



**BANCROFT  
EXECUTIVE OFFICE  
SUITES**  
**BUILDING RESTORATION**

Miami Beach, Florida  
**PLANNING BOARD**  
**Final Submission**  
January 25<sup>th</sup>, 2021

**Scope of Work**

- Restoration of the historic Bancroft and change of use from a Restaurant and Nightclub venue to an office building with Accessory Restaurants
- Approval of Neighborhood Impact Establishment with no entertainment

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**DATA**

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITE M #	Zoning Information		
1	Address:	1501 Collins avenue, Miami Beach FL 33139	
2	Board and File numbers:	HPB20-0420.	
3	Folio number(s):	0232341630010 - 0232341630190	
4	Year constructed:	1939/1996	Zoning District: Mixed Use Entertainment District
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD: 4.25' NGVD
6	Adjusted grade (Flood+Grade/2)	7.75	Lot Area: 53,950 SF 1.239 acres
7	Lot Width	175'-8"	322'-0"
8	Minimum Unit Size	N/A	N/A
9	Existing User	Entertainment/Commercial	Proposed Use: Office



7500 NE 4th Court  
Studio 103  
Miami, FL 33138

2026

PROJECT NUMBER

PROJECT:  
**BANCROFT  
EXECUTIVE  
OFFICE SUITES**

1501 COLLINS AVE  
MIAMI BEACH, FL 33139

DRAWING:

INDEX AND  
DATA

JENNIFER McCONNERY FLORIDA LIC# AR93044

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**A0.01**

**LOADING CALCULATIONS**

Venue	Area	Requirement	Provided
<b>Food &amp; Beverage</b>		Over 20,000 but not over	
<b>Venues</b>	<b>34,617 SF</b>	<b>40,000: 4 loading spaces</b>	<b>4 loading spaces</b>
Venue 1	12,496 SF		
Venue 2	5,387 SF		
Coffee Bar	2,690 SF		
Sushi Bar	2,453 SF		
Rooftop Office Lounge	11,591 SF		
		Over 10,000 but not over	
<b>Office Venues</b>	<b>35,022 SF</b>	<b>100,000: 2 loading spaces</b>	<b>2 loading spaces</b>
<b>Bancroft Executive Office</b>			
Suites	29,514 SF		
Office Tenant #1	1,736 SF		
Office Tenant #2	2,014 SF		
Office Tenant #3	1,758 SF		

SEATING COUNTS & PARKING						
Venue	Description	Occupancy	Area	Description	Seat Count	Parking spaces required
Venue 1 (Restaurant)	Level 1	231	4,745 SF	interior	194 seats	located in an historic building
	Level 2	101	5,046 SF	interior		
	Exterior Seating	115	2,705 SF	exterior	81 seats	
	<b>Total</b>	<b>448</b>	<b>12,496 SF</b>	<b>Total</b>	<b>275 seats</b>	
Coffee Bar	Interior	95	1,701 SF	interior	47 seats	87 / 4 = 21.75
	Exterior Seating	68	989 SF	exterior	40 seats	
	<b>Total</b>	<b>163</b>	<b>2,690 SF</b>	<b>Total</b>	<b>87 seats</b>	
Venue 2 (Restaurant)	Interior	177	3,359 SF	interior	100 seats	188 / 4 = 47
	Exterior Seating	115	2,028 SF	exterior	88 seats	
	<b>Total</b>	<b>292</b>	<b>5,387 SF</b>	<b>Total</b>	<b>188 seats</b>	
Sushi Bar	Interior	96	1,750 SF	interior	54 seats	86 / 4 = 21
	Exterior Seating	49	703 SF	exterior	32 seats	
	<b>Total</b>	<b>145</b>	<b>2,453 SF</b>	<b>Total</b>	<b>86 seats</b>	
Bancroft Executive Office Suites						Level 1: 3,208SF/300=10.7; Levels 2-4: 26,306SF/400=65.8 (total 76.5). <b>0 p.s. since</b> located in a historic building
		331	29,514 SF	interior		
	Office Tenant #1	18	1,736 SF	interior	1736sf / 300 = <b>5.7</b>	
	Office Tenant #2	21	2,014 SF	interior	2014sf / 300 = <b>6.7</b>	
	Office Tenant #3	17	1,758 SF	interior	1758sf / 300 = <b>5.8</b>	
Rooftop Office Lounge		488	11,591 SF	exterior	161 seats	161 / 4 = <b>40.25</b>
Upper Roof Amenity Deck		284	12,289 SF	exterior	140 seats	<b>0 p.s.</b> since located in an historic building
<b>Total</b>		<b>2,207 occupants</b>	<b>81,928 SF</b>		<b>937 seats</b>	<b>149 p.s.</b>

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	45'-6"	45'-6"	
11	Number of Stories	N/A	415	415	-
12	<b>FAR</b>	2.0	1.41	1.4	-
13	FLOOR AREA Square Footage	107,900 SF	76,335 SF	73,940 SF	-
14	Square Footage by use	N/A		see chart	-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	N/A	N/A	N/A	-
17	Number of Seats	N/A	322	920	-
18	Occupancy Load	N/A	643	950	-

	Setbacks	Required	Existing	Proposed	Deficiencies
<b>At Grade Parking:</b>					
19	Front Setback (SOUTH):	N/A	N/A	N/A	-
20	Rear Setback (NORTH):	N/A	N/A	N/A	-
21	Side Setback (EAST):	N/A	N/A	N/A	-
22	Side Setback facing Collins Ave (WEST):	N/A	N/A	N/A	-
<b>Pedestal LEVEL I</b>					
23	Front Setback facing Collins (West):	5'-0"	29'-1"	29'-1"	-
24	Rear Setback (East):	0'-0"	0'-0"	0'-0"	-
25	Side Setback (North):	5'-0"	34'-5"	34'-5"	-
26	Side Setback 15 Street (South):	25'-0"	4'-6"	4'-6"	-
<b>Tower</b>					
27	Front Setback (SOUTH):	N/A	N/A	N/A	-
28	Rear Setback (NORTH):	N/A	N/A	N/A	-
29	Side Setback (EAST):	N/A	N/A	N/A	-
30	Side Setback facing Collins Ave (WEST):	N/A	N/A	N/A	-

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	1	1	1	-
32	Total # of parking spaces	0	89	225	-
33	# of parking spaces required	0 (Offices located within historic Bancroft Hotel Structure and pursuant to the zoning code, there is no required parking for uses within a historic structure)	89	89	-
34	Parking Space Dimensions	8.5' X 18'	VARIABLES	VARIABLES	Existing non-conforming parking
35	Parking Space Configurations (45°, 60°, 90°, Parallel)	90 DEGREE	90 DEGREE	90 DEGREE	-
36	ADA Spaces	0	6	6	-
37	Tandem Spaces	N/A	N/A	N/A	-
38	Drive Aisle Width	22'	22'	22'	-
39	Valet Drop off and pick up	11'	11'	11'	-
40	Loading zones and Trash collection areas	6	4	6	-
41	Bike Racks (15% of required parking)	N/A	N/A	22	-

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

47	Is this a contributing building?	YES, ONLY BANCROFT. OCEAN STEPS IS NOT CONTRIBUTING.
48	Located within a Local Historic District?	YES

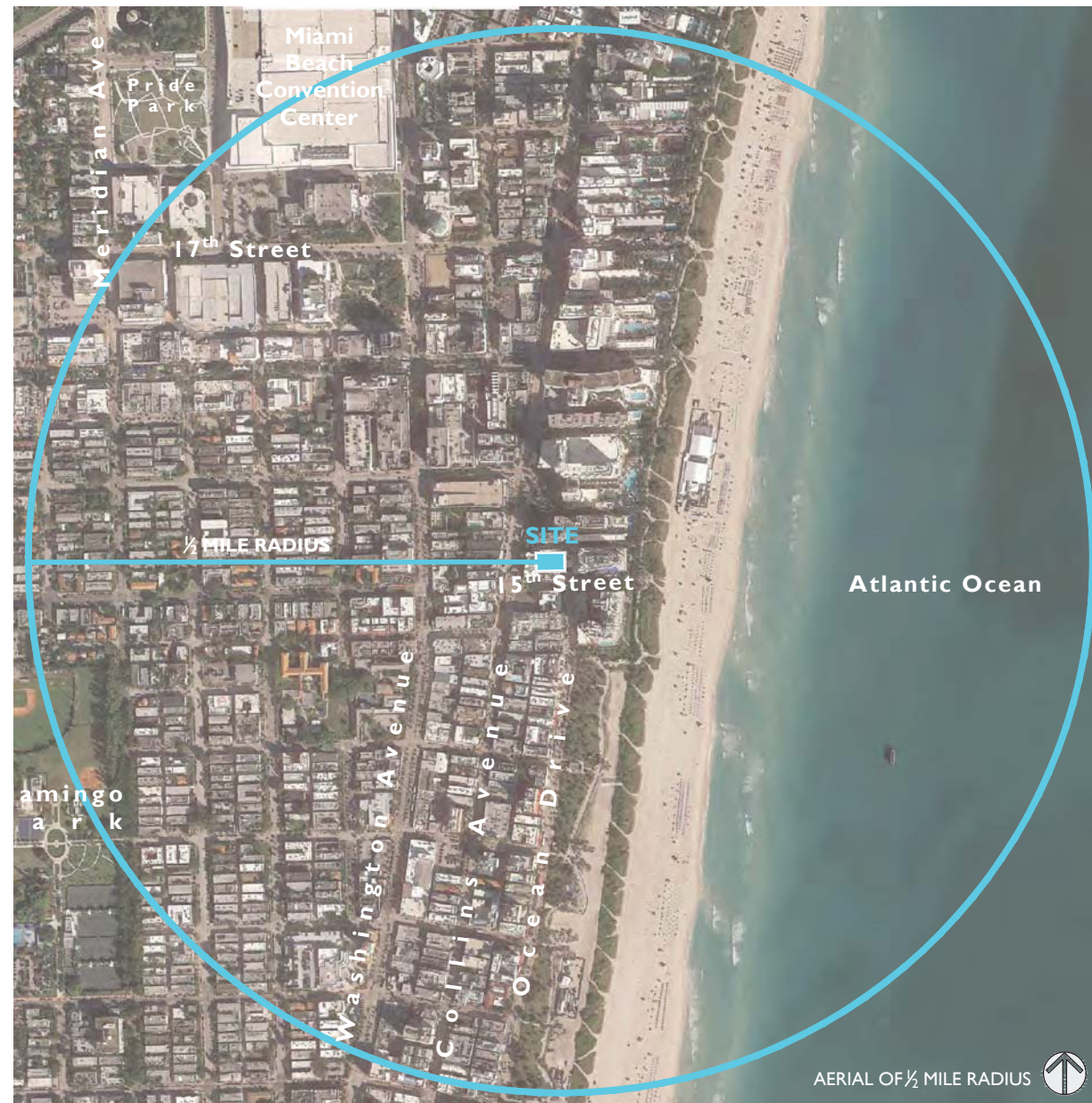
Notes: If not applicable write N/A

All other data information may be required and presented like the above format.

\* SEE PARKING REQUIREMENTS (A)



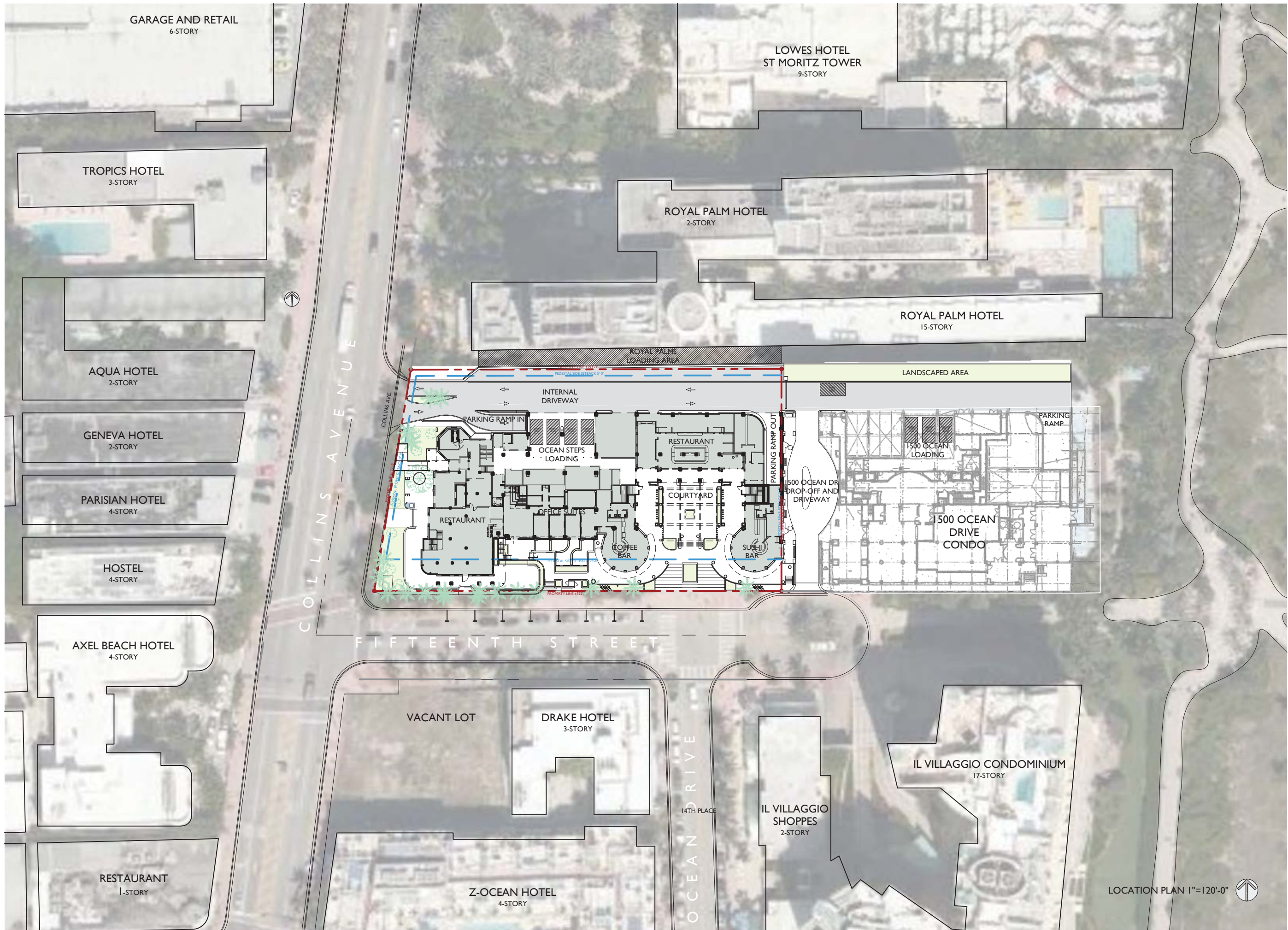
SATELLITE IMAGE



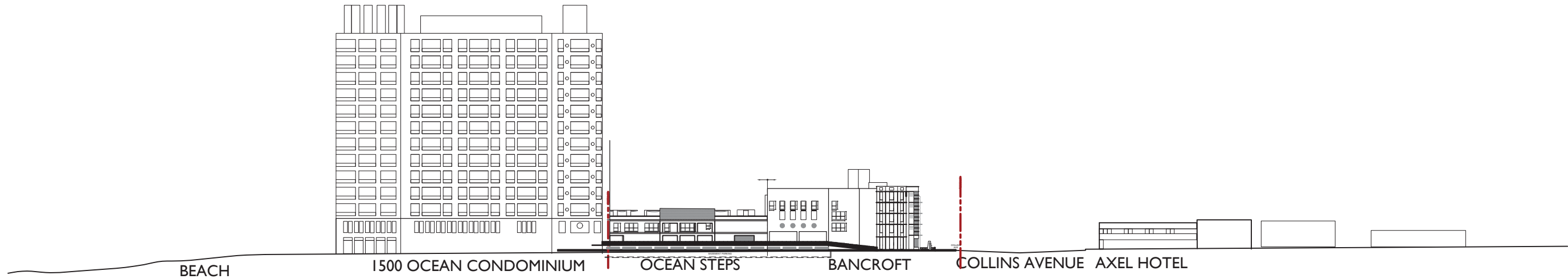
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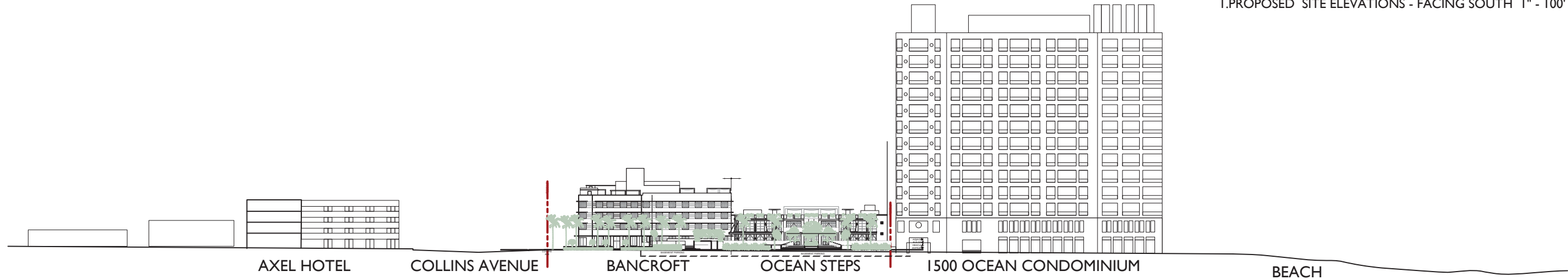
AERIAL VIEW



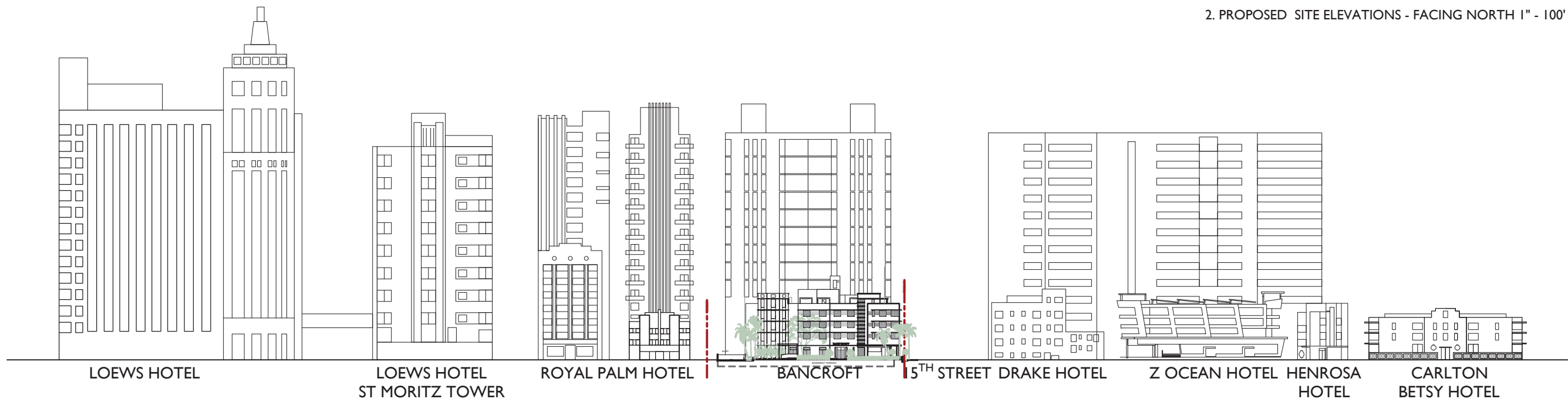
LOCATION PLAN 1"=120'-0"



1. PROPOSED SITE ELEVATIONS - FACING SOUTH 1" - 100'



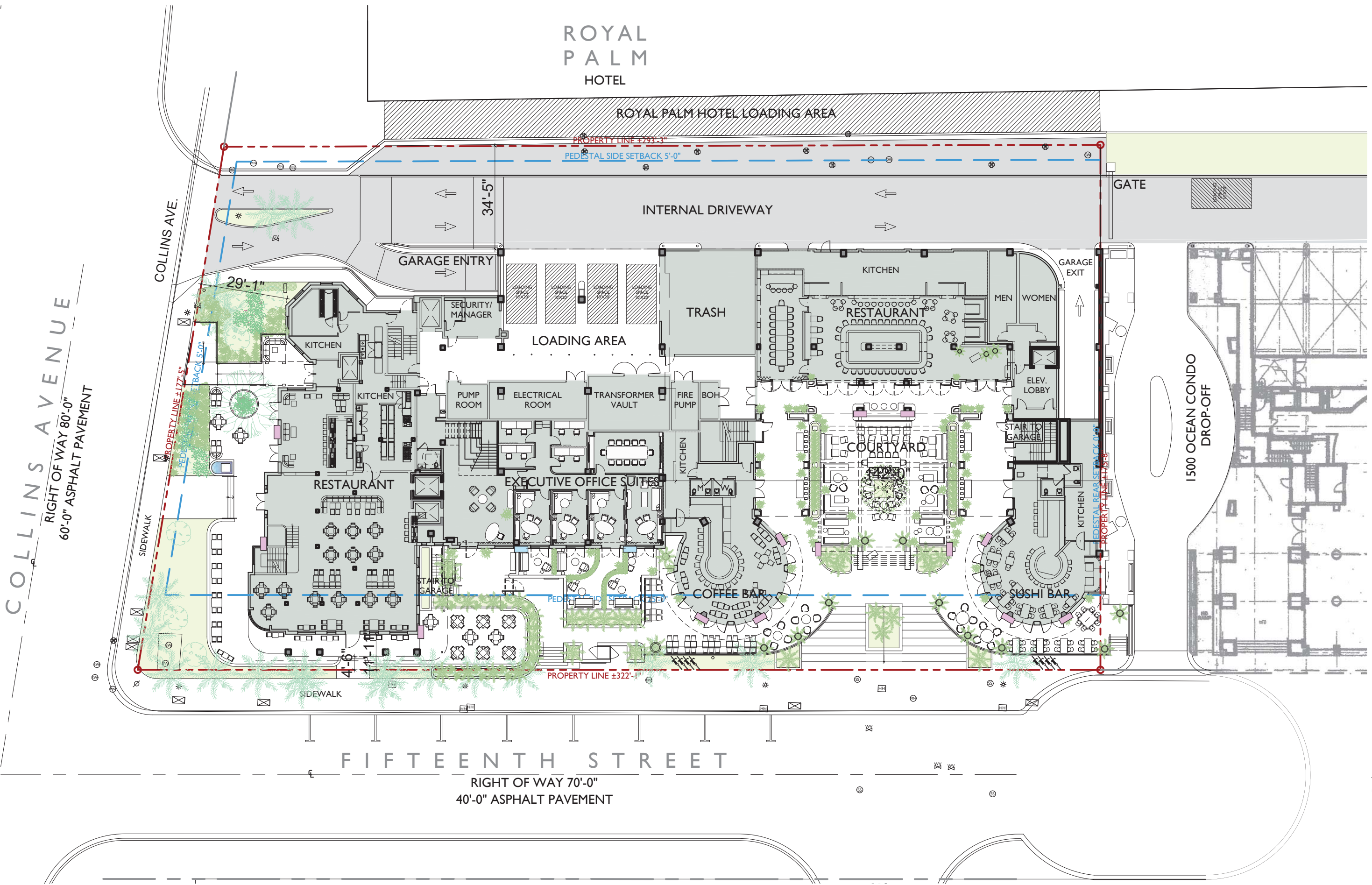
2. PROPOSED SITE ELEVATIONS - FACING NORTH 1" - 100'



3. PROPOSED SITE ELEVATIONS - FACING EAST 1" - 100'

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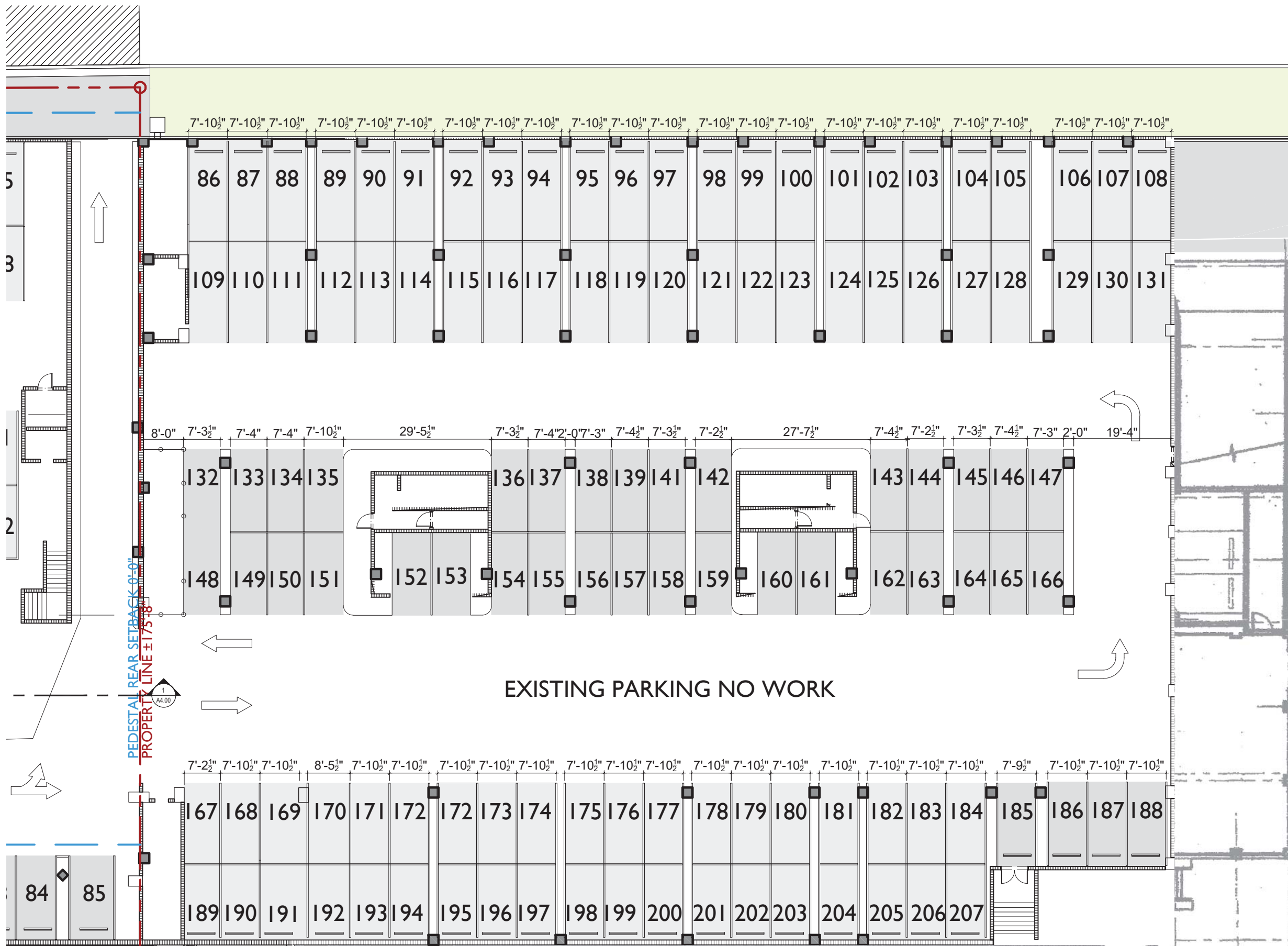


- VALET PARKING
- SELF PARKING / LOADING ZONE
- HANDICAP PARKING

PROPOSED WEST GARAGE LEVEL  
FLOOR PLAN

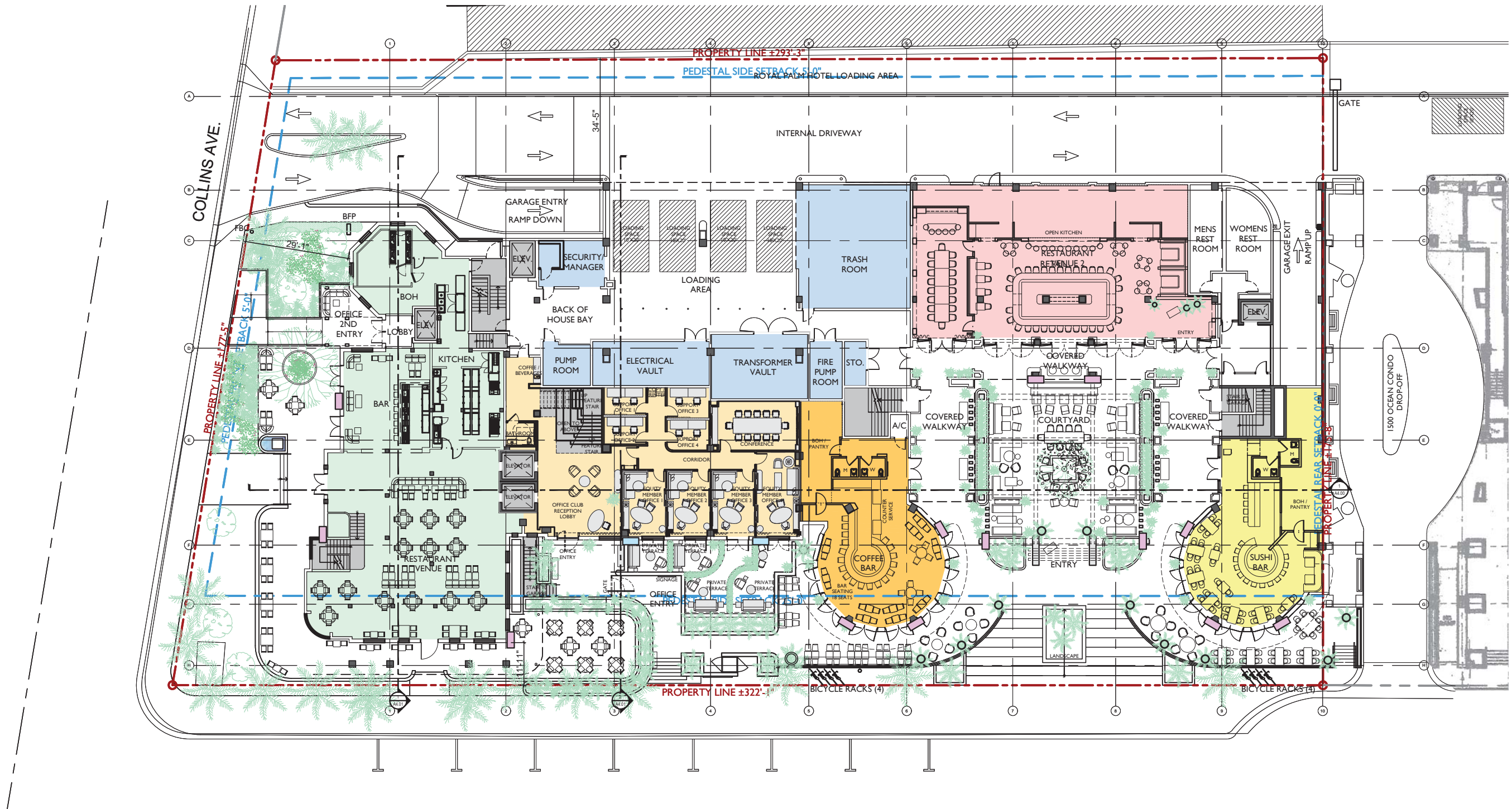
TOTAL NUMBER OF PARKING SPACES	
TOTAL:	216 SPACES

**A2.01A**



PROPOSED EAST GARAGE LEVEL FLOOR PLAN





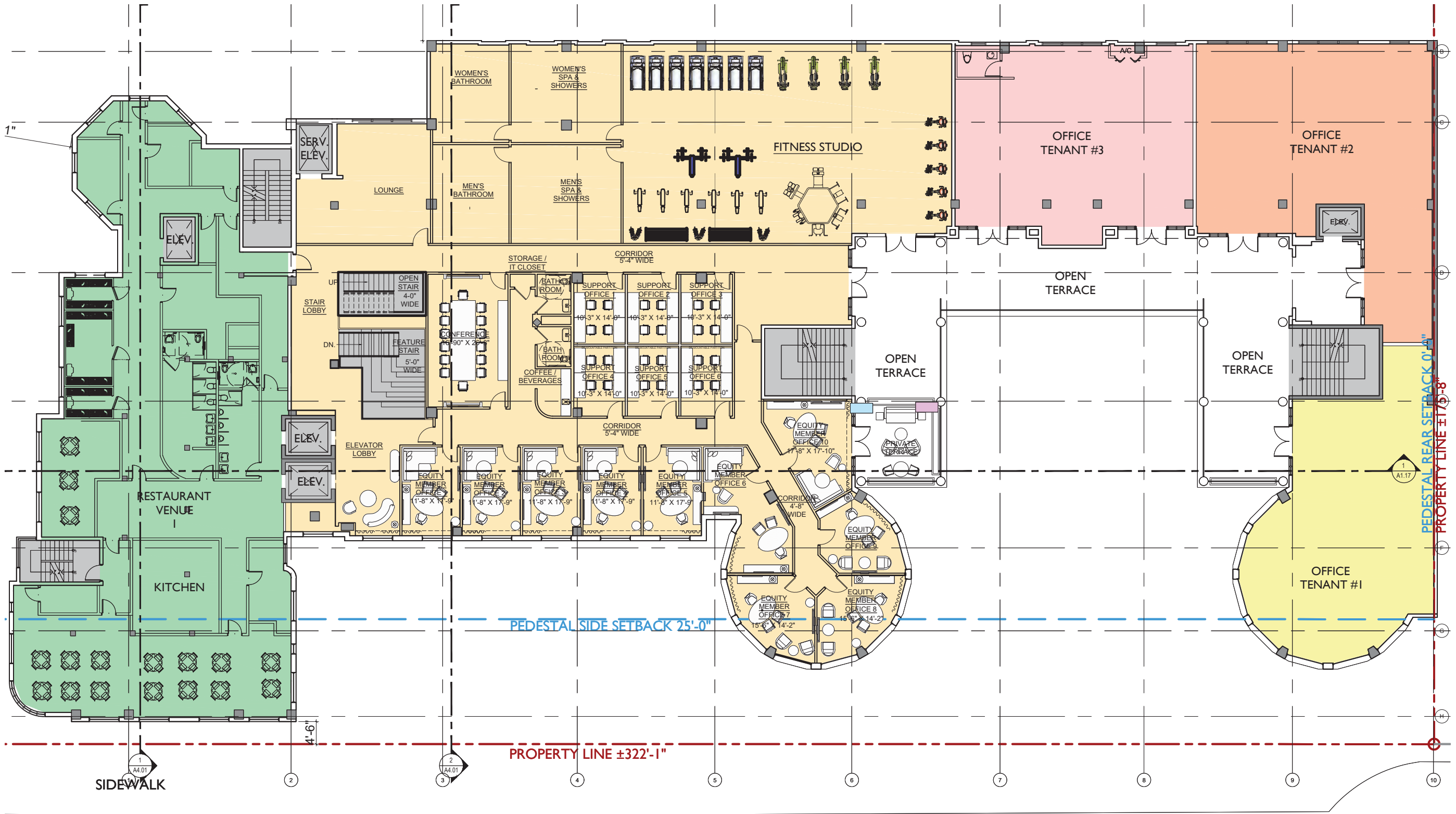
PROPOSED LEVEL I FLOOR PLAN 

-  SPEAKER HUNG FROM CEILING
-  SPEAKER ON POWER STAND FACING INWARD

SIZE OF OUTDOOR SPEAKERS SHALL BE LIMITED TO SMALL WOOFERS (NOT TO EXCEED 8" NOMINAL) INCAPABLE OF PRODUCING APPRECIABLE LEVELS OF LOW FREQUENCY ENERGY, AS LOWER FREQUENCIES (LONGER WAVELENGTHS) CAN TRAVEL GREATER DISTANCES THAN HIGHER FREQUENCIES (SHORTER WAVELENGTHS).

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PROPOSED LEVEL 2 FLOOR PLAN



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- SPEAKER HUNG FROM CEILING
- SPEAKER ON POWER STAND FACING INWARD

SIZE OF OUTDOOR SPEAKERS SHALL BE LIMITED TO SMALL  
WOOFERS (NOT TO EXCEED 8" NOMINAL) INCAPABLE OF  
PRODUCING APPRECIABLE LEVELS OF LOW FREQUENCY  
ENERGY, AS LOWER FREQUENCIES (LONGER WAVELENGTHS)  
CAN TRAVEL GREATER DISTANCES THAN HIGHER  
FREQUENCIES (SHORTER WAVELENGTHS).



PROPOSED LEVEL 3 PLAN

- SPEAKER HUNG FROM CEILING
- SPEAKER ON POWER STAND FACING INWARD

SIZE OF OUTDOOR SPEAKERS SHALL BE LIMITED TO SMALL WOOFERS (NOT TO EXCEED 8" NOMINAL) INCAPABLE OF PRODUCING APPRECIABLE LEVELS OF LOW FREQUENCY ENERGY, AS LOWER FREQUENCIES (LONGER WAVELENGTHS) CAN TRAVEL GREATER DISTANCES THAN HIGHER FREQUENCIES (SHORTER WAVELENGTHS).

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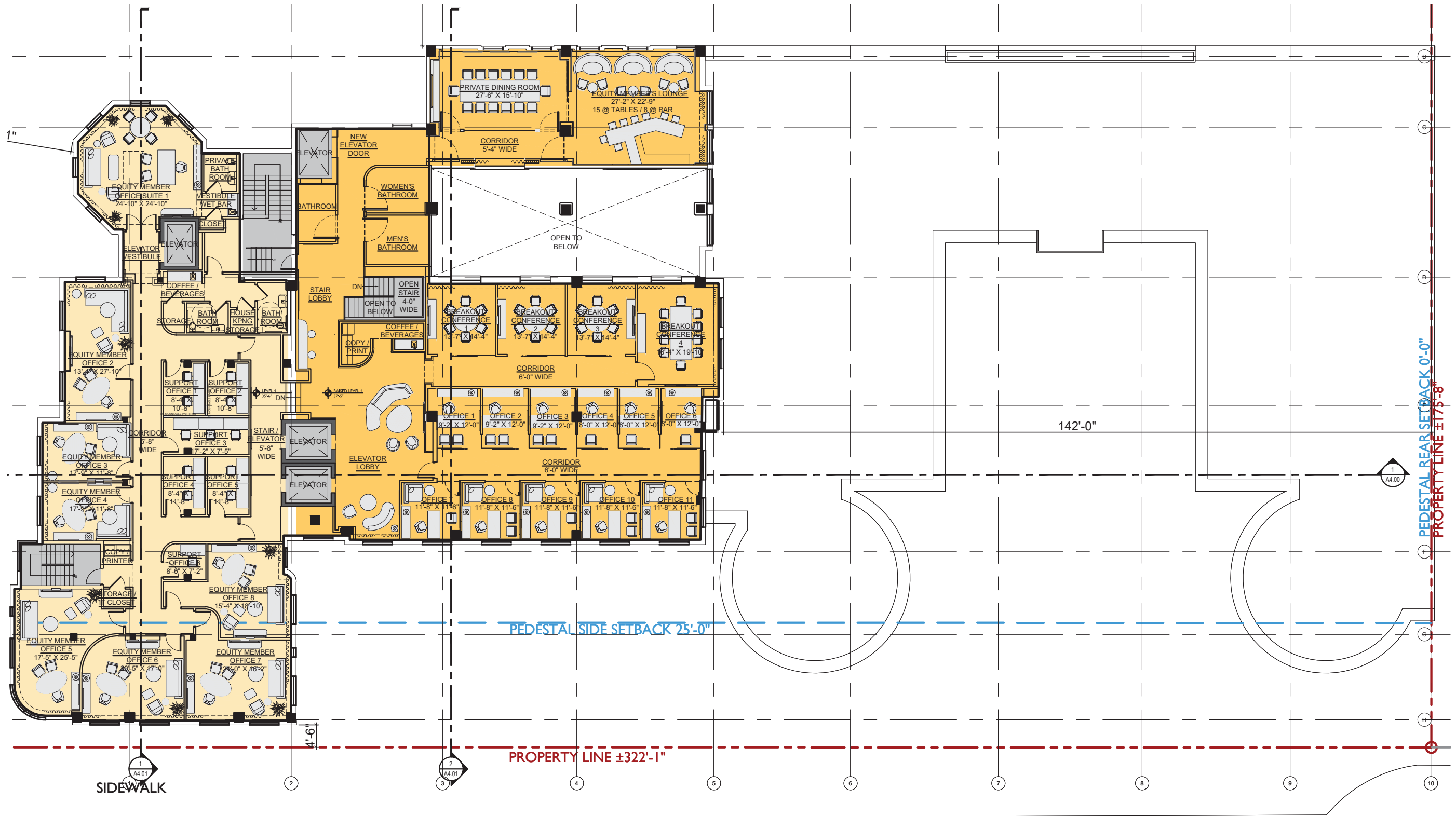
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PROPOSED LEVEL 4 PLAN

NEW SLAB

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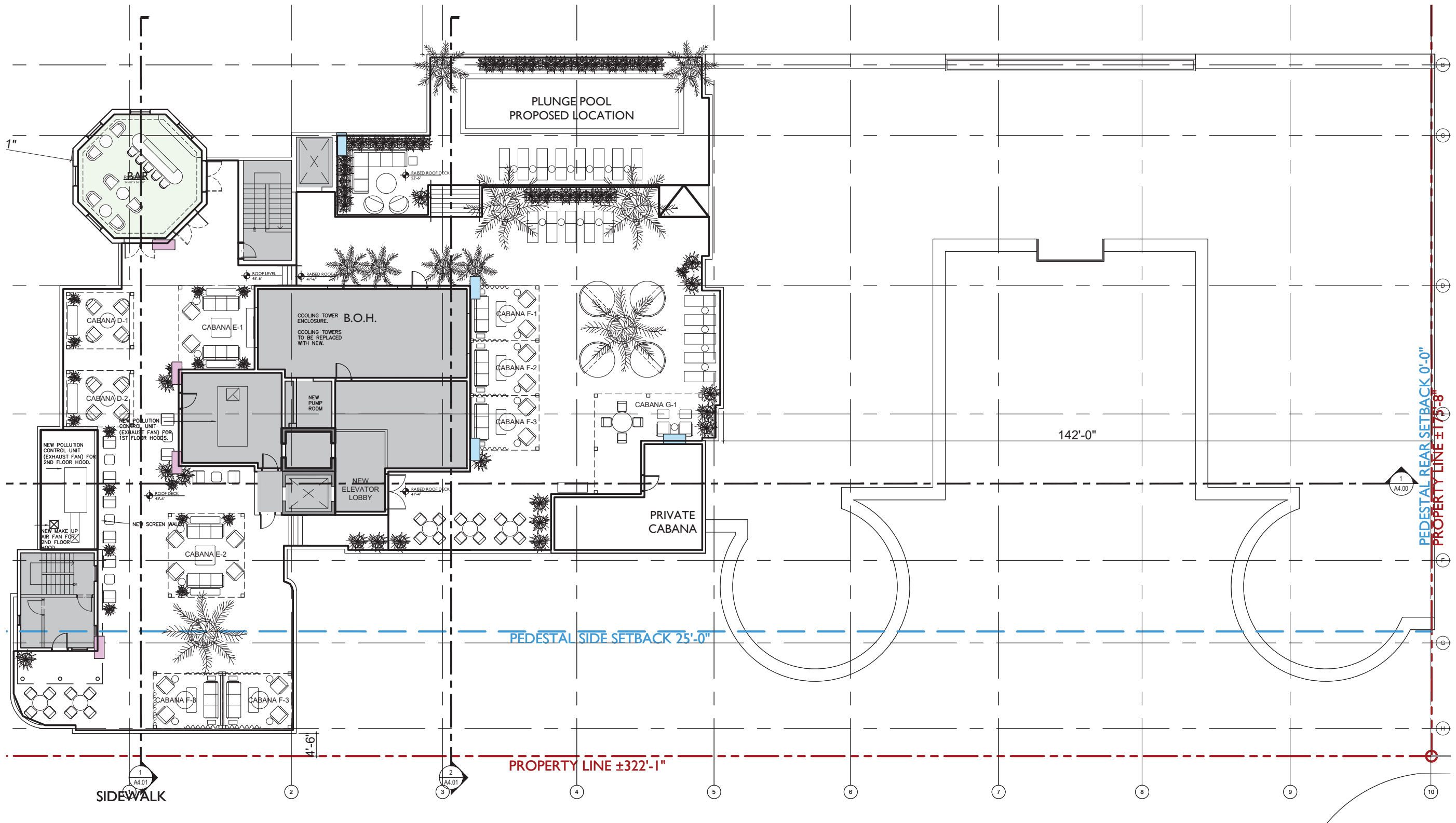
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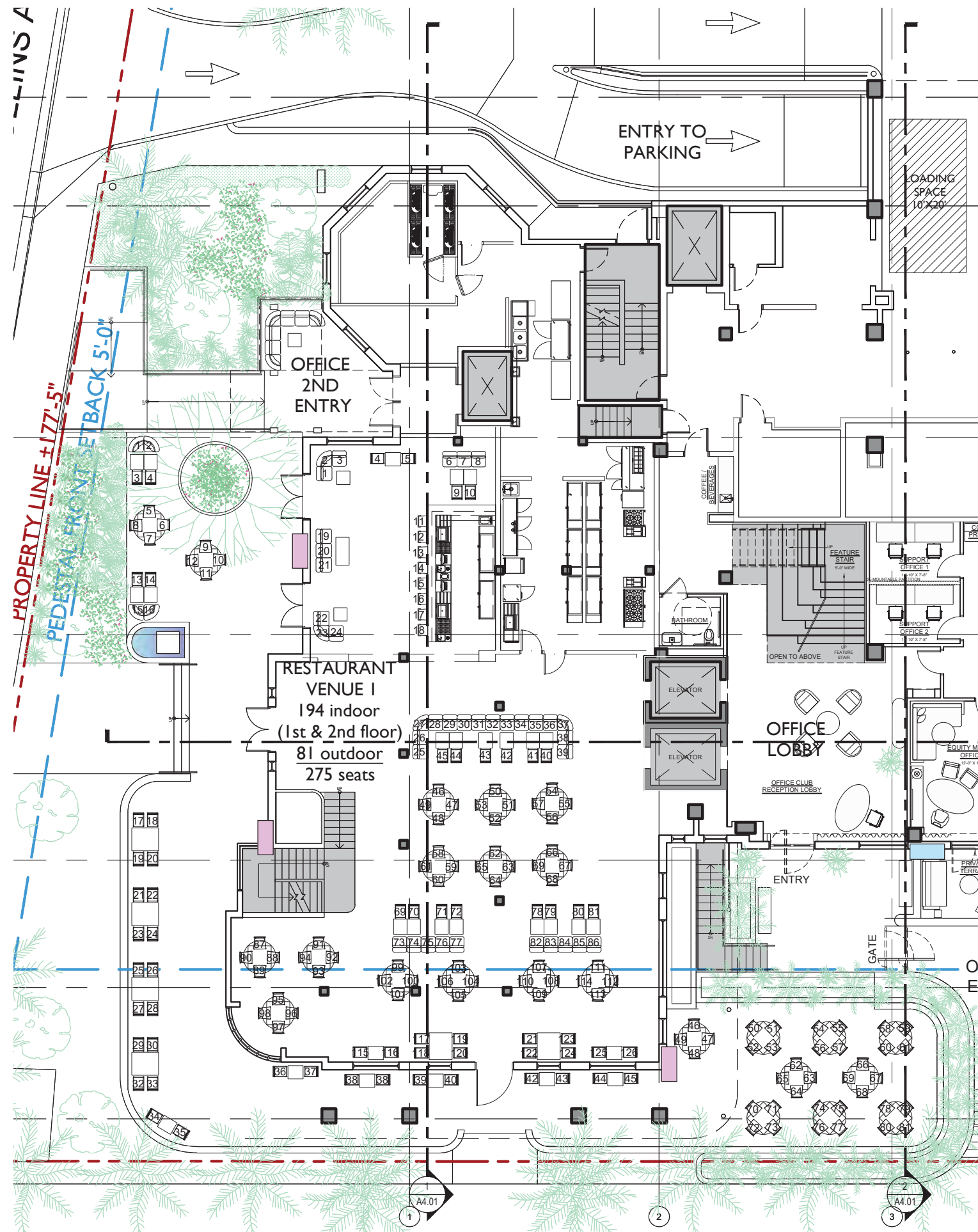
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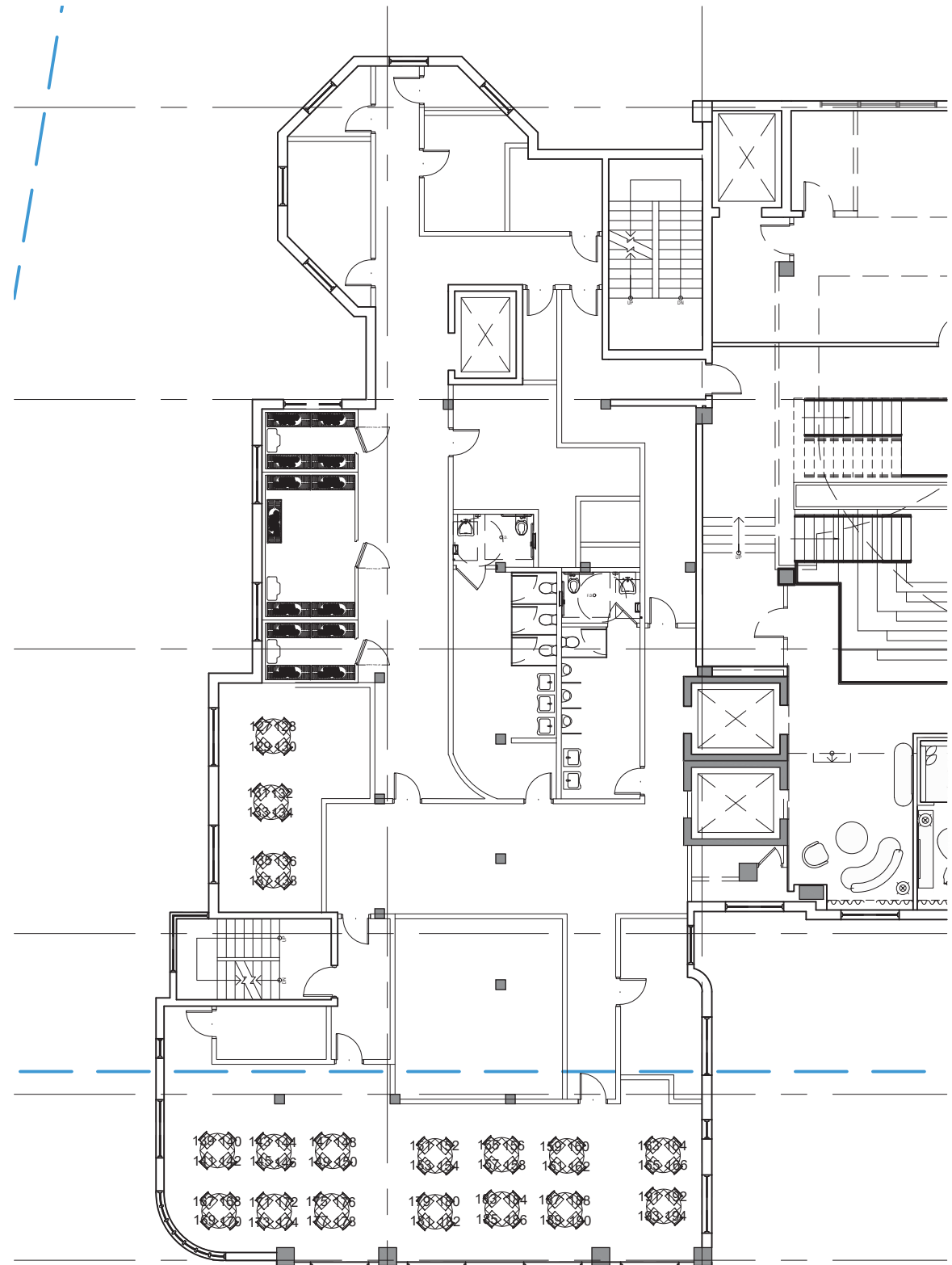
PROPOSED LEVEL 5 ROOF PLAN

SPEAKER HUNG FROM CEILING  
 SPEAKER ON POWER STAND FACING INWARD  
 SIZE OF OUTDOOR SPEAKERS SHALL BE LIMITED TO SMALL WOOFERS (NOT TO EXCEED 8" NOMINAL) INCAPABLE OF PRODUCING APPRECIABLE LEVELS OF LOW FREQUENCY ENERGY, AS LOWER FREQUENCIES (LONGER WAVELENGTHS) CAN TRAVEL GREATER DISTANCES THAN HIGHER FREQUENCIES (SHORTER WAVELENGTHS).

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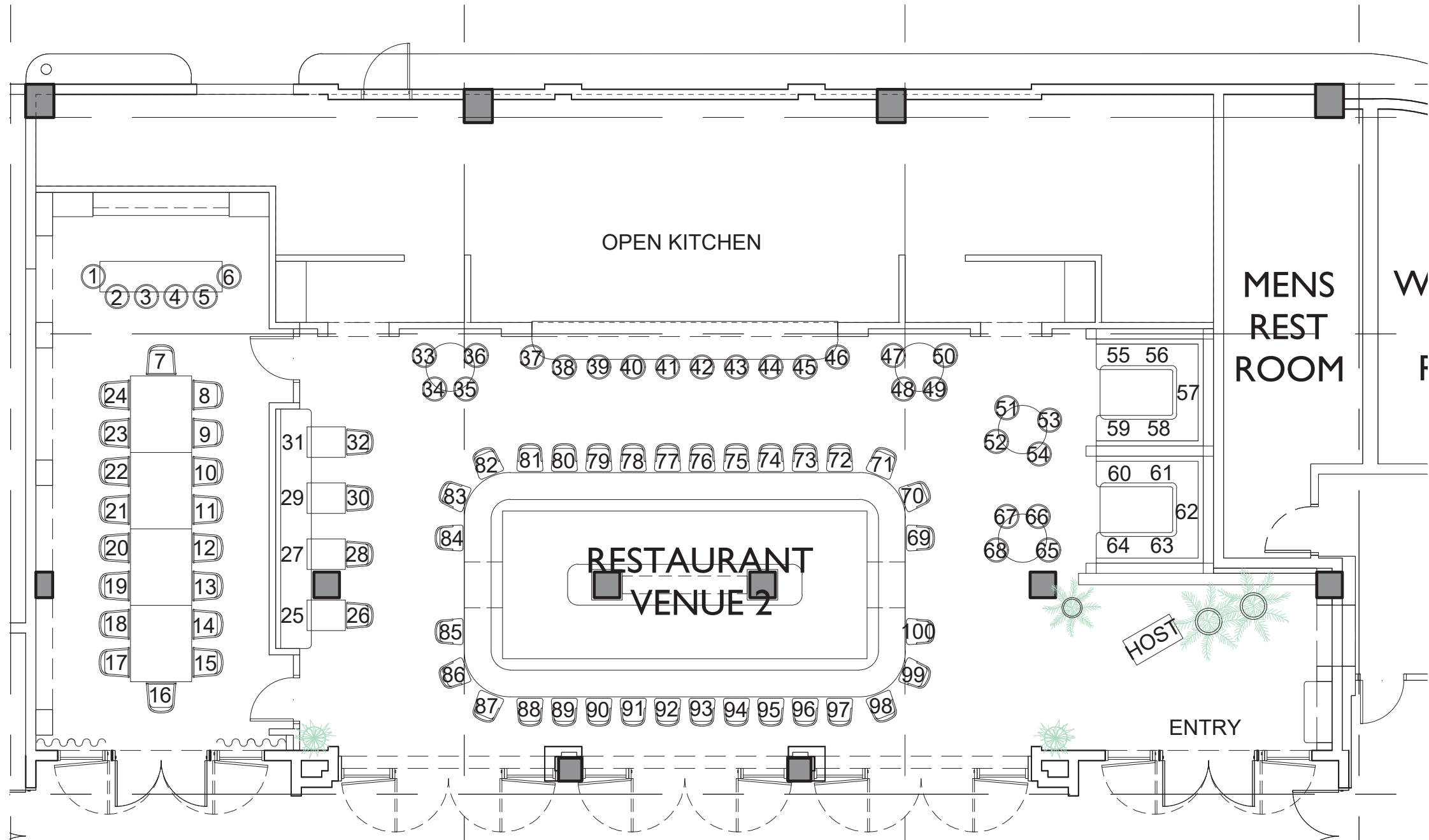


ENLARGED PROPOSED LEVEL 1 RESTAURANT VENUE I



ENLARGED PROPOSED LEVEL 2 RESTAURANT VENUE I

SEATING LEGEND	
RESTAURANT VENUE I INTERIOR :	194 SEATS
RESTAURANT VENUE I EXTERIOR :	81 SEATS
TOTAL :	275 SEATS

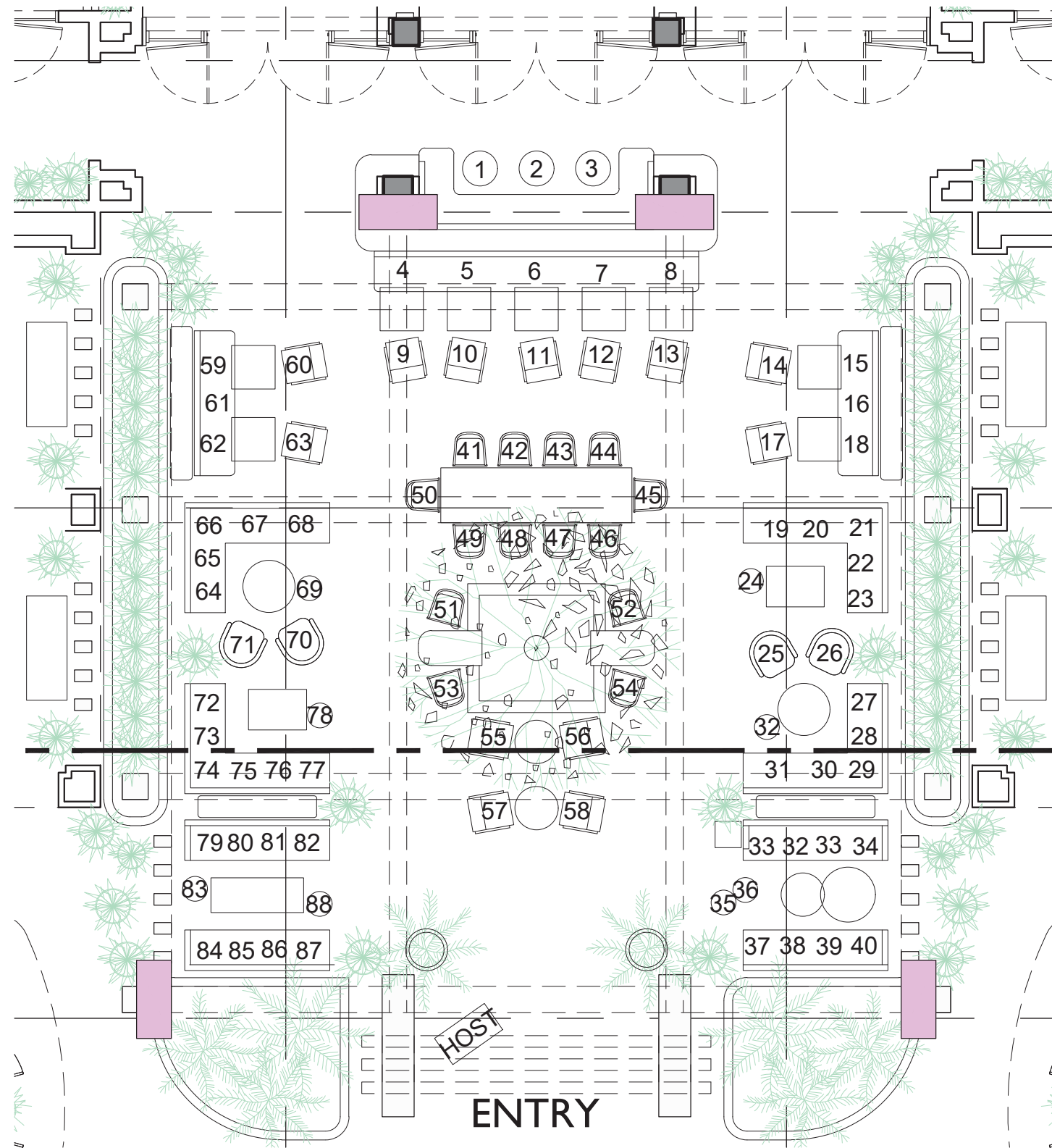


ENLARGED PROPOSED LEVEL 1 RESTAURANT VENUE 2

SEATING LEGEND	
RESTAURANT VENUE 2 INTERIOR :	100 SEATS
RESTAURANT VENUE 2 EXTERIOR :	88 SEATS
TOTAL :	188 SEATS

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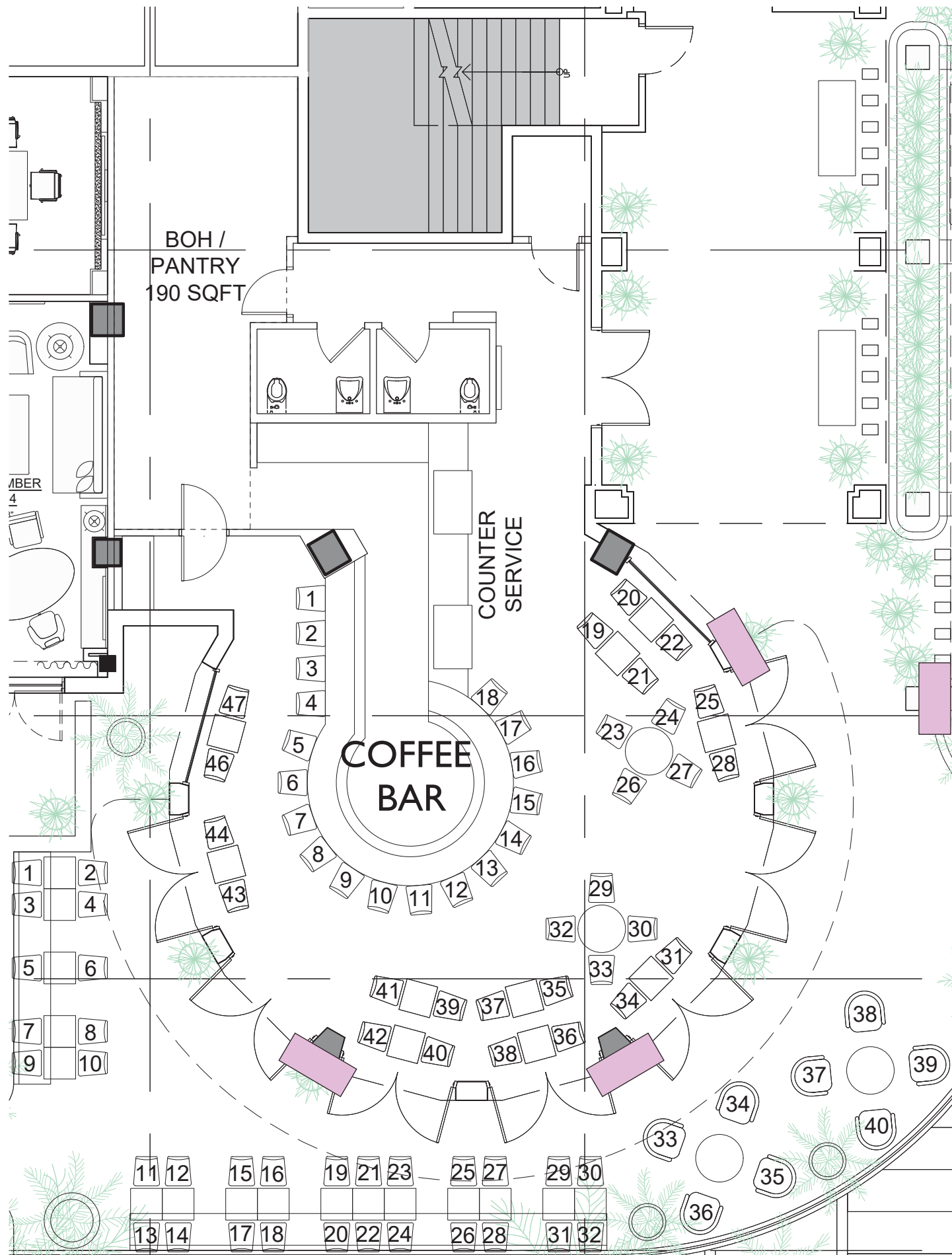
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ENLARGED PROPOSED VENUE 2 EXTERIOR SEATING FLOOR PLAN

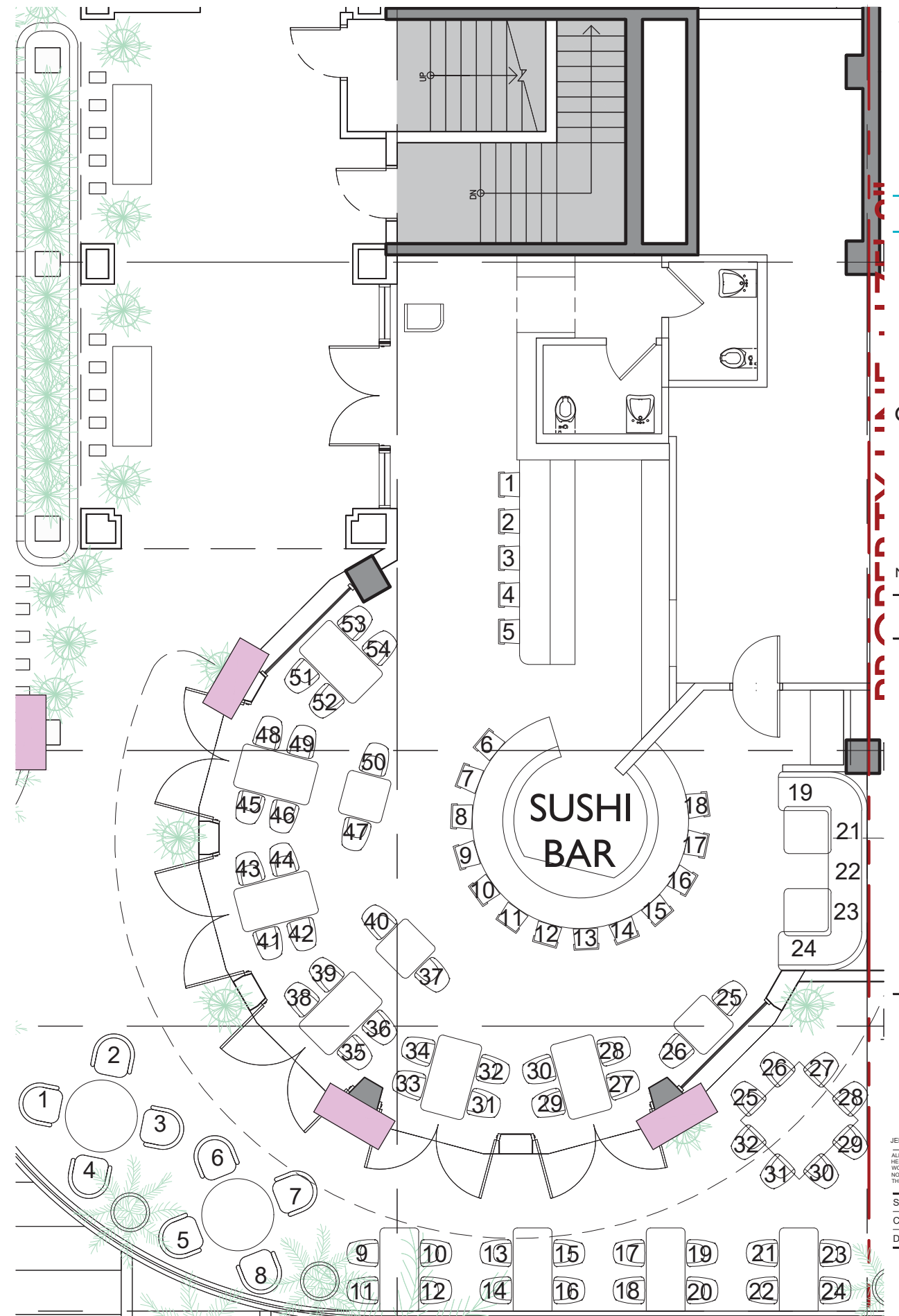
SEATING LEGEND	
RESTAURANT VENUE 2 INTERIOR :	100 SEATS
RESTAURANT VENUE 2 EXTERIOR :	80 SEATS
TOTAL :	188 SEATS





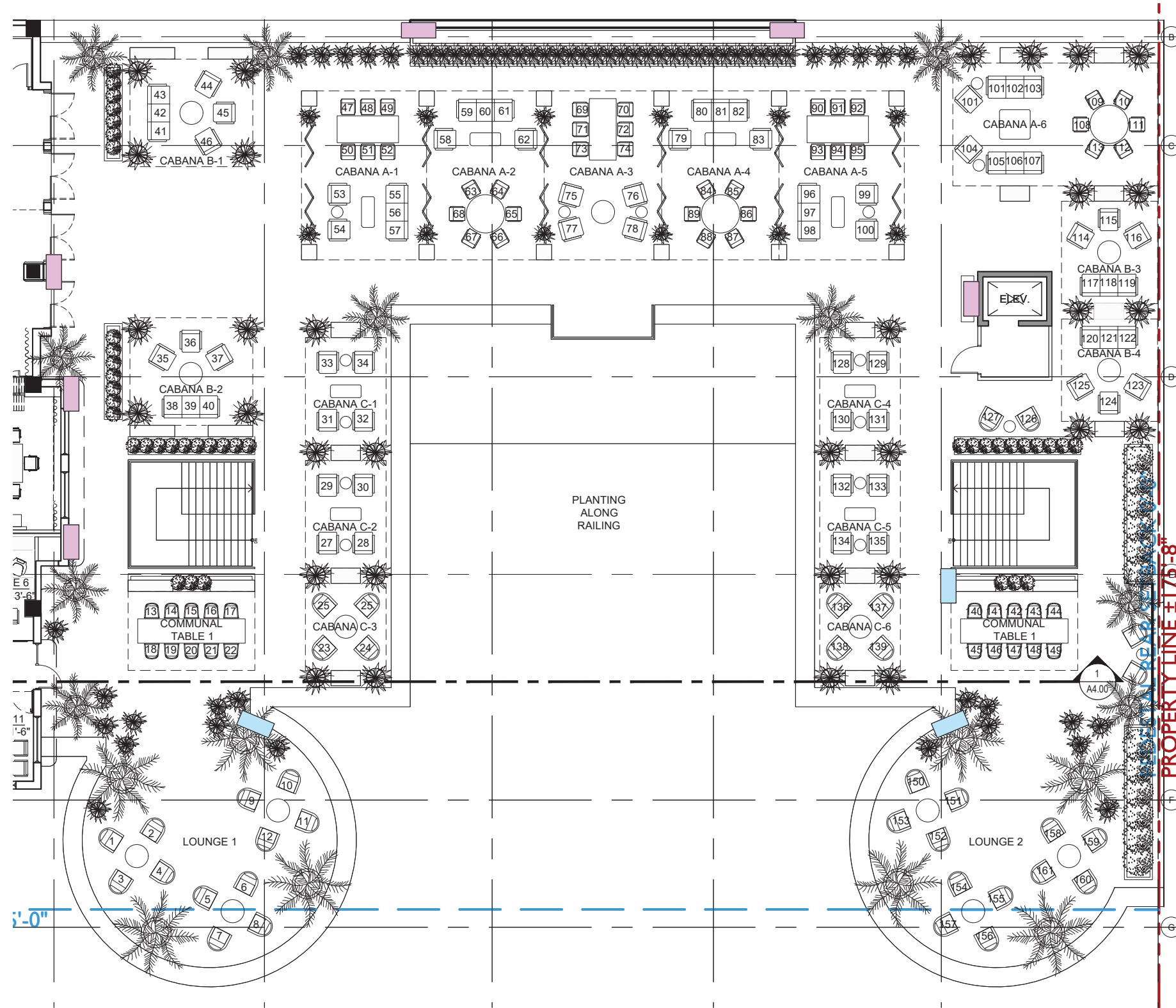
SEATING LEGEND	
COFFEE BAR INTERIOR :	47 SEATS
COFFEE BAR EXTERIOR :	40 SEATS
TOTAL :	86 SEATS

PROPOSED LEVEL I ENLARGED CAFE VENUE FLOOR PLAN



SEATING LEGEND	
SUSHI BAR INTERIOR :	54 SEATS
SUSHI BAR EXTERIOR :	32 SEATS
TOTAL :	86 SEATS

PROPOSED LEVEL I ENLARGED SUSHI BAR FLOOR PLAN



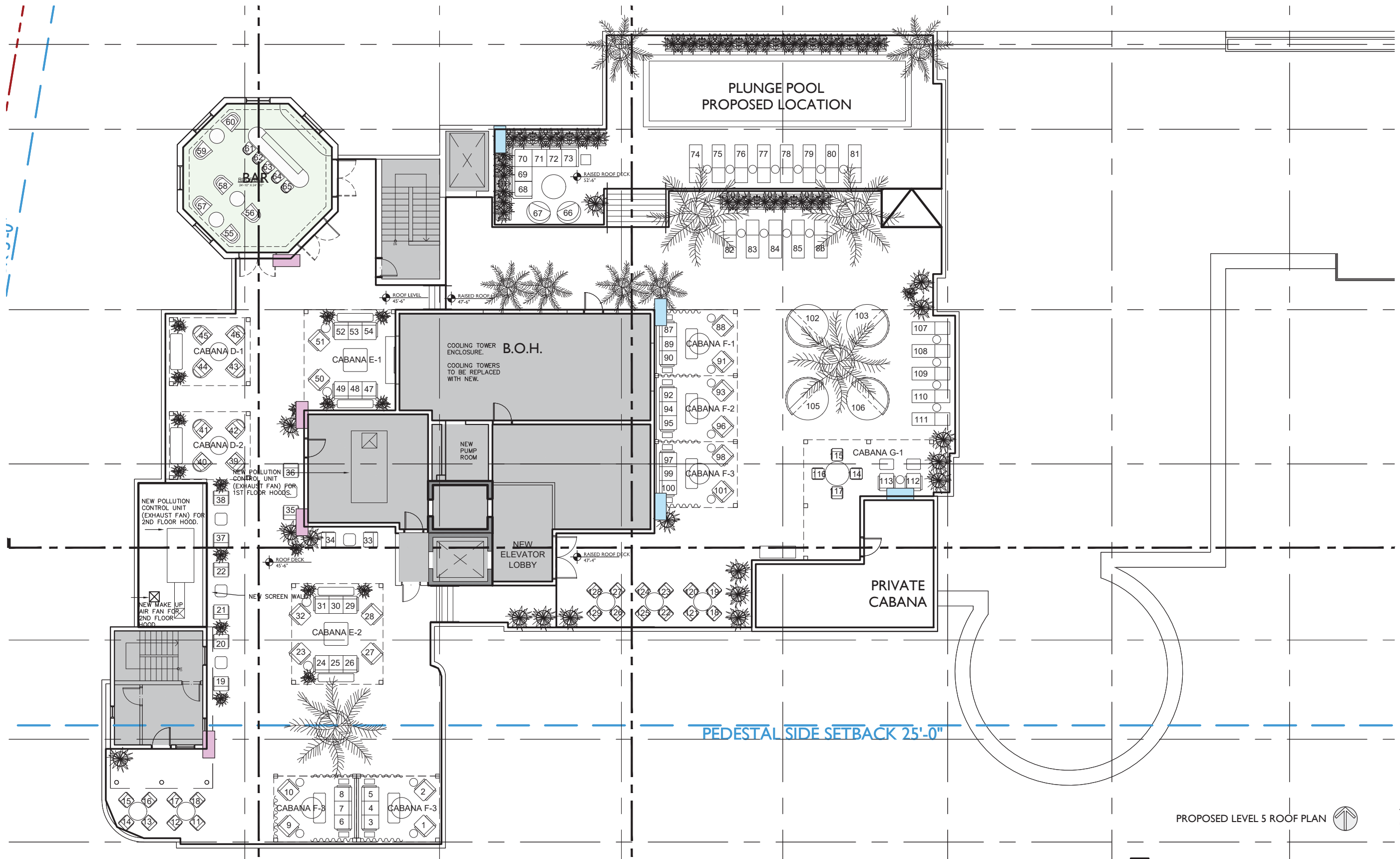
ENLARGED PROPOSED LEVEL 3 TERRACE PLAN

SEATING LEGEND	
LEVEL 3 TERRACE :	161 SEATS
TOTAL :	161 SEATS

- SPEAKER HUNG FROM CEILING
- SPEAKER ON POWER STAND FACING INWARD

SIZE OF OUTDOOR SPEAKERS SHALL BE LIMITED TO SMALL WOOFERS (NOT TO EXCEED 8" NOMINAL) INCAPABLE OF PRODUCING APPRECIABLE LEVELS OF LOW FREQUENCY ENERGY, AS LOWER FREQUENCIES (LONGER WAVELENGTHS) CAN TRAVEL GREATER DISTANCES THAN HIGHER FREQUENCIES (SHORTER WAVELENGTHS).

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PEDESTAL SIDE SETBACK 25'-0"

SEATING LEGEND	
AMENITY DECK SEATING :	129 SEATS
TOTAL :	129 SEATS

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- SPEAKER ON POWER STAND FACING INWARD

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PROPOSED LEVEL 5 ROOF PLAN

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