

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

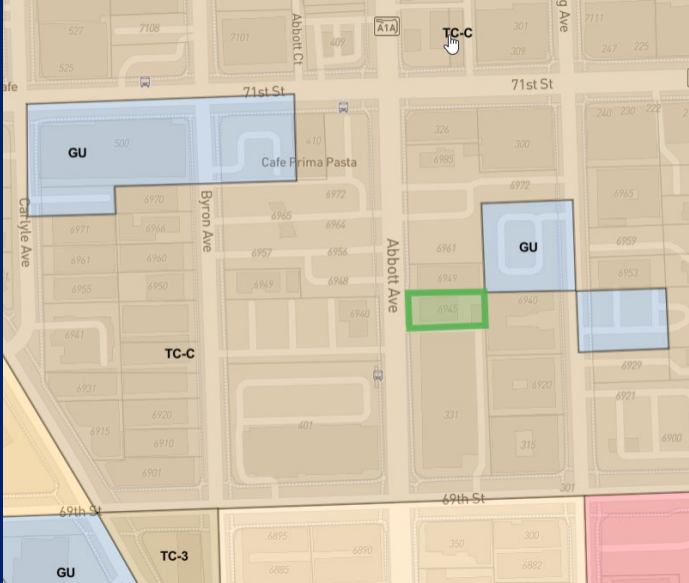
- **48 Hotel Rooms / 1106 sq. ft. of ground floor commercial**
- **Variance to continue use of street parking for loading**
- **70th St. Paseo/Plaza**
- **Art Mural**



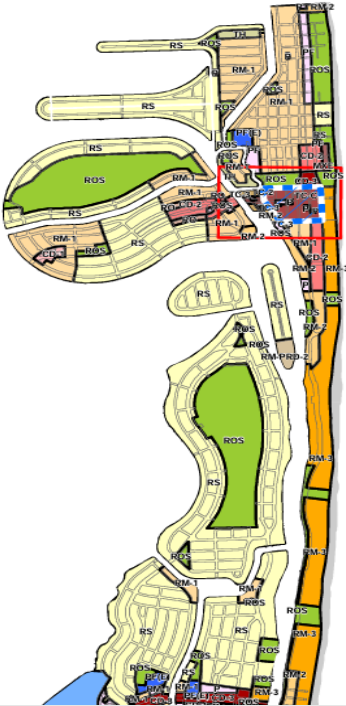
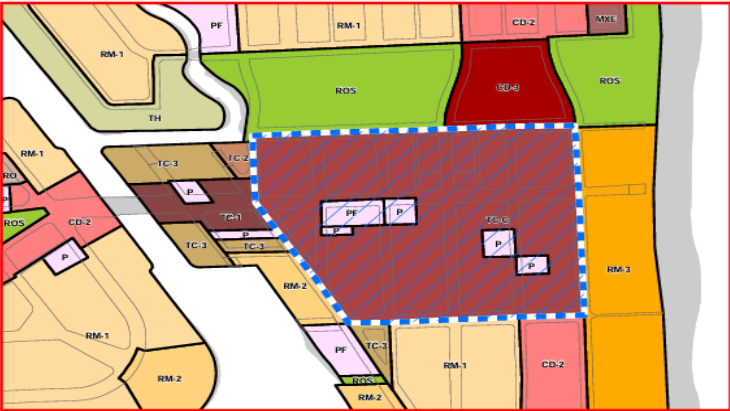
Zone: TC-C

North Beach Town Center

2040 Future Land Use Map



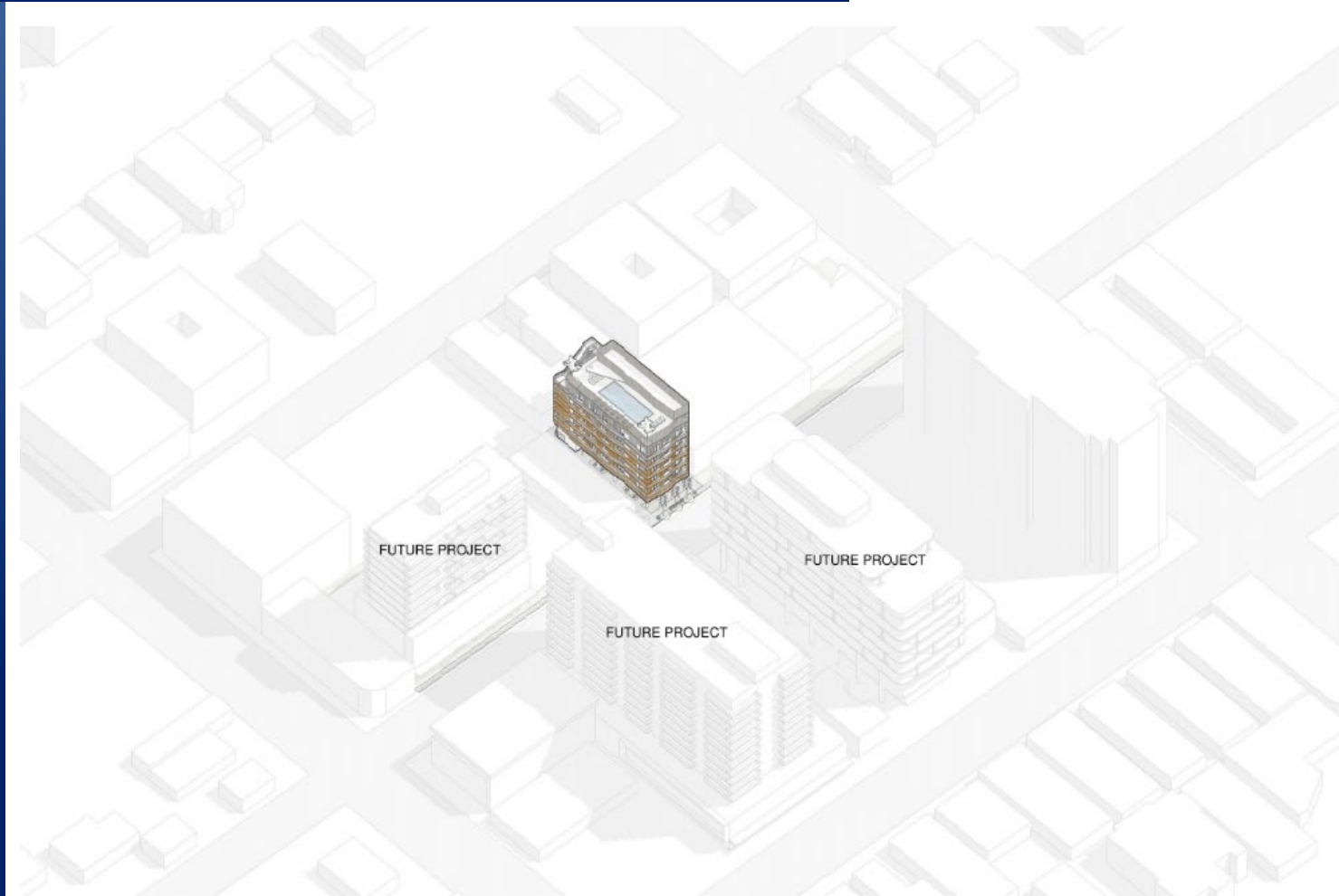
North Beach Town Center Area Close-up



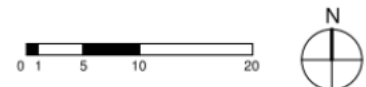
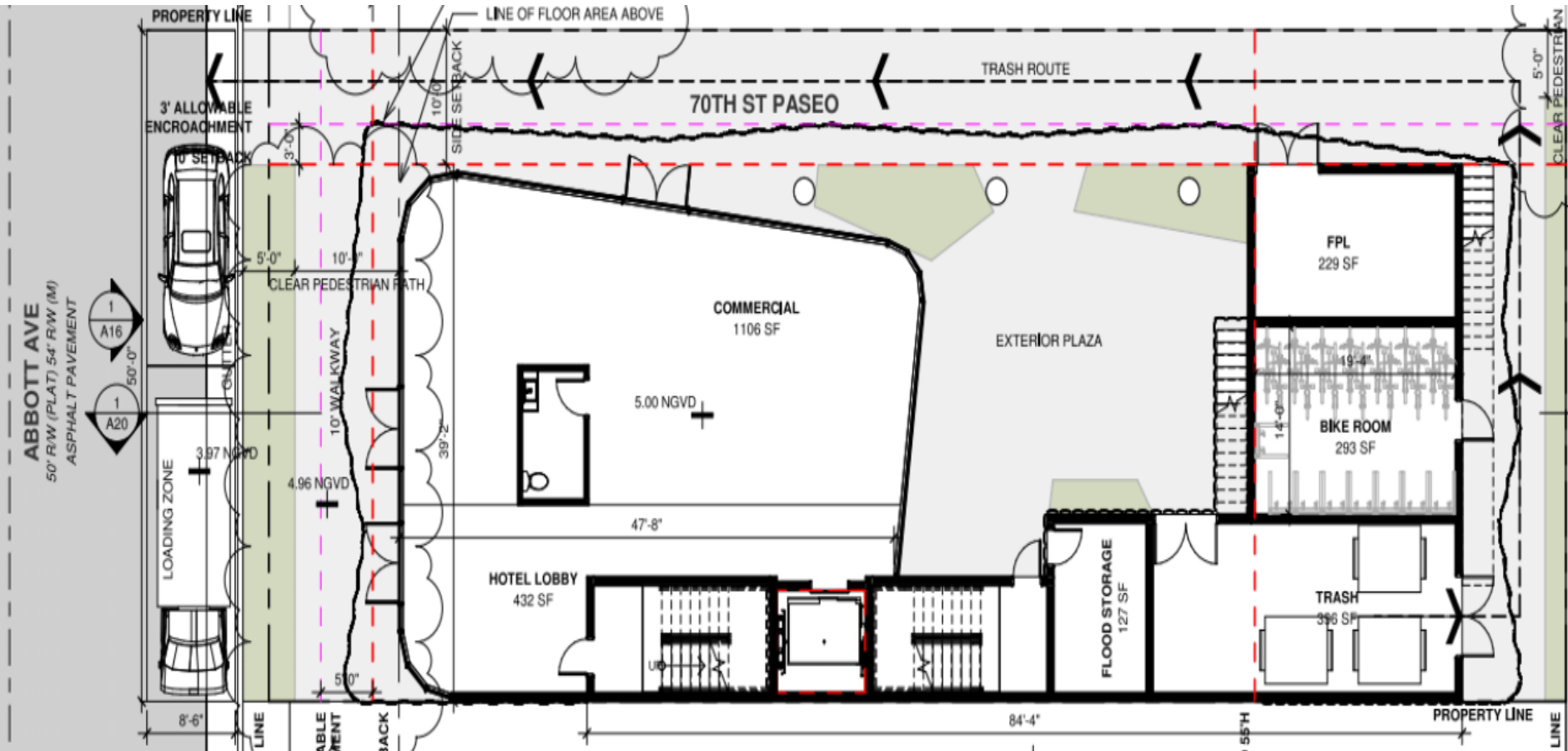
Existing Hotel Use



Neighborhood Context



Ground Floor Activation



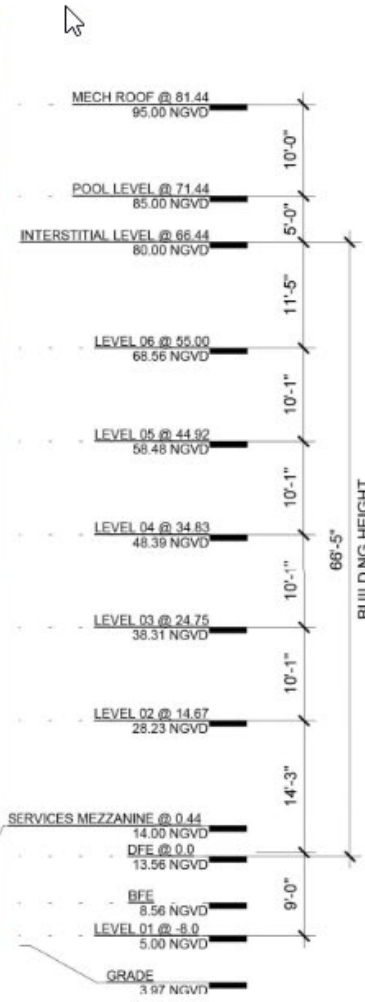
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77r.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	LEVEL 1 PLAN 2025.02.11 3/32" = 1'-0"	A10 2407

Pedestrian Paseo





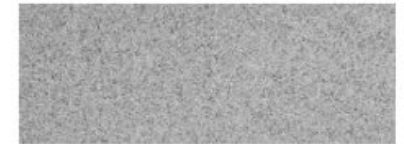
Materials



1. Perforated Metal Facade



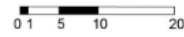
2. Concrete Column



3. Black Anodized Aluminum Frame

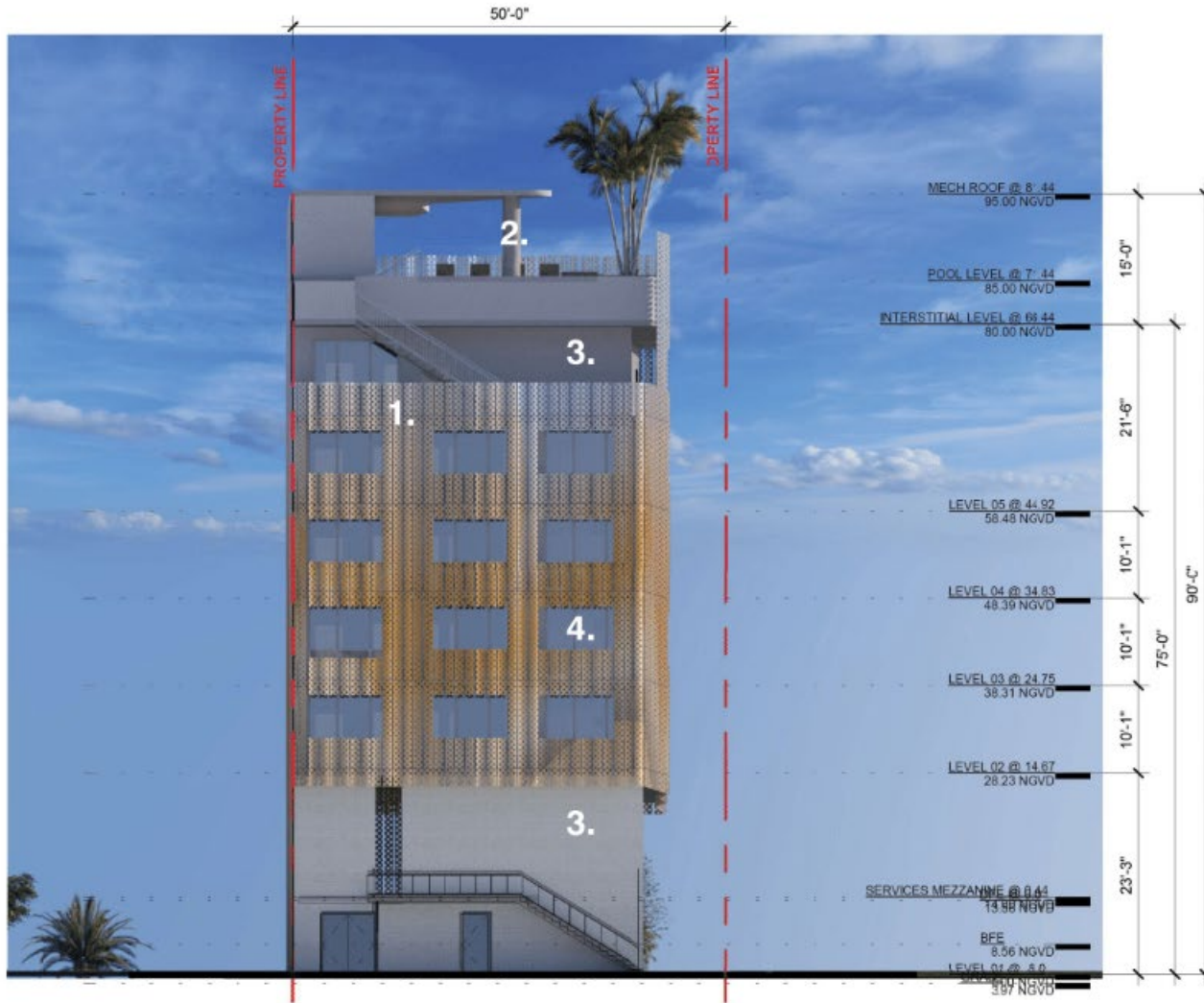


4. Curtain Wall Glazing System



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	WEST ELEVATION 2025.02.1 1/16" = 1'-0" 2407	A16

Materials



1. Perforated Metal Facade



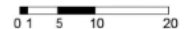
2. Concrete Column



3. Stucco



4. Curtain Wall Glazing System



ARCHITECT
M77R
 7290 NW 1ST COURT | MIAMI FL | 33150
 www.ma77er.com

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

PROJECT
6945 ABBOTT AVE

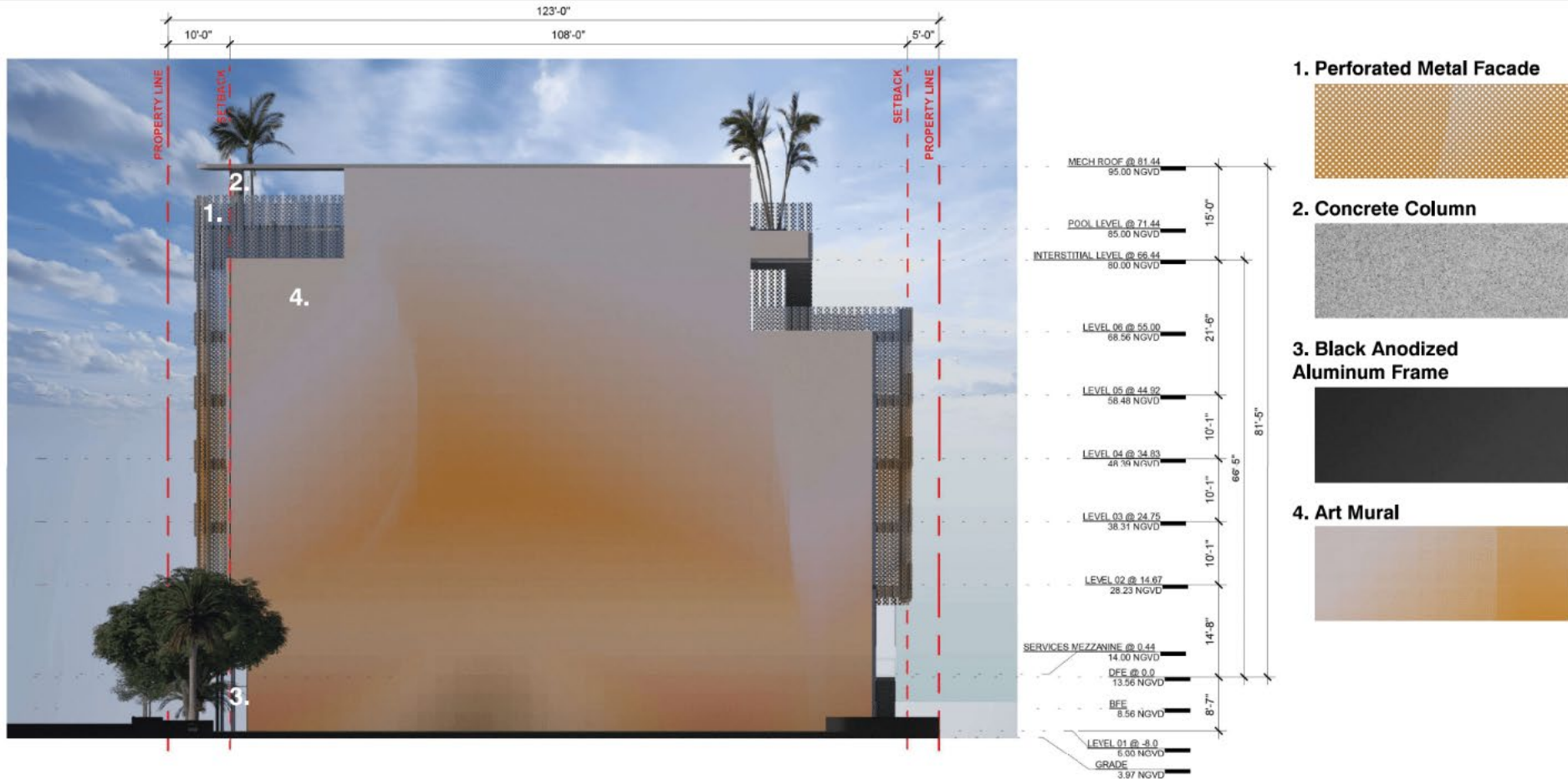
DRAWING TITLE
EAST ELEVATION

2025.02.'1 1/16" = 1'-0"

DRAWING #
A18

2407

Art Mural



Parking



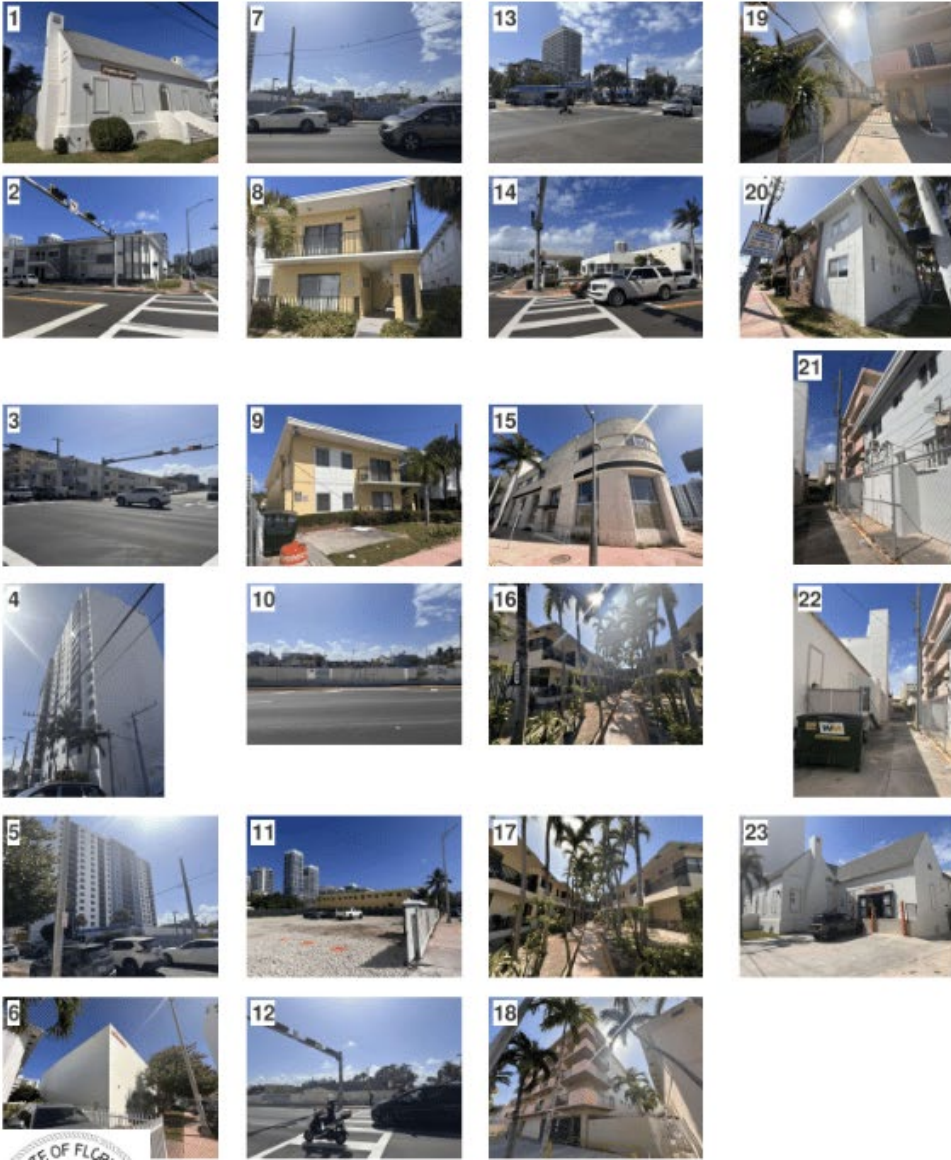


Questions?

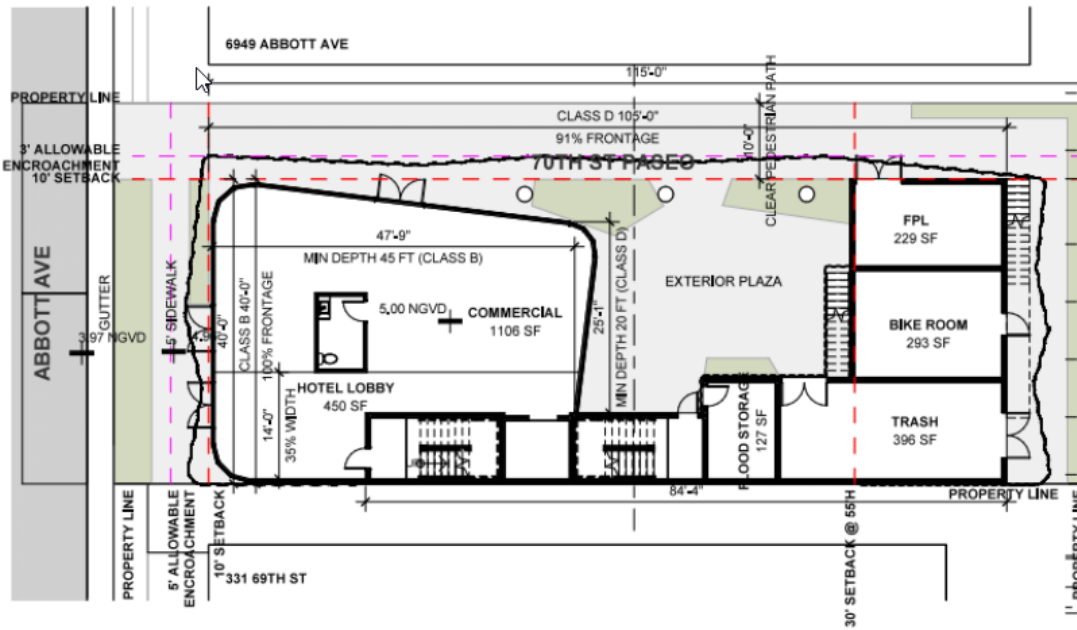




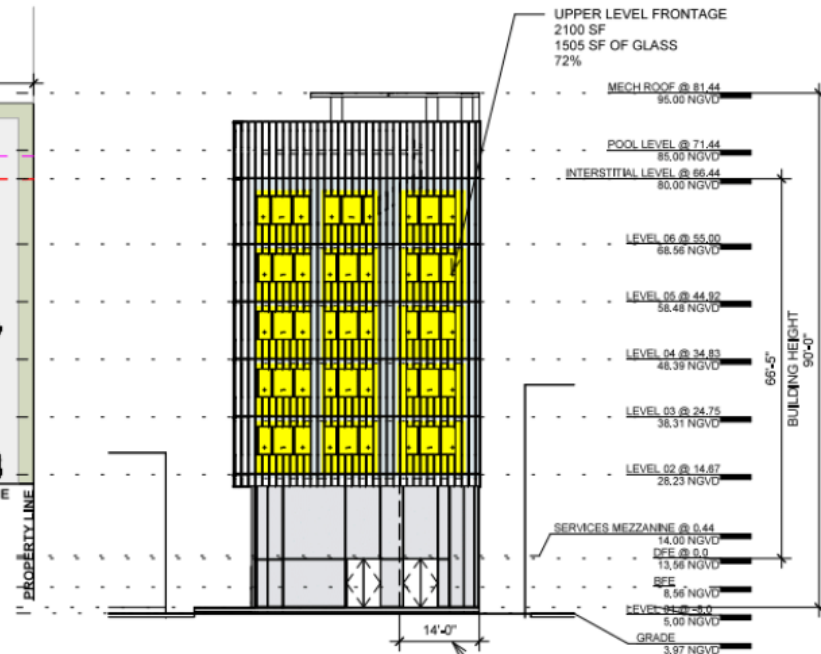
Holland & Knight



Frontages



FRONTAGE DIAGRAM



UPPER FRONTAGE

Building Footprint Comparison

