



CITY OF MIAMI BEACH PLANNING BOARD

FINAL SUBMITTAL

revuelta

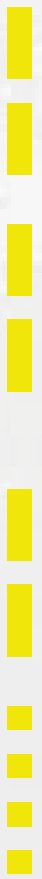
architecture
international



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72+ COLLINS HOTEL & CONDOMINIUM

7118-7140 COLLINS AV.
7121-7145 HARDING AVENUE
MIAMI BEACH, FL. 33141

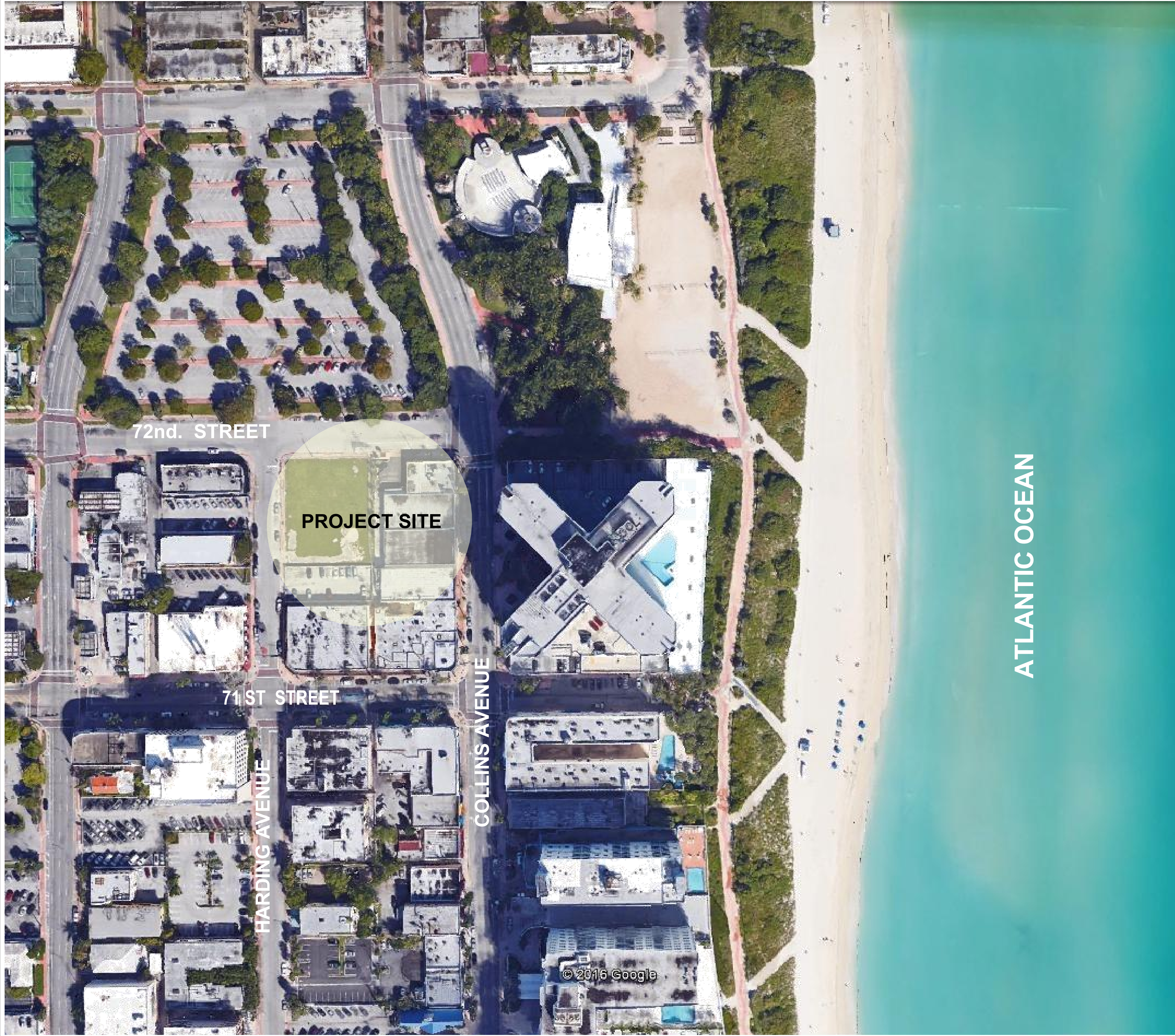
A DEVELOPMENT OF
COLLINS & 72nd. DEVELOPERS

MARCH 23, 2018



PROJECT DATA

A-001-A-021



CITY OF MIAMI BEACH



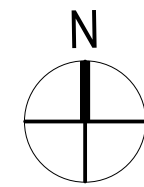
NORTH MIAMI BEACH

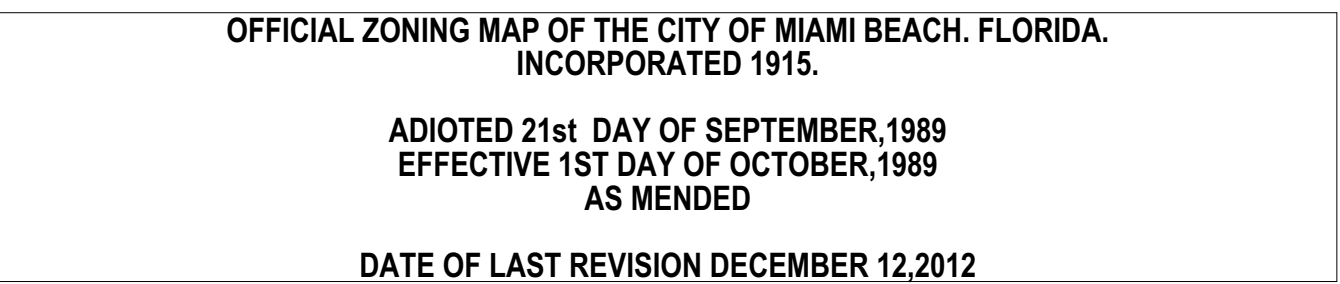


CITY OF MIAMI



CITY OF MIAMI BEACH





ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback; (Interior – South)	N/A		N/A	
37	Side Setback facing street:	N/A		N/A	
38	Rear Setback:	N/A		N/A	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district No. 4				
40	Total # of parking spaces	141		141	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation) Hotel Rooms	129		129	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation) Hotel Bar-Lounge	12		12	
43	Parking Space Dimensions	8.5 ft x 18 ft		8.5 ft x 18 ft	
44	Parking Space configuration (450, 600, 900, Parallel)			90 degrees	
45	ADA Spaces	5		5	
46	Tandem Spaces			66	
47	Drive aisle width	22 ft		22 ft	
48	Valet drop off and pick up			20 ft x 61 ft	
49	Loading zones and Trash collection areas			30'-8 x 68'-9"	
50	Bike racks	25		25	

51	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
52	Type of use			Hotel Bar-Lounge	
53	Total # of seats Total # of seats per venue (Provide a separate chart for a breakdown calculation)			134	
54	Total occupant content			142	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)			142	

56	Is this a contributing building?	No
57	Located within a Local Historic District?	No

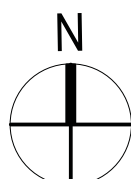
COMMERCIAL -ZONING DATA
MIAMI BEACH
PLANNING DEPARTMENT FORM | 3
SCALE 1/6"=1'-0"

3

SCALE 1/6"=1'-0"

ZONING | DISTRICT

COLLINS AVENUE



2

SCALE 1/6"=1'-0"

revuelta architecture international p.a.

7140, 7134, 7124, 7121, 7118 Collins Avenue, and 3 additional lots (no address provided)

Legal Description
LOTS 1, 2 AND 3, BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LOT 4 BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LOTS 9, 10, 11 AND 12, BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Per Survey 161128 performed by Fortyn, Leavy, Skyles, Inc. - Original date: 10/3/16

This property lies n Flood Zone AE, Base Flood Elevation 8', as per Flood Insurance Rate Map.

Code of Ordinances City of Miami Beach, Florida.
2014 (Fifth edition) Florida Building Code
NFPA 101 - Life safety Code

Town Center Core District 1 TC-1 Section 142-734 (a)

Hotel & Ground Level Retail

No Minimum requirement for any use.

TC-1 - All lots

F.A.R. Calculation		AREA SF	F.A.R. 2.75	SF ALLOWED	SF PROVIDED
Total Assemblage		49,890		137,198	
Minus area used by Lot 7118/7122		5,075			
Minus area used by Lot 7140 (Denny's Restaurant)		2,695		7,770	
TOTAL F.A.R.				129,428	129,337

Measured from Base Floor Elevation (BFE) = + 8'-0" N.G.V.D. + Freeboard (1'-0") = + 9'-0" N.G.V.D.

Maximum Encroachment

Open Space Requirements for 179 Units Hotel		REQUIRED	PROPOSED
TC-1 All lots (if total over 20,000 sf)	5% of lot area.	2,495 SF	3,309 SF

Ground Level Parking	3
Parking Level 2	138

Total Handicap Spaces

Size: 10' by 20' each loading bay
More than 100 Rooms, but less than 200
Commercial spaces

Bicycle Parking Requirements (Sec. 130-33 (b) (7))

PROJECT DATA

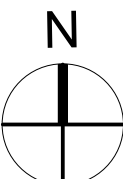
NTS

1

ITEM #	Zoning Information				
34	Front Setback:	N/A		N/A	
35	Side Setback:	N/A		N/A	
ITEM #					
36	Setbacks	Required	Existing	Proposed	Deficiencies
37	Side Setback: (interior –	N/A		N/A	
37	Side Setback facing street:	N/A		N/A	
38	Rear Setback:	N/A		N/A	
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district No. 4				
40	Total # of parking spaces	140		140	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation) Hotel Rooms			Hotel – 154 spaces Res. – 41 spaces 55 space reduction via alternate parking incentives	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			Level 1 – 1 space Level 2 – 139 spaces	
43	Parking Space Dimensions	8.5 ft x 18 ft		8.5 ft x 18 ft	
44	Parking Space configuration (450, 600, 900, Parallel)			90 degrees	
45	ADA Spaces	5		5	
46	Tandem Spaces			66	
47	Drive aisle width	22 ft		22 ft	
48	Valet drop off and pick up			20 ft x 61 ft	
49	Loading zones and Trash collection areas			30'-8 x 68'-9"	
50	Bike racks	58		454	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use			Hotel Bar-Lounge	
52	Total # of seats			134	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)			134	
54	Total occupant content			142	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)			142	

3

SCALE 1/6"=1'-0"



2

SCALE 1/6" = 1'-0"

7140 COLLINS AV. - ZONING SUMMARY

7140, 7134, 7124, 7121, 7118 Collins Avenue, and 3 additional lots (no address provided)

Lot Area

Net Lot Area

SF

49,890

Acres

1.145

Legal Description

LOTS 1, 2 AND 3, BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
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Per Survey 161128 performed by Farlyn, Leavy, Skyles, Inc. - Original date: 10/3/16

Flood Elevation

Flood Zone AE

8

Base Flood Elevation

8.0 NGVD

Design Flood Elev.

9.0 NGVD

Garage Top Elevation

24.0 NGVD

Lowest Grade Elev

6.0 NGVD

Highest Grade Elev adjacent

5.49 NGVD

Lowest Top Elev of Habitable Space

6.0 NGVD

Lowest Elevation of Equip. Serv

9.0 NGVD

Crown of Road Elev.

5.34 NGVD

Adjusted Grade Elevation

9.0 NGVD

FIRM Map number

12088C0328L

Applicable Codes

Code of Ordinances City of Miami Beach, Florida.
2014 (Fifth edition) Florida Building Code
NFPA 101 - Life safety Code

Zoning Classification

Town Center Core District 1

TC-1

Section 142-734 (a)

Building Use

Hotel, Condominium Units & Retail at Ground Level

Minimum Room Size

15% of rooms 300 SF & 85% of rooms 335 SF plus.

Hotel Rooms Provided

187

Condominium Units

24

Setbacks

TC-1 - All lots

From Property Line

From North Side
72nd St. (Front).

Required

Provided

From East side
Collins Av. (Side street)

Required

Provided

From West side
Harding Av. (Side street)

Required

Provided

From South side
Adjacent Lots (side interior)

Required

Provided

TC-1 - All lots

5'

5'

5'

5'

5'

5'

0'

0'-0" on East Parcel
10'-0" on West Parcel

F.A.R. Calculation

AREA

SF

49,890

F.A.R.

3.5

SF ALLOWED

174,615

SF PROVIDED

174,200

Total Assemblage

TOTAL F.A.R.

Including 5.075 sf used by Lot 7118/7122

Maximum Building Height

Allowed

Provided

Measured from Base Floor Elevation (BFE) = + 8'-0" N.G.V.D. + Freeboard (1'-0") = + 9'-0" N.G.V.D.

125'

124'-8"

TC-1 All lots

Projections into Setbacks

Maximum Encroachment

Front Yard Balcony
Side Yard Balcony
Rear Yard Balcony

1'-3"
1'-3"
0'-0"

Open Space Requirement

Required

Proposed

TC-1 All lots (if total over 20,000 sf)

5% of lot area.

2,495 SF

4,496 SF

Parking Space Requirements - Parking District #4 (Sec. 130-31 (a) (4))

Required

Proposed

Hotel

Hotel use - 173 Rooms

0.5 spaces per room, up to 100 units and 1 space per unit for all units in excess of 100

123

Hotel Suites

14 Suites @

1.5

21

Meeting Rooms & Gym

1 space for 60 sf of floor area, minus 15 sthoom

3,338

2,760

578.00

10

Lounge / Bar / Pool Terrace

1 space per 4 seats - minus 1 seat for every 2 Units

270

68

93.00

0

Condominium

Units

18 Units @

1.5

27

Units

6 Units @

1.75

11

Visitors

10 %

38

4

Total Required

195

Reductions - Not to exceed 50% of Total Parking Requirement (95.5)

Long Term

1 p.s / 5 bicycles

141 Bicycles

Reduction of

28.20

28

Short Term

1 p.s / 10 bicycles

249 Bicycles

Reduction of

24.90

25

Scoters/Motorcycle

1 p.s / 3 Scooters

6 Scooters/Motorcycle

Reduction of

2.00

2

Total Reduction

55

Parking Provided

Ground Level Parking

1

Parking Level 2

139

Total Parking Spaces

140

140

Total Handicap Spaces

5

5

Electrical Charger Stations

2% of required parking

140

2%

2,795666667

Total E.C.S. Provided

3

6

Loading Zone Requirements:

Size: 10' by 20' each loading bay
More than 200 Rooms (including Condo.)
Commercial spaces
Total loading spaces required:

4
2
6
6

Bicycle Parking Requirements (Sec. 130-33 (b) (7) - Not counted on reduction of parking

Required

Proposed

Short Term

Retail

1 / 5,000 sf

18,520 sf

3.70

4

Hotel

1/10 rooms

187 rooms

18.70

19

Condominium

1/10 Unit

24 Units

2.40

3

Total

26

Long Term

Retail

3 for 5,000 - 20,000 sf

3

Employees

1/10 % employees

5

Condominium

1/Unit

24 Units

24.00

24

Total

32

Total

58

58

The required bicycle parking is in addition to the bicycle parking racks provided to reduce the vehicular parking required. It is not double counted.

Total Bicycle racks - Parking Reduc.

396

Required Bicycle Parking

58

Total Bicycle Racks

454

N.T.S.