UMA HOTEL CONNECTOR DESIGN
1775 James Ave & 1776 Collins Ave

FINAL SUBMITTAL
3/10/2024

SCOPE OF WORK:
PEDESTRIAN BREEZEWAY CONNECTOR BETWEEN 2 LODGING BUILDINGS



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A-01
ZONING DATA

MIAMIBEACH

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: 1776 Collins Ave, Miami Beach, Fl 33139	Folio number(s):	02-3234-019-0360	Year built:	1951
2	Board file number(s), Determination of Architectural Significance:	Contributing		Lot Area:	19,100 SF
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	CD-2	Lot width:	
4	Individual Historic Site (Yes or No):	Yes		Lot Depth:	
5	Base Flood Elevation:	AE8	Grade value in NGVD:		N/A
6	Adjusted grade (BFE+Grade / 2):	N/A	Free board:	N/A	
7	Proposed Use:	Lodging			
8	Proposed Accesory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	N/A			
	ZONING INFORMATION / CALCULATION	**Required**	**Existing**	**Proposed**	**Deficiencies**
13	**Floor Area Ratio (FAR)**	2.0	2.0	2.0	0
14	**Building Height**	50	38.3'	38.3	0
15	**At grade parking lot on the same lot**	N/A	N/A	N/A	N/A
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
16	**Subterrenean, Pedestal & Tower (non-Oceanfront)**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
17	**Subterrenean, Pedestal & Tower (non-Oceanfront)**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	**N/A**
d	Rear setback	N/A	N/A	N/A	N/A
18	**Minimum Apartment Unit Size**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
19	**Average Apartment Unit Size**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	**Required Open-space ratio (RPS, CPS)**	N/A	N/A	N/A	N/A
21	**Parking**	N/A	N/A	N/A	N/A
22	**Loading**	N/A	N/A	N/A	N/A

Notes: Indicate N/A if not applicable.

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ITEM #	Project Information				
1	Address: 1775 James Ave, Miami Beach, Fl 33139	Folio number(s):	02-3234-019-0370	Year built:	2021
2	Board file number(s), Determination of Architectural Significance:	Non-Contributing		Lot Area:	15,000 SF
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	RM-2	Lot width:	100'
4	Individual Historic Site (Yes or No):	No		Lot Depth:	150'
5	Base Flood Elevation:	AE8	Grade value in NGVD:		N/A
6	Adjusted grade (BFE+Grade / 2):	N/A	Free board:	N/A	
7	Proposed Use:	Lodging			
8	Proposed Accesory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	N/A			
	ZONING INFORMATION / CALCULATION	**Required**	**Existing**	**Proposed**	**Deficiencies**
13	**Floor Area Ratio (FAR)**	2.0	2.0	2.0	0
14	**Building Height**	75'	49.75'	49.75'	0
15	**At grade parking lot on the same lot**	N/A	N/A	N/A	N/A
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
16	**Subterrenean, Pedestal & Tower (non-Oceanfront)**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
17	**Subterrenean, Pedestal & Tower (non-Oceanfront)**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	**N/A**
d	Rear setback	N/A	N/A	N/A	N/A
18	**Minimum Apartment Unit Size**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	New Construction	N/A	N/A	N/A	N/A
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c	Hotel Unit	N/A	N/A	N/A	N/A
19	**Average Apartment Unit Size**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	**Required Open-space ratio (RPS, CPS)**	N/A	N/A	N/A	N/A
21	**Parking**	N/A	N/A	N/A	N/A
22	**Loading**	N/A	N/A	N/A	N/A

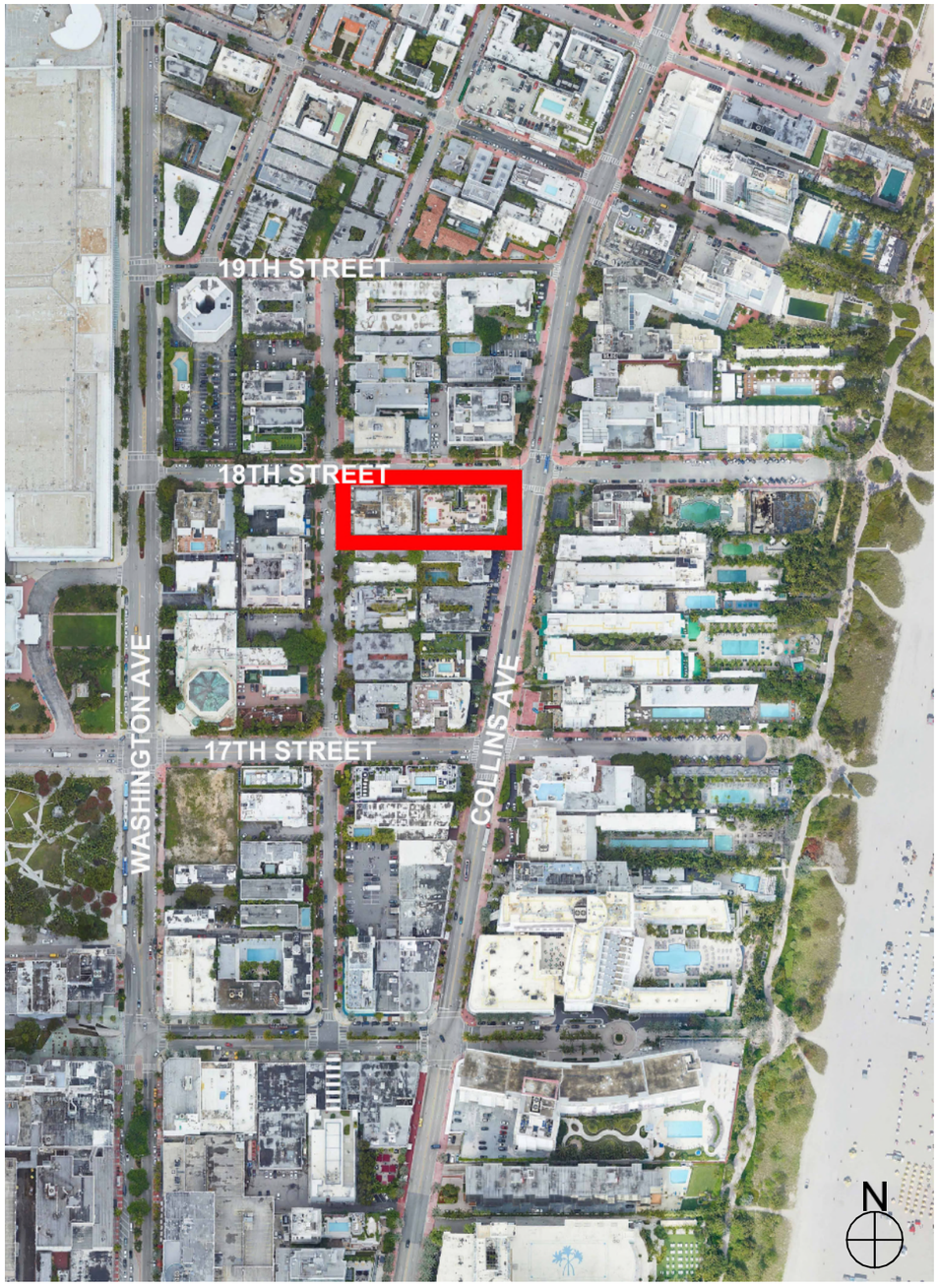
Notes: Indicate N/A if not applicable.

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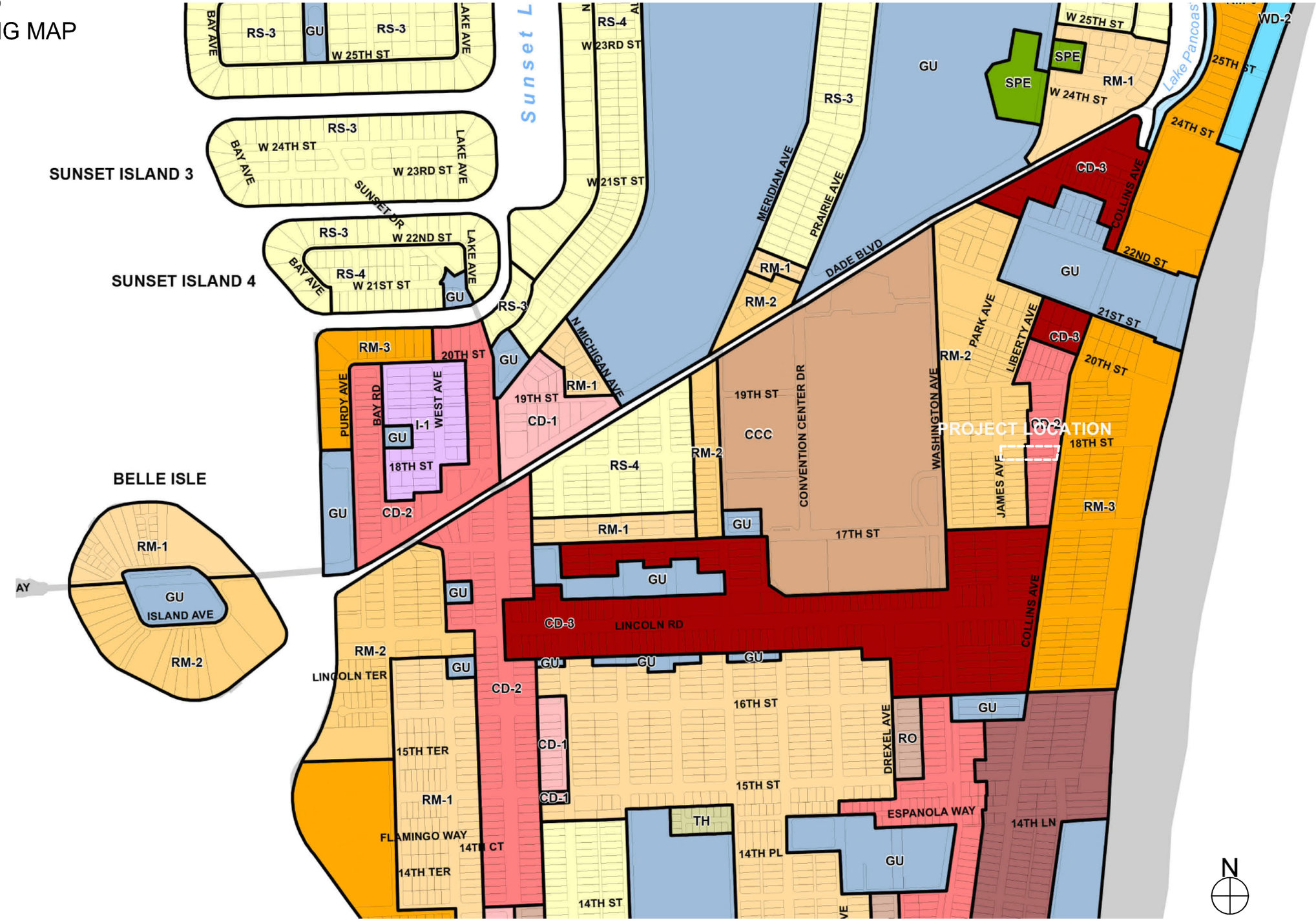
A-02
AERIAL VIEW





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A-03
ZONING MAP



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A-04
STREET VIEW - JAMES AVE



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A-05
STREET VIEW - 18TH ST



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A-06
STREET VIEW - COLLINS AVE - 18TH STREET



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A-07
COLLINS AVENUE



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A-08
EXISTING SITE CONDITIONS



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A-09
STREET VIEW



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A-10
STREET VIEW - CLOSE UP



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A-11
ALLEY VIEW NORTH



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A-12
INTERNAL VIEW



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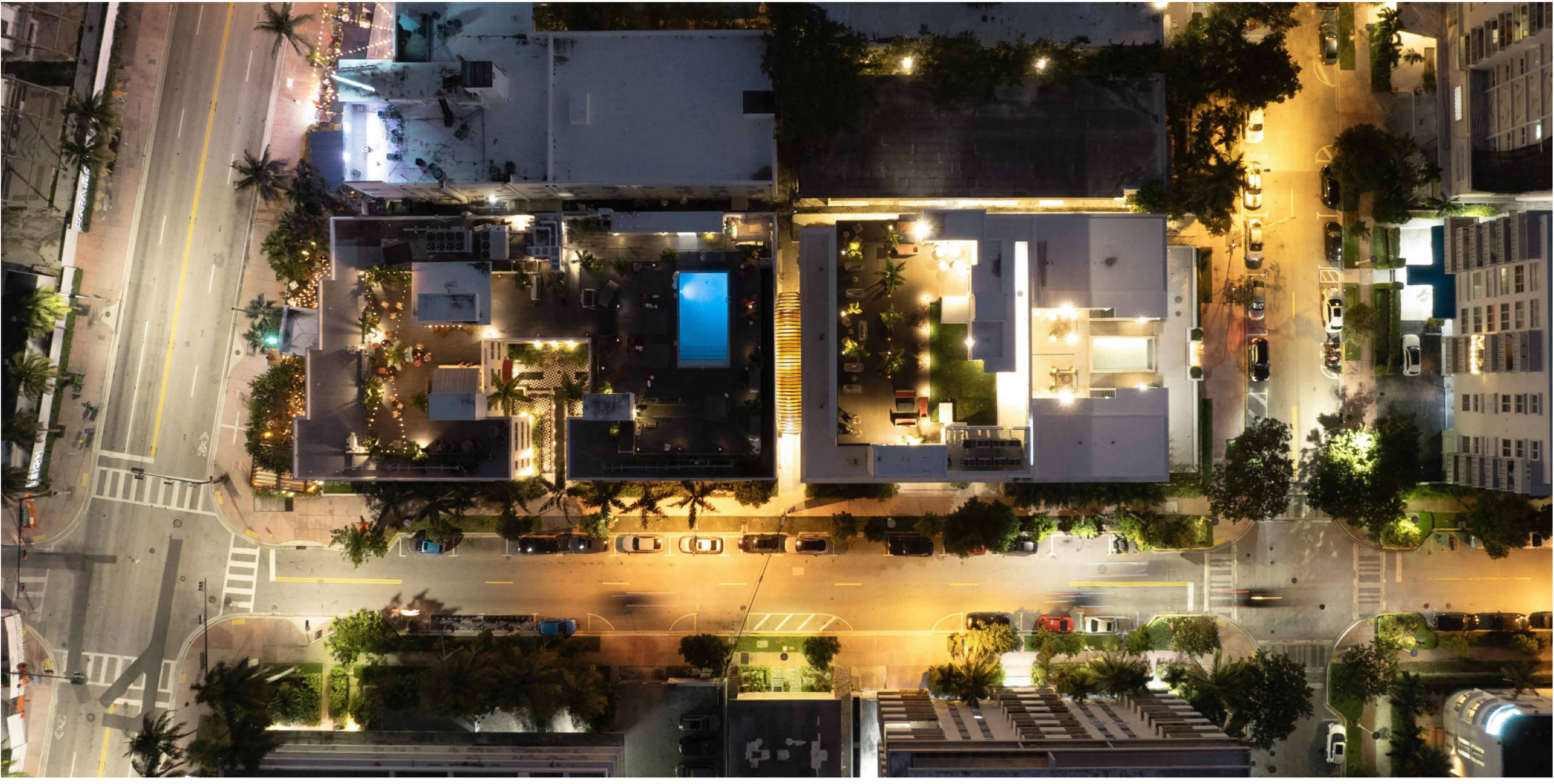
A-13
ALLEY VIEW SOUTH



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A-14
CONNECTOR AERIAL



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