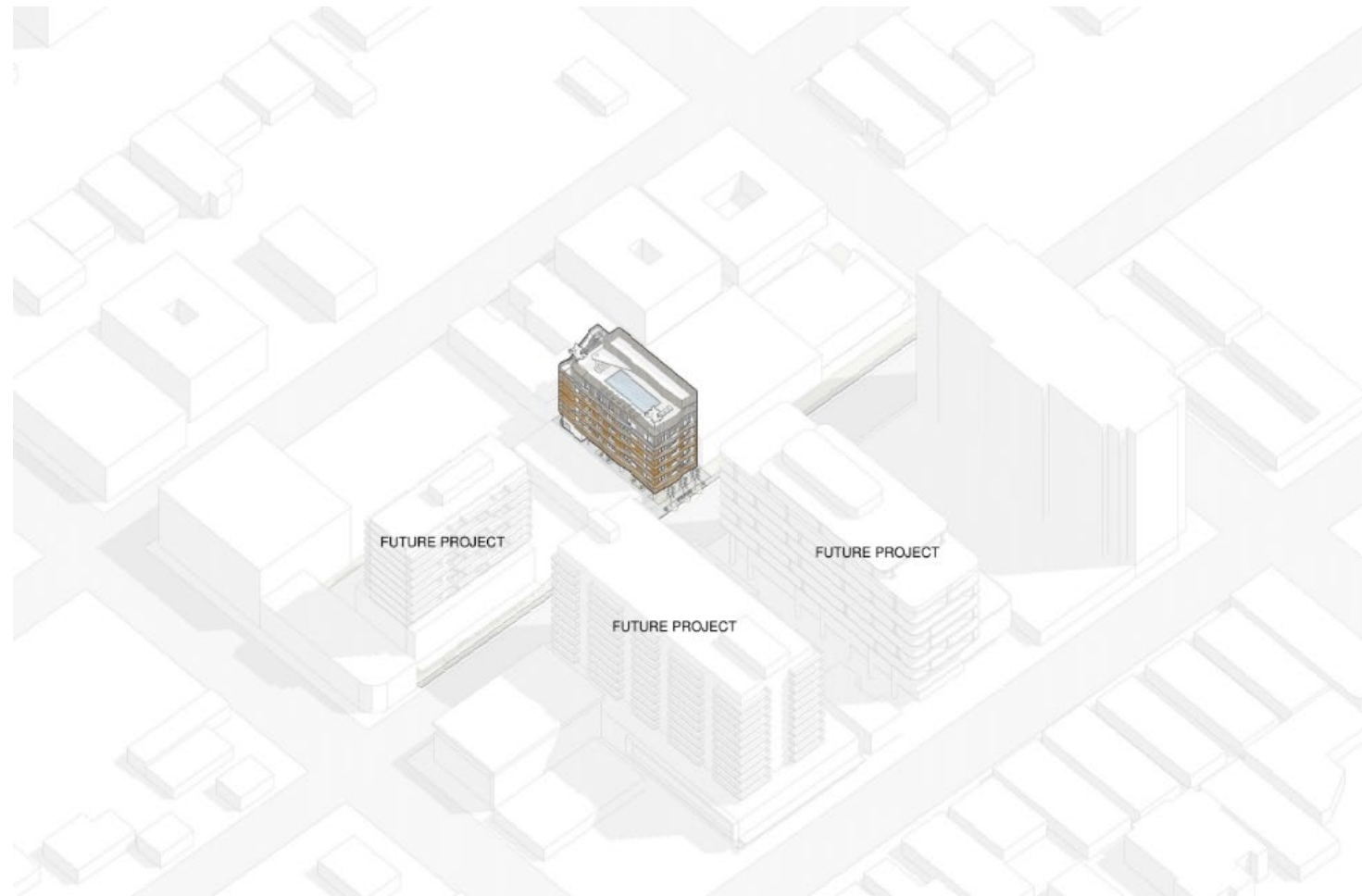
North Beach Town Center Area Close-up



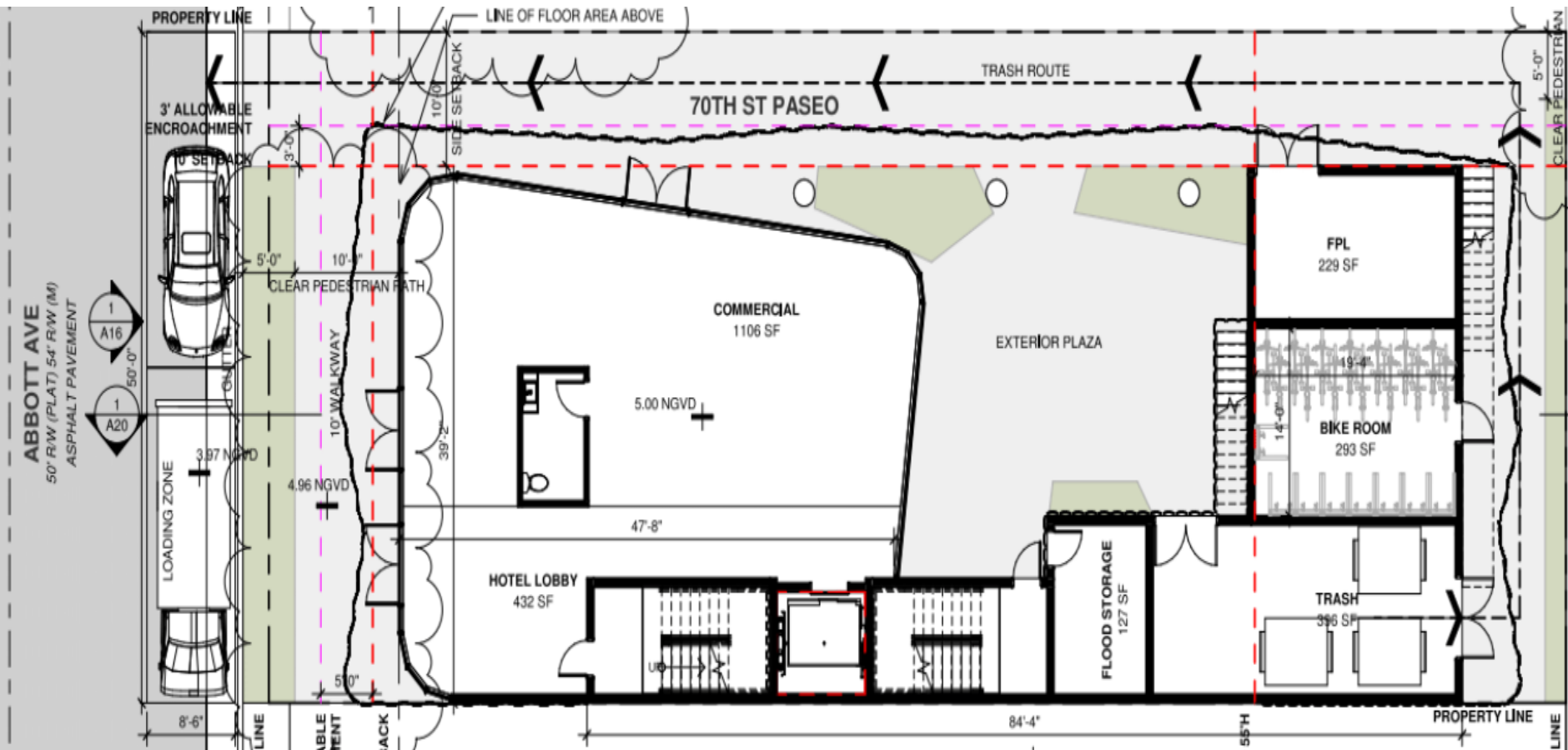
Existing Hotel Use



Neighborhood Context



Ground Floor Activation



ARCHITECT
M77R
 7290 NW 1ST COURT | MIAMI FL | 33150
 www.m77r.com

CONSULTANT

OWNER
ABBOTT M 6945 LLC
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

PROJECT
6945 ABBOTT AVE

DRAWING TITLE
LEVEL 1 PLAN

2025.02.11

3/32" = 1'-0"

2407

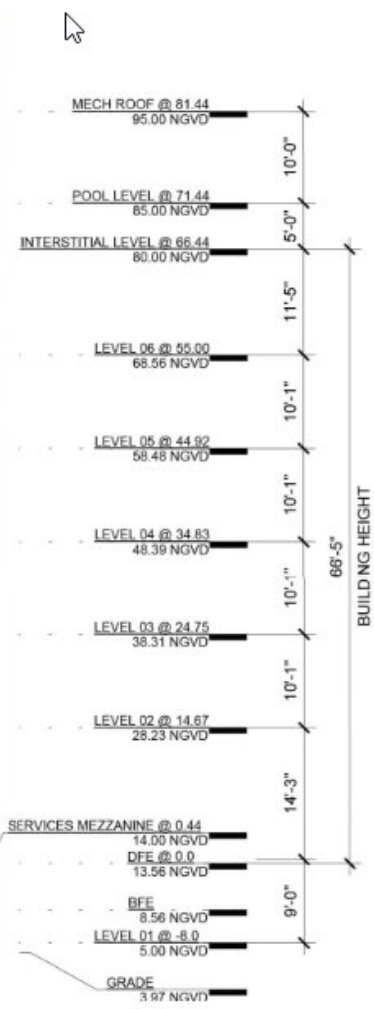
DRAWING #
A10

Pedestrian Paseo





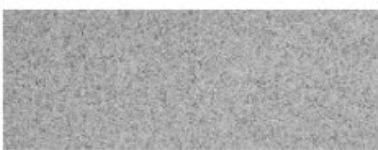
Materials



1. Perforated Metal Facade



2. Concrete Column



3. Black Anodized Aluminum Frame

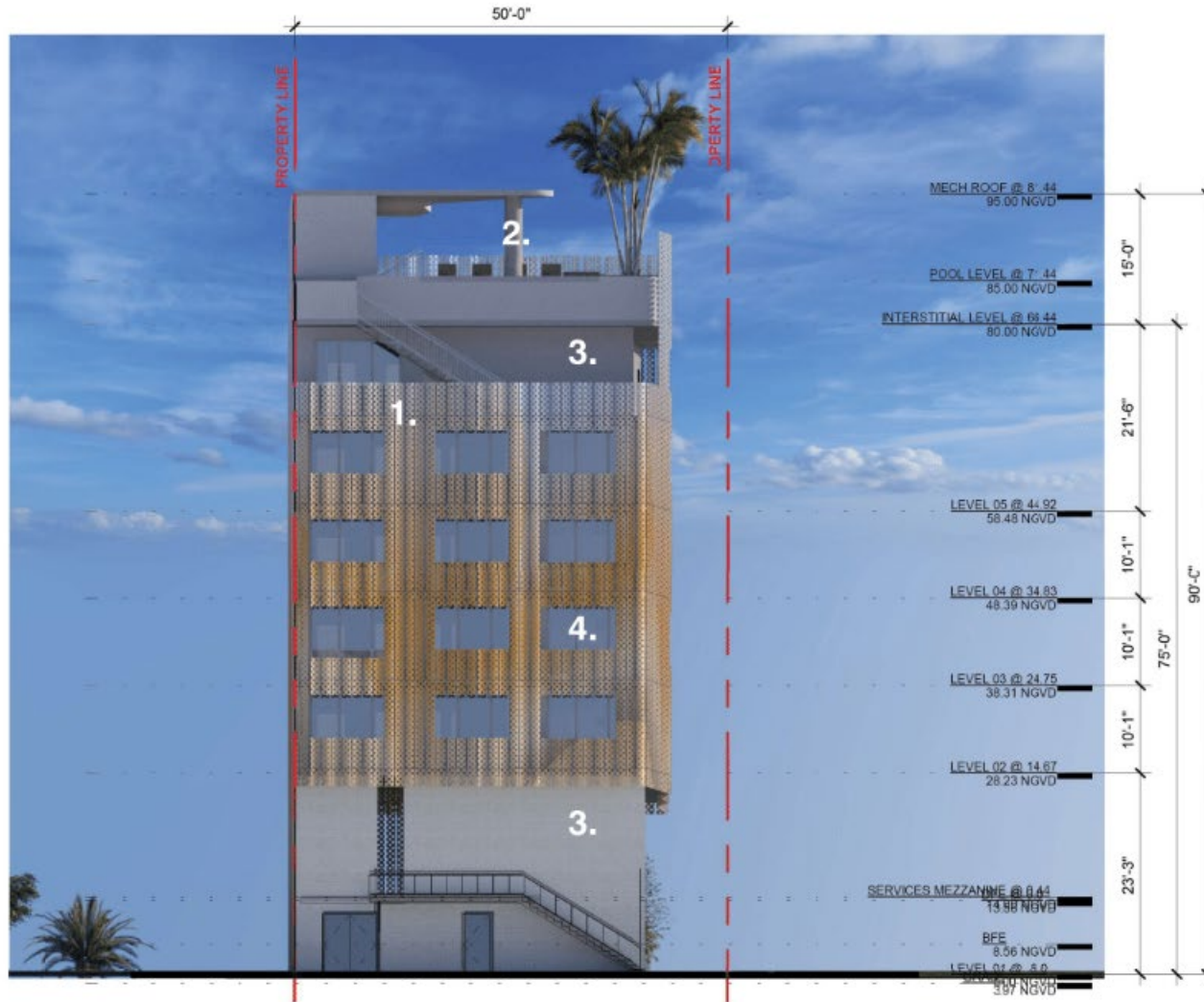


4. Curtain Wall Glazing System



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 2025.02.1 1/16" = 1'-0"	A18 2407

Art Mural



1. Perforated Metal Facade



2. Concrete Column



3. Black Anodized Aluminum Frame



4. Art Mural



Parking





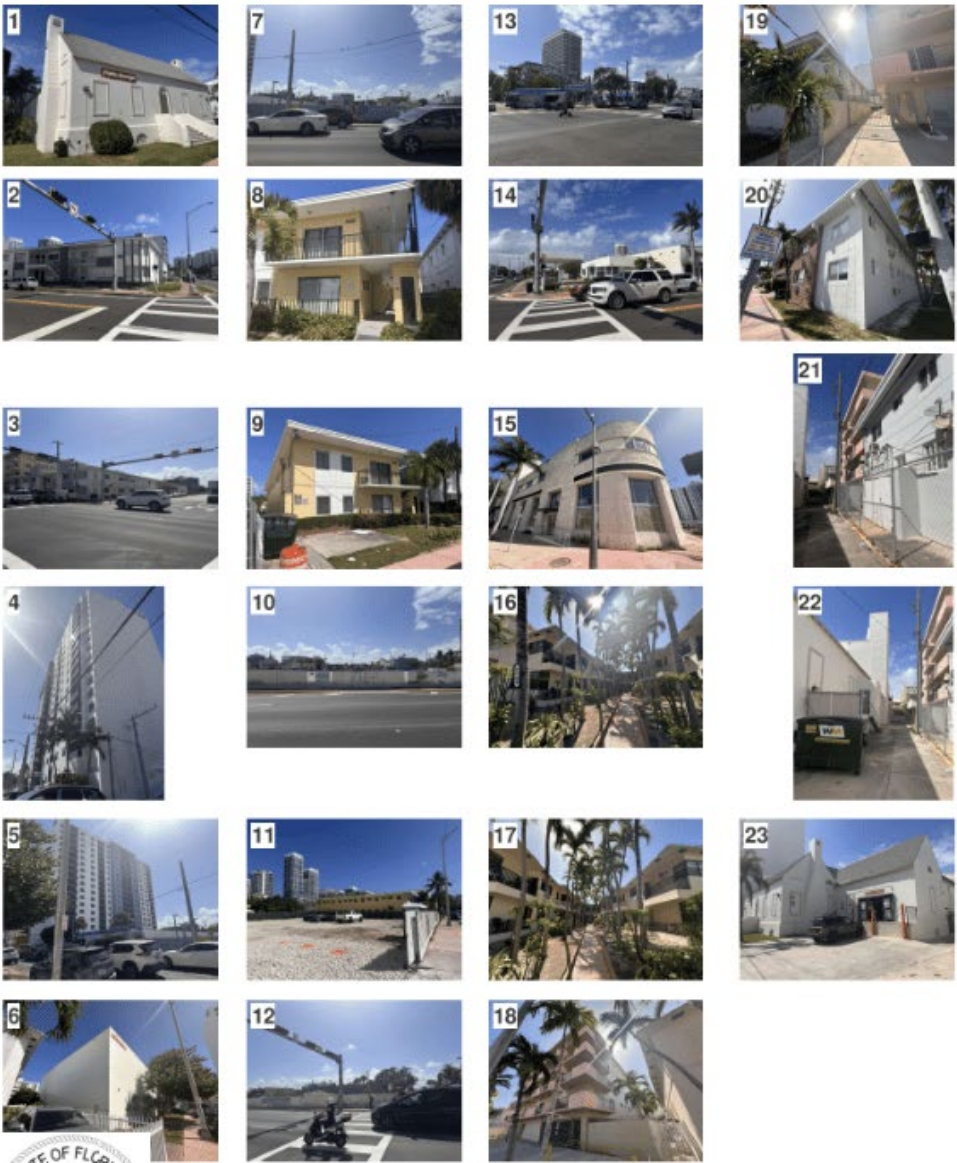
Questions?

Holland & Knight

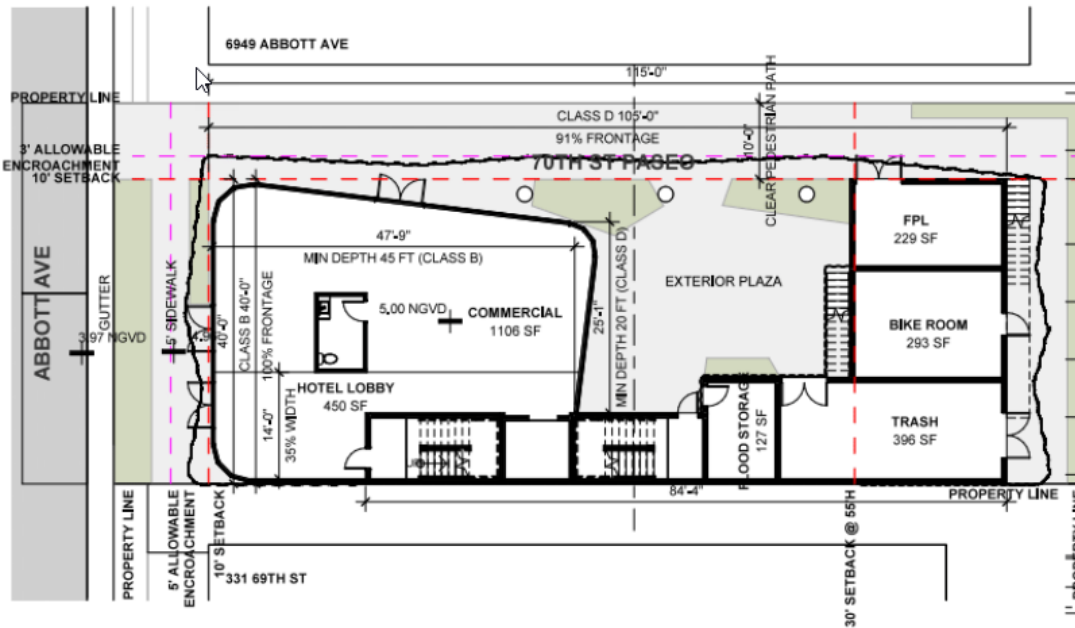


A low-angle, upward-looking shot of a modern skyscraper with a glass facade. The building's structure is composed of a grid of dark metal frames holding large glass panels. The glass reflects the bright blue sky and scattered white clouds. The perspective creates a sense of height and architectural grandeur, with lines converging towards the top of the frame.

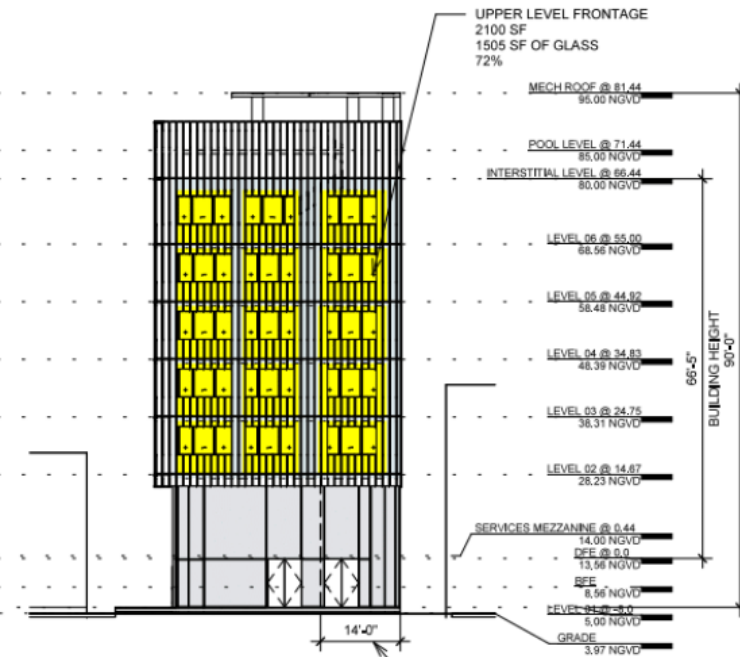
Holland & Knight



Frontages



FRONTAGE DIAGRAM



UPPER FRONTAGE

Building Footprint Comparison

