

MIAMI BEACH

Planning Department
 1700 Convention Center Drive, 2nd Floor
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 4441 Collins Ave, Miami Beach, FL 33140	Folio number(s):	02-3223-002-0010 02-3226-001-2130	Year built:	1954
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	696,982 SF
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	RM-3	Lot width:	1,074.98'
4	Individual Historic Site (Yes or No):	Yes		Lot Depth:	651.0' APPROX
5	Base Flood Elevation:	9.0'	Grade value in NGVD:		4.92'
6	Adjusted grade (BFE+Grade / 2):	N/A	Free board:		N/A
7	Proposed Use:	HOTEL			
8	Proposed Accessory Use:	F&B			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	See attached Landscape Architect drawing set.			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2,090,946 SF	1,947,125 SF	1,976,099 SF	
14	Building Height	N/A			
15	At grade parking lot on the same lot	N/A			
a	Front setbacks	N/A			
b	Side interior setback	N/A			
c	Side facing street setback	N/A			
d	Rear setback	N/A			
16	Subterranean, Pedestal & Tower (Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	S, P, T: 50'	NOT IN SCOPE	N/A	
b	Side interior setback	S&P 8%, T - 10% (T Max 50')	NOT IN SCOPE	0'	85.98' (8% Lot Width)
c	Side facing street setback	S, P, T: 8%	NOT IN SCOPE	N/A	
d	Rear setback	S&P 50', T 75'	NOT IN SCOPE	0'	10 & 50'
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A			
b	Side interior setback	N/A			
c	Side facing street setback	N/A			
d	Rear setback	N/A			
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A			
b	Rehabilitated Buildings	N/A			
c	Hotel Unit	N/A			
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A			
b	Rehabilitated Buildings	N/A			
c	Hotel Unit	N/A			
20	Required Open-space ratio (RPS, CPS)	N/A			
21	Parking	N/A			
22	Loading	N/A			

Notes: Indicate N/A if not applicable.

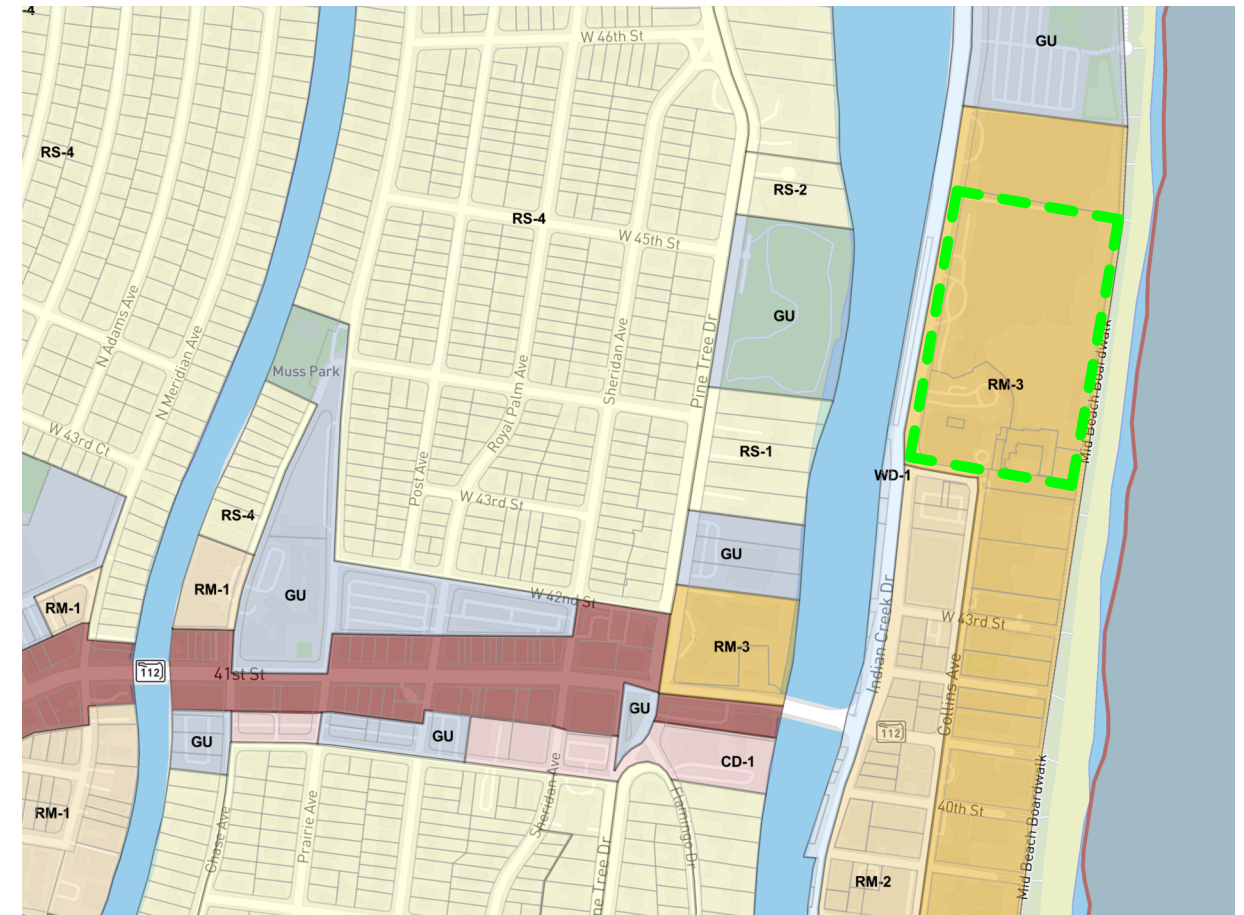
SETBACKS:

PEDESTAL SETBACK:

LOT DEPTHS 638' & 657'
 MEAN DEPTH 647'
 20% SETBACK 130'

SIDE SETBACK:

LOT LENGTH 1,074.73'
 8% SIDE SETBACK 86'



MIAMI BEACH ZONING MAP

1. SECTION 7.3.1.1(c)(1) | **VARIANCE #1** TO PERMIT SHADE STRUCTURE ABOVE 8.0'.
2. SECTION 7.3.1.1(c)(2) | **VARIANCE #2** TO PERMIT, DECKS, PATIOS AND FURNITURE LOCATED WEST OF 10' SETBACK FROM EROSION CONTROL AT THE DUNE PRESERVATION OVERLAY.
3. SECTION 7.3.1.1(c)(6) | **VARIANCE #3** TO PERMIT EXISTING WALKWAY AND RAMP QUANTITY, MATERIALITY NOT MADE OF WOOD, AND WIDTHS IN EXCESS OF 6.0'.
4. SECTION 7.3.1.1(d)(1) | **VARIANCE #4** TO PERMIT 47.7% OPEN SPACE AT REQUIRED 80% OPEN SPACE AT DUNE OVERLAY.
5. SECTION 7.3.1.2(b)(3) | **VARIANCE #5** TO PERMIT A 1'-5" SETBACK AT PROPOSED WATERSLIDE ENCROACHMENT 15' SIDE SETBACK.
6. SECTION 7.3.1.2(b)(3) | **VARIANCE #6** TO PERMIT A 0'-0" SETBACK AT PROPOSED CABANA & BATHROOM ENCROACHMENT INTO 10' OCEANFRONT OVERLAY SETBACK.
7. SECTION 7.3.1.2(b)(7) | **VARIANCE #7** TO PERMIT 3.7% OPEN SPACE AT REQUIRED 50% OPEN SPACE OCEANFRONT OVERLAY.
8. SECTION 7.3.1.2(b)(8) | **VARIANCE #8** TO PERMIT VIEW CORRIDOR BELOW 50% IN OCEANFRONT OVERLAY.
9. SECTION 7.3.6.3(a) | **VARIANCE #9** TO PERMIT ENCROACHMENT INTO 20% LOT DEPTH REAR PEDESTAL SETBACK.
10. SECTION 7.2.6.3 | **VARIANCE #10** TO PERMIT A 1'-5" SETBACK AT PROPOSED WATERSLIDE ENCROACHMENT INTO INTERIOR & SIDE SETBACK. PEDESTAL INTERIOR SIDE SETBACK FOR RM-3 IS 8% OF LOT WIDTH AND THE SUM OF YARDS MUST BE EQUAL 16% OF LOT WIDTH MIN. LOT WITH: 1,074.74' (8% LOT WIDTH = 85.98')
11. SECTION 7.2.6.3(a) | **VARIANCE #11** TO PERMIT AN SIDE INTERIOR SETBACK OF 8% WHERE 16% IS REQUIRED.



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PLANNING DEPARTMENT
Tel: 305-673-7550, Fax: 305-673-7559

Carter N McDowell
Bilzin Sumberg
200 S Biscayne Boulevard
Suite 2500
Miami, Florida 33131

March 13, 2008

Re: Fontainebleau Resort – Miami Beach
F.A.R. Determination

Dear Mr. McDowell:

This correspondence is in response to your e-mail of March 12, 2008, concerning the above noted development project. I have reviewed the floor area ratio (FAR) calculation as outlined in the letter from Walter Wilson of HKS Architects, Inc, dated January 23, 2008. I am in agreement, and this shall serve as confirmation, that the remaining FAR for the subject site after the construction of the project covered by building permits B0700784 and B0704601 is 143,821 square feet.

EXISTING AVAILABLE
FLOOR AREA: 143,821 SF

Please note that this letter is strictly limited to the conclusions set forth above, based upon the facts and information available as of the date hereof. Failure to respond to or address any of the facts, statement or conditions, contained in your correspondence of March 12, 2008 or the letter addressed to Mr. Armando Valdes dated January 23, 2008 should not be construed as an acknowledgment, confirmation, agreement or approval, of any kind or manner of such information.

If you have any questions regarding this matter, or require additional information, please do not hesitate to contact me.

Sincerely,

Digitally signed by Jorge G. Gomez
DN: cn=Jorge G. Gomez, o=City of Miami
Beach, ou=Planning Department,
email=jgomez@miamibeachfl.gov, c=US
Date: 2008.03.13 10:38:34 -04'00'

Jorge G. Gomez, AICP
Planning Director

C. DRB File

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We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant tropical, historic community

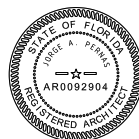
FAR DETERMINATION LETTER DATED 03.13.2008

ITEM 4:
THE GROSS LAND AREA FOR THIS PROPERTY IS:

EAST OF COLLINS AVENUE:
16.00 ACRES, (696,982 SQUARE FEET), MORE OR LESS.

ALTA SURVEY DATED 11.12.2021

EXISTING ZONING FLOOR AREA	
TYPE	(AREAS IN SF)
SITE AREA	696,982
F.A.R. PERMITTED	3.00
TOTAL PERMITTED AREA	2,090,946
EXISTING AREA	1,947,125
F.A.R. EXISTING	2.79
AVAILABLE AREA	143,821



PROPOSED NEW FLOOR AREA		
Name	Area	Level
SPA RESTROOM	695 SF	T.O.S. CABANA B LVL 01
CABANA B	1,429 SF	T.O.S. CABANA B LVL 01
CABANA B	2,470 SF	T.O.S. CABANA B LVL 01
CABANA C	2,386 SF	T.O.S. CABANA B LVL 01
SE RESTROOM	1,041 SF	T.O.S. CABANA B LVL 01
CABANA E	1,331 SF	T.O.S. CABANA B LVL 01
ELEVATOR	176 SF	T.O.S. TOWER LVL 01
CABANA A	885 SF	T.O.S. CABANA B LVL 02
CABANA A	593 SF	T.O.S. CABANA B LVL 02
CABANA B	1,321 SF	T.O.S. CABANA B LVL 02
CABANA C	1,143 SF	T.O.S. CABANA B LVL 02
LANDING LVL 02	1,782 SF	T.O.S. TOWER LVL 02
LANDING LVL 03	1,782 SF	T.O.S. TOWER LVL 03
LANDING LVL 04	1,782 SF	T.O.S. TOWER LVL 04
LANDING LVL 05	1,782 SF	T.O.S. TOWER LVL 05
LANDING LVL 06	1,782 SF	T.O.S. TOWER LVL 06
22,376 SF		

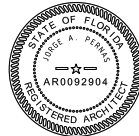
SECTION 1.2.1 GENERAL DEFINITIONS

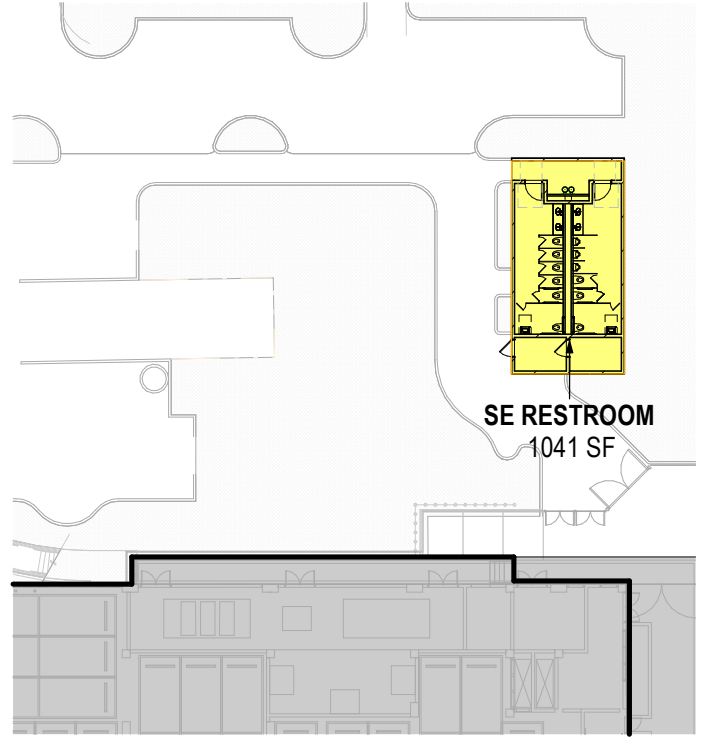
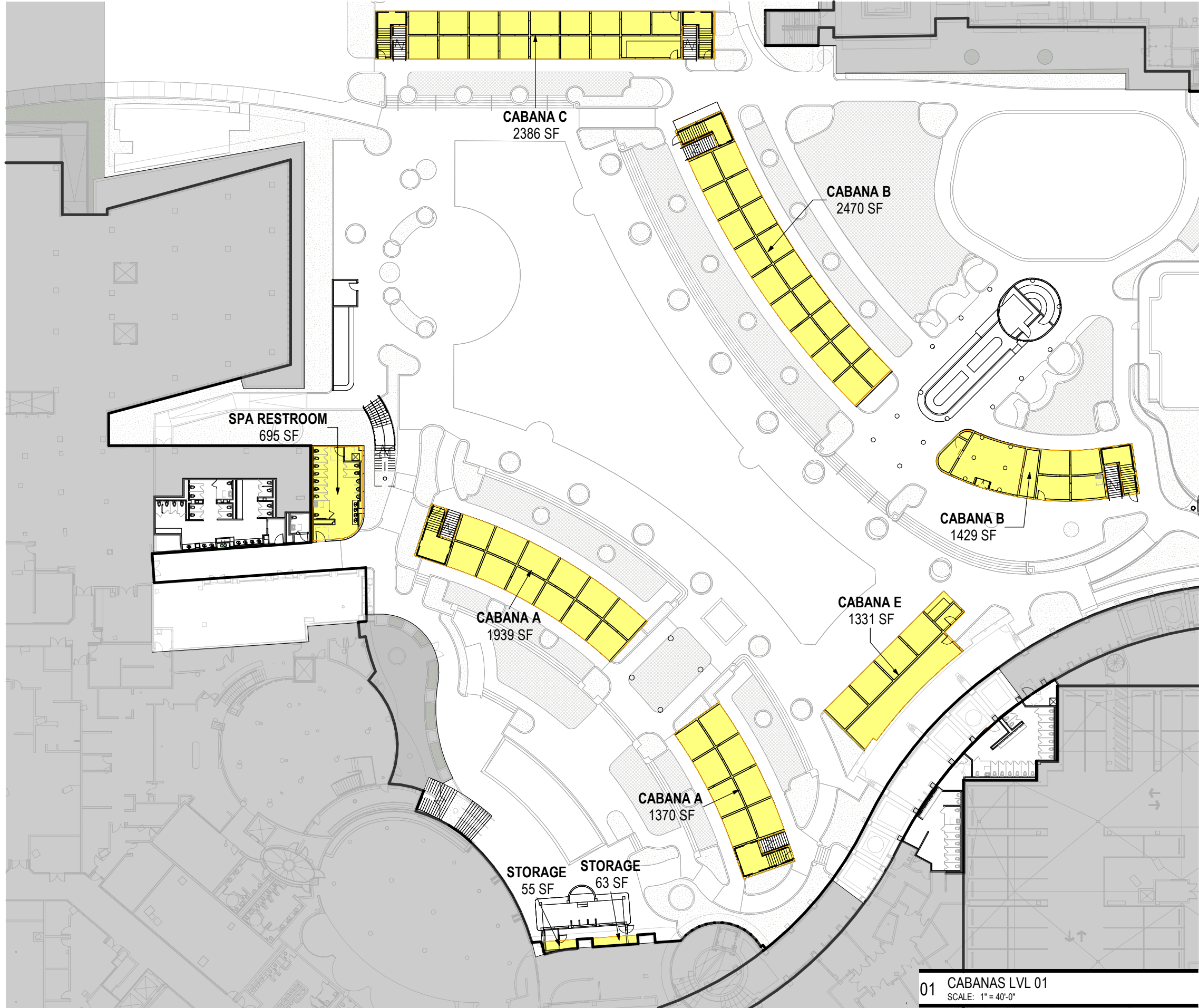
Floor area means the sum of the gross horizontal areas of the floors of a building or buildings, measured from the exterior faces of exterior walls or from the exterior face of an architectural projection, from the centerline of walls separating two attached buildings. For the purpose of clarity, floor area includes, but is not limited to, stairwells, stairways, covered steps, elevator shafts at every floor (including mezzanine level elevator shafts), and mechanical chutes and chases at every floor (including mezzanine level).

For the avoidance of doubt, unless otherwise provided for in these land development regulations, floor area excludes only the spaces expressly identified below:

- a. Accessory water tanks or cooling towers.
- b. Uncovered steps.
- c. Attic space, whether or not a floor actually has been laid, providing structural headroom of less than seven feet six inches.
- d. Terraces, breezeways, or open porches.
- e. Floor space used for required accessory off-street parking spaces. However, up to a maximum of two spaces per residential unit may be provided without being included in the calculation of the floor area ratio.
- f. Commercial parking garages and noncommercial parking garages when such structures are the main use on a site.
- g. Mechanical equipment rooms located above main roof deck.
- h. Exterior unenclosed private balconies.
- i. Floor area located below grade when the top of the slab of the ceiling is located at or below grade. However, if any portion of the top of the slab of the ceiling is above grade, the floor area that is below grade shall be included in the floor area ratio calculation. Despite the foregoing, when the top of the slab of an existing ceiling of a partial basement is located above grade, one-half of the floor area of the corresponding floor that is located below grade shall be included in the floor area ratio calculation in the following instances:
- j. Existing contributing structures that are located within a local historic district, national register historic district, or local historic site.
- k. Structures located within Block 1 Properties as more specifically defined in section 7.2.15.3.f.1.D.
- l. Enclosed garbage rooms, enclosed within the building on the ground floor level.
- m. Stairwells and elevators located above the main roof deck.
- n. Electrical transformer vault rooms.
- o. Fire control rooms and related equipment for life-safety purposes.
- p. Secured bicycle parking.
- q. Restrooms permitted and maintained as either unisex or gender neutral, as more specifically defined or regulated under the Florida Building Code.

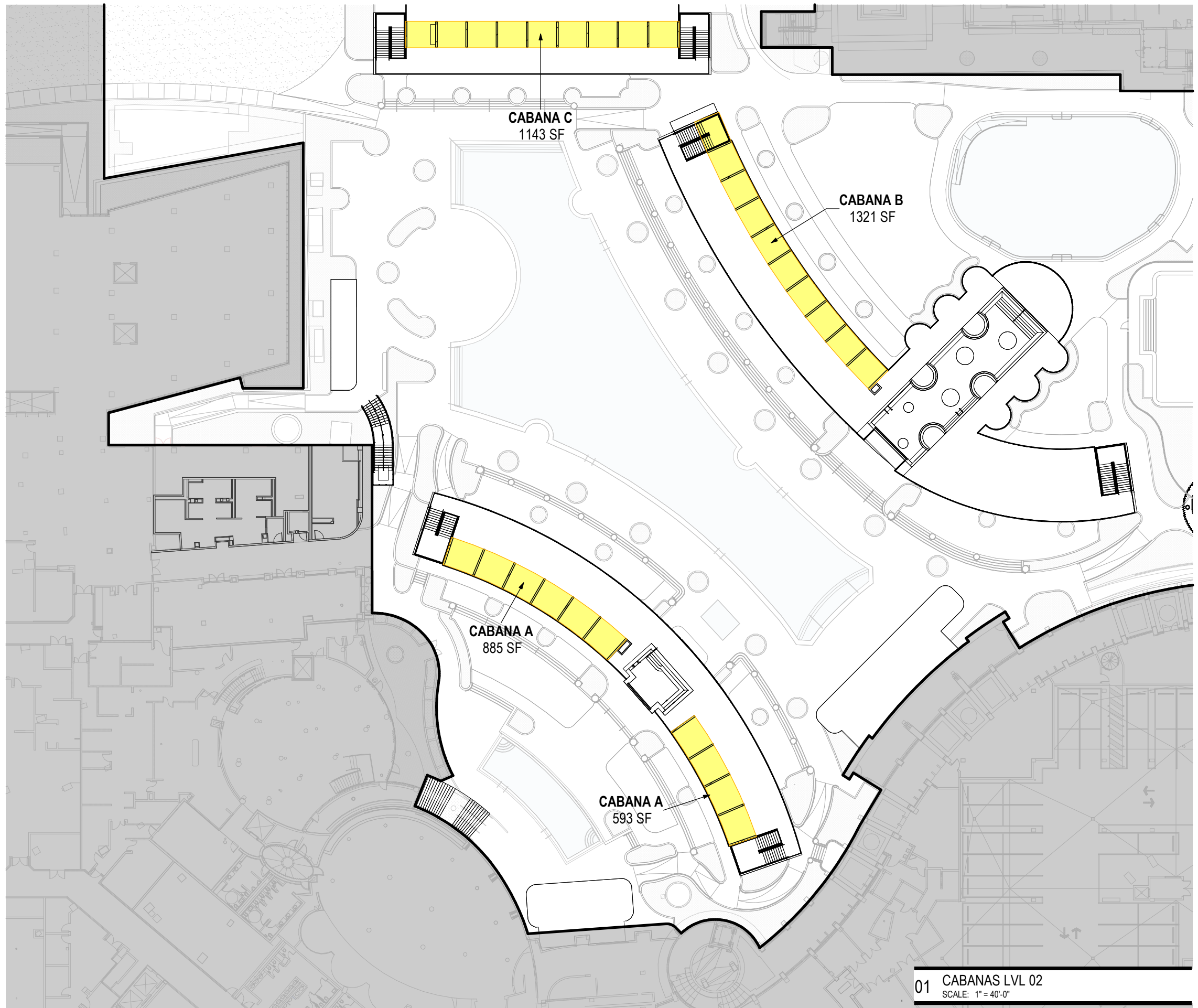
PROPOSED ZONING FLOOR AREA	
TYPE	(AREAS IN SF)
SITE AREA	696,982
F.A.R. PERMITTED	3.00
TOTAL PERMITTED AREA	2,090,946
EXISTING AREA	1,947,125
F.A.R. EXISTING	2.79
AVAILABLE AREA	143,821
PROPOSED AREA INCREASE	22,376
PROPOSED NEW TOTAL AREA	1,969,501
F.A.R. PROPOSED	2.83
PROPOSED AVAILABLE AREA	121,445



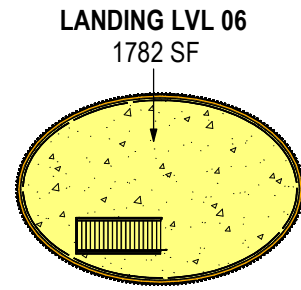


02 SE RESTROOM LVL 01
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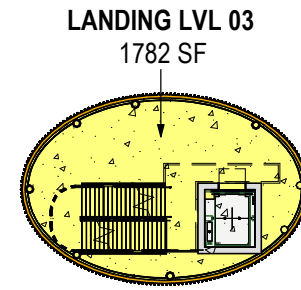
PROPOSED NEW FLOOR AREA LEVEL 01		
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CABANA C	2,386 SF	T.O.S. CABANA B LVL 01
SE RESTROOM	1,041 SF	T.O.S. CABANA B LVL 01
STORAGE	63 SF	T.O.S. CABANA B LVL 01
CABANA E	1,331 SF	T.O.S. CABANA B LVL 01
STORAGE	55 SF	T.O.S. CABANA B LVL 01
CABANA A	1,939 SF	T.O.S. CABANA B LVL 01
CABANA A	1,370 SF	T.O.S. CABANA B LVL 01
	12,777 SF	



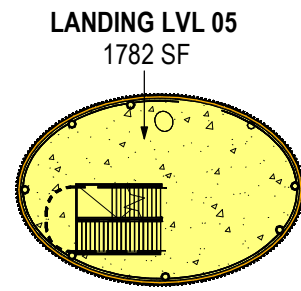
PROPOSED NEW FLOOR AREA LEVEL 02		
Name	Area	Level
CABANA A	885 SF	T.O.S. CABANA B LVL 02
CABANA A	593 SF	T.O.S. CABANA B LVL 02
CABANA B	1,321 SF	T.O.S. CABANA B LVL 02
CABANA C	1,143 SF	T.O.S. CABANA B LVL 02
	3,942 SF	



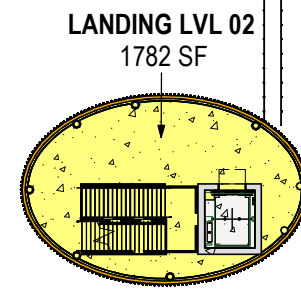
06 SLIDE TOWER LVL 06
SCALE: 1" = 40'-0"



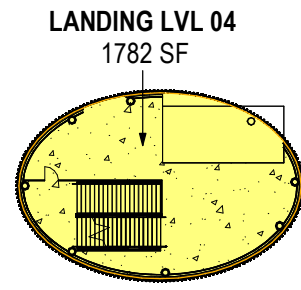
03 SLIDE TOWER LVL 03
SCALE: 1" = 40'-0"



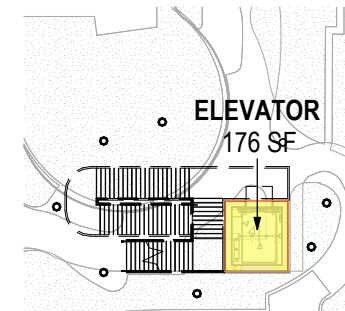
05 SLIDE TOWER LVL 05
SCALE: 1" = 40'-0"



02 SLIDE TOWER LVL 02
SCALE: 1" = 40'-0"



04 SLIDE TOWER LVL 04
SCALE: 1" = 40'-0"



01 SLIDE TOWER LVL 01
SCALE: 1" = 40'-0"

PROPOSED NEW FLOOR AREA TOWER

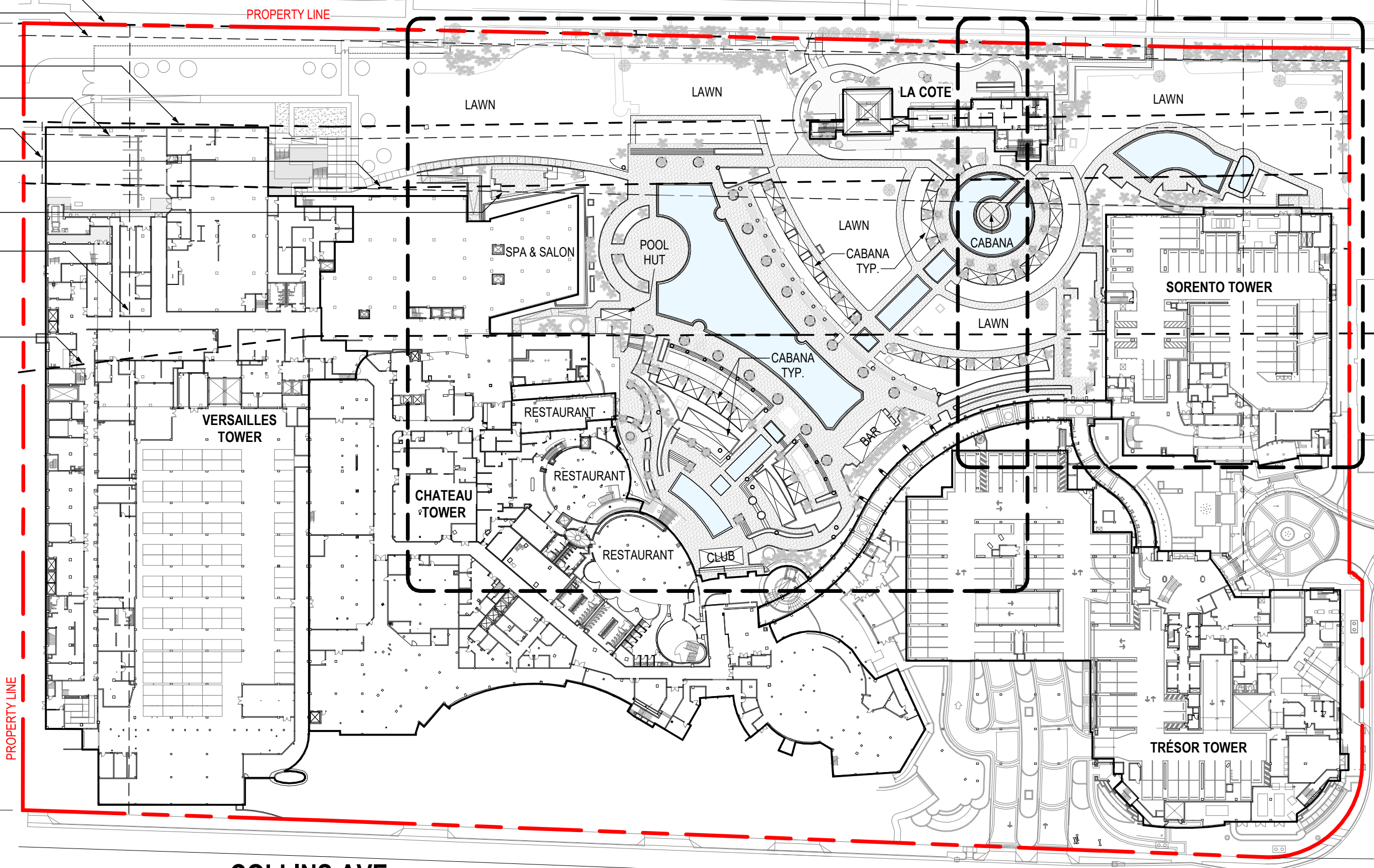
Name	Area	Level
ELEVATOR	176 SF	T.O.S. TOWER LVL 01
LANDING LVL 02	1,782 SF	T.O.S. TOWER LVL 02
LANDING LVL 03	1,782 SF	T.O.S. TOWER LVL 03
LANDING LVL 04	1,782 SF	T.O.S. TOWER LVL 04
LANDING LVL 05	1,782 SF	T.O.S. TOWER LVL 05
LANDING LVL 06	1,782 SF	T.O.S. TOWER LVL 06
	9,084 SF	

EROSION CONTROL
 10' DUNE OVERLAY
 SETBACK
 BULKHEAD
 10' SETBACK
 15' SIDE SETBACK
 50' SETBACK
 20% PEDESTAL SETBACK
 8% SIDE SETBACK
 COASTAL CONSTRUCTION
 CONTROL

REAR LOT LINE LENGTH: 1,074.73'

637.94'

656.60'

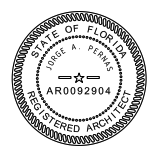


COLLINS AVE

LEGEND:

POOL / SPA

01 EXISTING SITE PLAN - OVERALL
 SCALE: 1" = 80'-0"



Digitally signed by Jorge A Pemas
 DN: CN=Jorge A Pemas,
 o=Qualifier-A0141000000196264EF490048E34,
 ou=M. ARTHUR GENSLER JR. AND ASSOCIATES
 INC., c=US
 Date: 2025.09.05 15:44:21-0400'

EXISTING SITE PLAN - OVERALL

EROSION CONTROL
10' DUNE OVERLAY
SETBACK

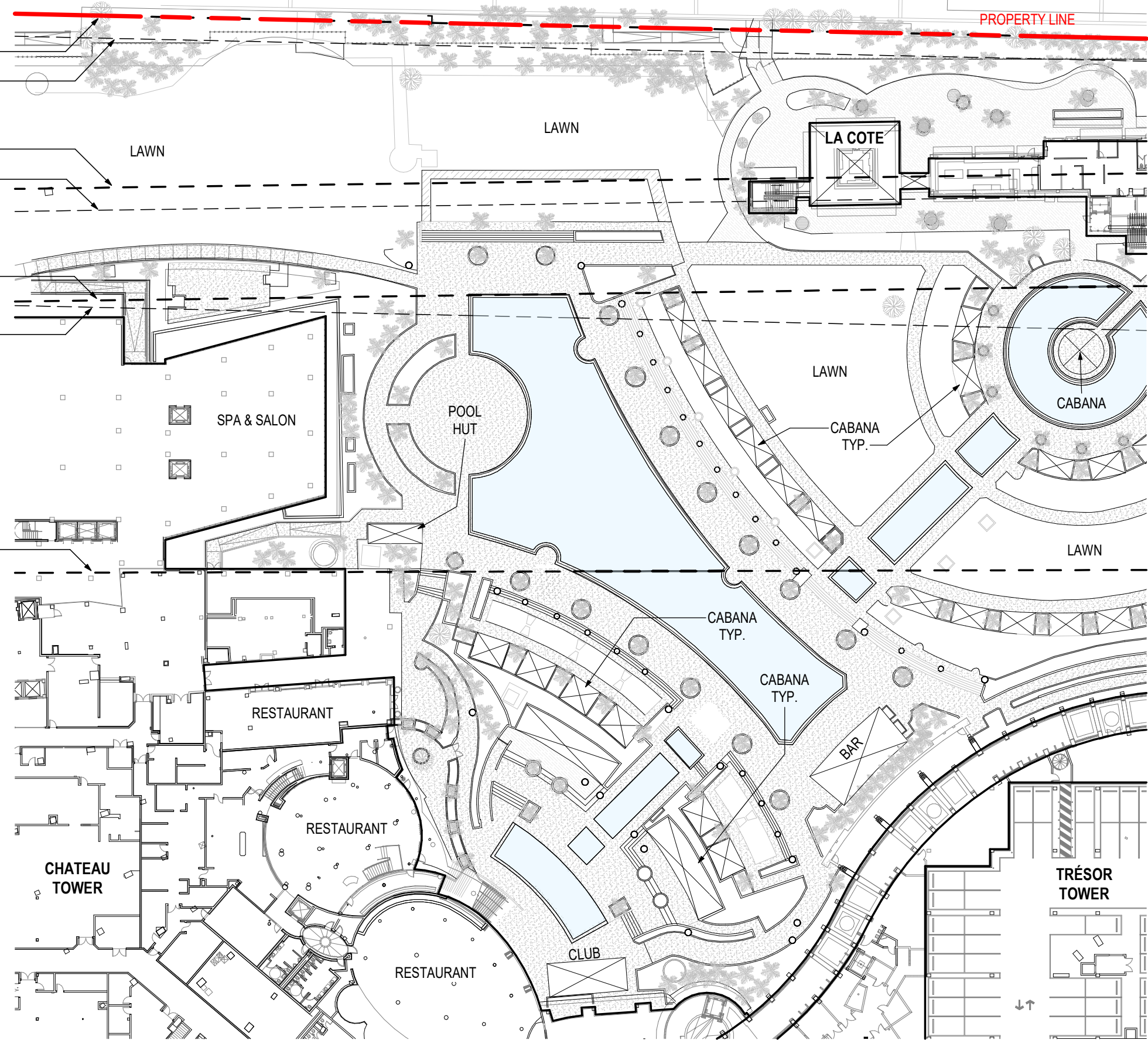
BULKHEAD
10' SETBACK

50' SETBACK


20% PEDESTAL SETBACK

COASTAL CONSTRUCTION
CONTROL

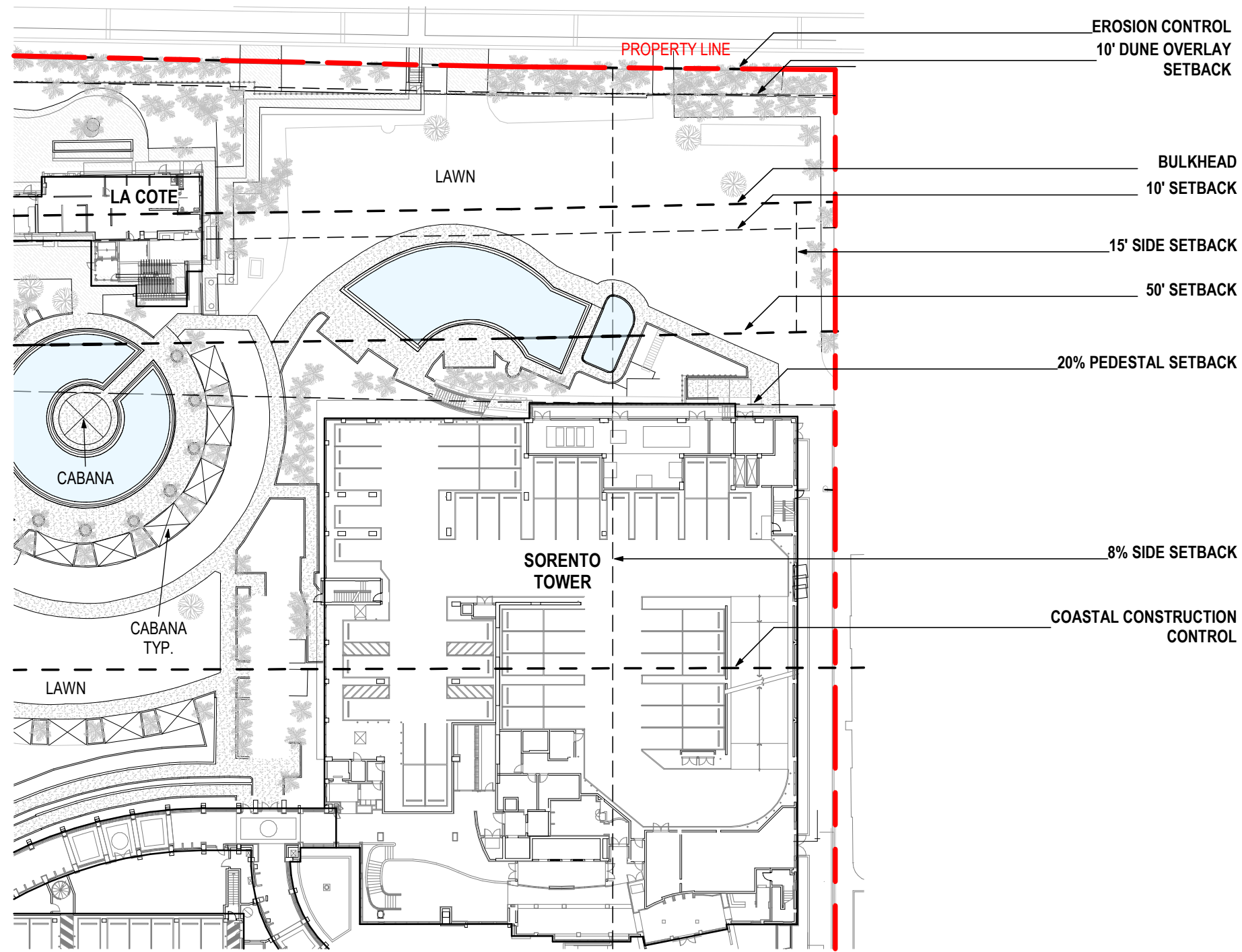
PROPERTY LINE



LEGEND:

 POOL / SPA

01 EXISTING SITE PLAN - ENLARGED - NORTH
SCALE: 1" = 50'-0"



01 EXISTING SITE PLAN - ENLARGED - SOUTH
SCALE: 1" = 50'-0"

LEGEND:

POOL / SPA

EROSION CONTROL

10' DUNE OVERLAY SETBACK

BULKHEAD

10' SETBACK

15' SIDE SETBACK

50' SETBACK

20% PEDESTAL SETBACK

8% SIDE SETBACK

COASTAL CONSTRUCTION CONTROL

REAR LOT LINE LENGTH: 1,074.73'

01
A-411

01
A-412

PROPERTY LINE

637.94'

VERSAILLES TOWER

CHATEAU TOWER

LA COTE

SORENTO TOWER







656.60'

TRÉSOR TOWER

COLLINS AVE

PROPERTY LINE

DEMOLITION LEGEND:

-  **ZONE 1:** ALL FINISHES TO BE REMOVED AND REFINISHED IN NEW WORK
-  **ZONE 2:** ALL INTERIOR PARTITIONS, FIXTURES AND EQUIPMENT TO BE DEMOLISHED. EXISTING COLUMNS, STRUCTURAL WALLS AND EXTERIOR WALLS TO REMAIN. EXISTING CEILING HEIGHTS TO REMAIN.
-  **ZONE 3:** ALL STRUCTURAL WALLS, STEPS, FIXTURES, PLANTER AREAS TO BE DEMOLISHED. EXISTING EXTERIOR SLAB TO BE DEMOLISHED.
-  **ZONE 4:** EXISTING POOL TO REMAIN. ALL FINISHES TO BE REMOVED AND REFINISHED IN NEW WORK INCLUDING NEW POOL COPING IF REQUIRED.
-  **ZONE 5:** RESTROOM EXPANSION
-  **ZONE 6:** EXISTING TO REMAIN PLANTERS

01 DEMOLITION SITE PLAN - OVERALL
SCALE: 1" = 80'-0"

EROSION CONTROL
10' DUNE OVERLAY
SETBACK

BULKHEAD
10' SETBACK

50' SETBACK

20% PEDESTAL SETBACK

COASTAL CONSTRUCTION
CONTROL







PROPERTY LINE

LA COTE

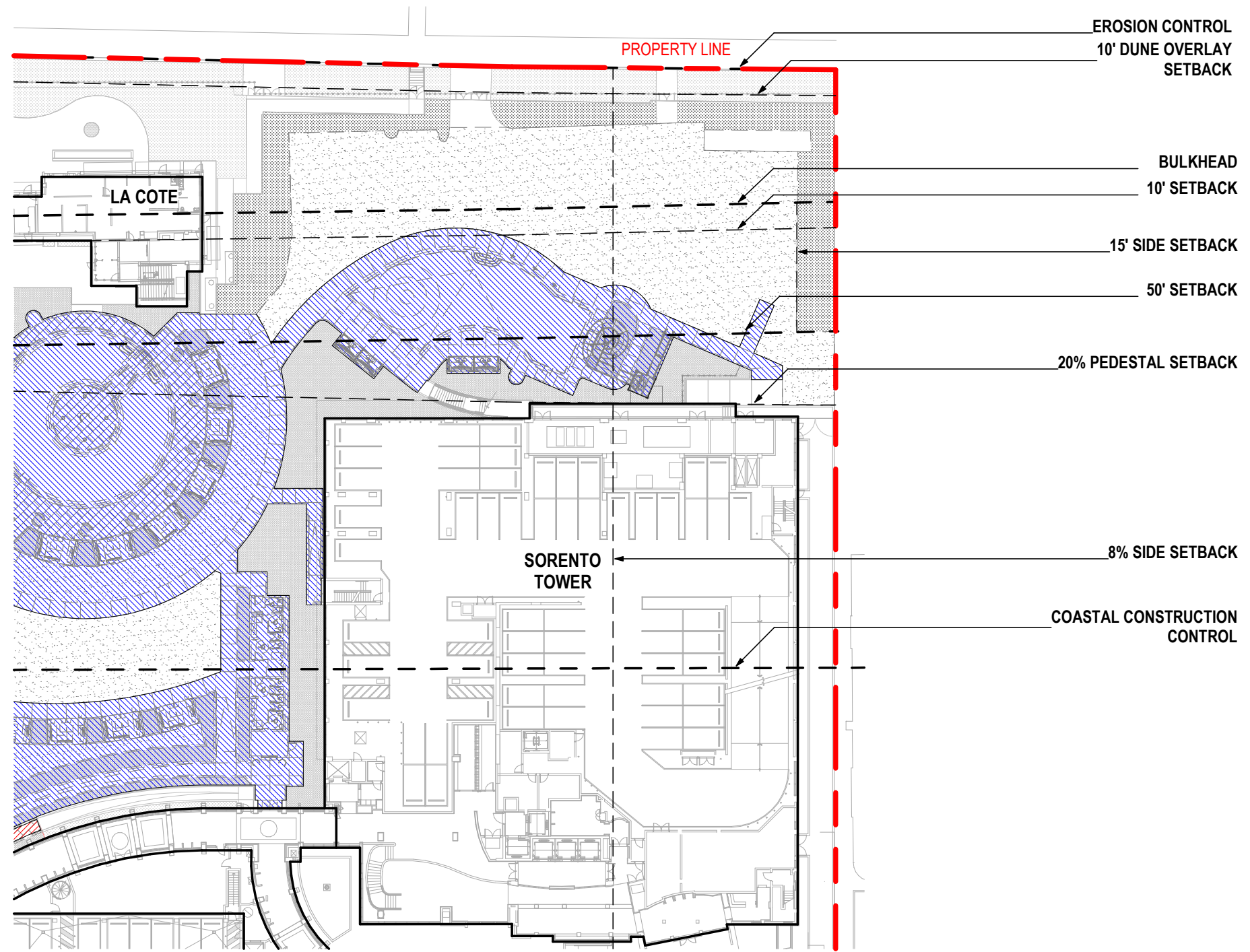
CHATEAU
TOWER

TRÉSOR
TOWER

DEMOLITION LEGEND:

-  **ZONE 1:** ALL FINISHES TO BE REMOVED AND REFINISHED IN NEW WORK
-  **ZONE 2:** ALL INTERIOR PARTITIONS, FIXTURES AND EQUIPMENT TO BE DEMOLISHED. EXISTING COLUMNS, STRUCTURAL WALLS AND EXTERIOR WALLS TO REMAIN. EXISTING CEILING HEIGHTS TO REMAIN.
-  **ZONE 3:** ALL STRUCTURAL WALLS, STEPS, FIXTURES, PLANTER AREAS TO BE DEMOLISHED. EXISTING EXTERIOR SLAB TO BE DEMOLISHED.
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-  **ZONE 5:** RESTROOM EXPANSION
-  **ZONE 6:** EXISTING TO REMAIN PLANTERS

01 DEMOLITION SITE PLAN - ENLARGED - NORTH
SCALE: 1" = 50'-0"



DEMOLITION LEGEND:

	ZONE 1: ALL FINISHES TO BE REMOVED AND REFINISHED IN NEW WORK
	ZONE 2: ALL INTERIOR PARTITIONS, FIXTURES AND EQUIPMENT TO BE DEMOLISHED. EXISTING COLUMNS, STRUCTURAL WALLS AND EXTERIOR WALLS TO REMAIN. EXISTING CEILING HEIGHTS TO REMAIN.
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	ZONE 6: EXISTING TO REMAIN PLANTERS

01 DEMOLITION SITE PLAN - ENLARGED - SOUTH
SCALE: 1" = 50'-0"