OCEAN TERRACE

7400 Ocean Terrace
Miami Beach, FL 33141

HISTORIC PRESERVATION BOARD

Final Cap Submittal - July 5th, 2021
HPB19-0363

MODIFICATION TO
PREVIOUSLY APPROVED CERTIFICATE OF APPROPRIATENESS
HPB17-0150

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7400 OCEAN TERRACE

	COVER
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JUL 0 2 2021

Luis O. Revuelta
AR-0007972

Final Cap HPB19-0363
Date 7/15/2021
Scale AS SHOWN
Sheet Name

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ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

BLOCK 9
ALTON DEL MAR NO 1

BLOCK 8
ALTON DEL MAR NO 1

75th STREET

BLOCK 1
TOWNSITE OF HAMDING

NOT A PART

74th STREET

BLOCK 10
TOWNSITE OF HAMDING

73rd STREET

COLLINS AVENUE

OCEAN TERRACE

ATLANTIC OCEAN

BEACH DUNE VEGETATION

BEACH

FLOOD ZONE X

FLOOD ZONE AE (EL 8)

FLOOD ZONE VE (EL 11)

FLOOD ZONE AE (EL 9)

FLOOD ZONE AE (EL 10)

FLOOD ZONE V

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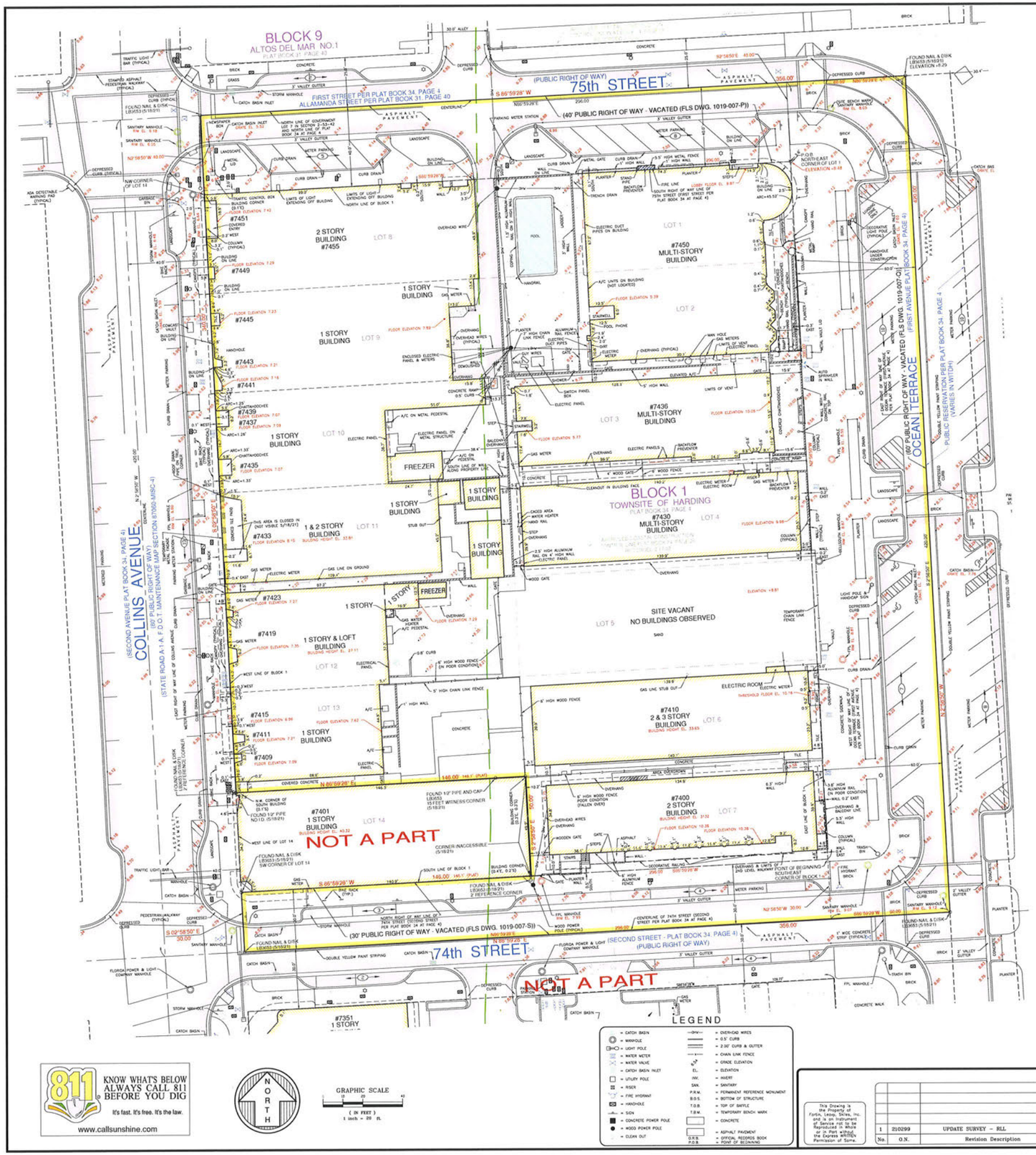
No.	Date	Revisions Description
4	04/26/17	ADDED TO 74th STREET, BEACH PROFILE
3	03/21/17	ADDED TO 74th STREET, BEACH PROFILE
2	02/21/17	UPDATE ZONING INFORMATION
1	02/14/17	UPDATE ZONING INFORMATION
Rev.	02/06/17	ADDED 74th STREET

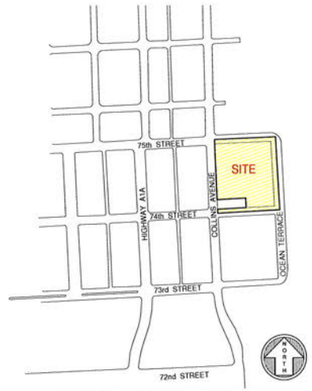
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BOUNDARY & TOPOGRAPHIC SURVEY

COLLINS & 74th STREET
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	1/26/17
Scale	1"=30'
Drawn By	DWF / JJB / MAP
CAD No	161547
Plotted	8/14/19 2:16p
Ref Dwg	N/A
Field Book	644/4-11 & F.S. -TMC
Job No	170310
Dwg. No	2016-170-1-NAVD
Sheet	2 of 2





LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION:

Lots 1 through 13, Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34, Page 4, of the Public Records of Miami-Dade County, Florida.

and

A portion of the Right-of-Way of Ocean Terrace that adjoins Lots 1 through 7 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 7; thence North 02°58'50" West along the East line of said Block 1, also being the West Right-of-Way line of said Ocean Terrace, (First Avenue per Plat Book 34 at Page 4) for 390.00 feet to a point on the North line of Government Lot 7, lying in Section 2, Township 53 South, Range 42 East, also being the North line of Plat Book 34 at Page 4; thence North 86°59'28" East along said North line of Government Lot 7 for 60.00 feet to a point on the East Right-of-Way line of said Ocean Terrace; thence South 02°58'50" East along said East Right-of-Way line for 420.00 feet to the centerline of 74th Street (Second Street per Plat Book 34, Page 4); thence South 86°59'28" West, along said center line, for 60.00 feet; thence North 02°58'50" West along the Southerly extension of said East line of Block 1 for 30.00 feet to the Point of Beginning.

and

A portion of the Right-of-Way of 74th Street that adjoins Lots 7 and 14 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 7; thence South 86°59'28" West, along the South line of said Lots 7 and 14, also being the North Right-of-Way line of 74th Street (Third Street per Plat Book 34 at Page 4), for 296.00 feet to the Southwest corner of said Lot 14; thence South 02°58'50" East, along the Southerly prolongation of the West line of said Lot 14, also being the East Right-of-Way line of Collins Avenue (Second Avenue per Plat Book 34 at Page 4), for 30.00 feet to a point on the center line of said 74th Street; thence North 86°59'28" East, along said center line, for 296.00 feet to a point on the Southerly prolongation of the East line of said Lot 7; thence North 02°58'50" West, along said Southerly prolongation, for 30.00 feet to the Point of Beginning.

and

A portion of the Right-of-Way of 75th Street that adjoins Lots 1 and 8 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 1; thence South 86°59'28" West along the North line of said Lots 1 and 8, also being the South Right-of-Way line of said 75th Street, (First Street per Plat Book 34 at Page 4) for 296.00 feet to the Northwest corner of said Lot 8, also being a point on the East Right-of-Way line of Collins Avenue (Second Avenue per Plat Book 34 at Page 4); thence North 02°58'50" West, along the Northerly prolongation of the West line of said Lot 8, also being said East Right-of-Way line of Collins Avenue for 40.00 feet to a point on the North line of Government Lot 7, lying in Section 2, Township 53 South, Range 42 East, also being the North line of Plat Book 34 at Page 4; thence North 86°59'28" East along said North line of Government Lot 7 for 296.00 feet; thence South 02°58'50" East, along the Northerly prolongation of the East line of said Lot 1, for 40.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 86°59'28" E for the center line of 74th Street, and evidenced by (2) two set nails & disks.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade Benchmark No. C-313, Elevation +8.26 and located in January, 2017 at the intersection of 72nd Street and Highway A-1-A.
- Lands shown hereon are located within an area having a Zone Designation X and AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0326L, for Community No. 125651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 142,220 square feet, or 3.265 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Folio No.'s: 02-3202-003-0010, 02-3202-003-0020, 02-3202-003-0030, 02-3202-003-0040, 02-3202-003-0050, 02-3202-003-0060, 02-3202-003-0070, 02-3202-003-0080, 02-3202-003-0090, 02-3202-003-0100, 02-3202-003-0110, 02-3202-003-0120 and adjacent vacated Rights-of-Ways

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on December 19, 2019, and was last updated on May 18, 2021 and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork on site completed on May 18, 2021.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr, For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Digitally signed by Daniel C Fortin
DN: c=US, o=Unaffiliated, ou=A01410D0000017402A2BF4200042958, cn=Daniel C Fortin
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No.	O.N.	Revision Description
1	210299	UPDATE SURVEY – RLL KTF

Drawn By:	DWF
Cad. No.	161547
Plotted:	5/24/21 1:33p
Ref. Dwg.	2016-170-NGVD
Field Book	644/4-12 & F.S. -TMC

BOUNDARY & TOPOGRAPHIC SURVEY
OCEAN TERRACE - COLLINS & 74th STREET
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@fortinleavy.com

Date	12/19/19
Scale	1"=20'
Job. No.	191242
Dwg. No.	2019-171
Sheet	1 of 1

EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of the Right-of-Way of 74th Street, 75th Street and Ocean Terrace that adjoins Lots 1 through 7, 8 and 14, Block 1, TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Block 1; thence N 02°58'50" W along the East line of said Block 1, also being the West Right-of-Way line of said Ocean Terrace (First Avenue per Plat Book 34 at Page 4) for 350.00 feet to the Northeast corner of said Block 1; thence S 86°59'28" W along the North line of said Block 1, also being the South Right-of-Way line of said 75th Street, (First Street per Plat Book 34 at Page 4) for 296.00 feet to the Northwest corner of said Block 1; thence N 02°58'50" W along the Northerly prolongation of the West line of said Block 1, also being the East Right-of-Way line of Collins Avenue for 40.00 feet; thence N 86°59'28" E along the North line of Government Lot 7, lying in Section 2, Township 53 South, Range 42 East, also being the North line of Plat Book 34 at Page 4 for 356.00 feet; thence S 02°58'50" E along the East Right-of-Way line of said Ocean Terrace (First Avenue per Plat Book 34 at Page 4) for 420.00 feet; thence S 86°59'28" W along the centerline of said 74th Street (Second Street per Plat Book 34 at Page 4) for 356.00 feet; thence N 02°58'50" W along the Southerly prolongation of said West line of Block 1 and East Right-of-Way line of Collins Avenue (Second Avenue per Plat Book 34 at Page 4) for 30.00 feet to the Southwest corner of said Block 1; thence N 86°59'28" E along the South line of said Block 1, also being the North Right-of-Way line of said 74th Street (Second Street per Plat Book 34 at Page 4) for 296.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 45,920 square feet, or 1.054 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2016-170-NGVD.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on November 22, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

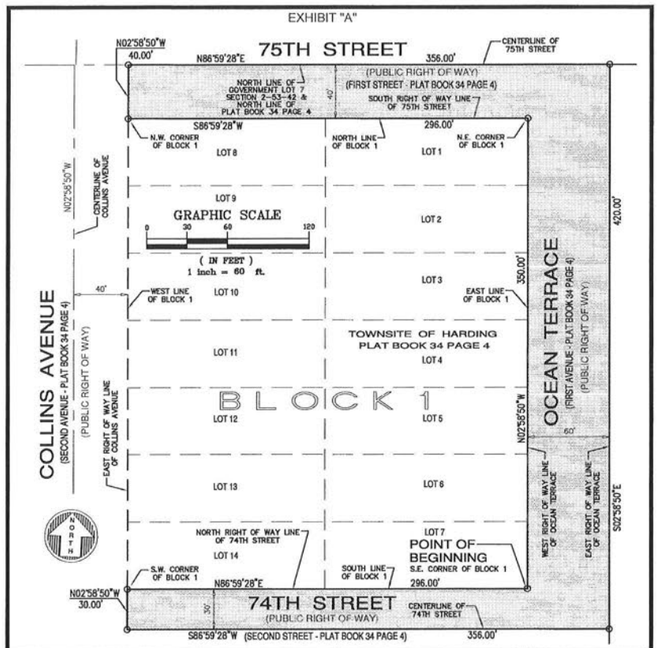
By: _____
Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Daniel C Fortin

Digitally signed by Daniel C Fortin
DN: c=US, o=IdenTrust ACES Unaffiliated Individual, cn=Daniel C Fortin, 0.9.2342.19200300.100.1.1=A01097C00000161773B91FA0000E42F
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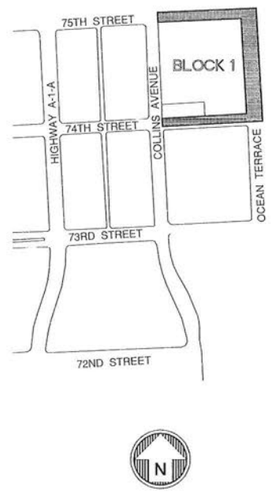
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Ref. Dwg.: 2016-170	CONSULTING ENGINEERS, SURVEYORS & MAPPERS	Job. No.: 191077	
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	Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com		

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	180 Northeast 168th. Street / North Miami Beach, Florida. 33162	Sheet: 2 of 3	
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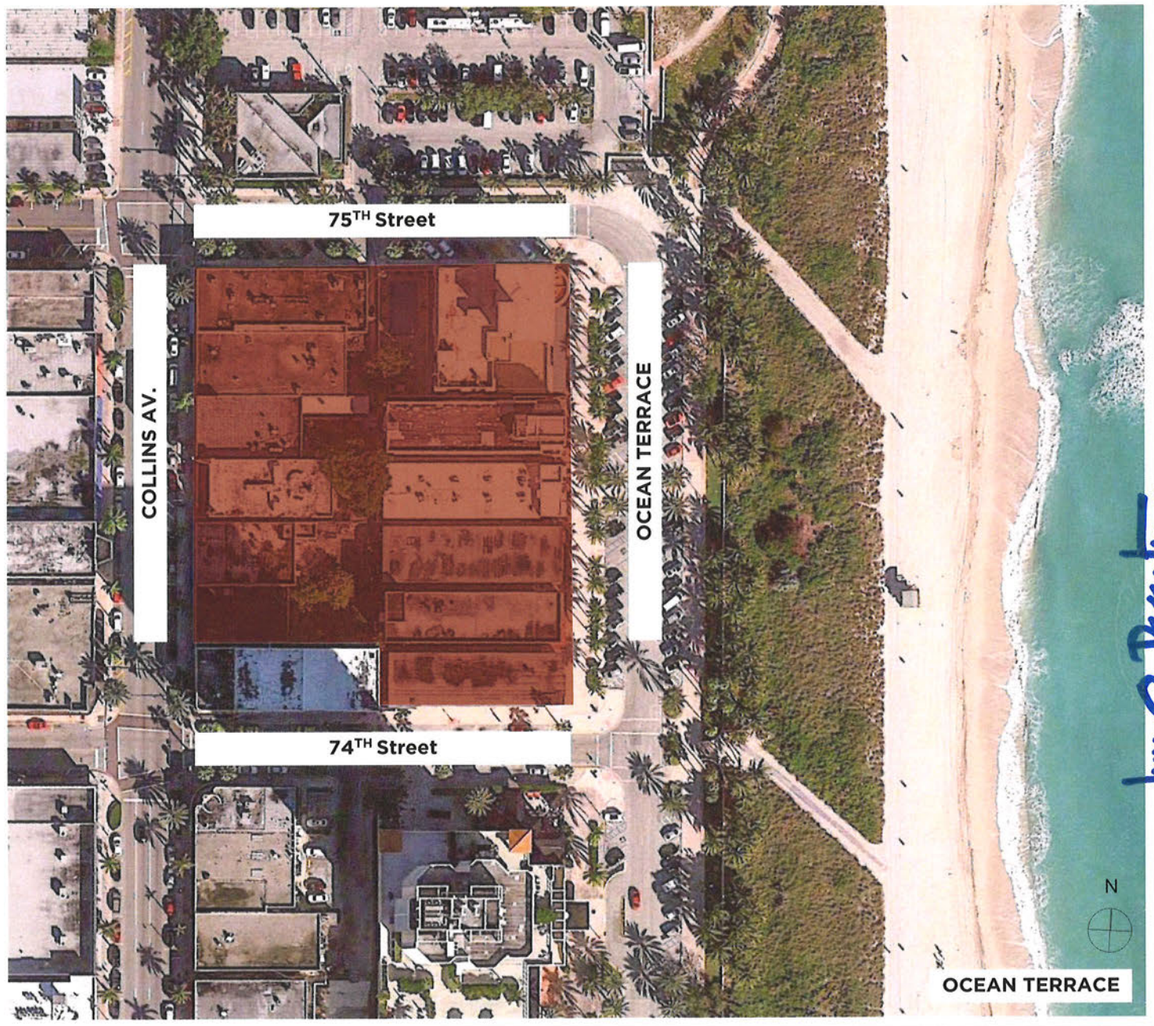
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Drawn By: MAP	LOCATION SKETCH	Date: 11/22/19	
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Ref. Dwg.: 2016-170	CONSULTING ENGINEERS, SURVEYORS & MAPPERS	Job. No.: 191077	
Plotted: 11/22/19 1:31p	FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653	Dwg. No.: 1019-007-T	
	180 Northeast 168th. Street / North Miami Beach, Florida. 33162	Sheet: 3 of 3	
	Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com		







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File: BIM Server: MIA1 - BIM Server_1 - BIM Server 2\1912_OCEAN TERRACE\Revit\1912_OCEAN TERRACE_v19_REV_1_2021 - By bpedroza - Date: 7/1/2021
Contractor Must Verify All Dimensions And Conditions Prior To Commencing Work. Drawings Not to be Scaled.

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A mixed used project by
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1035 North Miami Av.
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JUL 0 2 2021

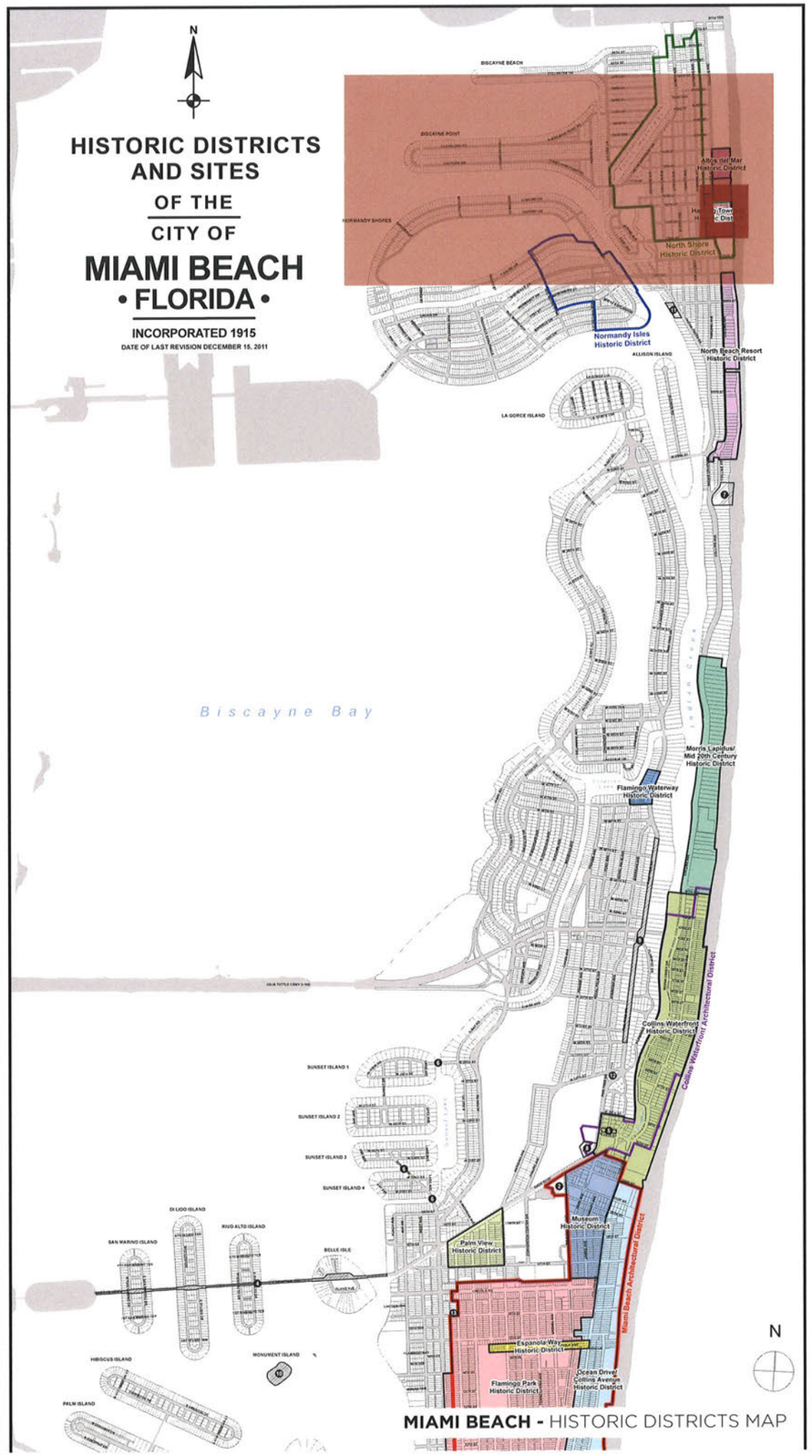
Luis O. Revuelta
AR-0007972

Final Cap	Date
HPB19-0363	7/15/2021

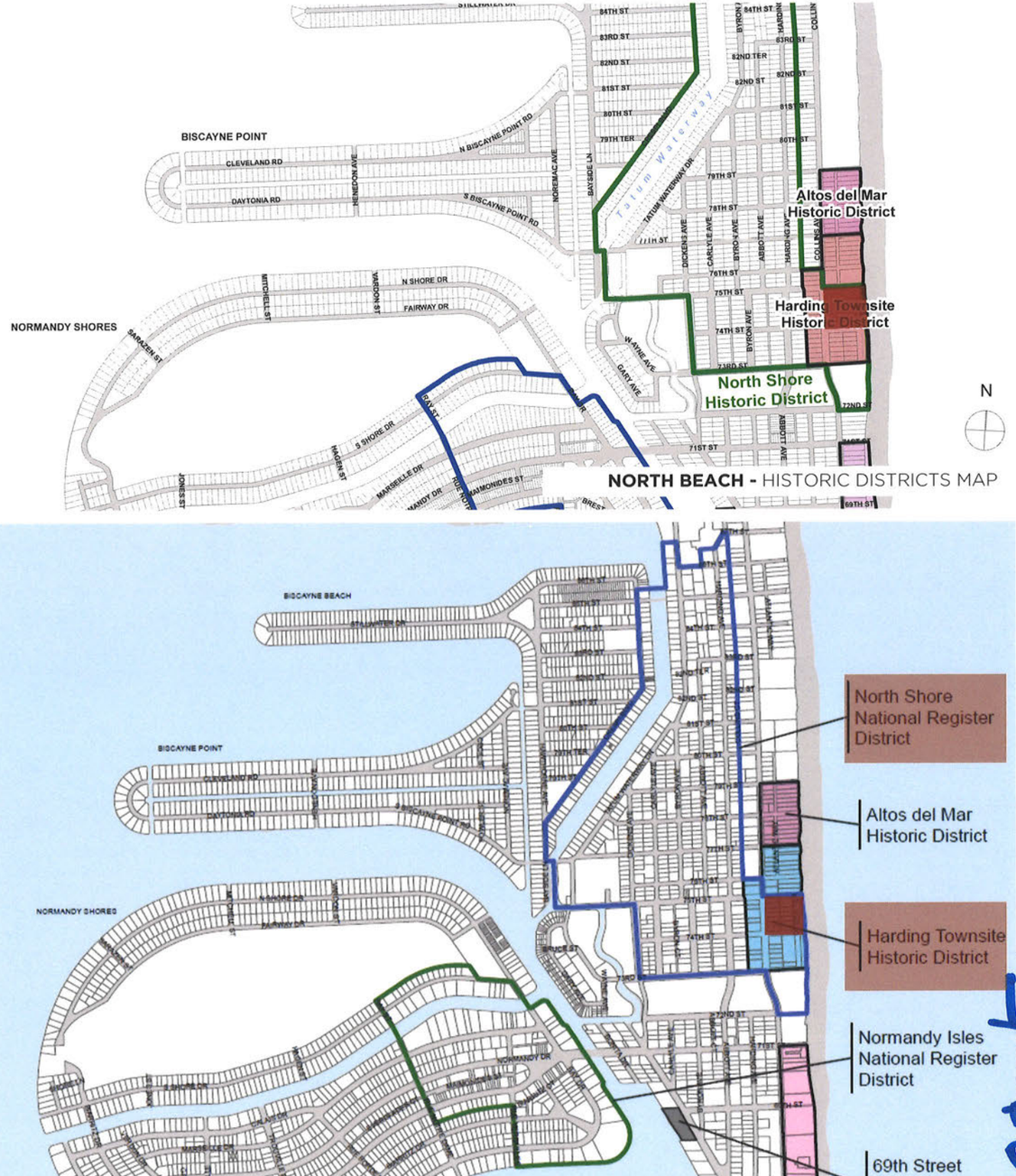
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LOCATION MAP

A-003



MIAMI BEACH - HISTORIC DISTRICTS MAP



NORTH BEACH - HISTORIC DISTRICTS MAP

ALTOS DEL MAR - HISTORIC DISTRICT LOCATION

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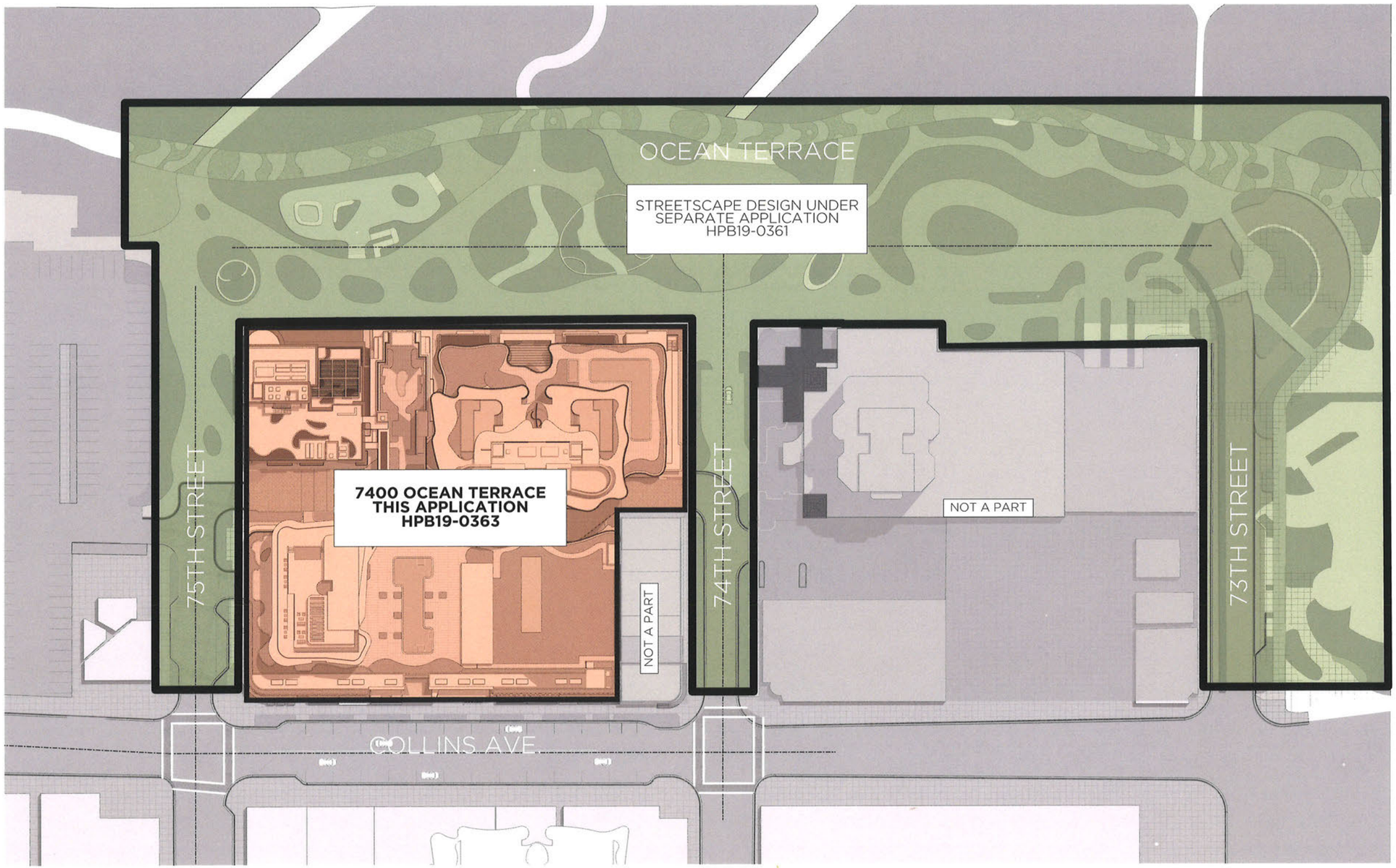
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HISTORIC DISTRICT MAPS

A-004

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MASTER SITE PLAN
SCALE 1:16"=1'-0"

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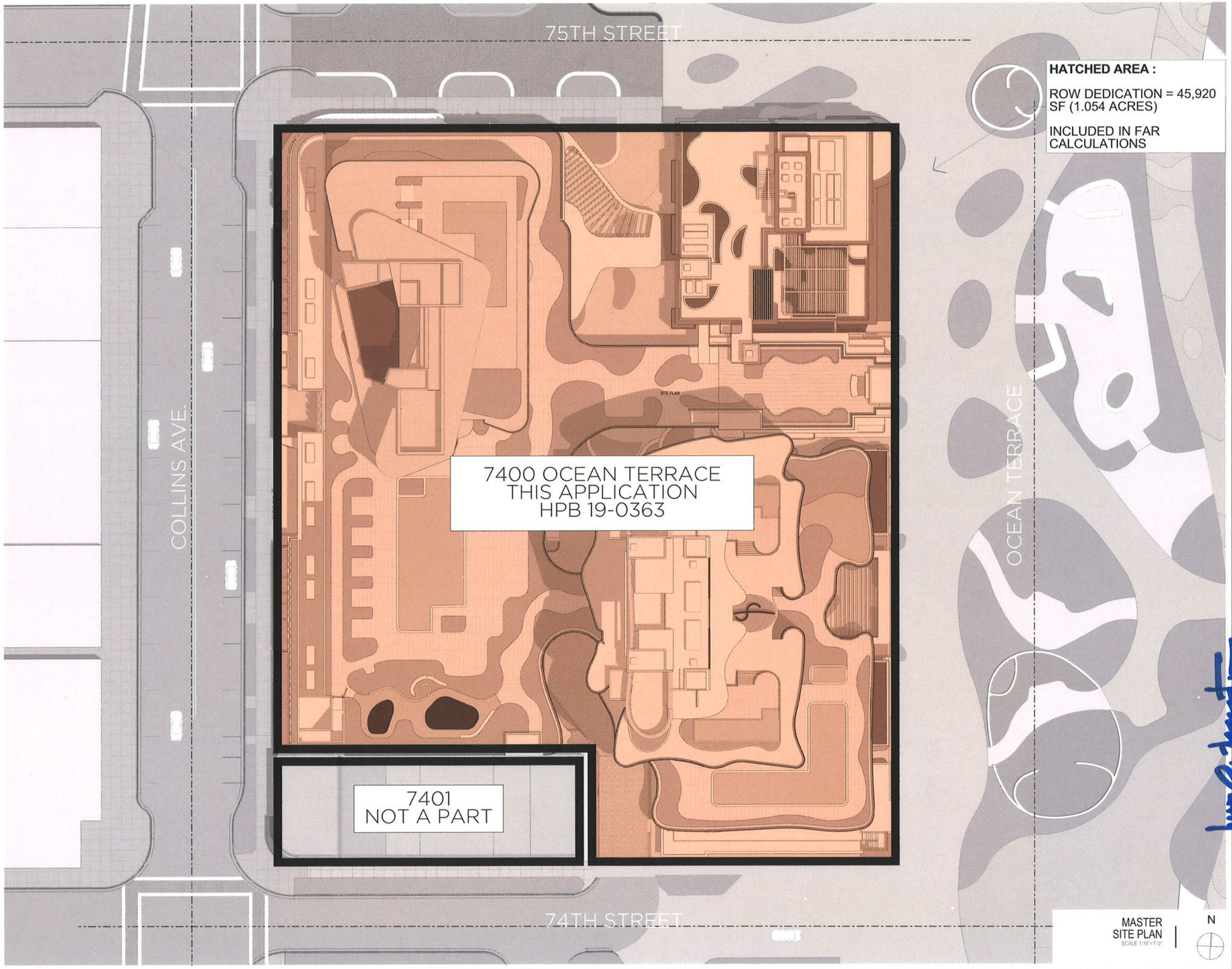
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MASTER DEVELOPMENT SITE PLAN

A-005



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Sheet Name
MASTER SITE PLAN

A-006

7400 OCEAN TERRACE - Miami Beach

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM ZONING INFORMATION

	Site Data				
1	Address:	7200,7410,7420, 7430, 7436, 7450 Ocean Terrace, and 7409, 7421, 7433, 7439, 7441, 7449 Collins Avenue			
2	Board and file numbers:	HPB17-0150			
3	Folio number(s):	02-3202-003-0020, -0030, -0040, -0050, -0060, -0070, -0080, -0090, -0100, -0110, -0120			
4	Year constructed	1948 thru 1961	Zoning District:	OCEAN TERRACE OVERLAY ZONE, with MXEand CD2 underlying zoning. HARDING TOWNSITE HISTORIC DISTRICT AND NORTH SHORE NATIONAL REGISTER DISTRICT	
5	Based Flood Elevation	X ZONE & AE-8 ZONE	Grade Value in NGVD:	8'-9" NGVD	
6	Adjusted grade (Flood+Grade/2)	(9'-0"+ 8'-9")/2 = 8'-10" NGVD	Lot Area:	142,220 SQ FT (3.26 Acres)	
7	Lot width	300 FT Collins Ave and 350 FT Ocean Terrace. (275 FT average).	Lot Depth:	296 FT	
8	Minimum Unit Size (hotel)	438 SQ FT	Average Unit Size (hotel)	n/a	
	Minimum Unit Size (residential)	902 SQ FT	Average Unit Size (residential)	1720 SQ FT	
9	Existing Use	Residential, Commercial & Hotel	Proposed Use	Residential, Commercial & Hotel	

	Building Data	**Maximum**	**Existing**	**Proposed**	**Deficiencies/Notes**
10	Height (Residential Use)	235 FT	20'-8" (top of main roof)	235 FT	complies
11	Number of Stories	22 Stories	3 Stories	20 Stories	complies
	Maximum Height (Hotel use)	125 FT	49'-7" (top of penthouse roof)	125 FT	complies
	Maximum Pedestal Height	40 (up to 45 with HPB approval)	n/a	40 FT	complies
			Measurement of Height from BFE+2 = 10'-0" NGVD - Main Lobby Level		
12	FAR - 7450 Ocean Terrace Lot - Historic Property	41,375 SQFT	41,375 SQ FT	38,114 SF	non conforming - grandfathered
	FAR - Other Lots	162,600 SQFT + 91,840 SQFT = 254,440 SQFT	86,670 SQFT	253,651 SF	complies
	FAR - TOTAL	295,815 SQFT	128,045 SQFT	291,765 SF	
13	Gross square footage	n/a	existing to remain: 63,773 SQ FT	new construction: 525,692 SQ FT	n/a
			total (existing and new) = 589,465 SQFT		
14	Square Footage by use				
15	Number of units - Residential	186	16	75	complies
16	Number of units - Hotel	n/a	215	127	complies
17	Number of seats	n/a		not determined at this time	
18	Occupancy Load	n/a		not determined at this time	

	Setbacks	**Required**	**Existing**	**Proposed**	**Deficiencies/Notes**
	Subterranean				
19	Front Setback - Collins Avenue	0'	151'-3"	44'-7"	complies
	Front Setback - Ocean Terrace		48'-9"	43'-5"	complies
20	Side Setback with 7401 (interior):		n/a	31'-11"	complies
21	Side Setback facing Street - 75th Street	0'	0'-0"	0'-0"	complies
	Side Setback facing Street - 74th Street		202'-7"	71'-0"	complies
22	Rear Setback:	0'	n/a	n/a	n/a
	At Grade Parking				
23	Front Setback - Collins Avenue	n/a	n/a	n/a	n/a
	Front Setback - Ocean Terrace	n/a	n/a	n/a	n/a
24	Side Setback with 7401 (interior):	n/a	n/a	n/a	n/a
	Side Setback with 7401 (interior):	n/a	n/a	n/a	n/a
25	Side Setback facing Street - 75th Street	n/a	n/a	n/a	n/a
	Side Setback facing Street - 74th Street	n/a	n/a	n/a	n/a
26	Rear Setback:	n/a	n/a	n/a	n/a
	Pedestal (up to 40 feet)				
27	Front Setback - Collins Avenue	For underlying CD-2: 0' for the first 25' of building height or the height of the existing building, whichever is greater. 5' for portions of new buildings within remaining pedestal height.	varies, most at 0', some are encroaching into the right of way up to 3"	varies, most at 0' and some encroaching up to 3" into the right of way for the height of the existing building. 5' for the portions of the new buildings within remaining pedestal height.	Existing nonconforming setback to be retained pursuant to Sec. 118-395(b)(2)(d)(1)
	Front Setback - Ocean Terrace	For underlying MXE: 5' for the first 20' of building height or the height of the existing building, whichever is greater. 20' for portions of new buildings within remaining pedestal height.	varies between 0' and 5'	varies from 0' to 5' for the height of the existing buildings. 20' for portions of new buildings within remaining pedestal height.	Existing nonconforming setback to be retained pursuant to Sec. 118-395(b)(2)(d)(1). 7. A variance to reduce by 3'-5" of the required pedestal front yard setback for the construction of a new canopy with vertical support columns setback at 1'-7" from teh property line facing Ocean Terrace (Sec. 142-1142(d)).
28	Side Setback with 7401 (interior):	For underlying CD-2: 0'	5.1'	0'-0"	complies
	Side Setback with 7401 (interior):	For underlying MXE: 7.5'	10.1'	7'-6"	complies
29	Side Setback facing Street - 75th Street	For properties facing 75 Street: 0'	0'	0'-0"	complies
	Side Setback facing Street - 74th Street	For properties facing 74 Street: 0' for the first 20' of building height or the height of the existing building, whichever is greater. 20' for portions of new buildings within remaining pedestal height.	3.9'	0' up to 20' in height then 20'	A variance to reduce by 6'-0" the minimum required pedestal side street setback of 20' for the construction of a new pool deck at 14'-0" from the property line facing 74th Street (Sec. 142-870(a)(2)(b).
30	Rear Setback:	For underlying CD-2: 5'	n/a	n/a	n/a
	Rear Setback:	For underlying MXE: 10'	n/a	n/a	n/a
	Tower (above 40 feet)				
31	Front Setback - Collins Avenue	For underlying CD-2: 30'	n/a	30'-0"	complies
	Front Setback - Ocean Terrace	For underlying MXE: 55'	0'-0"	55'	Existing nonconforming setback to be retained pursuant to Sec. 118-395(b)(2)(d)(1).6. A variance to reduce by 29'-10" the minimum required tower front setback of 55' for the construction of a new mechanical room at 25'-2" from the property line facing Ocean Terrace (Sec. 142-870.1(a)(3)(a)(2)).
32	Side Setback with 7401 - CD2 (interior):		n/a	123'-4"	n/a
33	Side Setback facing Street - 75th St.	25' for the first 125' of building height. 50' for portions of new buildings within remaining tower height.	0' below 125'	25' below 125'	Existing nonconforming setback to be retained pursuant to Sec. 118-395(b)(2)(d)(1). A variance to reduce by 18'-1" of the required tower side street setback of 25' for the construction of a rooftop boiler room and rooftop mechanical room at 6'-11" from the property line facing 75th Street (Sec. 142-870.1(a)(3)(b)).
	Side Setback facing Street - 74th St.	25' for the first 125' of building height. 50' for portions of new buildings within remaining tower height.	n/a	25' up to 125' then 50'	
34	Rear Setback:	For underlying CD-2: 5'	n/a	n/a	n/a
	Rear Setback:	For underlying MXE: 10'	n/a	n/a	n/a

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DATA SHEET 1

A-007

CONTINUED FROM SHEET A-006

7400 OCEAN TERRACE - Miami Beach

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM ZONING INFORMATION

	Parking	Required	Existing	Proposed	Deficiencies
35	Parking District	Parking District 4			
36	Total # of parking spaces	252			
37	# of parking spaces per use (provide a separate chart for a breakdaown calculation)	See separate chart on A-008			
38	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	**Lobby Level**	**Level 2**	**Level 3**	**Total**
		23	91	138	252
39	Parking Space Dimension	Single Parking Spaces = 8'-6" x 18'-0" - Tandem Parking spaces= 8'-6" x 16'-0" each one - Parralel Parking = 8'-6" x 21'-0"			
40	Parking Space Configuration. (45°, 60°, 90°, Parallel)	67 regular spaces @ 90 degrees+6 parallel parking = 73 vehicles			
41	ADA Spaces	7 Accessible Parking Spaces			
42	Tandem Spaces	21 Tandem Spaces (42 vehicles) + 54Tandem Mechanical Lifts (108 Vehicles) + 11 Mechaniical lifts (22 vehicles) = 172 Parking Spaces			
43	Drive aisle width	22 Ft			
44	Valet Drop off and pick up	Yes			
45	Loading zones and Trash Collection areas	One common for all uses -see separate chart on A-008			
46	Racks	See separate chart on A-008			

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
47	Type of Use	tbd	tbd	tbd	
48	Total # of seats	tbd	tbd	tbd	
49	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	tbd	tbd	tbd	
50	Total Occupant content	tbd	tbd	tbd	
51	Occupal content per Venue (Provide a separate chart for a breakdown calculation)	tbd	tbd	tbd	
52	Is this a contributing building?	YES			
53	Local within a Local Historic District?	YES			

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DATA SHEET 2

A-008

CONTINUED FROM SHEET A-007

7400 OCEAN TERRACE - Miami Beach

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

PARKING Spaces Requirement - Parking District 4 - NO PARKING REQUIRED PER ORDINANCE 2021-4401

Loading Spaces Requirement

				Required	Proposed
Residential	No. of Units	75			
New Hotel	No of rooms new	72			
Existing Hotel	*No of rooms existing*	*55*	*Existing structure - no increase in FAR - no computable for loading requirement*		
Over 100 units but no more than 200 units" Three spaces"	Total Units Hotel and Residential	147		3	3
Retail				Required	Proposed
Over 10,000 but not over 20,000: two spaces	Retail aggregate area	17,474		2	2
			TOTAL	**5**	**5**

Bicycle Spaces Requirement

				Required	Proposed
Residential					
Short term: 4 per project or 1 per 10 units	No. of Units	75		8	8
Long term: 1 per unit				75	75
Hotel - Existing + New				Required	Proposed
Short term: 2 per hotel or 1 per 10 rooms	No. of Rooms	127		13	13
Long term: 1 per 10% of Employees	No. of employees estimated	64		7	7
Retail				Required	Proposed
Short term: 1 per business, 4 per project or 1 per 10,000 square feet	Area	16,941 sf		2	2
Long term: 1 per 10 percent of employees; or 2 per 5,000 square feet and under; 3 per 5,001—20,000 square feet; 6 for 20,001—50,000 square feet; 10 for 50,000 square feet and over				3	3
			TOTAL short term bicycle parking	**23**	**23**
			TOTAL long term bicycle parking	**85**	**85**

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DATA SHEET 3

A-009

OCEAN TERRACE

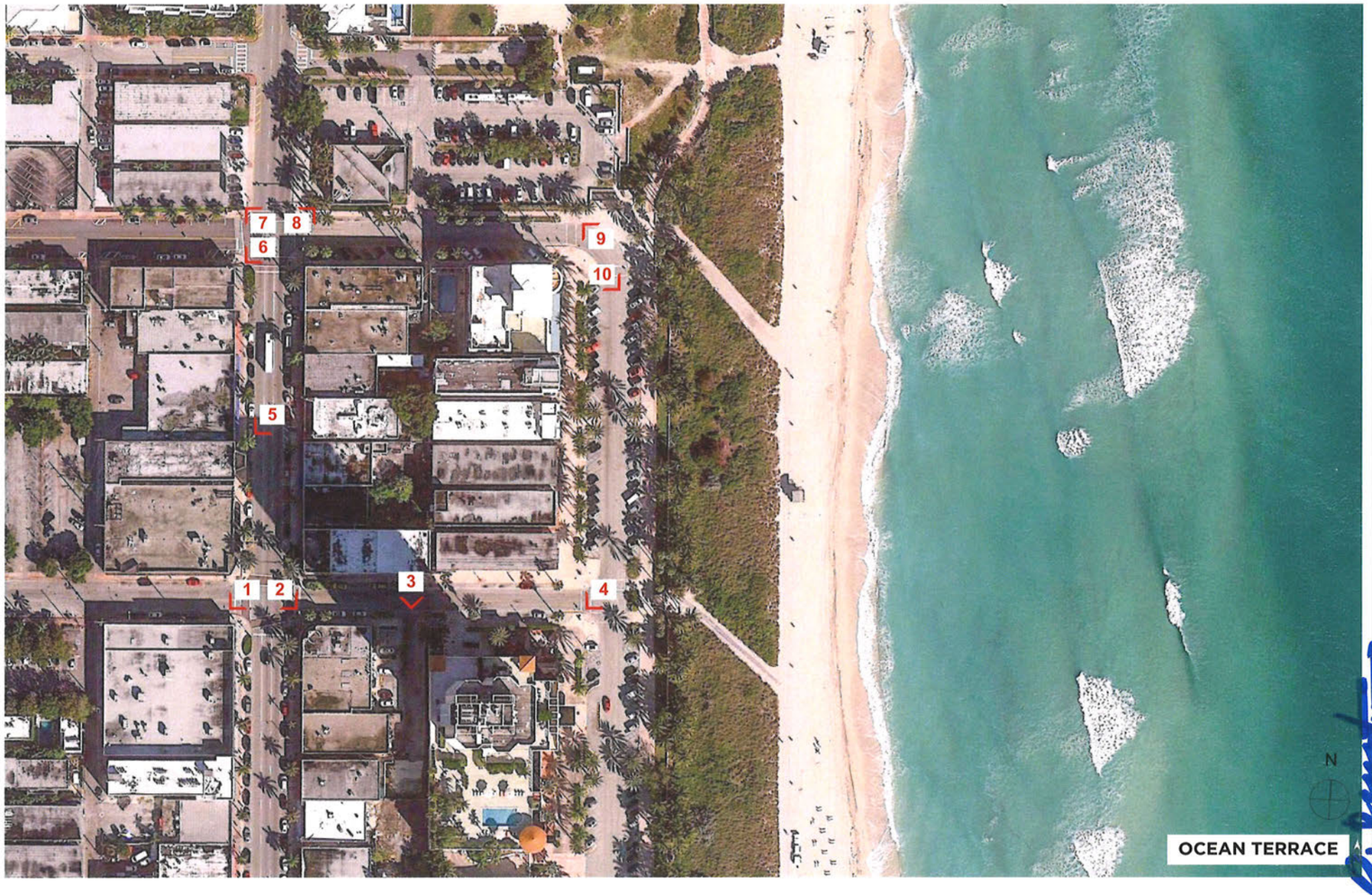
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8


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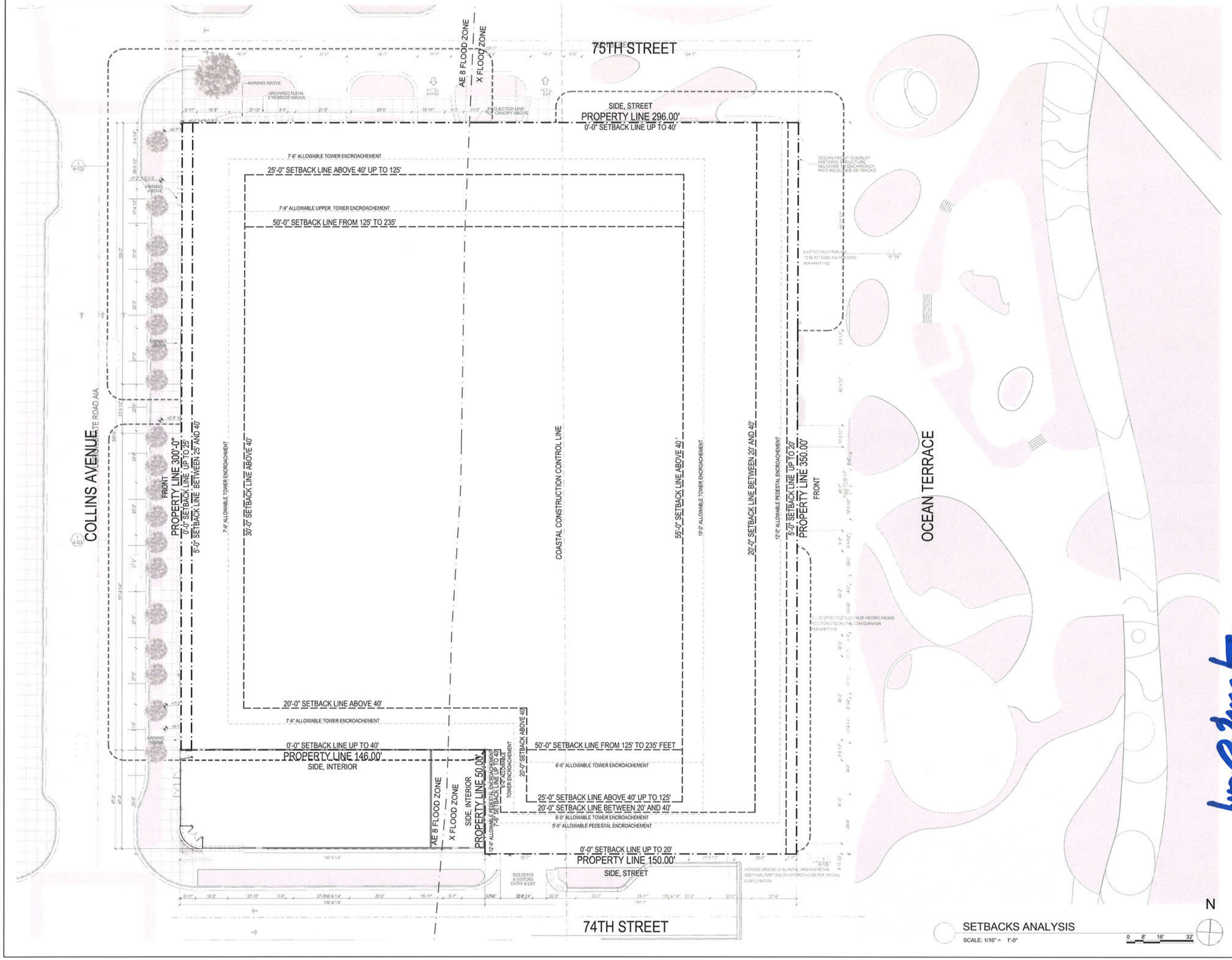
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ZONING ANALYSIS - SETBACKS

A-011

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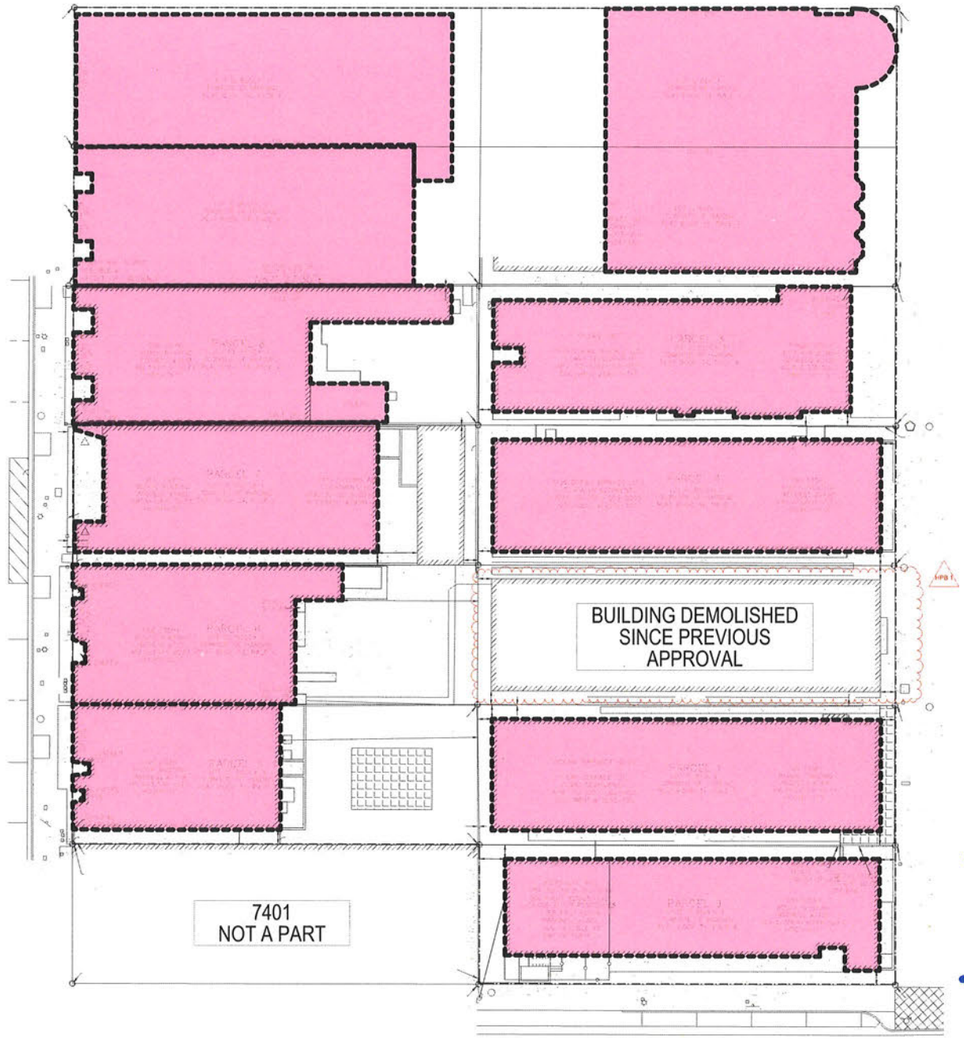


SEMI-BASEMENT LEVEL

SCALE: 1" = 20'

0 10' 20' 40'

TOTAL:2,426 SQ. FT.
(1/2 of footprint)
7450 BUILDING: 1,646 SQ.FT.
OTHER BUILDINGS: 780 SQ. FT.



GROUND LEVEL

SCALE: 1" = 20'

0 10' 20' 40'

TOTAL: 60,038 SQ. FT.
7450 BUILDING: 8,799 SQ. FT.
OTHER BUILDINGS: 51,239 SQ. FT.

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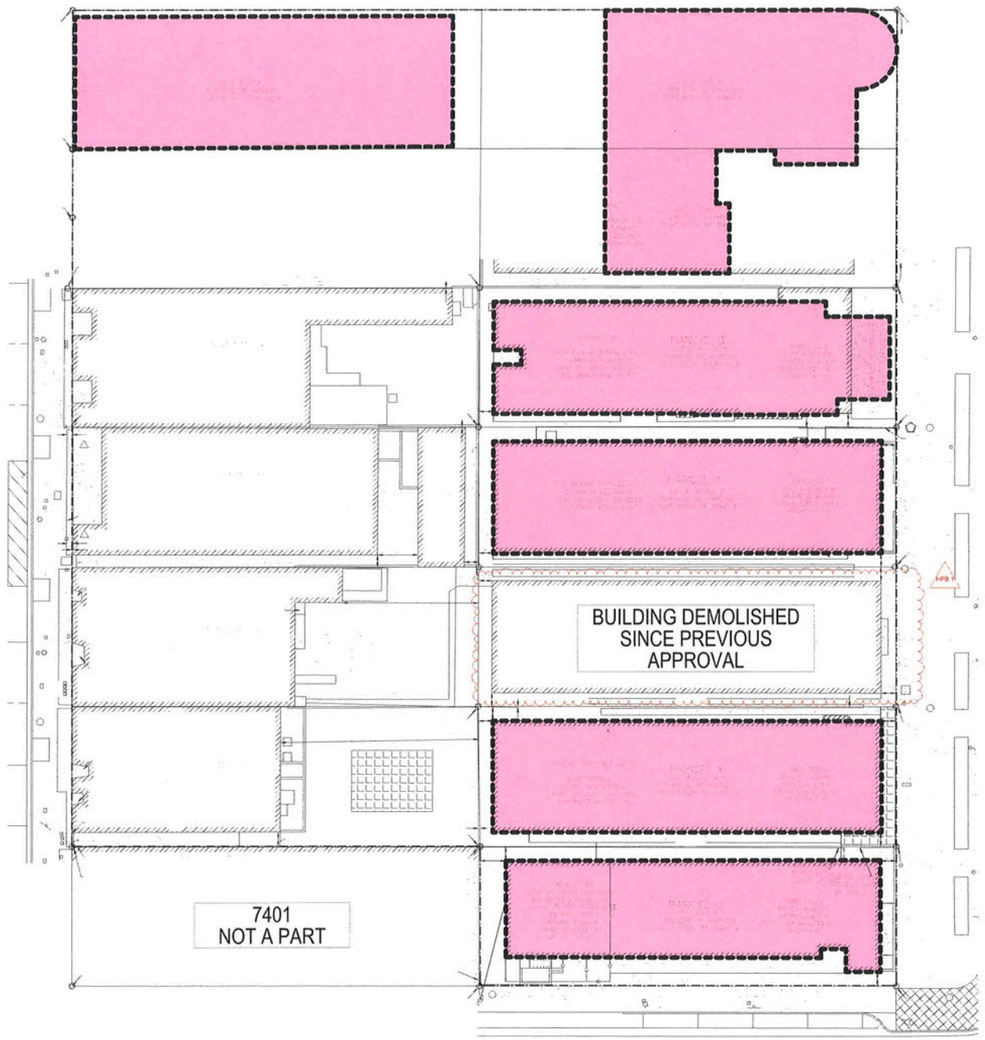
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HPB19-0363	7/15/2021

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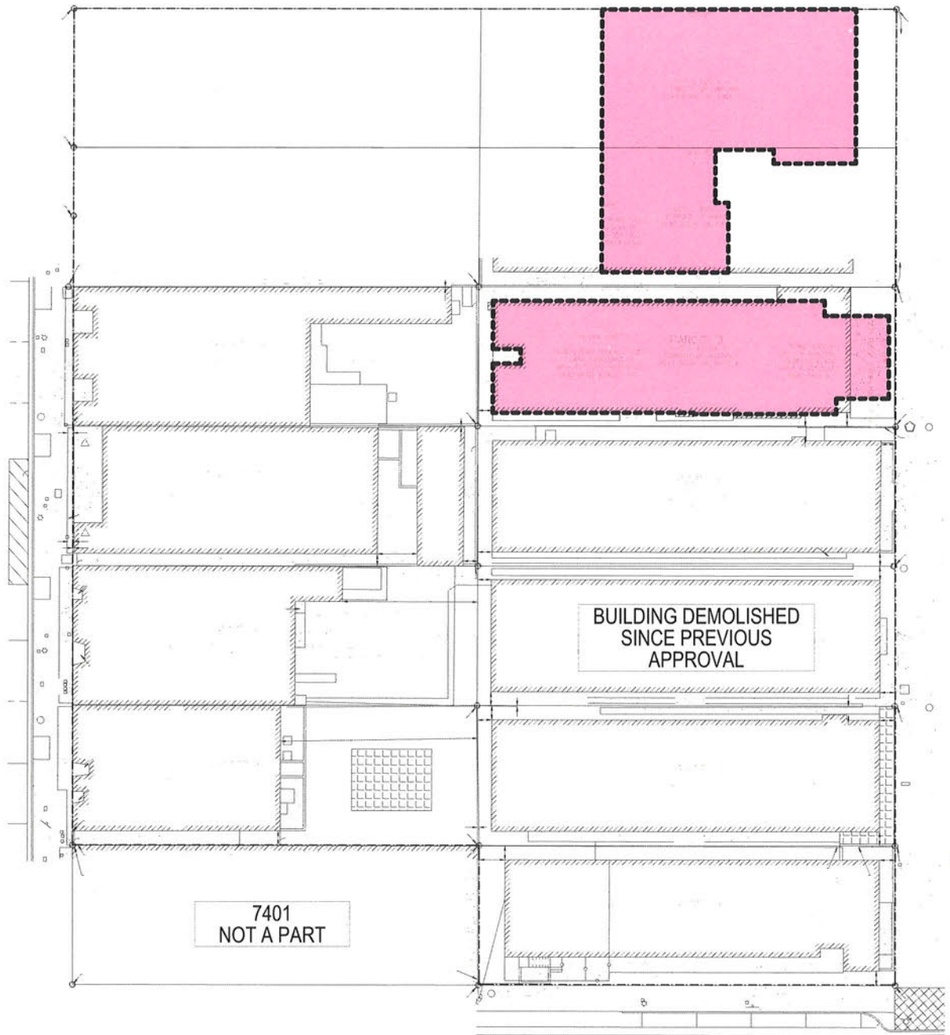


LEVEL 2

SCALE: 1" = 20'

0 10' 20' 40'

TOTAL: 34,753 SQ. FT.
7450 BUILDING: 6,909 SQ. FT.
OTHER BUILDINGS: 27,844 SQ. FT.



LEVEL 3

SCALE: 1" = 20'

0 10' 20' 40'

TOTAL: 12,058 SQ. FT.
7450 BUILDING: 6,580 SQ. FT.
OTHER BUILDINGS: 5,478 SQ. FT.

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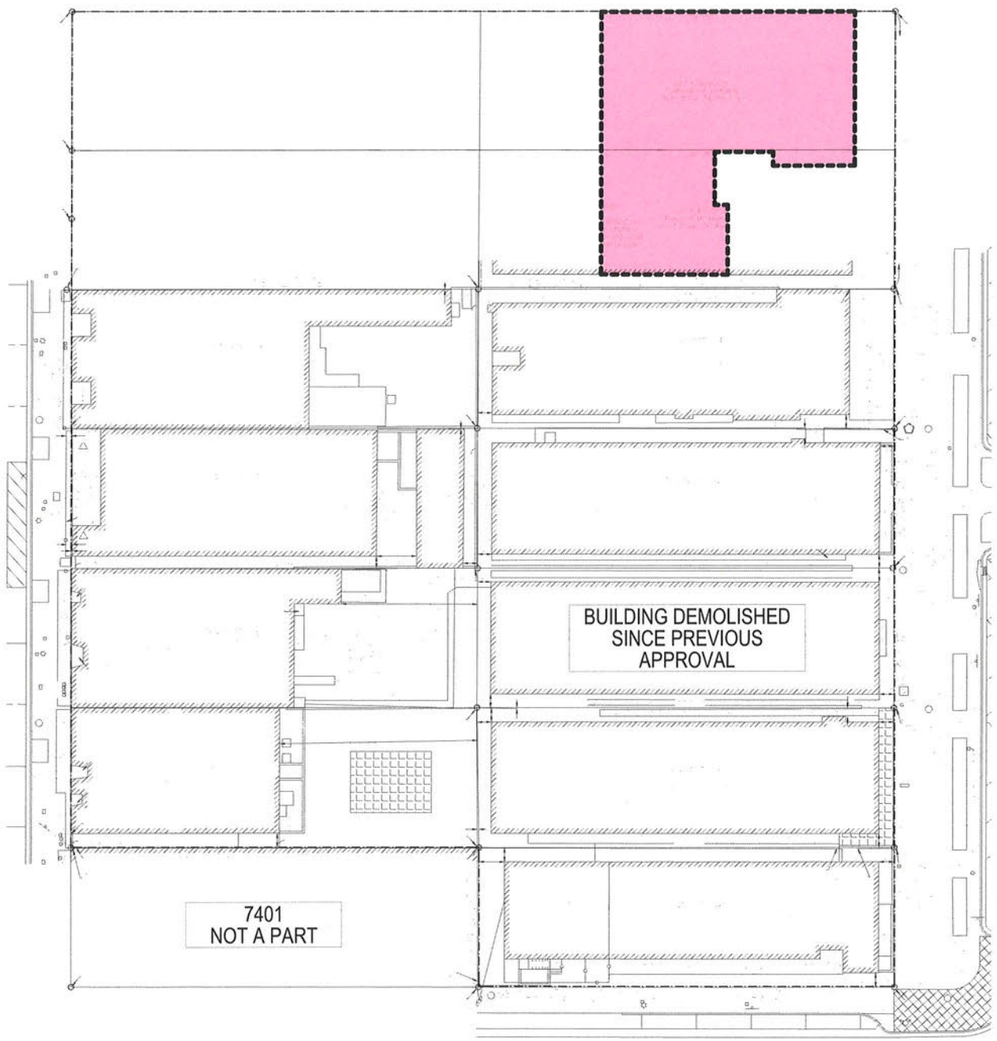
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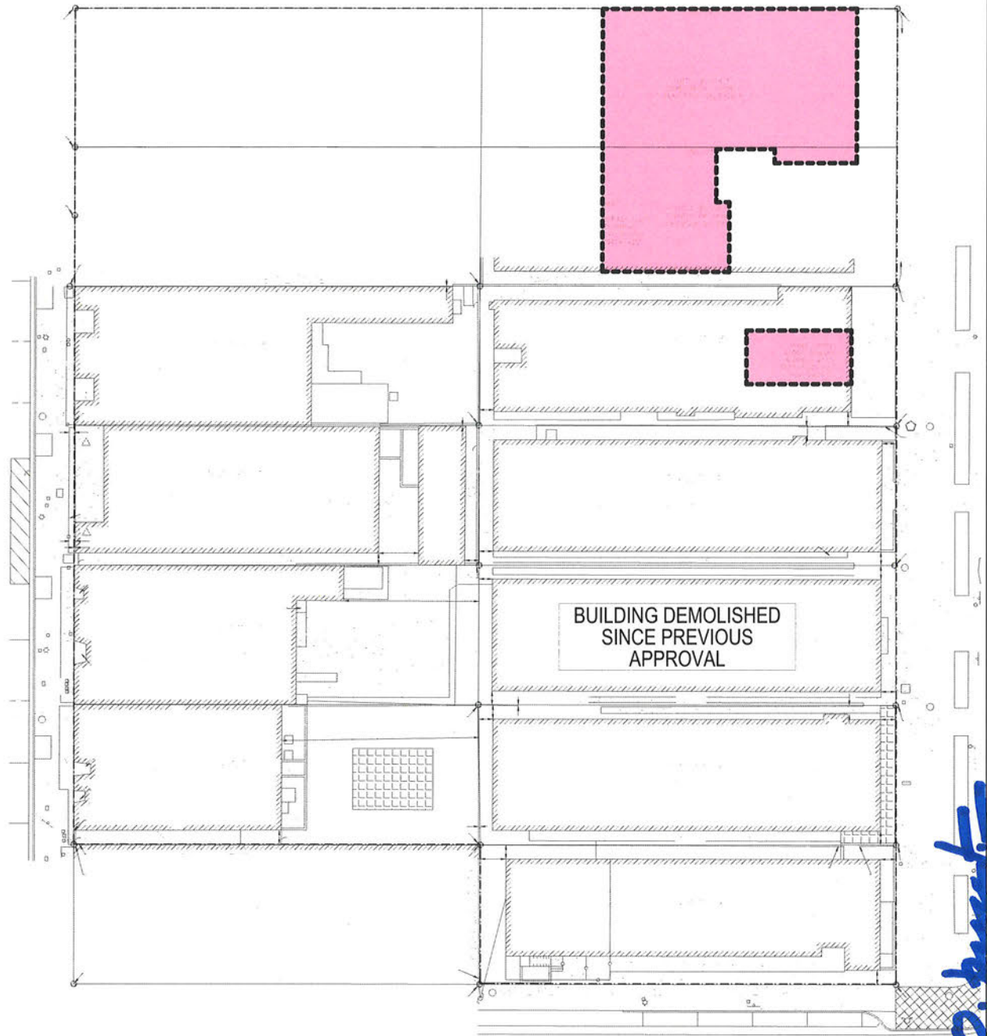


LEVEL 3.5

SCALE: 1" = 20'

0 10' 20' 40'

TOTAL: 6,580 SQ. FT.
7450 BUILDING: 6,580 SQ. FT.
OTHER BUILDINGS: 0 SQ. FT.



LEVEL 4

SCALE: 1" = 20'

0 10' 20' 40'

TOTAL: 7,309 SQ. FT.
7450 BUILDING: 7,309 SQ. FT.
OTHER BUILDINGS: 729 SQ. FT.

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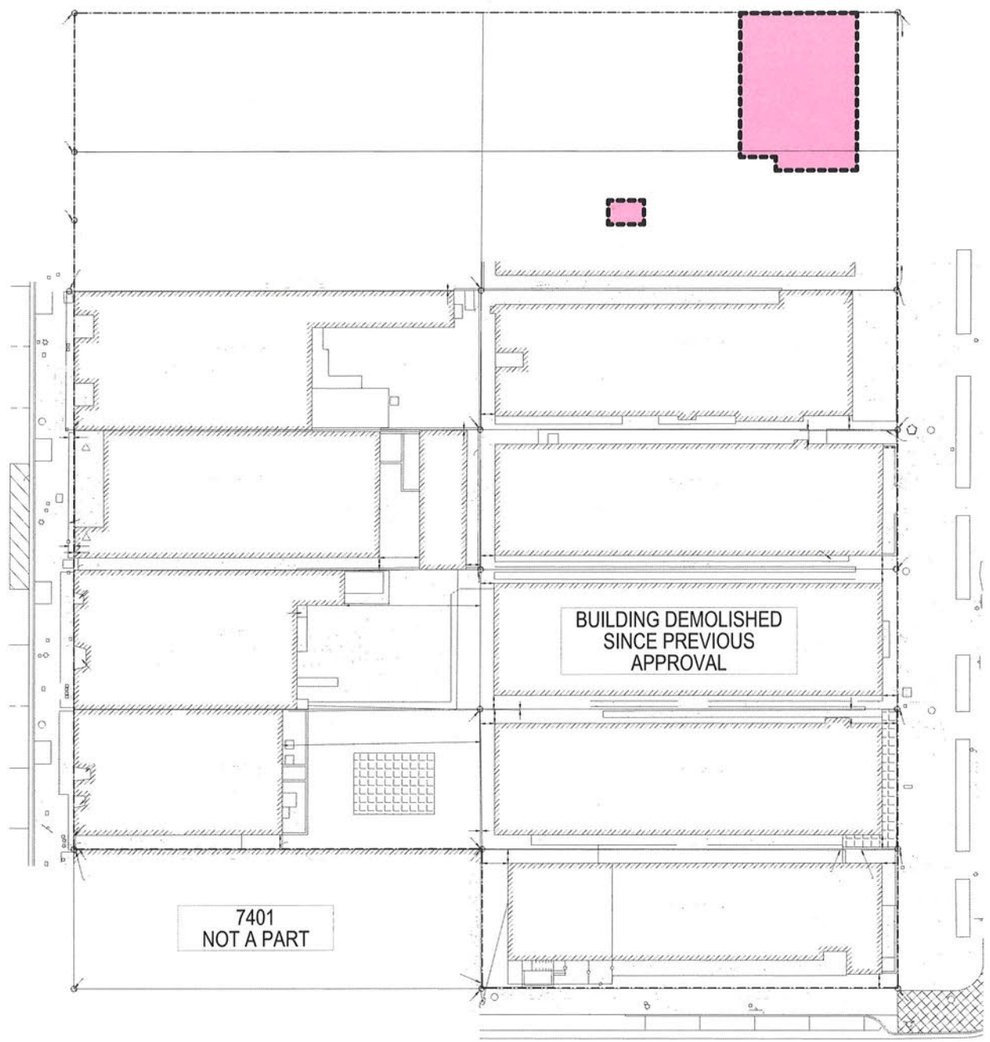
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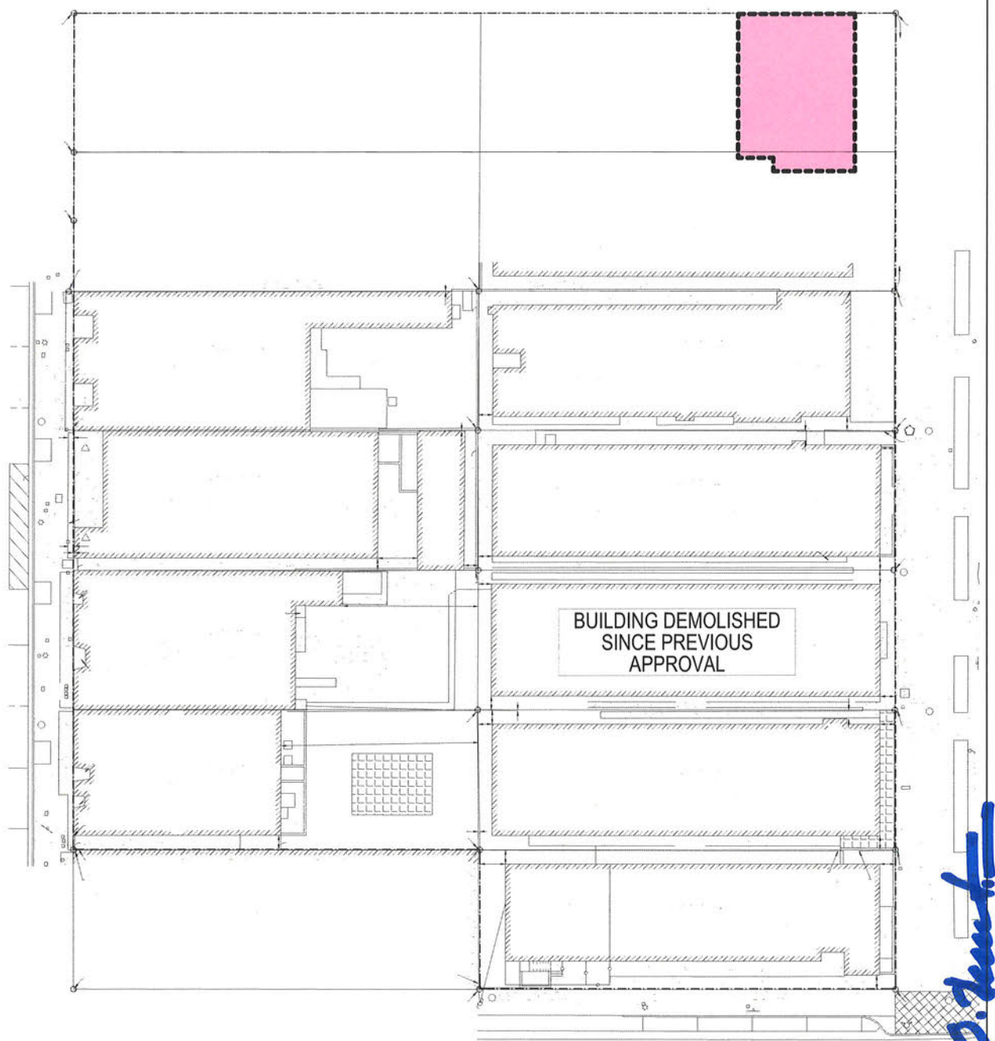


LEVEL 5

SCALE: 1" = 20'

0 10' 20' 40'

TOTAL: 2,507 SQ. FT.
7450 BUILDING: 2,507 SQ. FT.
OTHER BUILDINGS: 0 SQ. FT.



LEVEL 6

SCALE: 1" = 20'

0 10' 20' 40'

TOTAL: 2,374 SQ. FT.
7450 BUILDING: 2,374 SQ. FT.
OTHER BUILDINGS: 0 SQ. FT.

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A-015

EXISTING FAR ESTIMATED TOTALS:

LEVEL 6:	2,374
LEVEL 5:	2,507
LEVEL 4:	6,580
LEVEL 3.5:	7,309
LEVEL 3:	12,058
LEVEL 2:	34,753
GROUND LEVEL:	60,038
SEMI-BASEMENT:	2,426
TOTAL:	**128,045 SQFT** Approx.
7450 BUILDING:	41,375 SQFT
OTHER BUILDINGS:	86,670 SQFT

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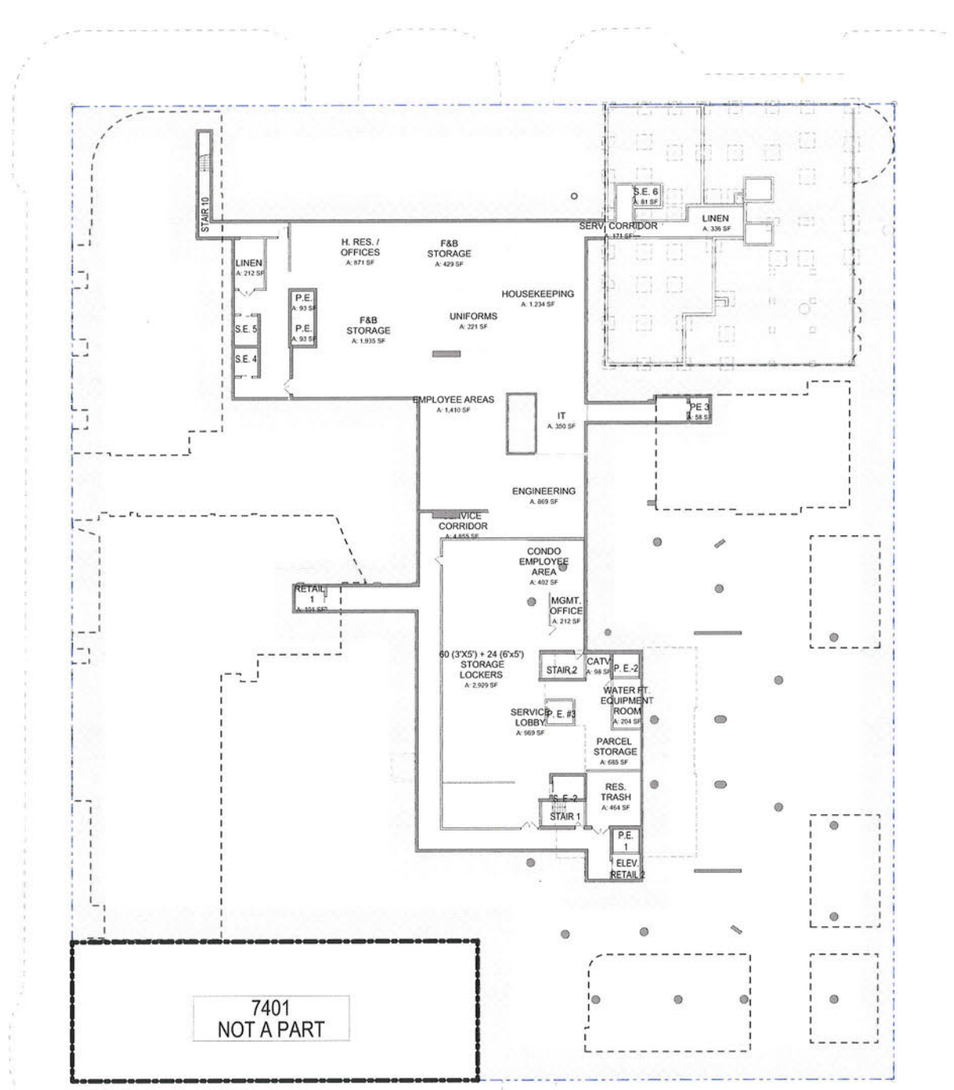
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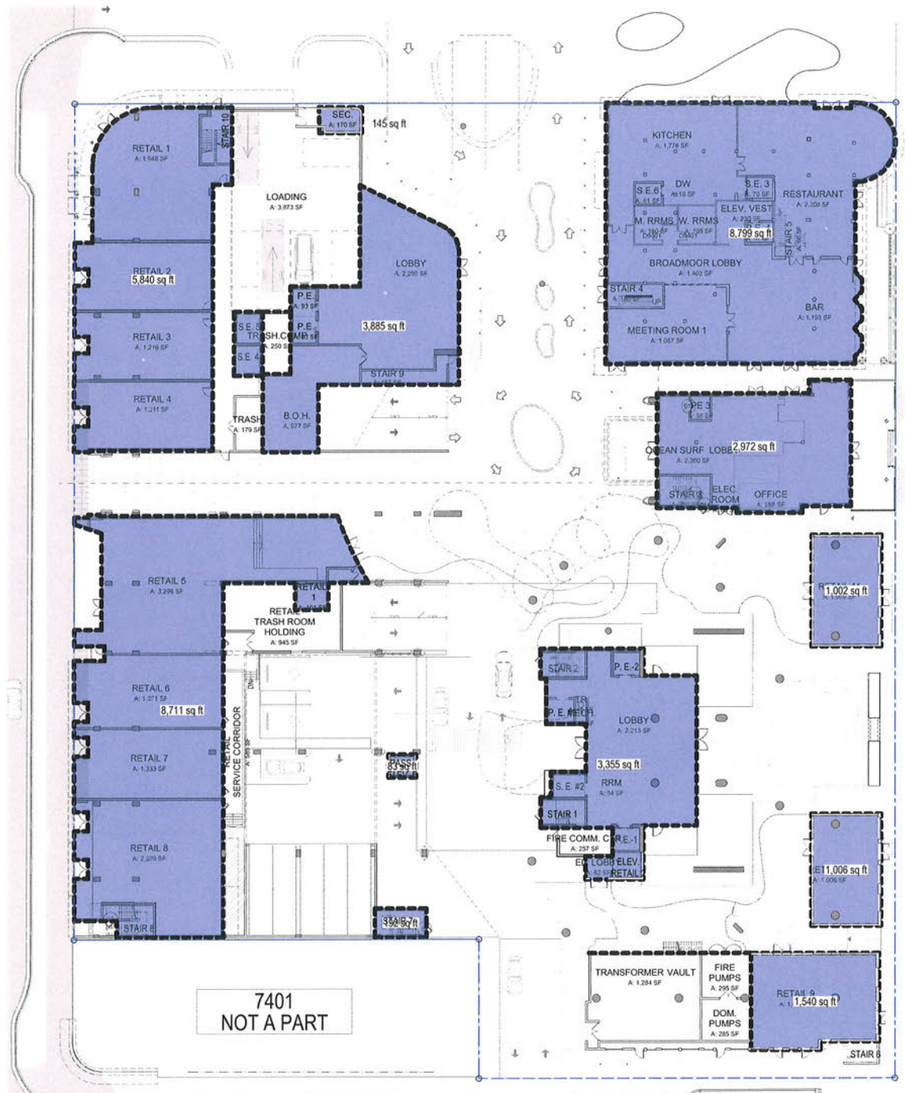
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A-016



BASEMENT
SCALE: 1" = 20'



GROUND LEVEL - LOBBIES & RETAIL
SCALE: 1" = 20'

7450 BUILDING: 8,799 SQ. FT.
OTHER BUILDINGS: 28,586 SQ. FT.

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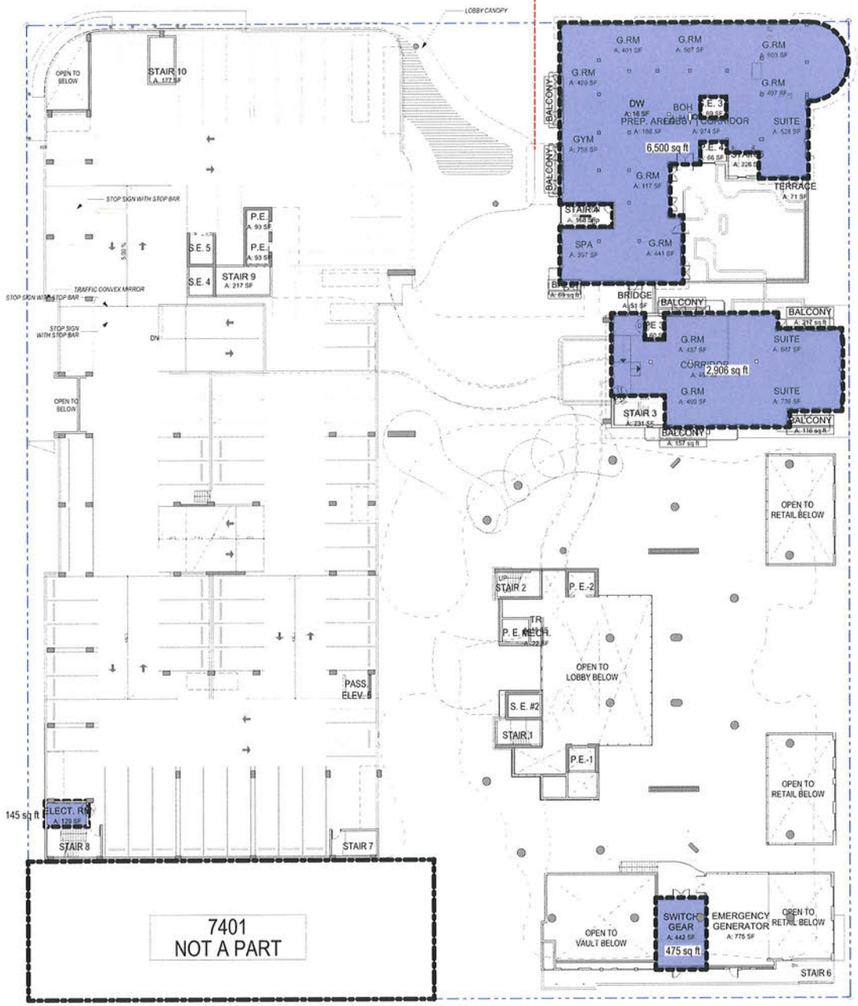
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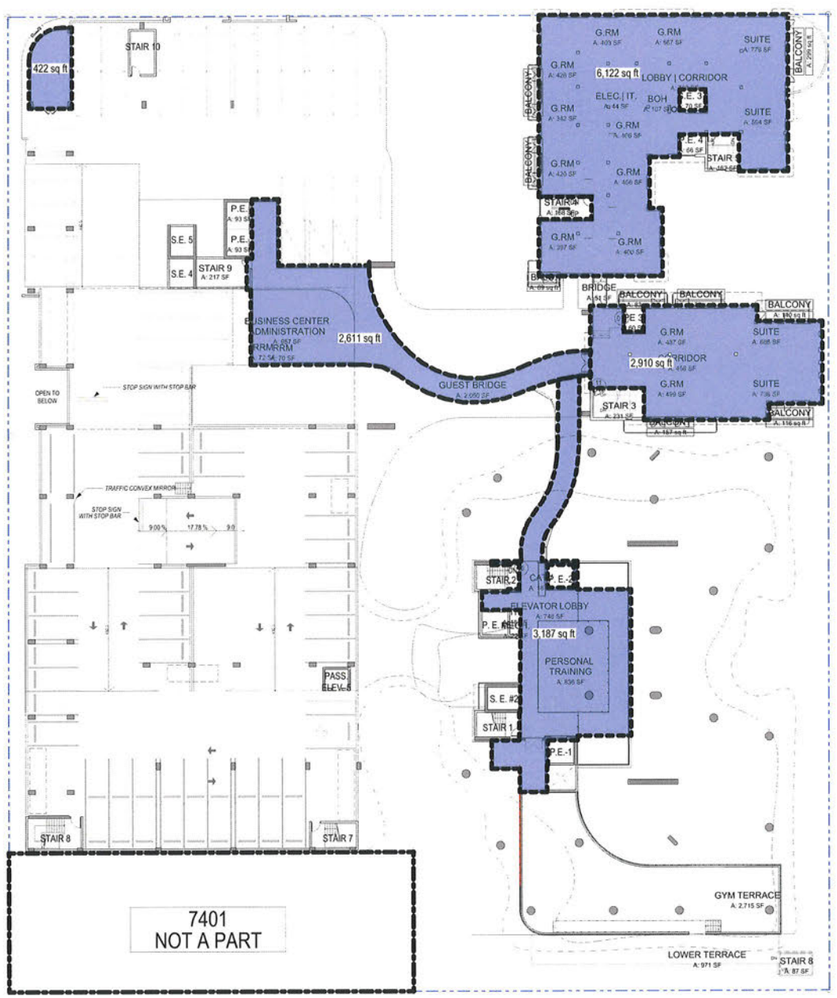
A-017



LEVEL 2 - PARKING & HOTEL

SCALE: 1" = 20'

7450 BUILDING: 6,500 SQ. FT.
OTHER BUILDINGS: 3,526 SQ. FT.



LEVEL 3 - PARKING, HOTEL & GYM

SCALE: 1" = 20'

7450 BUILDING: 6,122 SQ. FT.
OTHER BUILDINGS: 9,130 SQ. FT.

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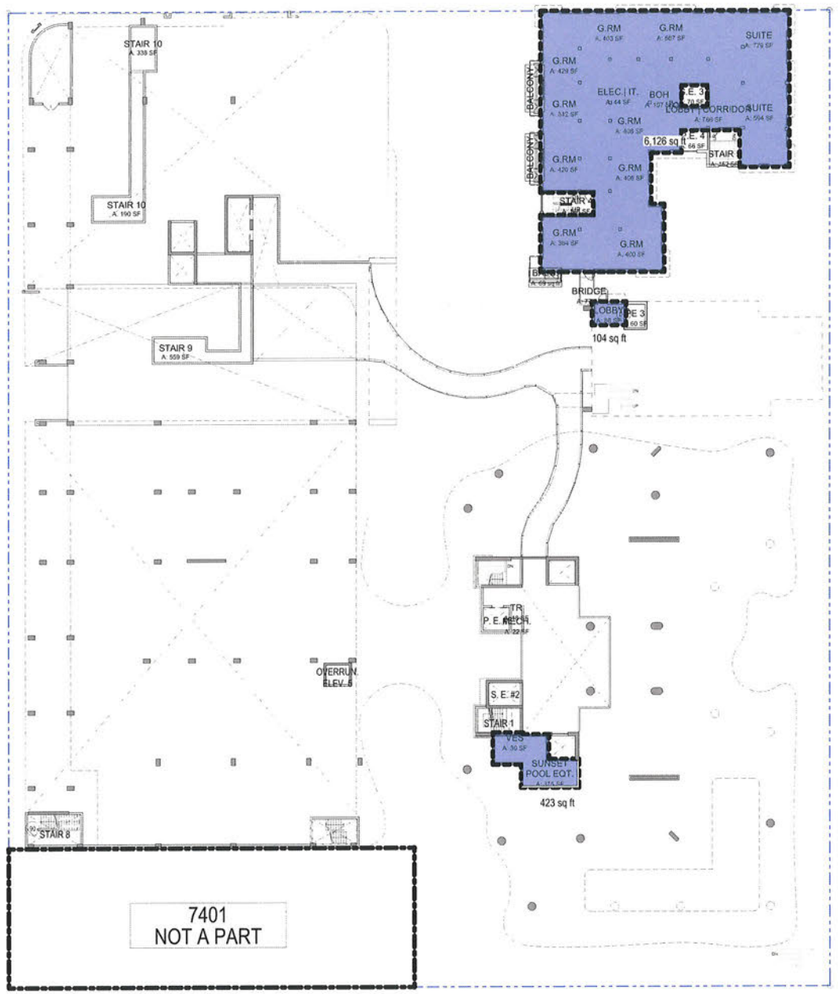
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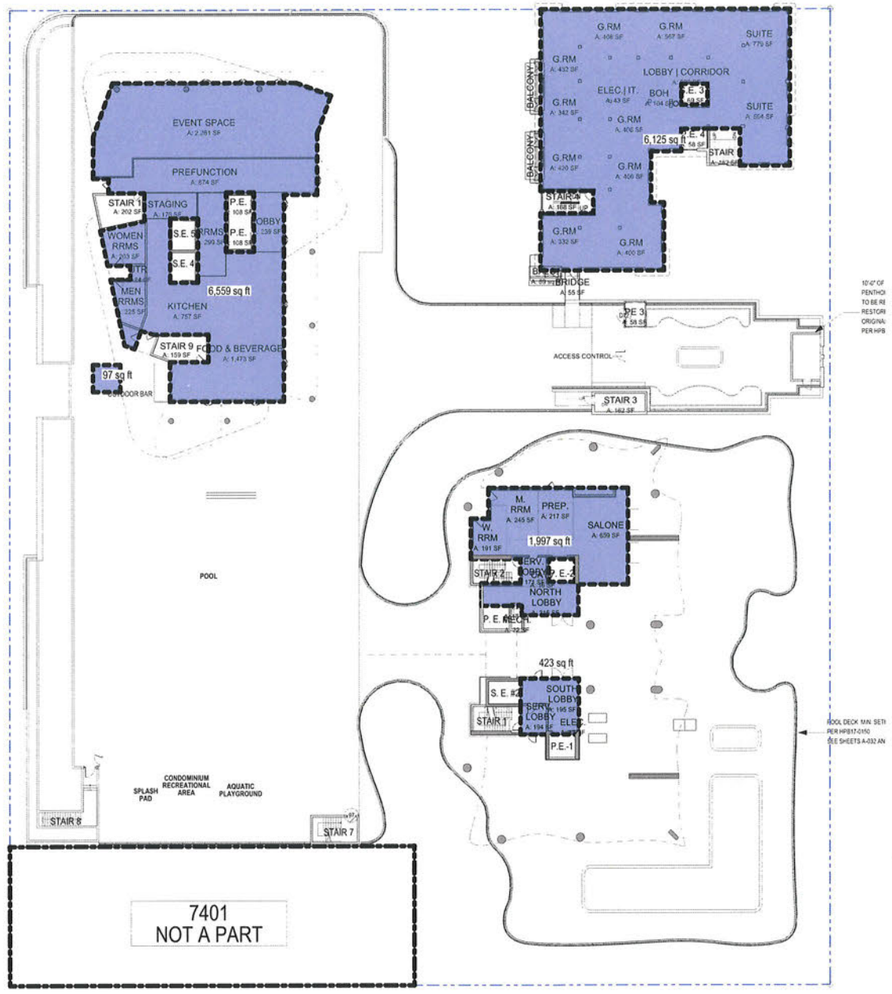
HPB 1

A-018



LEVEL 3.5 - 7436 INTERMEDIATE
SCALE: 1" = 20'

7450 BUILDING: 6,126 SQ. FT.
OTHER BUILDINGS: 527 SQ. FT.



LEVEL 4 - POOL DECKS & HOTEL
SCALE: 1" = 20'

7450 BUILDING: 6,125 SQ. FT.
OTHER BUILDINGS: 9,076 SQ. FT.

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A-019



LEVEL 5 - RESIDENTIAL & HOTEL

SCALE: 1" = 20'

7450 BUILDING: 2,072 SQ. FT.
OTHER BUILDINGS: 9,055 SQ. FT.



LEVEL 6 - RESIDENTIAL & HOTEL

SCALE: 1" = 20'

7450 BUILDING: 2,072 SQ. FT.
OTHER BUILDINGS: 15,682 SQ. FT.

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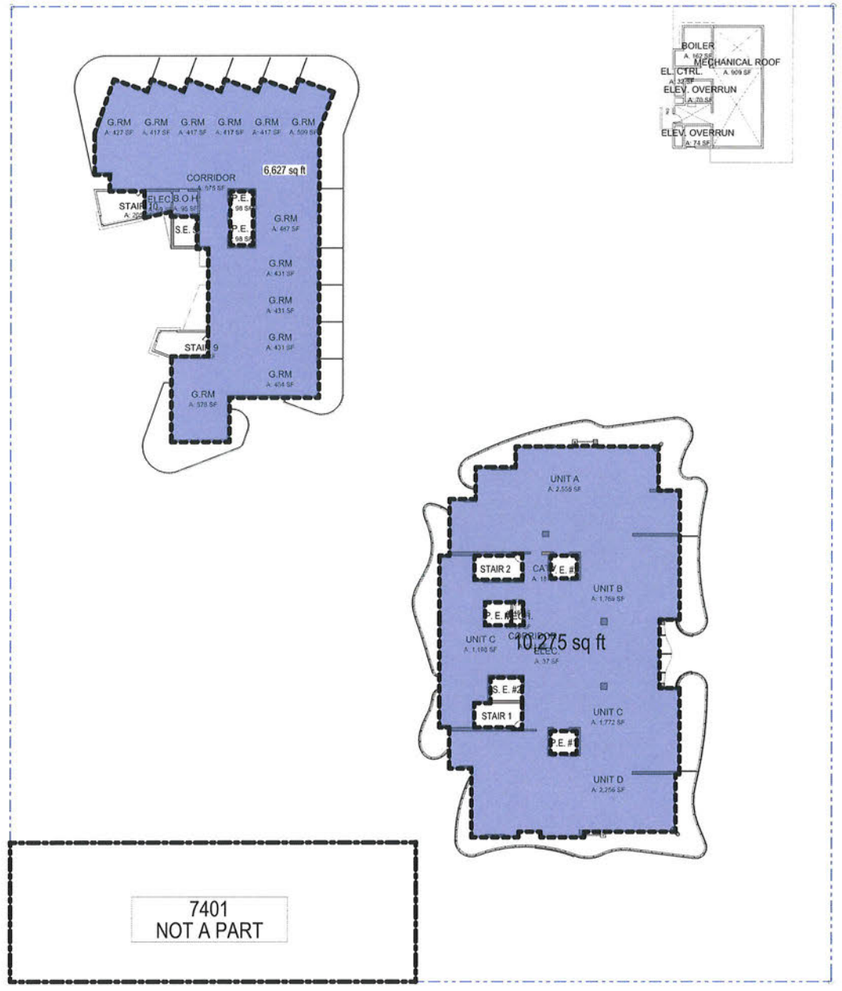
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A-020



LEVEL 7 - RESIDENTIAL & HOTEL

SCALE: 1" = 20'

7450 BUILDING: 0 SQ. FT.
OTHER BUILDINGS: 16,902 SQ. FT.



LEVELS 8 AND 9 - RESIDENTIAL & HOTEL

SCALE: 1" = 20'

7450 BUILDING: 0 SQ. FT.
OTHER BUILDINGS: 16,902 SQ. FT. X 2 = 33,804 SQ. FT.

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A-021



LEVELS 10 AND 11 - RESIDENTIAL & HOTEL

SCALE: 1" = 20'

7450 BUILDING: 0 SQ. FT.
OTHER BUILDINGS: 16,902 SQ. FT. X2 = 33,804 SQ. FT.



LEVEL 12 - RESIDENTIAL

SCALE: 1" = 20'

7450 BUILDING: 0 SQ. FT.
OTHER BUILDINGS: 10,874 SQ. FT.

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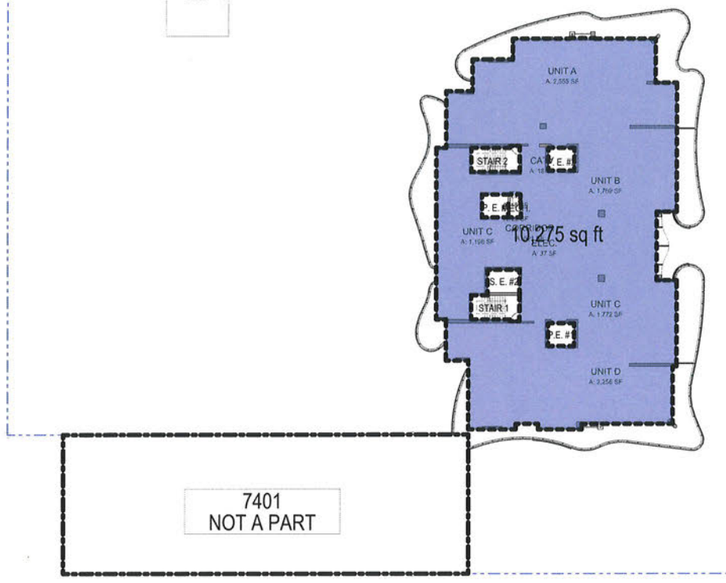
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Final Cap HPB19-0363
Date 7/15/2021
Scale AS SHOWN
Sheet Name
PROPOSED FAR 6

HPB 1

A-022





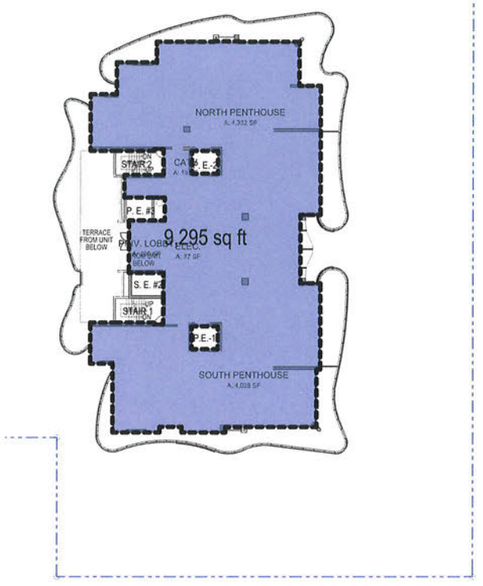
LEVEL 13 THROUGH 18 - RESIDENTIAL
SCALE: 1" = 20'

7450 BUILDING: 0 SQ. FT.
OTHER BUILDINGS: 10,275 SQ. FT. X 6 = 61,650 SQ. FT.



LEVEL 19 - RESIDENTIAL
SCALE: 1" = 20'

7450 BUILDING: 0 SQ. FT.
OTHER BUILDINGS: 10,275 SQ. FT.



LEVEL 20 - RESIDENTIAL
SCALE: 1" = 20'

7450 BUILDING: 0 SQ. FT.
OTHER BUILDINGS: 9,295 SQ. FT.

PROPOSED FAR

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File: 5868 Server: NAA - 5868 Server_1 - 5868 Server 21\5868_OCEAN TERRACE\5868_OCEAN TERRACE_R21_1.pln - Revised: Jul 01, 2021 - By fpinedaruiz - Date: 7/1/2021

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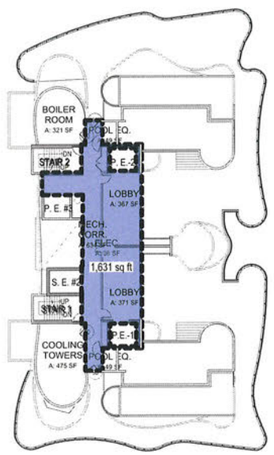
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Final Cap	Date
HPB19-0363	7/15/2021

Scale
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Sheet Name
PROPOSED FAR
7

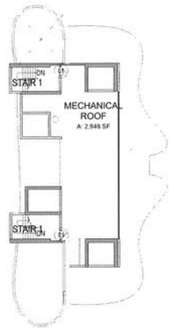
A-023



LEVEL 21 - ROOF TERRACE

SCALE: 1" = 20'

7450 BUILDING: 0 SQ. FT.
OTHER BUILDINGS: 1,631 SQ. FT.



LEVEL 22 - UPPER ROOF / MECHANICAL

SCALE: 1" = 20'

7450 BUILDING: 0 SQ. FT.
OTHER BUILDINGS: 0 SQ. FT.

FAR-T-00 F.A.R.-T. SUMMARY	
LEVEL	AREA (SQ. FT.)
GROUND LEVEL - LOBBIES & RETAIL	
	37,530
	37,530 sq ft
LEVEL 2 - PARKING & HOTEL	
	10,026
	10,026 sq ft
LEVEL 3 - PARKING, HOTEL & GYM	
	15,252
	15,252 sq ft
LEVEL 3.5 - 7436 INTERMEDIATE	
	6,653
	6,653 sq ft
LEVEL 4 - POOL DECKS & HOTEL	
	15,201
	15,201 sq ft
LEVEL 5 - RESIDENTIAL & HOTEL	
	11,127
	11,127 sq ft
LEVEL 6	
	17,754
	17,754 sq ft
LEVEL 7	
	16,902
	16,902 sq ft
LEVEL 8	
	16,902
	16,902 sq ft
LEVEL 9	
	16,902
	16,902 sq ft
LEVEL 10	
	16,902
	16,902 sq ft
LEVEL 11	
	16,902
	16,902 sq ft
LEVEL 12	
	10,861
	10,861 sq ft
LEVEL 13	
	10,275
	10,275 sq ft
LEVEL 14	
	10,275
	10,275 sq ft
LEVEL 15	
	10,275
	10,275 sq ft
LEVEL 16	
	10,275
	10,275 sq ft
LEVEL 17	
	10,275
	10,275 sq ft
LEVEL 18	
	10,275
	10,275 sq ft
LEVEL 19	
	10,275
	10,275 sq ft
LEVEL 20 - PENTHOUSE	
	9,295
	9,295 sq ft
ROOF SLAB	
	1,631
	1,631 sq ft
TOTAL FAR:	291,765 sq ft

MAX ALLOWABLE FAR: 295,815 SQ. FT.

7450 BUILDING: 41,375 SQ. FT.
EXISTING - NON CONFORMING
OTHER BUILDINGS: 254,440 SQ. FT.
OCEAN TERRACE PROPERTIES: 162,192 SQ. FT
STREETSCAPE PROPERTIES: 91,840 SQ. FT.

PROPOSED FAR: 291,765 SQ. FT.

7450 BUILDING: 38,114 SQ. FT.
EXISTING - NON CONFORMING
OTHER BUILDINGS: 253,651 SQ. FT.

PROPOSED FAR

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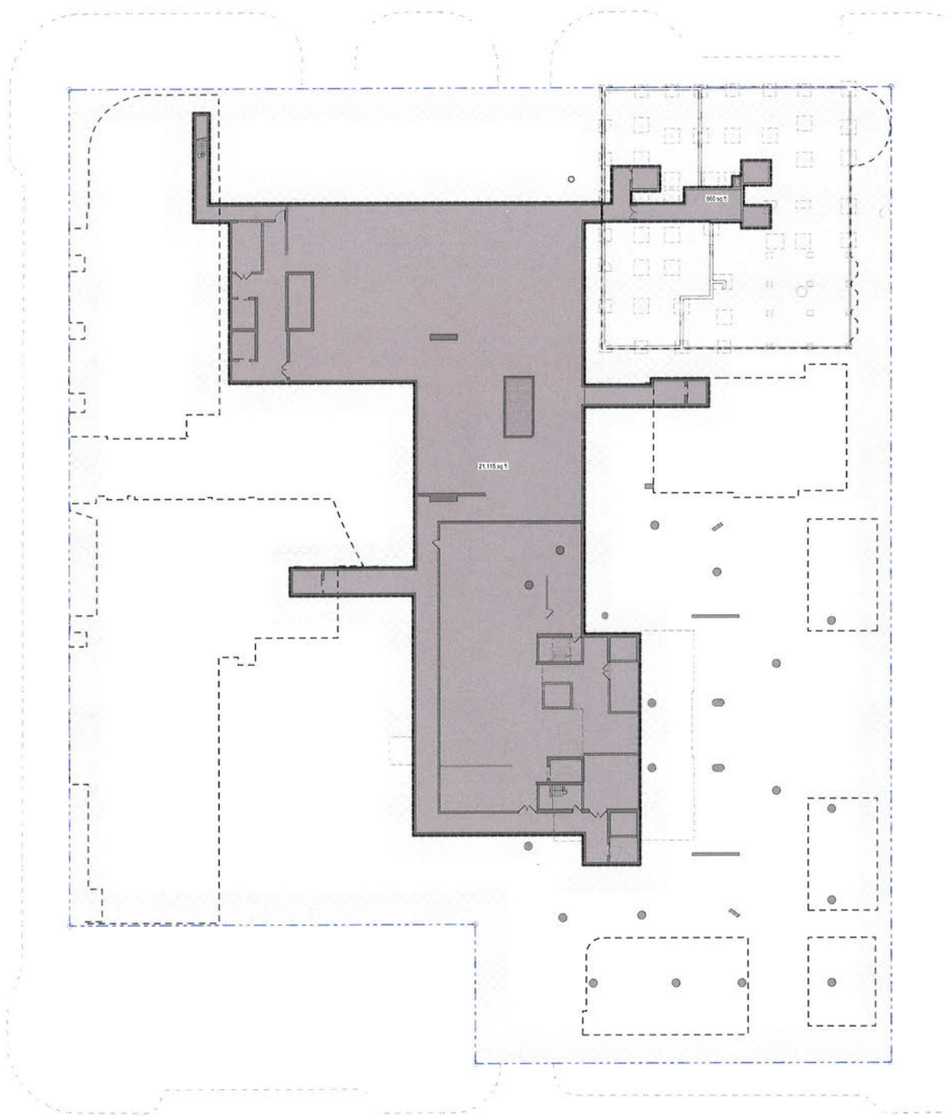
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Final Cap	Date
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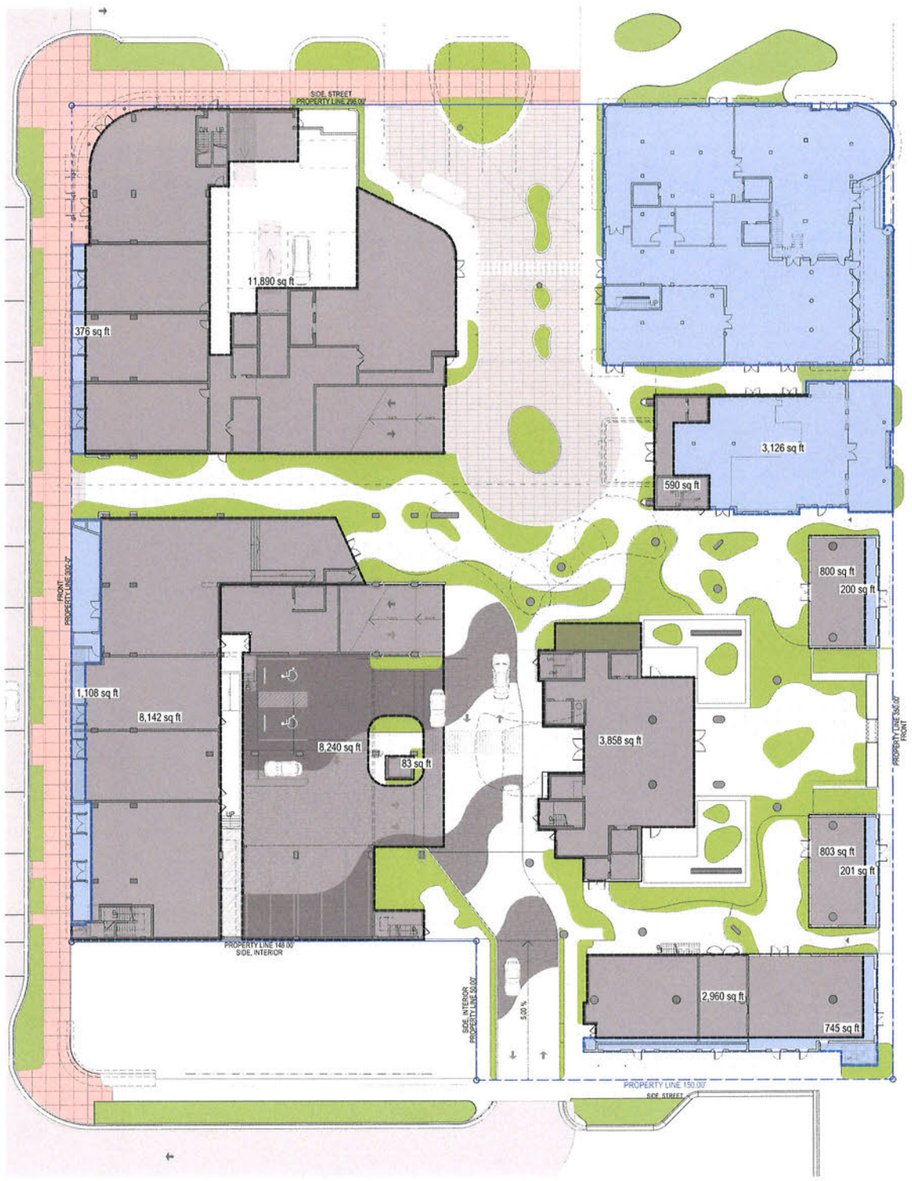
Scale
AS SHOWN

Sheet Name
PROPOSED FAR TOTALS

A-024



BASEMENT
SCALE: 1" = 20'



GROUND LEVEL - LOBBIES & RETAIL
SCALE: 1" = 20'

EXISTING GROSS AREA TO REMAIN

PROPOSED NEW GROSS AREA

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Plotted By: Luis Revuelta Date: 7/1/2021

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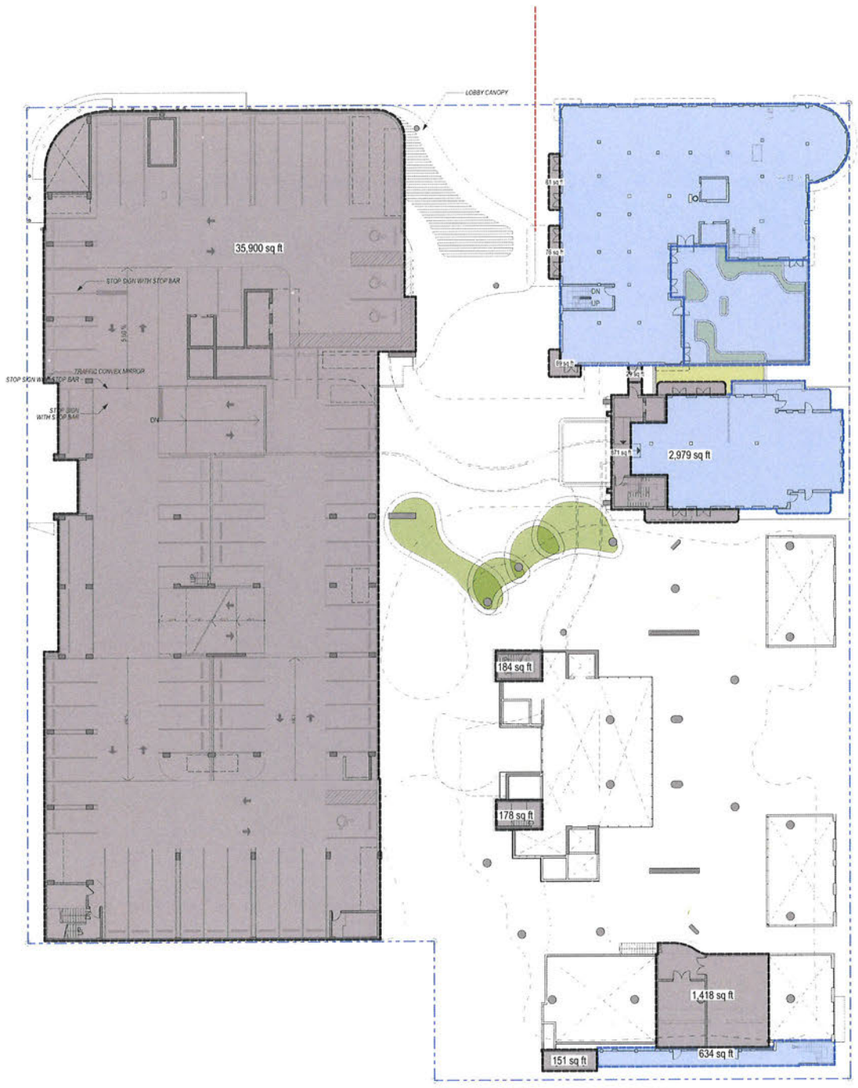
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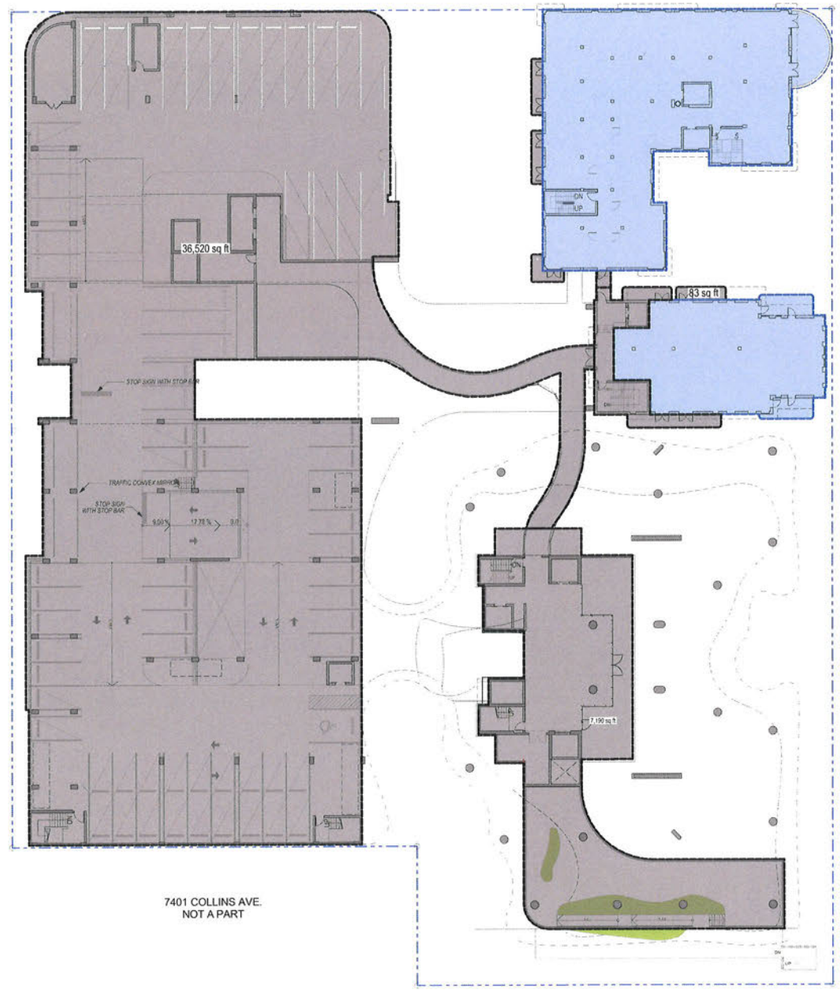
Scale
AS SHOWN
Sheet Name
GROSS COUNT 1

HPB 1

A-025



LEVEL 2 - PARKING & HOTEL
SCALE: 1" = 20'



7401 COLLINS AVE.
NOT A PART

LEVEL 3 - PARKING, HOTEL & GYM
SCALE: 1" = 20'

EXISTING GROSS AREA TO REMAIN

PROPOSED NEW GROSS AREA

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Project Manager: MM Project Architect: LR Drawn By: MM Checked By: LR Revision Log: 1 - 7/1/2021 - Revised per Planning work Drawings Not to be Scaled
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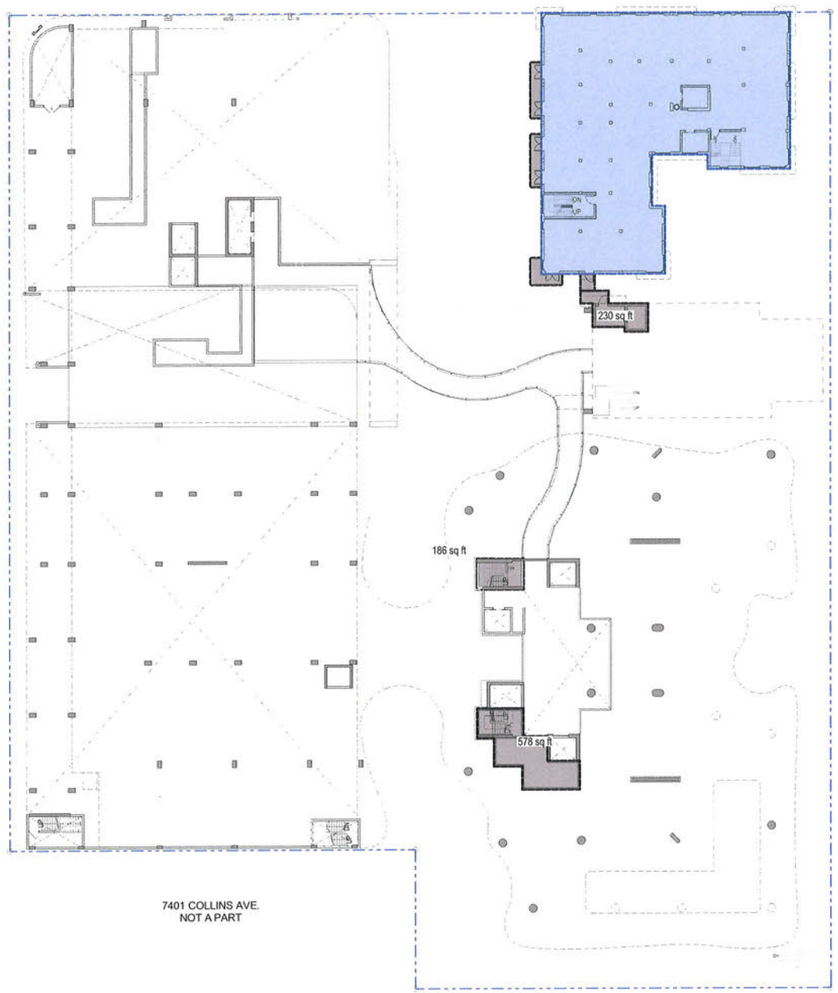
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HPB19-0363	7/15/2021

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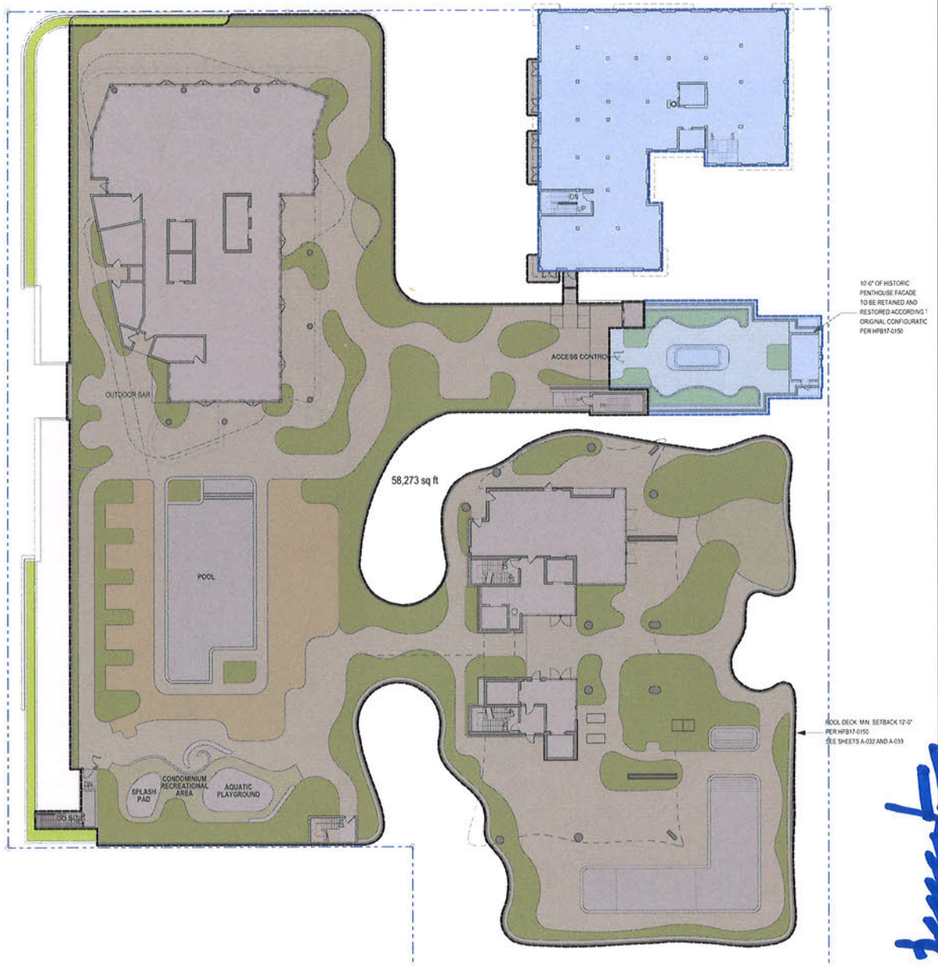
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GROSS COUNT 2

HPB 1

A-026



LEVEL 3.5 - 7436 INTERMEDIATE
SCALE: 1" = 20'



LEVEL 4 - POOL DECKS & HOTEL
SCALE: 1" = 20'

EXISTING GROSS AREA TO REMAIN

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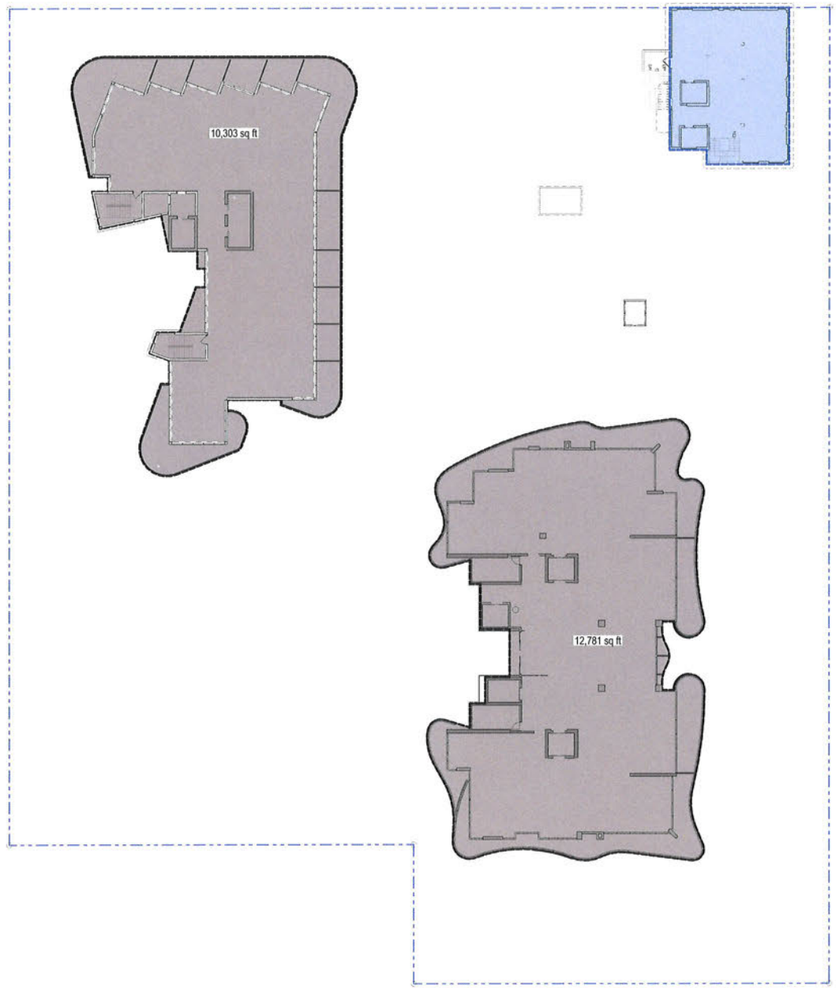
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A-027



LEVEL 5 - RESIDENTIAL & HOTEL
SCALE: 1" = 20'



LEVEL 6
SCALE: 1" = 20'

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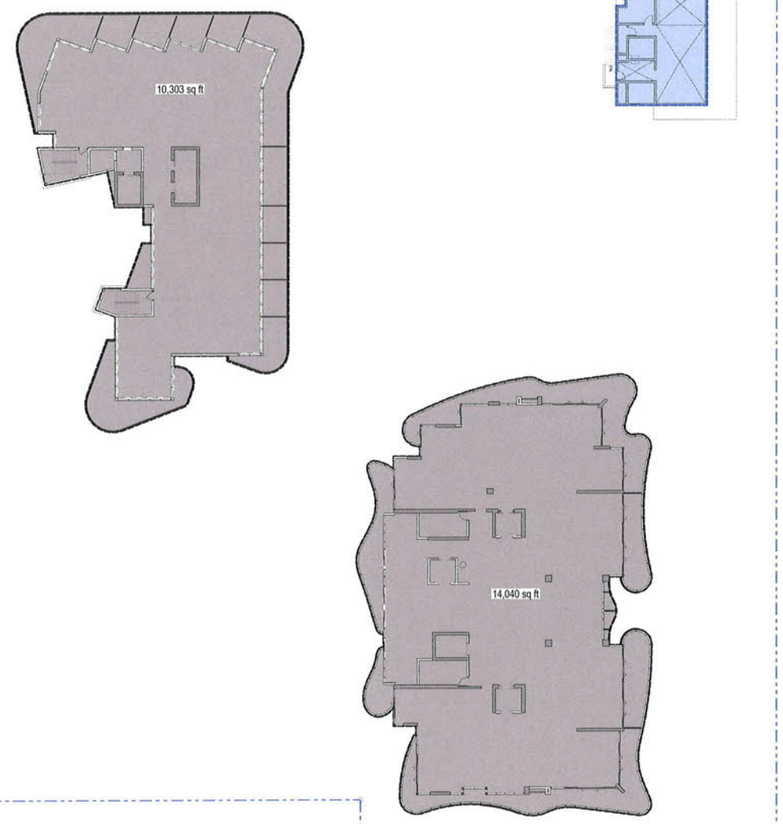
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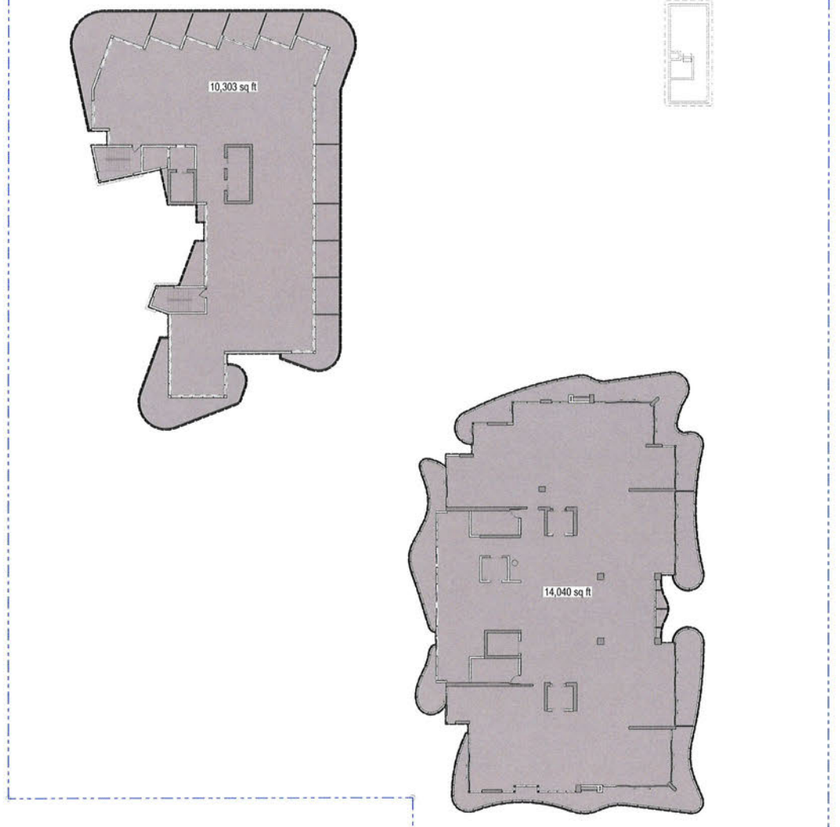
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HPB 1

A-028



LEVEL 7
SCALE: 1" = 20'



LEVELS 8 AND 9
SCALE: 1" = 20'

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HPB19-0363	7/15/2021

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Sheet Name
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HPB 1

A-029



LEVELS 10 AND 11
SCALE: 1" = 20'



LEVEL 12
SCALE: 1" = 20'

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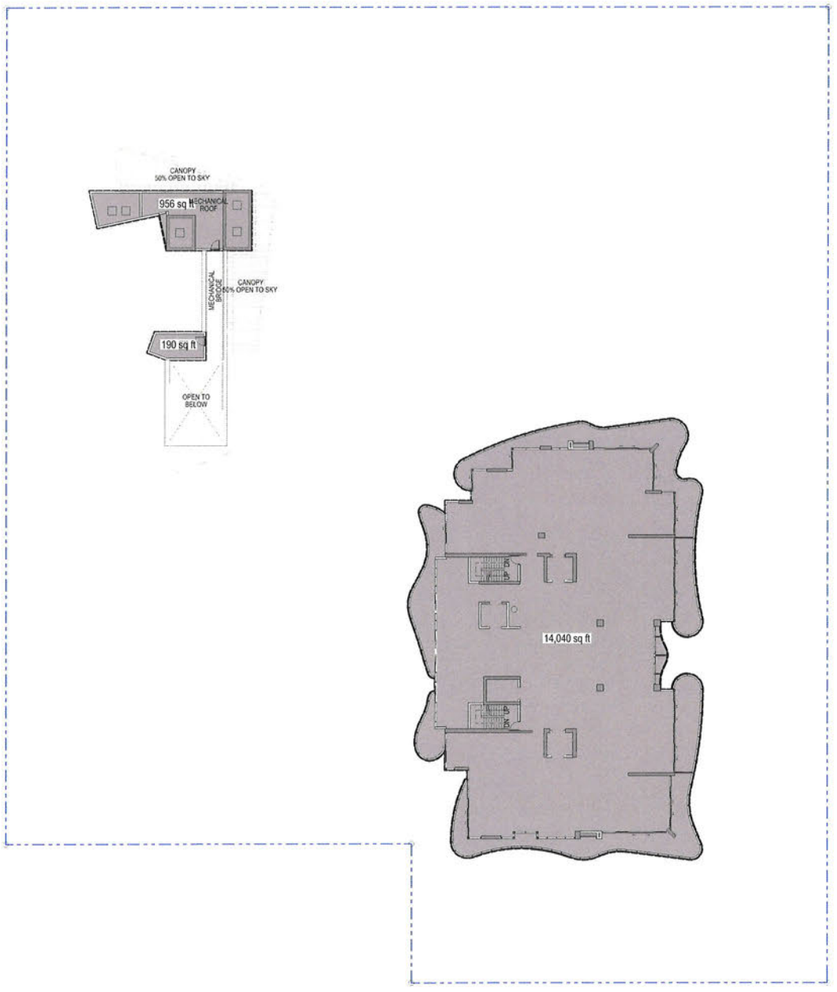
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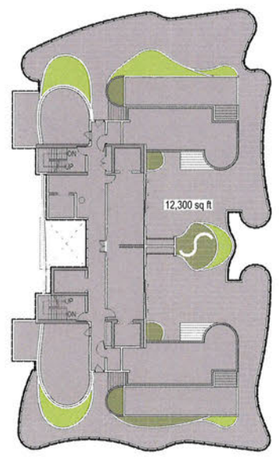
Scale
AS SHOWN

Sheet Name
GROSS COUNT 6

A-030



LEVEL 13 TO 20
SCALE: 1" = 20'



ROOF - PENTHOUSE
SCALE: 1" = 20'



MECHANICAL ROOF
SCALE: 1" = 20'

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Final Cap	Date
HPB19-0363	7/15/2021

Scale
AS SHOWN

Sheet Name
GROSS COUNT 7

HPB I

A-031

PROPOSED GROSS	
LEVEL	AREA (SQ. FT.)
BASEMENT	
	21,975
	21,975 sq ft
GROUND LEVEL - LOBBIES & RETAIL	
	37,366
	37,366 sq ft
LEVEL 2 - PARKING & HOTEL	
	38,957
	38,957 sq ft
LEVEL 3 - PARKING, HOTEL & GYM	
	44,890
	44,890 sq ft
LEVEL 3.5 - 7436 INTERMEDIATE	
	1,251
	1,251 sq ft
LEVEL 4 - POOL DECKS & HOTEL	
	58,616
	58,616 sq ft
LEVEL 5 - RESIDENTIAL & HOTEL	
	25,318
	25,318 sq ft
LEVEL 6	
	23,084
	23,084 sq ft
LEVEL 7	
	24,343
	24,343 sq ft
LEVEL 8	
	24,343
	24,343 sq ft
LEVEL 9	
	24,343
	24,343 sq ft
LEVEL 10	
	24,343
	24,343 sq ft
LEVEL 11	
	24,343
	24,343 sq ft
LEVEL 12	
	24,375
	24,375 sq ft
LEVEL 13	
	15,186
	15,186 sq ft
LEVEL 14	
	14,040
	14,040 sq ft
LEVEL 15	
	14,040
	14,040 sq ft
LEVEL 16	
	14,040
	14,040 sq ft
LEVEL 17	
	14,040
	14,040 sq ft
LEVEL 18	
	14,040
	14,040 sq ft
LEVEL 19	
	14,040
	14,040 sq ft
LEVEL 20 - PENTHOUSE	
	14,040
	14,040 sq ft
ROOF SLAB	
	12,300
	12,300 sq ft
MECHANICAL ROOF	
	2,379
	2,379 sq ft
	525,692 sq ft

PROPOSED NEW GROSS AREA:

525,692 SF

EXISTING GROSS		
LEVEL	ID	AREA (SQ. FT.)
GROUND LEVEL - LOBBIES & RETAIL		
	7400	200
	7400	201
	7400	376
	7400	745
	7400	1,108
	7400	3,126
	7450	9,673
		15,429 sq ft
LEVEL 2 - PARKING & HOTEL		
	7400	634
	7400	2,979
	7450	1,865
	7450	6,913
		12,391 sq ft
LEVEL 3 - PARKING, HOTEL & GYM		
	7400	2,871
	7450	6,909
		9,780 sq ft
LEVEL 3.5 - 7436 INTERMEDIATE		
	7450	6,580
		6,580 sq ft
LEVEL 4 - POOL DECKS & HOTEL		
	7400	2,641
	7450	6,580
		9,221 sq ft
LEVEL 5 - RESIDENTIAL & HOTEL		
	7450	6,581
		6,581 sq ft
LEVEL 6		
	7450	2,373
		2,373 sq ft
LEVEL 7		
	7451	1,418
		1,418 sq ft
		63,773 sq ft

EXISTING GROSS AREA TO REMAIN:

63,773 SF

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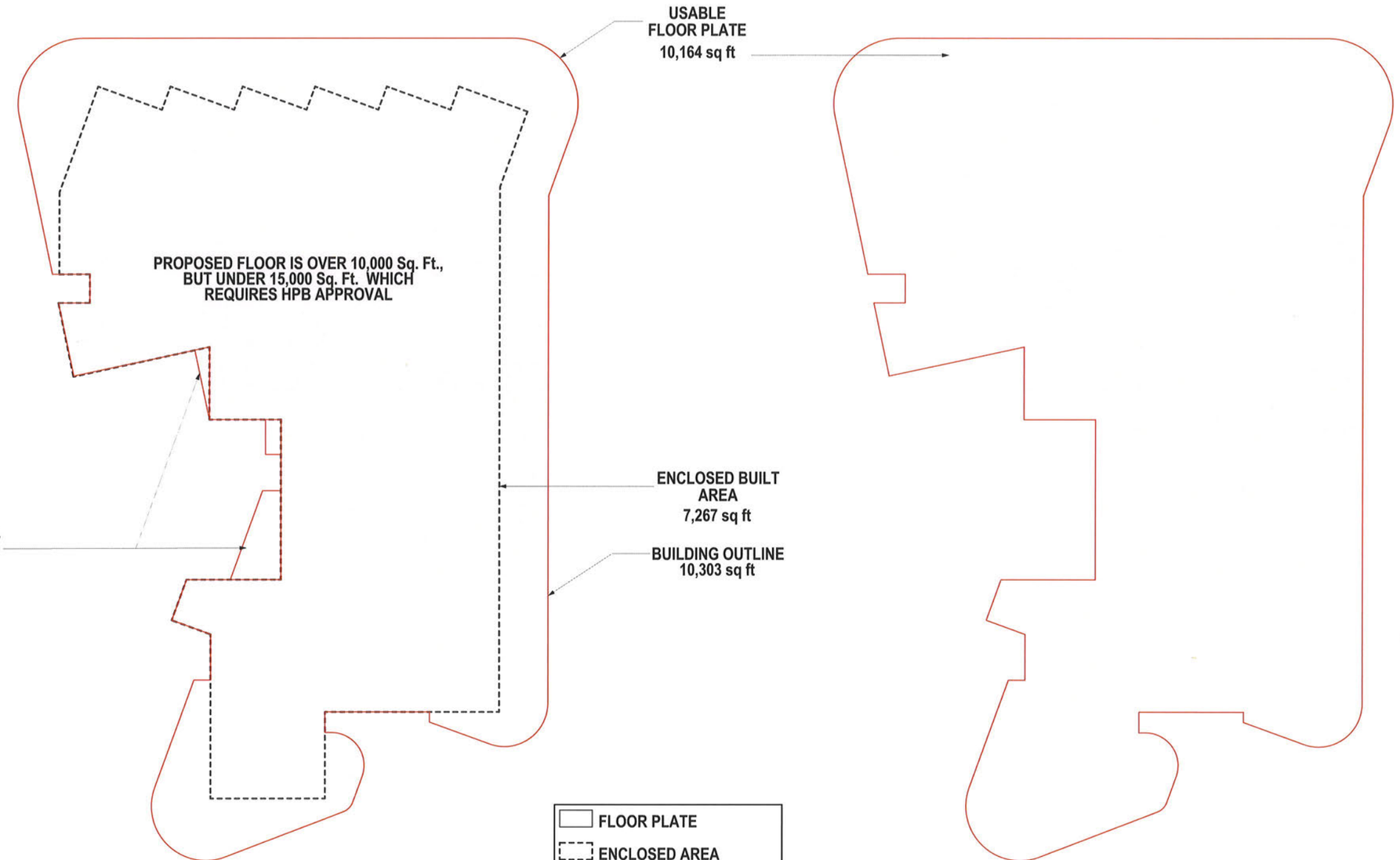
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GROSS COUNT TOTALS

A-032



HOTEL LEVELS 5 THRU 11

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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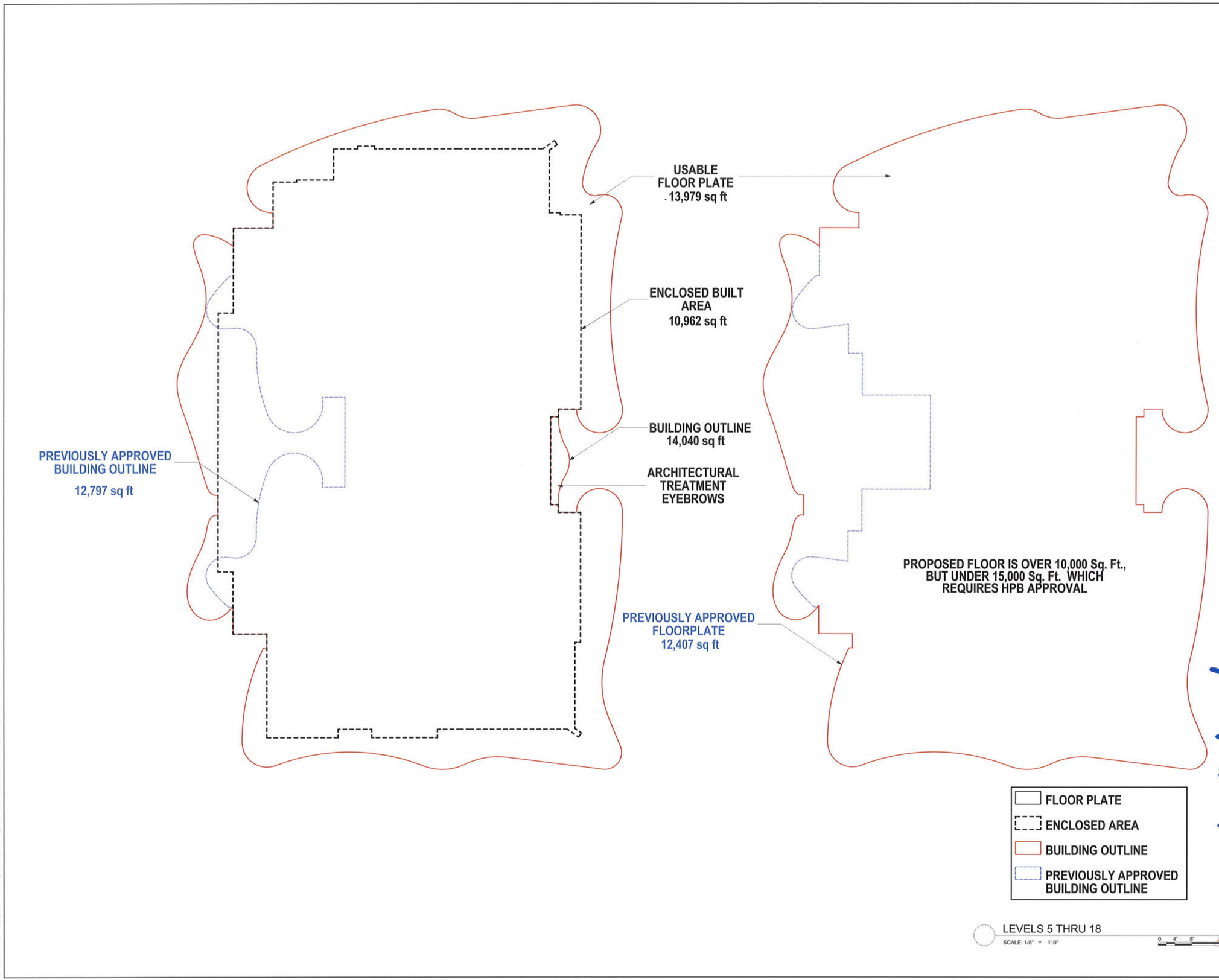
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Sheet Name
HOTEL FLOOR PLATE ANALYSIS

A-033



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Path: C:\Users\hpmoreno\Desktop\7400 Ocean Terrace - 7400 Ocean Terrace, Miami Beach, FL 33141 - Building Permit Set - Zoning Drawings.rvt

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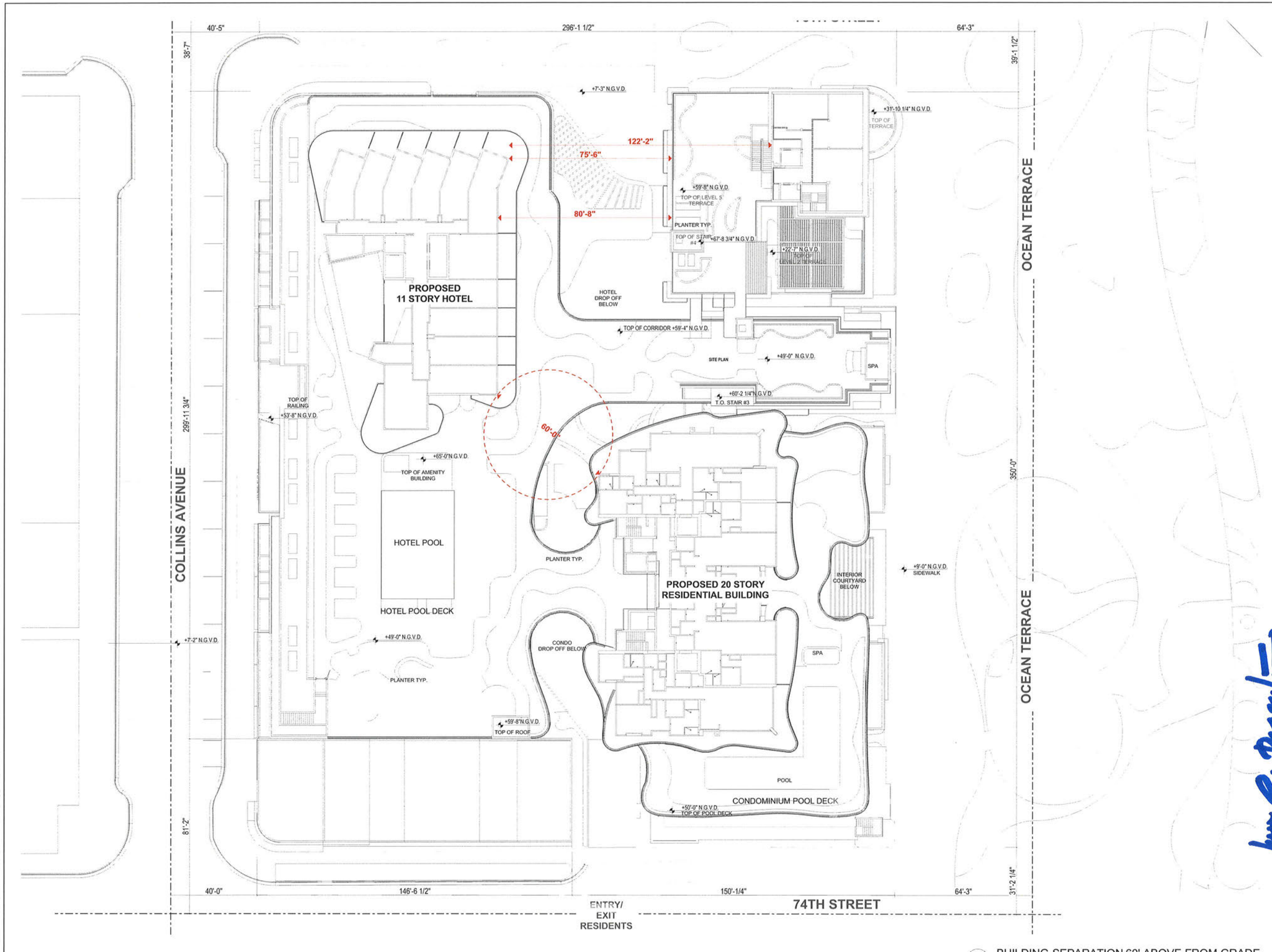
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RESIDENCE FLOOR PLATE ANALYSIS

A-034



BUILDING SEPARATION 60' ABOVE FROM GRADE

SCALE: 1/16" = 1'-0"

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BUILDING SEPARATION

A-035

1. PROPOSED HOTEL

PROPOSED 7 STORIES HOTEL ABOVE POOL DECK
INCREASED OVERALL NUMBER OF GUESTROOMS FROM 78 TO 125.

2. PROPOSED HOTEL DROP OFF

PROPOSED NEW DROP OFF FOR HOTEL USE AT 75TH STREET TO REDUCE VEHICULAR TRAFFIC WITHIN THE COURTYARD AREA AND TO ALLOW FOR A FLUID PEDESTRIAN FRIENDLY CONNECTIVITY BETWEEN THE HISTORIC AND THE NEW HOTEL STRUCTURES.

3. RESIDENTIAL BUILDING REVISIONS

ADDED 4 LEVELS TO THE CONDOMINIUM BUILDING WITHIN APPROVED BUILDING HEIGHT BY REDUCING THE CLEAR HEIGHT AT EACH LEVEL. .

ADDED ONE RESIDENTIAL UNIT FACING COLLINS AVENUE TO CONDOMINIUM BUILDING PROVIDING ACTIVE USE TO THE WEST ELEVATION OF THE BUILDING.

INCREASED NUMBER OF RESIDENTIAL UNITS FROM 58 TO 75.
INCREASED BUILDING FLOORPLATE FROM 12,407 SQ.FT.
PREVIOUSLY APPROVED TO 13,979 SF

JUL 0 2 2021

4. PARKING REVISIONS

INCREASED NUMBER OF PARKING SPACES FROM 175 TO 252 BY ADDING MECHANICAL LIFTS AND TANDEM SPACES WITHOUTH AFFECTING THE PODIUM ENVELOPE

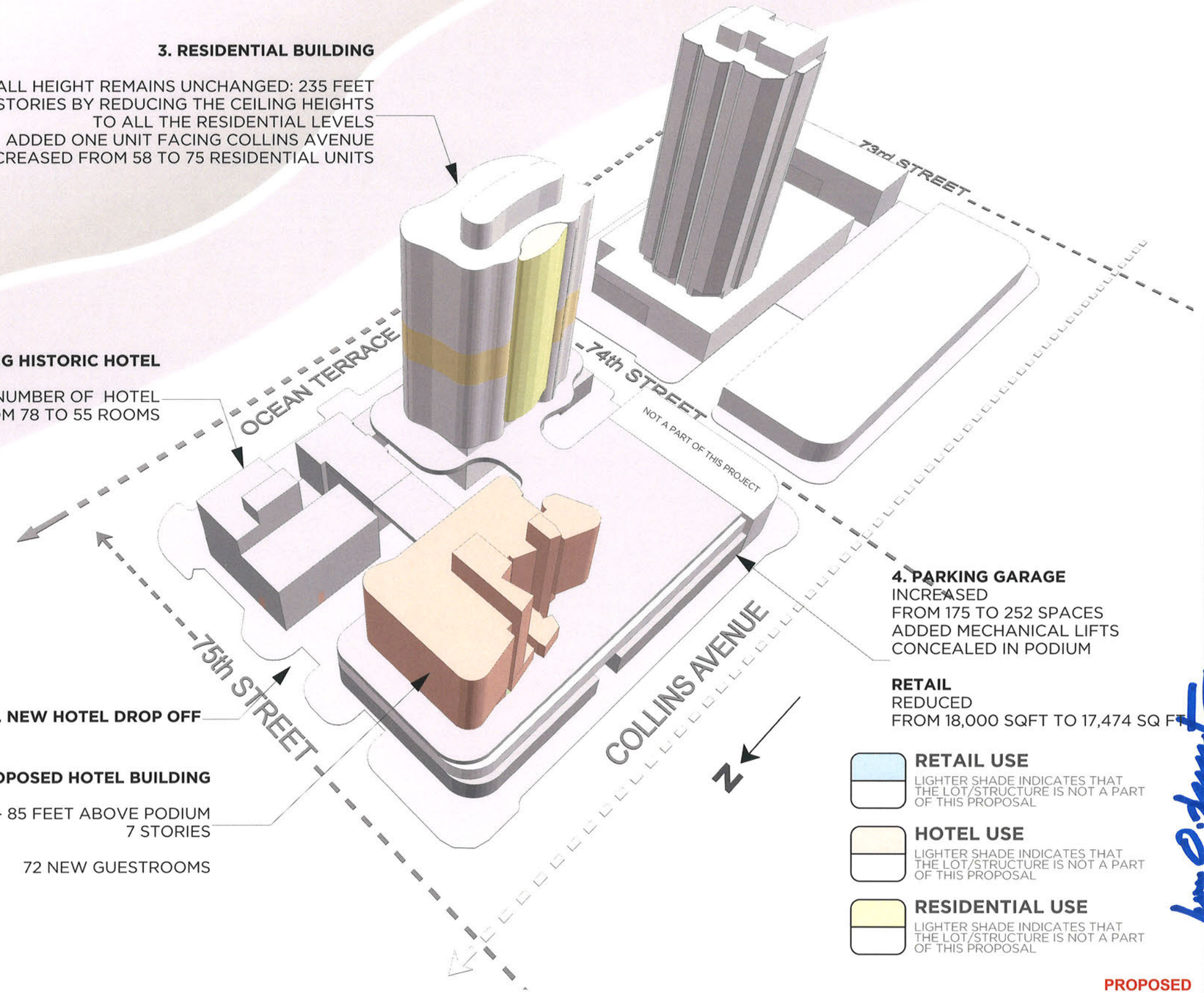
SCOPE OF WORK

3. RESIDENTIAL BUILDING

OVERALL HEIGHT REMAINS UNCHANGED: 235 FEET
INCREASED 4 STORIES BY REDUCING THE CEILING HEIGHTS
TO ALL THE RESIDENTIAL LEVELS
ADDED ONE UNIT FACING COLLINS AVENUE
UNITS INCREASED FROM 58 TO 75 RESIDENTIAL UNITS

EXISTING HISTORIC HOTEL

REDUCED NUMBER OF HOTEL
GUESTROOMS FROM 78 TO 55 ROOMS



2. NEW HOTEL DROP OFF

1. PROPOSED HOTEL BUILDING

125 FEET FROM GRADE - 85 FEET ABOVE PODIUM
7 STORIES

72 NEW GUESTROOMS

4. PARKING GARAGE
INCREASED
FROM 175 TO 252 SPACES
ADDED MECHANICAL LIFTS
CONCEALED IN PODIUM

RETAIL
REDUCED
FROM 18,000 SQFT TO 17,474 SQ FT

RETAIL USE
LIGHTER SHADE INDICATES THAT THE LOT/STRUCTURE IS NOT A PART OF THIS PROPOSAL

HOTEL USE
LIGHTER SHADE INDICATES THAT THE LOT/STRUCTURE IS NOT A PART OF THIS PROPOSAL

RESIDENTIAL USE
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PROPOSED

PROPOSED MASSING
SUMMARY OF CHANGES

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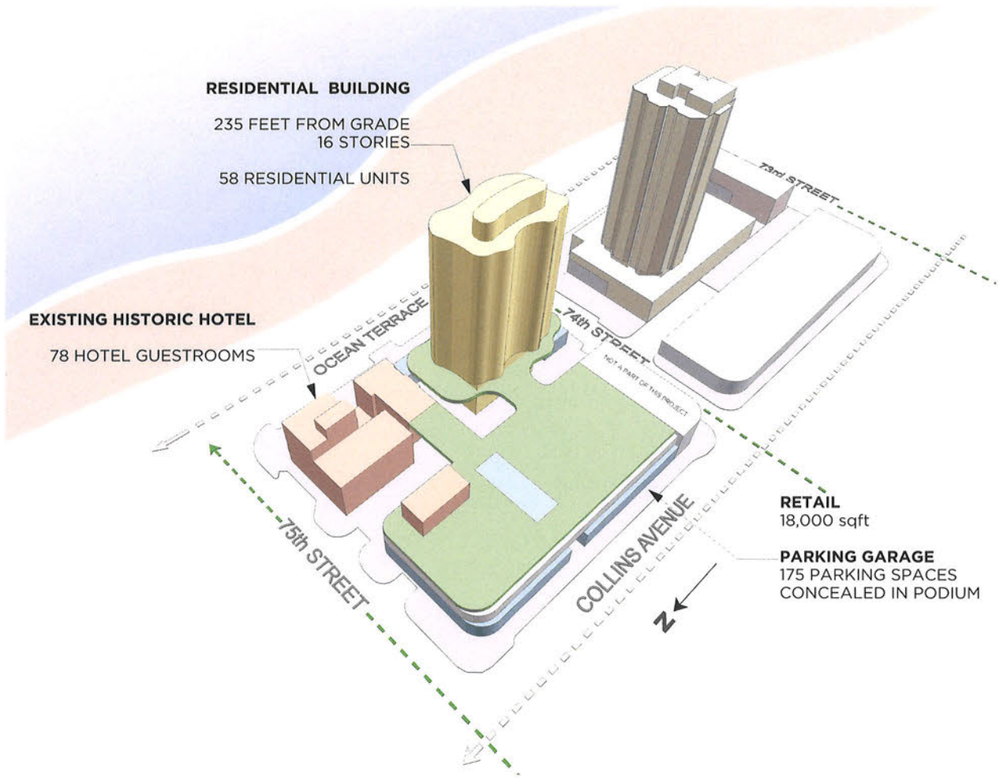
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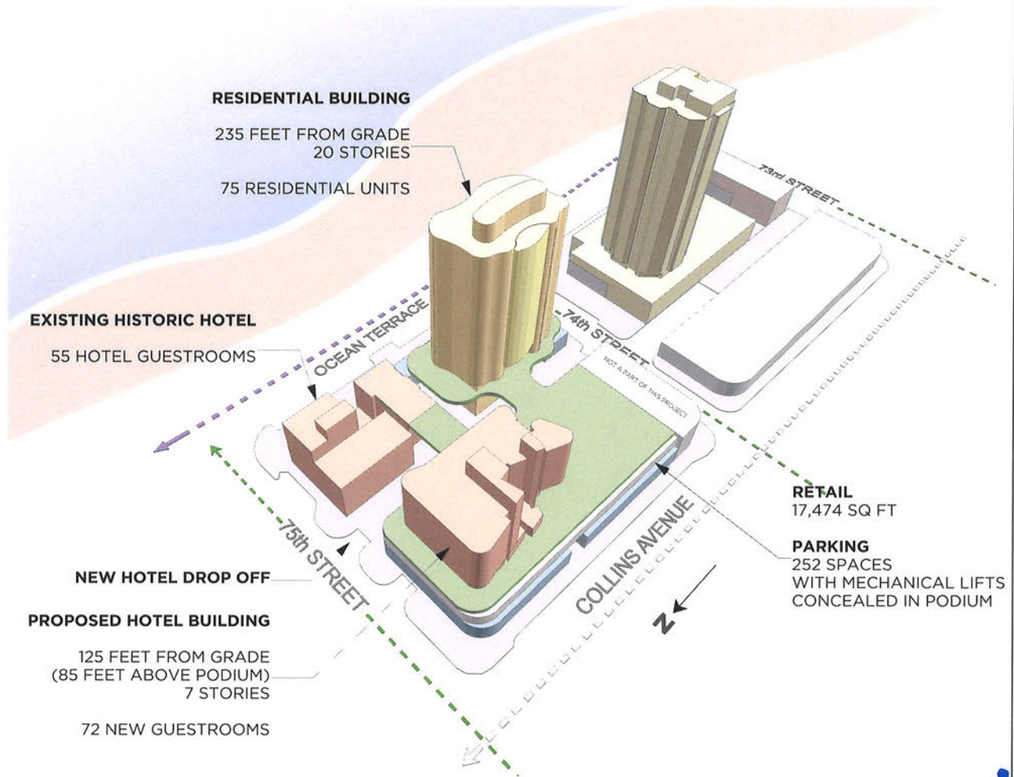
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A-101



PREVIOUSLY APPROVED



PROPOSED

RETAIL USE
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HOTEL USE
LIGHTER SHADE INDICATES THAT THE LOT/STRUCTURE IS NOT A PART OF THIS PROPOSAL

RESIDENTIAL USE
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