

DRB25-1140

7710 Collins Avenue

Five-Story Apartment Hotel with
Mechanical Parking Lifts

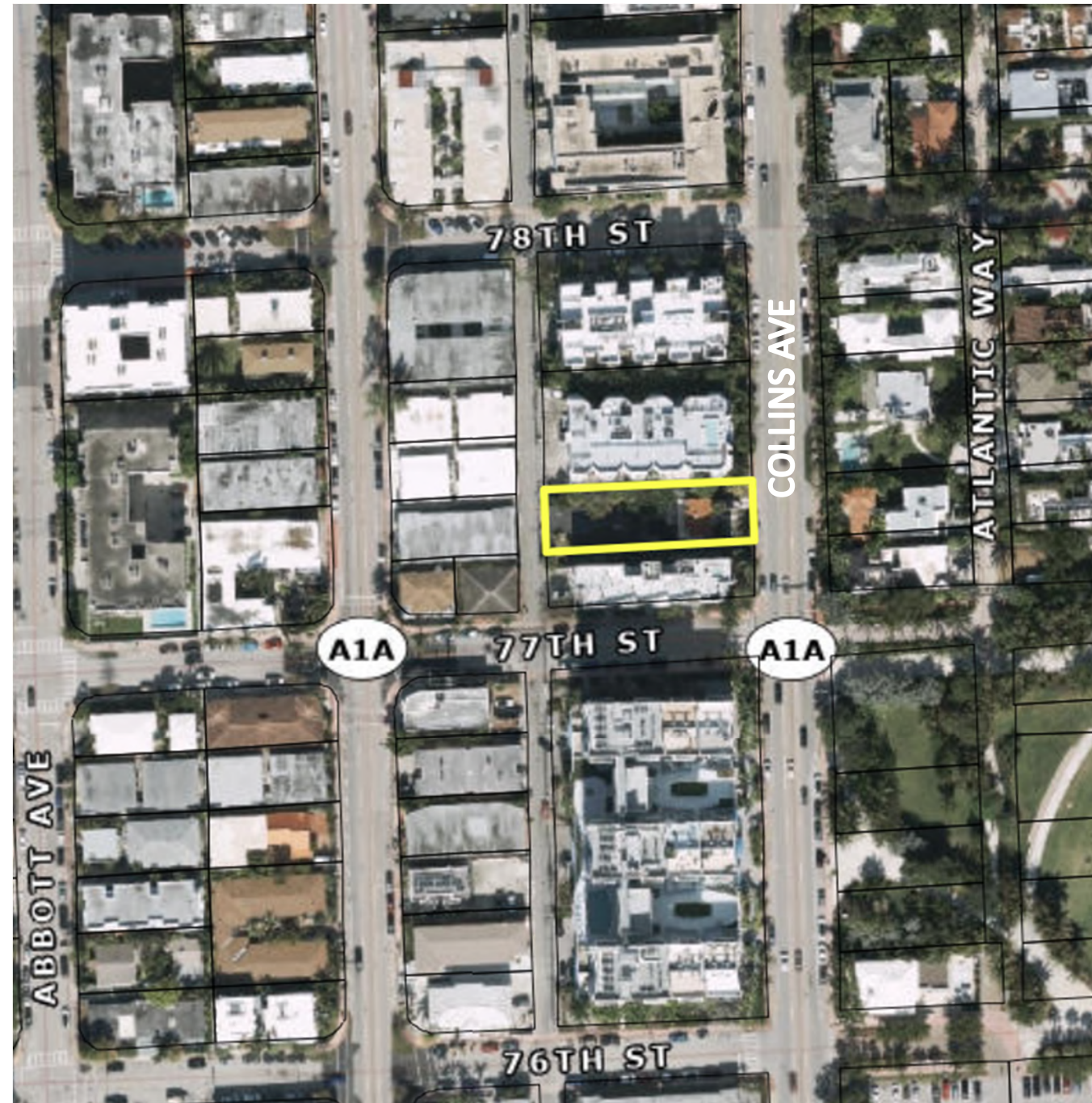
YODEZEEN **cala**
design•studio



Kimley»»Horn



Context



Context

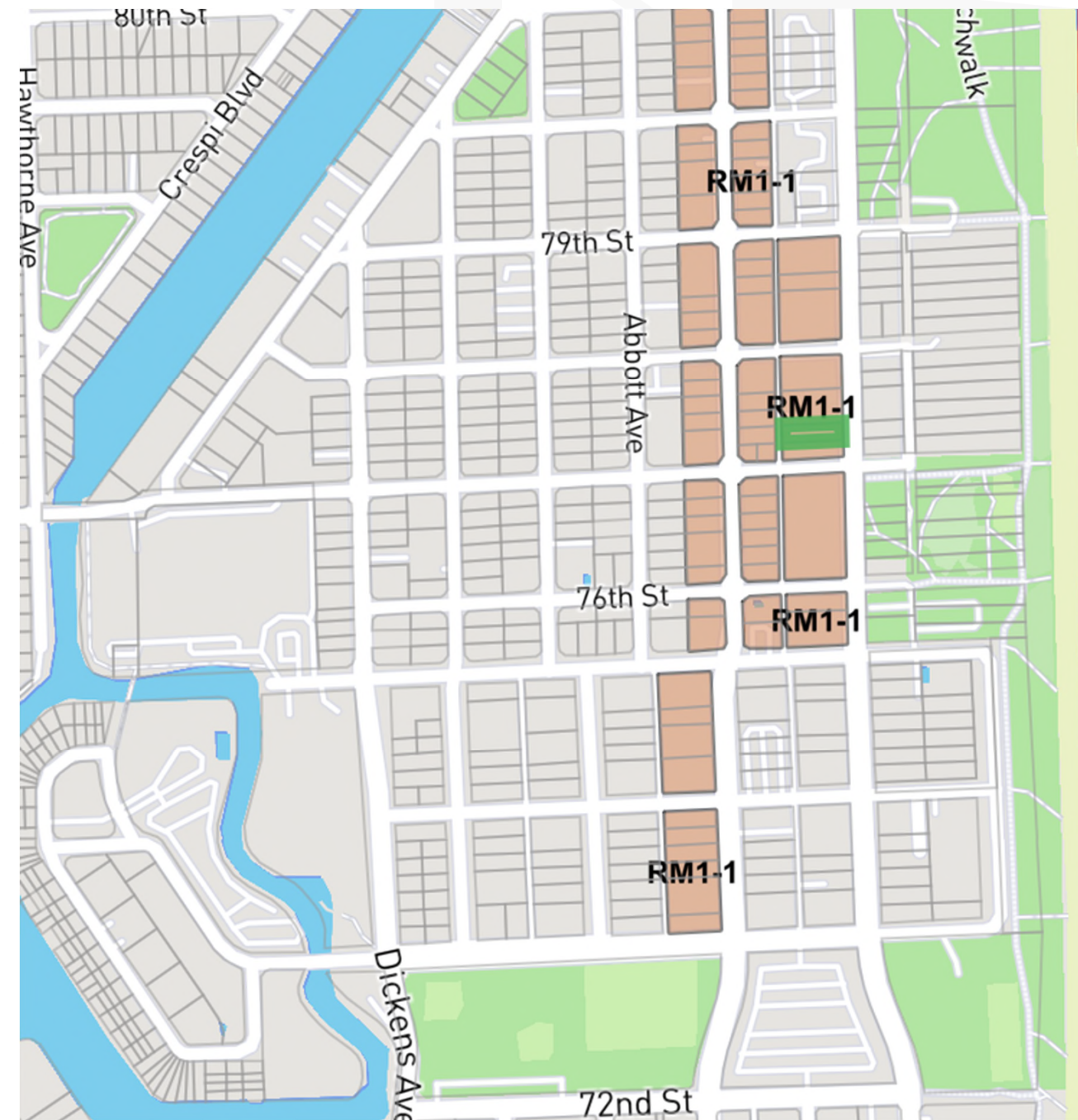


Apartment Hotels Permitted in Certain RM-1 Areas (Sec. 7.2.4.2.a)

a. Supplemental main permitted uses Regulations (RM-1)

The supplemental main permitted uses are as follows:

1. Apartment hotels, hotels, and suite hotels for properties fronting Harding Avenue or Collins Avenue, from the city line on the north, to 73rd Street on the south ([MAP EXHIBIT-1](#)) (pursuant to sections [2.7.2](#) which requires a Commission warrant, and [7.5.4.5](#))



Proposed Project

- Five-story apartment hotel featuring fourteen (14) hotel units and one (1) apartment unit.
- Eight (8) parking spaces utilizing mechanical parking lifts and one (1) ADA parking space.
 - Ingress and egress solely through alley to west of building
 - 24/7 valet operation



Heights Along Collins Avenue



Context Facing Northwest



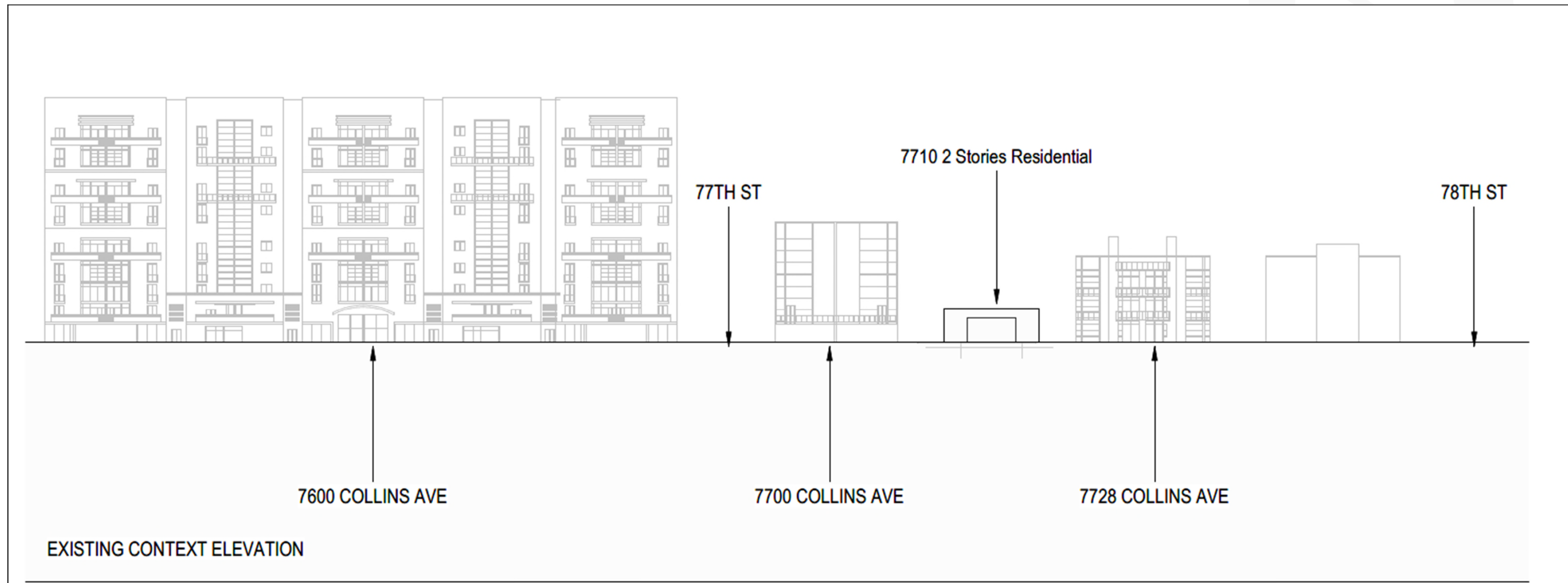
Context Facing West



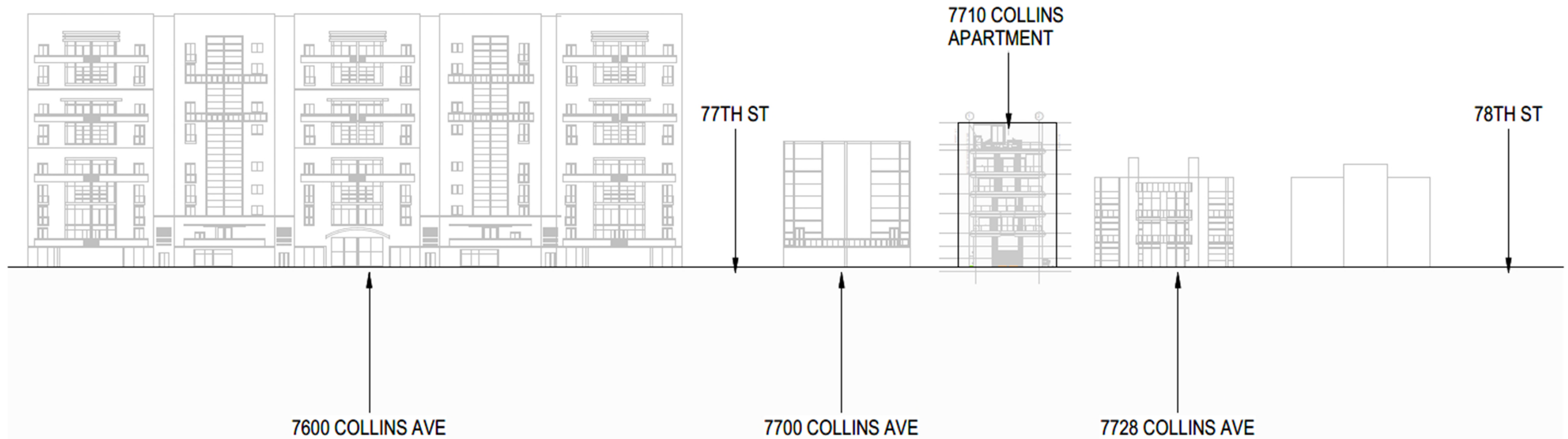
Context Facing Southeast



Existing Context Elevation



Proposed Context Elevation



PROPOSED CONTEXT ELEVATION



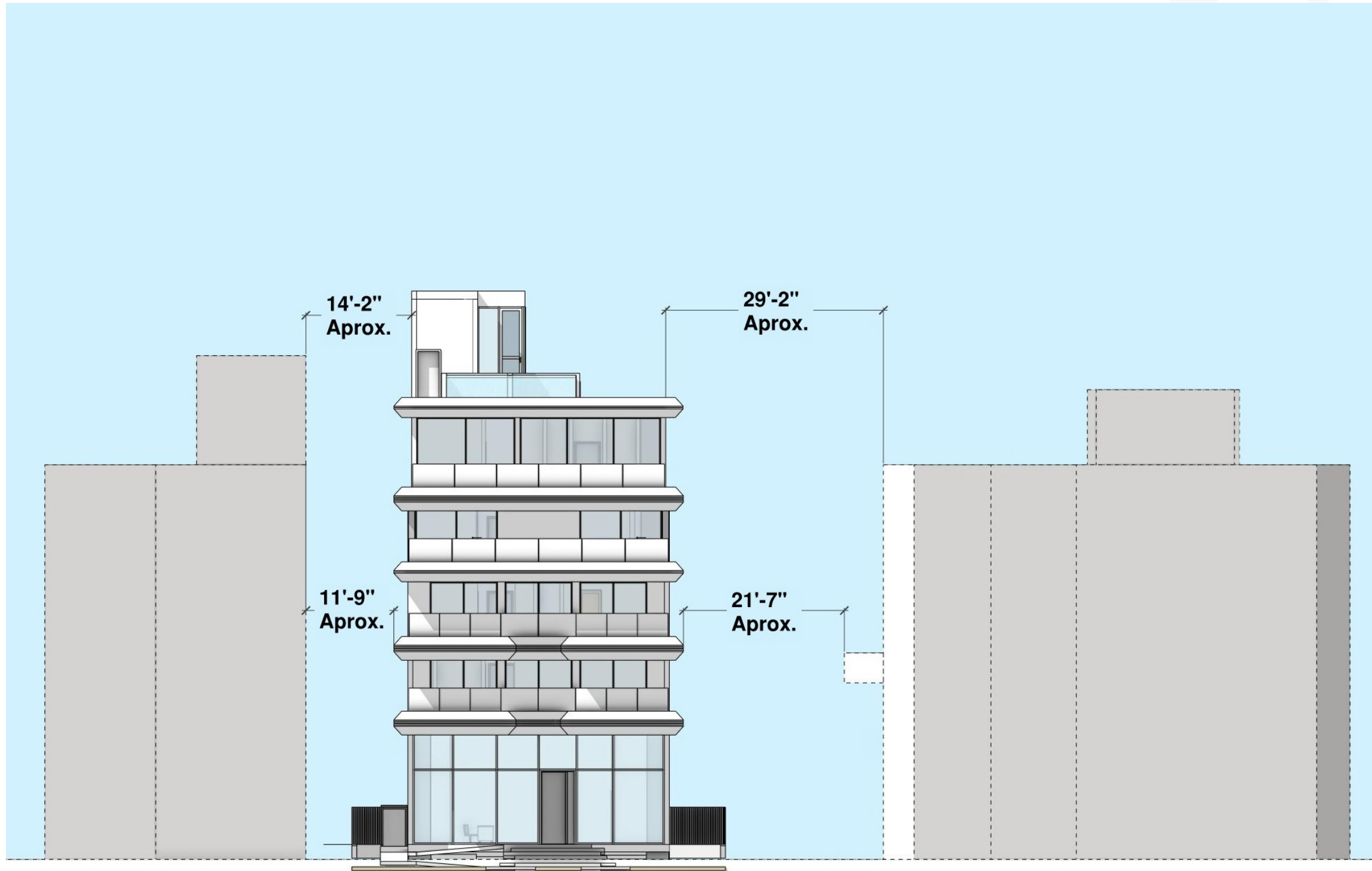
Proposed Context Elevation



Proposed Context Elevation



Building Spacing



Renderings



1-EAST FACADE



2-NORTH EAST

Renderings



1-WEST FACADE

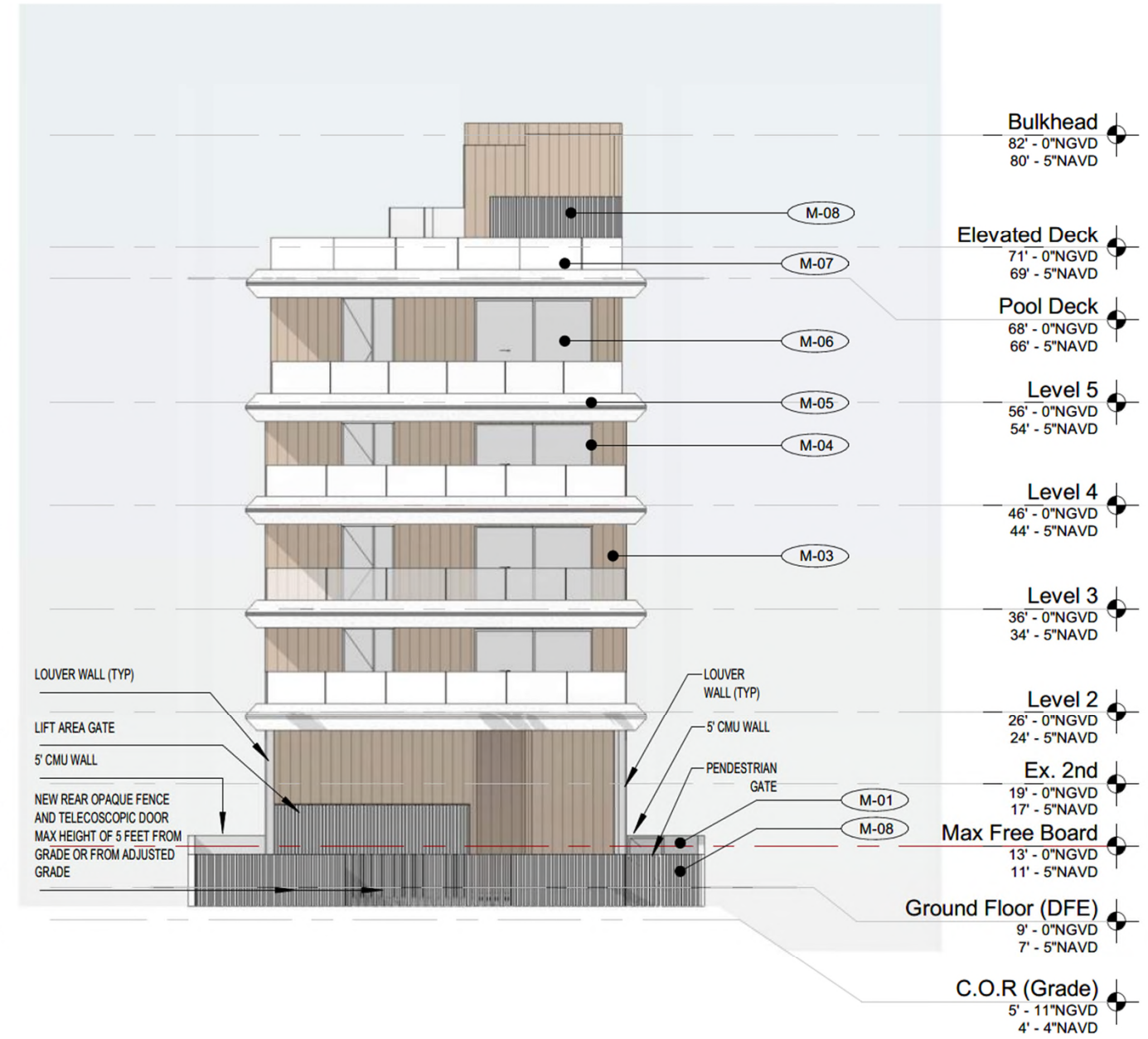


2-NORTH FACADE

Elevations (East and West)



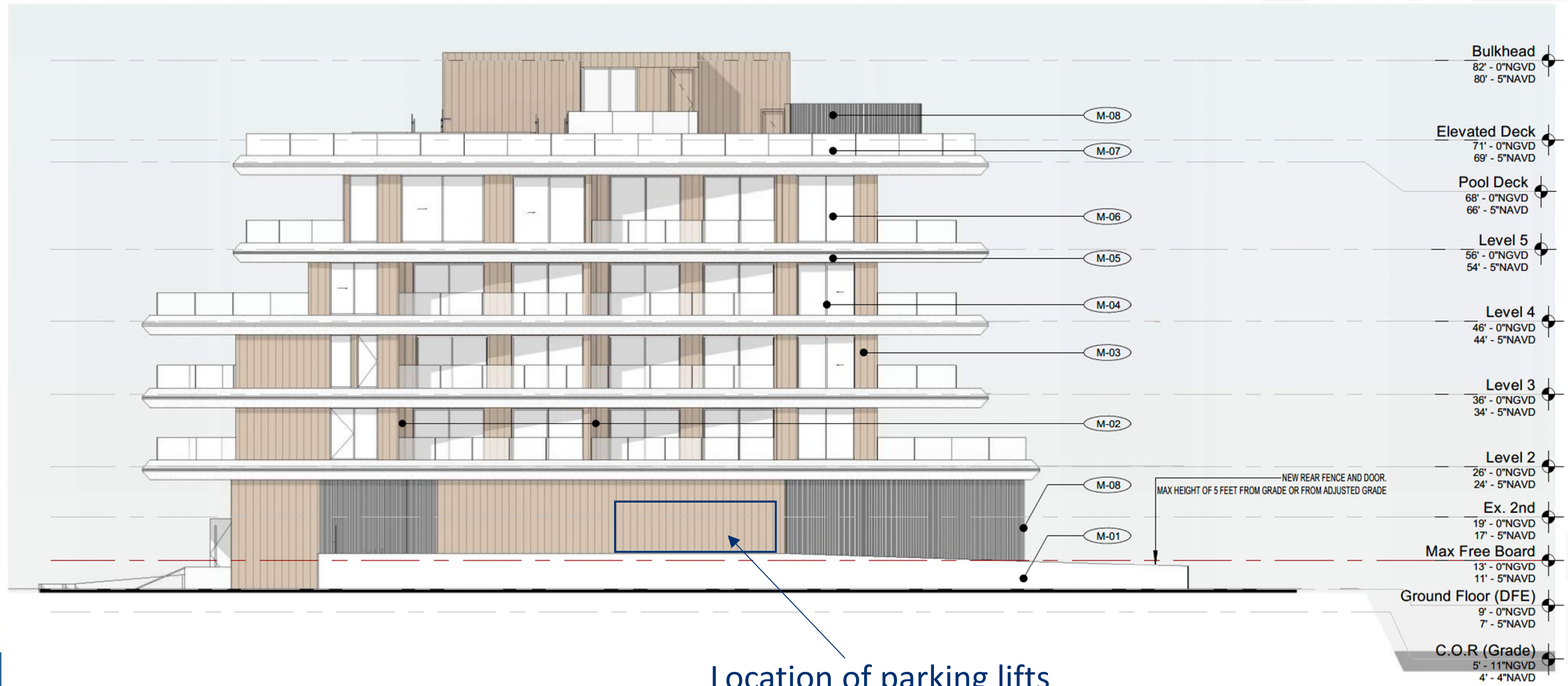
1 COLORED EAST ELEVATION
1/16" = 1'-0"



2 COLORED WEST ELEVATION
1/16" = 1'-0"



Elevation (North)



North Elevation with Proposed Landscaping



Elevation (South)



South Elevation with Proposed Landscaping



Materials



1-FRONT RENDER



2-SIDE RIGHT RENDER

M-07

M-05

M-06

M-02

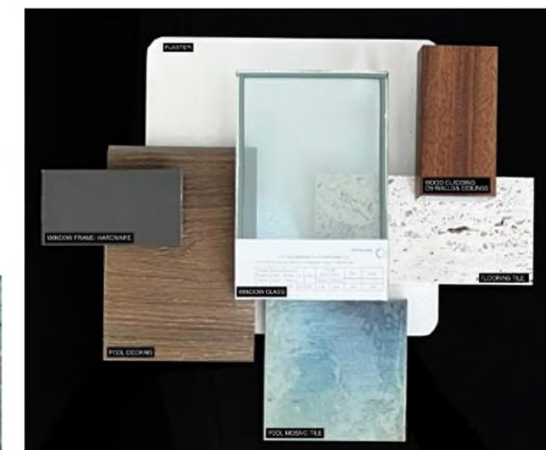
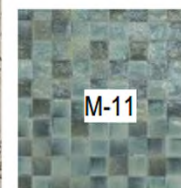
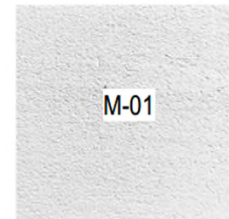
M-03

M-04

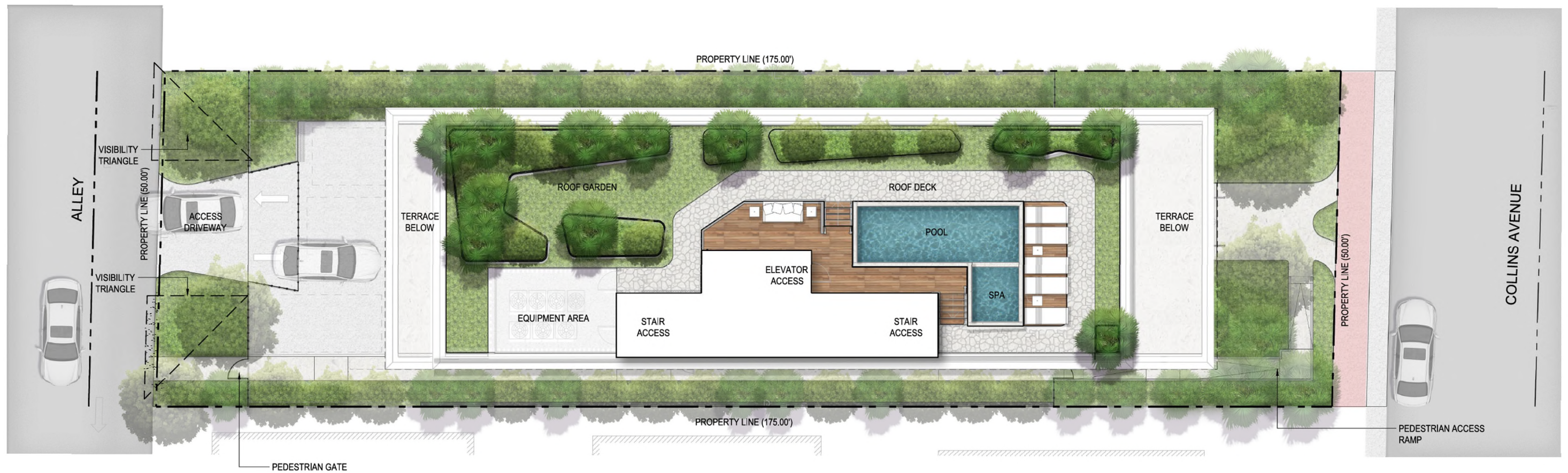
M-03

M-01

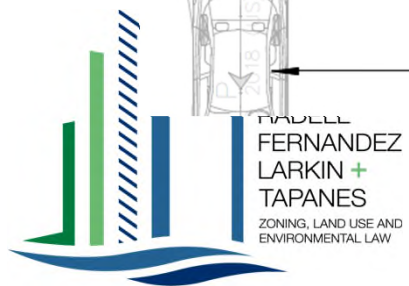
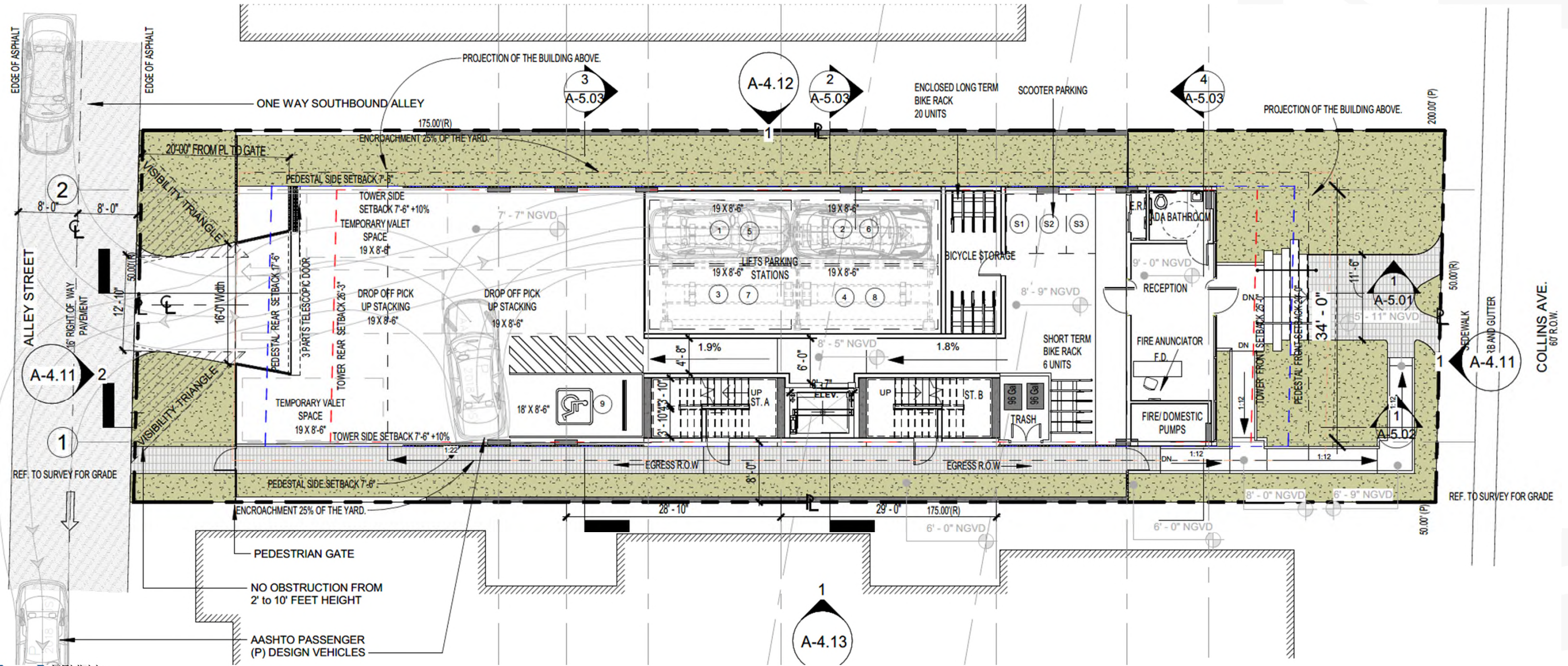
KEY NOTE SCHEDULE MASTER	
FINISH TYPE & NUMBER	NOTE
M-01	STUCCO FINISH WHITE
M-02	STUCCO FINISH TO MATCH M-03
M-03	ALUMINUM WOOD FINISH (SEE SPECS)
M-04	ALUMINUM PROFILES BERMUDA BRONZE (SEE SPECS)
M-05	GFRC TO MATCH M-01
M-06	WINDOW WALL GLASS CLEAR (SEE SPECS)
M-07	GLASS 42" RAILING (SAME AS M-06)
M-08	OPAQUE AND LOUVER FENCE TO MATCH M-03
M-09	POOL DECK FINISH
M-10	FLOOR TILE TYP



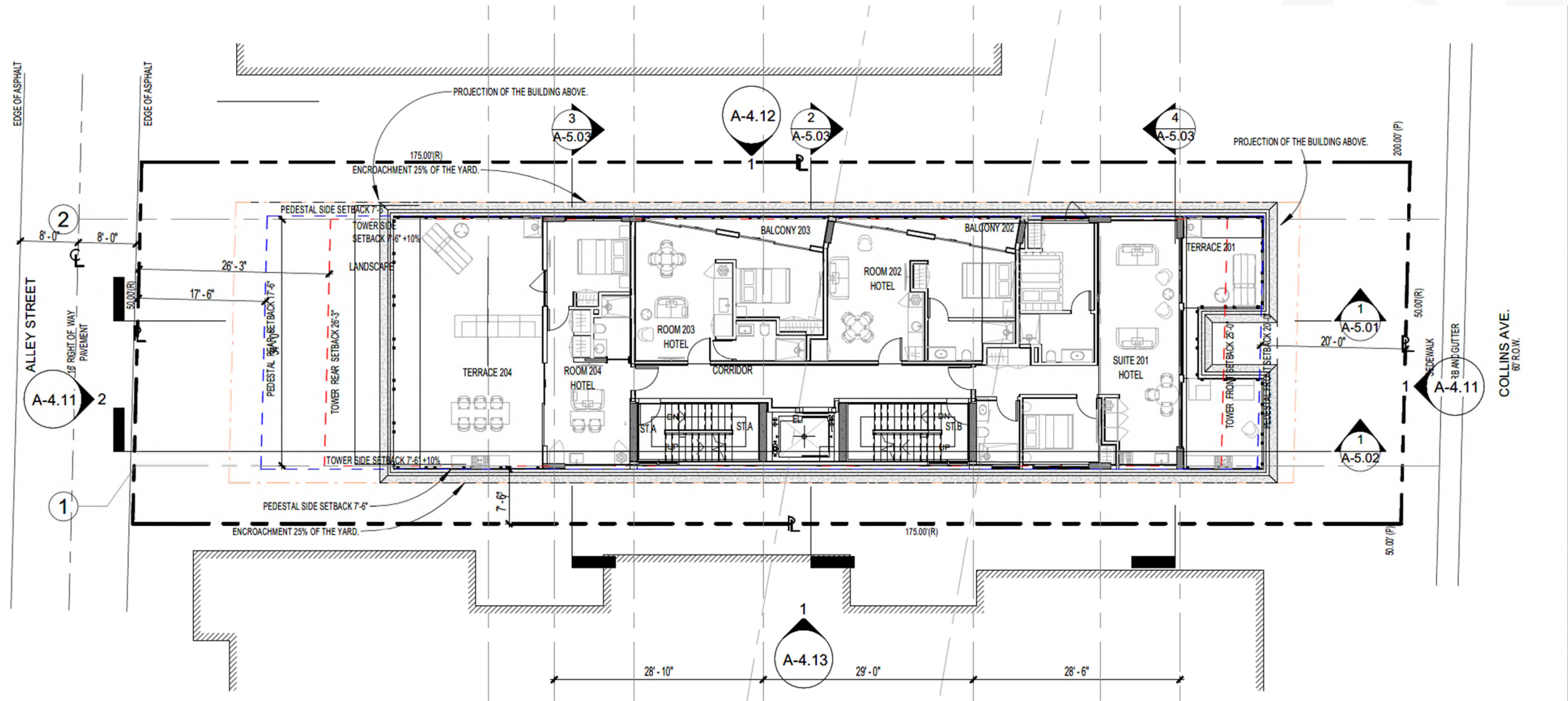
Landscape – Illustrative Plan



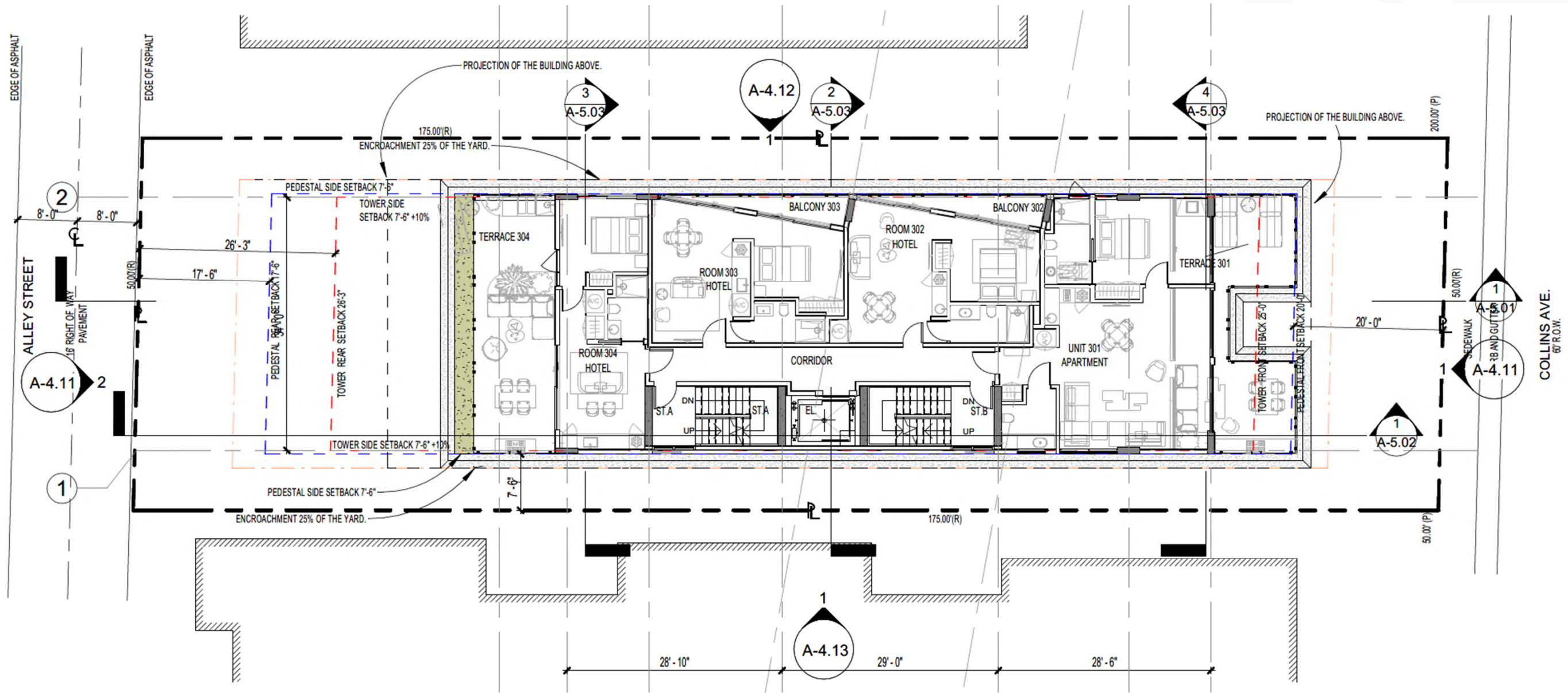
Proposed Ground Floor – Mechanical Parking



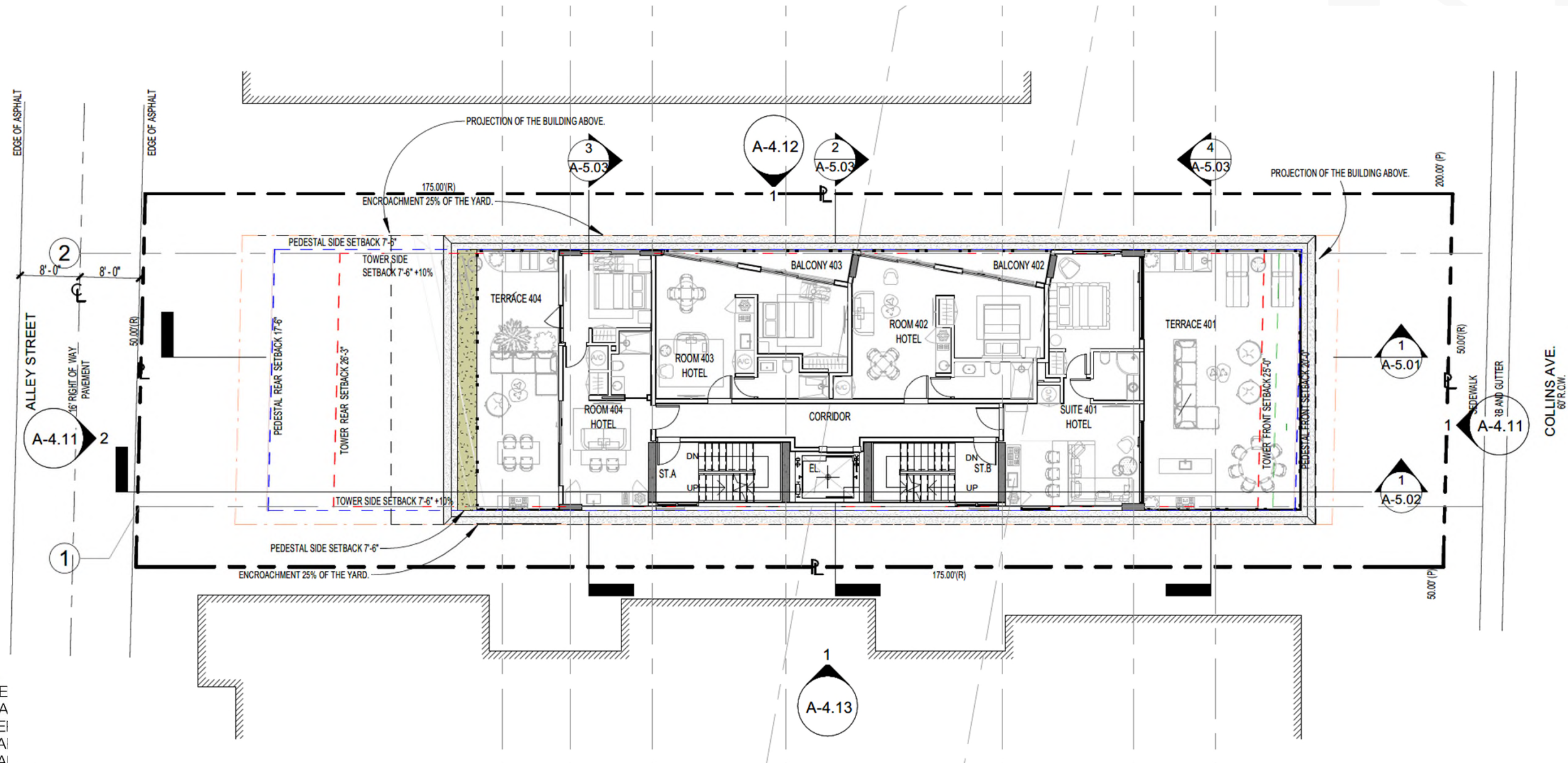
Proposed Second (typical) Level



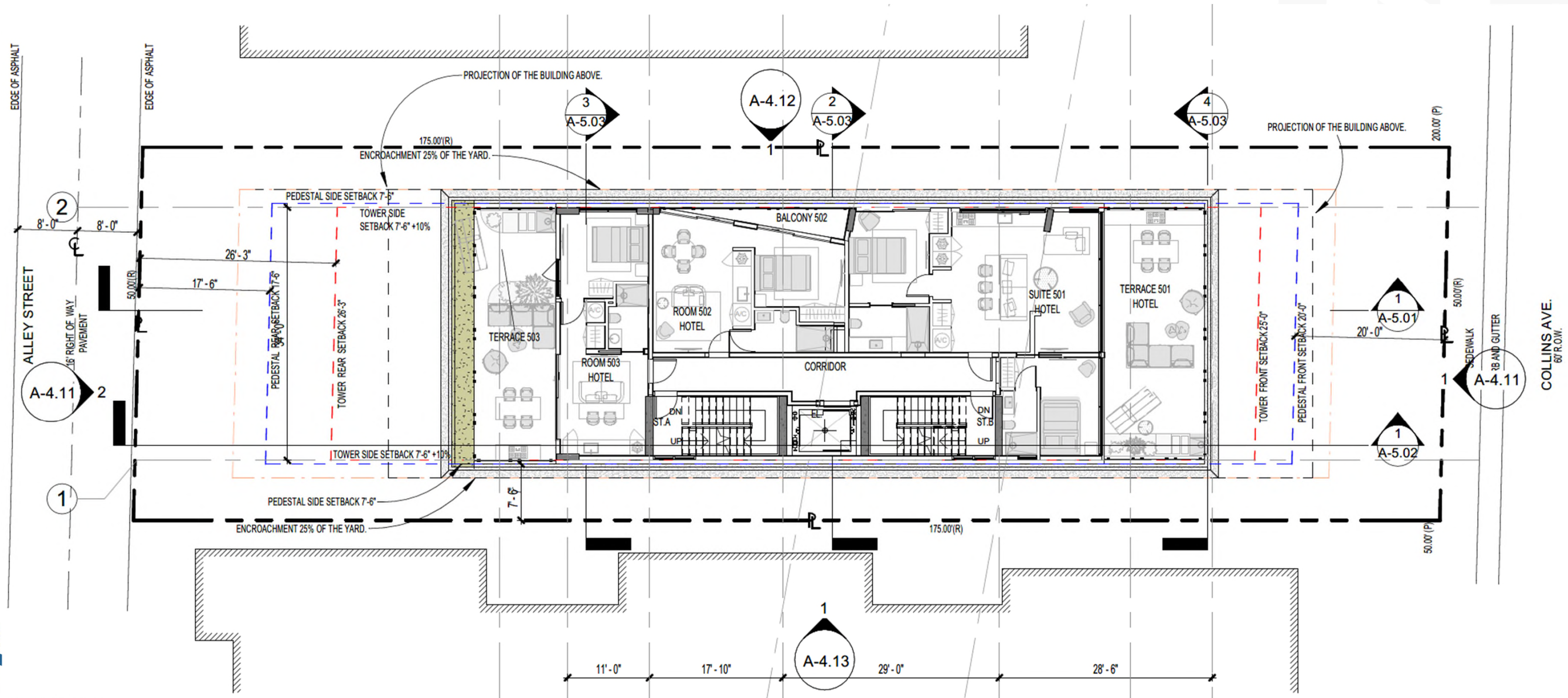
Proposed Third Level



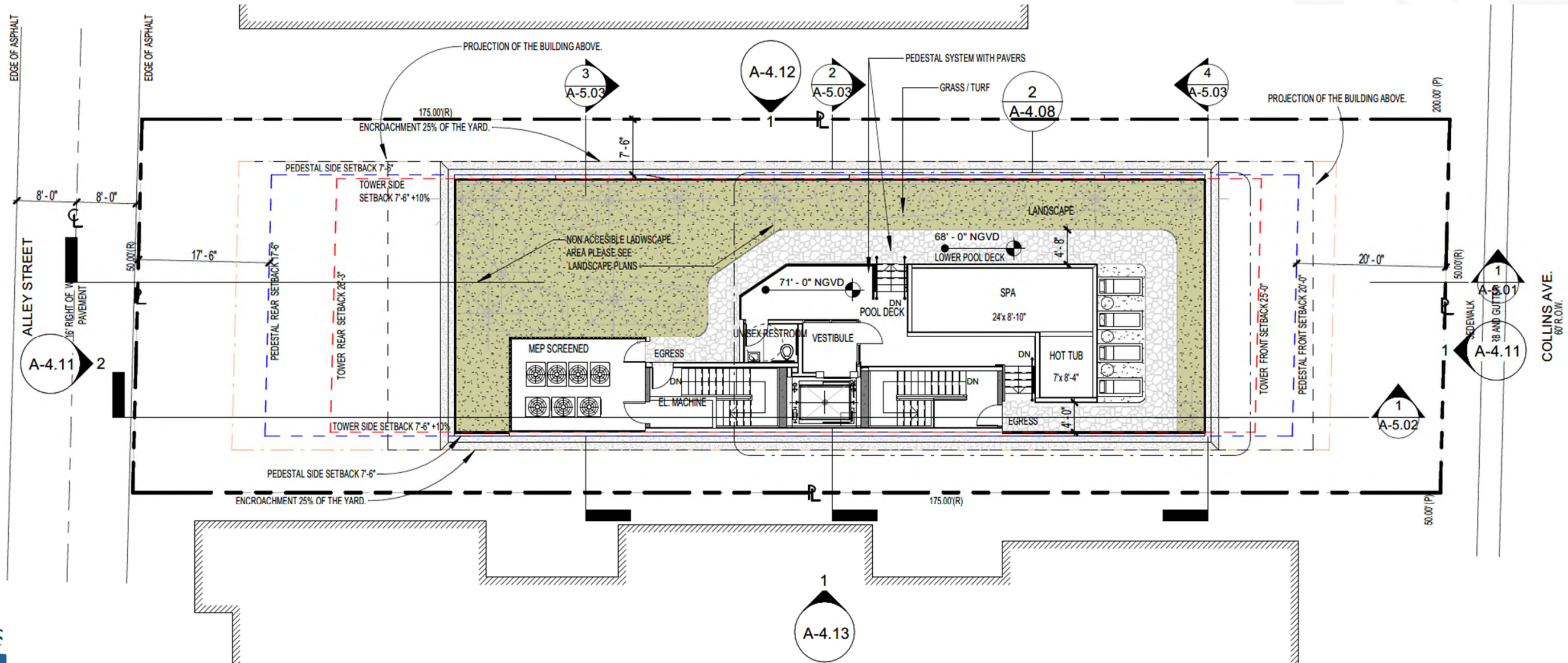
Proposed Fourth Level



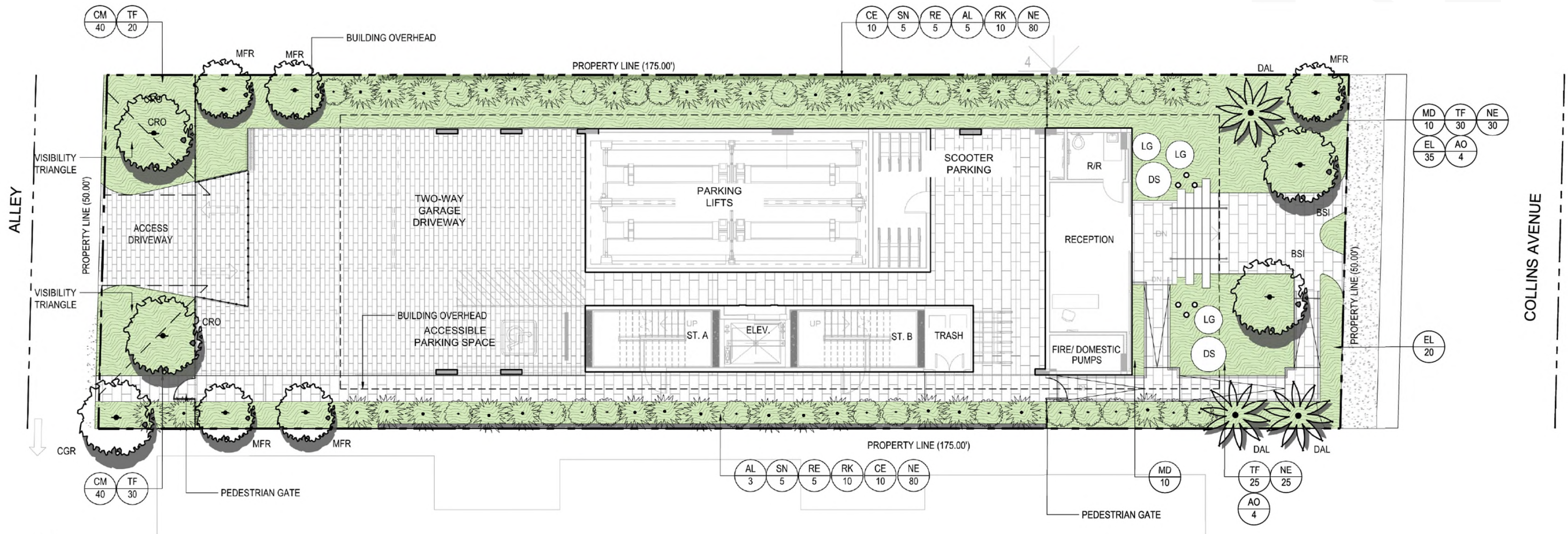
Proposed Fifth Level



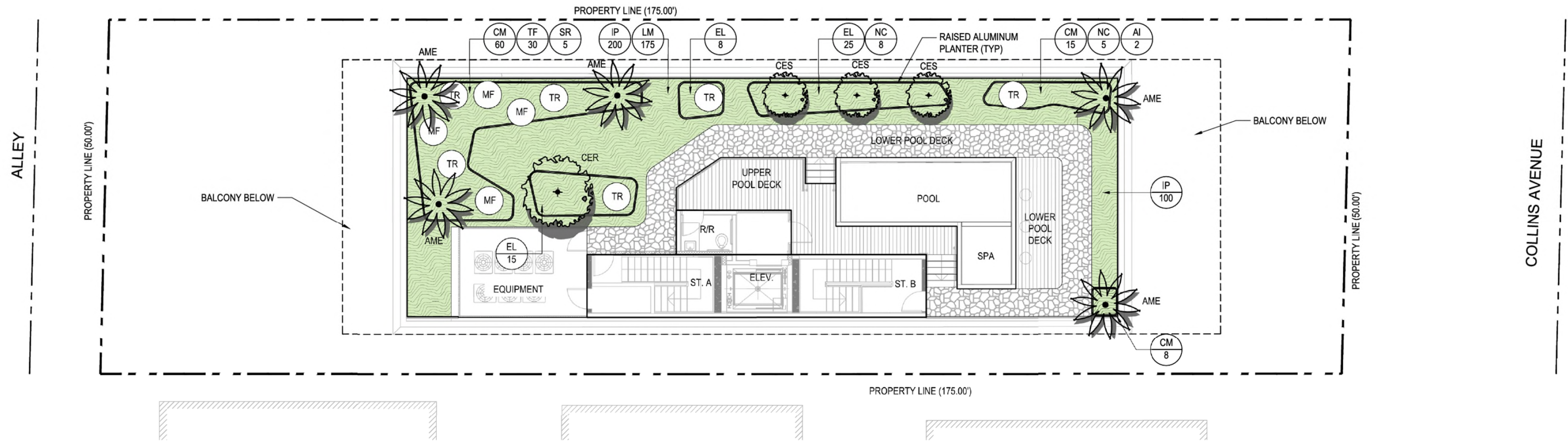
Proposed Roof Deck



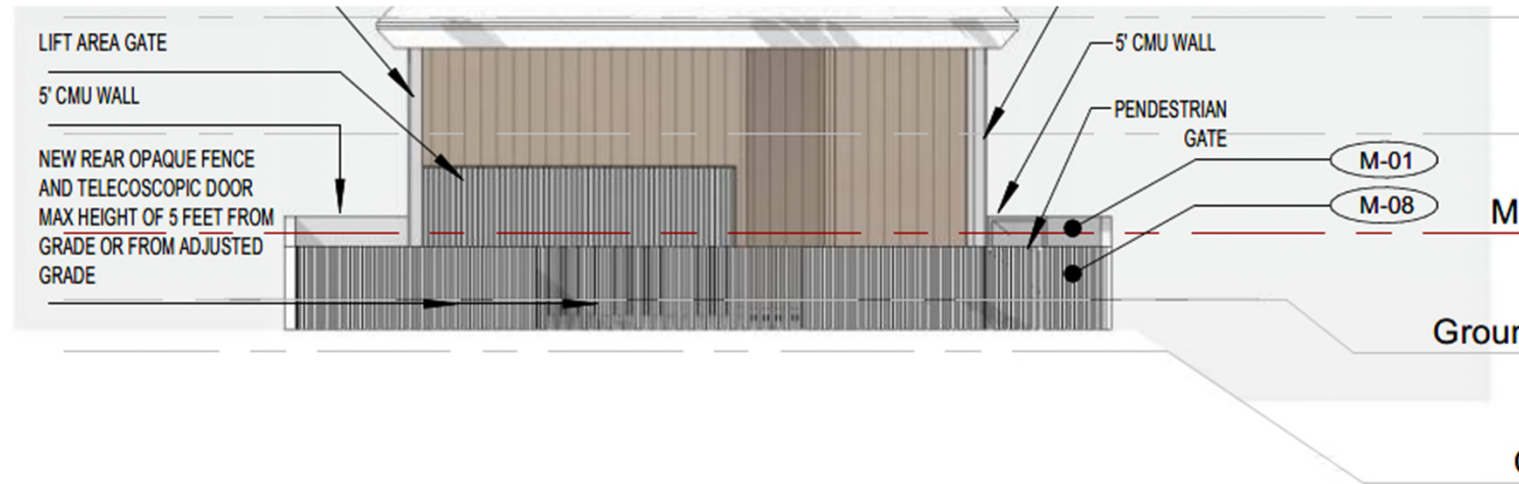
Landscape Plan – Ground Floor



Landscape Plan – Roof Deck



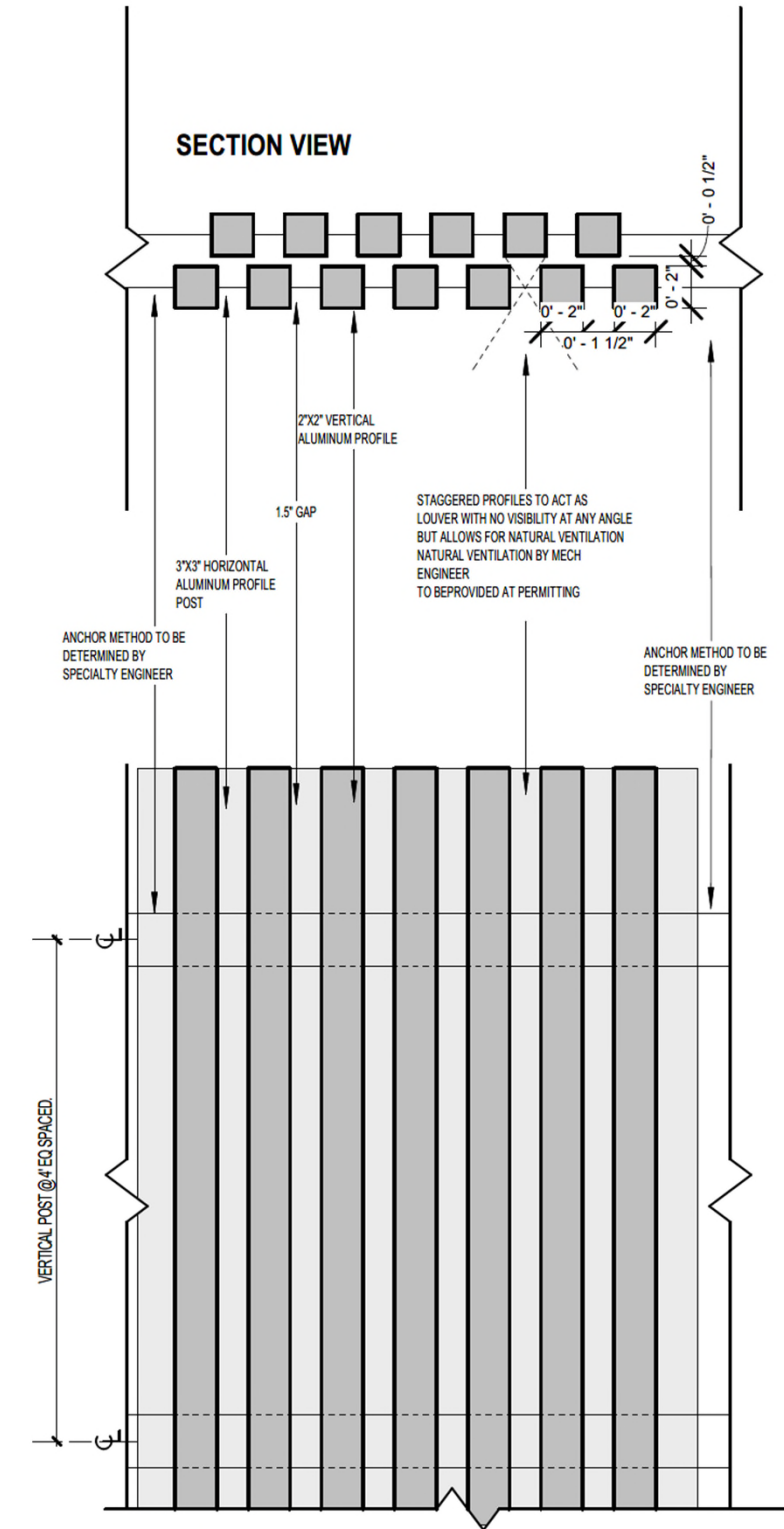
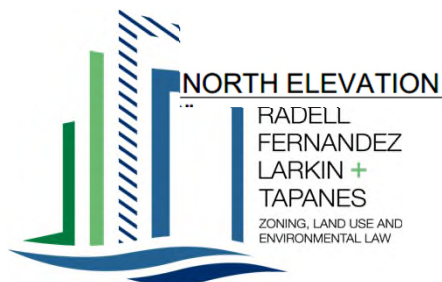
Parking Screened from View



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

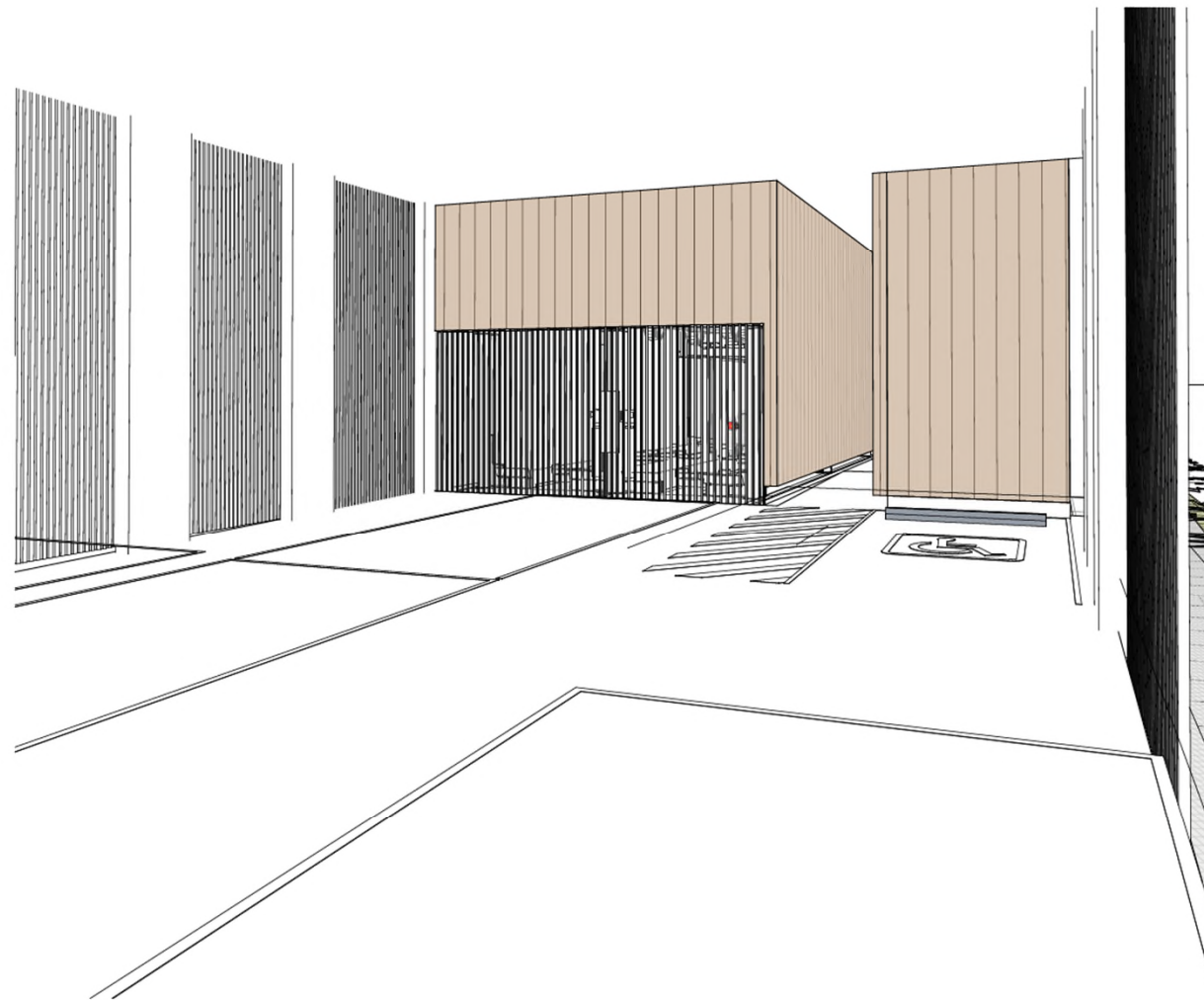


Location of parking lifts



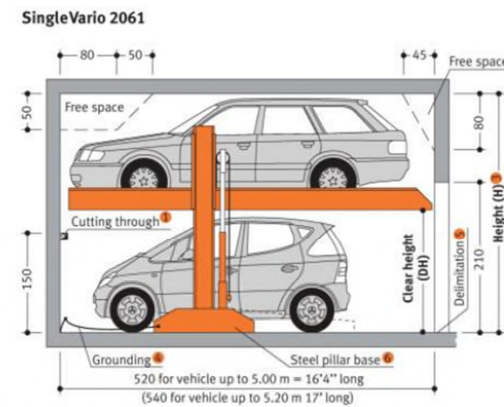
FRONT VIEW
1 TYP LOUVER DETAIL
1 1/2" = 1'-0"

Parking Lift – 3-D View

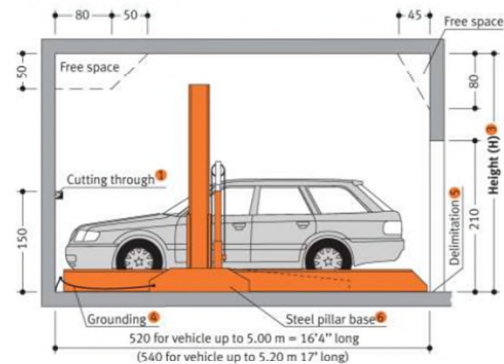


2 PARKING LIFT 3D VIEW

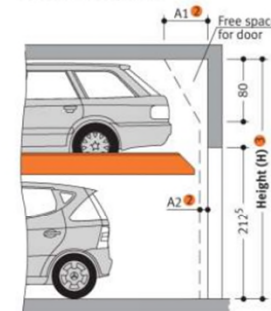
- Page 1 Section Dimensions Car data
- Page 2 Width dimensions
- Page 3 Approach Load plan installation
- Page 4 Electrical installation Technical data
- Page 5 To be performed by the customer Description



Before lowering the platform, the vehicle parked in the lower parking space must be driven off!



Garage with door in front of the car parking system



Notes

- For dividing walls: cutting through 10 x 10 cm (for pipes).
- Dimensions A1, A2 and A3 must be coordinated with the door supplier.
- If the total height is greater, the max. vehicle height for the upper parking space increases accordingly.
- Potential equalization from foundation grounding connection to system (provided by the customer).
- In compliance with DIN EN 14 010, 10 cm wide yellow-black markings compliant to ISO 3864 must be applied by the customer to the edge of the platform in the access area to mark the danger zone in front of the supporting surface of the upper platform edge (see »Load Plan«, Page 3)
- Variable steel pillar bases in two sizes (see »Load Plan«, Page 3).
- Maximum load of 2,500 kg for extra charge.

Product Data SingleVario 2061



Loadable up to 2,500 kg
A system for any height
subsequently adjustable!

Dimensions:

All space requirements are minimum finished dimensions. Tolerances for space requirements *₃. Dimensions in cm.
EB (single platform) = 2 vehicles

Type	H	DH**
2061-160	320	160
2061-170*	330	170
2061-180	340	180
2061-190	350	190
2061-200	360	200
2061-210	370	210

* = standard type ** = without car

Suitable for:

Standard passenger car, station wagon/Van/SUV.
Height and length according to contour.

Type	H	car height	
		upper	lower
2061-160	320	150	150
2061-170*	330	150	160
2061-180	340	150	170
2061-190	350	150	180
2061-200	360	150	190
2061-210	370	150	200

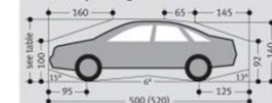
* = standard type

width 190 cm

weight max. 2000/2500 kg

wheel load max. 500/625 kg

Standard passenger car



Standard station wagon/Van/SUV



Standard passenger cars are vehicles without any sports options such as spoilers, low-profile tyres etc.



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Internet www.multiparking.com

Operational Plan in Planning Board Application

- Eight (8) parking spaces in four (4) mechanical lifts in a tandem configuration and one (1) ADA parking space.
- All parking spaces will be served by 24/7 valet.
- Ingress and egress provided solely via alley on west side of building (Collins Court).
- Two (2) valet drop-off/pick-up stacking spaces and two temporary storage spaces provided.
 - Temporary storage spaces allow for two vehicles to be unloaded from the mechanical lifts to accommodate parking.

Additional Conditions Approved by Planning Board

- The Applicant agrees that the proposed roof deck shall be used solely by residents and hotel guests and shall only operate between the hours of 7:00 a.m. and 10:00 p.m.
- Mechanical lifts shall not be plainly audible at the adjacent buildings.

Request

- The Applicant respectfully requests design review approval of a five-story apartment hotel with mechanical parking lifts, subject to the conditions proposed by staff



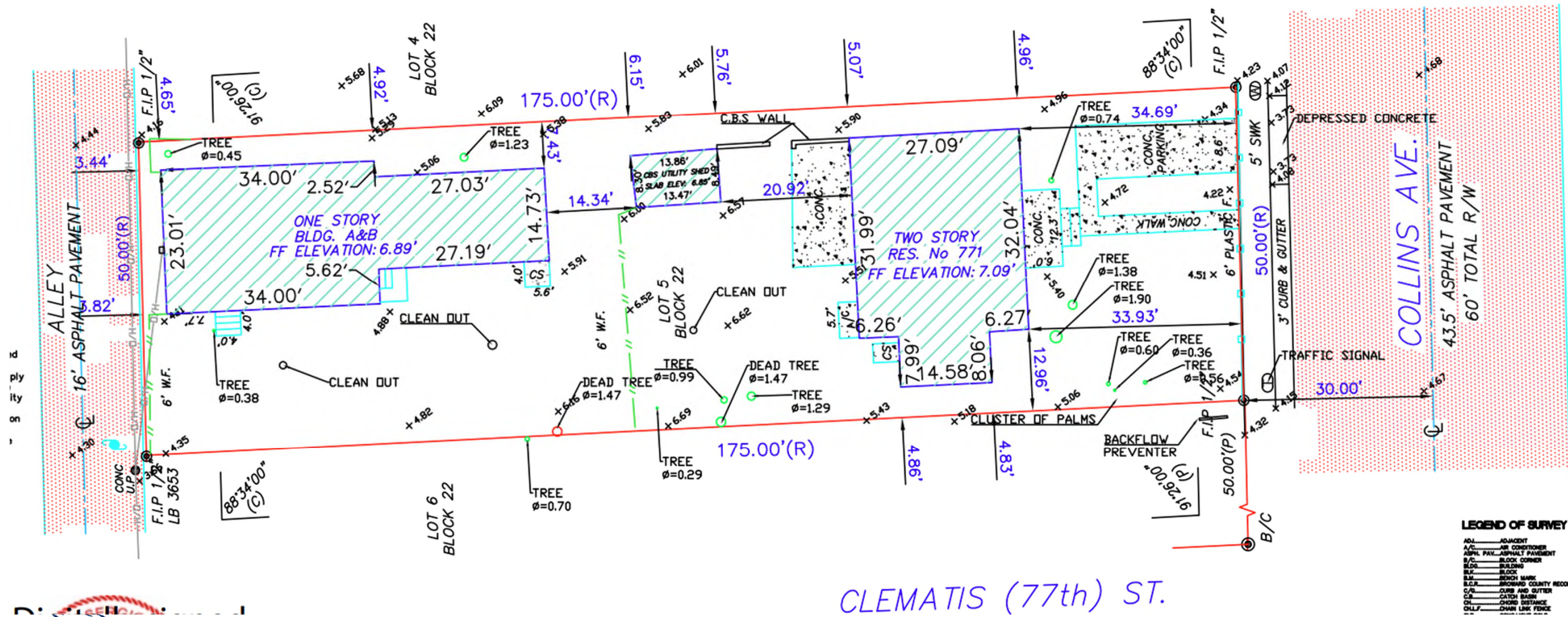
Thank You

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Survey



LEGEND OF SYMBOLOLOGY

- MAN HOLE SANITARY SEWER
- CATCH BASIN
- FIRE HYDRANT
- SIGN
- HANDICAP PARKING
- CONC. LIGHT POLE
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- T.V. BOX
- ELECTRIC METER
- WOOD LIGHT POLE
- METAL LIGHT POLE
- UTILITY POLE
- X 99.99 = SPOT ELEVATION

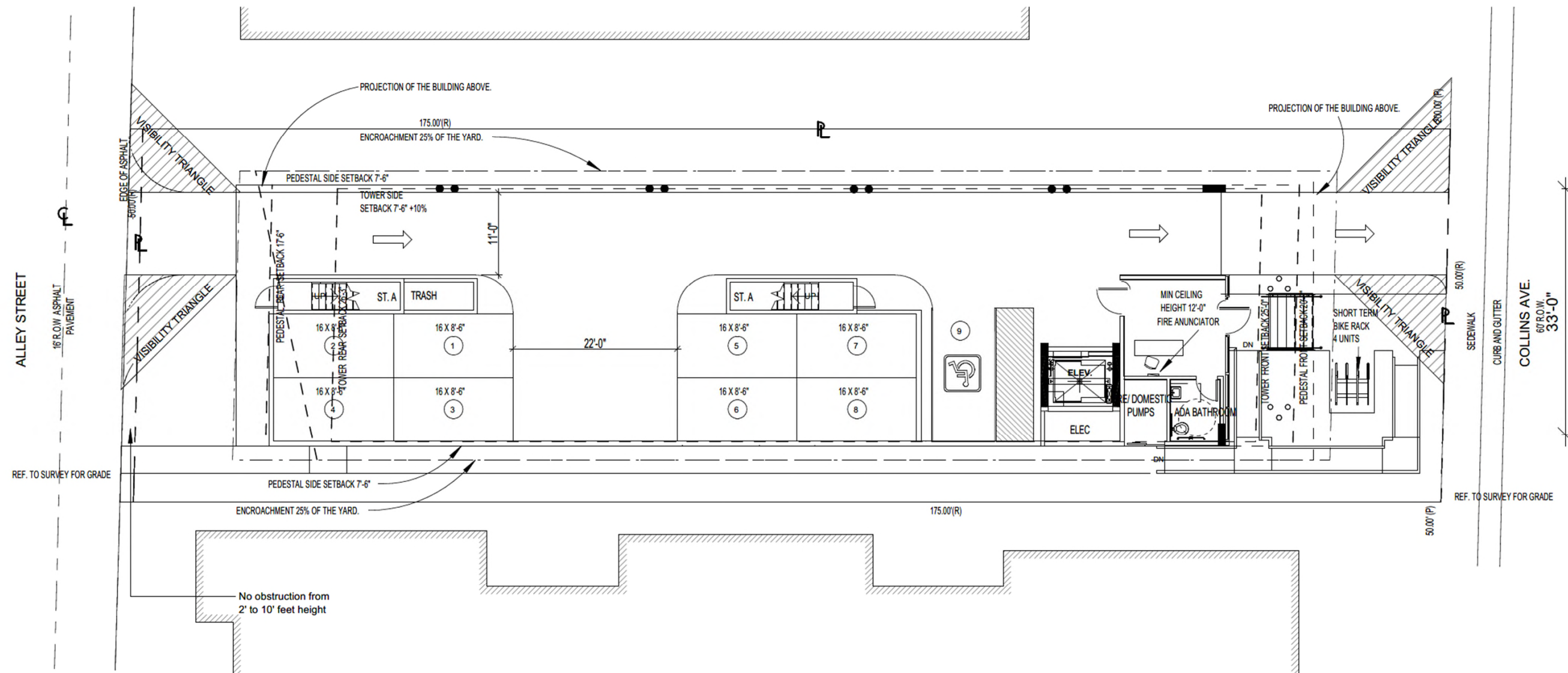
LEGEND OF SURVEY ABBREVIATIONS

A/C	ADJACENT	(M)	MEASURED
A/C	AIR CONDITIONER	N	NORTH
APHL	ASPH. PAV. ASPHALT PAVEMENT	N&S	NAL. AND SSC
B/C	BLOCK CORNER	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
B/D	BUILDING	N.T.S.	NOT TO SCALE
B.M.	BENCH MARK	O/R	OWNER RECORD
B.M.	BENCH MARK	O.R.B.	OFFICIAL RECORD BOOK
B.C.R.	BROWARD COUNTY RECORD	O.U.L.	OVERHEAD UTILITY LINE
C/S	CURB AND GUTTER	(P)	PLAT
C/B	CATCH BASIN	P.B.	PLAT BOOK
CH	CHAIN DISTANCE	P.C.	POINT OF CURVATURE
CH.F.	CHAIN LINE FENCE	P.C.C.	POINT OF COMPOUND CURVATURE
		P.P.	PROPERTY RECORD BOOK



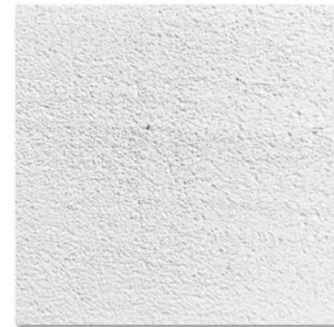
CLEMATIS (77th) ST.

Proposed Ground Floor Alternate – No Mechanical Parking



Materials - Details

EXTERIOR WALLS AND CORNICE FINISH



<https://durock.ca/stucco/>

<https://www.sherwin-williams.com/en-us/color/color-family/white-paint-colors/SW9542-natural-white>

NAME/MODEL	DuROCK Fine Coat DUR100X-LQ
DESCRIPTION	Light reflective value: 83
FINISH	SW 9542 Natural White by Sherwin-Williams
SIZE	
LOCATION/AREA	Exterior

BRONZE FRAME FINISH



<https://eswindows.com/elite/#colorsFinishes>

NAME/MODEL	ES WINDOW Frame Finish
DESCRIPTION	Window frame in the bronze color finish
FINISH	2604 Bermuda Bronze
SIZE	Based on the window size
LOCATION/AREA	Exterior

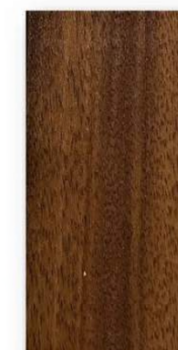
WINDOW GLASS FINISH



https://www.tecnoglass.com/wp-content/uploads/2024/06/Digital-brochure_LowE_Feb2024.pdf

NAME/MODEL	TECNOGLASS 1/4" Solarban 72 Starphire #2
DESCRIPTION	Visible Transmittance 66%, Exterior Reflectance 13%, Interior Reflectance 14%, Solar Reflectance 54%, Solar Transmittance 25%.
FINISH	Starphire
SIZE	Glass 1/4" (6mm)

METAL WOOD CLADDING ON WALLS AND CEILINGS



<https://market.bimsmith.com/product/Covet/revit-bim-Kabebari-Standard-Cladding-Square-197x197-50x50mm-59200>

NAME/MODEL	COVET Kabebari Surface Cladding
DESCRIPTION	Timber Look Aluminium Cladding
FINISH	Aluminium
SIZE	Length up to 6m 20 foot, square 1.97x1.97" 50x50mm

Materials - Details

TRAVERTINE FOR THE SIDEWALK



<https://products.opustone.com/products/family/atlantico-travertine-vc/82662/>

NAME/MODEL	Atlantico Travertine V/C Sawcut
DESCRIPTION	The
FINISH	Ivory
SIZE	Slab: ¾, Tile: 18X36

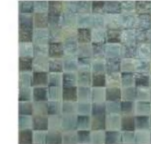
POOL DECKING MATERIAL



<https://www.urbaniksurfaces.com/exterpark-techs/>

NAME/MODEL	URBANIK Exterpark Tech Cube TEKA
DESCRIPTION	WPC/Composite outdoor deckings Structure: Hollow/Solid,
FINISH	Anti-Stain Shield With Wood brushed Texture
SIZE	W 5 11/16", L 86 5/8"
LOCATION/AREA	Pool Decking

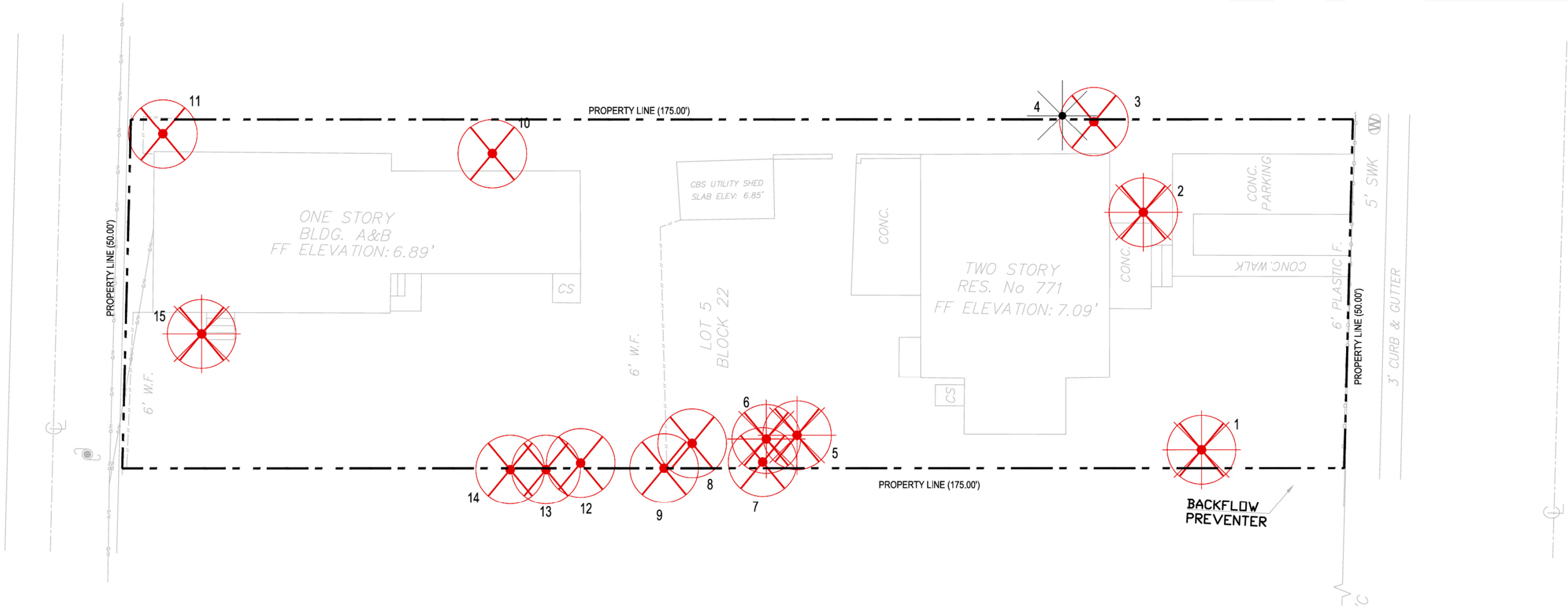
POOL TILE



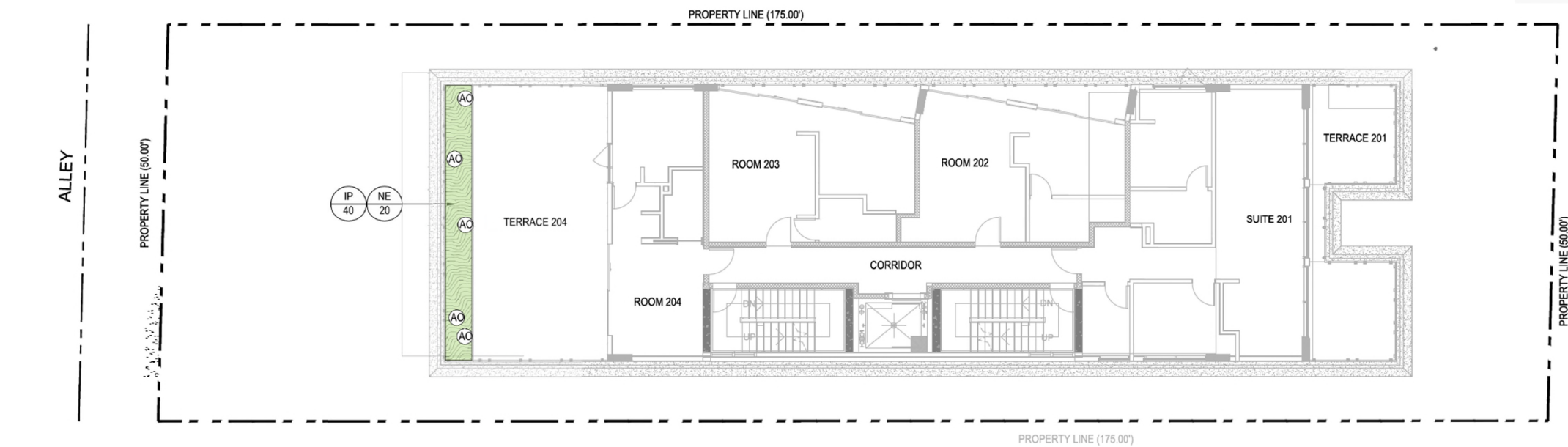
[Storie Distressed Tile Glossy Turquoise 4x4 | Mineral Tiles](#)

NAME/MODEL	STORIE Distressed Tile Glossy Turquoise 4x4
DESCRIPTION	Italian porcelain tile with a glossy finish and wavy surface. Colour blue/green. 68 Pcs per Box (7.31 Square Feet)
FINISH	Glossy porcelain
SIZE	4" x 4". Thickness 0.32"

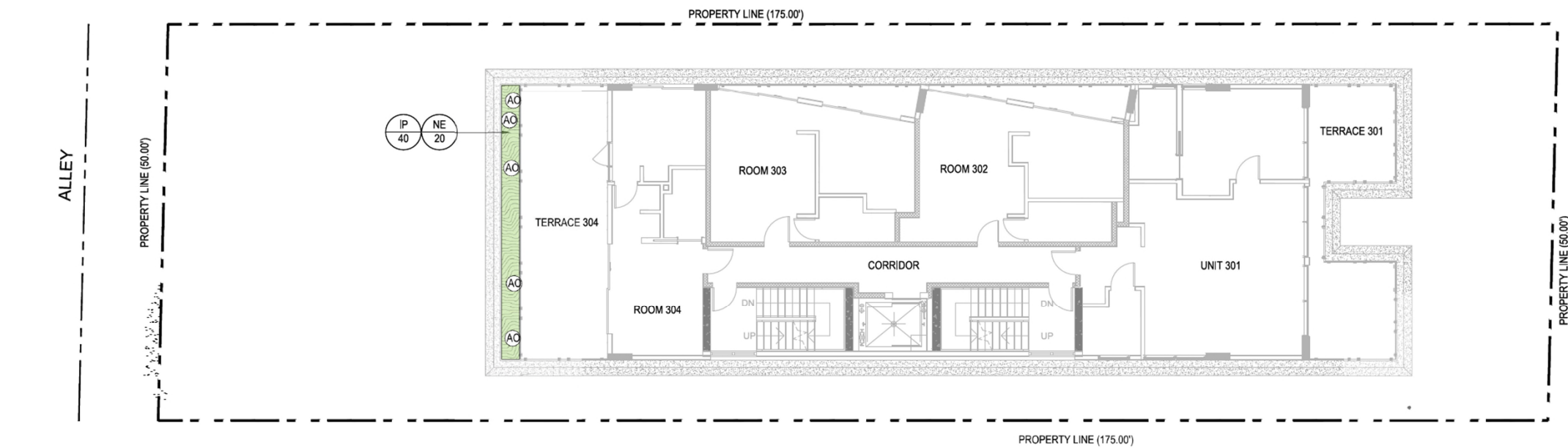
Landscape – Tree Disposition



Landscape – Units Levels 2 and 3



LEVEL 02

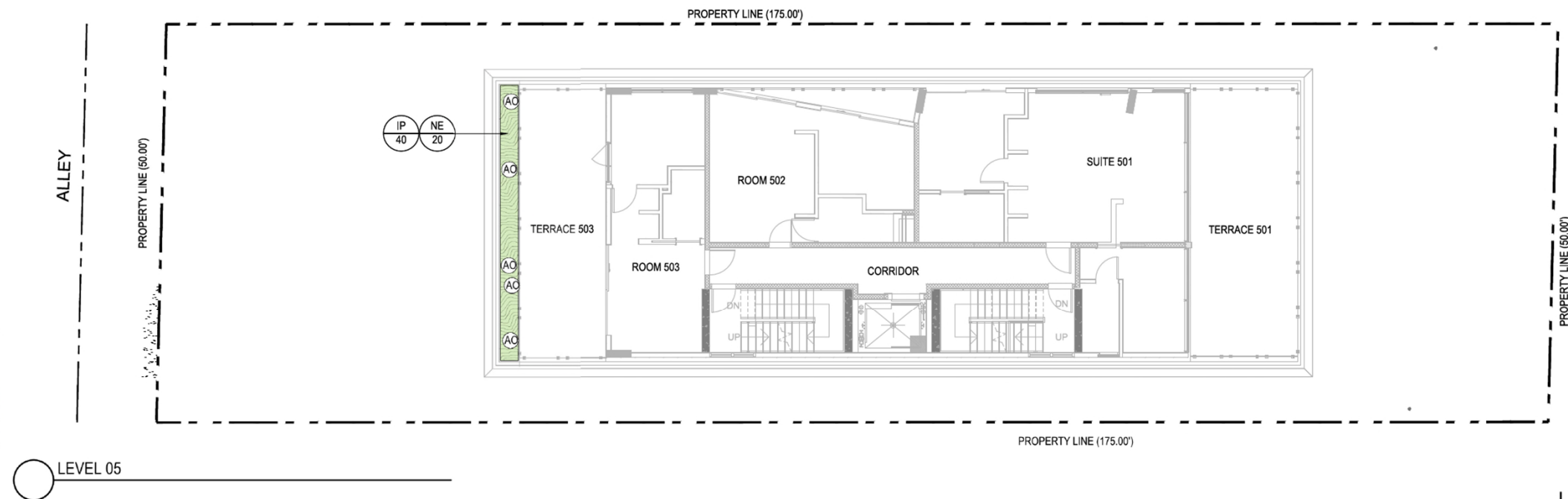
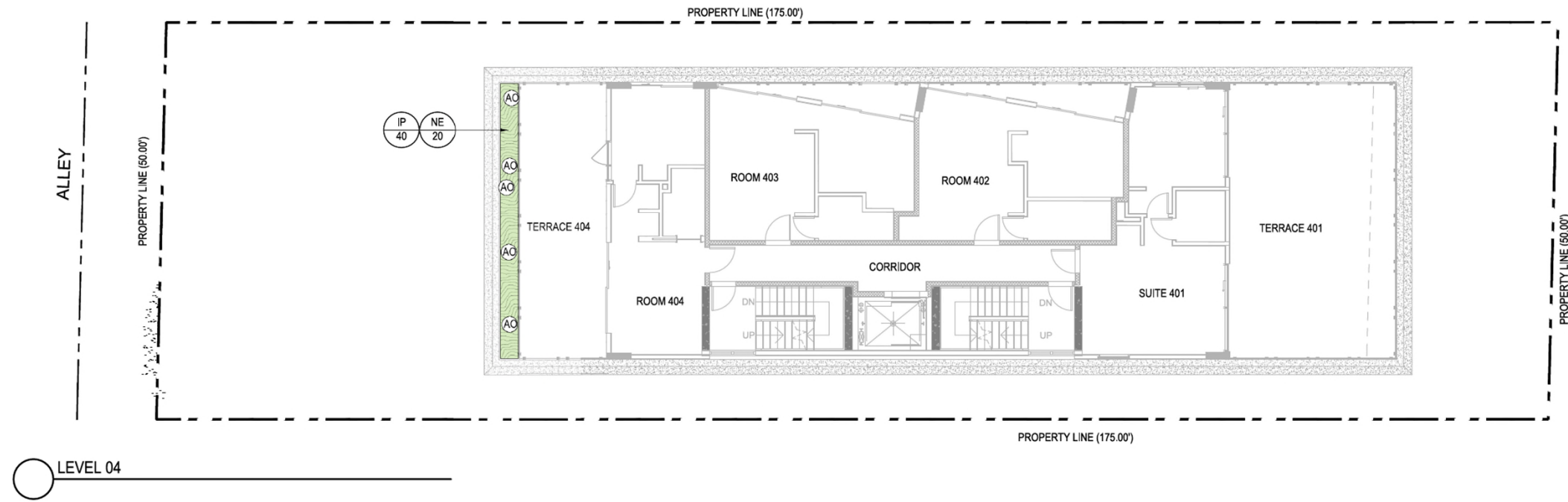


LEVEL 03

LEGEND

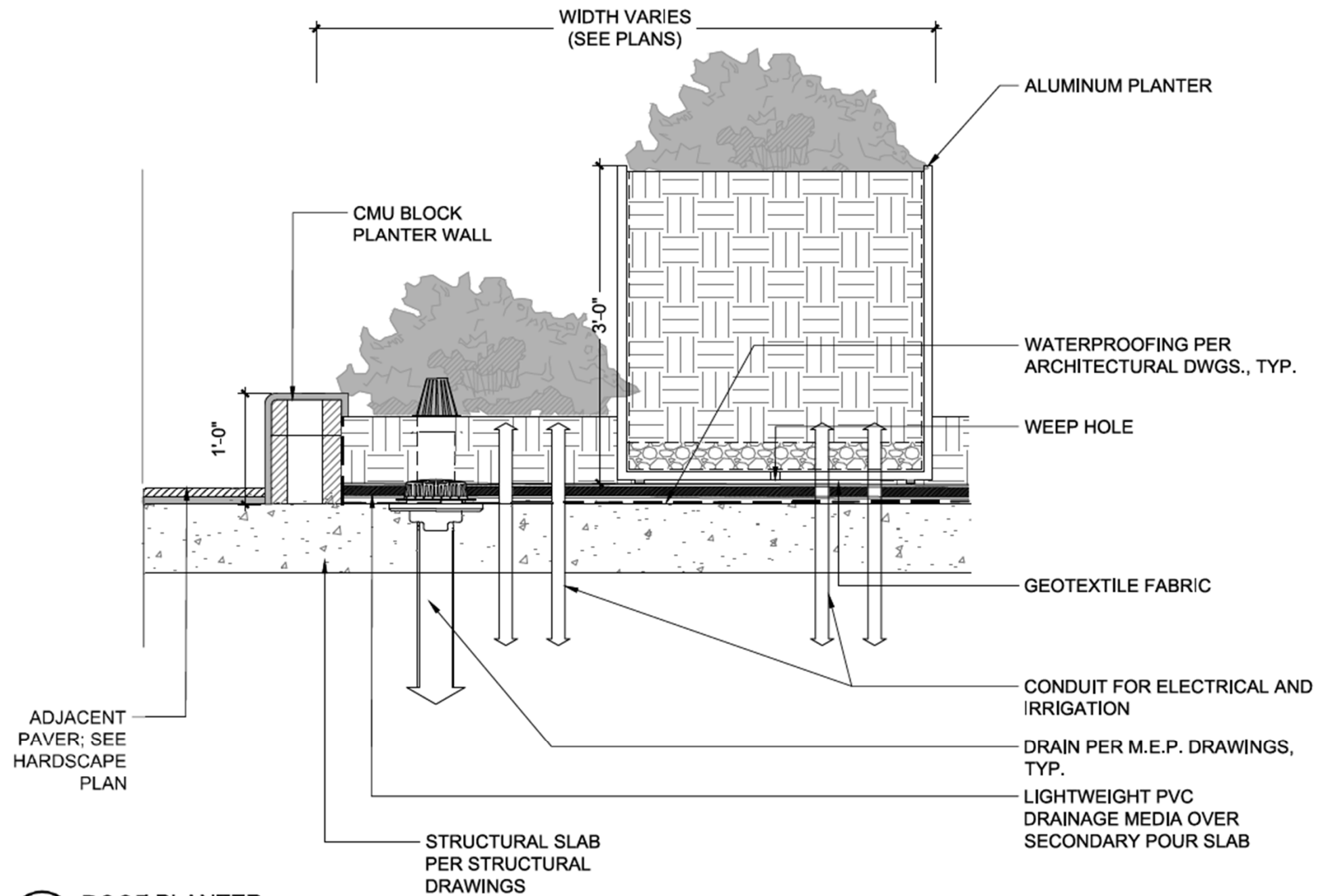


Landscape – Units Levels 4 and 5



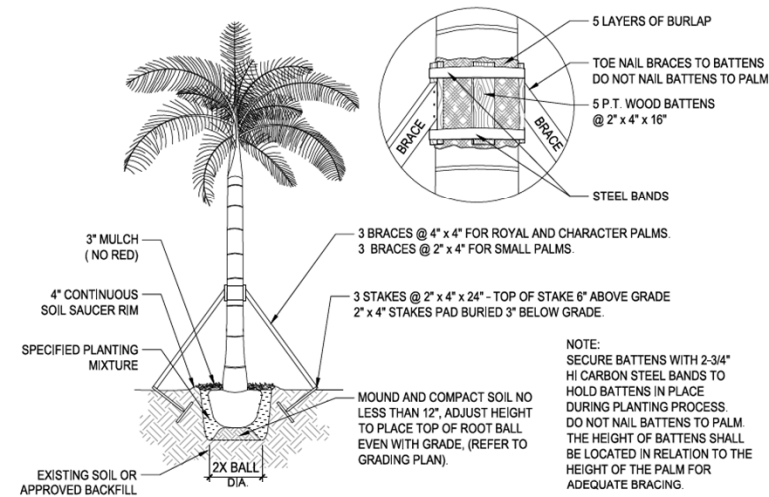
LEGEND

Landscape – Roof Planter

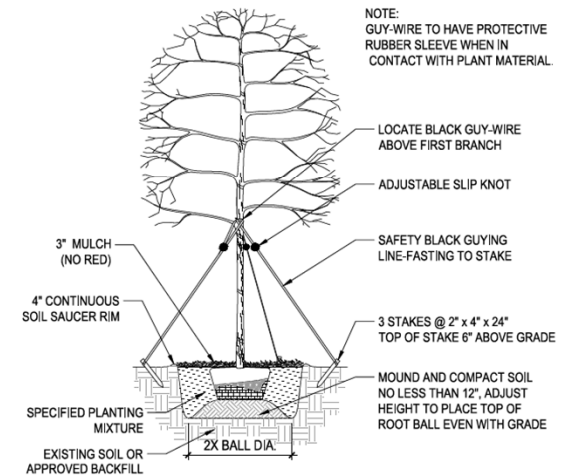


○ ROOF PLANTER
SCALE: 1" = 1'-0"

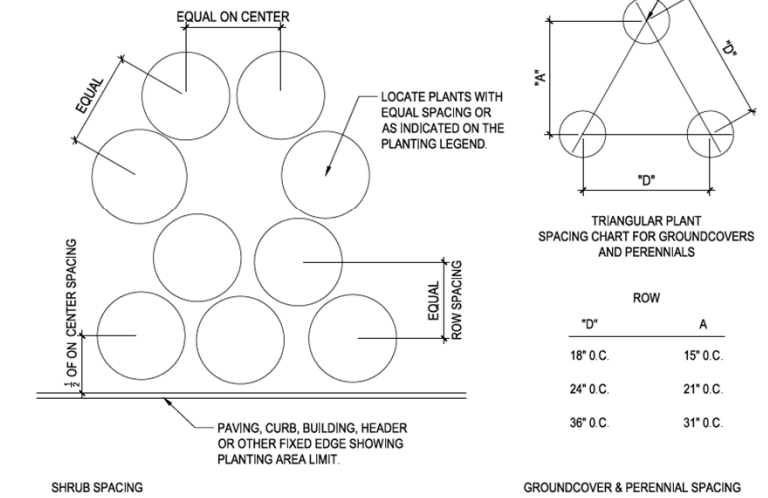
Landscape – Planting Details and Notes



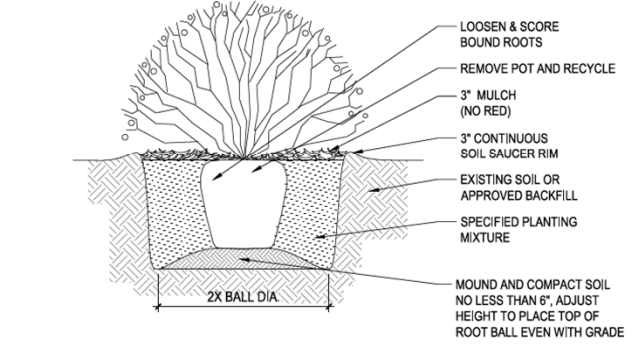
1 PALM PLANTING AND STAKING DETAIL
SCALE: N/A



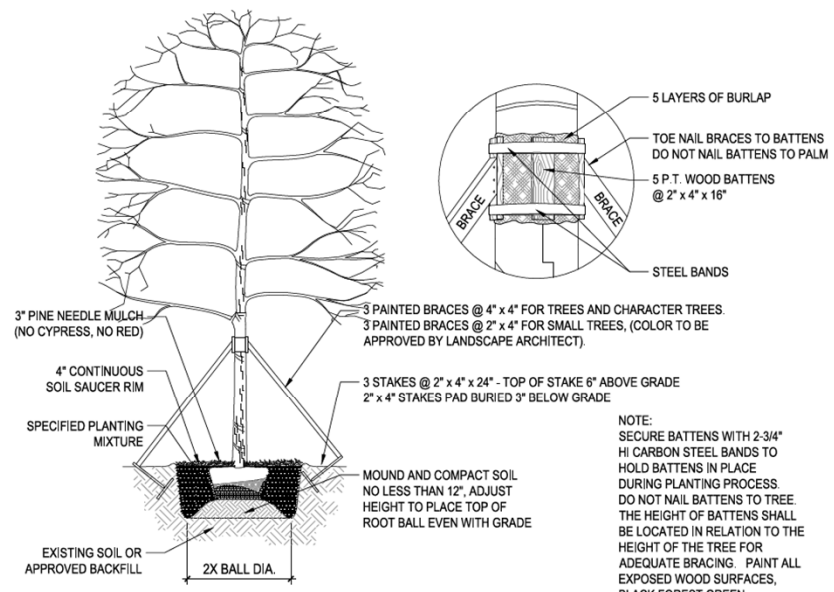
2 UNDERSTORY TREE PLANTING AND STAKING DETAIL
SCALE: N/A



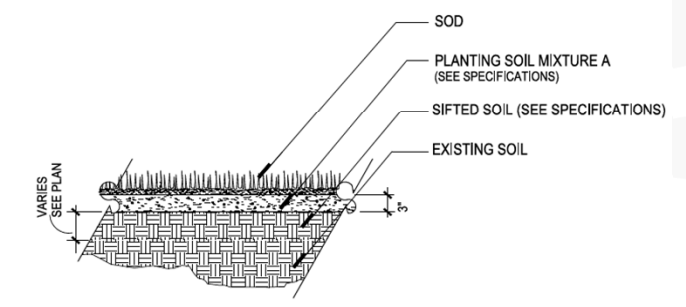
3 PLANT & SHRUB SPACING DETAIL
SCALE: N/A



4 SHRUB PLANTING DETAIL
SCALE: N/A



5 TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'-0"



6 SOD SECTION
SCALE: N/A

Landscape – Plant Palette

TREES & PALMS



(CER) Green Buttonwood - *Conocarpus erectus*



(CGR) Bridal Veil - *Caesalpinia granadillo*



(CES) Silver Buttonwood - *Conocarpus erectus 'Sericeus'*



(CRO) Pitch Apple - *Clusia rosaea*



(CWI) Wild Cinnamon Bark - *Canella winterana*



(MFR) Simpson Stopper - *Myrcianthes fragrans*



(AME) Christmas Palm - *Adonidia merillii*

TREES & PALMS



(DAL) Princess Palm - *Dyctosperma album*



(VAD) Montgomery Palm - *Voitchia arecina*



(CE) Green Buttonwood - *Conocarpus erectus*



(LG) Ruffle Fan Palm - *Licuala grandis*



(TR) Thatch Palm - *Thrinax radiata*



(AI) Imperial Bromeliad - *Alcantarea imperialis*



(AO) Silver Bromeliad - *Alcantarea odorata*

LARGE SHRUBS

SHRUBS



(AP) Elephant Ear - *Alocasia portora*



(DS) Mexican Cycad - *Dioon spinulosum*



(EL) Golden Creeper - *Ernodea littoralis*



(MD) Ceriman - *Monstera deliciosa*



(NC) Giant Apostle's Iris - *Neomarica carulea 'Regina'*



(NE) Boston Fern - *Nephrolepis exaltata*



(RE) Lady Palm - *Rhapis excelsa*

GROUNDCOVERS



(RK) Dwarf Tree Jasmine - *Radermachera 'Kunming'*



(SN) White Bird of Paradise - *Strelitzia nicotai*



(SR) Silver Saw Palmetto - *Sereona repens 'Cinera'*



(TF) Dwarf Fakahatchee - *Tripsacum floridana*



(CM) Dwarf Natal Plum - *Carissa macrocarpa 'Emerald Blanket'*

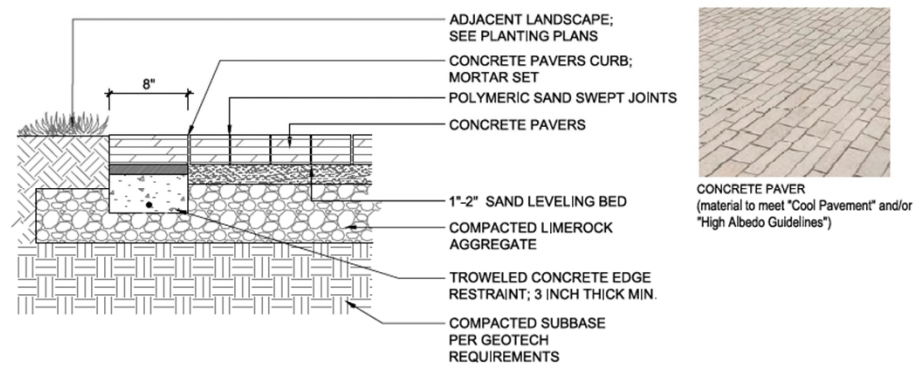
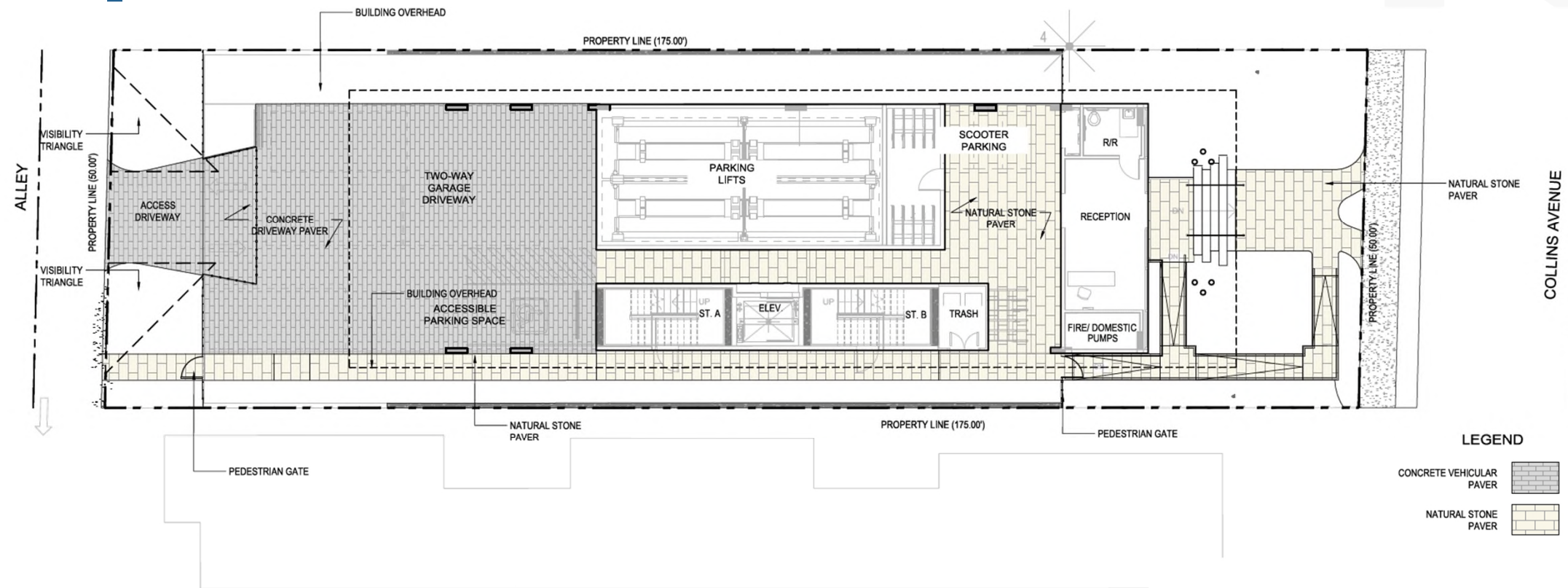


(IP) Railroad Vine - *Ipomea-pes-capre*

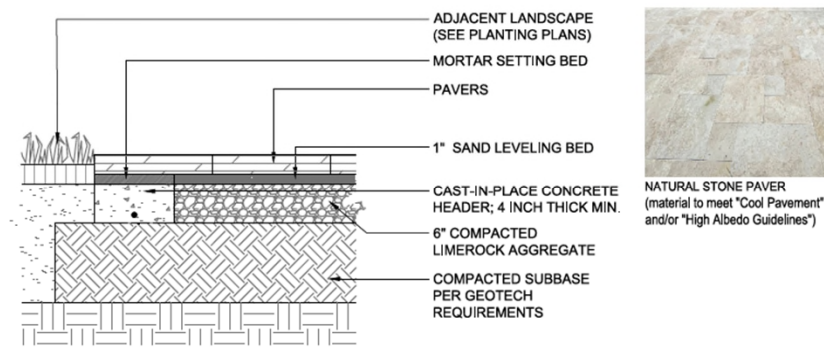


(LM) Liriope - *Liriope muscari 'Big Blue'*

Hardscape



CONCRETE VEHICULAR PAVERS
 SCALE: 1 1/2" = 1'-0"



NATURAL STONE PAVERS
 SCALE: 1 1/2" = 1'-0"

No “Right to a View”

- Under Florida law, there is **no** right to a view over or through a neighbor’s property.
- “A claim of ‘obstructed view’ does not constitute a ‘legally recognizable interest.’”

Messett v. Cohen, 741 So. 2d 619, 622 (Fla. 5th DCA 1999)

No “Right to Free Flow of Light and Air”

“No American decision has been cited, and independent research has revealed none, in which it has been held that—in the absence of some contractual or statutory obligation—a landowner has a legal right to the free flow of light and air across the adjoining land of his neighbor.”

Fontainebleau Hotel Corp. v. Forty-Five Twenty-Five, Inc., 114 So. 2d 357, 359 (Fla. 3d DCA 1959)

**City Has No Regulation Prohibiting Shading of
Neighboring Properties**

**Resiliency Code Instead Sets Specific Height and
Setbacks for Each District**
