Delano Hotel

1685 COLLINS AVE.
MIAMI BEACH, FL 33139

FINAL SUBMITTAL
PLANNING BOARD SUBMISSION
FEBRUARY 5TH 2026

Architect
Studio Mc+G Architecture
230 NE 97th Street, Miami Shores,
FL 33138
Tele:(305) 573-2728

SCOPE OF WORK:
CONDITIONAL USE PERMIT

STUDIO Mc+G ARCHITECTURE
230 NE 97TH ST
Miami Shores, FL 33138
(305) 573-2728

PROJECT NUMBER
2127

PROJECT NAME
1685 COLLINS HOTEL
in MIAMI BEACH
1685 Collins Avenue
Miami Beach, FL 33139

PROJECT TEAM

ARCHITECT:
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LANDSCAPE ARCHITECT:
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Digitally signed by Jennifer L McConney
Date: 2026.02.05 15:23:37 -05'00'

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CHECK:	
DATE:	01/14/2026

SHEET NUMBER
A0.00

INDEX OF CONTENTS

A0.00	COVER SHEET
A0.01	INDEX
A0.02	ZONING DATA
A0.03	CONTEXT LOCATION PLAN
A0.03a	VALET PARKING DIAGRAM
A0.04	COLOR RENDERINGS
A0.04A	COLOR RENDERINGS
A0.04B	COLOR RENDERINGS
A0.04C	COLOR RENDERINGS
A0.04D	COLOR RENDERINGS
A0.04E	COLOR RENDERINGS
A0.09	ZONING DIAGRAMS - OCCUPANCY USE
A0.09A	ZONING DIAGRAMS - SEAT COUNT
A0.09B	ZONING DIAGRAMS - SEAT COUNT
A0.09C	ZONING DIAGRAMS - SEAT COUNT
A0.09D	ZONING DIAGRAMS - SEAT COUNT
A0.09E	ZONING DIAGRAMS - SEAT COUNT
A0.09F	ZONING DIAGRAMS - SEAT COUNT
A0.09G	PREVIOUS OCCUPANCY
A0.09H	VENUE TABLE
A0.10	SITE PLAN
A0.11	PROJECT CONTEXT PHOTOS
A0.12	PROJECT SITE PHOTOS
A0.13	INTERIOR PHOTOS LEVEL 1
A0.14	INTERIOR PHOTOS MEZZ & LVL 4
A1.00	BASEMENT LEVEL
A1.00a	BASEMENT LEVEL- BOH ACCESS DIAGRAM

ADDITIONAL DOCUMENTS

	SURVEY
TM1	TURNING MOVEMENTS
TM2	TURNING MOVEMENTS
TM3	TURNING MOVEMENTS

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PROJECT DATA

DESIGN CRITERIA:

EXISTING 12-STORY HOTEL BUILDING WITH BASEMENT AND MEZZANINE LEVEL:
OCCUPANCY CLASSIFICATION:

BASEMENT LEVEL:
S-2 - BACK OF HOUSE AREAS
B- OCCUPANCY - SPA
A-2 OCCUPANCY - COMMERCIAL KITCHENS ASSOCIATED W/ RESTAURANTS

GROUND LEVEL (LOBBY):
A-2 OCCUPANCY - RESTAURANTS, CAFETERIAS AND SIMILAR DINING FACILITIES (INCLUDING ASSOCIATED COMMERCIAL KITCHENS)
B OCCUPANCY -

MEZZANINE LEVEL:
A-2 OCCUPANCY - RESTAURANTS, CAFETERIAS AND SIMILAR DINING FACILITIES (INCLUDING ASSOCIATED COMMERCIAL KITCHENS))

4TH LEVEL:
A-3 OCCUPANCY - GYMNASIUMS (WITHOUT SPECTATOR SEATING), LIBRARIES, EXHIBITION + LECTURE HALLS
5TH THRU 15TH LEVEL
R-1 OCCUPANCY - HOTELS (TRANSIENT)

TYPE OF CONSTRUCTION:
TYPE IA
BUILDING IS PROTECTED, FULLY SPRINKLERED W/ FIRE ALARM SYSTEM AND SHALL BE IN COMPLIANCE WITH FBC 403

MIAMIBEACH

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

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

Ocean Drive / Collins Historic District; Miami Beach Architectural District

ITEM #	Zoning Information				
1	Address:	1685 Collins Avenue, Miami Beach FL 33139			
2	Board and File numbers:				
3	Folio number(s):	02-3234-019-0550			
4	Year constructed:	1947 / 1996	Zoning District:	RM-3 Residential Multifamily High Density District	
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	5.40' NGVD	
6	Adjusted grade (Flood+Grade/2)	6.70' NGVD	Lot Area:	±60,244 SF	±1.38 acres
7	Lot Width	101'-5"	Lot Depth	603'-4"	
8	Minimum Unit Size	New Construction 15%:300-335 SF; 85%:335+SF. Rehabilitated Historic Structures: 200 SF			
9	Existing User	Hotel/Mixed Use	Proposed Use:	Hotel/Mixed Use	

		Maximum	Existing	Proposed	Deficiencies
10	Height	200'-0"	168'-5"	168'-5"	
11	Number of Stories	N/A	14	14	-
12	**FAR**	2.0	2.29	2.29	-
13	FLOOR AREA Square Footage	120,488 SF	138,206 SF	138,206 SF	-
14	Square Footage by use	N/A	N/A	N/A	-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	N/A	208	171	-
17	Number of Seats	N/A	N/A	N/A	-
18	Occupancy Load	N/A	1,698 persons	1,698 persons	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	At Grade Parking:				
19	Front Setback facing Collins (West):	20'-0"	N/A	N/A	-
20	Rear Setback (East):	50'-0" from bulkhead	N/A	N/A	-
21	Side Setback (North):	5'-1" (5% of lot width)	N/A	N/A	-
22	Side Setback (South):	5'-1" (5% of lot width)	N/A	N/A	-
	Pedestal and Subterraean				
23	Front Setback facing Collins (West):	20'-0"	30'-3"	30'-3"	-
24	Rear Setback (East):	120'-8" (20% of lot depth)	42'-3"	42'-3"	Existing non-conforming setback
25	Side Setback (North):	8'-1" (8% of lot width)	5'-4"	5'-4"	Existing non-conforming setback
26	Side Setback (South):	8'-1" (8% of lot width)	4'-4"	4'-4"	Existing non-conforming setback
	Tower				
27	Front Setback facing Collins (West):	50'-0"	51'-2"	51'-2"	-
28	Rear Setback (East):	150'-10" (25% of lot depth)	416'-9"	416'-9"	-
29	Side Setback (North):	8'-1" (8% of lot width)	3'-0"	3'-0"	Existing non-conforming setback
30	Side Setback (South):	17'-1" (8% of lot width+10% of height)	3'-8"	3'-8"	Existing non-conforming setback

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	1	1	1	-
32	*Total # of parking spaces	0	0	0	-
33	# of parking spaces required	0	0	0	-
34	Parking Space Dimensions	8.5' X 18'	N/A	N/A	-
35	Parking Space Configurations (45°,60°,90°,Parallel)	90 DEGREE	N/A	N/A	-
36	ADA Spaces	0	N/A	N/A	-
37	Tandem Spaces	N/A	N/A	N/A	-
38	Drive Aisle Width	22'	N/A	N/A	-
39	Valet Drop off and pick up	11'	11'	11'	-
40	Loading zones and Trash collection areas	6	ON STREET	ON STREET	-
41	Bike Racks (15% of required parking)	N/A	N/A		-

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
42	Type of use	N/A	HOTEL/COMMERCIAL	HOTEL/COMMERCIAL	-
43	Total # of Seats	N/A	SEE OCCUPANCY CHART	SEE OCCUPANCY CHART	-
44	Total # of Seats per venue	N/A	SEE OCCUPANCY CHART	SEE OCCUPANCY CHART	-
45	Total Occupant Content	N/A	SEE OCCUPANCY CHART	SEE OCCUPANCY CHART	-
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	SEE OCCUPANCY CHART	SEE OCCUPANCY CHART	-

47	Is this a contributing building?	YES	
48	Located within a Local Historic District?	YES	Ocean Dr/Collins Historic District; Miami Beach Architectural District

*ALL USES ARE LOCATED INSIDE EXISTING HISTORIC STRUCTURE, THEREFORE NO PARKING IS REQUIRED

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230 NE 97TH ST
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CONTEXT LOCATION PLAN

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LEGEND

- DROPOFF
- PICKUP

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VALET PARKING DIAGRAM

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VIEW OF DELANO FROM THE NORTH WEST CORNER

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MAIN ENTRANCE

LOBBY

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ROSE BAR LOUNGE

ROSE BAR

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GIGI'S RESTAURANT INTERIOR

GIGI'S EXTERIOR SEATING BAR

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LEVEL 1 POOL DECK

LEVEL 1 POOL DECK

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MIMI'S RESTAURANT INTERIOR

4TH FLOOR POOL DECK

STUDIO MC+G ARCHITECTURE
230 NE 97TH ST
Miami Shores, FL 33138
(305) 573-2728

PROJECT NUMBER
2127

PROJECT NAME
1685 COLLINS HOTEL
in MIAMI BEACH
1685 Collins Avenue
Miami Beach, FL 33139

PROJECT TEAM

ARCHITECT:
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7500 NE 4TH COURT, STUDIO 102
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LANDSCAPE ARCHITECT:
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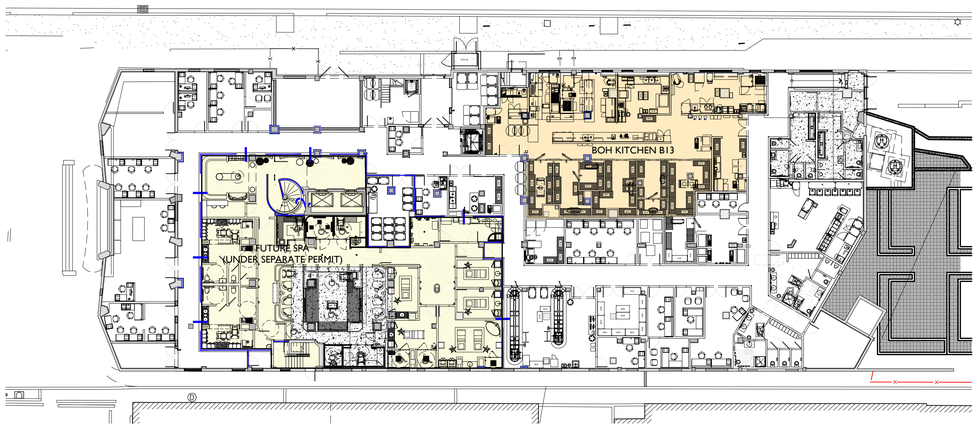
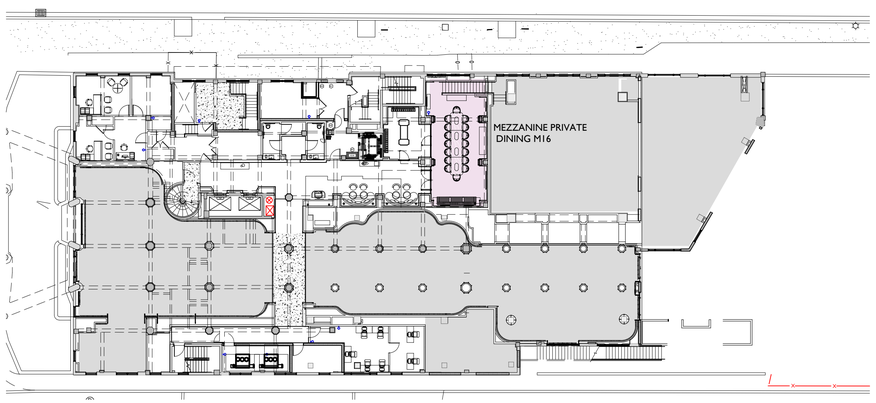


1 BASEMENT
3/64" = 1'-0"

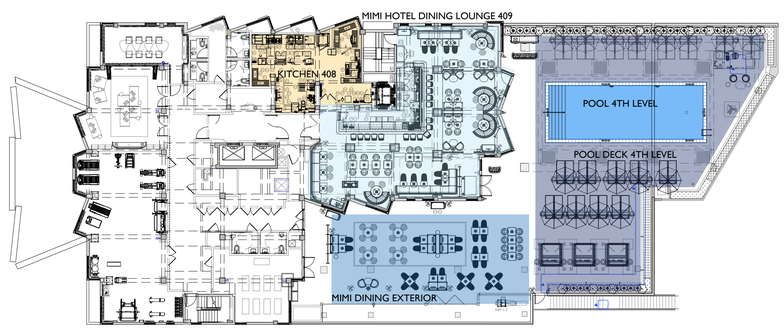
OCCUPANCY USE KEY

LVL	AREA NAME	USE	AREA	FACTOR	OCCUPANT LOAD	SEAT COUNT
BS	FUTURE SPA (UNDER SEPARATE PERMIT)	BUSINESS (PUBLIC)	3,900 SF		26 OCC	
	BOH KITCHEN B13	SERVICE	2,809 SF	100	15 OCC	
LEVEL 1	COFFEE CAFE 123	ASSEMBLY (PUBLIC)	625 SF	15 / 100	12 OCC	12
	RETAIL 116	MERCANTILE (PUBLIC)	160 SF	40	4 OCC	
	ROSE BAR 113	ASSEMBLY (PUBLIC)	327 SF	15	16 OCC	8
	ROSE BAR LOUNGE 124	ASSEMBLY (PUBLIC)	1,146 SF	15	77 OCC	24
	GIGI BAR 110	ASSEMBLY (PUBLIC)	442 SF	15	22 OCC	14
	GIGI RESTAURANT 107 (SIGNATURE RESTAURANT DINNER ONLY)	ASSEMBLY (PUBLIC)	1,468 SF	15	98 OCC	52
	GIGI RESTAURANT COVER TERRACE 109	ASSEMBLY (PUBLIC)	1,238 SF	15	83 OCC	57
	FLORIDA ROOM 111	ASSEMBLY (PRIVATE HOTEL)	823 SF	15	55 OCC	
	POOL DECK GROUND FLOOR/ AMENITY AREA	ASSEMBLY (PRIVATE HOTEL)	6,231 SF	15 / 50	258 OCC	187
	POOL	ASSEMBLY (PRIVATE HOTEL)	3,420 SF	50	69 OCC	
	LOBBY 117 (CONCIERGE & RECEPTION 119)	ASSEMBLY (PRIVATE HOTEL)	1,635 SF	15	96 OCC	
	GIGI BELLINI BAR BG14 & LOUNGE	ASSEMBLY (PUBLIC)	1,344 SF	15 / 7	108 OCC	55
	KITCHEN 106 GROUND FLOOR	SERVICE	1,925 SF	200	10 OCC	
	GIGI OUTDOOR DINING TERRACES 114a & 114b	ASSEMBLY (PUBLIC)	1,653 SF	15	112 OCC	112
			TOTAL OCCUPANT LOAD LEVEL 1:		1,020 OCC	
MEZZ.						
	PRIVATE DINING M16 (PART OF SIGNATURE RESTAURANT)	ASSEMBLY (PUBLIC)	556 SF	15	37 OCC	16
LEVEL 4	MIMI HOTEL DINING LOUNGE 409	ASSEMBLY (PRIVATE HOTEL)	1,595 SF	15	106 OCC	100
	POOL DECK 4TH FLOOR	ASSEMBLY (PRIVATE HOTEL)	2,160 SF	30	71 OCC	42
	POOL 4TH FLOOR	ASSEMBLY (PRIVATE HOTEL)	864 SF	50	18 OCC	
	KITCHEN 408 4TH FLOOR	ASSEMBLY (PRIVATE HOTEL)	625 SF	200	7 OCC	
	MIMI HOTEL DINING LOUNGE EXTERIOR	ASSEMBLY (PRIVATE HOTEL)	1,220 SF	15	81 OCC	62

2 LEVEL 1
3/64" = 1'-0"



3 MEZZANINE
3/64" = 1'-0"



4 LEVEL 4
3/64" = 1'-0"

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HOTEL OCCUPANCY AND USES

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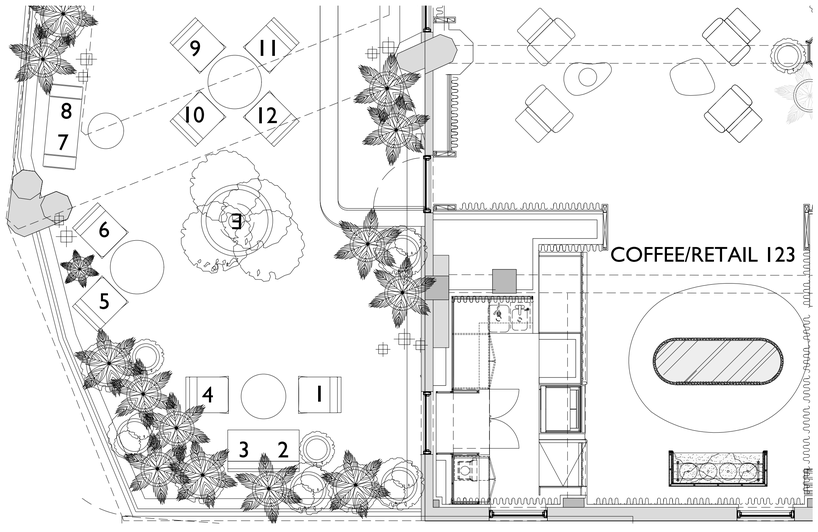
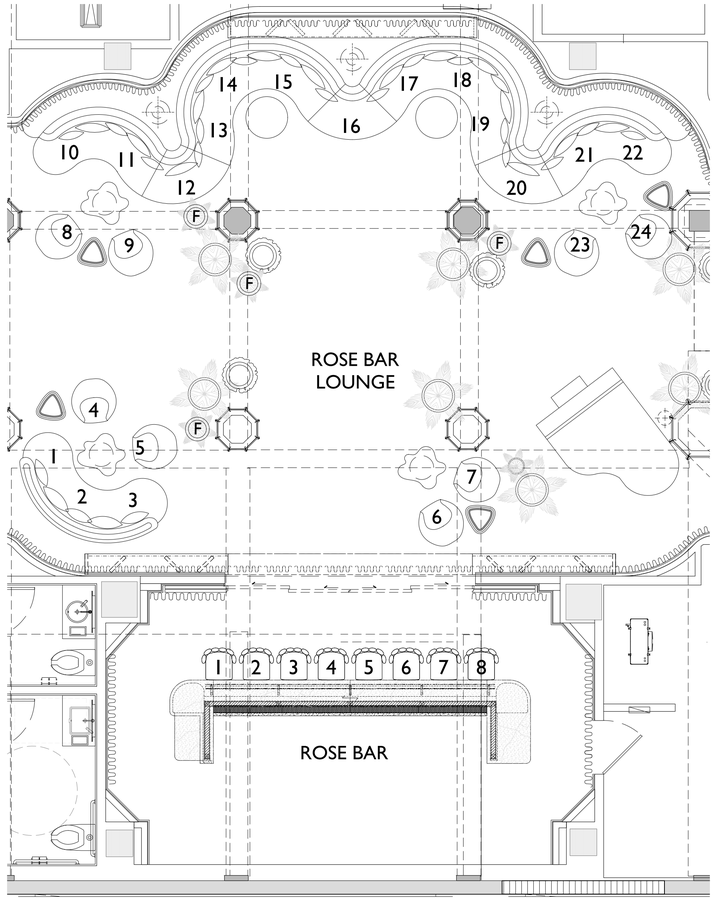


1 COFFEE/RETAIL 123 NO PROPOSED ENTERTAINMENT
1/4" = 1'-0"



2 ROSE BAR 113
1/4" = 1'-0"

SEAT COUNT			
ROOM	AREA	OCCUPANT LOAD	TOTAL SEATS
ROSE BAR 113	327 SF	16 OCC	8
ROSE BAR LOUNGE	1,146 SF	77 OCC	24
COFEE/RETAIL 123	625 SF	12 OCC	12

KEY PLAN LEVEL 1

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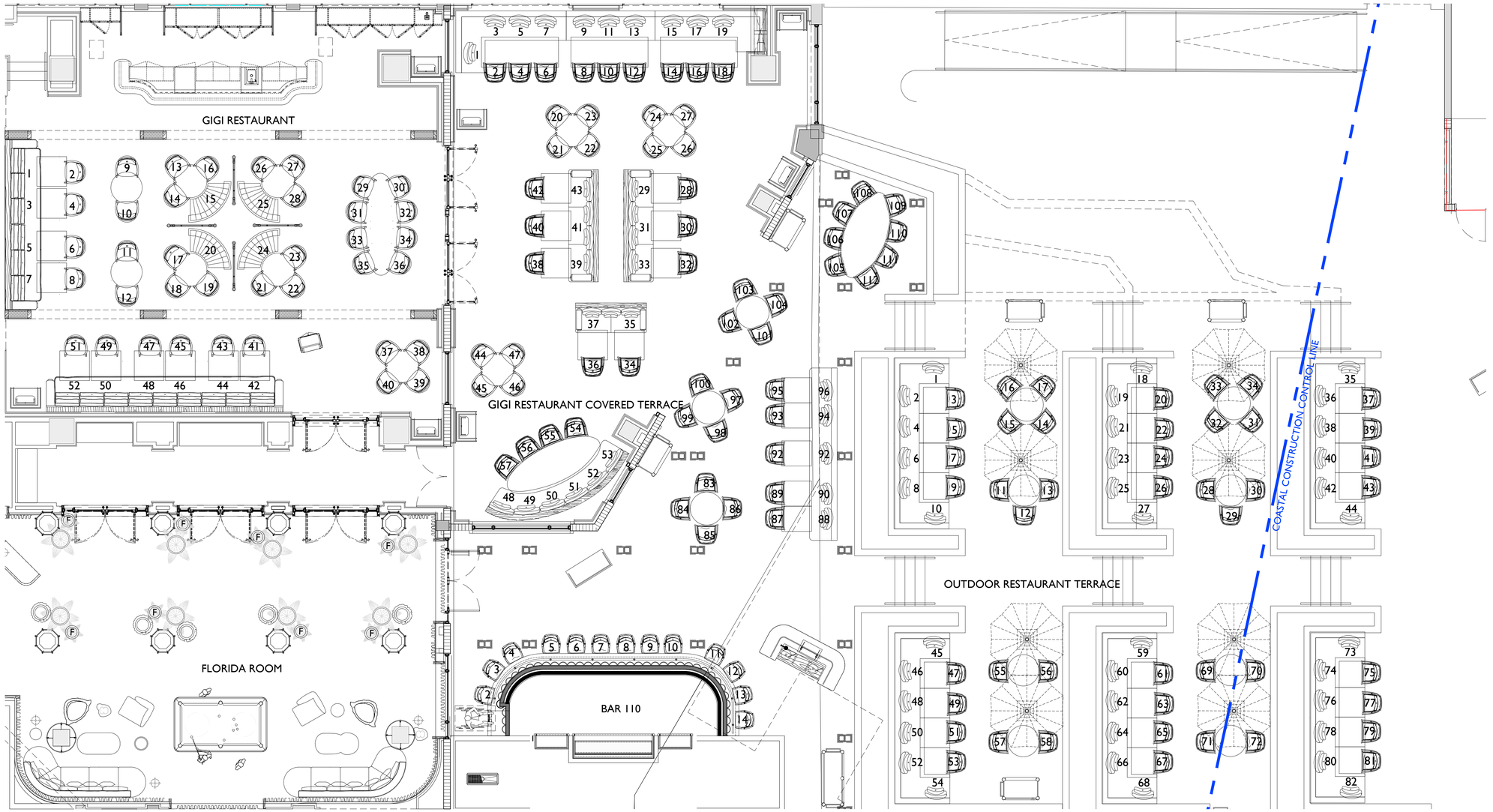

1 GIGI RESTAURANT 107 AND RESTAURANT COVERED TERRACE 109
3/16" = 1'-0"

SEAT COUNT			
ROOM	AREA	OCCUPANT LOAD	TOTAL SEATS
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GIGI RESTAURANT COVERED TERRACE 109	1,238 SF	83 OCC	57
FLORIDA ROOM	823 SF	55 OCC	
GIGI BAR 110	442 SF	30 OCC	14
GIGI OUTDOOR TIERED TERRACE	1,653 SF	112 OCC	112

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