

NEW EXTERIOR STAIR AND ELEVATORS ADDITION

AT THE FONTAINEBLEAU RESORT (TRESOR TOWER PARKING GARAGE)

Conditional Use Approval - Final Submittal

MARCH, 23 2020

ZONING DATA	
LEGAL DESCRIPTION	REFER TO SURVEY
ADDRESS	4441 COLLINS AVE. MIAMI BEACH, FL 33140
ZONING DESIGNATION	RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY
FLOOD ZONE	"AE" (ELEV. +7'-0" NGVD 29; ELEV.+ 5.45' NAVD 88)
HISTORIC DISTRICT	COLLINS WATERFRONT - NATIONAL REGISTER HISTORIC DISTRICT
DEVELOPMENT REGULATIONS	
ALLOWED F.A.R.	3.00 X LOT SIZE (2,056,421 SF AS OF DEC. 01, 1999)
AVAILABLE F.A.R.	143,821 SF (AS PER LETTER ON SHEET 000)
ADDED F.A.R.	6,578 SF
TOTAL F.A.R. REMAINING	137,243 SF

PARKING ANALYSIS (TRESOR TOWER)		
	ALLOWED/ REQUIRED	PROVIDED
PARKING ON TRESOR TOWER (EXISTING)	578	840
PARKING REDUCTION BY NEW CORRIDOR		-38
NEW TOTAL		802



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.

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.

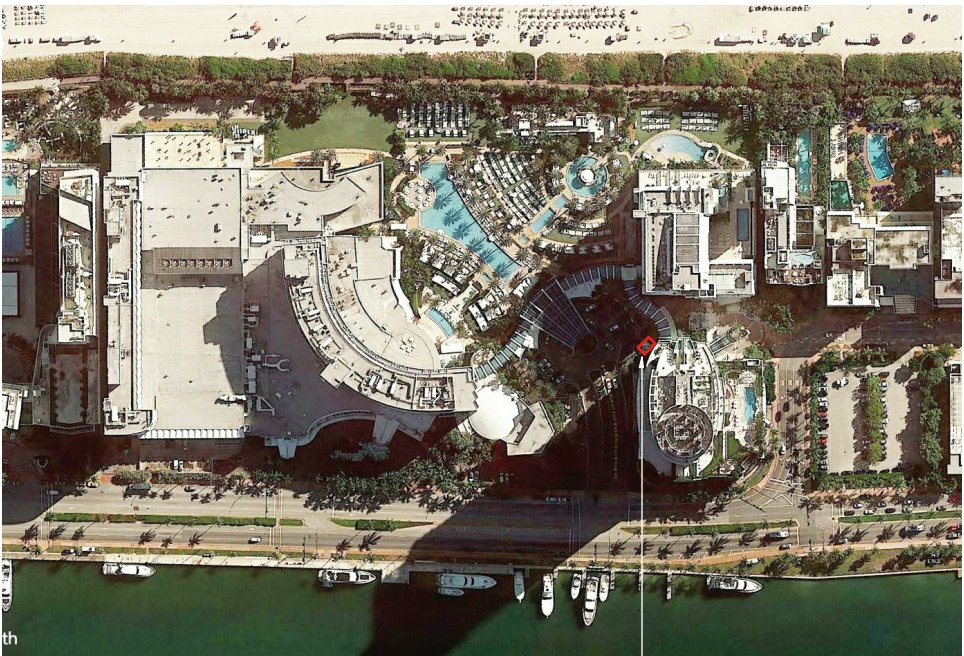
Sincerely,

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

F:\PLAN\\$\ALL\JorgeG\Seville Zoning Confirmation HPB 2723.doc



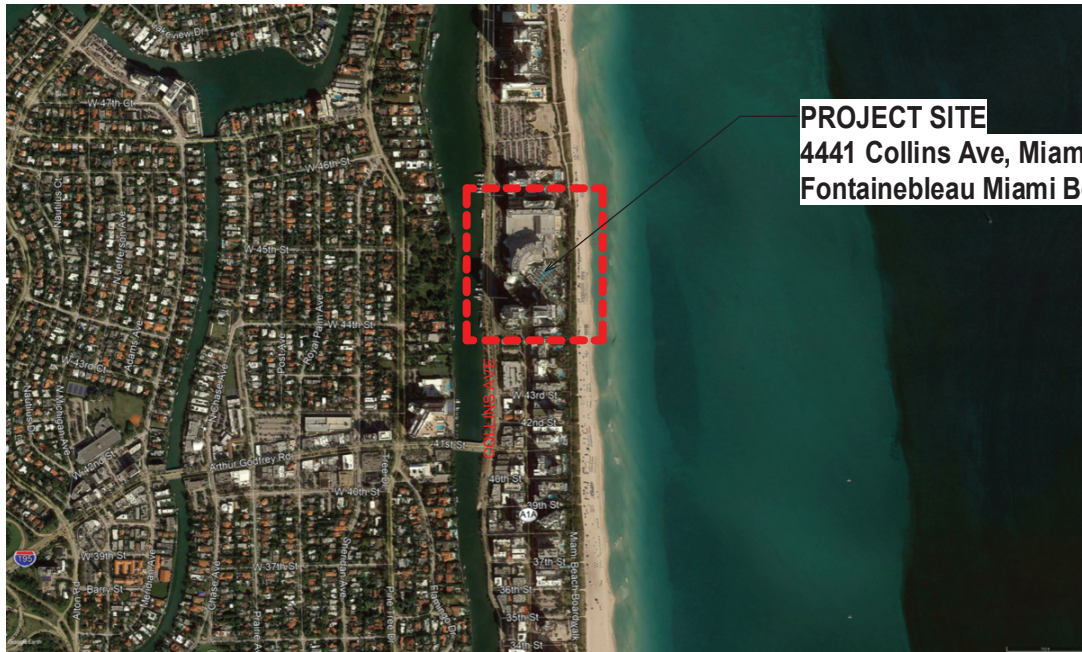
AERIAL SITE VIEW
NOT TO SCALE

PROPOSED NEW
STAIR AND
ELEVATORS

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	03-23-2020
000	COVER SHEET	•
1-5	SURVEY	•
A0.01	CONTEXT LOCATION PLAN	•
A0.02	CONTEXT ELEVATIONS	•
A1.00	SITE PLAN	•
A1.01	EXISTING CONDITIONS - DEMOLITION PLAN	•
A1.02	FLOOR PLAN - ARRIVAL LEVEL	•
A1.03	FLOOR PLAN - STAIR ENLARGEMENT	•
A2.00	STAIR ELEVATIONS	•
FAR1.00	F.A.R. AREAS	•
GA1.00	GROSS AREAS	•

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





PROJECT SITE
4441 Collins Ave, Miami Beach, FL 33140
Fontainebleau Miami Beach, Address

SCALE: 700 FT



CONTEXT LOCATION PLAN



NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.

DON WOLFE
ARCHITECT
AR000000



NEW EXTERIOR STAIR AND ELEVATOR ADDITION

4360 COLLINS AVE. MIAMI BEACH, FLORIDA

A0.01

Issue Date